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HISTORIC STRUCTURE REPORT



JOSHUA BROOKS JR. HOUSE

DRAFT
December 2000

Cover Photograph. Joshua Brooks Jr. House - North Façade (2000).

HISTORIC STRUCTURE REPORT

JOSHUA BROOKS JR. HOUSE

Minute Man National Historical Park
Concord, Massachusetts

By

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DRAFT
December 2000

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

EXTERIOR FEATURES 24

General 24

Walls 24

Siding 24

Trim 24

Doorways 25

North Facade 25

West Elevation 25

East Elevation 26

Windows 26

North Facade 26

West Elevation - Main House 26

West Elevation - Ell 27

South Elevation - Main House 27

South Elevation - Ell 27

East Elevation - Main House 27

East Elevation - Ell 28

Roofs 28

Main House 28

Ell 28

Finishes 28

INTERIOR FEATURES 34

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

APPENDIX C - CONJECTURED ORIGINAL FIRST and SECOND-FLOOR PLANS: JOSHUA BROOKS JR. HOUSE 89

APPENDIX D - 1961 HABS DRAWINGS: JOSHUA BROOKS HOUSE ... 93

APPENDIX E - PAINT ANALYSIS 107

V. BIBLIOGRAPHY 115

LIST of ILLUSTRATIONS and CREDITS

Cover Photograph: Joshua Brooks Jr. House - North Façade. NPS photograph by Maureen K. Phillips, 2000.

Figure **Page**

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. . 15

2. Circa-1883 drawing of the Joshua Brooks Jr. house by B.B. Paine. NPS photograph, MIMA NHP archives negative no. 63-195. 16

3. Detail of 1852 survey by Henry David Thoreau, showing the Deacon Joshua Brooks and Joshua Brooks Jr. houses. "Plan of Noah & Joshua Brooks Farm in Lincoln, Mass". Microfilm of "Henry David Thoreau Papers," Concord Free Public Library Special Collections 17

4. Joshua Brooks Jr. house - view from the northeast. Photograph by Roy Peterson, circa 1939. MIMA NHP archives negative no. 63-194. 18

5. Joshua Brooks Jr. house - north façade. NPS photograph by Maureen K. Phillips, 1997. 29

6. Joshua Brooks Jr. house - main house, west and south elevations. NPS photograph by Maureen K. Phillips, 2000. 30

7. Joshua Brooks Jr. house - ell, west elevation. NPS photograph by Maureen K. Phillips, 2000. . 30

8. Joshua Brooks Jr. house - view from the southeast. NPS photograph by Maureen K. Phillips, 1997. 31

9. Joshua Brooks Jr. house - view from the north/northeast. NPS photograph by Maureen K. Phillips, 1997. 31

10. Joshua Brooks Jr. house - main house, east elevation. NPS photograph by Maureen K. Phillips, 2000. 32

11. Joshua Brooks Jr. house - north façade, detail of doorway D101. NPS photograph by Maureen K. Phillips, 1997. 33

12. Joshua Brooks Jr. house - north façade, detail of window W101. NPS photograph by Maureen K. Phillips, 1997. 33

13. Main Stair Hall [Room 101] - view from the east. NPS photograph by Maureen K. Phillips, 2000. 65

14. Main Stair Hall [Room 101] - north wall, doorway D101. NPS photograph by Maureen K. Phillips, 2000. 66

15. Main Stair Hall [Room 101] - east wall, doorway D102. NPS photograph by Maureen K. Phillips, 2000. 66

16. Living Room [Room 102] - north wall, window W101. NPS photograph by Maureen K. Phillips, 2000. 67

17. Living Room [Room 102] - east wall, doorway D106. NPS photograph by Maureen K. Phillips, 2000. 67

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

19. Den [Room 103] - east wall. NPS photograph by Maureen K. Phillips, 2000. 69

20. Den [Room 103] - south wall, detail of circa-1900 chair rail. NPS photograph by Maureen K. Phillips, 2000. 69

21. Family Room [Room 104] - looking west. NPS photograph by Maureen K. Phillips, 2000. . . 70

22. Family Room [Room 104] - north wall. NPS photograph by Maureen K. Phillips, 2000. 70

23. Family Room [Room 104] - west wall, doorway D102. NPS photograph by Maureen K. Phillips, 2000. 71

24. Kitchen [Room 105] - looking east. NPS photograph by Maureen K. Phillips, 2000. 72

25. Kitchen [Room 105] - east wall of northwest corner, doorway D105A. NPS photograph by Maureen K. Phillips, 2000. 72

26. Second-floor main stair hall [Room 201] - looking west. NPS photograph by Maureen K. Phillips, 2000. 73

27. East Bedroom [Room 202] - west wall. NPS photograph by Maureen K. Phillips, 2000. 74

28. East Bedroom [Room 202] - south wall. NPS photograph by Maureen K. Phillips, 2000. 75

29. East Bedroom [Room 202] - east wall. NPS photograph by Maureen K. Phillips, 2000. 75

30. West Bedroom [Room 203] - looking southeast. NPS photograph by Maureen K. Phillips, 2000. 76

31. West Bedroom [Room 203] - west wall. NPS photograph by Maureen K. Phillips, 2000. 77

32. West Bedroom [Room 203] - circa-1780 flooring. NPS photograph by Maureen K. Phillips, 2000. 77

33. Southeast Bedroom [Room 207] - north wall/east end, bottom of attic staircase with landing removed. NPS photograph by Maureen K. Phillips, 2000. 78

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

Building Name	Building Number[1]	LCS Number
Joshua Brooks Jr. House	MIMA-3-164A	06552

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

BROOKS FAMILY OWNERSHIP

Circa 1640 to 1780

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.[1] 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.[2] 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.[3] 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.[4] 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.

[2] Daniel Brooks' property would become the site of the Samuel Brooks house (Daniel's grandson) and the Job Brooks property the site of the Job Brooks house, both extant and part of MIMA NHP. See Maureen K. Phillips, draft "Historic Structure Report: Samuel Brooks House" (Lowell: National Park Service, Building Conservation Branch/Northeast Cultural Resources Center, 2000), and Judith A. Quinn and David Bittermann, draft "Historic Structure Report: Job Brooks House" (Lowell, National Park Service, Building Conservation Branch/Cultural Resources Center, North Atlantic Region, 1992).

[3] Martha Holland, "Documentary Research on the Brooks Tanyard," Alan T. Synenki, ed., *Archeological Investigations of Minute Man National Historical Park - Volume I: Farmers and Artisans of the Historical Period* (Boston: National Park Service, Division of Cultural Resources Management, North Atlantic Region, 1990), pp. 359-371.

[4] See Maureen K. Phillips, draft "Historic Structure Report - Noah Brooks Tavern Site" (Lowell: National Park Service, Building Conservation Branch/Northeast Cultural Resources Center, 2000).

Joshua Brooks' business prospered and he became a leading citizen in Concord.[5] 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.[6]

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.[7] 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.[8] 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

CIRCA-1780 - CONSTRUCTION

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,[9] 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.[10] 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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[9] Russell V. Keune, "Historic Structures Report Part I: The Joshua Brooks House, Lincoln, Massachusetts – Architectural Data Section" (U.S. Dept. of the Interior, National Park Service – Eastern Office, Design and Construction, January 1963)

[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**).[11] 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.[13] 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,[14] 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

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[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.

[13] Conversation with Mr. Roy Peterson December 18, 1962, MIMA NHP archives. Peterson purchased the property in 1939. MCR 6345:156-58.

[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 southeast 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 southeast 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.[15] 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.[16] 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

[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.[17] 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.

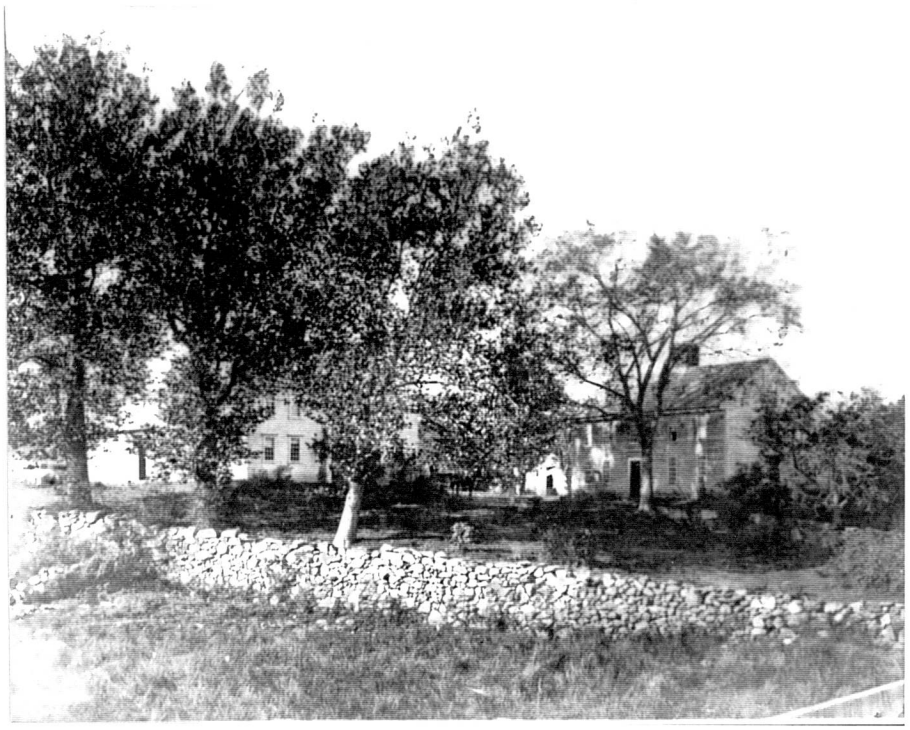


Figure 1. Deacon Joshua Brooks House with the
Joshua Brooks Jr. House Barely Visible Behind Trees (Circa 1880).



Figure 2. Circa-1883 Drawing of the Joshua Brooks Jr. House.

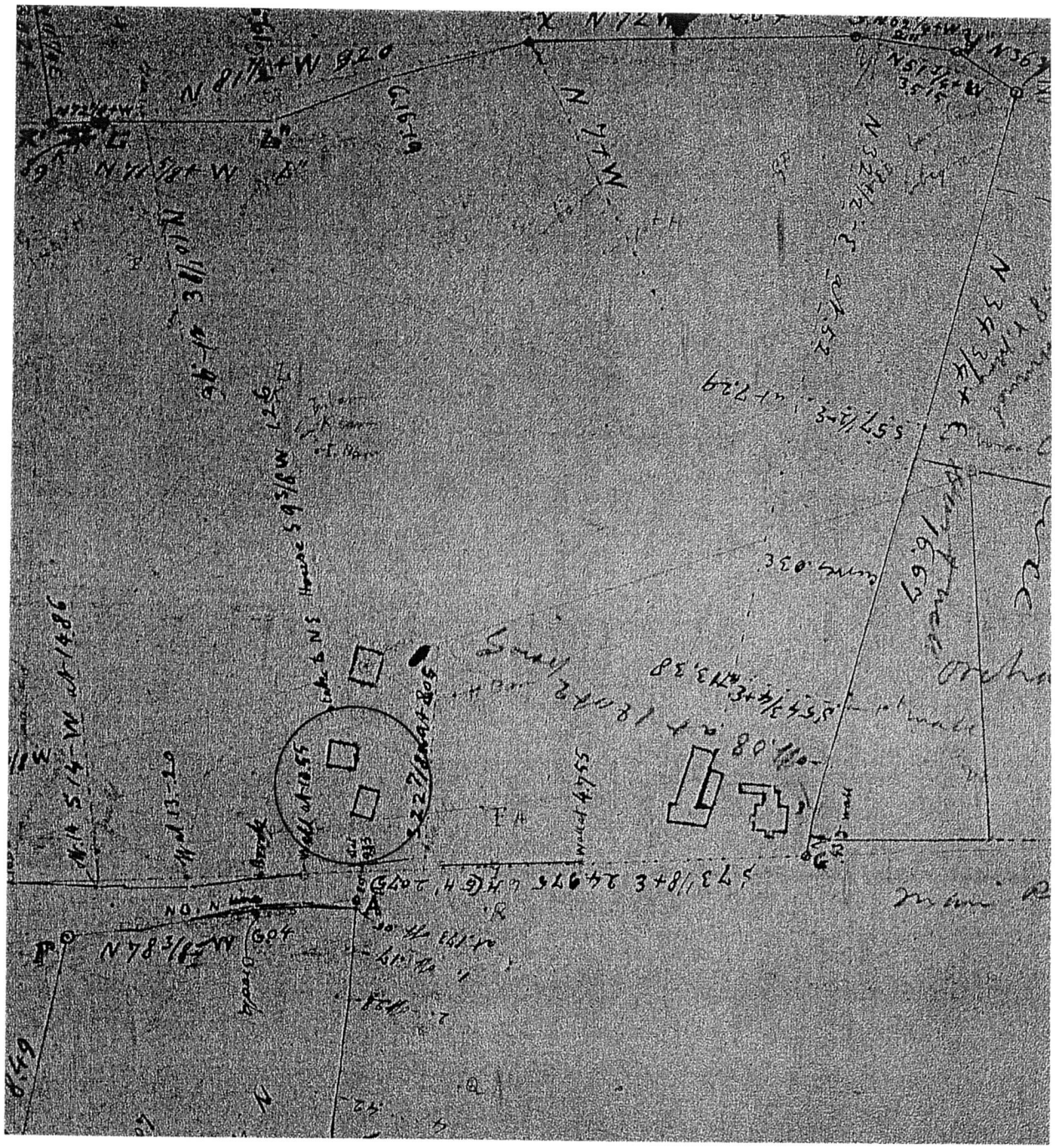


Figure 3. Detail from 1852 Survey by Henry David Thoreau Showing the Deacon Joshua Brooks and Joshua Brooks Jr. Houses (Circled) and Noah Brooks Tavern Complex.



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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[19] *NPS-28, Cultural Resources Management Guideline*, Release No. 5 (Washington, DC: U.S. Dept. of the Interior, NPS History Division, 1997), p. 119.

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

[21] *NPS-28*, Appendix A, p. 178.

> 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.[22]

Determining CDFs for a structure, therefore, is dependent on its judged historical period of significance. The MIMA NHP *General Management Plan*[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 19th 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 19th century feature and is therefore considered to be either a secondary or a non-CDF.

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[22] Kay E. Weeks and Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties, with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (Washington, DC: U.S. Dept. of the Interior/National Park Service, Cultural Resource Stewardship and Partnerships/Historic Preservation Services, 1995), p. 63.

[23] *General Management Plan: Minute Man National Historical Park, Massachusetts* (U.S. Dept. of the Interior/National Park Service, September 1989).

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[24] 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.[25] 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**.[26]

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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[24] See Maureen K. Phillips, "Paint Analysis: Minute Man National Historical Park, Concord, Massachusetts: Joshua Brooks House, Noah Brooks Tavern, Samuel Brooks House, Jacob Whittemore House" (Building Conservation Branch, Northeast Cultural Resources Center/National Park Service, U.S. Dept. of the Interior, 1997), pp.10-13, 21-22.

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

[26] Robert Swilley, "Historic American Buildings Survey Drawings - Joshua Brooks House, Lincoln, Middlesex County, Massachusetts" (1961).

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 freize, 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 10inches 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
  W212 – two circa-1960 8-light casement sashes (**NOT CDF**)
- Surrounds: W114, W115, & W212 – plain-board
  W211 & W303 - plain side surrounds with molded cornice hood

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).

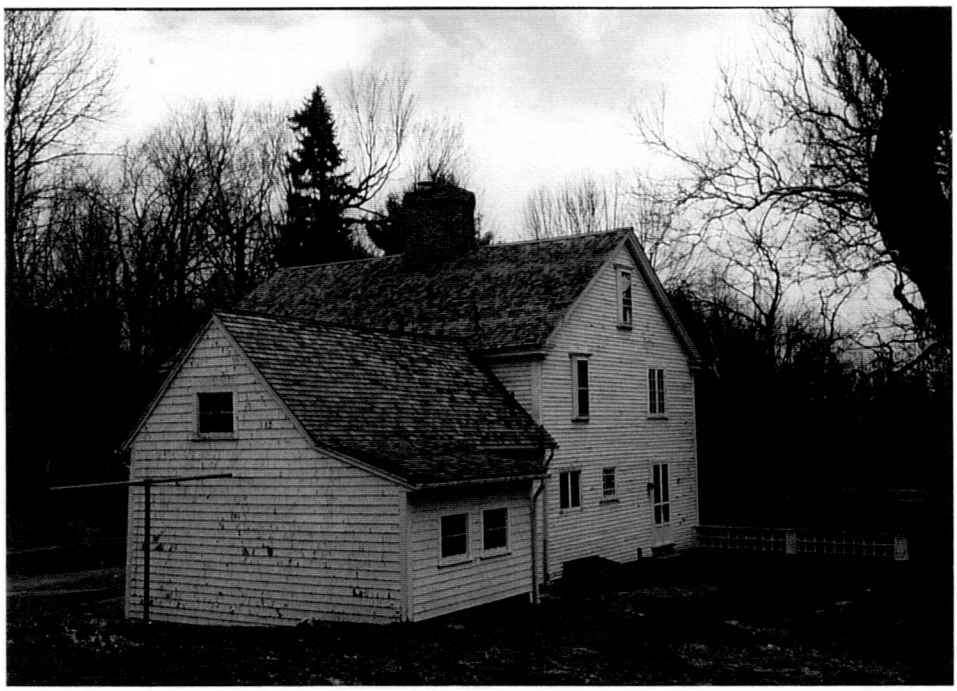


Figure 8. Joshua Brooks Jr. House - View from the Southeast (1997).



Figure 9. Joshua Brooks Jr. House - View from the North/Northeast (1997).

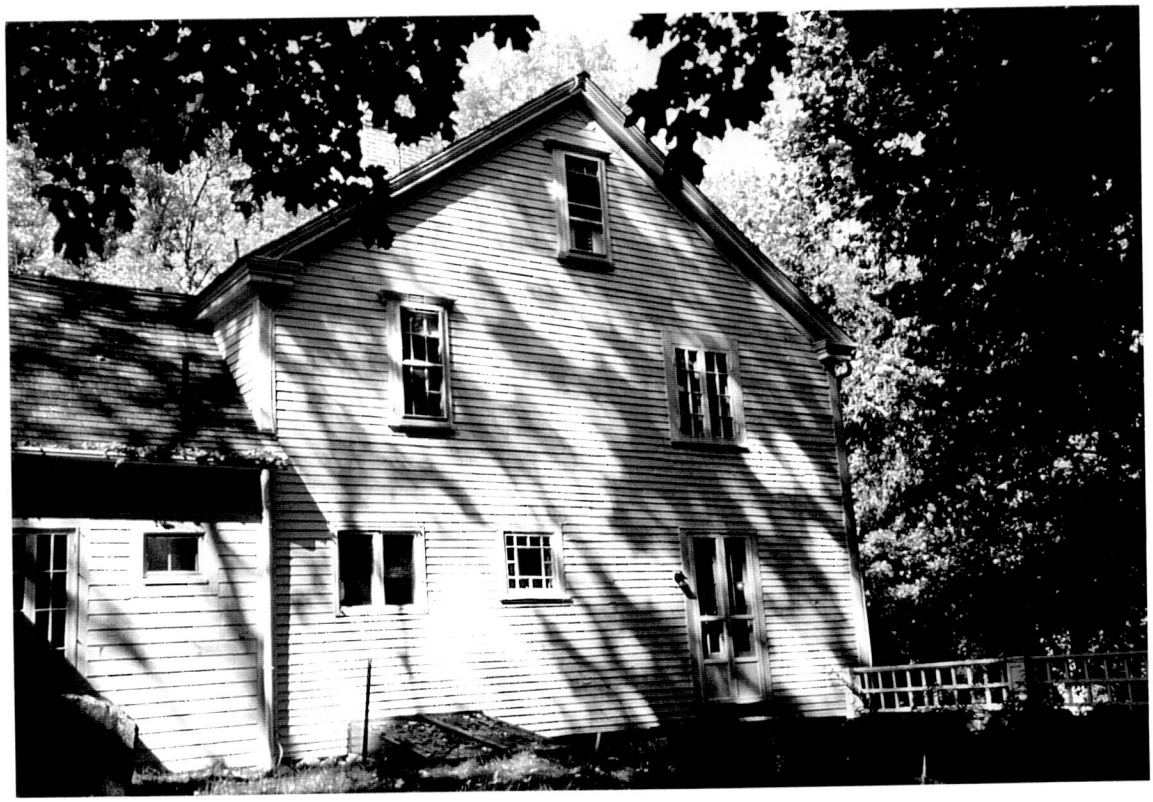


Figure 10. Joshua Brooks Jr. House - Main House, East Elevation (2000).



Figure 11. Joshua Brooks Jr. House - North Façade, Detail of Doorway D101 (1997).



Figure 12. Joshua Brooks Jr. House - North Façade, Detail of Window W103 (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
  post-1940 plain baseboard on west and south stairwalls – **NOT CDF**
  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**
  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 ½ 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 leafs
- 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 (Room104) 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 11inches 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

W201 & W202 - PCDF

- Locations: W201 - north wall, east
  W202 - north wall - west
- 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

W212 - CDF

- Location: east wall
- Opening Size: 3 feet 4 inches wide - circa-1940 opening
- Sash: two circa-1960 8-light casement sashes - **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 11inches 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 1foot 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**
  shoulder post in southwest corner with circa-1780 beaded casing - **PCDF**
  chimney girt post in southeast corners w/ circa-1780 beaded casing - **PCDF**

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**
- Surround: 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**
- Surround: 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 5inches 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).

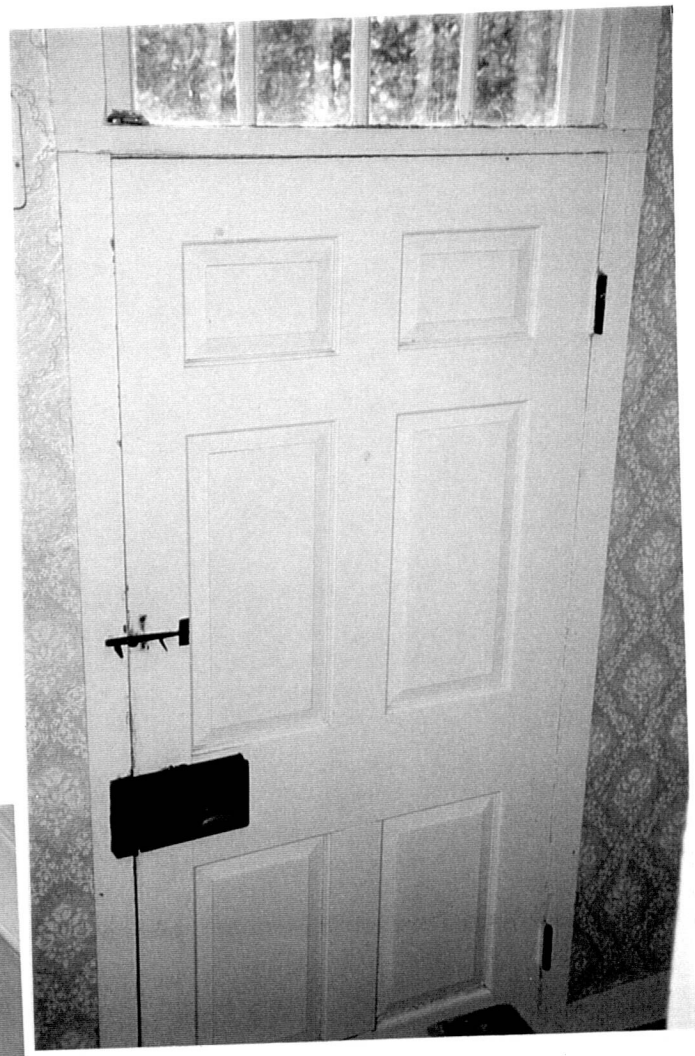


Figure 14. Main Stair Hall [Room 101] - North Wall, Doorway D101 (2000).



Figure 15. Main Stair Hall [Room 101] - East Wall, Doorway D102 (2000).



Figure 16. Living Room [Room 102] - North Wall, Window W101 (2000).

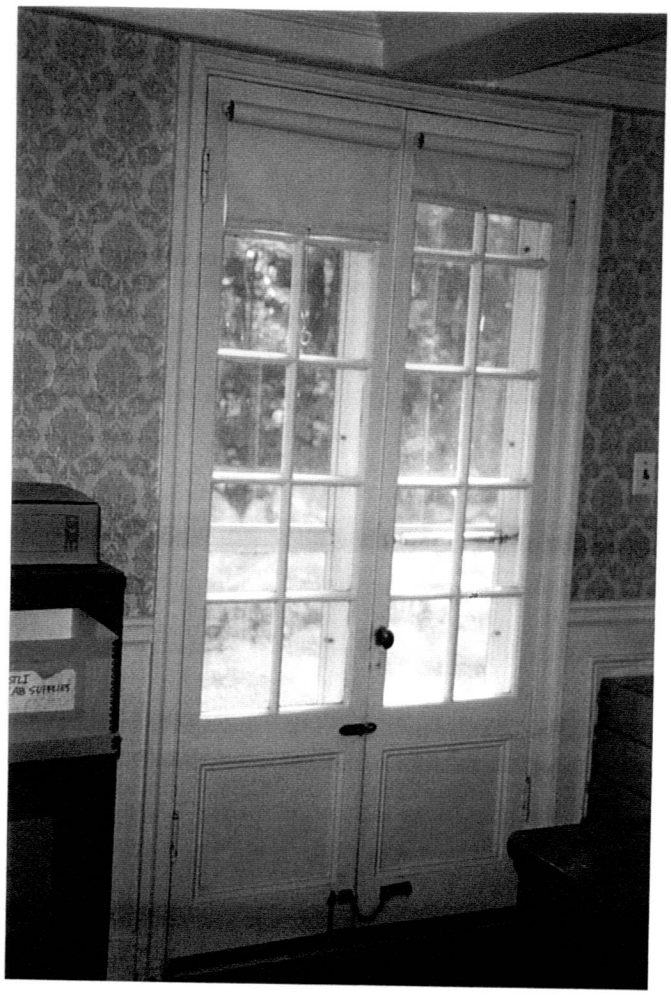


Figure 17. Living Room [Room 102] - East Wall, Doorway D106 (2000).

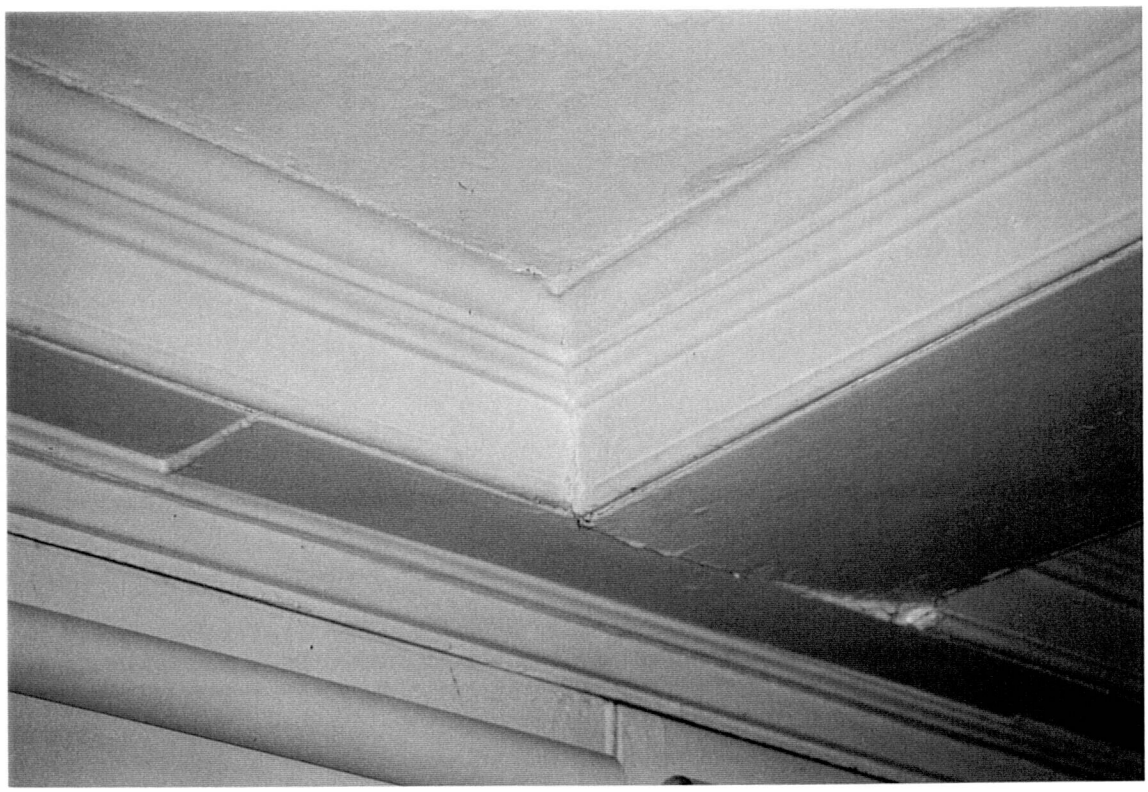


Figure 18. Living Room [Room 102] - East Wall/Ceiling,
Detail of Intersection of Summer Beam and End Girt (2000).

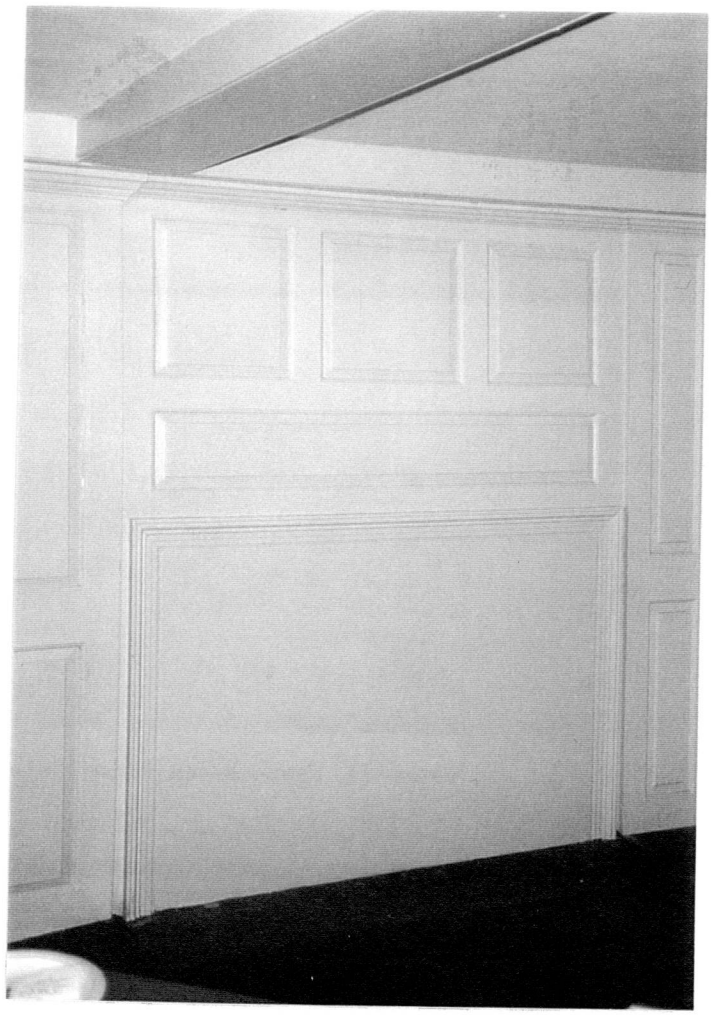


Figure 19. Dining Room [Room 103] - East Wall (2000).

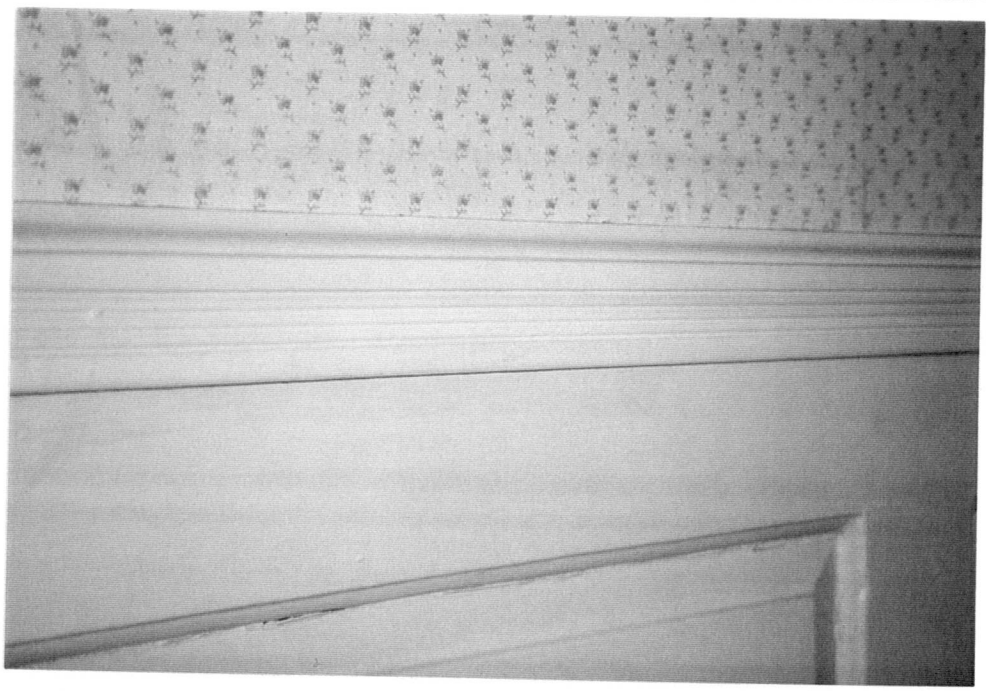


Figure 20. Dining Room [Room 103] - South Wall, Detail of Circa-1900 Chair Rail (2000).



Figure 21. Family Room [Room 104] - Looking West (2000).



Figure 22. Family Room [Room 104] - North Wall (2000).

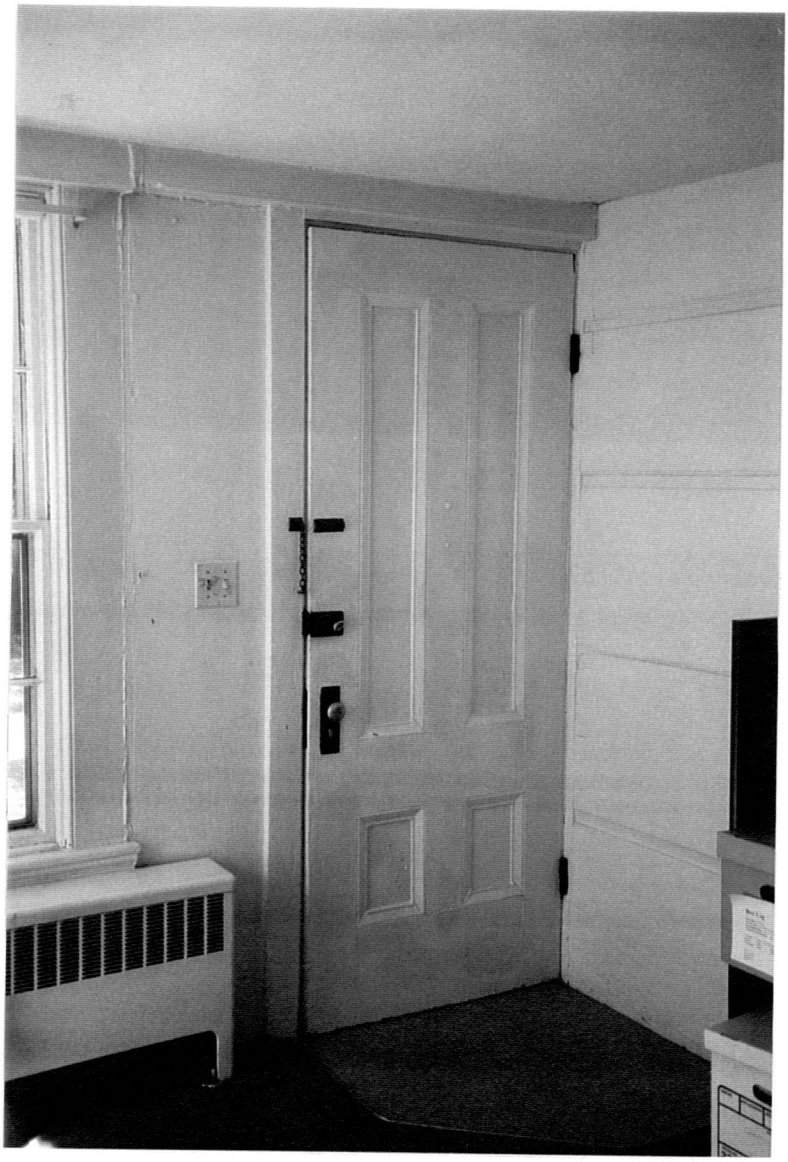


Figure 23. Family Room [Room 104] - West Wall, Doorway D102 (2000).



Figure 24. Kitchen [Room 105] - Looking East (2000).

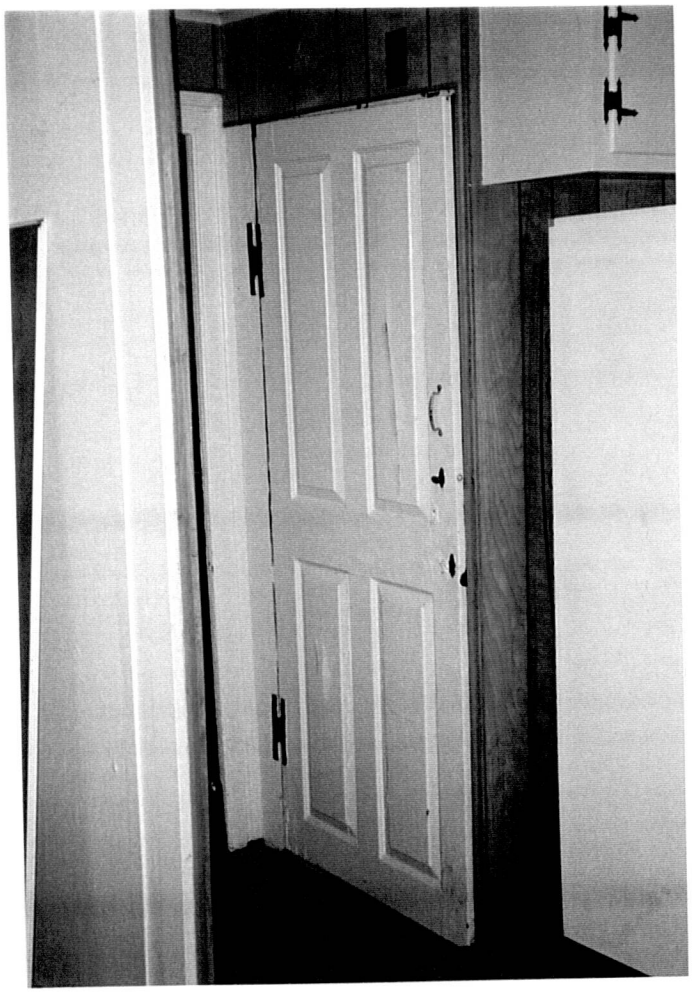


Figure 25. Kitchen [Room 105] - East Wall of Northwest Corner, Doorway D105A (2000).



Figure 26. Second-Floor Main Stair Hall [Room 201] - Looking West (2000).



Figure 27. East Bedroom [Room 202] - West Wall (2000).

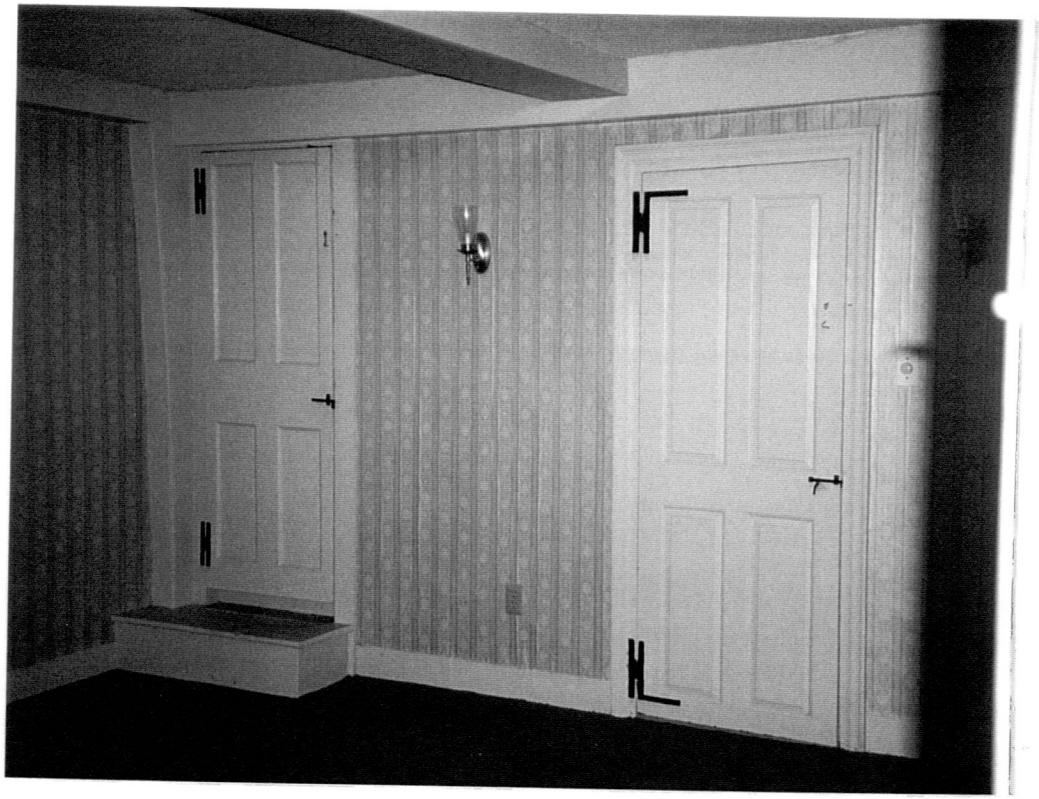


Figure 28. East Bedroom [Room 202] - South Wall (2000).

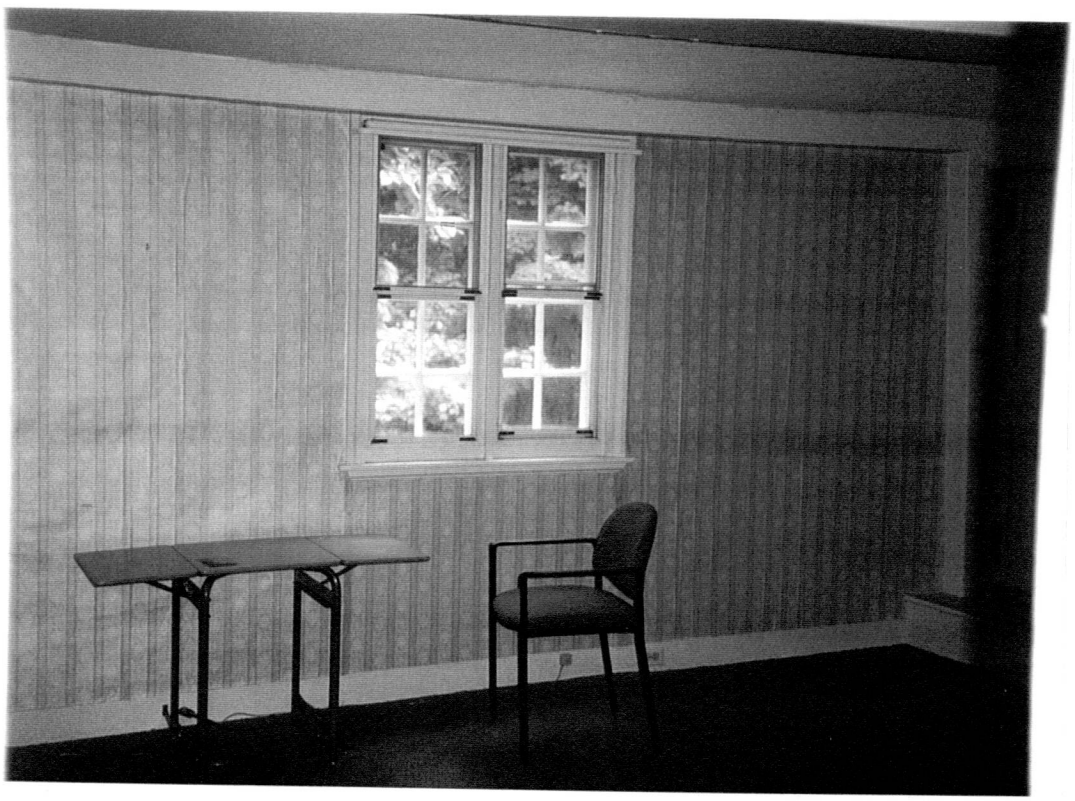


Figure 29. East Bedroom [Room 202] - East Wall (2000).



Figure 30. West Bedroom [Room 203] - Looking Southeast (2000).

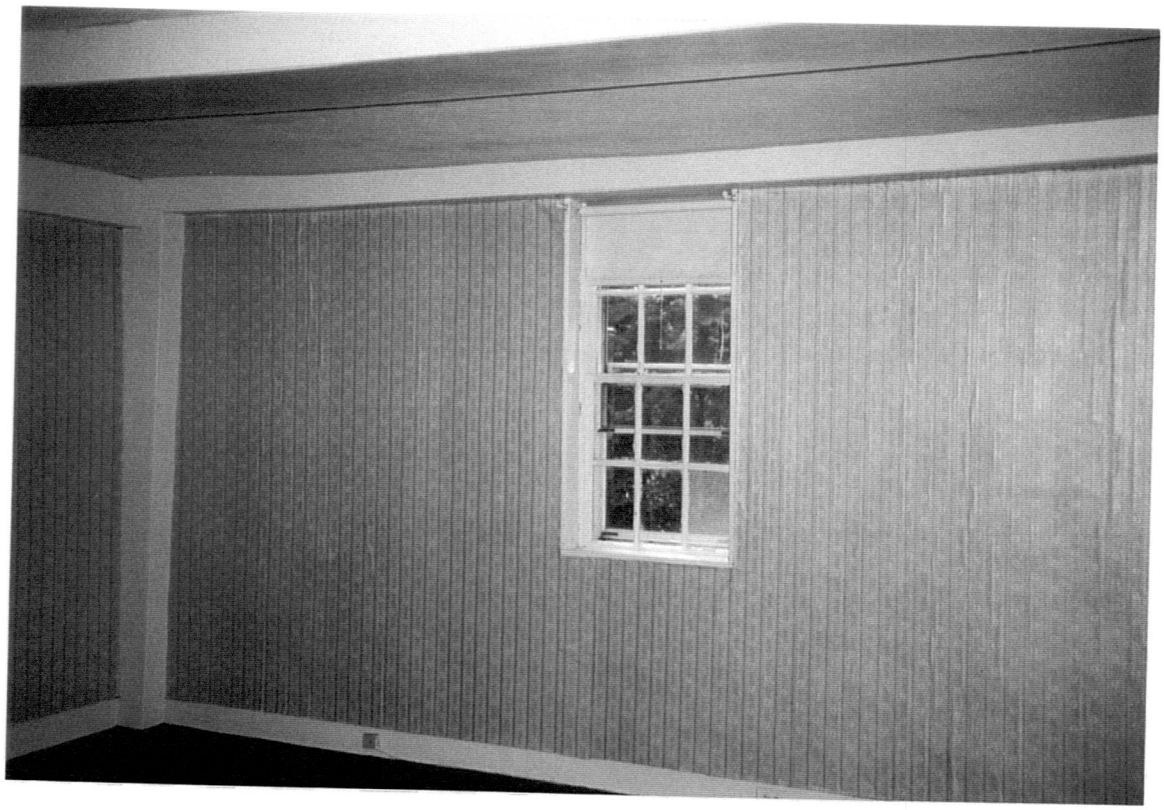


Figure 31. West Bedroom [Room 203] - West Wall (2000)



Figure 32. West Bedroom [Room 203] - Circa-1780 Flooring (2000).

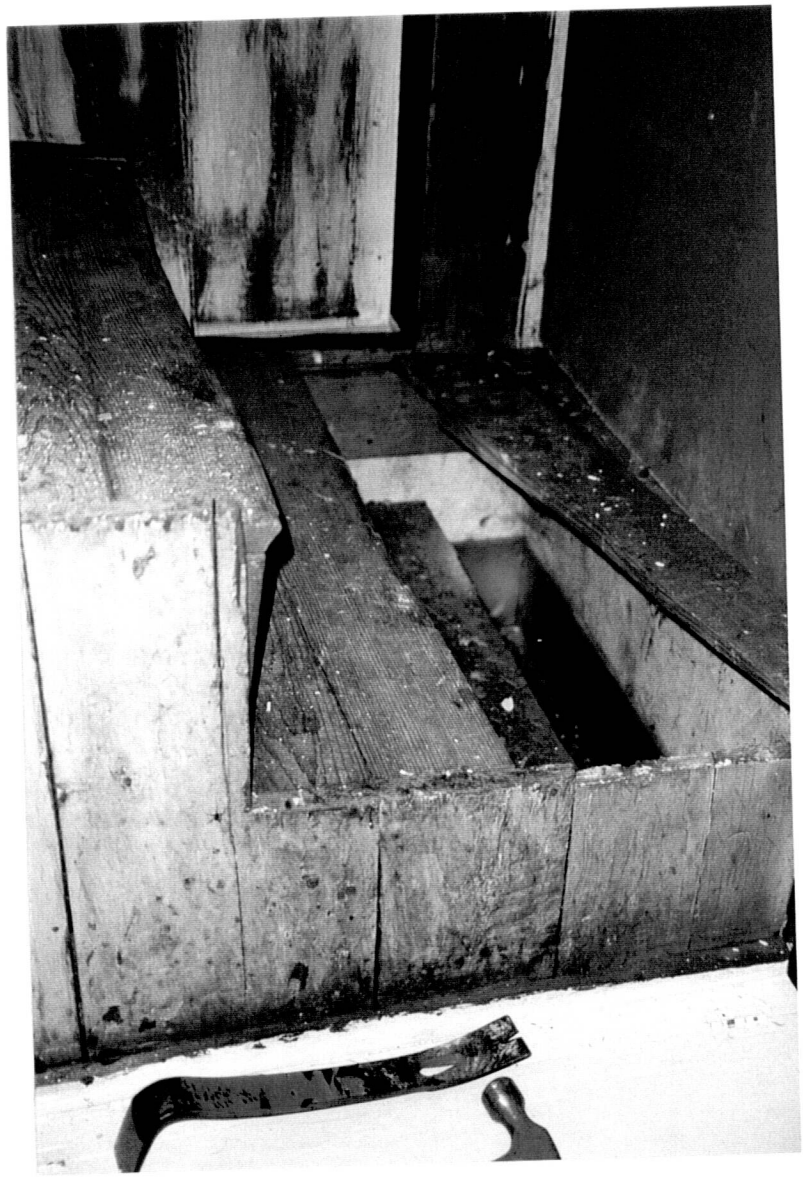


Figure 33. Southeast Bedroom [Room 207] - North Wall/East End, Bottom of Attic Staircase with Landing Removed (2000).

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
(? - 1667) (? - 1664)
(nine children)

Joshua m. Hannah Mason
1653

distributes land to 4 sons

Noah m. **Dorothy Potter** | **Daniel** | Thomas | **Joseph** | **Job** | Hugh
1657-1739 1685 ? | 1663-1733 | 1666-1671 | ?-1759 | 1675-1697 | 1678-1744

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.
1790 - son Joshua Jr. inherits "old (1713) house"

(Minute Man) **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 **Nathan** 1859 sells land and both houses to brother → **Joshua**
1794-? 1785-? 1780-?

1862-1905 - various owners

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

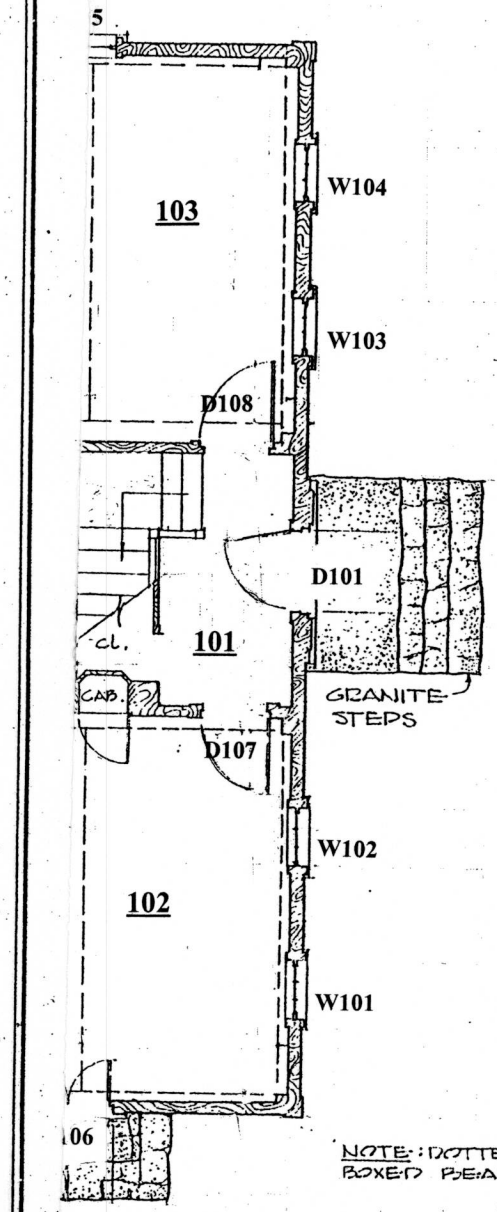
1939-1951 - various owners

Harry & Harriet Strum
1951-1962

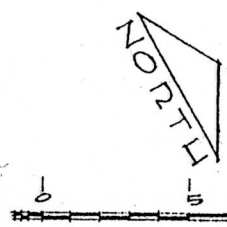
1962 sold to United States of America (National Park Service)

APPENDIX B

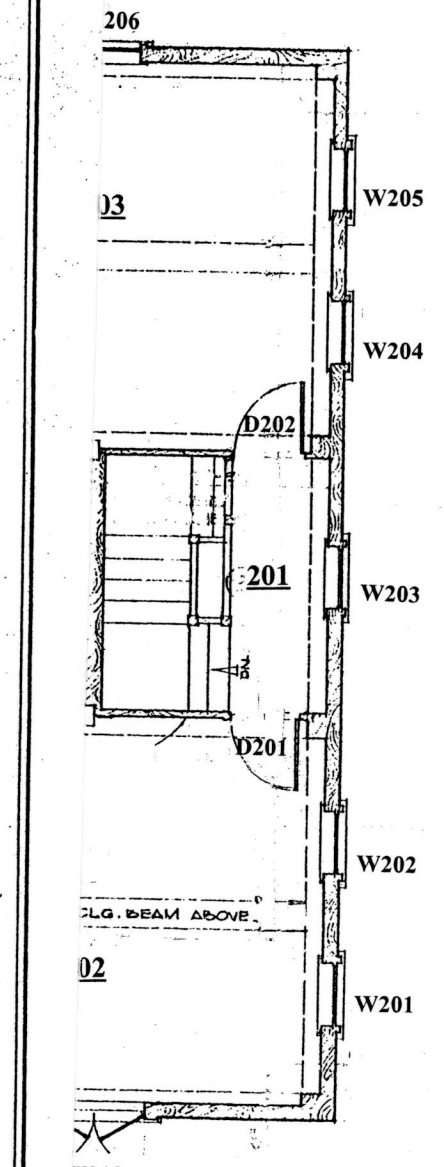
ANNOTATED FIRST and SECOND FLOOR PLANS
JOSHUA BROOKS JR. HOUSE

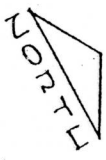


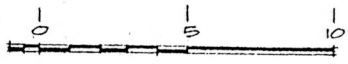
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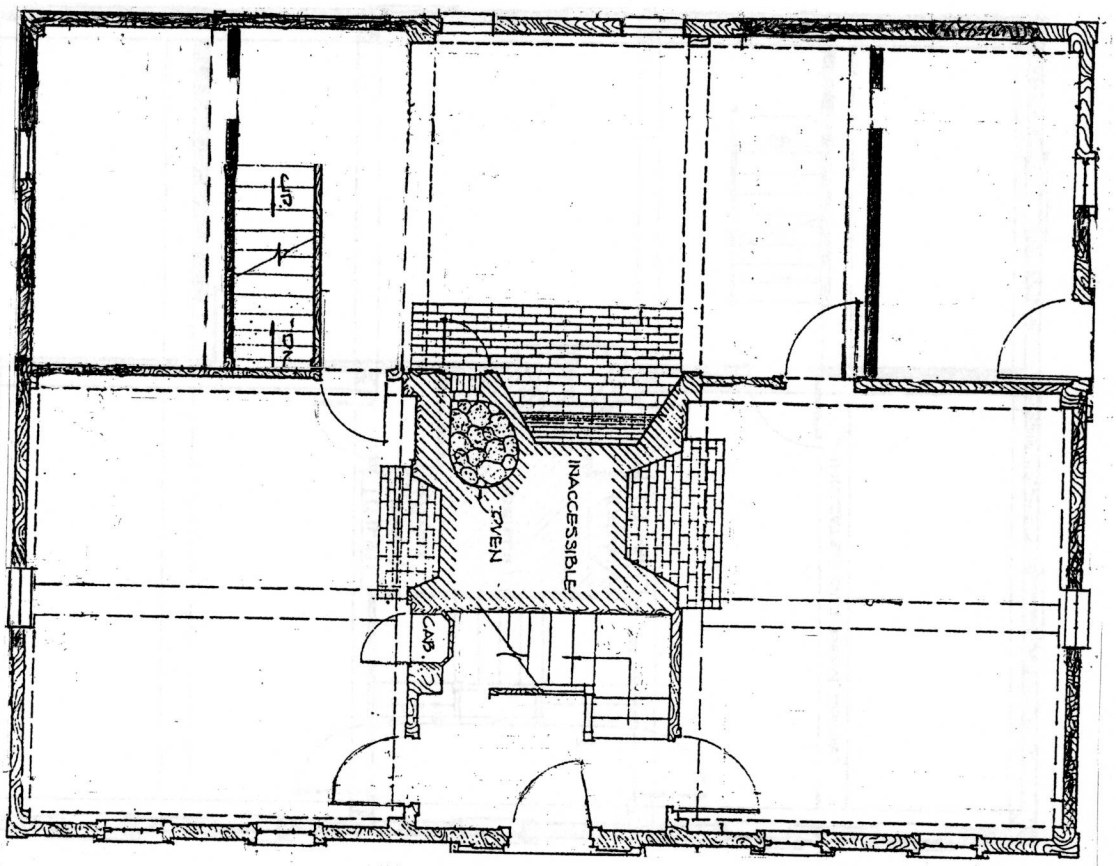




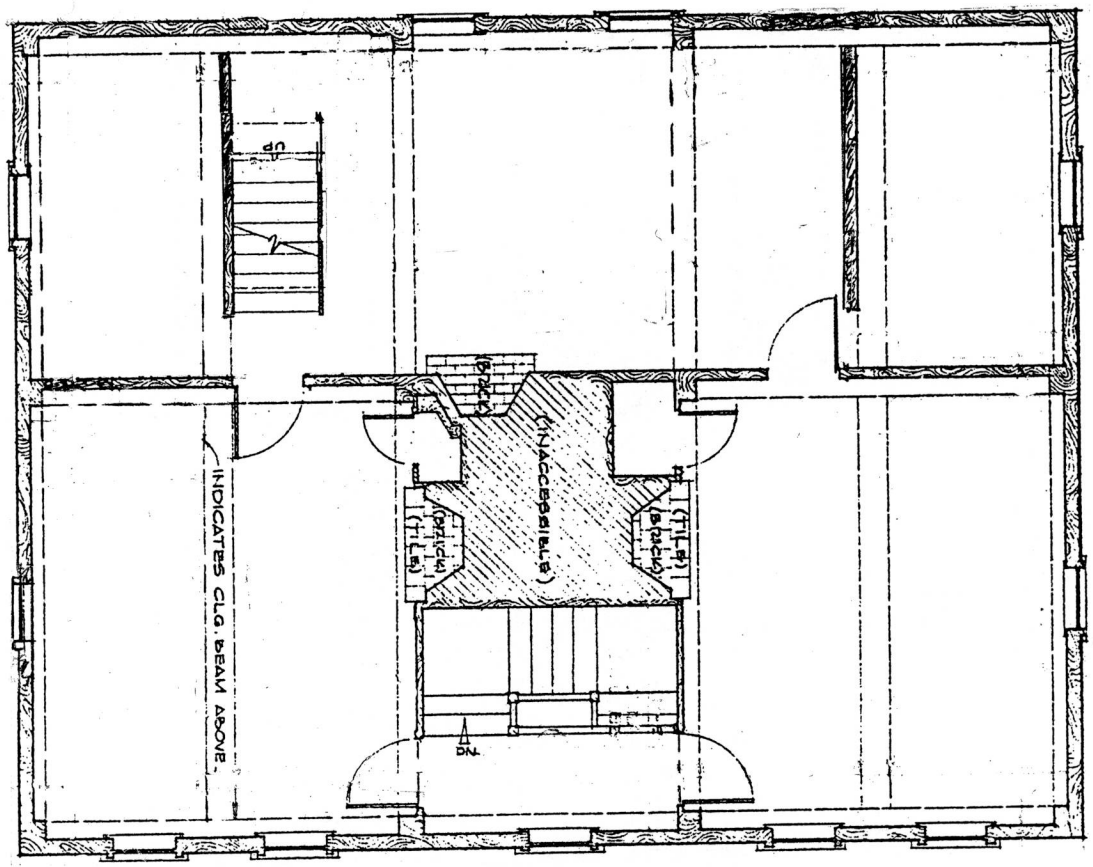
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APPENDIX C

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

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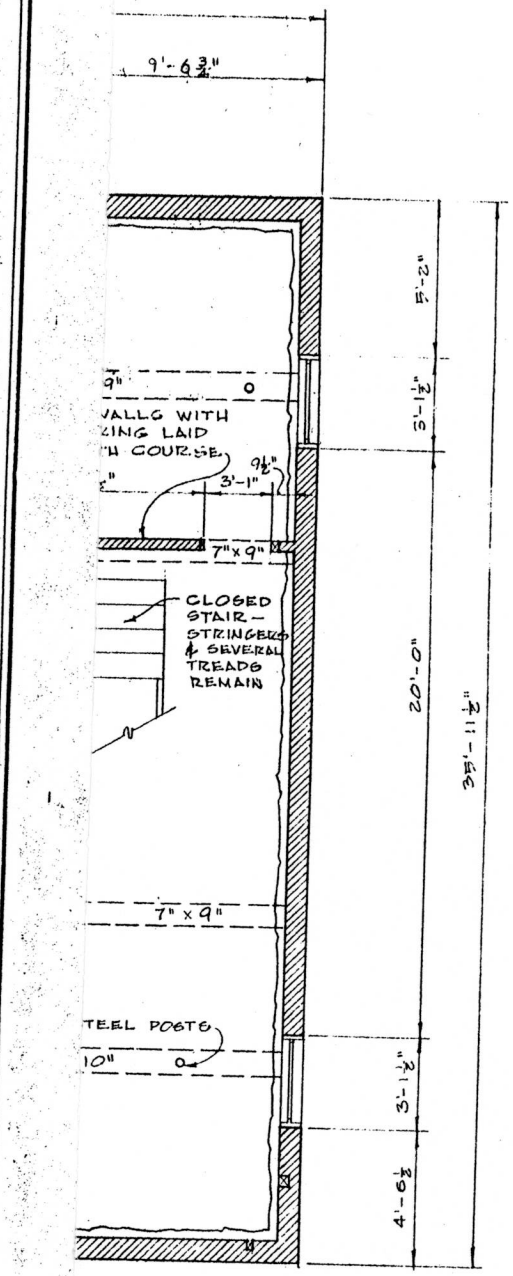
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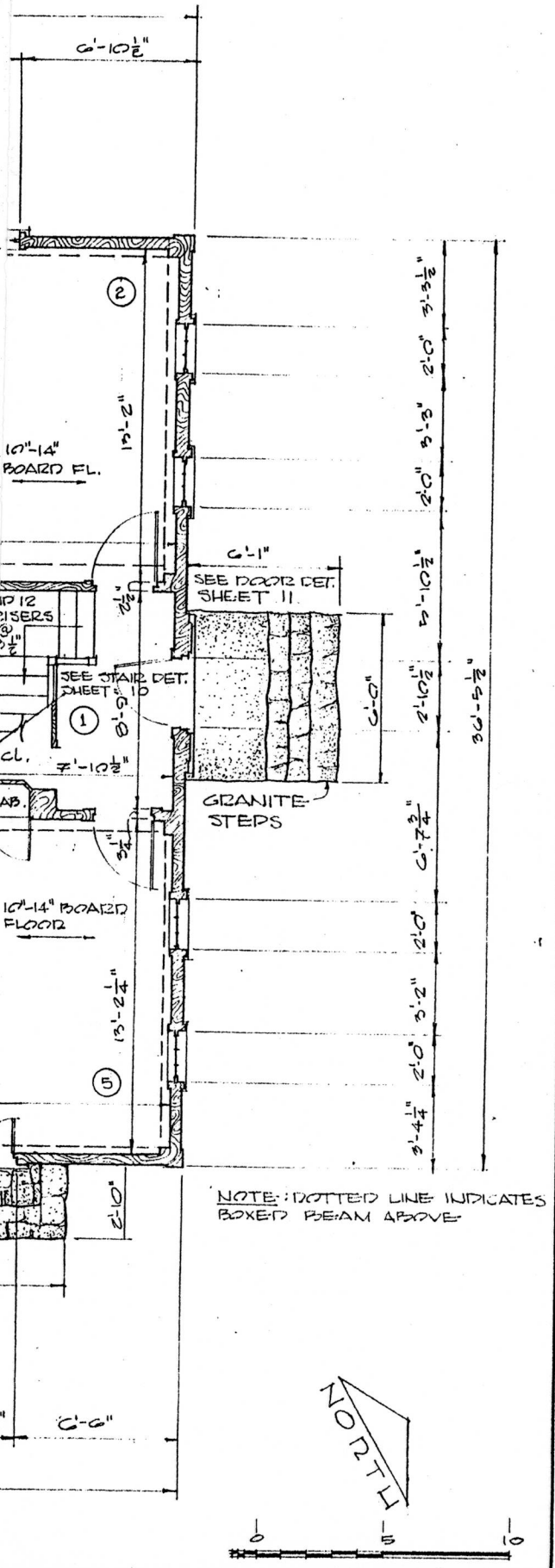


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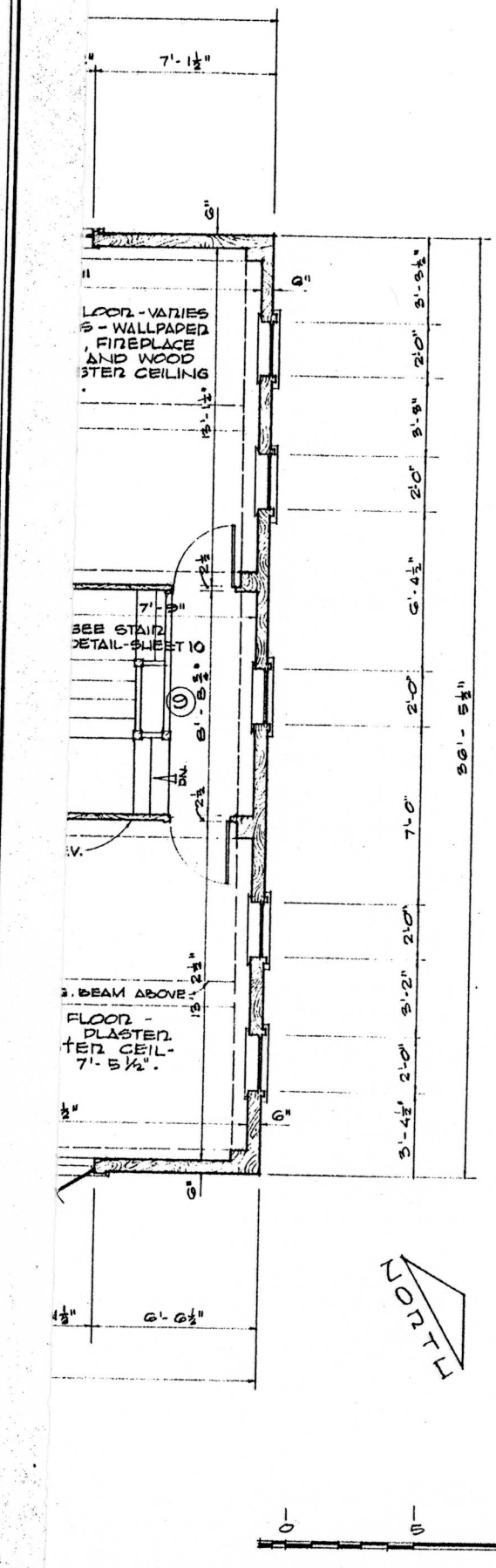
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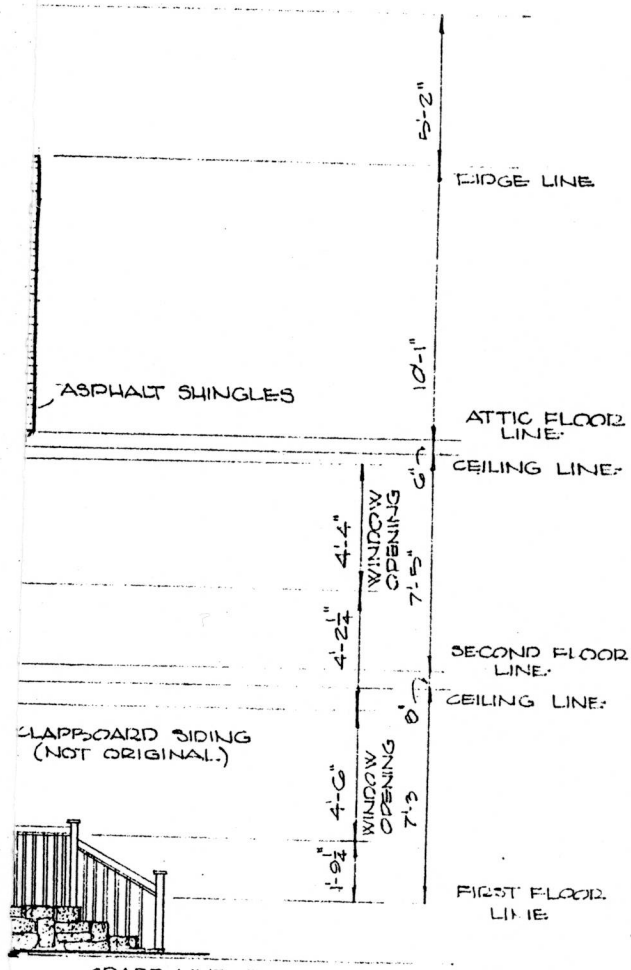


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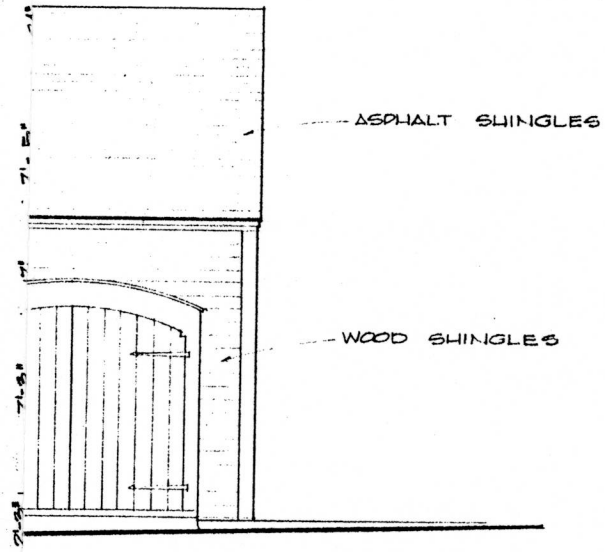
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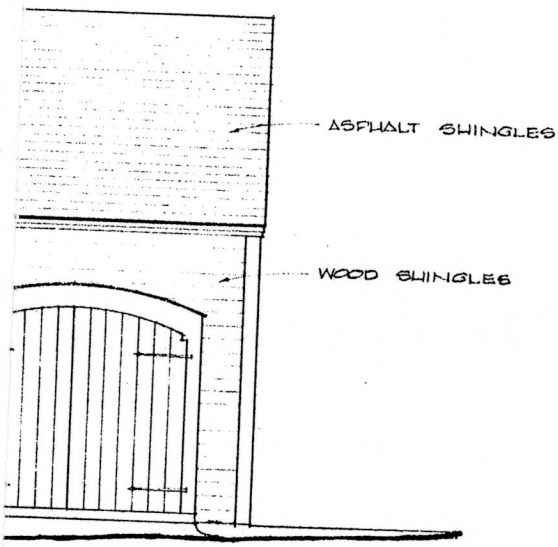


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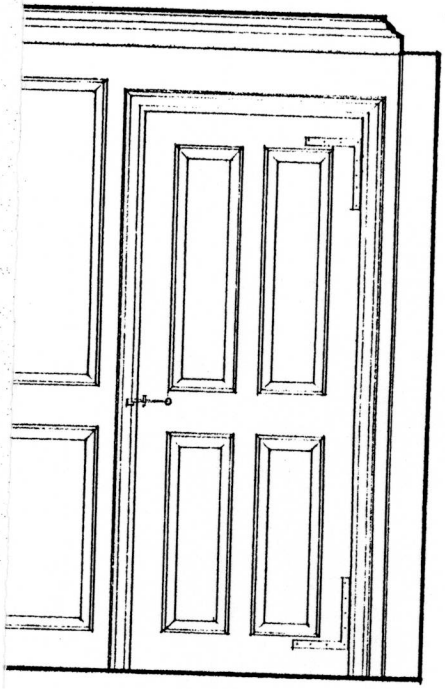
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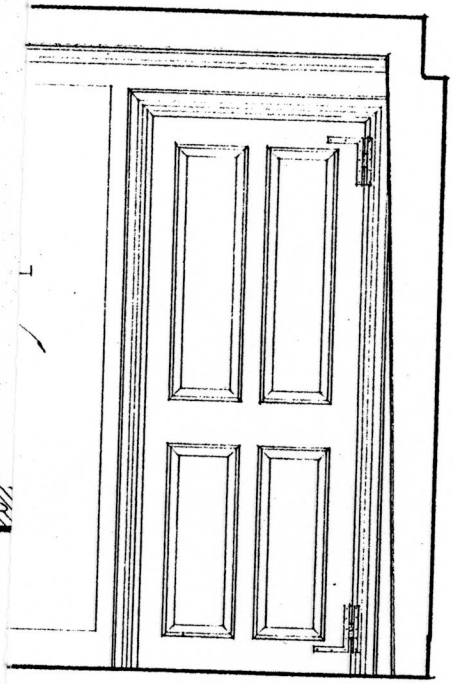
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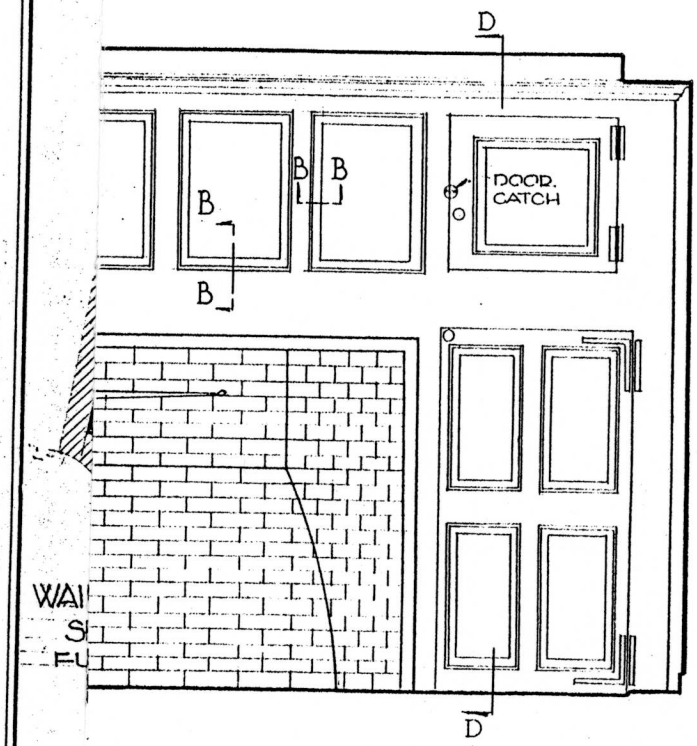
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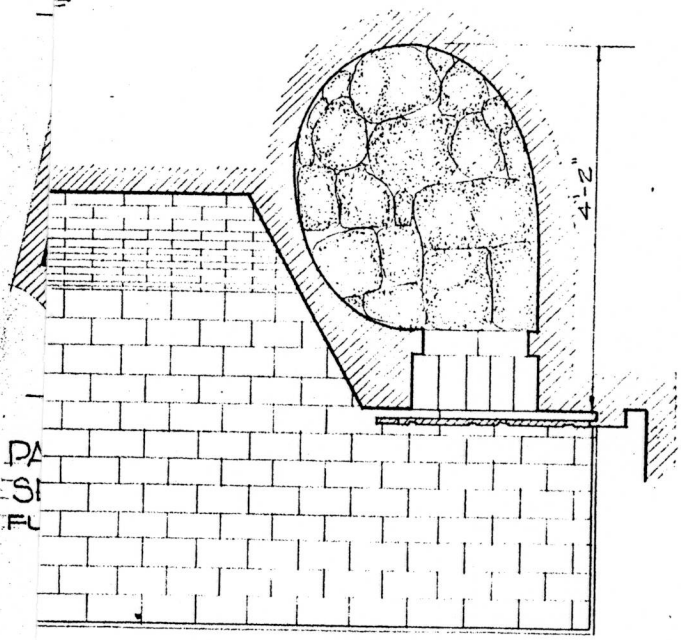
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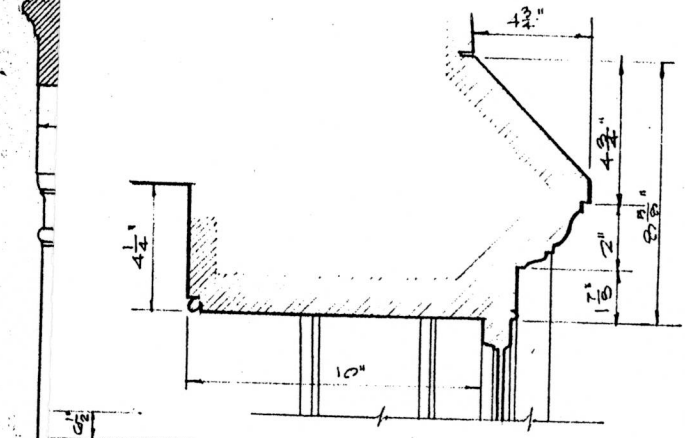
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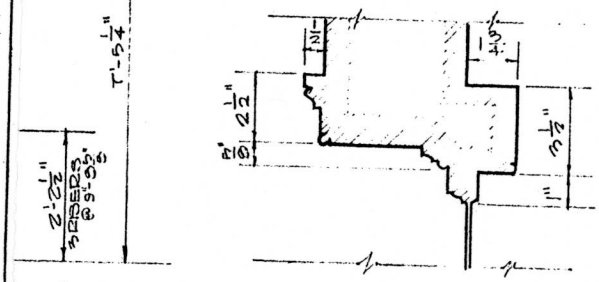
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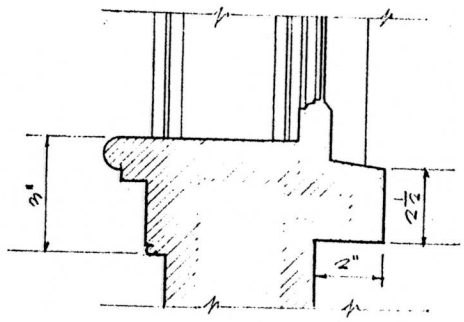
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	MA-825	SHEET 9 OF 11 SHEETS	



HEAD



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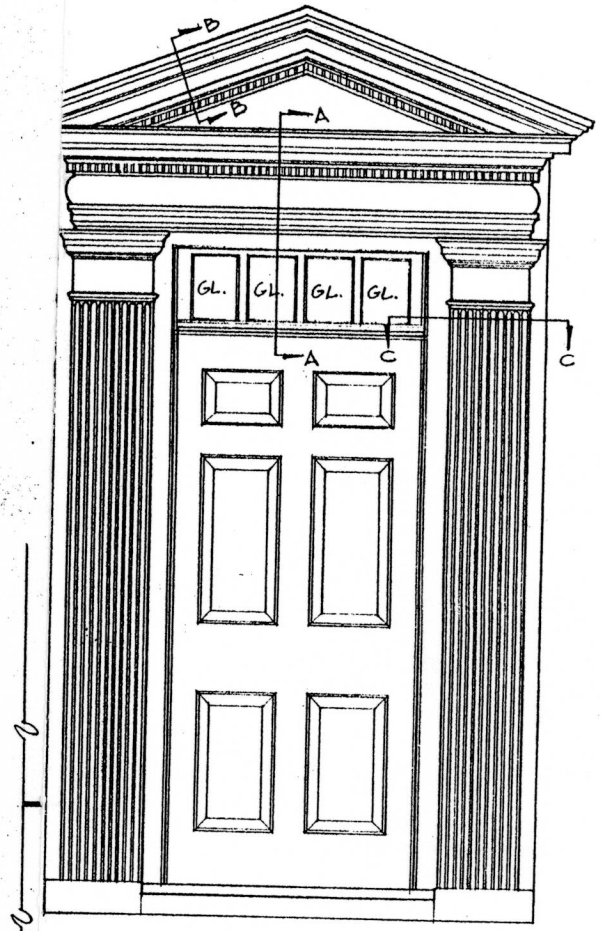
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TYPICAL WINDOW PROFILES - SCALE: 3"=1'-0"

SCALE: 3/4" = 1'-0"

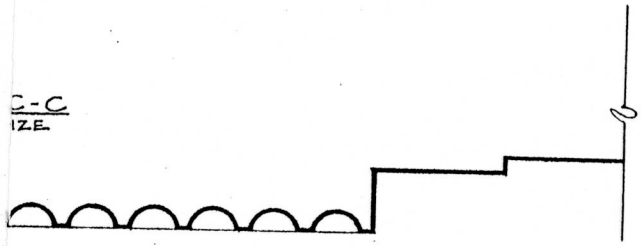
SCALE: 1/2" = 1'-0"

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EXTERIOR ELEVATION
$\frac{3}{4}$" = 1'-0"

C-C
IZE



ILS

$\frac{3}{4}$" = 1'-0"

0 1 2 3

HALF FULL SIZE

0 1 2 3 4 5

MIN LEX UNDE SETTS	SURVEY NO. MA-625	HISTORIC AMERICAN BUILDINGS SURVEY SHEET 11 OF 11 SHEETS	LIBRARY OF CONGRESS INDEX NUMBER

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.[28] 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.[29] 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.

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[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.

[29] Phillips, "Paint Analysis, etc." (1997).

PAINT SAMPLES and LOCATIONS

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

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

P174	East Wall	window W111 – sash

Room 201 – Second-Floor Main Stair Hallway

P175	North Wall	baseboard
P176	East Wall	doorway D201 – door
P177	East Wall	doorway D201 – surround
P178	West Wall	doorway D202 – door
P179	West Wall	doorway D202 – surround
P180	North Wall	window W203 – sash
P181	North Wall	window W203 – reveal
P182	South Wall	staircase – baluster

Room 202 – East Bedroom (East Chamber)

P183	North Wall	baseboard
P184	West Wall	fireplace pilasters
P185	West Wall	fireplace surround
P186	North Wall	east end – corner post, casing
P187	West Wall	north end – doorway D201, door
P188	West Wall	north end – doorway D201, surround
P189	West Wall	south end – doorway D202A, door
P190	South Wall	west end – doorway D203, door
P191	South Wall	west end – doorway D203, surround
P192	South Wall	east end – doorway D204, door
P193	South Wall	east end – steps to doorway D204
P194	North Wall	east end – window W201 – sash
P195	North Wall	east end – window W201 – reveal
P196	East Wall	window W212 – sash
P197	East Wall	window W212 – surround
P198	Ceiling	summer beam – casing
P199	West Wall	cased girt – cornice

Room 203 - West Bedroom (West Chamber)

P200	North Wall	baseboard
P201	North Wall	west end – corner post, casing
P202	East Wall	fireplace pilasters
P203	East Wall	north end – doorway D202, door
P204	East Wall	north end – doorway D202, surround
P205	East Wall	south end – doorway D203A, door
P206	South Wall	doorway D205 – door
P207	South Wall	doorway D205 – surround
P208	North Wall	east end – window W204, sash
P209	North Wall	east end – window W204, reveal
P210	East Wall	fireplace surround

Room 204 – Southwest Bedroom (Southwest Chamber and Center Chamber)

P211	West Wall	baseboard
P212	East Wall	baseboard
P213	East Wall	doorway D204A – door
P214	East Wall	doorway D204A – surround
P215	West Wall	window W207 – sash
P216	West Wall	window W207 – surround
P217	South Wall	window W208 – sash
P218	South Wall	in closet – window W209, reveal

Room 205 – Rear Hallway (Center Chamber)

P219	North Wall	baseboard
P220	South Wall	baseboard
P221	North Wall	west end – doorway D205, door
P222	North Wall	west end – doorway D205, surround
P223	Southwest Corner	doorway D206 (on diagonal wall) – door
P224	South Wall	near east end – doorway D207, door
P225	South Wall	near east end – doorway D207, surround
P226	South Wall	east end – doorway D208, door
P227	South Wall	east end – doorway D208, surround
P228	North Wall	fireplace surround
P229	South Wall	near west end – cabinet door

Room 207 – Southeast Bedroom (Southeast Chamber and Center Chamber)

P230	East Wall	baseboard
P231	West Wall	baseboard
P232	North Wall	baseboard
P233	East Wall	in attic stair hall – girt, casing
P234	South Wall	east end – corner post, casing
P235	North Wall	step to doorway D207A (attic doorway)
P236	North Wall	baseboard inside step to doorway D207A
P237	North Wall	east end – doorway D207A, door
P238	North Wall	east end – doorway D207A, left surround
P239	(no sample)	
P240	North Wall	west end – doorway D208, door
P241	North Wall	west end – doorway D208, surround

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