HISTORIC STRUCTURES REPORT 000408

PART II (Portion) 1B2

ARCHITECTURAL DATA SECTION

ON

ADAMS MANSION

1869 ADDITION

WALTON D. STOWELL

Adams National Historic Site

National Park Service, Eastern Office, Design and Construction, Division of Architecture

Eastern Office, Design and Construction
Philadelphia, Pa. - 19106

E30-H

June 21, 1965

Memorandum

To: Regional Director, Northeast Region

From: Chief Architect, EODC

Subject: Historic Structures Report, Architectural Data Section, Part II (Portion), Adams Mansion, 1869 Addition, Adams

Enclosed for your review and distribution are three copies of the subject report which was recommended for approval by Chief Hall this date. A copy has been retained by this office.

ROBERT E SMITH

Robert E. Smith

Enclosure

cc:
Assistant Director, Design & Construction
Superintendent, Adams
Chief Architect, EODC
Walton Stowell, Historic Structures w/c of report
Historic Structures w/c of report ✓

SREvins:mgt

000408

HISTORIC STRUCTURES REPORT

PART II (PORTION)

~~ADMINISTRATIVE DATA SECTION~~

ON

ADAMS MANSION

1869 Addition

Adams National Historic Site

Prepared by
Wilhelmina S. Harris
Superintendent
July 1965

for

United States Department of the Interior, National Park Service
Eastern Office, Design and Construction
Division of Architecture

HISTORIC STRUCTURES REPORT

PART II (PORTION)

~~ADMINISTRATIVE DATA SECTION~~

ON

Adams Mansion

1869 Addition

Adams National Historic Site

APPROVAL SHEET

RECOMMENDED

(Sgd) WILHELMINA S. HARRIS
Superintendent — Date 7-7-65

Eugene L. DeSilets
Chief, EODC, Acting — Date 7/19/65

Regional Director, Northeast Region — Date

APPROVED

Director — Date

ADMINISTRATIVE DATA

a. The Adams Mansion, also called the Old House, is Structure Number 1 in the Historic Structure Inventory for Adams National Historic Site.

b. The house is to be opened from April to November each year so that the public can see its rooms and their furnishings which record the residence of four generations of the Adams Family and, through them, a part of the history of the United States.

c. The house is to be shown to the public by members of the staff of Adams National Historic Site assisted by seasonal help. It is to be maintained by the maintenance employees and, where necessary, by contract. The funds for this will be taken out of the general allotment to the Adams National Historic Site.

d. It is estimated that the cost of the proposed construction activity for the 1869 Addition will be $9500.

HISTORIC STRUCTURES REPORT

PART II (PORTION)

HISTORICAL DATA SECTION

ON

Adams Mansion

1869 Addition

Adams National Historic Site

Prepared by
Wilhelmina S. Harris
Superintendent
July 1965

for

United States Department of the Interior, National Park Service
Eastern Office, Design and Construction
Division of Architecture

HISTORICAL DATA

No additional historical information other than that already presented in the Part I Report has come to light.

HISTORIC STRUCTURES REPORT

PART II (Portion)

ARCHITECTURAL DATA SECTION

ON

ADAMS MANSION

1869 ADDITION

Adams National Historic Site

Prepared by
Walton D. Stowell
Architect
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HISTORIC STRUCTURES REPORT

PART II (Portion)

ARCHITECTURAL DATA SECTION

ON

ADAMS MANSION

1869 ADDITION

Adams National Historic Site

A P P R O V A L S H E E T

RECOMMENDED

_____ Date_____
Superintendent

Robert G. Hall Date 6-21-65
Chief, EODC

_____ Date_____
Regional Director, Northeast Region

APPROVED

_____ Date_____
Director

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I. FOREWORD

It has been feasible to issue separate reports on different sections of the Adams Mansion because the several additions which were made to the original 1731 house are structurally distinct.

This report covers one portion of the house; that part most north-westerly added by Charles Francis Adams in 1869 and commonly known today as the "Servants' Wing" or the "Laundry Wing" or, together with the kitchen section, as the "Service Wing". These titles have been made up for interpretative purposes and have been used for convenience since the house was opened to the public. Charles Francis Adams referred to this part of the house as "the addition".[1] In the following generation Brooks Adams referred to it as "the ell that his father built."[2] For purposes of this report that part of the Adams

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[1] Letter from CFA to his son Henry, Quincy, June 1, 1869, "...The servants are all removed to the back part, in the new rooms, so that I hope we shall have no complaint for want of space again." CFA Diary, Quincy, June 2, 1869, "...The workmen are still engaged in the work of the addition." Not all of the servants were housed in the new addition as there were not enough rooms. The laundress and the chamber maid had rooms on the third floor of the kitchen section in Brooks Adams' time (and probably in his father's time also).

[2] Recollections of Superintendent Harris. Brooks Adams would refer to "the ell that my father built", and when speaking of the East Wing, "the addition that Abigail had built."

Mansion to be discussed shall be called the "1869 Addition". The date is important so as not to confuse this addition with others made to the 1731 house, the East Wing for example.

The work of structural rehabilitation and the work necessary to preserve and put into good condition the exterior and interior fabric of the house and the utilities will be covered in this report. There will be no major restoration work;to preserve the structure and the fabric from deterioration is the main objective.

Walton D. Stowell
Architect
June 1965

II. A HISTORY AND GENERAL DESCRIPTION OF THE STRUCTURE

Following his father's death in 1848, Charles Francis Adams, rather reluctantly, came from his house on the hill (now 79 President's Lane) in May 1849 to take up residence in the Old House (see Illustration No. 1).[3] He was aware of his responsibility to rejuvenate the Mansion (symbol of the Adamses' illustrious history) and at the same time to make it comfortable for his family. Extensive repairs and improvements were undertaken by Charles Francis Adams before his appointment as ambassador to Great Britain in 1861.[4] Upon their return to the United States in 1868, the Old House appeared inadequate to their needs, and the Adamses began thinking about more changes to be made on the Quincy property. Plans were soon forthcoming for the construction of an addition to house the servants, the construction of a separate library, and the general improvement of the grounds. First mention of changes is found in a letter from

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[3] Charles Francis Adams and Brooks Adams both had houses in Boston. The Adamses usually came to Quincy in late May and stayed until early November (after the voting day).

[4] See A Research Report on the Structural History of the Old House, prepared by Historian Helen L. Nelson (Mrs. Barton Skeen), August 30, 1963. The redecorating of the interior and the rebuilding of the front porch are some of the changes made by CFA which are discussed in this report.

Charles Francis Adams to his son Henry, November 1868, "...Then as the spring opens I have before me the cheering prospect of a more or less extensive reconstruction of this house..." In another letter to Henry, March 1869, he said, "...My immediate business is now to mature the alterations and extensions I contemplate in the old mansion...we shall not get wholly in order during the season, especially if I decide to build my room for the library, which constitutes a feature of the plan. I trust we shall be in other respects much better off than ever before."[5] Charles Francis Adams made little effort to describe the rooms of the addition or their functions despite the fact that such important features as the bathroom and the laundry were involved. Perhaps because of his anxiety over the construction of the library he refrained from recording the details of what he may have considered the more menial aspects of the plan.[6]

By February an architect had been chosen, Mr. Edward C. Cabot of Boston, and the Old House was being measured and studies made in preparation for the alterations in the kitchen section.[7]

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[5]Letters from CFA to his son Henry. Quincy, November 11, 1868; Boston, March 3, 1869.

[6]Mrs. Anna Boyer, Historian of the Site, who is familiar with CFA's writings (especially his Diary), inform this writer that CFA was always frustratingly indefinite whenever referring to alterations or repairs to the house.

[7]CFA Diary, Boston, February 13, 1869, "...Mr. E. C. Cabot called

Unfortunately none of these sketches or drawings have been found. Apparently most, if not all, of the partitions on each of the three floors were removed. The new arrangement of rooms in the kitchen section was dictated by the construction of the new stair hall in the addition, servicing all three floors, and the convenient circulation between this new addition and the more southerly portions of the house.

On April 6, the cellar hole had been dug and the old wash house and its chimney pulled down (see Illustration No. 1). When going over the work with the carpenter,[8] Charles Francis Adams discovered that the architect had made mistakes in the dimensioning of his plans.[9] This incident along with delays in the work and inadequate supervision of the mechanics made him quite skeptical of architects. In the middle of April the stone cellar for the addition was completed and he remarked that he thought that the thickness of

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upon me to show me the dimensions he had taken of the old house, ...having got my ideas said that he would proceed to prepare a plan to submit to me in a few days..."

[8]Probably the Mr. Murphy referred to in this Diary entry. CFA Diary, Boston, March 17, 1870, "...Saw...The carpenter Mr. Murphy and directed him to the completion of the repairs at Qunicy..."

[9]CFA Diary, Boston, April 6, 1869, "...the cellar had been dug and the old washhouse and chimney pulled down, and the internal divisions in the western end of the house all removed...I went over the place with the carpenter, in the course of which we discovered that Mr. Cabot had mistaken his dimensions on his plan quite materially..."

the foundation walls was "absurd".[10] By the end of the month the frame of the addition was in process of erection, the relocated partitions in the kitchen section were being plastered, and the siting of the library in the garden was decided upon.[11]

The end of May found Charles Francis Adams and his daughter, Mary, buying furniture in Boston for the newly finished rooms at Quincy.[12] It seemed that confusion attending the disordered state of the new and altered edifice was considerable when the Adamses came for the summer. This was minimized by shutting off the workmen from the old part of the house. By June 10th the work was almost completed on the addition.[13] When the accounts of the building were received in

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[10]CFA Diary, Boston, April 20, 1869, "...and found the stone cellar drawing to its end. Its massiveness is absurd..."

[11]CFA Diary, Boston, April 26, 1869, "...Mr. Cabot also called to see me, and we talked over changes made necessary by the alterations of the site of the library ...The frame is in process of erection and the plastering of the rooms is proceeding rapidly..."

[12]CFA Diary, Boston, May 22, 1869, "...I went out with Mary to make purchases of furniture for the newly made rooms at Quincy..." Mary was CFA's youngest daughter. She married Dr. Henry Quincy, a cousin, and they lived in Dedham, Massachusetts.

[13]CFA Diary, Quincy, May 27, 1869, "...Of course the confusion attending the disordered state of the new edifice is considerable, but it is not so troublesome as I had feared. The workmen are now shut out from the old part of the house and the only derangement is from the noise..."; Quincy, June 10, 1869, "...The building is now almost finished..."

July, they were twice the amount that had been anticipated.[14] Building projects were then laid aside until the first of October when the old farm house (an outbuilding utilized as office, library, and housing annex) was levelled to the ground and the foundations of the new stone library built.[15]

It is fortunate that those concerned with the design of the 1869 addition chose to continue the eighteenth century gambrel roof form, thereby giving the completed house a visual unity (see Illustration

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[14] CFA Diary, Quincy, July 11, 1869, "...I have also today received the accounts for the building...They are much heavier than I expected, indeed they are double the estimate. So it is fortunate that I have not gone on with the library..." Although CFA didn't like the post-war building costs, he was probably relatively well off financially because he had married Abigail Brooks, the daughter of a Massachusetts millionaire.

[15] CFA Diary, Quincy, October 1, 1869, "...The old farm house was at last levelled with the ground..."; Quincy, October 13, 1869, "...To-morrow is fixed for the commencement of the foundation wall of the library..." The Library was completed in September, 1870. It is interesting to note the departure from the "Colonial" style of the Old House to the "Mediaeval" in the architecture of the Library. The following is in reference to the design of the Adams Academy, Quincy, which was one of CFA's projects, contemporary with, and in the same style as his Library. CFA Diary, Boston, May 21, 1869, "...Architects Ware and Van Brunt...The edifice itself is little to my taste. There is a fashion in architecture now for the Mediaevial which appears to me an anachronism. This new country demends lightness and elegance of form, not ponderous dark and gloomy angularization. But it is useless to struggle with fashion..."

No. 2).[16] The new addition is almost square in plan and consists of three stories and a basement. It is approximately 24 feet wide and extends 23 feet north of the kitchen section, but is separately framed from it. (See drawings, Illustration Nos. 25, 26, 27 and 28). A chimney, which incorporates a fireplace in the laundry on the first floor and one in each of the two rooms on the second floor, protrudes at the north end of the roof. What appears to be a brick firewall visually separates the 1869 addition from the kitchen section. The wall extends above the roof line and is capped with slabs of granite which are laid parallel with the slopes of the gambrel roof. This wall is brick only above the third floor level and is actually the north wall of the kitchen section. The rest of the wall down to the foundations is of stone. The stone wall is of early date but the brick wall was apparently constructed in 1869 and probably replaced a stud wall. None of the wood structure frames into this masonry and the only apparent tie to the kitchen section is the exterior wall sheathing. All of the south walls

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[16] The Adams Mansion, A Reconnaissance Report, by Architectural Historian Charles E. Peterson, July, 1963. Abigail Adams was concerned with architectural details when she had the East Wing built in 1800. Several decisions were made in favor of conforming to the style of the 1731 house. See also Historic Structures Report, Part II (Portion), Architectural Data Section, Adams Mansion East Wing, by Architect George L. Wrenn. Reference is made to the dormers on the East Wing which were made to match those found on the 1731 house. The center dormer of the 1731 house had a rounded pediment and was changed to match the others on the south side of the house.

of the addition are plastered on the wood frame except the third floor which is plastered (with sawn lath and 1" furring strips) against the brick. The north masonry wall of the kitchen section was probably originally furred out and clapboarded (as are the northern half of the east and west walls of the kitchen section), this construction being striped to make way for the abutting structure of 1869. The stonework and the addition's frame can be seen on inspection behind the paneling in the second floor bathroom closet (niche).

After Charles Francis Adams died in 1886, his wife continued to spend her summers in Quincy until her death in 1889.[17] Henry Adams took charge of the Old House during most of the time between 1886 and 1891.

Brooks Adams was married in 1889 and took an extended honeymoon to the Far East. He returned to the Mansion in the spring of 1891 and took over the management of the property at that time.[18] He dedicated much of his life to preserving the house, with the idea of making it a museum, and began organizing the house and furnishings for this purpose about 1906.[19] Through his efforts the Mansion was

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[17] The Adams Mansion, A Reconnaissance Report, by Architectural Historian Charles E. Peterson, July, 1963. After CFA's death the heirs conveyed their inheritance to the "Adams Real Estate Trust" which continued until the formation of the Adams Memorial Society in 1927.

[18] Recollections of Superintendent Harris.

[19] See A Research Report on the Structural History of the Old House, prepared by Historian Helen L. Nelson (Mrs. Barton Skeen) August 30, 1963.

put in very good order before he died in 1927.

When the Adams Memorial Society took over the house in 1927 and opened it to the public, they installed a caretaker and his family who lived in the 1869 Addition and used the kitchen.[20] This family may also have used other rooms in the kitchen section. Little money was spent on maintaining the house from 1927 to 1946 when the Adams Memorial Society gave the Mansion to the Federal Government.[21]

Under the terms of the gift,[22] the historic period covers those years that the Adams family lived in the Old House (1788-1927). Due to this provision, the work to be done on the house consists primarily of reconditioning rather than restoration. Only those changes inadvertently made since 1927 will be revised in the name of restoration. These changes and an account of the preservation activities of the present administrator, the National Park Service, will be discussed in the following sections of this report.

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[20]The caretakers for the Adams Memorial Society were Mr. and Mrs. Francis McCormick and their two grown children. After her husband died, Mrs. McCormick, with the help of her two children, conducted tours and took care of the house. They used the Old House kitchen in the winter but the laundry room was their kitchen in the summer.

[21]See The Adams Mansion, A Reconnaissance Report, by Architectural Historian Charles E. Peterson, July, 1963. The first resident official of the Park Service was Raymond H. Corey, under the title of Custodian. He arrived in the spring of 1947 and was succeeded in May, 1948, by Mrs. Wilhemina Sellers Harris (the present Superintendent) under the title of Historical Aide. The site was under the general coordination of Superintendent Ronalds of Morristown, N. J. and Superintendent Small of Salem, Mass. at this time.

[22]Ibid. Part VII Appendices, Section G. Some Government Documents, 1945-46.

III. THE STRUCTURAL FRAMEWORK, ITS CONDITION AND REHABILITATION

Most of the Old House is of post and beam construction framed in a manner common to eighteenth century practice. The 1869 structure is similar in nature but more related to modern, lighter, braced frame construction. However, the main members are still essentially of one piece and not built up of several pieces as in today's practice. Due to the use of deeper joists, the diagonal bracing, and the built-up corner posts, the heavy summer beams and square corner posts that intruded on the eighteenth century interior have been eliminated. The vertical framing is made up of members containing a 4" dimension, the controlling depth between interior lath and exterior sheathing. These members are studs (2" x 4"), braces (3-1/2" x 4"), corner posts (4" x 6") plus (2" x 4"), and girts (4" x 7-1/2") and (4" x 9-5/8") (see Illustration No. 3). The horizontal framing members are of different dimensions, for example, the sills (5-1/2" x 6"), and the joists and trimmers (2" or 4" x 9-5/8") (see Illustrations Nos. 4, 5, 6 and 7). The above dimensions are the same for all three floors. Knee braces are resorted to because the window openings are too close to the corner posts to permit one-piece diagonal bracing from girt to sill. Exterior studs extend only between floors and are topped by girts that form a sill for the joists and the studs of the

succeeding floor. The girts on the north and south walls are lower than those on the east and west by the full depth of the joists. The girts at the second and third floor level that receive the joists are 4" x 7-1/2". The girts on the east and west walls are the same depth as the joists and are at the same level. The girts are tenoned into the 4" x 6" corner post members and pegged. The sills are 5-1/2" x 6" and lapped at the corners, half of the north and south sill passing under half of the east and west sill. Only the first floor joists are notched, as are the sills that receive them. The corner posts is composed of one 4" x 6" with one 2" x 4" nailed to its 6" face (north-south axis). These 2" x 4" post members are really a part of the north and south wall stud system. The built-up post looks like a 6" x 6" post with a 2" square channel in place of the inside corner. Unlike the studs, the corner posts (4" x 6" section only) extend from the sill to the plate. The north wall has a 4" x 7-1/2" post, located midway between the corner posts, which extends from the sill to the third floor level and, upon further investigation, may be found to extend to the gambrel ridge (see Illustration No. 3). The knee braces are 3-1/2" x 4" and are placed diagonally against each side of the corner posts, north wall middle post, and the posts (4" x 6") that terminate the interior stud (2" x 4") partitions in the east and west walls. The latter

posts are found a few inches to the north of the exterior doors. Four knee braces frame into each of these members near their mid-point (between floors) from either a sill, a girt, or a plate. The braces are tenoned and pegged. The 2" x 4" studs are spaced approximately 16" center on center as are the joists, on each floor. The studs are sheathed horizontally on the exterior beneath the clapboarding.

In the course of exploratory work, the structural framework of the 1869 addition was found to contain few trouble spots and to be in generally good condition (see Illustrations Nos. 4, 5, 6 and 7). The framework appears strong, with apparently no serious built-in weaknesses. At first glance the floor joists look deeper than need be, however, they span the full north-south distance of 22 feet except where interrupted by the stairs. The joists running nearest (or quite near, as on the third floor) the stair opening is increased in width to 4" and the stair and fireplace trimmers are tenoned into them and pegged through that part of the tenon that protrudes on the opposite side. Only the first floor appears to have both stair trimmers framing into the wide joist. On the second and third floors the south trimmer only frames into these joists. The interior stud (2" x 4") partitions are no doubt doing work to support some of the floor construction. Originally the basement may have been planned as an open space without partitions, since there are two trimmers. The interior partitions are built on the sub-flooring and the studs (floor to ceiling) are not nailed to the side of the

joists as on the exterior walls (north and south). The inaccessible gambrel roof construction is probably of 2" rafters rather than the truss and purlin system found in the 1731 house.

As mentioned above, there are few structural trouble spots in the 1869 addition. Those that exist are to be found in or near the sills (see Illustrations Nos. 8, 9 and 10). On the east wall, sections of the sill will have to be replaced. The worst conditions are north of the entry porch and at the northeast corner. On the north wall, both corner posts need attention. At the northeast corner both the 4" x 6" and the 2" x 4" member has rotted at the bottom and will have to be replaced (see Illustration No. 11). Only a portion of the 2" x 4" member at the northwest corner (bottom) will need to be replaced (see Illustration No. 12). New members should join or abut the original framework in such a manner as to divert moisture from the joint. When replacing sections of the structure the new members, as well as the adjoining and abutting original members, should be treated with pentachlorophenol.

The stone foundation walls are in good condition. There is no problem of moisture seepage in the basement of the 1869 addition.

IV. THE NON-STRUCTURAL ELEMENTS, THEIR CONDITION AND REHABILITATION

After rehabilitation of the basic structural framework has been completed, it will be necessary to preserve and put in reasonably good condition the non-structural elements on the exterior and the interior. Some of the surface fabric elements are plaster, floor boards, brick hearths, wood trim, clapboards, window sash, and roof slates. The present condition of the surface fabric is fairly good. This was the last part of the house to be built and has been in existance for only 96 years compared with 234 years for the earliest portion, the Vassall house of 1731.

A. Exterior

Most of the original exterior surface fabric is still in place on the 1869 addition (see Illustrations Nos. 13, 14 and 15). Some of the clapboards have bowed away from the wall and will have to be replaced. Some of those directly above the water table, as well as the wood water table itself, should be replaced. Those clapboards which must be removed for structural work will be taken off with great care so that as many as possible can be reused. When reuse is impossible, the replacement should match the one taken off.

Other exterior elements of the addition also need attention. When the shutters were replaced throughout the house in 1952, there

was a wide discrepancy in the number of louvers per shutter between the old ones that were replaced and the new ones that are on the house today. The old shutters, which were in poor, but reparable condition, have been stored in the Carriage House. These should be repaired and rehung as they are of the historic period. Special attention should be given those shutters which are hung on the basement windows. They are probably original and should be repaired as necessary. What appear to be original iron hooks are still on these shutters and new eyes should be fastened to the wooden water table so that the shutters may be secured in an open position whenever it is desirable to do so (see Illustrations Nos. 8 and 12).

The storm windows which do not coincide with the permanent sash will be replaced with ones that do (see Illustration No. 15).

The east and west snub-nosed roofed entry porches with their wood floors and open riser stairs are in good condition. These two porches are similar in detail to the others found on the house (all by Architect Cabot). Any damaged or missing roof shingles should be replaced and the entire roof painted to match the historic color. Investigation has not yet revealed whether or not the present red/maroon color is historic.

The most important repair work to be done on the house recently, involving the 1869 addition, was the installation of the

new roof in 1950. As many of the original slates as possible were reused. Any new slates were used on the flat part of the roof where they could not be seen. The original slates had been put on in 1869 by Charles Francis Adams when the addition was built. Slates replaced the wood shingles on the other sections of the house at that time in order to reduce the fire hazard.[23]

When work on the house is completed, all the exterior woodwork should be painted to match the existing colors. The colors are those which the Adams family requested the National Park Service to use when they turned the house over to the Government.[24] They aimed to match those colors to be seen in the Frankenstein painting of 1849. About 1920 Brooks Adams, as part of his effort to restore the house to its appearance at the time of John and Abigail, painted the clapboards and trim of the house white, covering the grey clapboards and brown trim of Charles Francis Adams' time.[25]

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[23] CFA Diary, Boston, April 9, 1870, "...Found the slaters at work and rapidly coming to an end of their part of the labor..." This diary entry is in reference to the slating of the library, as the addition was finished in June of 1869. The entire house was probably slated at the same time that the roof of the 1869 addition was done. Money was precious and CFA would not have shingled the addition with wood and the next year shingle it again with slate.

[24] The Adams family provided a color sample board for the exterior paint to be used on the house. The board was prepared in the late 1940's and is now on file in the Park office.

[25] See A Research Report on the Structural History of the Old House, prepared by Historian Helen L. Nelson (Mrs. Barton Skeen), August 30, 1963.

The repointing of the stone foundation wall and the removal of the modern cement at the top is not necessary. Although the cement is post-Adams, it cannot be seen once the wood water table has been installed. It provides a level seat for the wood table. The only repairing that must be done is on the south side of the west entry porch. This work should be done in a manner to match the surrounding work.

B. Interior

The condition of the interior surface fabric of the 1869 addition is generally good. This condition and the various changes made in the fabric by Brooks Adams, the Adams Memorial Society, and the National Park Service will be discussed for each floor in this part of the report. Any necessary rehabilitation or restoration will also be included.

Originally all the wood floors in the 1869 addition were painted a dark green-grey. The pine finish flooring (3/4" thick) ranges in widths from 3-1/2" to 7-1/2" and runs east-west the full length of the room in most cases. The sub-flooring is 7/8" thick. All the floors on the third floor have been sanded and given a natural finish. The floor of the Adams Memorial Room (northeast room, second floor) has also been sanded and refinished in this manner. The rest of the floors are painted a medium grey. The

corridor and the northeast room in the basement have concrete floors. They have been worn in several places exposing the aggregate. It is unnecessary to patch it, but a good cleaning and the application of a sealer is recommended. The northwest room in the basement is tiled with square hearth brick. Several of these 8" x 8" hearth bricks next to the threshhold are broken and should be replaced.

All the walls above the basement level are plastered and painted a creamy yellow color. Wood quarter rounds are to be found at the corners in the rooms and around the dormer openings. Many small cracks have appeared at the corners of window and fireplace openings. They are not large enough to indicate any kind of structural failure and many of them occurred before the most recent painting done in these rooms. Only the east wall of the laundry needs immediate attention (see Illustration No. 16). A sample of the original wall paint color can be seen on the plaster wall behind the third floor utility sink when the wood pipe enclosure is removed. The original grey woodwork paint can be seen on that part of the wood enclosure board that fits tightly against the utility sink. This grey color was referred to as "battleship grey" by Brooks Adams, and was also much used in his Boston house.[26] The basement walls are

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[26] Recollections of Superintendent Harris who lived with the Adamses in their Boston house when they were not in Quincy or on a trip.

for the most part plastered and painted white. In several places the plaster has been removed or fallen off exposing the stone masonry work which has also been painted white. Replastering is not recommended because those areas where the plaster has been removed do not suffer from ill effects due to visual or structural damage and it appears that most of this may have occurred during the historic period. In recent times utilities have been cut through walls and the walls have been patched, but not always in a craftsman like manner.

Ceilings in all the rooms, including those in the basement, have been plastered. The one in the northwest basement room was re-plastered as protection against fire when a heating system (since removed) was installed by the government. The ceilings are hung below the bottom of the joists and the sawn lath is fastened by cut nails throughout the 1869 addition.

The hearth bricks in the laundry have settled in some places (see Illustration No. 17). Also there are several loose bricks at the corner of the boiler construction to the east of the fireplace. Both of these conditions appear to have existed during the historic period.[27] If further investigation reveals that the construction is unstable, the bricks should be relaid when it is again made sound.

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[27]Recollections of Superintendent Harris.

The interior of the laundry room fireplace should be cleaned of paint and made serviceable (at least for interpretative purposes).[28] The fireplace hearth bricks and those that surround the openings on the second floor are painted black. This is probably an original feature, at least pre-dating the sanding of the floors, as marks can be seen where the sanding machine touched the bricks and took off some of the paint. The birds have created a problem with the maintenance of these fireplaces on the second floor and it is recommended that a new metal covering with a solid top and screening on the sides only be installed on top of the chimney. This new screening should be about the same size as that which exists.

The inoperative window locking devices and door knobs should be put in working order and those that are missing should be replaced. They should match those found in the adjoining area and be of the historic period if possible.

All of the stair construction, including stringers, risers, treads, and balustrades, is in good condition in the 1869 addition.

1. Basement

Northeast Room: This room has been used for storage. Several shelves were taken out when the heating pipes were brought

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[28] Superintendent Harris recalls that the Adams Memorial Society caretaker, Mr. McCormick, once painted the interior woodwork and brickwork in the addition a "dark green". Investigation will determine (under this green) what the historic color on the brickwork was.

through the west wall. They should be replaced except for part of the top one which will not clear the pipes.[29] The shelves will be supported at the midsection of the long span by boards similar to the existing treatment as seen on the bottom shelf. There is a 10 pound CO2 fire extinguisher hung on the west side of the door against the shelf support. The top part of the door was cut away in order to bring the heating pipes into the corridor for the radiator on the first floor (see Illustration No. 18). The pipes should be reinstalled above the door frame and the door be patched and painted.

Northwest Room: This room was probably used for storage or may have had sinks in it as seen by evidence of plumbing (lead pipe snubbed at the floor and cleanouts along the wall). Also the brick floor might suggest its use for heavy duty. When heating was introduced into the addition by the Adams Memorial Society in 1927, the furnace was placed in this room. The existing gas hot water heater was installed in this room in 1946 (see Illustration No. 19). The 2" x 5-1/2" wood threshold should be replaced as the existing one has rotted. Some of the 8" square brick tiles need replacing near the threshold. The superintendent has requested that a washer and dryer be installed in this room.

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[29] Request of the Superintendent.

Closet: There is evidence that this room may once have been the servants' toilet.[30] It is now a utility closet. The wooden floor is 4" above the concrete of the corridor. There is wainscoting on the north and east walls. The west wall is mostly exposed stone with signs that it was once plastered. The asbestos covered heating pipes come through the plastered masonry south wall from the kitchen section at a height of 3'-4" and destroy the space for any practical use. There are soil lines in the northwest and southwest corners coming down from the floors above. The door, now missing, once was hinged on the inside left jamb. There would be no use to rehang the door with the heating pipes in their present position. The old gas jet exists at the ceiling.

The unused oil line cable which comes through the east wall a few inches below the window should be entirely removed if possible.

2. First Floor

North Room: This room which occupies the entire north end of the first floor is known as the laundry (see Illustration No. 20). Both washing and ironing were done in this room. Several boards in the northeast corner have been taken up in order to in-

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[30] There is wainscoting as found in the other water closet areas, as well as access to a soil line under the floor. Superintendent Harris also believes that there may have been such a facility here.

vestigate the framing below (see Illustration No. 9). The east wall in this corner needs replastering. The heating pipes recently burst causing more cracks and peeling. If the insulation in the exterior walls is found to retain dampness, it should be removed. In the northwest corner the floor is in poor condition having been patched with tin and the boards are twisted out of position. The floor boards stop short of the present sink construction indicating that what now exists is not part of the original installation.[31] Originally there was a long soapstone sink (sectioned) which set on a built-in table (see Illustration No. 21). Evidence for such a scheme can be seen on the board which runs from the floor to the ceiling against the window trim in the northwest corner of the room. A lip mark clearly shows where a table or bench came against the wall. This same board curves gently to the top revealing what might be the outline of a hot water heater or piece of laundry equipment long since removed. Perhaps some of these changes were considered improvements by the Adams Memorial Society or their caretaker and date from that period.[32] The stove for heating flat

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[31] Recollections of Superintendent Harris.

[32] The Adams Mansion, A Reconnaissance Report, by Architectural Historian Charles E. Peterson, July, 1963. The annual report to the Adams Memorial Society, Inc. by Henry Adams 2nd, Boston, January 25, 1945.

irons was installed by Brooks Adams and eliminated the backbreaking job of heating them by the fireplace.[33] There is evidence of there being a sheet of galvanized metal placed under the stove. Paint marks on the floor reveal its size to be approximately 32 inches square. Clothes lines were strung between the heavy metal hooks that are to be found near the tops of the north and east windows.[34]

Toilet: There is speculation that this toilet may originally have been a storage room or space for the ice box.[35] There is presently a wood encased tank behind the bowl with its "push" button centered near the top. The bowl is known to have been replaced several times within the past few years. There is tongue and groove wainscoting only in the water closet area. The wainscoting is 2'-0" high and extends along the north and south walls a distance of 1'-0" as well as behind the water closet.

Corridor: On the west door jamb (kitchen) there is a fire extinguisher bracket. The new extinguisher should be placed

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[33]Superintendent Harris recalls that in Brooks Adams' time, all the hot water for the house was heated in the kitchen. The tank was in the corner east of the soapstone sink and was probably removed by the Adams Memorial Society.

[34]Recollections of Superintendent Harris.

[35]Superintendent Harris recalls that the cook often went to the back corridor for some of her food supplies, such as a leg of lamb.

in a less conspicuous position. A new electrical box (master switch) may be installed below the burglar alarm box on the south side of the east door. The emergency oil burner switch (from a former installation) located at the top of the basement stairs in the corridor is to be removed. The utility paraphernalia at the head of the basement stairs on the first floor should be arranged in a more orderly fashion. The thermostat, fire gong, fire alarm box, fire extinguisher, and telephone are among those elements to be arranged.

The hot and cold water lines within the pipe enclosure on the north side of the door to the garden will need to be insulated to keep them from freezing during the winter months (see Illustration No. 22).

3. Second Floor

Northeast Room: This was once the lady's maid's room, but is now the Adams Memorial Room containing many items collected by Henry Adams 2nd (fifth generation)[36] who was active in setting up the house as a museum. This room functioned as the Park office from 1949 to 1954. The corner cupboard was designed, carved, and installed

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[36] Henry Adams 2nd was the son of Charles Francis Adams Jr. and nephew of Brooks Adams. He was historically minded and took upon himself to collect the family heirlooms. He was the moving spirit behind the Adams Memorial Society. Miss Mary Odgen Abbott carved the initials "H A" at the top of her cupboard in memory of Henry Adams 2nd and she had hoped that the northeast room on the second floor of the addition would be known as the Henry Adams Memorial Room.

by Miss Mary Ogden Abbott, a wood carver of renown, whose mother, Mary, was the last Adams to be born in the Old House. The floor was once covered as there are tack marks next to the baseboards around the room. The central lighting fixture was removed by Miss Abbott in 1954.

Northwest Room: This was the sewing room and doubled as the lady's maid's room (see Illustration No. 23). There is a 10 pound CO2 fire extinguisher behind the door which sets into an aluminum bracket secured to the trim. There is a servant's bell to be found on the south wall above the left hand corner of the door.

Bathroom: The floor boards are screwed in place for easy access to the plumbing. The water closet with its over-head tank and pull chain is probably original. The tin tub is original and was used by Brooks Adams.[37] (See Illustration No. 24). There apparently never was a sink or wash basin in this room. The paneled niche behind the radiator was originally a closet. The possibility of heating the bathroom by the extension of a duct from the existing heat exchanger in the third floor closet above should be explored. The radiator could then be removed and the closet door restored. Cuts for the door hinges can be seen on the west jamb. Horizontal tongue and groove wainscoting, 2'-9-1/2" high, is installed around

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[37] Recollections of Superintendent Harris.

the room. The top piece is beveled similar to the baseboards throughout the 1869 addition. An original gas jet can be found on the north side of the door. One of the top door panels is badly cracked and should be replaced or repaired. This room is sometimes used as a dressing room by the park personnel.

Corridor: The painted floors are in poor condition. Before they are painted they should be thoroughly scraped.

4. Third Floor

Northeast Room: This was the parlor maid's room. The original dark green-grey paint of the floors can be seen on the folded newspaper which was used as crack filler. The fancy cast iron shelf brackets were probably not painted originally.

Northwest Room: This room was the cook's room and functioned as the park office from 1954 to 1956.[38] The floor appears much more worn than the others because of this room's use as an office. Tack holes can be seen next to the threshold which might indicate the use of a floor covering. There are buttons which have been used to pull the plaster back into position against the lath on the west wall, and as the plaster now appears sound, they should not be disturbed.

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[38] Recollections of Superintendent Harris.

Corridor: The backsplash boards for the utility sink have been let into the finish flooring at several points to secure their position. There is a 15 pound CO2 fire extinguisher on the floor at the west end of the corridor.

C. Utilities

The fire and burglar alarm systems as well as the electrical, heating, plumbing, and the telephone are defined as utilities in this report. When radiator pipes or other utilities have been removed, the holes should be properly patched and made to match the surrounding area.

The Adams Memorial Society installed the fire alarm system in 1927. It is made up of a tiny tube attached by tack-like fasteners to the ceiling and runs around the room at a distance of about 4 inches from the wall. In the closets and toilets the tube is fashioned into a rosette by a series of loops because each room on each of the circuits must have a certain percentage of the total tube length on that circuit. The rosette takes up the needed length in the smaller spaces. It is recommended that new tubing and new rosettes be installed. There now exist three alarm boxes placed in the northwest corner of the first, second, and third floor corridors and it is recommended that they remain in these positions, by request of the Superintendent. These alarms, when sounded, bring

Guaranteed help instantly. This is an important consideration when a guide may be working alone in the house, especially if the guide is a young female student, as is frequently the case. The telephone may be inconvenient to use at times and occasionally a fire may be reported manually before the alarm system has detected it. It is recommended that the fire extinguishers should be 10 pound CO2 throughout the house, as larger sizes are too heavy for women employees to operate.

The burglar alarm system was also installed by the Adams Memorial Society in 1927. The wood grills on the basement and first floor toilet windows are remains of that first installation. Most of the wood grills were replaced by a contact system on the exterior openings of the first and second floors several years ago. Some of the grills and wiring were reused in the contact system. All remainders of the older wood grill system, including wiring, should be removed. The burglar alarm control and test box is found on the south side of the east entrance door.

Most of the electrical wiring in the house was put in by Brooks Adams in 1920. It is strongly recommended that the 1869 addition be completely rewired with rigid conduit, using U F where this is impossible. All of the fixtures are ceiling hung with the exception of the wall sconce next to the east entrance door and the

exterior wall lantern on the east porch. The wall sconce was installed in the corridor about 1950 because of the necessity of properly lighting the public tour areas. Many of the fixtures have their ring and screws for securing glass shades. If there are glass shades in storage they should be put to use again as they would much improve the appearance of the fixture and were no doubt used in the historic period. The porcelain light holders in the basement corridor are probably of the historic period and should be kept.

Plumbing was introduced into the house by Charles Francis Adams when the 1869 addition was built. The second floor bathroom has the original tin tub (and faucets) and the water closet, which may be original, has a wood encased tank. The hot water for the third floor utility sink and the kitchen section rises above the sinks in the laundry room to a space in the ceiling construction (see Illustration No. 10) and crosses over to the space in the masonry wall behind the bathroom niche, where they can be seen if the paneled back section of the niche is removed. The hot water for the second floor bath tub runs along the laundry room baseboard, through the first floor bathroom, to the wooden enclosure north of the door to the garden where it rises with the cold water line to the second floor. These lines will have to be properly insulated. During the past few years, since the heating pipes in the basement

were insulated, these pipes have frozen in the cold weather. Soil lines are also found in this enclosure (see Illustration No. 22). From behind the niche, the lines continue to the kitchen section and the third floor of the addition. Plumbing in the laundry consists of running hot and cold water to the concrete sinks (set tubs). These sinks are not of soapstone as found in other sections of the house. The left sink is much worn at the bottom and the aggregate is exposed. The water lines come from the northwest room in the basement below the laundry. (Water from the Adams Street main enters this basement room through the west foundation wall). The toilet on the first floor was installed at an unknown date. The bowl has been replaced twice since 1947. The utility sink on the third floor does not appear to be of 1869 vintage nor do the faucets resemble those found on the tin tub. The cast iron "S" trap does look older than the rest of the installation; perhaps the sink section is a replacement. In the northwest room of the basement along the west wall can be seen a lead pipe stub and two clean out caps which show the position of the soil line before it passes through the north wall to the cesspool located in the area slightly northwest of the drying yard. The entire system is vented through a stack which penetrates the roof over the kitchen section. (In the closet that opens onto the third floor corridor in the 1869 addition). The soil line is also vented after it leaves the building,

next to the north foundation wall.

The gas hot water heater is located in the northwest room in the basement of the addition (see Illustration No. 19). It is recommended that either a new electric heater be installed or the hot water be hooked up with the domestic hot water from the central heating system in the Carriage House. The gas meter is also found in the northwest basement room. Gas for lighting (now discontinued) was supplied to most of the rooms in the 1869 addition. The original gas jets and the piping which remain should not be removed as they belong to the historic period.

The Adams Memorial Society introduced heating into the 1869 addition shortly after 1927 for the convenience of the caretaker. A furnace (there were already two others in the house) was installed in the northwest room in the basement. Radiators were placed in each room and provided with hot water from the furnace. Presently there is a central heating plant in the Carriage House basement providing hot water for the 1869 addition and hot air (through heat exchangers) for the rest of the house. The present system of radiators provides much unwanted heat which has proven to be a detriment to the preservation of historic articles on display, especially on the upper stories. As these radiators are post-Adams, it is recommended that several of them be removed. Those radiators

to be considered for removal are as follows: third floor, northeast and northwest rooms; second floor, remove pipes in the Adams Memorial Room; first floor, remove pipes in the northeast corner of the laundry; basement, remove superfluous piping in the northeast room. The possibilities of heating the 1869 addition with hot air from the central heating system should be investigated.

The present telephone is non-historic (put in by the Adams Memorial Society) and it is recommended that a new wall-hung model be installed near the present location. All telephone wires and connection boxes used in previous installations on the second and third floors (when these rooms were used as the park office) should be removed. The exterior lines are to be put underground in an existing utilities tunnel which runs from the Carriage House to the East Wing of the Old House.

There has never been a housekeeping facility in the form of a washing machine at the site. All the furniture in the house, when it is not on display, is covered over with cloth. These covers must be maintained and kept clean. Also the many cloths and rags used in general housekeeping must be washed. This service of washing has, for the past 17 years, been provided for by the Superintendent at her home across the street from the site. This custom can no longer be continued, and the superintendent recommends that a washer and dryer be installed in the northwest basement room. This could be done along the west wall where present plumbing installations can be utilized.

ILLUSTRATION NO. 1

The Whipple Daguerreotype of 1849; a view of the house from the southwest. This record was commissioned by Charles Francis Adams before he moved into the Mansion. A chimney which may be part of the old wash house or farm house can be seen near the northwest corner of the Old House. Position of the north dormer window on the west side was changed to be in line with the windows below.

Photo: Daguerreotype
Mr. Whipple of Boston, March 1849

Copy Neg. (Fasch Studio) on file at Park

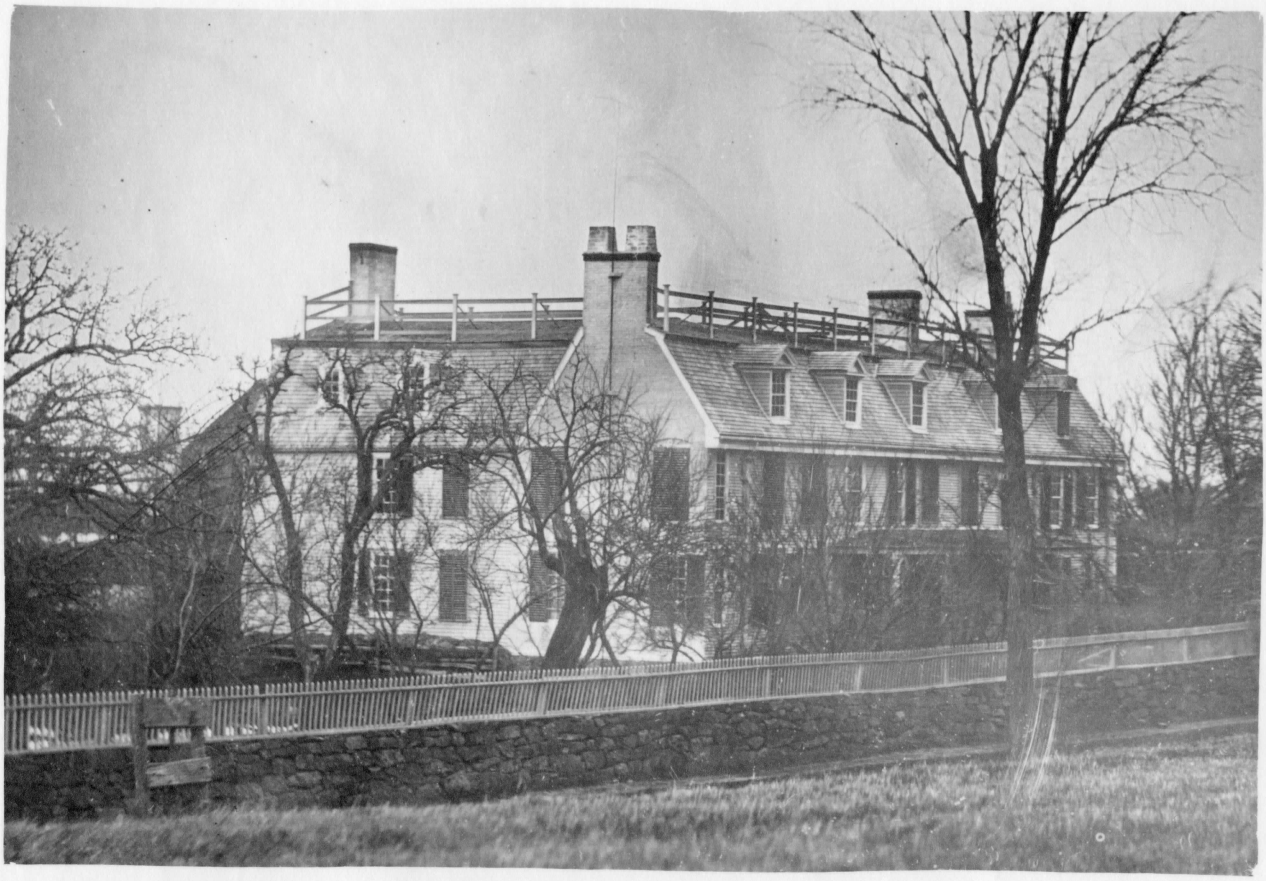


ILLUSTRATION NO. 2

A view of the west side of the Adams Mansion showing the 1869 addition.

Photo: National Park Service
Charles E. Peterson, Summer 1954

HABS Neg.



ILLUSTRATION NO. 3

The 1869 addition, north wall, showing the original sill. Splices can be seen at left (top) of each basement window where the new sections of the sill were installed at either end in the early 1950's. Note framing members at the center of the wall, one 4" x 7-1/2" extending probably to the third floor girt or possibly to the ridge, with 3-1/2" x 4" braces at either side. The fireplace brick can be seen behind the middle post where the insulation has been removed.

Photo: National Park Service
George M. Cushing Jr., April 1965

Neg. on file at Park



ILLUSTRATION NO. 4

First floor, northeast corner of the laundry room. Corner of the fireplace (boiler) can be seen at left. Left center of photograph shows framing at the basement window. Note thickness of foundation walls which are brought up between the joists. The north sill is cut to receive the joists but the ends come to rest on the foundation wall. Where the basement windows occur they rest on a type of lintel which can be seen in this photograph spanning the opening on the interior side. Note hung ceiling and the sawn lath. Condition of the sub-flooring is reasonably good except in the corner where it has been cut away to make room for the pipes. Depth of Joist 9-5/8".

Photo: National Park Service
George M. Cushing Jr., April 1965

Neg. on file at Park



ILLUSTRATION NO. 5

Second floor, northwest room, showing construction below window at the west wall. West wall girt can be seen below the baseboard at left. Note the hot water pipe coming up from the laundry room below. This area has been used as access to the pipe causing damage to the sub-flooring which should be replaced in this area. Depth of the second floor joists, 9-5/8".

Photo: National Park Service
George M. Cushing Jr., April 1965

Neg. on file at Park

Civilians Asked
To Serve Nation
Sport shirt
1.99

ILLUSTRATION NO. 6

Third floor, northeast room, showing construction below north window. Members are in good condition. Note 4" width of joist under radiator which receives the chimney and stair trimmers. Depth of joists, 9-5/8".

Photo: National Park Service
George M. Cushing Jr., April 1965

Neg. on file at Park



ILLUSTRATION NO. 7

Third floor, threshold area of closet which opens into the corridor of the 1869 addition. The masonry wall of the kitchen section is found directly below this threshold except to the right side where there is a lintel spanning what was once an opening. The joists of the 1869 addition can be seen where the floor boards are cut. These joists rest on a 4" x 7-1/2" girt (visible below hinged end of door) which is part of the separate abutting wooden structure. Note part of the servants' bell system which was probably installed during construction of the addition.

Photo: National Park Service
George M. Cushing Jr., April 1965

Neg. on file at Park



ILLUSTRATION NO. 8

1869 addition, east wall, north of the entry porch, showing rot in the sill. Insulation was put in, in the late 1920's. Note 4" x 6" post (north of door), which terminates the interior stud partition and its diagonal brace.

Photo: National Park Service
George M. Cushing Jr., December 1963

Neg. on file at Park



ILLUSTRATION NO. 9

1869 addition, east wall, at the north-east corner, showing deterioration of the sill from rot. Moisture penetrates to the interior at this section of the wall and, if the insulation is found to retain moisture, it will be removed.

Photo: National Park Service
George M. Cushing Jr., December 1963

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ILLUSTRATION NO. 10

First floor, northeast corner of the laundry room, showing interior conditions at the same position as Illustration No. 9. Most of the east sill has rotted away at this point. All heating pipes shown here are to be removed as they no longer serve any purpose. The foundation comes up between the joists except where the basement windows are located. Depth of first floor joists, 9-5/8".

Photo: National Park Service
George M. Cushing Jr., April 1965

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ILLUSTRATION NO. 11

1869 addition, north wall, northeast corner, showing deterioration of corner post at sill. Note diagonal brace and new section of sill to the left of it. Note also the recent concrete work at the top of the foundation wall over which the wood water table is placed.

Photo: National Park Service
George M. Cushing Jr., April 1965

Neg. on file at Park



ILLUSTRATION NO. 12

1869 addition, north wall, northwest corner, showing that portion of the sill which has been replaced. Note that the sill and bottom of the studs and braces have been treated with pentachlorophenol. The west sill, northwest corner, is also a replacement. The 2" x 4" member of the built-up corner post needs to be replaced (2 foot section at the bottom). Note vent pipe for the soil line which leaves the building directly below this point. Also note hooks on the basement shutters which were probably used to secure them in an open position. The eye may have been attached to the wood water table.

Photo: National Park Service
George M. Cushing Jr., April 1965

Neg. on file at Park



ILLUSTRATION NO. 13

1869 addition from the east. Note the entrance porch with snub-nosed gable roof and open riser stairs. The post details are similar to those found on the other porches of the Old House. The window sash and frames are in good condition. The sash on the kitchen section of the house was changed in 1869 to match these. A granite capped brick wall visually separates the 1869 addition from the rest of the house at the roof line. Exterior utility wires are to be put underground (the tunnel to house them enters the East Wing basement on the east side). The storm windows which do not coincide with permanent sash should be replaced with ones that do.

Photo: National Park Service
George M. Cushing Jr., April 1965

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ILLUSTRATION NO. 14

1869 addition from the north. The wooden water table and clapboards have been removed for exploratory purposes. Note bowed clapboards below the third floor east window.

Photo: National Park Service
George M. Cushing Jr., April 1965

Neg. on file at Park



ILLUSTRATION NO. 15

1869 addition from the west. Here the entry porch (actually steps) was designed wider than the others in order to embrace the awkward arrangement of door and window. A conscious effort was made to balance the composition of doors and windows. Note the use of brackets, instead of posts, which keep the construction from extending into the garden. The present hand-rail is probably a replacement of a similar original one. Note the bowed clapboards to the north of the second floor windows and the change in clapboard pattern between the 1869 addition and the kitchen section.

Photo: National Park Service
George M. Cushing Jr., April 1965

Neg. on file at Park

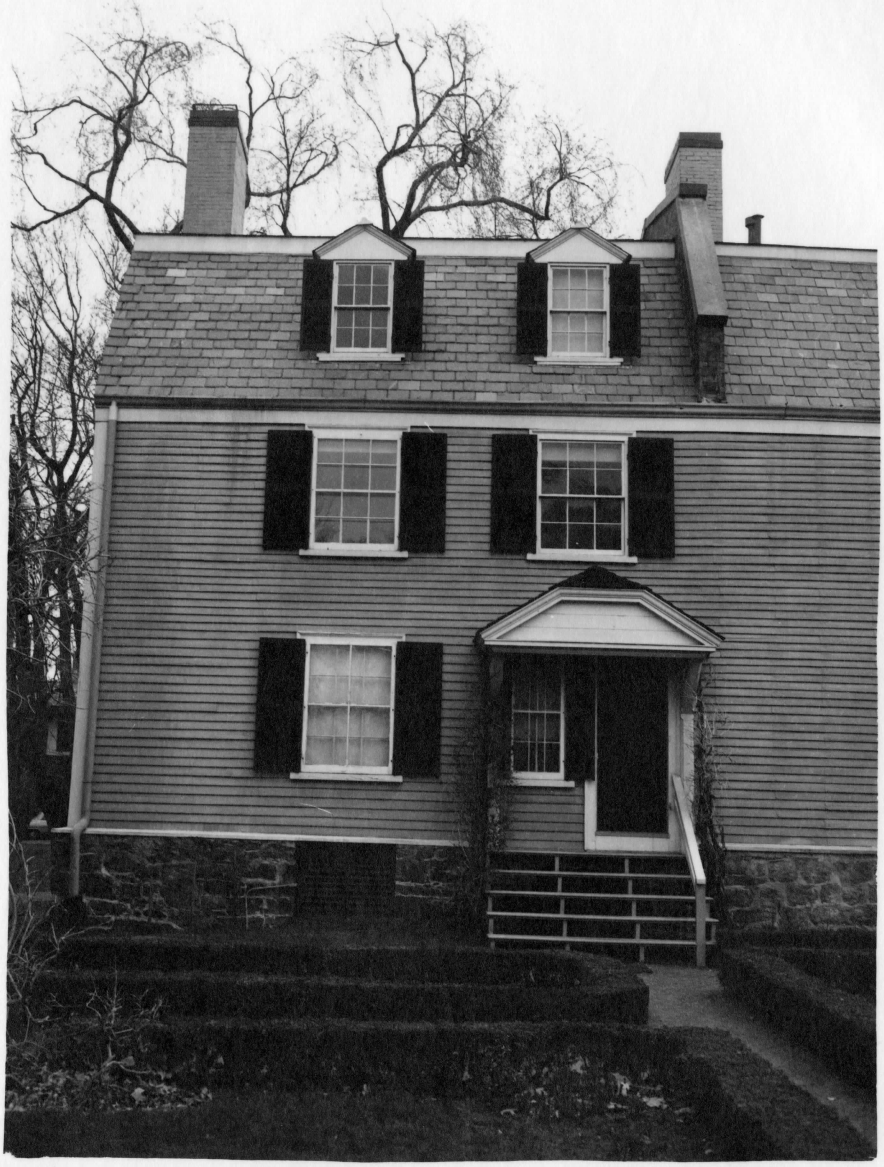


ILLUSTRATION NO. 16

Interior view of the northeast corner of the laundry room. Note the plaster cracking and the paint scaling. The condition has grown worse since this photograph was taken, probably due to the presence of moisture in the wall.

Photo: National Park Service
George M. Cushing Jr., December 1963

Neg. on file at Park

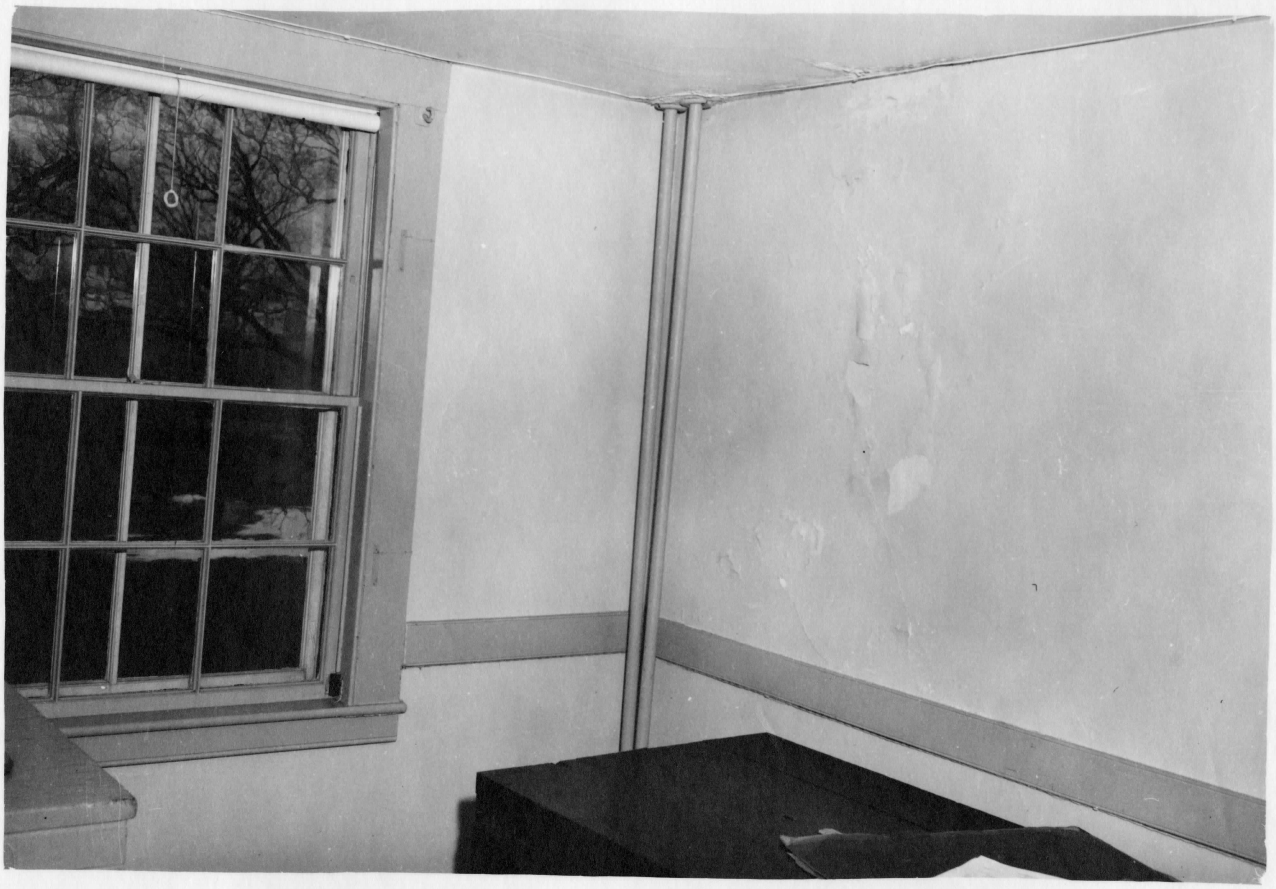


ILLUSTRATION NO. 17

Laundry room showing boiler (firebox below). Superintendent Harris thinks that cracks in the brickwork at the bottom corner and the sag in the hearth may have existed before 1920. This section is over wood framing rather than the masonry foundation.

Photo: National Park Service
George M. Cushing Jr., December 1963

Neg. on file at Park



ILLUSTRATION NO. 18

Door to the northeast basement storage room. Note how the door was cut to let the heating pipes through. The pipes are to be set above the door frame and the door is to be patched and painted.

Photo: National Park Service
George M. Cushing Jr., April 1965

Neg. on file at Park



ILLUSTRATION NO. 19

Northwest basement room. Note gas hot water heater which is to be removed. The floor is tiled with 8" x 8" bricks. The washer and dryer requested by the Superintendent should be installed along the west wall.

Photo: National Park Service
George M. Cushing Jr., April 1965

Neg. on file at Park


HAIG & HAIG
FIVE STAR
BLENDED SCOTCH WHISKY

ILLUSTRATION NO. 20

View of the laundry room looking towards the northwest corner. Note the boiler to the right of the fireplace with its copper cover and steam vent. The stove for heating flat irons was installed by Brooks Adams. From recollections of Superintendent Harris and the paint marks on the floor, it is known that a sheet of galvanized metal was placed under this stove. In the far corner, behind the sink, the floor boards have buckled and indicate a weakness in the joist or sub-flooring. This condition cannot be investigated unless the entire sink structure is removed.

Photo: National Park Service
Cervin Robinson, 1962

HABS Negative



ILLUSTRATION NO. 21

Laundry room showing the concrete aggregate sinks (set tubs). This sink construction, including cabinet to the left, was installed in 1944 to replace a soapstone sink that had broken. The original soapstone sink was probably divided into three sections and extended from the north wall to the end of the present construction.

Photo: National Park Service
George M. Cushing Jr., December 1963

Neg. on file at Park

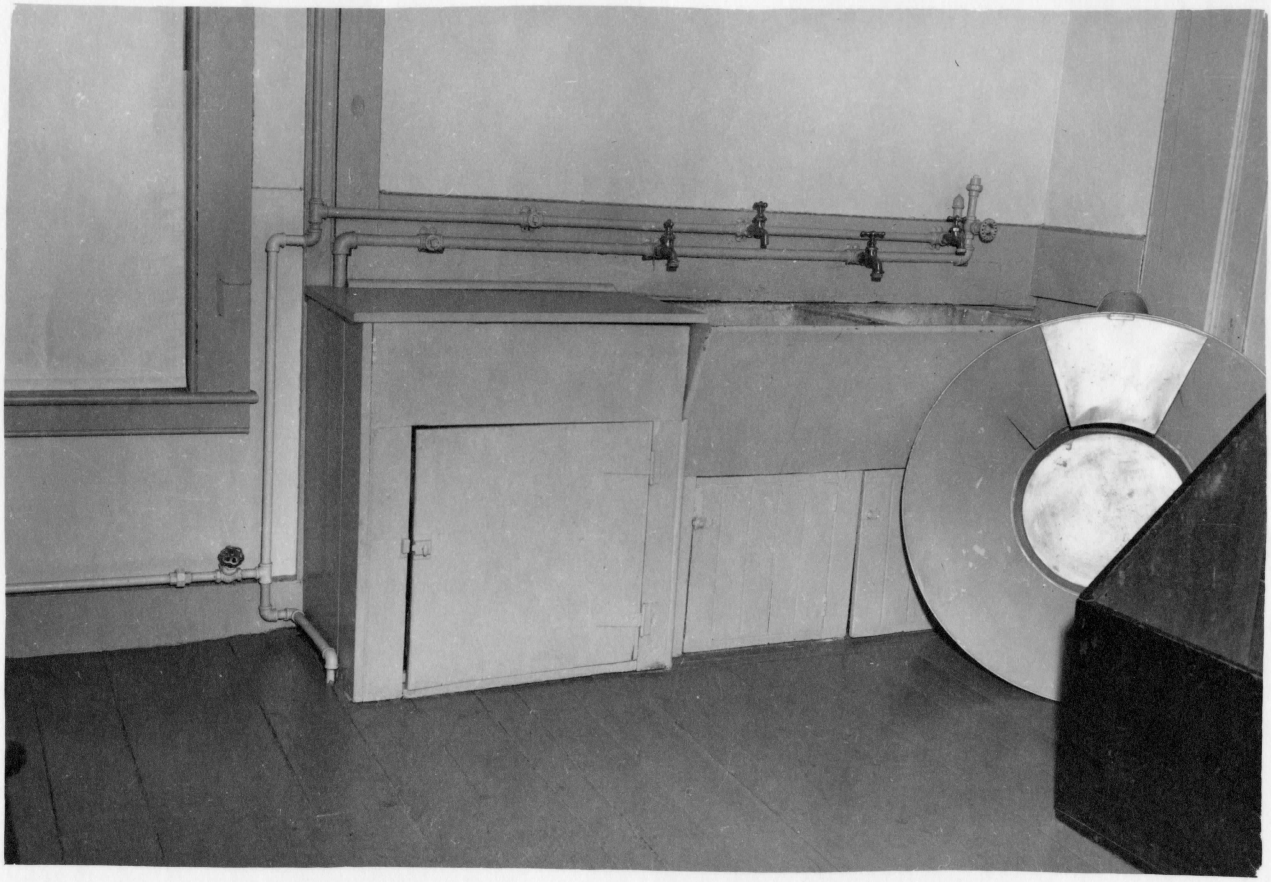


ILLUSTRATION NO. 22

First floor corridor pipe enclosure; north side of the door to the garden. New insulation will be needed to keep these pipes from freezing. The newspapers are the present makeshift insulation.

Photo: National Park Service
George M. Cushing Jr., April 1965

Neg. on file at Park

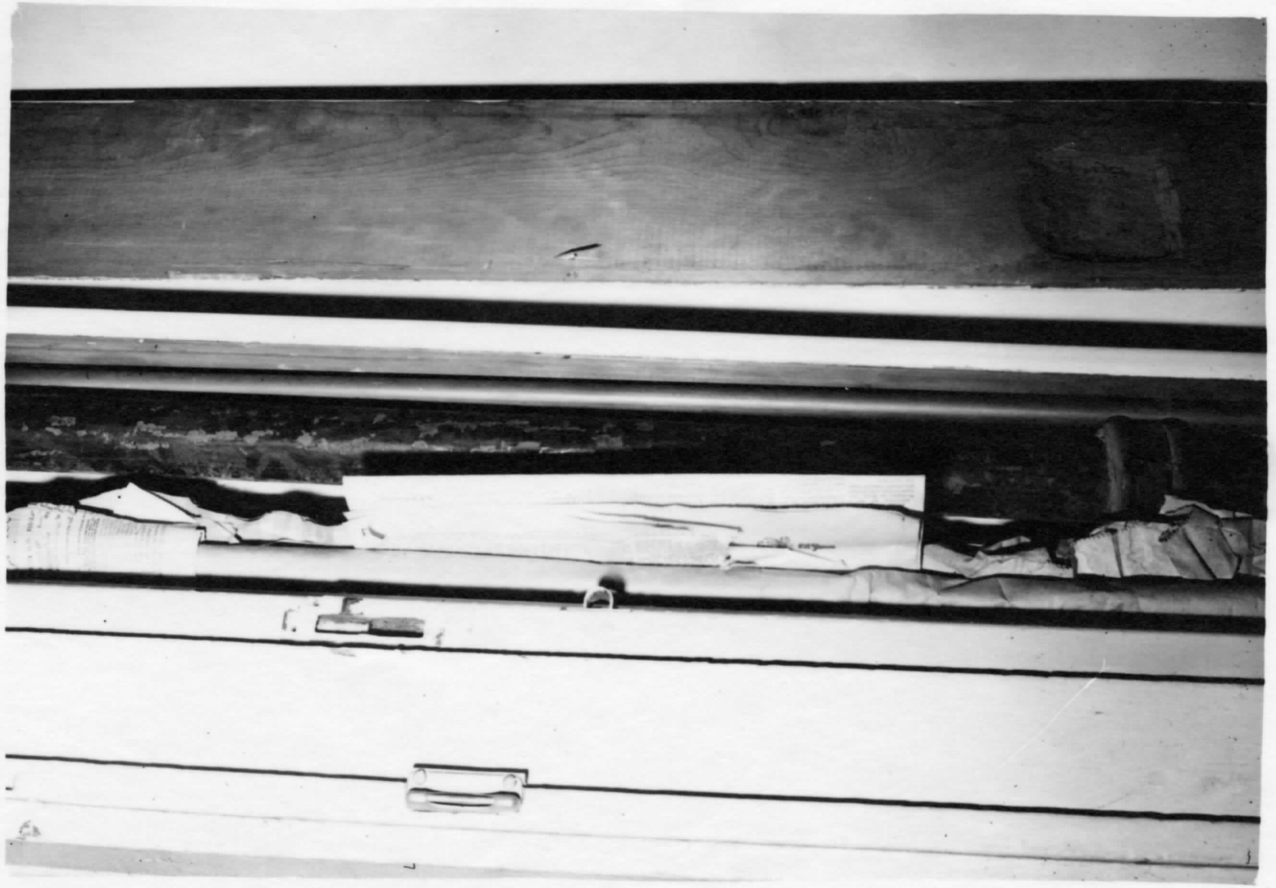


ILLUSTRATION NO. 23

View of the northwest room, second floor. This room was the sewing room and doubled as the visiting lady's maid's room. The third floor rooms are under the gambrel roof and do not have fireplaces. Miss Mary Ogden Abbott (whose mother was an Adams) stated on a recent visit that she was always pleased with the way her family treated the servants, this addition being one of the most pleasant parts of the house, with plenty of light and fine views to the garden and fields.

Photo: National Park Service
Fasch Studios, Milton, Mass, 1955

Neg. on file at Park

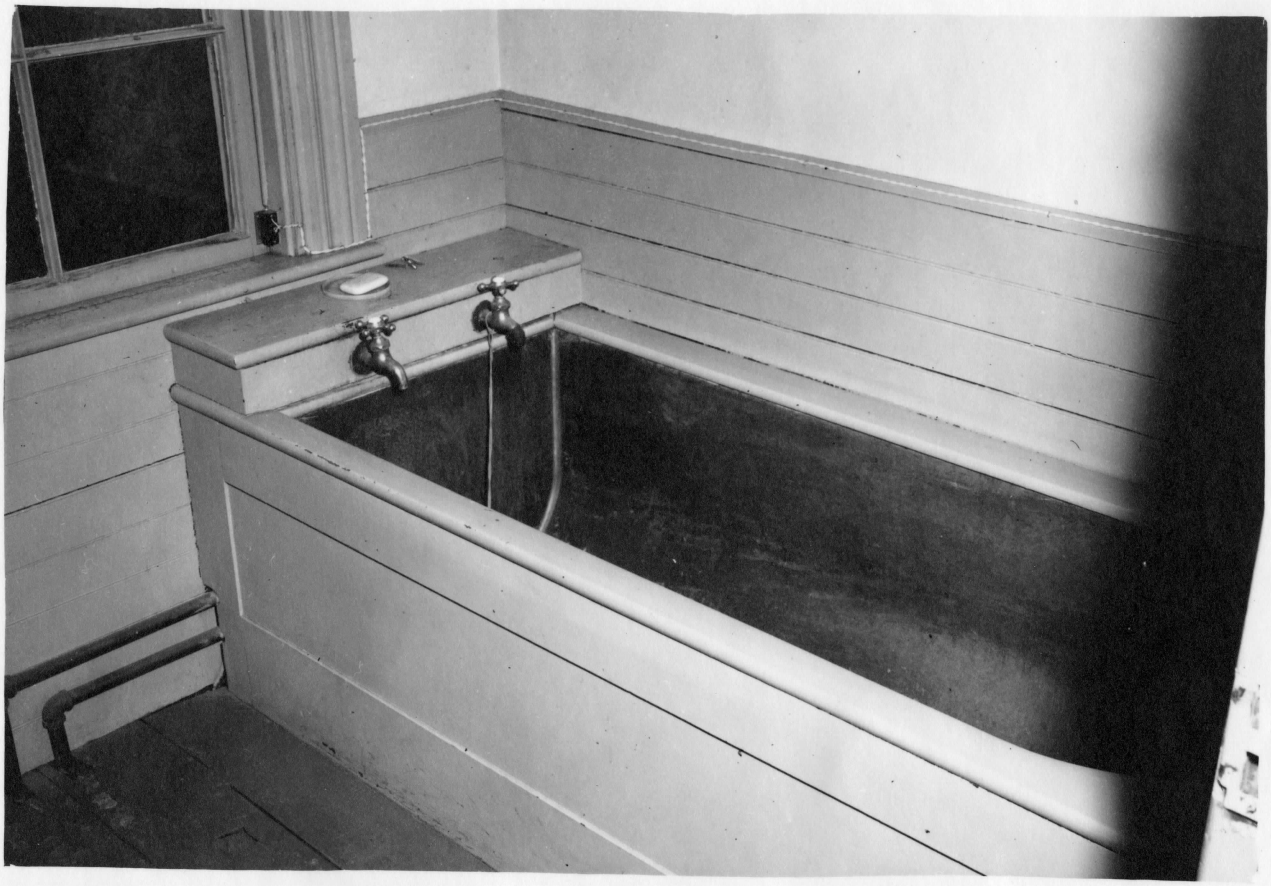


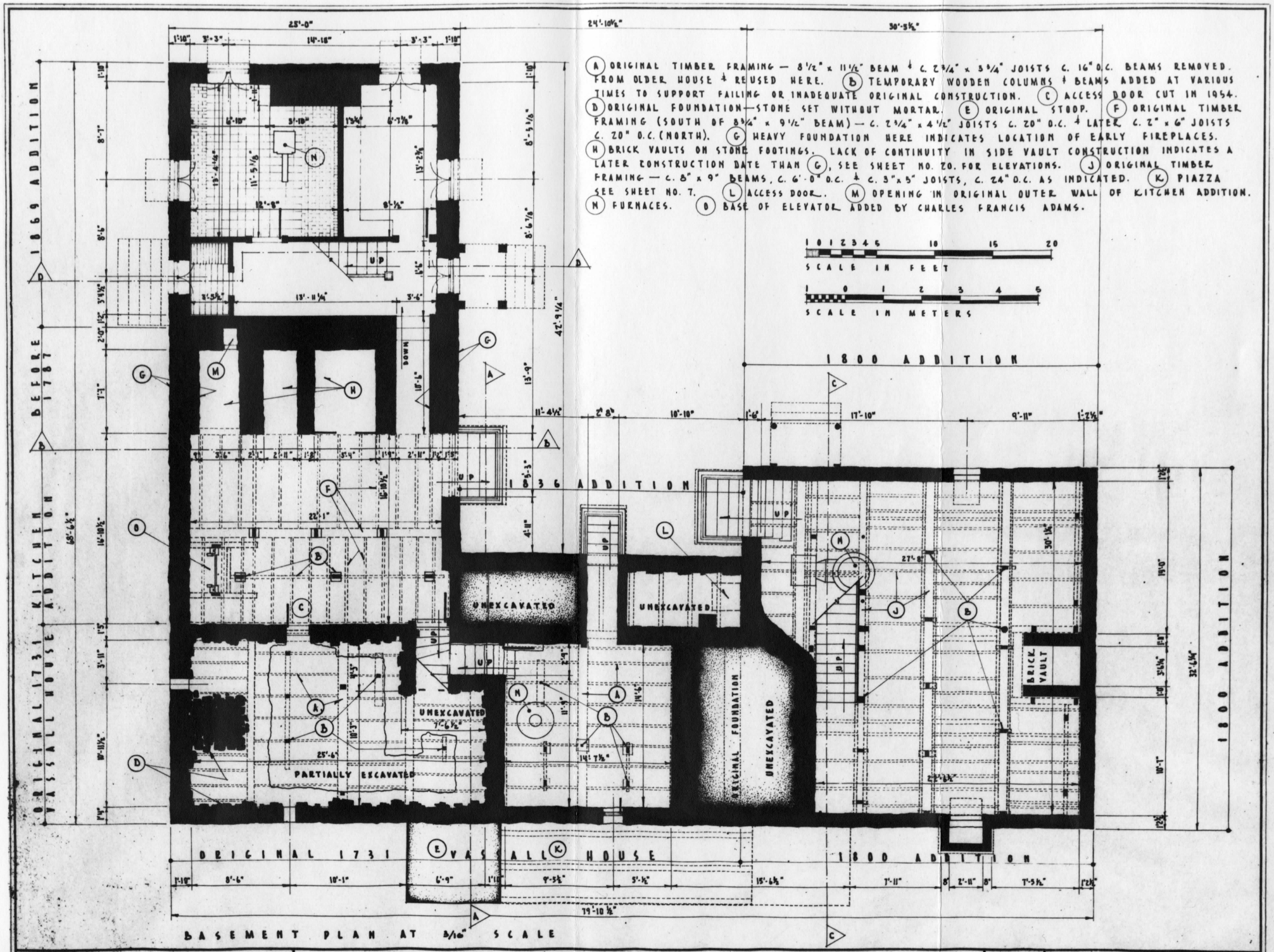
ILLUSTRATION NO. 24

Original tin bath tub installed by Charles Francis Adams in the second floor bathroom in the 1869 addition. Note faucets which are probably original.

Photo: National Park Service
George M. Cushing Jr., April 1965

Neg. on file at Park





(A) ORIGINAL TIMBER FRAMING — 8½" x 11½" BEAM & C. 2¾" x 3¾" JOISTS C. 16" O.C. BEAMS REMOVED FROM OLDER HOUSE & REUSED HERE. (B) TEMPORARY WOODEN COLUMNS & BEAMS ADDED AT VARIOUS TIMES TO SUPPORT FAILING OR INADEQUATE ORIGINAL CONSTRUCTION. (C) ACCESS DOOR CUT IN 1954. (D) ORIGINAL FOUNDATION—STONE SET WITHOUT MORTAR. (E) ORIGINAL STOOP. (F) ORIGINAL TIMBER FRAMING (SOUTH OF 8¾" x 9½" BEAM) — C. 2¾" x 4½" JOISTS C. 20" O.C. & LATER C. 2" x 6" JOISTS C. 20" O.C. (NORTH). (G) HEAVY FOUNDATION HERE INDICATES LOCATION OF EARLY FIREPLACES. (H) BRICK VAULTS ON STONE FOOTINGS. LACK OF CONTINUITY IN SIDE VAULT CONSTRUCTION INDICATES A LATER CONSTRUCTION DATE THAN (G), SEE SHEET NO. 20. FOR ELEVATIONS. (J) ORIGINAL TIMBER FRAMING — C. 8" x 9" BEAMS, C. 6'-0" O.C. & C. 3" x 5" JOISTS, C. 24" O.C. AS INDICATED. (K) PIAZZA SEE SHEET NO. 7. (L) ACCESS DOOR. (M) OPENING IN ORIGINAL OUTER WALL OF KITCHEN ADDITION. (N) FURNACES. (O) BASE OF ELEVATOR ADDED BY CHARLES FRANCIS ADAMS.

1 0 1 2 3 4 5 10 15 20
SCALE IN FEET

1 0 1 2 3 4 5
SCALE IN METERS

BASEMENT PLAN AT 3/16" SCALE

ROBERT SMITH, DEL.
UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN

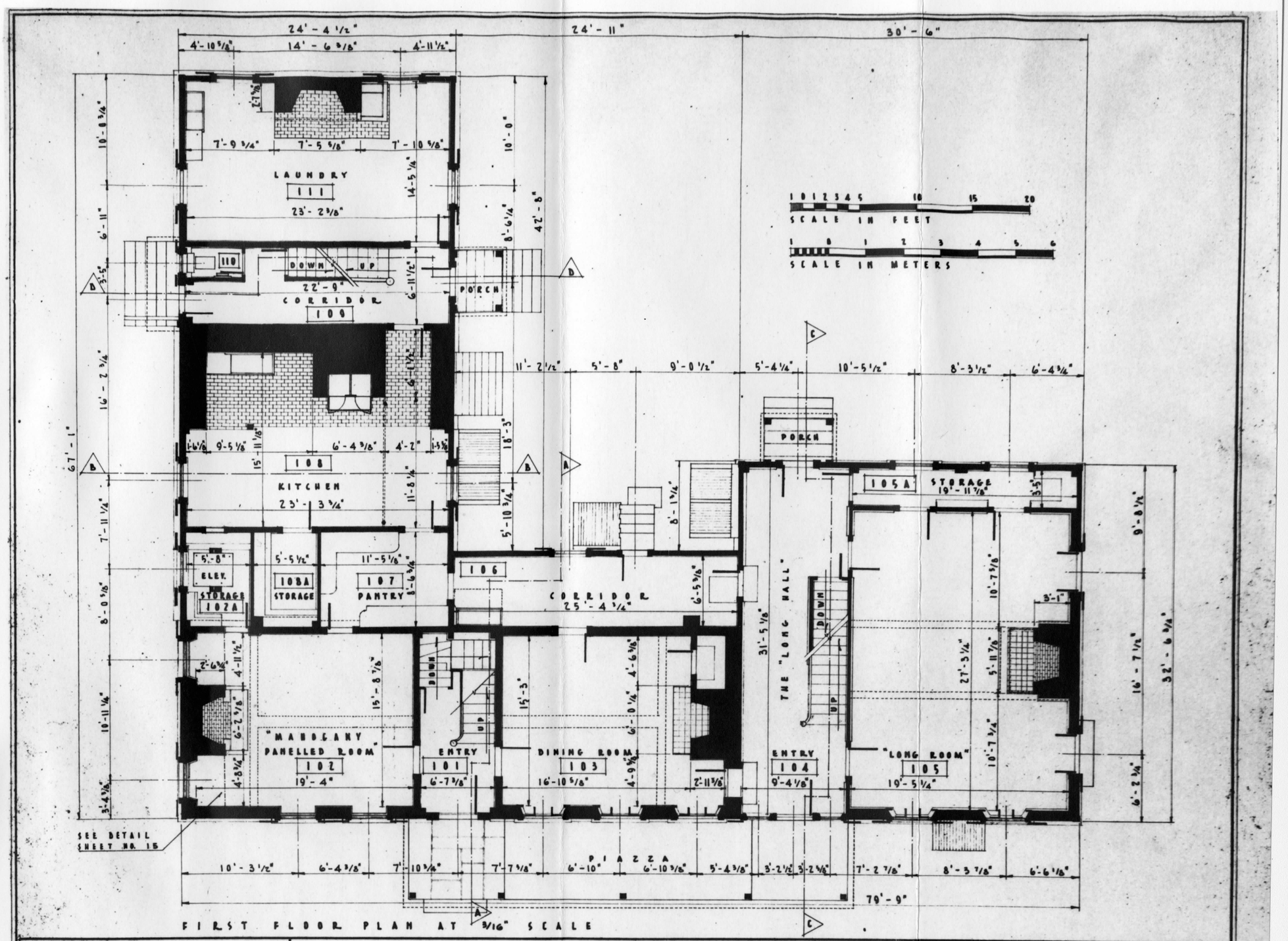
NAME OF STRUCTURE
THE "OLD HOUSE" - ADAMS NATIONAL HISTORIC SITE
135 ADAMS STREET QUINCY, MASSACHUSETTS

SURVEY NO. MASS 615

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 2 OF 26 SHEETS

LIBRARY OF CONGRESS BRIDGE NUMBER

NHS-ADA 3050



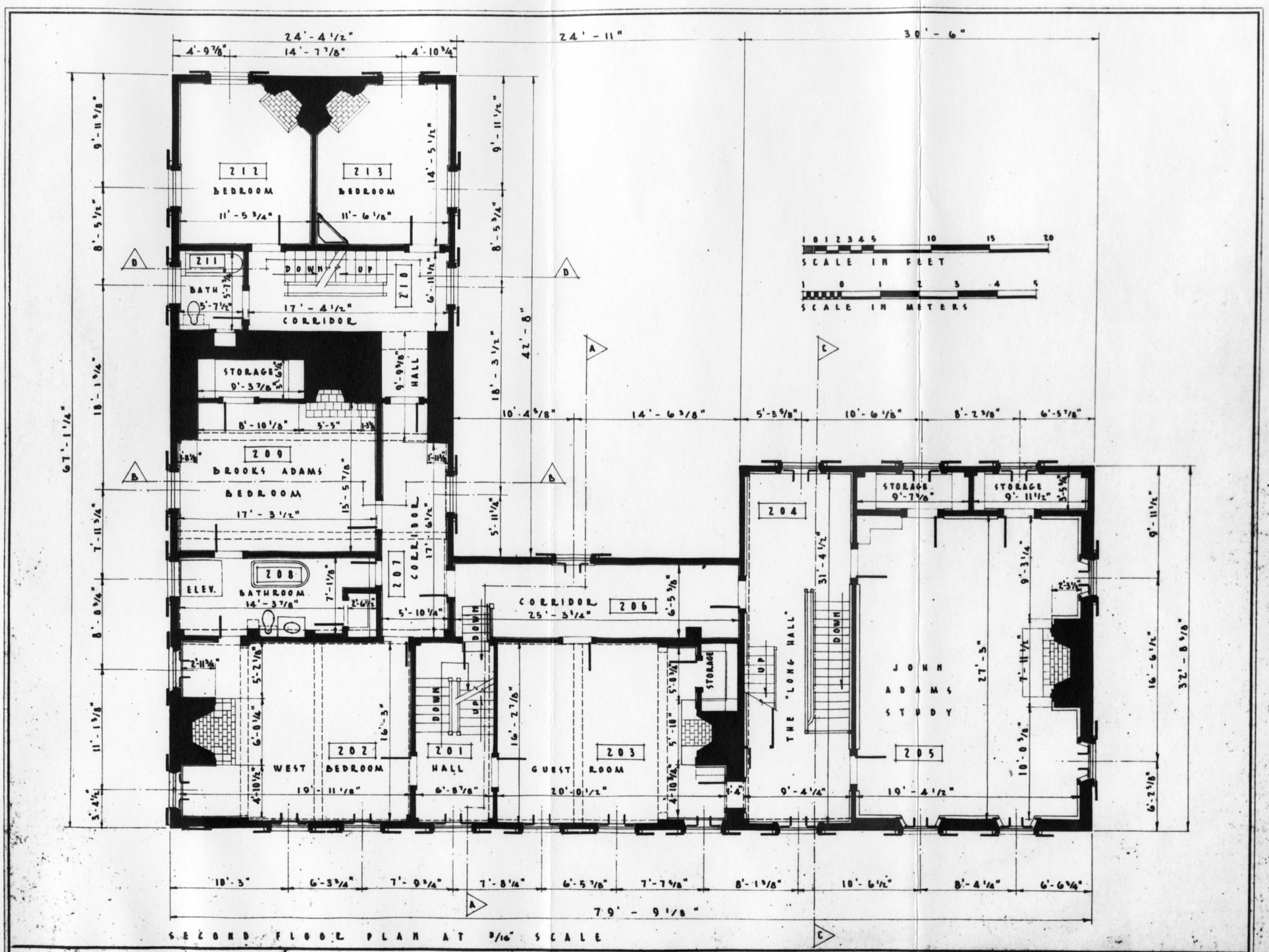
ROBERT SMITH, DEL.
UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN

NAME OF STRUCTURE
THE "OLD HOUSE," ADAMS NATIONAL HISTORIC SITE
135 ADAMS STREET QUINCY, MASSACHUSETTS

SURVEY NO. MASS 615

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 3 OF 26 SHEETS

NHS-ADA 3050



SECOND FLOOR PLAN AT 3/16" SCALE

HAROLD SAWYERS, DEL.

UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN

NAME OF STRUCTURE

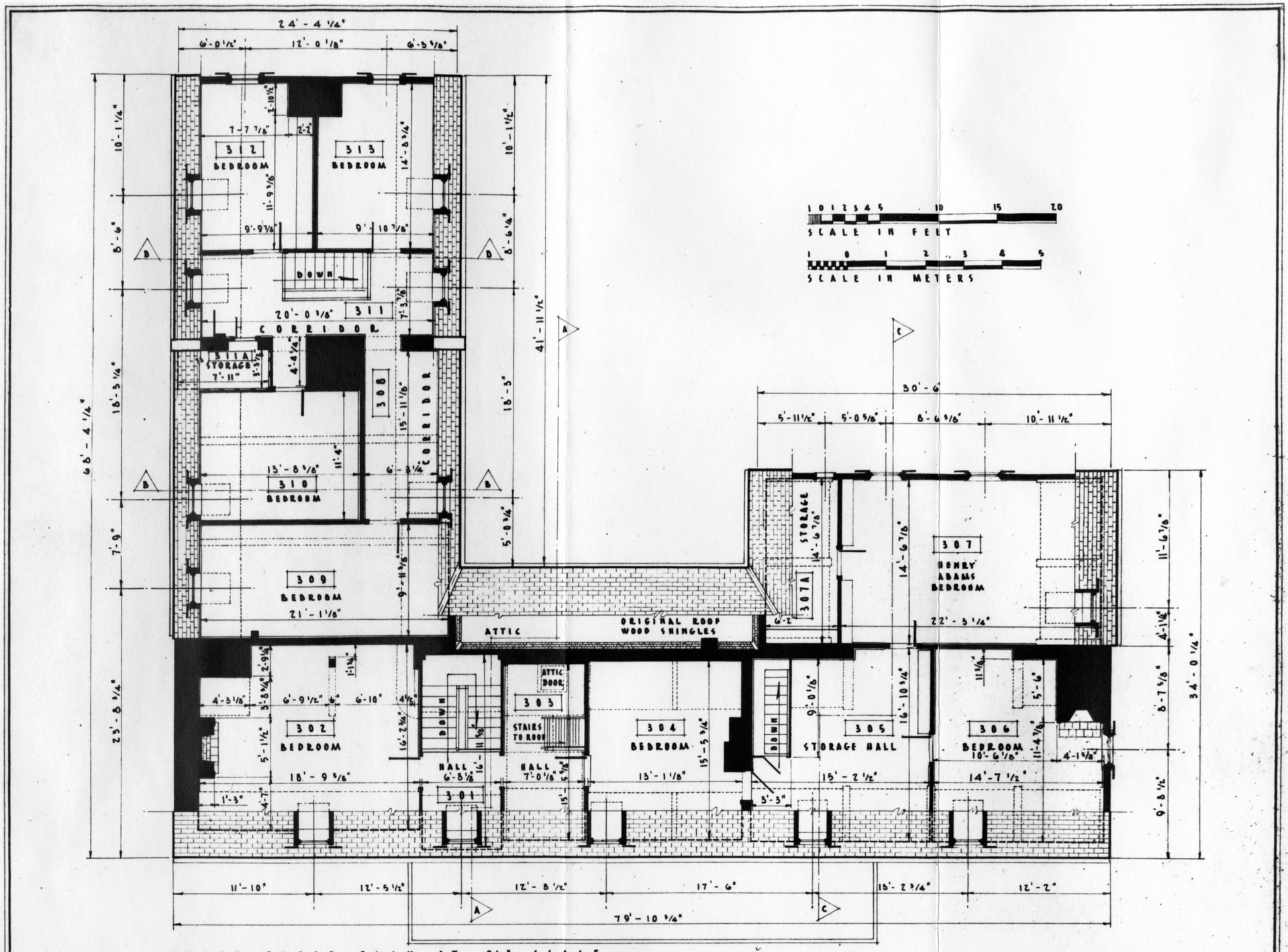
THE "OLD HOUSE," ADAMS NATIONAL HISTORIC SITE

135 ADAMS STREET : QUINCY, MASSACHUSETTS

SURVEY NO. MASS 615

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 4 OF 26 SHEETS

NHS-ADA 3050



THIRD FLOOR PLAN AT 3/16" SCALE

DONALD KIRK, DEL.
UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN

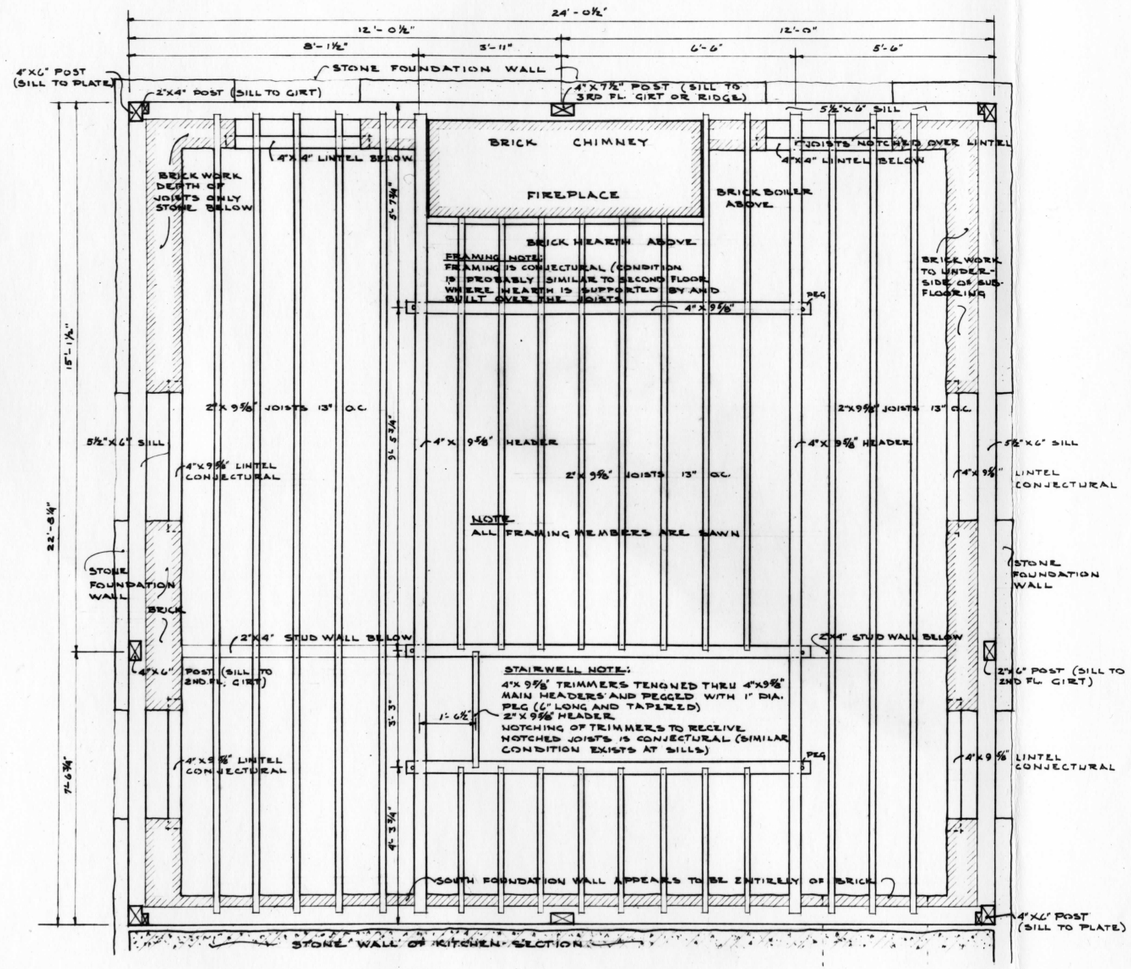
NAME OF STRUCTURE
THE "OLD HOUSE," ADAMS NATIONAL HISTORIC SITE
135 ADAMS STREET QUINCY, MASSACHUSETTS

SURVEY NO. MASS 615

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 5 OF 26 SHEETS

LIBRARY OF CONGRESS

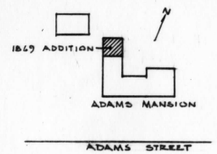
NHS-ADA 3050



FIRST FLOOR FRAMING PLAN

ADAMS MANSION
1869 ADDITION

SCALE ½" = 1'-0"

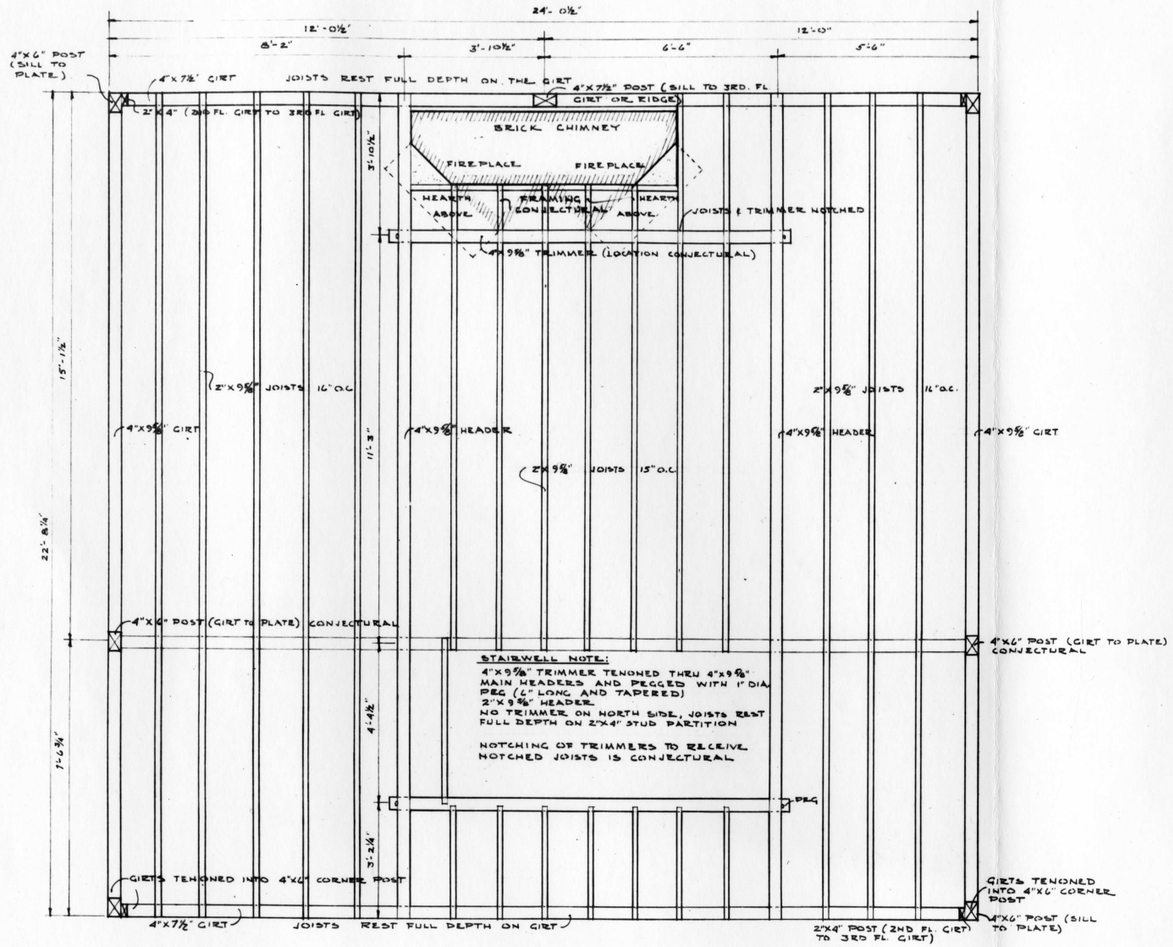


NOTE:
THOSE FRAMING MEMBERS WHICH ARE MARKED AS CONJECTURAL WERE NOT ACCESSIBLE FOR MEASUREMENT WHEN THIS RECORD WAS MADE.

BASIC DATA LOCATION - NORFOLK COUNTY, QUINCY, MASS.

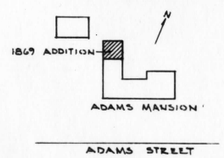
DRAWN BY W. D. STOWELL 6/8/65

REGION	NORTHEAST
POP NO.	B-6
SHEET	1 OF 3
DRAWING NO.	NHS: ADA. 3026
DATE	6/8/65



SECOND FLOOR FRAMING PLAN

ADAMS MANSION
1869 ADDITION
SCALE ½" = 1'-0"

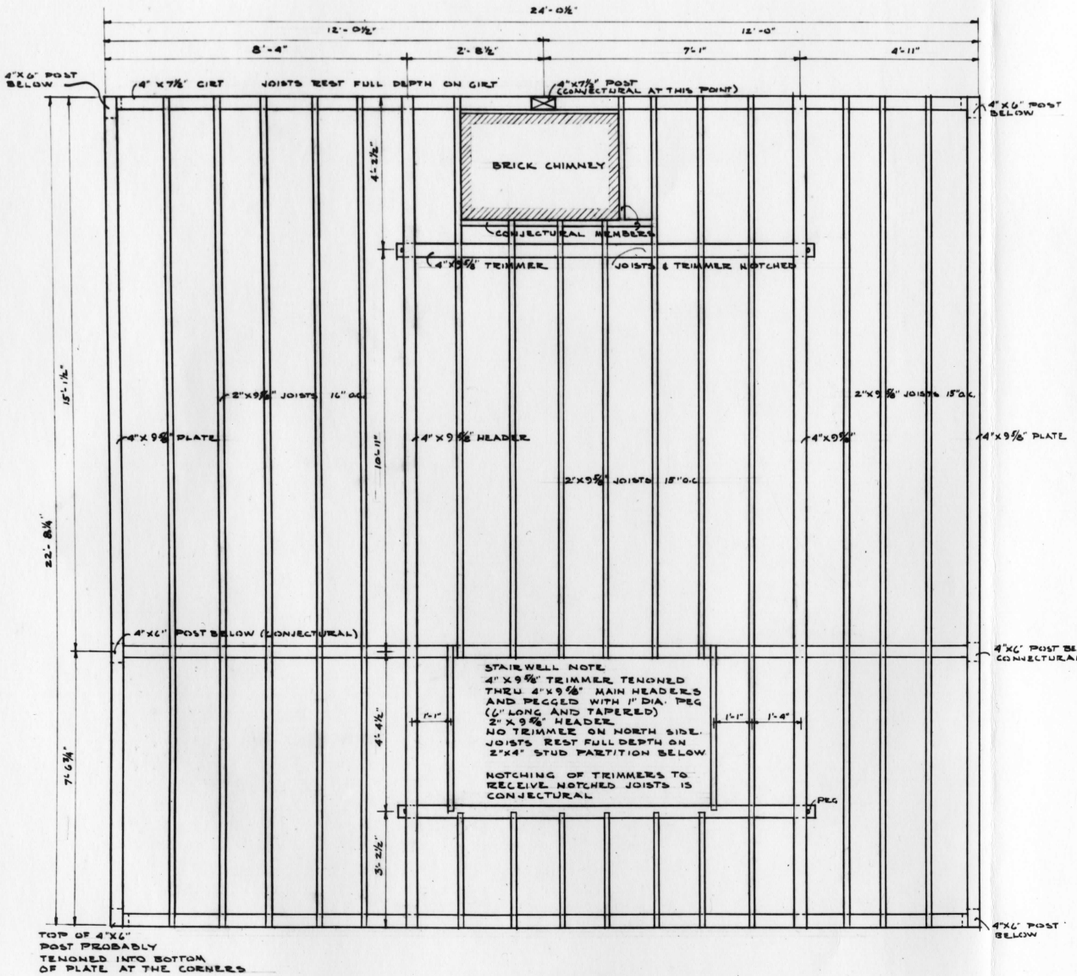


NOTE.
THOSE FRAMING MEMBERS WHICH ARE MARKED AS CONJECTURAL WERE NOT ACCESSIBLE FOR MEASUREMENT WHEN THIS RECORD WAS MADE.

BASIC DATA LOCATION - NORFOLK COUNTY, QUINCY, MASS

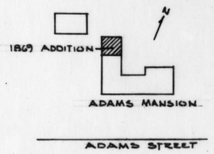
DRAWN BY W.D. STOWELL 6/8/65

REGION	NORTHEAST
PCP NO.	B-6
SHEET 2 OF 3	
DRAWING NO.	NHS; ADA 3006
DATE	6/8/65



THIRD FLOOR FRAMING PLAN

ADAMS MANSION
1869 ADDITION
SCALE ⅛" = 1'-0"



NOTE:
THOSE FRAMING MEMBERS WHICH ARE MARKED AS CONJECTURAL WERE NOT ACCESSIBLE FOR MEASUREMENT WHEN THIS RECORD WAS MADE.

BASIC DATA LOCATION - NORFOLK COUNTY, QUINCY, MASS.

DRAWN BY W.D. STOWELL 6/8/65

REGION NORTHEAST
PCP NO. B-6
SHEET 3 OF 3
DRAWING NO. NHS: ADA 5006
DATE 6/8/65