HISTORIC STRUCTURE REPORT

JOSHUA BROOKS JR. HOUSE

DRAFT
December 2000
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JOSHUA BROOKS JR. HOUSE

Minute Man National Historical Park
Concord, Massachusetts

By

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# TABLE of CONTENTS

LIST of ILLUSTRATIONS and CREDITS. ............................................................... ix

PREFACE. .................................................................................................................... xvi

ADMINISTRATIVE DATA. .......................................................................................... xvii

- Basic Data. ................................................................. xvii
- Cultural Resource Data. ................................................................. xvii
- Proposed Treatment and Use. ................................................................. xviii

EXECUTIVE SUMMARY. ....................................................................................... xix

- Project Background and Scope. ................................................................. xix
- Historical Context. .......................................................................................... xix
- Summary of Research Findings. ................................................................. xx
- Character-Defining Features. ......................................................................... xx

I. HISTORICAL BACKGROUND and CONTEXT. .................................................. 1

II. PHYSICAL EVOLUTION. .................................................................................. 7

CIRCA 1780 - CONSTRUCTION. ........................................................................... 9
POST-CONSTRUCTION ALTERATIONS .................................................................. 10

1852 to 1940 ........................................................................................................ 10

Ell - Circa 1865 .................................................................................................. 10

Interior Plan - Circa 1865-1880 ....................................................................... 10

Circa 1900 .......................................................................................................... 11

Pre 1938 .............................................................................................................. 12

Circa 1940 .......................................................................................................... 12

1941 to 1962 ........................................................................................................ 13

Interior ................................................................................................................ 13

Exterior ............................................................................................................... 13

Post 1962 ............................................................................................................ 14

III. DESCRIPTION of EXISTING FEATURES and CHARACTER-DEFINING FEATURES .................................................. 19

OVERVIEW ......................................................................................................... 21

Existing Features ............................................................................................... 21

Character-Defining Features ............................................................................ 21

STRUCTURAL FEATURES .................................................................................. 23

Foundation ......................................................................................................... 23

Framing ............................................................................................................... 23

vi
# EXTERIOR FEATURES

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>General</td>
<td>24</td>
</tr>
<tr>
<td>Walls</td>
<td>24</td>
</tr>
<tr>
<td><strong>Siding</strong></td>
<td>24</td>
</tr>
<tr>
<td><strong>Trim</strong></td>
<td>24</td>
</tr>
<tr>
<td>Doorways</td>
<td>25</td>
</tr>
<tr>
<td>North Facade</td>
<td>25</td>
</tr>
<tr>
<td>West Elevation</td>
<td>25</td>
</tr>
<tr>
<td>East Elevation</td>
<td>26</td>
</tr>
<tr>
<td>Windows</td>
<td>26</td>
</tr>
<tr>
<td>North Facade</td>
<td>26</td>
</tr>
<tr>
<td>West Elevation - Main House</td>
<td>26</td>
</tr>
<tr>
<td>West Elevation - Ell</td>
<td>27</td>
</tr>
<tr>
<td>South Elevation - Main House</td>
<td>27</td>
</tr>
<tr>
<td>South Elevation - Ell</td>
<td>27</td>
</tr>
<tr>
<td>East Elevation - Main House</td>
<td>27</td>
</tr>
<tr>
<td>East Elevation - Ell</td>
<td>28</td>
</tr>
<tr>
<td>Roofs</td>
<td>28</td>
</tr>
<tr>
<td>Main House</td>
<td>28</td>
</tr>
<tr>
<td>Ell</td>
<td>28</td>
</tr>
<tr>
<td>Finishes</td>
<td>28</td>
</tr>
</tbody>
</table>
INTERIOR FEATURES

General .................................................. 34
Room 101 - Main Stair Hall (Front Entry) .................. 34
Room 102 - Living Room (Parlor) .......................... 36
Room 103 - Den (Hall) .................................. 39
Room 104 - Family Room (Old Kitchen and Southwest Room) .... 41
Room 105 - Kitchen (Old Kitchen and Southeast Room) ......... 43
Room 106 - Ell Hallway .................................. 45
Room 107 - Ell Bathroom ................................ 47
Room 108 - Ell Workroom ................................ 48
Room 109 - Garage ...................................... 49
Room 201 - Second-Floor Main Stair Hall .................. 50
Room 202 - East Bedroom (East Chamber) ................ 52
Room 203 - West Bedroom (West Chamber) ............... 55
Room 204 - Southwest Bedroom (Southwest and Center Chambers). 57
Room 205 - Second-Floor Rear Hallway (Center Chamber) .... 59
Room 206 - Bathroom (Center Chamber) ................... 61
Room 207 - Southeast Bedroom (Southeast and Center Chambers) . 62

IV. APPENDICES .............................................. 79

APPENDIX A - CHRONOLOGY of OWNERSHIP:
JOSHUA BROOKS JR. HOUSE ............................... 81

APPENDIX B - ANNOTATED FIRST and SECOND-FLOOR
PLANS: JOSHUA BROOKS JR. HOUSE ....................... 85
**LIST of ILLUSTRATIONS and CREDITS**


<table>
<thead>
<tr>
<th>Figure</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Deacon Joshua Brooks house with the Joshua Brooks Jr. house barely visible behind trees. Lincoln Historical Society Archives, MIMA NHP archives negative no. 62-74A, circa 1880.</td>
<td>15</td>
</tr>
<tr>
<td>2. Circa-1883 drawing of the Joshua Brooks Jr. house by B.B. Paine. NPS photograph, MIMA NHP archives negative no. 63-195.</td>
<td>16</td>
</tr>
<tr>
<td>4. Joshua Brooks Jr. house - view from the northeast. Photograph by Roy Peterson, circa 1939. MIMA NHP archives negative no. 63-194.</td>
<td>18</td>
</tr>
</tbody>
</table>
18. Living Room [Room 102] - east wall/ceiling, detail of intersection or summer beam and end girt. NPS photograph by Maureen K. Phillips, 2000. ........................................ 68
PREFACE

The Joshua Brooks Jr. house is located in Lincoln, Massachusetts, and is part of the Minute Man National Historical Park (MIMA NHP). Deacon Joshua Brooks built the house circa 1780 for his son Joshua Brooks Jr. who was a minute man at the battle of the North Bridge in Concord in 1775.

Current treatment proposals are exploring the possibility of adapting the Joshua Brooks Jr. house, as well as the nearby Samuel Brooks house and buildings on the Noah Brooks tavern site, to lodging and/or dining facilities. These proposals would require significant alterations that may have an adverse effect on the integrity of the structures. Little developmental history of the structures exists that would inform the proposed management objectives, necessitating an evaluation of the historical and physical evolution and identifying character-defining features for each. Of the structures, the Samuel Brooks house has had the most scrutiny, although some research was conducted on the Joshua Brooks house in connection with a brief historic structure report that was written for the structure in the early 1960s. Thus, the most intensive investigative efforts for this project were directed towards the Noah Brooks tavern site; a somewhat less intensive level of documentation and investigation of the Joshua Brooks house was conducted for this report.

This draft historic structure report for the Joshua Brooks Jr. house is an abbreviated Level II report. It was prepared for MIMA NHP by the Building Conservation Branch (BCB) of the National Park Service’s Northeast Cultural Resources Center. Preparation for this report involved historical and archival research and physical and photographic documentation of the house. The research and documentation was conducted by BCB Architectural Conservator Maureen K. Phillips, who also wrote the report. Physical investigation of the structural evolution of the house was conducted by Maureen K. Phillips and BCB Preservation Specialist Jeff Finch.
ADMINISTRATIVE DATA

Basic Data

<table>
<thead>
<tr>
<th>Building Name</th>
<th>Building Number</th>
<th>LCS Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Joshua Brooks Jr. House</td>
<td>MIMA-3-164A</td>
<td>06552</td>
</tr>
</tbody>
</table>

Location

The Joshua Brooks Jr. house is located in Minute Man National Historical Park on North Great Road in Lincoln, Massachusetts.

Cultural Resources Data

Context of Significance

The 1989 General Management Plan (GMP) for MIMA NHP states that the historical importance of post-1775 structures along the Battle Road lies in their contribution to the rural and farming character of the Concord and Lincoln areas, and calls for retaining all pre-1920 structures along the road “[b]ecause a number of 18th century structures have been lost [and] the 19th-century buildings will help restore a sense of balance between structures and open fields that was present at the time of the battle”. A recently completed revised National Register for Historic Places Nomination Form for the park extends the historical period of the park to the 1950s. The significance of the circa-1780 Joshua Brooks Jr. house relates to the fact that it was built on land owned by the Brooks family, a founding family of both Concord and Lincoln, since the 1650s; it was built for Joshua Brooks Jr., who was a minute man at the North Bridge battle and owner of a successful family tannery business located across the road; it was the home dwelling and center of the Joshua Brooks farm for Joshua Jr. and his sons for over 80 years; and it continued to be used as a farmhouse into the 1930s.

Period of Significance

The period of significance for the Joshua Brooks Jr. house is circa 1780 to circa-1940. This period encompasses the house’s construction through its use as a typical New England farm.

Proposed Treatment and Use

The 1989 GMP proposes restoring the Joshua Brooks Jr. house to its circa-1775 appearance for interpretation and to adapt the interior to modern use. However, since the house was not built until circa 1780 it cannot be interpreted to the 1775 period. In addition, the house has undergone exterior alterations

1 Prior to 1997 the building for the Joshua Brooks house was listed in the List of Classified Structures (LCS as number 202.
that have changed its circa-1780 appearance but which were added during the structure's period of significance. Therefore, the public face of the house (mainly, the north façade and the west elevation of the main house) should be restored to its circa-1940 appearance.

The current proposed use for the Joshua Brooks house is as lodging and/or a dining facility and the proposed treatment would adapt the house to this use by the possible reconfiguration of room plans and the addition of bathrooms.
EXECUTIVE SUMMARY

Project Background and Scope

The goal of this abbreviated Level II historic structure report is to document the historical evolution, existing features, significance, and character-defining features of the Joshua Brooks Jr. house. The report is to be used to provide a context for the retrieval of information and to guide the future treatment of the structure.

Historical Context

The Joshua Brooks Jr. house is located within the Battle Road Unit of MIMA NHP. The house was built by Deacon Joshua Brooks circa 1780 for his recently married son Joshua Brooks Jr., who was a minute man at the battle of the Concord North Bridge in 1775 and a sergeant in the Continental army that fought at Saratoga in 1777. The Brooks family owned and operated a tannery across the road from the house until the 1820s and the house was the homestead of a farm that operated into the 1930s.

Summary of Research Findings

The Joshua Brooks Jr. house was built circa 1780 as an elegant Georgian home that reflected the prosperity of several generations of the Brooks family descended from Thomas and Grace Brooks, among the first settlers in Concord in the 1640s. The house was a center-chimney gable-roofed structure that faced north and which had an embellished front entrance and windows with hooded cornices. The interior of the house held a parlor, a hall, a large kitchen, and two small service rooms on the first floor, and three large and two small chambers on the second floor. The three major downstairs rooms and the three large chambers all held fireplaces.

Sometime around 1865 a 1 ½-story ell was built on the rear of the house and used as a connected outbuilding for the farm operations. By 1900 the interior plan of the rear of the house had been altered and the kitchen function moved to the first-floor southeast room. Additional changes in the following decades resulted in a large family room on the first floor and a bathroom and closets on the second floor in place of a large rear chamber, and the addition and replacement of several window openings. In the 1950s part of the interior of the ell was finished to provide an additional bathroom and a workroom.

Character-Defining Features

The primary character-defining features of the Joshua Brooks Jr. house are all surviving features original to its circa-1780 construction, as well as those features that resulted from alterations up to 1940 that are significant to the historic character of the building. Secondary character-defining features are those post-1780 features that were installed before 1940 that contribute to, but which are not significant to, the historic character of the building.
In some cases, post-construction features of the building that might have been considered primary character-defining features had a negative impact on the circa-1780 or 19th century features and are therefore considered to be either secondary or non-character-defining features.
I. HISTORICAL BACKGROUND and CONTEXT
The Joshua Brooks Jr. house is located on the south side of North Great Road (the old Bay Road, now Route 2A) in Lincoln, Massachusetts, to the east of the Noah Brooks tavern site and across the road from the Job Brooks house and the corner boundary between the towns of Lincoln and Concord. The house is situated on land first settled by Thomas and Grace (Reynolds) Brooks, the founders of the Brooks dynasty in the Concord/Lincoln area and among the first settlers of Concord. Thomas Brooks received a large land grant in the Concord's "East Quarter" as part of the town's second division of land in the 1650s. His son Joshua inherited Thomas's land in 1667 and by 1679 had accumulated 350 acres in Concord. In the 1690s Joshua distributed his holdings to four of his sons - Noah, Daniel, Joseph, and Job. He gave much of the land that lay on the south side of the Bay Road and a few parcels on the north side of the road to his son Noah (1656-1739).

The 1695 deed transferring the property from Joshua to Noah listed Noah as a tanner, and it is thought that around this time Noah built a tanyard on the north side of Bay Road that was to be operated by him and his descendants into the 19th century. Noah also added to his property holdings and during his lifetime distributed much of his land to his two sons Joshua (1688-1768) and Thomas (1701-1790). Thomas received the land that included the future site of the Noah Brooks tavern. Among other parcels, son Joshua received the tannery site and in 1713 (the year of his marriage to Lydia Wheeler) a dwelling house and two acres across the road to the south of the tannery.

As can be seen in a photograph taken more than 150 years later (fig. 1), the circa-1713 dwelling house that Joshua received from Noah was a substantial dwelling. The house faced east (the later 1781 Joshua Brooks Jr. house can be seen to its left in this view) and stood two stories high, two rooms wide, and one room deep with an integral lean-to across the rear. The house had six-over-twelve windows, a center doorway on its east façade, and was topped by a gable roof and massive center chimney.

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1 A chronology of the ownership of the Joshua Brooks Jr. house is included in APPENDIX A. Most of the documentary evidence for the evolution of the ownership of the Joshua Brooks Jr. property was taken from Arthur L. Sullivan, Historical Research Report: The Joshua Brooks House, Lincoln, Massachusetts (Concord: MIMA NHP, March 1963), and from research material by an unknown author (also thought to have been Sullivan) stored in the MIMA NHP archives.


Joshua Brooks' business prospered and he became a leading citizen in Concord. In 1745 he gave the dwelling house and two acres he had received from his father to his son and namesake, "Deacon" Joshua Brooks (1720-1790). Deacon Joshua continued his father's successful business and was active in local politics and church affairs. He was one of a small group of some of Concord's leading citizens who agitated to form a new parish and town on religious grounds, and in 1754 the town of Lincoln was established. The boundary separating Concord and Lincoln traveled down the middle of Bay Road then turned north just at the corner of the Brooks tannery, thus including Deacon Joshua's tannery as well as his house in the new town of Lincoln. Deacon Joshua amassed extensive land holdings, and by 1774 he was among the top twenty landowners with the largest real estate assessment in Lincoln.

1780 to 1862

Around 1780 Deacon Joshua Brooks built a new house situated immediately to the southeast of his own dwelling house on the 2-acre parcel and sold it to his son Joshua Brooks Jr. (1755-1825), who had just married Martha Barrett. This circa-1780 house has survived today as the Joshua Brooks Jr. house. Joshua Jr. was a minute man who was wounded at the 1775 North Bridge battle in Concord and who served as a sergeant in the continental army at Saratoga in 1777. When he settled down in Lincoln, Joshua Jr. carried on his father's trade as a tanner as well as a farmer and had fourteen children (six by Martha and eight by his second wife Sally Davis, who he married in 1793). He inherited the two-acre parcel and the "old house" on his father Deacon Joshua's death in 1790 along with over 30 acres of land. However, by the early 1820s Joshua Jr. was heavily in debt. In 1823 he sold the "old house" to his son Isaac (b. 1794) and mortgaged his own circa-1780 "mansion house" to his son Nathan (b. 1785 - Isaac's half-brother). Nathan took possession of the mansion house on his father's death in 1825.

Isaac continued to operate the Brooks tannery, beginning possibly as early as 1817. In 1828 he purchased the Noah Brooks tavern property to the west of the Joshua Brooks Jr. house site from Stephen Patch, stepfather of Cyrus Brooks (Noah's son) who had inherited the property given by the first Noah Brooks to his son Thomas some 100 years before. Isaac, however, was also plagued with debts - he closed the tannery in 1829 and sold his property to brother Nathan - the Noah Brooks tavern property in 1833 and the "old house" and 2-acre site in 1844.

By 1855 Nathan held title to the entire late-17th century Noah Brooks farm. Also by this time a large barn had been built on a rise behind the house to the south. In that year he sold the Noah Brooks tavern property, and in 1859 he sold the old Joshua Brooks property to brother Joshua (b. 1780), the last of the name to own the property. Joshua sold the property out of the Brooks family in 1862 to George Smith.

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5 Joshua was also a slave owner. A bill of sale records his conveyance of the son of his slave Jupiter "a sartain Neagro Servant boy Named peter about one year and seven months old" to Joshiah Nelson of Lincoln for four pounds. Reprinted in John C. MacLean, *The History, Buildings, and People of Lincoln, Massachusetts* (Lincoln, MA: Lincoln Historical Society, 1987), pp. 216-217.

6 Ibid. p. 154.

7 Ibid. pp. 274 & 299.

8 The barn was shown in an 1852 survey by Henry David Thoreau. See fn 10.
SUBSEQUENT OWNERS

1862 to Present

The property passed to several owners over the next decades. In 1905 it was purchased by three "spinster" sisters, Mary L., Sarah W., and Alice M. Brooks (relationship unknown). In 1939 Alice Brooks and then co-owner Frank Ware sold the property to Roy Peterson. By that time the pre-1713 "old house" had been removed and only the Joshua Brooks Jr. house remained. Peterson immediately began selling off parcels of the 100-acre property, conveying the house site to the Gardeners in the early 1940s. In 1951 the house site was purchased by Harry and Harriet Strum, who owned the property until 1964, when they sold it to the United States of America. Thus, the National Park Service took possession of the Joshua Brooks Jr. house and it became part of the newly created Minute Man National Historical Park.
II. PHYSICAL EVOLUTION
The Joshua Brooks Jr. house was built on a slight rise to the southeast of Deacon Joshua Brooks' circa-1713 "old house" and approximately 200 feet to the south of the Bay Road. That the Joshua Fr. house was set back so far from the road may have been a decision of the newly married Joshua and Martha Brooks to distance themselves from the noise and smells of the tanyard and attendant slaughterhouse across the road to the north.

The original appearance of the Joshua Brooks Jr. house can be conjectured from a preliminary physical investigation conducted in 1962, limited physical investigation conducted for this report, and from two 19th century views of the building - an undated photograph (fig. 1) and a circa-1883 drawing (fig. 2). The house, which faced north/northeast, was an elegant, two-story, Georgian-style structure with a gable roof and large center chimney. The main entrance on the north façade was embellished with fluted pilasters and a pedimented entablature, and appears to have been fitted with a Colonial-style 8-panel door and a four-light transom. The extant west-wall doorway may also have been an original doorway (the circa-1883 drawing of the house shows an enclosed entry at this location with a pediment over the doorway similar to that on the main entrance). Subsequent alterations to the house have obscured or destroyed evidence of additional exterior doorways. Six-over-nine windows with molded wood cornices were symmetrically placed on either side of the main entrance and on the second story of the north façade, on the first and second stories of the side and rear walls. The walls were clad in clapboards and the roof in wood shingles.

On the interior, the main entrance opened into the front entry, a small stair hall typical of center-chimney plan homes. The staircase traveled in a triple run up to the second floor and had a banister with molded rail and turned balusters. The paneled wall under the staircase held a doorway that opened to the cellar staircase. Doorways on the east wall led to the parlor and on the west wall to a "hall". Each of these rooms had fireplaces, paneled fireplace walls, and baseboard, wainscot, and chair rails on outer walls. Doorways on the south wall of each of these rooms led to a large kitchen that was the center room along the rear of the house. This room contained a large fireplace and baking oven on a paneled north wall. Small rooms measuring approximately 8 feet deep were located at the east and west ends of the kitchen. These rooms may have been used as a buttery, a birthing room or a pantry. The walls of the kitchen and of the small rooms were lined with horizontal wide-board paneling with featheredge molded joints. Except for the exterior doorway on the west wall of the west room, the original locations of doorways and windows in the rear first-floor rooms is not known with certainty. Placement of openings was probably similar to that of the existing original windows in the second floor rear rooms - one window at each end wall (west and east) lighting the small end rooms and two windows or a window and a doorway on the south wall of the kitchen.

The plan of the second floor mirrored that of the first. Two chambers with fireplaces, paneled fireplace walls, and wainscot-trimmed outer walls flanked the main stair hall, a large rear chamber with a fireplace was situated over the kitchen, and small chambers were located in the southeast and southwest corners. The large chamber had two windows on its south wall, and each of the small bedrooms had a window on its end (west or east) end wall. Staircases that led up to the attic and down to the kitchen were located at the east end of the large chamber. All rooms on both floors had projecting framing (summers, girts, beams, & posts) covered with beaded wood casing.

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10 Conjectured original plans of the first and second floors of the Joshua Brooks Jr. house are in APPENDIX B.
POST-CONSTRUCTION ALTERATIONS

1852 to 1940

Ell—Circa 1865

Sometime after 1852 an ell was built at the east end of the north (rear) wall of the Joshua Brooks Jr. house. The ell is known to have been built after 1852 since it does not appear on a survey drawn in that year by Henry David Thoreau of the property and the adjacent Noah Brooks property (fig. 3). However, physical investigation for this report indicates that the ell was constructed in the mid-19th century. Thus, it was probably built soon after the survey was drawn, most likely by George Smith, who owned the property between 1862 and 1872. 12

The ell was a connected outbuilding and was used for milk preparation as late as the 1930s. Because of 20th-century remodeling of the ell, the original placement of any original doorway and window openings in the ell is not known. A doorway leading to the ell from the main house was probably installed at this time, if it had not already existed.

Interior Plan—Circa 1865-1880

The rear rooms on both floors of the Joshua Brooks Jr. house have undergone extensive remodeling and it appears that their existing configuration was arrived at in at least two and possibly three phases.

The first remodeling dates to around 1865-1880 and involved the east end of the first floor. Physical evidence indicates that the locations of the existing cellar and attic staircases are not original. It is known that they were in place before 1939, and paint analysis revealed that these features were added several decades before that year. On the first floor the original cellar stairs were retained while a second staircase to the cellar was built along the north wall of what had originally been the old kitchen and the small southeast room. A staircase to the second floor was built over the new cellar staircase. Adding these staircases necessitated removing the original staircase to the second floor at the east end of the kitchen. The wall between the kitchen and the southeast room was also removed and a new wall built further to the west. The combination of adding staircases and moving the wall resulted in a new southeast room that measured 12 feet 6 inches deep by 8 feet 10 inches wide (previously 8 feet deep by 11 feet 8 inches wide). The entrance to the cellar stairs was located in a small hallway at the northwest corner of the newly configured southeast room. The entrance to the second-floor staircase was located on the south

11 Henry David Thoreau, "Plan of Noah & Joshua Brooks Farm in Lincoln Mass. Surveyed May 26-8-9 & 31, 1852". Microfilm of "Henry David Thoreau Papers" (Concord, MA: Concord Free Public Library, Special Collections). In 1852 both the Joshua Brooks farm and the Noah Brooks tavern property to the west were owned by Nathan and Hiram Brooks, sons of Joshua Brooks Jr. and grandsons of Deacon Joshua Brooks. The Deacon Joshua Brooks house (no longer extant) the Joshua Brooks house, and a large barn to the south of both are shown on the survey, as well as the Noah Brooks tavern complex.

12 Middlesex County Registry of Deeds (MCR) 849:571 and 1221:490. The ell may have been added by James R. Carty, who owned the property from 1872 to 1889. MCR 1900:513.


14 Ibid.
wall of the parlor (now the living room) and was fitted with a door that had probably originally hung in a
doorway between the old rooms. It is highly likely that the kitchen function was relocated to the new
south east room at this time. A chimney that is located on the ell side of the room's south wall was
probably used to vent a cooking stove.

Similar alterations were made in the same area on the second floor. The wall between the small
south east chamber and the large center chamber was removed and a new wall built further to the west,
resulting in a new southeast bedroom that measured 9 feet 6 inches deep by 8 feet 5 inches wide
(previously 8 feet deep by 11 feet 6 inches wide). The original attic staircase (stringer, treads, and risers)
that had been located at the east end of the center chamber was moved from its north/south orientation to
an east/west orientation along the former north wall of the southeast chamber (a worn bottom tread is
extant under the existing platform at the bottom of the stairs). Some of the wide-board planks that had
lined the original staircase wall were reused to block the original stair opening (these boards still retain
several layers of old wallpaper) and possibly to erect the new bedroom wall. The door in the original
doorway between the two chambers was reused in the new doorway into the southeast bedroom at the
west end of the room's north wall.

The second phase of alterations may have taken place at the same time as the first phase but was
completed at least by circa 1900. The west end of the rear of the house was reconfigured in a similar
manner as the east end had been, sans the staircases. On the first floor, the original wall between the old
kitchen and the small southwest room on the first floor was removed, creating one large room (now the
family room) that included the old kitchen fireplace. On the second floor, the original wall between the
large center chamber and the small southwest chamber was removed and a new wall built another 5 feet
to the east, creating a larger southwest bedroom. A new window was installed on the south wall of this
enlarged room.

**Circa 1900**

**Interior Plan**

The physical and documentary evidence is conflicting regarding when the extant hallway, closets,
and bathroom on the south side of the second floor were added. From analysis of the paint sample
evidence it appears that a bathroom was installed next to the southeast bedroom before 1939 (although
possibly not at its current size).

**Windows**

Physical and documentary evidence indicate that all the extant window sashes on the north, west
and south walls of the main house and two of the sashes on the east wall date to the same period and that
they were installed around 1900. By 1939 the surviving circa-1780 window openings that originally held
six-over-nine double-hung sashes and a post-construction window on the second story of the south wall,
had been fitted with the extant six-over-six sashes (fig. 4). Also by that year two original window
openings on the first story of the west wall had been enlarged and the same larger-size sashes were
installed in what are thought to be two post-construction openings on the first story of the south wall. The
sashes in these larger openings display narrow muntin profiles similar to those in sashes installed in
the Noah Brooks tavern circa 1907. Analysis of paint samples taken from sashes in both the smaller and

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15 This change may have occurred at the same time as the east-end work on the first floor. However, no evidence
was found that could date the removal of the west wall.

16 Conversation with Roy Peterson, December 18, 1962.
larger openings revealed that they all had a similar number of paint layers and indicates that they were installed around the same time.

Flooring

The original wide-board pine flooring in the dining room (the former hall) and in the new family room was replaced sometime before 1938 with tongue-and-groove hardwood flooring.

Exterior - West-Wall and East-Wall Doorways

The circa-1883 drawing of the Joshua Brooks Jr. house shows that an enclosed porch had been built to protect the west-wall doorway. Probably around 1900 the enclosure was removed, as was the pediment over the opening seen in the drawing, and the door was replaced with a late-Victorian style four-panel door (fig. 4).

Exterior — Foundation

It appears that at some point in the late 19th century what had probably been a stone foundation wall above grade was rebuilt with bricks and cellar windows were installed.

Pre 1938

At some unknown date before 1939 a bathroom was installed on the second floor. Roy Peterson in his 1962 interview remembers “no significant changes since 1938 with the exception of partition alterations in Room 11” (the southwest bedroom). This statement suggests that a bathroom (indeed the only bathroom in the house at that time) was installed in its present location, if not at its present size, sometime before 1938.

Circa 1940

Roy Peterson owned the Joshua Brooks Jr. house between 1939 and 1941 and during that time he made several changes to the house. Roy Peterson scraped down all the paint in the house prior to repainting. In the living room he removed what had probably been an original window and installed a French doorway. He also removed the original baseboards, chair rails, and wainscot, installed new chair rails and baseboards, and created a new “wainscot” consisting of molded trim forming faux panels on the plaster walls. He also reworked the fireplace in order to install a modern flue. In the dining room Peterson replaced the paneling to the right of the fireplace, and in the family room he removed plaster from the front of the fireplace and oven and replaced a section of paneling over the fireplace.

On the exterior Peterson replaced numerous clapboards. He also tore down the pre-1852 barn that had been located to the south of the house.

17 Conversation with Roy Peterson, December 18, 1962..
1941-1962

**Interior**

**Second-Floor Southwest Bedroom**

According to Roy Peterson, the partitions in the second-floor southwest bedroom were altered after he sold the house in 1941, although it is not certain exactly how. The paint evidence suggests that what had been the center bedroom with a fireplace, which had already been reduced in size by the 19th century remodeling, was further divided into a closet for the southwest bedroom and a rear hallway with a cupboard and a large walk-in closet, resulting in the existing configuration. A new doorway into the southwest bedroom was installed in an angled wall at the west end of the hallway. Original doors that had been used in the old kitchen were hung in the new bedroom doorway and in the bedroom closet doorway. The bathroom was remodeled at this time and may also have been enlarged as a result of the alterations.

**Windows and Doorways**

All extant doorways and windows in the ell, the double-casement window in the kitchen, and the double-casement window in the east bedroom were installed.

**Ell Interior**

The interior of the north half of the ell was finished and divided into an entry hall with closet, a bathroom, and a small office or workroom. The south half of the ell was converted to a garage by removing the original east wall and building a new wall 6 feet 6 inches to the east. A shed roof protected the new extension. A single doorway and two windows were installed in the new east-end walls and new double doors were installed in the garage doorway.

**Kitchen**

Modern cabinets and appliances were installed in the kitchen.

**Dining Room**

The mantelpiece in the dining room was added.

**Family Room**

A cupboard was built into the southwest corner of the family room.

**Exterior**

Wooden railings were installed on either side of the steps leading to the west-wall doorway.\(^{18}\) Clapboards were replaced with modern but-edge clapboards attached using wire nails.

\(^{18}\) 1961 photograph of the "Brooks-Sturm" house (not shown). MIMA NHP archives.
Post 1962

Besides painting and general upkeep, the only known alterations that the National Park Service is known to have made to the Joshua Brooks house were the replacement of the door in the main entrance, the casement window in the east bedroom, and the sashes in the garage windows, the replacement of the clapboards on the ell with wide wooden shingles, and the removal of the wooden railing on the steps to the west-wall doorway.
Figure 1. Deacon Joshua Brooks House with the Joshua Brooks Jr. House Barely Visible Behind Trees (Circa 1880).
Figure 2. Circa-1883 Drawing of the Joshua Brooks Jr. House.
Figure 3. Detail from 1852 Survey by Henry David Thoreau Showing the Deacon Joshua Brooks and Joshua Brooks Jr. Houses (Circled) and Noah Brooks Tavern Complex.
Figure 4. Joshua Brooks Jr. House - View from the Northwest (Circa 1939).
III. DESCRIPTION of EXISTING FEATURES and CHARACTER-DEFINING FEATURES
OVERVIEW

Existing Features

The following sections describe the existing exterior and interior features of the Joshua Brooks Jr. house. Any feature judged to be a “character-defining feature” (CDF) for the structure is identified. The CDFs are prioritized as either primary (PCDF) or secondary (CDF) according to their perceived significance in contributing to the historical character of the structure.

Character-Defining Features

*NPS-28, Cultural Resources Management Guideline* sets forth several reasons for preparing a historic structure report:

To minimize loss of character-defining features [emphasis added] and materials whenever existing information about the developmental history and condition of the historic structure does not provide an adequate basis upon which to address anticipated management objectives, whenever alternative courses of action for impending treatment and use could have adverse effects, or to record treatment.¹⁹

This report was written to address two of the three concerns listed in *NPS-28*. Little developmental history of the Joshua Brooks Jr. house exists that would inform anticipated management objectives for the buildings, and the proposed treatment to adapt the structure to lodging and/or a dining facility would require significant alterations that may have an adverse effect on the building’s integrity and which would result in the loss of character-defining features.²⁰

A character-defining feature (CDF) is defined in *NPS-28* as follows:

A prominent or distinctive aspect, quality, or characteristic of a historic property that contributes significantly to its physical character. Structures, objects, vegetation, spatial relationships, view, furnishings, decorative details, and materials may be such features.²¹

By this definition a CDF can date from any period in the history of a property. A more restrictive definition of a CDF is cited in the *Secretary of the Interior’s Standards for the Treatment of Historic Properties*, in which CDFs are tied to the “historic character” of a building:

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²⁰ See draft "Business Opportunity Food Service & Lodging" (Minute Man National Historical Park, Northeast Region/National Park Service, August 2, 2000).

Character-defining features . . . [are] those architectural materials and features that are important in defining the building’s historic character. . . the character of a historic building may be defined by the form and detailing of exterior materials, such as masonry, wood, and metal; exterior features, such as moldings and stairways, room configuration, and spatial relationships, as well as structural and mechanical systems.\textsuperscript{22}

Determining CDFs for a structure, therefore, is dependent on its judged historical period of significance. The MINAMNHP General Management Plan\textsuperscript{23} states that the historical importance of post-1775 structures along the Battle Road lies in their contribution to the rural and farming character of the Concord and Lincoln areas and has established the POS for those structures as including the years up through the 19\textsuperscript{th} century. A recently completed revised National Register for Historic Places Nomination Form for the park extends the historic period to the 1950s. In terms of the Joshua Brooks Jr. house, however, its significance lies in the fact that it was built on land owned since the 1650s by the Brooks family, a founding family of Concord and of Lincoln; it was built for Joshua Brooks Jr., a minute man at the North Bridge battle and owner of a successful family tannery business located across the road; it was the home dwelling and center of the Joshua Brooks farm for Joshua and his sons for over 80 years; and it continued to be used as a farmhouse into the 1930s. Therefore, for purposes of this report, the period of significance for the Joshua Brooks Jr. house will be circa 1780 to 1940.

The primary CDFs (PCDF) for the Joshua Brooks Jr. house are all surviving features original to the circa-1780 construction, as well as those features that resulted from alterations to the buildings up to 1940 that are significant to the historic character of the building. Secondary CDFs (CDF) are those post-1780 features that were installed before 1940 that contribute (but which are not significant) to the historic character of the building.

In some cases, a post-construction feature of the building that might have been considered a primary CDF had a negative impact on a circa-1780 or 19\textsuperscript{th} century feature and is therefore considered to be either a secondary or a non-CDF.


STRUCTURAL FEATURES

Foundation

Main House - PCDF

- Full basement (cellar) of constructed of fieldstone below grade and brick above-grade.

Ell - PCDF

- Fieldstone walls of unknown depth.

Framing

Main House - PCDF

- Pegged post-and-beam heavy timber framing (circa 1780)

Ell

- Main Section: post-and-beam timber framing (circa 1865) – PCDF
- Garage Extension: modern planed lumber
EXTERIOR FEATURES

General

The most significant PCDF of the exterior of the Joshua Brooks Jr. house is its appearance, including its configuration, most of its fabric (e.g., wood clapboards, corner posts, etc.), and the placement and size of most of the window and doorway openings on the main house. The placement and size of the window and doorway openings on the ell probably date to the 1950s and not are considered to be CDFs.

No extensive documentation of the exterior features of the Joshua Brooks Jr. house was conducted for this report. However, a limited physical investigation and a paint analysis conducted in 1997 indicate that many of the exterior features of the main house date either to its 1780 construction or to its circa-1865-1900 alterations and are thus primary CDFs (PCDF). Although the clapboarding probably dates to the 1950s, it is probably similar to the original cladding on the house and is also considered to be a PCDF. Similarly, before 1962 the ell was clad in clapboards, with only the top three courses on the east and west walls finished with wide shingles, and the extant wide-shingle cladding on the ell dates to after 1961. However, the presence of a few rows of shingles before 1962 suggests that the previous cladding had been entirely wide shingles and may have existed during the period of significance. Therefore, the extant cladding on the ell is considered to be a CDF.

Only those features not considered to be PCDFs will be noted on the description of the exterior features of the house. Window and doorway numbers are those used on the annotated 1961 HABS plans for the Joshua Brooks house found in APPENDIX C.

Walls

Siding

- Main House: modern butt-jointed clapboards
- Ell: post-1962 wide wood shingles

Trim

Main House

- Corner Boards: plain 7-inch-wide boards on all four exterior corners of main house
- Cornice: molded wooden cornice at the eaves; returns at gable ends of the house
- Vergeboard: molded wooden vergeboard at gable ends of roof

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25 1961 photograph (not shown) of Joshua Brooks Jr. house. MIMA NHP archives.

Ell

- Corner Boards: plain boards on all three exterior corners of the ell
- Vergeboard: narrow molded wooden vergeboard at gable end of roof

Doorways

North Façade

Main Entrance – D101 (Figs. 5 & 11)

- Location: center of north façade
- Opening Size: 2 feet 11 inches wide by 6 feet 3 inches high
- Door: post-1962 6-panel – NOT CDF
- Surround: architrave of fluted pilasters capped with simple molded wood capitals carry an entablature with pulvinated frieze, topped by wooden pediment with a dentil course at the base of a molded wooden cornice
- Transom: 4-light, possibly pre-1883

Garage Side Doorway (D105 - Fig. 9) – NOT CDF

- Location: short north wall on circa-1950s ell east projection
- Door: tongue-&-groove vertical boards
- Surround: plain-board

West Elevation

Main House Doorway – D102 (Fig. 6)

- Location: south of center on west wall
- Opening Size: 2 feet 10 ½ inches wide by 6 feet 10 inches high
- Door: circa-1900 4-panel
- Surround: plain-board

Ell Doorway (D103 - Fig. 7) – NOT CDF

- Location: north end of west wall
- Door: tongue-&-groove vertical-board
- Opening Size: 2 feet 6 inches wide
- Surround: plain-board
Garage Doorway (D104 - Fig. 7) – NOT CDF

- Location: south end of west wall
- Opening Size: double-wide
- Door: 2 swinging doors, each constructed of tongue- &- groove vertical board
- Surround: plain-board

East Elevation (Figs. 8 & 10)

Main House Doorway (D106) – CDF

- Location: near north end of east wall
- Opening Size: 3 feet 4 inches by 6 feet 9 inches
- Door: circa-1940 French doors, each 10 lights over square panel
- Surround: plain-board

Main House Bulkhead – D001

- Location: near south end of east wall
- Opening Size: 3 feet 2 inches wide
- Doors: tongue- &- groove boards - NOT CDF

Windows

North Façade (Figs. 5 & 12)

- Locations:
  W101 – east end
  W102 – east of D101
  W103 – west of D101
  W104 – west end
  W201 – east end
  W202 – east of center
  W203 – over D101
  W204 – west of center
  W205 – west end

- Opening Sizes: 2 feet wide by 4 feet 2 inches high (circa-1780 openings)
- Sashes: circa-1900 six-over-six double-hung sashes
- Surrounds: plain side surrounds with molded cornice hood

West Elevation – Main House (Fig. 6)

- Locations:
  W105 – north end
  W106 – south end
  W206 – north end
  W207 – south end
  W301 – gable peak

- Opening Sizes:
  W105 & W106 - 2 feet 9 inches wide (circa-1900 openings)
  W206, W207, & W301 – 2 feet wide (circa 1780 openings)
• Sashes: circa-1900 six-over-six double-hung sashes
• Surrounds: W105 & W106 – plain-board
  W205, W207, & W301 - plain side surrounds with molded cornice hood

**West Elevation – Ell (W109 - Fig. 7) - NOT CDF**

• Location: approximate center, to south (right) of D103
• Opening Size: 4 feet 10 inches wide
• Sashes: two pairs of circa-1950s casement sashes divided by 2-inch wide mullion; each casement has two sashes with 16 lights (2 by 8)
• Surrounds: plain-board

**South Elevation – Main House (Figs. 6 & 7)**

• Locations: W107 – west end
  W108 – east of W107
  W208 – east of center
  W209 – approximate center
  W210 – west of center
• Opening Sizes: W107 & W108 - 2 feet 9 inches wide (circa-1900 openings)
  W208 – 2 feet wide (circa-1900 opening)
  W209 & W210 – 2 feet wide (circa-1780 openings)
• Sashes: circa-1900 six-over-six double-hung sashes
• Surrounds: W107, W108, & W208 – plain-board
  W209 & W210 - plain side surrounds with molded cornice hood

**South Elevation: Ell (W302 - Fig. 8) - NOT CDF**

• Location: W302 – gable peak
• Sash: circa-1950s six-light fixed sash
• Surround: plain-board

**East Elevation – Main House (Fig. 10)**

• Locations: W114 – south end
  W115 – approximate center
  W211 – south end
  W212 – north end
  W303 – gable peak
• Opening Sizes: W114 - 3 feet 2 inches wide (circa-1950s opening) - **NOT CDF**
  W115 – 2 feet 4 inches wide (circa-1900 opening)
  W211 & W303 – 2 feet wide (circa 1780 openings)
  W212 – 3 feet 4 inches wide (circa-1940 opening)
• Sashes: W211 & W303 - circa-1900 six-over-six double-hung sashes
  W114 – circa-1950s double casement
  W115 – circa-1900 fixed sash, center square light surrounded by 12 small lights
• Surrounds: W212 – two circa-1960 8-light casement sashes (NOT CDF)
  W114, W115, & W212 – plain-board
  W211 & W303 - plain side surrounds with molded cornice hood

27
East Elevation – Ell (W110-W113 - Fig. 8 & 9) - NOT CDFs

- Locations: W110 – south of center on garage
  W111 – north of center on garage
  W112 - approximate center
  W113 – north end
- Opening Sizes: W110 & W111 – 2 feet 3 inches wide (circa-1950s openings)
  W112 - 4 feet 10 inches wide (circa-1950s opening)
  W113 – 2 feet wide by approximately 1 foot high (circa-1950s opening)
- Sashes: W110 & W111 – 6-light awning sash
  W112 - two pairs of double-casement sashes divided by 2-inch wide mullion; each double-casement has two sashes with 16 lights (2 by 8)
  W113 – awning
- Surrounds: plain board

Roofs

Main House

- Style: gable
- Roofing: asphalt shingle (NOT CDF)
- Chimney: large circa-1780 brick center chimney at center of roof ridge

Ell

- Style: gable
- Roofing: asphalt shingle (NOT CDF)
- Chimney: small brick chimney at north end of upper west slope

Finishes

- Walls: white
- Wall Trim: white
- Doors: dark (black) green
- Door Trim: white
- Sashes: white
- Window Trim: white
Figure 5. Joshua Brooks Jr. House - North Façade (1997).
Figure 6. Joshua Brooks Jr. House - Main House, West and South Elevations (2000).

Figure 7. Joshua Brooks Jr. House - Ell, West Elevation (2000).
Figure 8. Joshua Brooks Jr. House - View from the Southeast (1997).


INTERIOR FEATURES

General

All room, doorway, and window numbers are those used on the annotated 1961 HABS plans of the Joshua Brooks Jr. house found in APPENDIX C.27 Room names in parentheses refer to circa 1780 rooms. Because of the numerous alterations to the interior of the house, features that are primary or secondary CDFs are identified individually.

Room 101 – Main Stair Hall (Front Entry - Figs. 13-15)

Overview

The main stair hall (Room 101) was the front entry for the circa-1780 Joshua Brooks Jr. house. The room is located at the center of the north side of the house and measures 8 feet 9 inches wide by 7 feet 10 inches deep. Doorways on the room’s east wall leads to the living room (Room 102) and on the west wall to the dining room (Room 103). A triple-run open staircase leading to the second floor is located on the south wall – the paneled wall beneath the staircase contains a doorway that originally led to the cellar staircase but which now opens into a closet.

The configuration of the main stair hall and most of its features date to the circa-1780 construction of the house. The baseboard on the stairwalls and the door in the main entrance are post-1940 features.

Configuration (PCDF)

• Dates to the circa-1780 construction of the house

Flooring (under carpeting) (PCDF)

• Date: circa-1780
• Material: wide pine boards
• Size: variable width to 14 inches
• Fasteners: hand-wrought nails

Walls (PCDF)

• Material: lath & plaster
  circa-1780 paneling on south wall under staircase

27 A copy of the full set of the 1961 HABS drawings for the Joshua Brooks house are in APPENDIX D. A different room-numbering system is used on the 1961 plans.
• Trim: circa-1780 plain baseboard on all walls at floor level<br>  post-1940 plain baseboard on west and south stairwalls — NOT CDF<br>  projecting beam with circa-1780 beaded casing along top of north wall

Doorways

Main Entrance (D101) - PCDF

• Location: north wall
• Opening Size: 2 feet 11 inches wide by 6 feet 3 inches high
• Door: post-1962 6-panel — NOT CDF
• Surround: circa-1780 plain-board
• Hardware: post-1962 butt hinges — NOT CDF<br>  large box lock (circa-1780?)
• Other: pre-1940 4-light transom

Living Room Doorway (D107) – PCDF

• Location: east wall
• Opening Size: 2 feet 6 inches wide by 6 feet 3 inches high
• Door: circa-1780 4-panel
• Surround: circa-1780 — beaded inner edge & ogee molding on outer edge
• Hardware: hand-wrought Suffolk latch

Dining Room Doorway (D108) – PCDF

• Location: west wall
• Opening Size: 2 feet 6 inches wide by 6 feet 3 inches high
• Door: circa-1780 4-panel
• Surround: circa-1780 — beaded inner edge & ogee molding on outer edge
• Hardware: hand-stamped Norfolk latch with cast handle

Closet Doorway (D101A) – PCDF

• Location: south wall under staircase
• Opening Size: 2 feet 3 inches wide by 5 feet 6 inches high
• Door: circa-1780 4-panel
• Surround: circa-1780 wall paneling
• Hardware: bar latch with reproduction Suffolk latch on interior — CDF

Windows

• None

Ceiling (PCDF)

• Material: plaster on lath (date?)
Closet

- Location: south wall - east end, under staircase
- Door: see D101A above
- Other: former landing to cellar staircase

Staircase (PCDF)

- Location: south wall, beginning at west end
- Description: 2 steps south up to landing, 4 steps east up to upper landing, 2 steps north to second-floor main stair hall
- Banister: turned newel post at first floor; square newel posts at each landing; molded railing over turned balusters
- Treads: 8 inches deep
- Risers: 8 1/2 inches high
- Finishes: PCDF — newels & balusters painted; newel caps, railing, treads & risers stained

Finishes

- Floor: carpeting
- Walls: wallpaper
- Woodwork: white
- Staircase: white — newels & balusters; stain — newel caps & railing

Room 102 – Living Room (Parlor - Figs. 16-18)

Overview

The living room (Room 102) is located in the northeast corner of the house. The more elaborate original trim that has survived in this room as compared to the dining room (molded cornice on all walls) indicates that the living room was the primary room (or parlor) used for receiving and entertaining visitors. The living room measures 13 feet 2 inches deep by 15 feet 4 inches wide and contains its original fireplace and paneled fireplace wall. Doorways in the room lead to the main stair hall (Room 101), the kitchen (Room 105), and to a rear second-floor staircase.

The configuration of the room and many of its features date to the circa-1780 house. Post-construction changes include the replacement of wall trim, the installation in circa 1900 of French doors on the east wall that replaced an original window opening, and the installation of a doorway at the east end of the south wall that leads to a circa-1865 second-floor staircase. Paint analysis revealed that the door in the staircase doorway was originally used in the old kitchen before it was remodeled.

Configuration (PCDF)

- Dates to the circa-1780 construction of the house
Flooring (under carpeting) PCDF

- Date: circa-1780
- Material: wide pine boards
- Size: variable width to 14 inches
- Fasteners: hand-wrought nails

Walls - PCDF

- Material: lath & plaster
  west wall – circa-1780 paneling and overmantel
- Trim:
  circa-1940 chair rail and baseboard with simple molding – NOT CDF
  circa-1940 “wainscot” consisting of molding creating faux panels – NOT CDF
  projecting beams with circa-1780 beaded casing on all walls
  circa-1780 molded wooden cornice on all walls and along summer posts in all 4 corners with circa-1780 beaded casing

Doorways

East-Wall Exterior Doorway (D106) – CDF

- Location: east wall
- Opening Size: 3 feet 3 inches wide by 6 feet 9 inches high
- Door: circa-1940 French doors, each 10 lights over square panel
- Surround: circa-1940 plain with ogee molding on outer edge
- Hardware: circa-1940 butt hinges with ball finials
  circa-1940 small oval brass knob

Main Stair Hall Doorway (D107) – PCDF

- Location: west wall
- Opening Size: 2 feet 6 inches wide by 6 feet 3 inches high
- Door: circa-1780 4-panel
- Surround: circa-1780 – beaded inner edge & ogee molding on outer edge
- Hardware: circa-1780 hand-wrought H-hinges (partially covered by surround)
  circa-1780 bar latch

Kitchen Doorway (D109) – PCDF

- Location: south wall – west end
- Opening Size: 2 feet 6 inches wide by 6 feet 3 inches high
- Door: circa-1780 4-panel
- Surround: circa-1780 – beaded inner edge & ogee molding on outer edge
- Hardware: circa-1780 hand-wrought H-hinges
  circa-1780 bar latch
Staircase Doorway (D110) - PCDF

- **Location:** south wall – east end
- **Opening Size:** 2 feet 4 inches wide by 6 feet 3 inches high
- **Door:** circa-1780 4-panel (reused from old kitchen area)
- **Surround:** circa-1865 Greek Revival style
- **Hardware:** circa-1780 hand-wrought H-hinges, bar latch

Chimney Cupboard Doorway (D102A) – PCDF

- **Location:** west wall – to north of fireplace
- **Door:** two circa-1780 1-panel door leaves
- **Surround:** circa-1780 wall paneling
- **Hardware:** hand-wrought H hinges

Windows (PCDF)

- **Locations:**
  - W101 - north wall, east
  - W102 - north wall - west
- **Opening Sizes:** 2 feet wide by 5 feet 2 inches high
- **Sashes:** circa-1900 six-over-six double-hung sashes
- **Surrounds:** circa-1780 ogee molding with bead on inner edge

Ceiling (PCDF)

- **Material:** plaster on lath (date?)
- **Other:** east/west summer beam with circa-1780 beaded casing

Fireplace (PCDF)

- **Location:** east wall
- **Overmantel:** circa-1780
- **Firebox:**
  - sides - circa-1780 brick
  - rear - circa-1939 - NOT CDF
- **Floor/Hearth:** circa-1780 brick

Chimney Cupboard

- **Location:** west wall - to north (right) of fireplace
- **Doors:** see D102A above
Rear Second-Floor Staircase - CDF

- Location: south wall – east end
- Configuration: step in room to landing, straight run west up to the rear ell hallway (Room 205)
- Door: see D110 above

Finishes

- Floor: carpeting
- Walls: wallpaper
- Woodwork: white

Room 103 – Dining Room (Hall - Figs. 19-20)

Overview

The dining room (Room 103) is located in the northwest corner of the house. The room measures 13 feet 2 inches deep by 15 feet 4 inches wide and contains its original fireplace and paneled fireplace wall. Doorways in the room lead from the main stair hall (Room 101) and to the family room (Room 104).

The configuration of the room and many of its features date to the circa-1780 house. Post-construction changes include replacing the wide-board flooring modern narrow-board hardwood flooring, replacing the chair rail and part of the fireplace wall paneling, and enlarging the original window on the west wall.

Configuration (PCDF)

- Dates to the circa-1780 construction of the house

Flooring (under carpeting) (CDF)

- Date: circa-1900
- Material: narrow tongue-and-groove hardwood
- Size/Direction: 3 ¼ inches wide - east/west direction
- Fasteners: blind-nailed

Walls (PCDF)

- Material: lath & plaster
  west wall/north – circa-1780 paneling
  west wall/south – circa-1940 paneling – CDF
  overmantel – post-1940 - CDF
• Trim: circa-1780 baseboard and wainscot
circa-1900 triple-bead chair rail
circa-1780 projecting beams with beaded casing on all walls
corner posts in all 4 corners with circa-1780 beaded casing

**Doorways**

**Main Stair Hall Doorway (D108) – PCDF**

- Location: east wall
- Opening Size: 2 feet 6 inches wide by 6 feet 3 inches high
- Door: circa-1780 4-panel
- Surround: circa-1780 – beaded inner edge & ogee molding on outer edge
- Hardware: circa-1780 hand-wrought H-hinges (partially covered by surround)
circa-1780 bar latch

**Family Room Doorway (D111) – PCDF**

- Location: south wall
- Opening Size: 2 feet 6 inches wide by 6 feet 3 inches high
- Door: circa-1780 4-panel
- Surround: circa-1780 – beaded inner edge & ogee molding on outer edge
- Hardware: circa-1780 hand-wrought Suffolk latch

**Windows PCDF**

- Locations: W103 - north wall, east
  W104 - north wall - west
  W105 - west wall
- Opening Sizes: W103 & W104 - 2 feet wide by 5 feet 2 inches high (circa-1780 openings)
  W105 - 2 feet 8 inches wide (circa-1900 opening)
- Sashes: circa-1900 six-over-six double-hung sashes
- Surrounds: W103 & W104 - circa-1780 with ogee molding and bead on inner edge
  W105 – circa-1900 plain-board with wide bead on inner edge

**Ceiling (PCDF)**

- Material: plaster on lath (date?)
- Other: east/west summer beam with circa-1780 beaded casing

**Fireplace (CDF)**

- Location: east wall
- Overmantel: post-1940
- Firebox: blocked - circa-1780 brick (?)
- Floor/Hearth: circa-1780 brick
Finishes

- Floor: stained
- Walls: wallpaper
- Woodwork: blue

Room 104 – Family Room (Old Kitchen and Southwest Room - Figs. 21-23)

Overview

The family room (Room 104) occupies the western two-thirds of the south (rear) part of the first floor. This room is made up of a portion of what had been the original kitchen and a small room that had been located off the west end of the kitchen. The family room measures 22 feet 11 inches wide by 11 feet 8 inches deep and contains its original fireplace and baking oven and paneled fireplace wall. An exterior doorway is located on the other wall. Other doorways in the room lead from the dining room (Room 103) and to the kitchen (Room 105).

The configuration of the room is thought to date to before 1900, but many of its features date to the circa-1780 construction of the house. Post-construction changes include removing original walls, replacing the wide-board flooring with modern hardwood flooring, replacing part of the fireplace wall paneling, enlarging the original window on the west wall, and installing two new windows on the south wall.

Configuration (CDF)

- Dates to circa-1865-1900 remodelings of the house

Flooring (under carpeting) (CDF)

- Date: circa-1900
- Material: narrow tongue-and-groove hardwood flooring
- Size/Direction: 3 ¼ inches wide - east/west direction (?)

Walls (CDF)

- Material: north wall - circa-1780 fireplace paneling & horizontal wide boards (one section replaced circa-1940)
  west wall - circa-1780 horizontal wide boards & wide vertical board between D102 & W106
  south wall - circa-1780 horizontal wide boards at west end
  south wall/east end & east wall - modern beaver board with battens - NOT CDF
- Trim: plain-board baseboard on south wall - NOT CDF
  projecting beams with circa-1780 beaded casing
  posts in southwest corner & on south wall w/ circa-1780 beaded casing
Doorways

West-Wall Exterior Doorway (D102) – PCDF

- Location: west wall - north end
- Opening Size: 2 feet 11 inches wide by 6 feet 10 inches high
- Door: circa-1900 Greek Revival style 4-panel
- Surround: none
- Hardware: circa-1900 butt hinges
  circa-1940 brass knob with black rectangular back plate - CDF
  black lock box w/ small brass knob (date?) - CDF

Dining Room Doorway (D111) – PCDF

- Location: north wall - west of fireplace
- Opening Size: 2 feet 6 inches wide by 6 feet 3 inches high
- Door: circa-1780 4-panel
- Surround: circa-1780 – beaded inner edge & ogee molding on outer edge
- Hardware: circa-1780 hand-wrought H-hinges
  circa-1780 bar latch

Kitchen Doorway (D112) - NOT CDF

- Location: east wall
- Opening Size: 5 feet 7 inches wide to ceiling - dates to post-1962

Windows (PCDF)

- Locations: W106 - west wall
  W107 - south wall - west end
  W108 - south wall - east of W107
- Opening Sizes: 2 feet 8 inches wide (circa-1900 openings)
- Sashes: circa-1900 six-over-six double-hung sashes
- Surrounds: circa-1900 plain-board

Ceiling (PCDF)

- Material: plaster on lath (date?)
- Other: two north/south chimney girts with circa-1780 beaded casing
  north/south girt near west end of room with circa-1900 plain casing
  (location of former wall)
  north/south girt at east end with circa-1780 beaded casing
  (location of kitchen wall)

Fireplace (PCDF)

- Location: north wall
- Paneling: circa-1780 and circa-1939
• Firebox: circa-1780 brick with original crane - rear altered by addition of low convex brick wall
• Floor/Hearth: circa-1780 brick
• Baking Oven: behind circa-1780 door to east (right) of fireplace.

Chimney Cupboards (PCDFs)
• Location: 2 small cupboards above and on either side of fireplace

Corner Cupboard (NOT CDF)
• Location: circa-1950s cupboard in southwest corner

Finishes
• Floor: carpeting
• Walls: white
• Woodwork: white

Room 105 – Kitchen (Old Kitchen and Southeast Room - Fig. 24-25)

Overview

The kitchen is located in the southeast corner of the first floor of the house. The room measures 12 feet 6 inches deep by 8 feet 10 inches wide and includes space that had originally been part of the old kitchen as well as a small room that had opened off the east end of the old kitchen. Doorways in the room lead from the living room (Room 102) and the family room (Room 104) and to the ell hallway (Room 106) and a cellar staircase.

The plan of the existing kitchen dates to the circa-1865 remodeling of the rear of the house when walls were moved and a staircase to the second floor (with an entrance from the living room) was built along the north wall of the resulting space (the split lath and plaster of the circa-1780 wall have survived on the staircase's north wall). Most of the kitchen's existing features date to the 1950s. It is not known if the circa-1780 wide-board flooring or a circa-1900 narrow-board flooring exists under the current vinyl floor.

A small hallway off the northwest corner of the room holds doorways into the living room and to the cellar staircase.

Except where noted, none of the features in the kitchen are CDFs.

Configuration/Plan (PCDF)
• Dates to the circa 1865-1900 remodelings of the house
Flooring (under sheet vinyl)

- Unknown (PCDF?)

Walls

- Material: modern wallboard & faux-wood paneling

Doorways

Living Room Doorway (D109) – PCDF

- Location: north wall – west end
- Opening Size: 2 feet 6 inches wide by 6 feet 3 inches high
- Door: circa-1780 4-panel
- Surround: circa-1780 – beaded inner edge & ogee molding on outer edge

Family Room Doorway (D112)

- Location: east wall
- Opening Size: 5 feet 7 inches wide to ceiling - dates to post-1962

Ell Doorway (D113)

- Location: south wall
- Opening Size: approximately 3 feet wide (possibly circa-1780 location of exterior doorway)

Basement Doorway (D105A) – PCDF

- Location: east wall – north end, in small hallway
- Opening Size: 2 feet 6 inches wide by 6 feet 3 inches high
- Door: circa-1780 4-panel
- Surround: none

Window (W114)

- Location: east wall
- Opening Size: 3 feet 2 inches wide
- Sash: two casement sashes divided by 2-inch wide mullion
- Surround: modern molded trim

Ceiling

- Material: plaster on lath (date?)
Cabinets

• Location: north, east, & south walls

Finishes

• Woodwork: white

Room 106 – Ell Hallway

Overview

The ell hallway is located at the north end of the ell. The room measures 9 feet 1 inch deep by 5 feet 4 inches wide. An exterior doorway is located on the west wall of the room; other doorways open from the kitchen (Room 105), and to the ell bathroom (Room 107) and the ell workroom (Room 108).

The plan of the ell hallway dates to a circa-1950s finishing of the interior north half of the ell. Except where noted, neither the room nor its features are CDFs.

Configuration

• Dates to the circa-1950s finishing of the interior of the ell

Flooring

• Material: sheet vinyl

Walls

• Material: modern wallboard

Doorways

Exterior Doorway (D103)

• Location: west wall
• Opening Size: 2 feet 6 inches wide
• Door: vertical-board construction
**Kitchen Doorway (D113)**

- **Location:** north wall (possibly circa-1780 location of exterior doorway and/or circa-1900 location of kitchen/ell doorway)
- **Opening Size:** approximately 3 feet wide

**Bathroom Doorway (D114)**

- **Location:** west wall
- **Opening Size:** 2 feet 6 inches wide by 6 feet 3 inches high
- **Door:** circa-1780 4-panel - CDF
- **Surround:** plain-board

**Closet Doorway (D106A)**

- **Location:** north wall
- **Opening Size:** approximately 2 feet
- **Door:** circa-1780 4-panel - CDF
- **Surround:** plain-board

**Workroom Doorway (D115)**

- **Location:** south wall
- **Opening Size:** approximately 3 feet wide
- **Door:** circa-1950s plain
- **Surround:** plain-board

**Windows**

- **none**

**Ceiling**

- **Material:** wallboard

**Finishes**

- **Walls:** white
- **Woodwork:** white
Room 107 – Ell Bathroom

Overview

The ell bathroom is located in the northeast corner of the ell at the east end of the ell hallway. The room measures 3 feet deep by 5 feet 4 inches wide. A doorway from the ell hallway is located on the room's west wall.

The ell bathroom dates to a circa-1950s finishing of the interior north half of the ell. Except where noted, neither the room nor its features are CDFs.

Configuration

• Dates to the circa-1950s finishing of the interior of the ell

Flooring

• Material: sheet vinyl

Walls

• Material: modern wallboard

Doorways

Ell Hallway Doorway (D114)

• Location: east wall
• Opening Size: 2 feet 6 inches wide by 6 feet 3 inches high
• Door: circa-1780 4-panel - CDF
• Surround: plain-board

Window (W113)

• Location: east wall
• Opening Size: 2 feet wide by approximately 1 foot high
• Sash: awning
• Surround: plain

Ceiling

• Material: wallboard
Finishes

- Walls: white
- Woodwork: white

Room 108 – Ell Workroom

Overview

The ell workroom is located in the center of the ell between the ell hallway and the garage. The room measures 6 feet 11 inches deep by 12 feet wide. Doorways lead from the ell hallway (Room 107) and to the garage (Room 109).

The ell workroom dates to a circa-1950s finishing of the interior north half of the ell. **Neither the room nor its features are CDFs.**

Configuration

- Dates to the circa-1950s finishing of the interior of the ell

Flooring

- Material: sheet vinyl

Walls

- Material: modern wallboard

Doorways

*Ell Hallway Doorway (D115)*

- Location: north wall
- Opening Size: approximately 3 feet wide
- Door: circa-1950s plain
- Surround: plain-board

*Garage Doorway (D116)*

- Location: south wall
- Opening Size: approximately 3 feet wide
- Door: circa-1950s plain
- Surround: plain-board
Windows

- Locations: W109 - west wall
  W112 - east wall
- Opening Size: 4 feet 10 inches wide
- Sashes: two pair of double-casement sashes divided by 2-inch-wide mullion; each
double-casement has two sashes with 16 lights.
- Surrounds: plain

Ceiling

- Material: wallboard

Finishes

- Walls: white
- Woodwork: white

Room 109 – Garage

Overview

The garage is located in the south end of the ell. The room measures 20 feet 2 inches deep by 11
feet 10 inches wide. The main garage doorway is located on the west wall and a second exterior doorway
is located at the east end of the room's north wall. A doorway into the ell workroom (Room 108) is
located near the west end of the north wall.

The existing configuration of the garage dates to the circa-1950s when the east wall of the south
half of the ell was moved further to the east and enclosed with modern walls and shed roof. Except for
the framing as noted in the STRUCTURAL FEATURES section above, neither the garage nor its
features are CDFs.

Configuration

- Dates to the circa-1950s enlargement of the south half of the ell

Flooring

- Dirt

Walls

- Exposed framing
Doorways

Exterior Garage Doorway (D104)

- Location: west wall
- Opening Size: 7 feet 10 inches wide
- Door: two circa-1950s swinging doors constructed of tongue-&-groove vertical boards
- Surround: plain-board

Exterior Garage Side Doorway (D105)

- Location: short south wall on circa-1950s ell east projection
- Door: tongue-&-groove vertical boards
- Surround: plain-board

Ell Workroom Doorway (D116)

- Location: north wall
- Opening Size: approximately 3 feet wide
- Door: circa-1950s plain
- Surround: plain-board

Windows

- Locations: W110 - east wall/south
  W111 - east wall/north
- Opening Sizes: 2 feet 3 inches wide
- Sashes: 6-light awning sash
- Surrounds: plain

Ceiling

- Unfinished

Room 201 – Second-Floor Main Stair Hall (Fig. 26)

Overview

The second-floor main stair hall (Room 201) was the primary access to the main chambers in the circa-1780 Joshua Brooks Jr. house. The room is located at the center of the north side of the house and measures 8 feet 9 inches wide by 7 feet 10 inches deep. Doorways on the room’s east and west walls lead to the east and west bedrooms. A triple-run open staircase leading from the first floor is located on the south wall. The configuration of the room and most of its features date the circa-1780 construction of the house.
Configuration - (PCDF)

- Dates to the circa-1780 construction of the house

Flooring (under carpeting) (PCDF)

- Date: circa-1780
- Material: wide pine boards
- Size: variable width to 17 inches
- Fasteners: hand-wrought nails

Walls (PCDF)

- Material: lath & plaster
- Trim: circa-1780 plain baseboard on all walls at floor level
  post-1940 plain baseboard on east stairwall – NOT CDF
  circa-1780 projecting beam with beaded casing along top of north wall

Doorways

East Bedroom Doorway (D201) – PCDF

- Location: east wall
- Opening Size: 2 feet 6 inches wide by 6 feet 3 inches high
- Door: circa-1780 4-panel
- Surround: circa-1780 – beaded inner edge & ogee molding on outer edge
- Hardware: 19th-century hand-stamped Norfolk latch with cast handle

West Bedroom Doorway (D202) – PCDF

- Location: west wall
- Opening Size: 2 feet 6 inches wide by 6 feet 3 inches high
- Door: circa-1780 4-panel
- Surround: circa-1780 – beaded inner edge & ogee molding on outer edge
- Hardware: hand-wrought Suffolk latch (replacement?)

Window (W203) - PCDF

- Location: north wall
- Opening Size: 2 feet wide - circa-1780 opening
- Sashes: circa-1900 six-over-six double-hung sashes
- Surrounds: none - rounded edge on 6-inch-deep reveal
Ceiling (PCDF)

- Material: plaster on lath (date?)

Staircase (PCDF)

- Location: south wall, beginning at east end
- Description: see First-Floor Main Stair Hallway
- Banister: square newel posts at top of staircase and at west wall molded railing over turned balusters

Finishes

- Floor: carpeting
- Walls: wallpaper
- Woodwork: white
- Staircase: white — newels & balusters
  stain — newel caps & railing

Room 202 – East Bedroom (East Chamber - Figs. 27-29)

Overview

The east bedroom (Room 202) is located in the northeast corner of the house. Molded cornice on all walls and fluted pilasters on either side of the fireplace indicate that this room was the primary chamber. The east bedroom measures 13 feet 2 inches deep by 15 feet 6 inches wide and contains its original fireplace and fireplace wall trim. Doorways lead from the main stair hall (Room 201) and to the rear hallway (Room 205) and the rear first-floor staircase (see description in Room 102 - Living Room).

The configuration of the room and most of its features date to the circa-1780 house. Post-construction changes include the installation of a doorway at the east end of the south wall that leads to a circa-1865 first-floor staircase and the installation of a wider window opening that replaced an original opening. Paint analysis revealed that the door in the staircase doorway was originally used in the old kitchen before it was remodeled.

Configuration (PCDF)

- Dates to the circa-1780 construction of the house

Flooring (under carpeting) (PCDF)

- Date: circa-1780
- Material: wide pine boards
- Size: variable width to 17 inches
- Fasteners: hand-wrought nails
Walls (PCDF)

- Material: lath & plaster
  west wall - circa-1780 pilasters and cornice
- Trim:
  circa-1780 baseboard
  circa-1780 projecting beams with beaded casing on all walls
  shoulder posts in all 4 corners with circa-1780 beaded casing

Doorways

Main Stair Hall Doorway (D201) – PCDF

- Location: west wall - north end
- Opening Size: 2 feet 6 inches wide by 6 feet 3 inches high
- Door: circa-1780 4-panel
- Surround: circa-1780 – beaded inner edge & ogee molding on outer edge
- Hardware: circa-1780 hand-wrought H-hinges (partially covered by surround)
  circa-1780 bar latch

Rear Hallway Doorway (D203) – PCDF

- Location: south wall - west end
- Opening Size: 2 feet 5 inches wide by 6 feet 3 inches high
- Door: circa-1780 4-panel
- Surround: circa-1780 beaded inner edge & ogee molding on outer edge
- Hardware: circa-1780 hand-wrought H-L hinges
  circa-1780 bar latch

Staircase Doorway (D204) - PCDF

- Location: south wall - east end
- Opening Size: 2 feet 1 inch wide by 5 feet 9 inches high
- Door: circa-1780 4-panel
- Surround: circa-1865 plain-board
- Hardware: circa-1780 hand-wrought H-hinges
  bar latch
- Other: step up to attic staircase

Chimney Cupboard Doorway (D202A) – PCDF

- Location: west wall – south end (to south of fireplace)
- Door: circa-1780 2-panel
- Surround: circa-1780 beaded inner edge & ogee molding on outer edge
- Hardware: hand-wrought H hinges
  bar latch
Windows

\textit{W201 \& W202 - PCDF}

- Locations: \begin{itemize}
  \item W201 - north wall, east
  \item W202 - north wall - west
\end{itemize}

- Opening Sizes: 2 feet wide - circa-1780 openings

- Sashes: circa-1900 six-over-six double-hung sashes

- Surrounds: none - rounded edge on 6-inch-deep reveal

\textit{W212 - CDF}

- Location: east wall

- Opening Size: 3 feet 4 inches wide - circa-1940 opening

- Sash: two circa-1960 8-light casement sashes - \textbf{NOT CDFs}

- Surround: modern molded trim

- Other: modern triple-track storm/screen mounted on interior

Ceiling (PCDF)

- Material: plaster on lath (date?)

- Other: north/south summer beam with circa-1780 beaded casing; continues to south wall of house

Fireplace (PCDF)

- Location: east wall

- Trim: circa-1780 surround and fluted pilasters

- Firebox: circa-1780 brick

- Hearth: circa-1780 tile

Chimney Cupboard

- Location: west wall - to south (left) of fireplace

- Doors: see D202A above

Finishes

- Floor: carpeting

- Walls: wallpaper

- Woodwork: white
Room 203 – West Bedroom (West Chamber - Figs. 30-32)

Overview

The west chamber (Room 203) is located in the northwest corner of the second floor of the house and was the second major chamber in the house. The room measures 13 feet 2 inches deep by 15 feet 9 inches wide and contains its original fireplace and fireplace wall trim. Doorways lead from the main stair hall (Room 201) and to the rear hallway (Room 205).

The configuration of the room and all its features except for the circa-1900 sashes date to circa-1780.

Configuration (PCDF)

- Dates to the circa-1780 construction of the house

Flooring (PCDF)

- Date: circa-1780
- Material: wide pine boards
- Size: variable width to 19 inches
- Fasteners: hand-wrought nails

Walls (PCDF)

- Material: lath & plaster
- Trim: circa-1780 baseboard
  circa-1780 projecting beams with beaded casing on all walls
  shoulder posts in all 4 corners with circa-1780 beaded casing
  circa-1780 cornice along fireplace wall

Doorways

Second-Floor Main Stair Hall Doorway (D202) – PCDF

- Location: east wall - north end
- Opening Size: 2 feet 6 inches wide
- Door: circa-1780 4-panel
- Surround: circa-1780 plain-board
- Hardware: circa-1780 hand-wrought H-L hinges
  circa-1780 bar latch

Rear Hallway Doorway (D205) – PCDF

- Location: south wall
- Opening Size: 2 feet 6 inches wide
• Door: circa-1780 4-panel
• Surround: circa-1780 – beaded inner edge & ogee molding on outer edge
• Hardware: circa-1780 hand-wrought Suffolk latch

Chimney Cupboard Doorway (D203A) – PCDF

• Location: west wall – south end (to south of fireplace)
• Door: circa-1780 2-panel
• Surround: circa-1780 plain-board
• Hardware: circa-1780 wrought-iron H hinges
  wood knob and 19th-century turn latch

Windows (PCDF)

• Locations: W204 - north wall, east
  W205 - north wall - west
  W206 - west wall
• Opening Sizes: 2 feet wide - circa-1780 openings
• Sashes: circa-1900 six-over-six double-hung sashes
• Surrounds: none - rounded edge on 6-inch-deep reveal

Ceiling (PCDF)

• Material: plaster on lath (date?)
• Other: north/south summer beam with circa-1780 beaded casing; continuous to south
  wall of house)

Chimney Cupboard (PCDF)

• Location: west wall - to south (right) of fireplace
• Doors: see D203A above

Fireplace (PCDF)

• Location: east wall
• Trim: circa-1780 surround and plain pilasters
• Firebox: circa-1780 brick
• Hearth: circa-1780 tile

Finishes

• Walls: wallpaper
• Woodwork: pink
Room 204 – Southwest Bedroom (Southwest and Center Chambers)

Overview

The southwest bedroom is located in the southwest corner of the second floor of the main house. This room is made up of a portion of what had been the west end of the center chamber on the south side of the house and a small chamber that had been located to the west of the center chamber.

The southwest bedroom is an L-shaped room that measures 11 feet 6 inches at its deepest point by 12 feet 11 inches at its widest point. It is entered from the rear hallway via a doorway on a diagonal wall in the crook of the ell at the northeast corner of the room. A closet thought to be of modern construction is located on the east wall. The door in the diagonal wall opening and the door in the closet doorway appear to have been originally used in the 1780 kitchen. The configuration of the room dates to circa 1900 or before; its features date to the circa-1780 construction of the house, the pre-1900 remodeling, and a post-1940 remodeling. Post-construction changes include altering the location of walls and installing a new window on the south wall.

Configuration (Not CDF)

- Dates to circa-1865-1900 and post-1940 remodelings of the house

Flooring (PCDF)

- Date: circa-1780
- Material: wide pine boards
- Size/Direction: variable to 1 foot 7 inches - east/west direction
- Fasteners: wrought nails

Walls

- Material: west & south walls & north wall/west - circa-1780 plaster - PCDF
  north wall/east - plank wall (?)
  east walls wallboard
  east closet wall - circa-1900 plaster - CDF
- Trim: circa-1780 plain baseboard - south & west walls, north wall/west – PCDF
  circa-1950s (?) plain baseboard – east wall
  projecting beams w/ circa-1780 beaded casing – west & south walls – PCDF
  chimney girt with circa-1780 beaded casing along east wall - PCDF
  chimney girt post in southwest corner with circa-1780 beaded casing - PCDF
  shoulder post in southeast corners w/ circa-1780 beaded casing - PCDF

57
Doorways

Rear Hallway Doorway (D206)
- Location: diagonal wall in northeast corner
- Opening Size: 2 feet 11 inches wide
- Door: circa-1780 4-panel - CDF
- Surround: plain-board

Closet Doorway (D204A)
- Location: east wall
- Opening Size: 2 feet 6 inches wide
- Door: circa-1780 2-panel - CDF
- Surround: plain-board

Windows (PCDF)
- Locations:
  - W207 - west wall - PCDF
  - W208 - south wall - CDF
  - W209 - south wall/east end (in closet) - PCDF
- Opening Sizes:
  - W207 & W209 - 2 feet wide - circa-1780 openings
  - W208 - 1 foot 10 inches wide - circa-1900 opening
- Sashes:
  - circa-1900 six-over-six double-hung sashes
- Surrounds:
  - W207 & W209 – none, rounded edge on 6-inch deep reveal - PCDF
  - W208 - circa-1900 plain-board - CDF

Ceiling - (PCDF)
- Material: plaster on lath (date?)
- Other:
  - cased north/south summer beam; continuous to north wall of house (west casing board beaded, east casing board replaced when wall in this location removed)

Closet
- Location: east wall
- Size: 2 feet 6 inches deep by approximately 5 feet wide
- Door: see D102A above
- Window: W209 on south wall (originally in center chamber)

Finishes
- Walls: wallpaper
- Woodwork: green
Room 205 – Second-Floor Rear Hallway (Center Chamber)

Overview

The second-floor rear hallway (Room 205) is located to the south of center on the second floor and accesses the rooms on the south side of the house. The room runs east/west for almost the exact length of the original center chamber and measures 3 feet 6 inches wide by approximately 20 feet deep. The hallway features the fireplace that had warmed the original center chamber and holds doorways into all four bedrooms on the second floor, to a bathroom, and to a walk-in closet. The opening to the staircase to the first floor and its first step down are located at the east end of the hallway.

It is thought that the existing configuration of the rear hallway dates to the 1950s, although some circa-1780 and circa-1900 features remain. Unless otherwise noted, neither the room nor its features are CDFs.

Configuration/Plan

- Thought to date to the 1950s

Flooring (under carpeting) (PCDF)

- Date: circa-1780
- Material: wide pine boards
- Size/Direction: variable to 19 inches - east/west direction
- Fasteners: wrought nails

Walls

- Material: north wall – plaster - PCDF
  remaining walls – wallboard
- Trim: north wall – circa 1780 (?) plain-board – PCDF
  other walls – circa-1950s plain-board

Doorways

East Bedroom Doorway (D203) – PCDF

- Location: north wall – east end
- Opening Size: 2 feet 5 inches wide by 6 feet 3 inches high
- Door: circa-1780 4-panel
- Surround: circa-1780 beaded inner edge & ogee molding on outer edge on left side (right surround altered by installation of staircase)
**West Bedroom Doorway (D205) — PCDF**
- Location: north wall — west end
- Opening Size: 2 feet 6 inches wide
- Door: circa-1780 4-panel
- Surround: circa-1780 – beaded inner edge & ogee molding on outer edge

**Southwest Bedroom Doorway (D206)**
- Location: diagonal wall at west end of room
- Opening Size: 2 feet 11 inches wide
- Door: circa-1780 4-panel - CDF plain-board with fillet

**Bathroom Doorway (D207)**
- Location: south wall — near east end
- Door: circa-1950s vertical-panel door
- Surround: plain-board

**Southeast Bedroom Doorway (D208)**
- Location: south wall — east end
- Opening Size: 2 feet 11 inches wide
- Door: circa-1780 4-panel - CDF plain-board
- Hardware: 19th-century thumb latch – CDF (imprint on stile of original Suffolk latch)

**Staircase Doorway (D209) - CDF**
- Location: west wall – west end of hallway
- Opening Size: 3 feet wide
- Door: none
- Surround: plain-board

**Closet Doorway (D205A)**
- Location: east wall – north end, in small hallway – circa-1950s
- Opening Size: 2 feet 6 inches wide by 6 feet 3 inches high
- Door: circa-1780 4-panel
- Surround: none

**Ceiling (PCDF)**
- Material: circa-1780 (?) plaster on lath
two north/south chimney girts with circa-1780 beaded casing; (continuous to south wall of house)
Fireplace (PCDF)

- Location: north wall
- Trim: circa-1780 surround
- Firebox: circa-1780 brick

Closet

- Location: south wall
- Size: 3 feet 3 inches wide by approximately 7 feet 8 inches deep
- Door: see D205A above

Cupboard

- Location: south wall – to west (right) of closet

Finishes

- Walls: wallpaper
- Woodwork: white

Room 206 – Bathroom (Center Chamber)

Overview

The second-floor bathroom is located to the south of the ell hallway and to the west of the southeast bedroom. The room measures 7 feet 8 inches deep by 6 feet 2 inches wide. It is possible that the bathroom was installed before 1938; however, it is thought that the existing plan of the room dates to the 1950s and that most of the existing features date to circa-1980.

Except where noted, neither the room nor its features are CDFs.

Configuration

- Circa-1950s

Flooring (under sheet vinyl)

- unknown
Walls

- Material: modern wallboard
- Trim: post for chimney girt on south wall with circa-1780 beaded casing - PCDF

Doorway

Rear Hallway Doorway (D207)

- Location: north wall
- Door: circa-1950s vertical-panel doorway
- Surround: plain-board

Window (W210) - PCDF

- Location: south wall
- Opening Size: 2 feet wide - circa-1780 opening
- Sash: circa-1900 six-over-six double-hung sash
- Surround: none, rounded edge on 6-inch deep reveal

Ceiling

- Material: wallboard
- Other: north/south chimney girt with circa-1780 beaded casing - PCDF

Room 207 – Southeast Bedroom (Southeast and Center Chambers - Fig. 33)

Overview

The southeast bedroom (Room 207) is located in the southeast corner of the second floor of the main house. This room is made up of a portion of what had been the east end of the center chamber on the south side of the house and a small chamber that had been located to the east of the center chamber.

The southeast bedroom measures 9 feet 6 inches wide by 8 feet 5 inches deep. It is entered from the rear hallway via a doorway at the west end of the room’s north wall. The door in the opening appears to have hung in the original doorway to the room that was located at the south end of the smaller room’s west wall. A doorway to the attic staircase is located at the east end of the room’s north wall.

The configuration of the southeast bedroom dates to circa 1865-1880 when the wall and attic staircase along the west end of the room were removed, a new wall built several feet further to the west, and the staircase reinstalled along the north wall of the room. Most of the room’s features date to the circa-1780 construction of the house and to the circa-1865-1880 remodeling.
Configuration (CDF)

- Dates to circa-1865-1880 remodeling of the house

Flooring PCDF

- Date: circa-1780
- Material: wide pine boards
- Size/Direction: variable to 19 inches - east/west direction
- Fasteners: wrought nails

Walls

- Material: east & south wall - circa-1780 plaster covered with green faux-wood paneling; plaster walls - PCDF
  north and west walls - plank walls (?) covered with green faux wood paneling; plank walls - CDF?
- Trim: circa-1780 (?) plain baseboard - south & east walls - PCDF
  plain baseboard - west & north walls - CDF?
  circa-1950s chair rail and cornice - west wall
  projecting beams with circa-1780 beaded casing - east & south walls - PCDF
  (east-wall beam continuous through attic stairwell to north wall of house)
  shoulder post in southeast corner with circa-1780 beaded casing - PCDF

Doorways

Rear Hallway Doorway (D208) - CDF

- Location: north wall – west end
- Opening Size: 2 feet 5 inches wide by 6 feet 2 inches high
- Door: circa-1780 4-panel
- Surround: circa-1789 plain-board
- Hardware: circa-1780 H/L hinges
  bar latch

Attic Doorway (D207A) - CDF

- Location: north wall – east end
- Opening Size: 2 feet 6 inches wide by 6 feet 2 inches high
- Door: 2 vertical, beaded, tongue-&-groove panels (date? – second door in opening - original door was narrower)
- Surround: 7-inch-wide plain-board with ease edge on left side
- Hardware: wood turn latch and knob
Window (W211) PCDF

- Location: east wall
- Opening Size: 2 feet wide - circa-1780 opening
- Sash: circa-1900 six-over-six double-hung sash
- Surround: none, rounded edge on 6-inch deep reveal

Ceiling (PCDF)

- Material: plaster on lath (date?)
- Other: north/south summer beam with circa-1780 beaded; continuous to north wall of house (mark along west edge of lower casing board indicates location of original wall)

Attic Staircase (CDF)

- Location: north wall – east end
- Configuration: step in room to landing, straight run up to the west; step hinged, interior reveals former (smaller) step and wallpaper on board formerly used on original attic stair wall
- Door: see D207A above

Finishes

- Walls: green faux-wood masonite paneling
- Woodwork: white
Figure 13. Main Stair Hall [Room 101] - View from the East (2000).
Figure 14. Main Stair Hall [Room 101] - North Wall, Doorway D101 (2000).

Figure 15. Main Stair Hall [Room 101] - East Wall, Doorway D102 (2000).
Figure 16. Living Room [Room 102] - North Wall, Window W101 (2000).

Figure 17. Living Room [Room 102] - East Wall, Doorway D106 (2000).
Figure 18. Living Room [Room 102] - East Wall/Ceiling, Detail of Intersection of Summer Beam and End Girt (2000).
Figure 19. Dining Room

Figure 20. Dining Room [Room 103] - South Wall, Detail of Circa-1900 Chair Rail (2000).
Figure 21. Family Room [Room 104] - Looking West (2000).

Figure 22. Family Room [Room 104] - North Wall (2000).
Figure 23. Family Room [Room 104] - West Wall, Doorway D102 (2000).
Figure 24. Kitchen [Room 105] - Looking East (2000).

Figure 25. Kitchen [Room 105] - East Wall of Northwest Corner, Doorway D105A (2000).
Figure 26. Second-Floor Main Stair Hall [Room 201] - Looking West (2000).
Figure 27. East Bedroom [Room 202] - West Wall (2000).
Figure 28. East Bedroom [Room 202] - South Wall (2000).

Figure 29. East Bedroom [Room 202] - East Wall (2000).
Figure 30. West Bedroom [Room 203] - Looking Southeast (2000).
Figure 31. West Bedroom [Room 203] - West Wall (2000)

Figure 32. West Bedroom [Room 203] - Circa-1780 Flooring (2000).
Figure 33. Southeast Bedroom [Room 207] - North Wall/East End, Bottom of Attic Staircase with Landing Removed (2000).
IV. APPENDICES
APPENDIX A

CHRONOLOGY of OWNERSHIP
JOSHUA BROOKS JR. HOUSE
OWNERSHIP of JOSHUA BROOKS JR. HOUSE SITE in LINCOLN, MA.

**Captain Thomas Brooks** m. Grace Reynolds
(7 - 1667) (7 - 1664)
(nine children)

Joshua m. Hannah Mason
1653

---

**Joshua** distributes land to 4 sons

1713 - gives 2 acres and dwelling house to son Joshua

---

**Joshua** m. (1st) Lydia Wheeler m. (2nd) Mary Wheeler
1688-1768 1713 1694-1750 1751

1745 - gives 2 acres and 1713 dwelling house to son Joshua

---

(Deacon) **Joshua** m. Hannah (12 children)
1720-1790 1729-1806

c. 1781 - builds "mansion house" and sells to son Joshua Jr.

---

(Deacon) **Joshua** Jr. m. (1st) Martha Barrett m. (2nd) Sally Davis
1755-1825 1780 1755-1792 1793
(6 children) (8 children)

1823 - sells "old house" to son Isaac and mortgages "mansion house" to son Nathan

---

1825 - Nathan takes possession of "mansion house" on Joshua's death

---

Isaac 1844 sells "old house" to half-brother
1794-?

---

Nathan 1859 sells land and both houses to brother → Joshua
1785-?

---

1862-1905 - various owners

MaryL., Sarah W., & Alice M. Brooks
owner(s) 1905-1939

---

1939-1951 - various owners

Harry & Harriet Strum
1951-1962

---

1962 sold to United States of America (National Park Service)

---
APPENDIX B

ANNOTATED FIRST and SECOND FLOOR PLANS
JOSHUA BROOKS JR. HOUSE
APPENDIX C

CONJECTURED ORIGINAL FIRST and SECOND FLOOR PLANS
JOSHUA BROOKS JR. HOUSE
CONJECTURED CIRCA-1780 FIRST-FLOOR PLAN
JOSHUA BROOKS JR. HOUSE
CONJECTURED CIRCA-1780 SECOND-FLOOR PLAN
JOSHUA BROOKS JR. HOUSE
APPENDIX D

1961 HABS DRAWINGS
JOSHUA BROOKS HOUSE
HOUSE
MASSACHUSETTS

This is typical of the many buildings, a mill, and the area, with post gable roof. It is one of the National Park, supervising IDA, and student work, University of.

MINUT. LEXING. UNDER OUR
HISTORIC AMERICAN BUILDINGS SURVEY SHEET 1 OF 11 SHEETS
NOTE: DOTTED LINE INDICATES BOXED REGION ABOVE
ASPHALT SHINGLES
ATTIC FLOOR LINE
CEILING LINE
SECOND FLOOR LINE
CEILING LINE
FIRST FLOOR LINE
GRADE LINE AT NORTH FOUNDATION WALL.
TYPICAL WINDOW PROFILES

SCALE: 1/2' = 1'-0"

SCALE: 6" = 1'-0"

HISTORIC AMERICAN BUILDINGS SURVEY

SHEET 10 OF 11 SHEETS
APPENDIX E

PAINT ANALYSIS
METHODOLOGY and ANALYSIS

In April 1997 sixty-nine paint samples were removed from the exterior surfaces of the Joshua Brooks house. In September and October of 2000 an additional 141 paint samples were removed from the interior surfaces of the building. Samples were removed using an X-acto knife and each sample was numbered and placed in an individually labeled coin envelope. The samples were logged using a three-part code that identifies the park, the building, and the paint sample number. The exterior samples were numbered beginning with MIMA-202-P001 and the interior samples beginning with MIMA-164-P101. In the latter code, "MIMA" is Minute Man National Historical Park, "164" is the Joshua Brooks house and "P001" is paint sample number 1.

Samples were examined at the microscopy laboratory of the Building Conservation Branch of the National Park Service's Northeast Cultural Resources Center using a stereozoom microscope. Paint layer sequences (chromochronologies) were recorded and spot chemical tests were performed. Chemicals used included sodium sulfide to identify lead paint and to help identify similar layers between samples, denatured alcohol to help determine if a resinous layer was shellac, and hydrochloric acid to help determine if a layer was plaster or calcimine paint.

Paint samples that were removed from the exterior of the tavern and the carriage house in 1997 were analyzed in connection with the exterior paint analysis report completed for several MIMA NHP structures at that time. Sample numbers and locations from which they were removed are listed in that report. A list of the paint samples removed from the interior of the structures and the location from which each sample was taken is included in this appendix. Findings of the analysis were used to assist in the relative dating of various features of the structure and have been incorporated into the physical evolution section of this report.

28 Building number 202 was assigned to the Joshua Brooks house in the List of Classified Structures (LCS) available in 1997. The most recent LCS used the number 164 for the building.

## PAINT SAMPLES and LOCATIONS

<table>
<thead>
<tr>
<th>Sample #</th>
<th>Elevation</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Room 101 – Main Stair Hall (Front Entry)</td>
</tr>
<tr>
<td>P101</td>
<td>West Stair Wall</td>
<td>baseboard</td>
</tr>
<tr>
<td>P102</td>
<td>South Wall</td>
<td>paneling – under staircase</td>
</tr>
<tr>
<td>P103</td>
<td>North Wall</td>
<td>baseboard</td>
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<tr>
<td>P104</td>
<td>South Stair Wall</td>
<td>baseboard</td>
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<tr>
<td>P105</td>
<td>North Wall</td>
<td>girt - casing</td>
</tr>
<tr>
<td>P106</td>
<td>North Wall</td>
<td>doorway D101 - door</td>
</tr>
<tr>
<td>P107</td>
<td>North Wall</td>
<td>doorway D101 – surround</td>
</tr>
<tr>
<td>P108</td>
<td>South Wall</td>
<td>doorway D101A – door</td>
</tr>
<tr>
<td>P109</td>
<td>East Wall</td>
<td>doorway D107 – door</td>
</tr>
<tr>
<td>P110</td>
<td>East Wall</td>
<td>doorway D107 – surround</td>
</tr>
<tr>
<td>P111</td>
<td>South Wall</td>
<td>staircase – newel post</td>
</tr>
<tr>
<td>P112</td>
<td>South Wall</td>
<td>staircase – baluster</td>
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<tr>
<td>P113</td>
<td>South Wall</td>
<td>staircase – newel cap</td>
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<tr>
<td></td>
<td></td>
<td>Room 102 – Living Room (Parlor)</td>
</tr>
<tr>
<td>P114</td>
<td>North Wall</td>
<td>baseboard</td>
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<tr>
<td>P115</td>
<td>North Wall</td>
<td>chair rail</td>
</tr>
<tr>
<td>P116</td>
<td>North Wall</td>
<td>“wainscot” – plaster</td>
</tr>
<tr>
<td>P117</td>
<td>North Wall</td>
<td>“wainscot” – molding</td>
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<tr>
<td>P118</td>
<td>West Wall</td>
<td>paneling</td>
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<tr>
<td>P119</td>
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<td>overmantel</td>
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<td>P120</td>
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<td>mantel</td>
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<td>P121</td>
<td>North Wall</td>
<td>west corner post – casing</td>
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<td>P122</td>
<td>North Wall</td>
<td>cornice</td>
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<tr>
<td>P123</td>
<td>North Wall</td>
<td>girt - casing</td>
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<tr>
<td>P124</td>
<td>East Wall</td>
<td>doorway D106 - door</td>
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<td>P125</td>
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<td>doorway D106 - surround</td>
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<tr>
<td>P126</td>
<td>West Wall</td>
<td>north end - doorway D107, door</td>
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<tr>
<td>P127</td>
<td>West Wall</td>
<td>north end - doorway D107, surround</td>
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<td>P128</td>
<td>South Wall</td>
<td>west end – doorway D109, door</td>
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<tr>
<td>P129</td>
<td>South Wall</td>
<td>west end – doorway D109, surround</td>
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<td>P130</td>
<td>South Wall</td>
<td>east end – doorway D110, door</td>
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<tr>
<td>P131</td>
<td>South Wall</td>
<td>east end – doorway D110, surround</td>
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<tr>
<td>P132</td>
<td>North Wall</td>
<td>east end – window W101, sash</td>
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<td>P133</td>
<td>North Wall</td>
<td>east end – window W101, surround</td>
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<tr>
<td>P134</td>
<td>North Wall</td>
<td>east end – window W101, stool/apron</td>
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<tr>
<td>P135</td>
<td>Ceiling</td>
<td>summer beam - casing</td>
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<tr>
<td>P136</td>
<td>West Wall</td>
<td>south end – cupboard, door</td>
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<tr>
<td>P137</td>
<td>West Wall</td>
<td>south end – cupboard, shelves</td>
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</tbody>
</table>
Room 103 – Dining Room (Hall)

P138 North Wall baseboard
P139 North Wall wainscot
P140 East Wall paneling
P141 East Wall fireplace surround
P142 North Wall chair rail
P143 North Wall girt - casing
P144 East Wall north end - doorway D108, door
P145 East Wall north end – doorway D108, surround
P146 South Wall doorway D111, door
P147 South Wall doorway D111 – surround
P148 North Wall east end – window W103, sash
P148a North Wall east end – window W103, surround
P149 North Wall east end – window W103, stool/apron
P150 West Wall window W105 – sash
P151 West Wall window W105 – surround

Room 104 – Family Room (Old Kitchen and Southwest Room)

P152 North Wall west end – horizontal wide-board paneling
P153 South Wall west end – horizontal wide-board paneling
P154 South Wall wallboard (beaver board)
P155 North Wall west end – fireplace paneling
P156 West Wall vertical board between D102 and W106
P157 Ceiling near west end – girt, casing (no bead)
P158 Ceiling near center – chimney girt, casing (bead)
P159 South Wall west end – corner post, casing
P160 West Wall north end – doorway D102, door
P161 West Wall north end – doorway D102, surround (left side)
P162 North Wall doorway D111 – door
P163 North Wall doorway D111 – surround
P164 West Wall window W106 – sash
P165 South Wall west end – window W107, sash
P166 South Wall west end – window W107, surround
P167 North Wall baking oven door
P168 Southwest Corner cupboard

Room 105 – Kitchen (Old Kitchen and Southeast Room)

P169 East Wall window W114 – mullion

Room 106 – Ell Hallway

P170 West Wall doorway D103 – door
P171 East Wall doorway D114 – door
P172 North Wall doorway D106A – door

Room 108 – Ell Workroom

P173 West Wall window W109 – sash
### Room 109 - Garage

<table>
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<tbody>
<tr>
<td>P174</td>
<td>East Wall</td>
<td>window W111 - sash</td>
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### Room 201 - Second-Floor Main Stair Hallway

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<td>North Wall</td>
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<td>P176</td>
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<td>doorway D201 - door</td>
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<tr>
<td>P177</td>
<td>East Wall</td>
<td>doorway D201 - surround</td>
</tr>
<tr>
<td>P178</td>
<td>West Wall</td>
<td>doorway D202 - door</td>
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<tr>
<td>P179</td>
<td>West Wall</td>
<td>doorway D202 - surround</td>
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<tr>
<td>P180</td>
<td>North Wall</td>
<td>window W203 - sash</td>
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<td>P181</td>
<td>North Wall</td>
<td>window W203 - reveal</td>
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<td>P182</td>
<td>South Wall</td>
<td>staircase - baluster</td>
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### Room 202 - East Bedroom (East Chamber)

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<td>North Wall</td>
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<td>P184</td>
<td>West Wall</td>
<td>fireplace pilasters</td>
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<tr>
<td>P185</td>
<td>West Wall</td>
<td>fireplace surround</td>
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<tr>
<td>P186</td>
<td>North Wall</td>
<td>east end - corner post, casing</td>
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<tr>
<td>P187</td>
<td>West Wall</td>
<td>north end - doorway D201, door</td>
</tr>
<tr>
<td>P188</td>
<td>West Wall</td>
<td>north end - doorway D201, surround</td>
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<tr>
<td>P189</td>
<td>West Wall</td>
<td>south end - doorway D202A, door</td>
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<tr>
<td>P190</td>
<td>South Wall</td>
<td>west end - doorway D203, door</td>
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<tr>
<td>P191</td>
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<td>west end - doorway D203, surround</td>
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<tr>
<td>P192</td>
<td>South Wall</td>
<td>east end - doorway D204, door</td>
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<tr>
<td>P193</td>
<td>South Wall</td>
<td>east end - steps to doorway D204</td>
</tr>
<tr>
<td>P194</td>
<td>North Wall</td>
<td>east end - window W201 - sash</td>
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<tr>
<td>P195</td>
<td>North Wall</td>
<td>east end - window W201 - reveal</td>
</tr>
<tr>
<td>P196</td>
<td>East Wall</td>
<td>window W212 - sash</td>
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<td>P197</td>
<td>East Wall</td>
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<td>P199</td>
<td>West Wall</td>
<td>cased girt - cornice</td>
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### Room 203 - West Bedroom (West Chamber)

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<td>P202</td>
<td>East Wall</td>
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<tr>
<td>P203</td>
<td>East Wall</td>
<td>north end - doorway D202, door</td>
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<td>East Wall</td>
<td>north end - doorway D202, surround</td>
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<td>East Wall</td>
<td>south end - doorway D203A, door</td>
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<tr>
<td>P206</td>
<td>South Wall</td>
<td>doorway D205 - door</td>
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<tr>
<td>P207</td>
<td>South Wall</td>
<td>doorway D205 - surround</td>
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<tr>
<td>P208</td>
<td>North Wall</td>
<td>east end - window W204, sash</td>
</tr>
<tr>
<td>P209</td>
<td>North Wall</td>
<td>east end - window W204, reveal</td>
</tr>
<tr>
<td>P210</td>
<td>East Wall</td>
<td>fireplace surround</td>
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</table>
**Room 204 — Southwest Bedroom (Southwest Chamber and Center Chamber)**

<table>
<thead>
<tr>
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<th>West Wall</th>
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<tr>
<td>P213</td>
<td>East Wall</td>
<td>doorway D204A — door</td>
</tr>
<tr>
<td>P214</td>
<td>East Wall</td>
<td>doorway D204A — surround</td>
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<tr>
<td>P215</td>
<td>West Wall</td>
<td>window W207 — sash</td>
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<tr>
<td>P216</td>
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<td>window W207 — surround</td>
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<tr>
<td>P217</td>
<td>South Wall</td>
<td>window W208 — sash</td>
</tr>
<tr>
<td>P218</td>
<td>South Wall</td>
<td>in closet — window W209, reveal</td>
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**Room 205 — Rear Hallway (Center Chamber)**

<table>
<thead>
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<tr>
<td>P221</td>
<td>North Wall</td>
<td>west end — doorway D205, door</td>
</tr>
<tr>
<td>P222</td>
<td>North Wall</td>
<td>west end — doorway D205, surround</td>
</tr>
<tr>
<td>P223</td>
<td>Southwest Corner</td>
<td>doorway D206 (on diagonal wall) — door</td>
</tr>
<tr>
<td>P224</td>
<td>South Wall</td>
<td>near east end — doorway D207, door</td>
</tr>
<tr>
<td>P225</td>
<td>South Wall</td>
<td>near east end — doorway D207, surround</td>
</tr>
<tr>
<td>P226</td>
<td>South Wall</td>
<td>east end — doorway D208, door</td>
</tr>
<tr>
<td>P227</td>
<td>South Wall</td>
<td>east end — doorway D208, surround</td>
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<tr>
<td>P228</td>
<td>North Wall</td>
<td>fireplace surround</td>
</tr>
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<td>P229</td>
<td>South Wall</td>
<td>near west end — cabinet door</td>
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**Room 207 — Southeast Bedroom (Southeast Chamber and Center Chamber)**

<table>
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<td>P232</td>
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<td>baseboard</td>
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<tr>
<td>P233</td>
<td>East Wall</td>
<td>in attic stair hall — girt, casing</td>
</tr>
<tr>
<td>P234</td>
<td>South Wall</td>
<td>east end — corner post, casing</td>
</tr>
<tr>
<td>P235</td>
<td>North Wall</td>
<td>step to doorway D207A (attic doorway)</td>
</tr>
<tr>
<td>P236</td>
<td>North Wall</td>
<td>baseboard inside step to doorway D207A</td>
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<tr>
<td>P237</td>
<td>North Wall</td>
<td>east end — doorway D207A, door</td>
</tr>
<tr>
<td>P238</td>
<td>North Wall</td>
<td>east end — doorway D207A, left surround</td>
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<tr>
<td>P239</td>
<td>(no sample)</td>
<td></td>
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<tr>
<td>P240</td>
<td>North Wall</td>
<td>west end — doorway D208, door</td>
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<tr>
<td>P241</td>
<td>North Wall</td>
<td>west end — doorway D208, surround</td>
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</table>
IV. BIBLIOGRAPHY
Published Sources


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