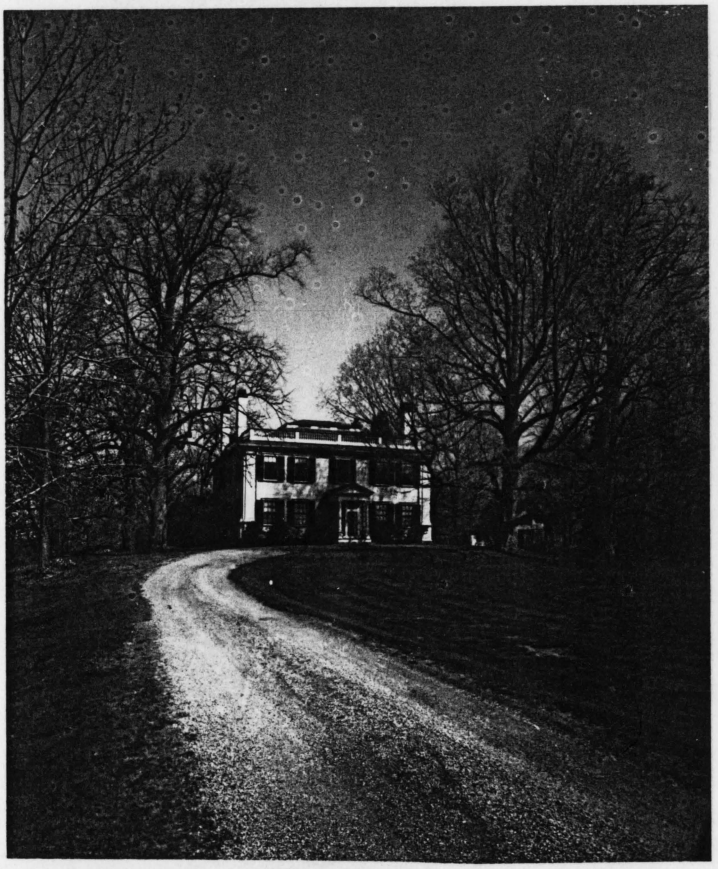
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BEALE HOUSE
Quincy, Massachusetts

HISTORIC STRUCTURE REPORT

Adams National Historic Site
Quincy, Massachusetts



by

Maureen K. Phillips

Cultural Resources Center, Building Conservation Branch
North Atlantic Region, National Park Service
United States Department of the Interior
Boston, Massachusetts

Draft 1993

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PREFACE

This report was prepared by the Building Conservation Branch of the Cultural Resources Center for the Adams National Historic Site. The Cultural Resources Center is part of the Office of Planning and Resource Preservation, Cultural Resources Management Division, North Atlantic Region of the National Park Service. I wish to thank the park staff of the Adams National Historic Site for their assistance in the preparation of this report.

Sources consulted included the Adams Family archives at ANHS, and the Thomas Crane Library and the library of the Quincy Historical Society, both in Quincy, Massachusetts.

Paint analysis and mortar analysis are by the author and are included in the appendices and/or incorporated into the text. Any information discovered after the Historic Structure Report is published will be included as an addendum.

After review by the Associate Regional Director of Planning and Resource Preservation and the Regional Historical Architect of the North Atlantic Region, and the Superintendent of the Adams National Historic Site, the report presented here will be edited and prepared for publication by Technical Publication Writer/Editor Sharon K. Ofenstein of the Building Conservation Branch.

I. INTRODUCTION

STATEMENT OF SIGNIFICANCE

The Beale House and property, including the Carriage House (the subject of a separate report), are part of the Adams National Historic Site, located adjacent to the site of the Adams Old House estate. At this writing, a General Management Plan for the ANHS has not been issued, and the official significance of the Beale property has not yet been established.

The Beale House may be considered significant for the following reasons:

1) It is associated with the lives of persons significant in our past, including two presidents of the United States.

2) It is an excellant example of late-18th century high-style architecture unusual for its locale.

3) It is a rare example of an early era of preservation methodology by a noted, early-20th century preservation architect.

The Beale property was purchased by the National Park Service in 1972 to preserve the home of Captain Benjamin Beale, and his son and grandchildren. Critical to the decision to obtain the property (as reflected in the documentation for the enabling legislation) was the desire to retain the landscape that bordered, and was visible from, the Old House, as well as to maintain the homestead of the Beale family who were neighbors, friends, and business associates of John and Abigail, John Quincy and Louisa Catherine, and Charles Francis and his wife. The site between the Old House and the Beale House has remained almost

unchanged since the 1790s, and thus continues to represent the view that the Adams family enjoyed from 1792 to 1927, when Brooks Adams, the last resident Adams, died (the assumed historical period for purposes of this report).

Research for this report into the history and the physical fabric of the Beale House has revealed additional factors that should be considered in establishing the significance of the property. Historically, the Beale House is important as the home of two generations of Beales who were prominent in the social and political affairs of Quincy from the 1780s to 1857: the builder of the house, Captain Benjamin Beale, and his son, George Washington Beale. Architecturally, the Beale House is an outstanding example of late Georgian/early Federal-period architecture that retains a significant amount of its original exterior and interior features. This high-style design would be more commonly found in the thriving and cosmopolitan late-18th century Atlantic seaports such as Salem and Newburyport, rather than in the farmland south of Boston.

In addition, and of major importance, the only significant alterations to the house were performed in 1908 by Joseph Everett Chandler, one of the first preservation architects, who included among his oeuvre the restoration of such icons as the Dorothy Quincy House in Quincy and the Paul Revere House in Boston. Chandler's restoration/renovation was remarkable for its sensitivity to the original design and features of the house, while at the same time representing the contemporary thought and

ways of life of the early 20th century upper middle class, as evidenced by the service wing and the modern plumbing, electrical, heating, and telephone services incorporated into the house. The Beale House may be the only privately-owned historic structure that Chandler restored for private use. The 1908 alterations occurred during the assumed historical period of the structure (1792-1925), and it has remained virtually unchanged since the 1908 work.

ADMINISTRATIVE DATA

A. Management Summary

Project Background and Scope

The Beale House property was purchased by the United States for the Adams National Historic Site (ANHS) in 1971, but did not become the full responsibility of the National Park Service until January of 1991. The ANHS staff has maintained the exterior of the building for the last 20 years. However, no comprehensive study had been made of the social or physical history of the building. The ANHS would like to use the Beale House for administrative space, and possibly for conference and exhibit spaces. Therefore, the impact and feasibility of adapting the Beale House to its proposed uses needed to be evaluated.

A task directive and scope of work were prepared that outlined the project background, goal, tasks, methodology, and scope. The project goal was to prepare a modified Level II HSR. The investigation for the report involved: historical research; sampling and analysis of the fabric of the structure, which helped establish the physical evolution of the house and identify its character-defining features; documentation of existing features and condition of the building's fabric; and evaluation of the feasibility and appropriateness of adapting the building to the proposed uses, including evaluation of the impact on character-defining features.

The investigation for this Level II HSR called for only non-destructive and non-invasive techniques, and the scope of this report is accordingly restricted. It is expected that additional information will be revealed as work progresses and more invasive techniques are selectively employed. Any such information will be included either in an addendum to this HSR, or in the completion report for the project.

Historical Context

The Beale House was built in 1792 on a parcel of land adjacent to the Adams mansion (or "Old House") by Captain Benjamin Beale, a fourth generation American who had returned to settle in Massachusetts after making his fortune in England in shipping. Beale was prominent in local political, social, and business affairs. Adams family diary entries and letters from the 1790s through the 1850s indicate that the Beale family maintained a close relationship with the Adams family that transcended mere neighbors as business and political associates, and as friends. This association with John, John Quincy, and Charles Francis Adams continued through the lifetime of Captain Beale's son, George Washington Beale, and of George's children.

George Beale's daughter Caroline was the last Beale to live in the house. When she died in 1906, her estate sold the property to Fred B. Rice, son of a wealthy shoe manufacturer. Rice was known for his interest in local history, and he hired noted preservation architect Joseph Everett Chandler to design a

renovation/restoration. The Beale House thus may have been the only privately-owned "antique" residence restored by Chandler for private use. In 1940, three women doctors purchased the property from Rice's estate, and maintained the house almost unchanged from the structure that resulted from Rice and Chandler's collaboration.

Summary of Investigative Results

No records survive that recount the construction of the house, except for a 1792 letter from John Adams to his daughter that described the house as "the largest and handsomest ever built in this neighborhood". Documentation of the Beale House for this report did not involve destructive investigative techniques, and therefore many questions remain about the original structure. However, the analysis of the structure's fabric that was performed confirmed that a major portion of the original exterior and interior fabric of the main house is extant. This information, along with historic photographs, drawings, and atlases, provided a basis for understanding the appearance of the structure as it was constructed.

The 1792 Beale House was built at a transitional point between the late-Georgian and the early-federal styles of architecture. The house's high-style design reflected the late-Georgian architectural beliefs in symmetry, yet a few features hinted at the Adamesque (or federal) style of ornament that was to become de rigueur by the turn of the century.

The two-story house was perched on a rise set well back from the main road. The main house was clapboarded and was topped by a hipped roof and roof monitor, edged with a balustrade. Fluted pilasters ran the full height of the building at each corner of the public walls of the house. A main entrance doorway was centered on the south (front) facade, protected by a classical pedimented portico. A rear entrance doorway with half sidelights was centered on the north wall, with a full Palladian window located immediately overhead. It is thought that there was originally a one-story kitchen ell to the rear of the main house where the 1908 two-story ell now stands.

The late-Georgian elegance of the exterior of the Beale House continued into the interior. The porticoed front entrance opened into a wide entrance hall that ran almost 40 feet to the rear doorway. The walls and doorways were ornamented with elaborate wood surrounds, cornices, baseboard and wainscot. An elegant wide staircase rose along the west wall to a stair landing, which was lighted by the Palladian window. All these features are extant. Two rooms were located on the either side of the entry hall on the first floor that also had elaborate carved woodwork. Most of the original woodwork is extant in three of these rooms.

The main staircase from the first floor led up to another wide hallway that divided the second floor. This central hall was as richly ornamented with woodwork as the first-floor entry hall, as were the large chambers located on either side of the

hall on the south end of the house. Most of the original features in these rooms are extant. Existing evidence indicates that there were originally a small side-hall and two small rooms to the west and northwest of the hall, and another side-hall and one room to the east and northeast of the hall.

The most noticeable alteration to the Beale House before the 1908 Chandler renovation was the replacement, sometime between 1825 and 1835, of the original front entrance door with the extant Greek Revival style door and sidelights. It is also known from existing evidence that dormers were added to the north roof slope, and that gas was piped into the house, prior to 1908.

In the 1908 Chandler renovation, the Beale House was restored and remodeled while its distinctive 1792 exterior and interior appearance and ambiance were maintained. Chandler replaced the rear one-story ell and extension with a two-story ell and one-story northeast extension, in which were located the service functions and servants' quarters. Chandler also modernized the main house, adding a heating system, electricity, and modern plumbing, and reconfigured the dining room and second-floor rear (north) chambers. The resulting building is what is standing today, with few alterations made over the intervening years.

The most significant change to the Beale House after 1908 occurred in 1950 when the roof, damaged by fire, was replaced with a new roof that was reconstructed in the original configuration, including the monitor.

B. Basic Data

Name:	Beale House
Location:	Adams National Historic Site Quincy, Massachusetts
LCS Number:	22655
Management Category:	Must Be Preserved
Proposed Treatment:	Undecided
National Register:	Entered April 4, 1980

C. Proposed Use

At this writing, there is no General Management Plan for the Adams National Historic Site. The tentative proposed use for the Beale House for administrative, and possibly conference and exhibit, spaces.

D. Pertinent Planning Documents

Keinath, Caroline, "Statement for Interpretation: Adams National Historic Site", ANHS, Quincy, MA (revised 1989).

Nelson, Helen, "Report on the Property on the West Boundary of the Adams Historic Site", Historic Resource Study, ANHS (February 1962).

Peak, Marianne, "Resources Management Plan, Adams National Historic Site", ANHS, Quincy, MA (September 1981).

- - , "Statement for Management, Adams National Historic Site", 1993.

- - , "Resource Management Plan, Adams National Historic Site", 1992-1992.

E. Care of Research Material

Fabric samples (e.g., paint, mortar and nails), and photographs of existing conditions of the building during the investigation, will be stored in the data bank at the Building Conservation Branch of the Cultural Resources Center. Certain selected items may have potential for artifact collections and/or resource material for future research.

II. ARCHITECTURAL HISTORY

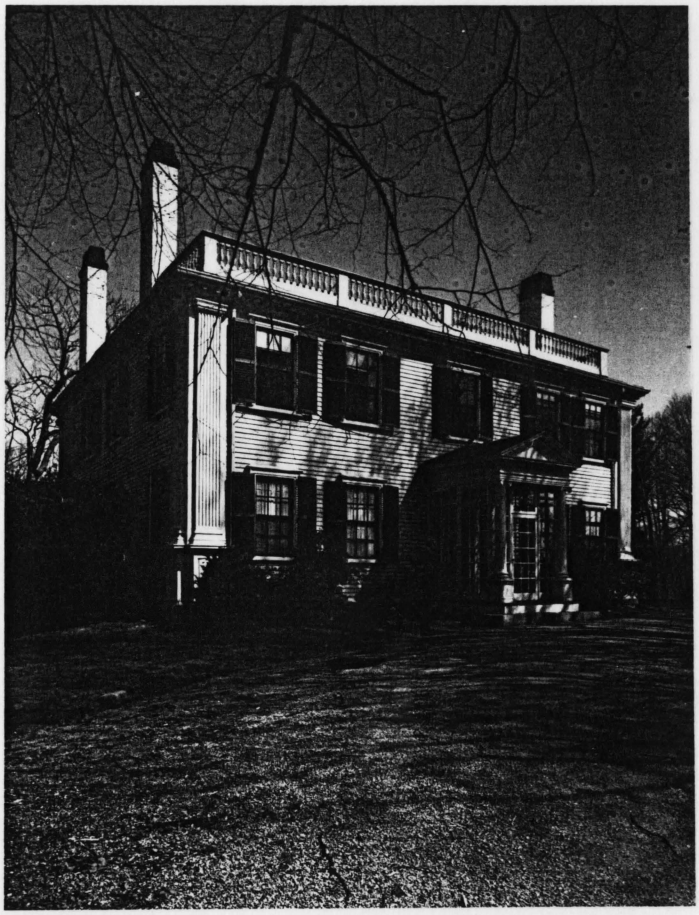


Figure 1. Beale House, south facade.

HISTORICAL CONTEXT

A. The Beale Family - 1792-1906[1]

The Beale House (fig. 1) was built in 1792 by Captain Benjamin Beale of Squantum, Massachusetts. Captain Beale was the fourth generation of Benjamin Beales to have lived in Massachusetts. His great-grandfather Benjamin settled in Dorchester from Seaborough in Crewkerne, Somerset County, England, probably after 1661, the year he inherited property in Dorchester and Milton from his uncle Nathanial Patten. The first Benjamin's son, Benjamin #2 (1669-1753), lived in Braintree as a farmer, surveyor, and constable. The third-generation Benjamin (1702-1793) also lived and farmed in Braintree, and served as captain in the French and Indian War in 1760.

Captain Benjamin Beale (1741-1825) was the first of Benjamin's #3 eight children, and was also born in Braintree. Apparently, relations between the father and young Benjamin were strained, and he left home just before or around the time of his mother's death in 1758 to seek his own fortune. He reportedly was commander of a merchant ship by the age of 18, and eventually settled in Liverpool, England, as an employee of the merchant

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[1]Unless otherwise noted, the biographical information concerning the Beale family was taken from a copy of unsigned correspondence written in 1915 by a great-great grandson of Captain Benjamin Beale (as identified in the documents). This documentation was in the possession of Dr. Esther Bartlett, and included a genealogy, and transcriptions of letters and diary fragments. A copy of the documentation is in the ANHS archives.

Thomas Smythe & Co. In 1767 he married Ann Copeland of Liverpool and the first of their ten children, Benjamin Jr., was born in 1768.

By 1772, Captain Beale was successful enough to commission his brother Joseph, still living in Braintree, to purchase for him several tracts of property in the Braintree area, including 114 acres in Squantum. The purchase of this American property suggests that in 1772 Beale was planning to eventually return to the colonies, but was delayed by the American Revolution. He did, however, send his son Benjamin Jr. to live with a friend, Peter Wainwright, in Boston during these years to prepare for college.

By 1780, Captain Beale had became a partner in Thos. Smythe & Co., and by the time he returned with his family (five remaining sons and an infant daughter) to America soon after the end of the war in 1783-1784, he was a wealthy man.[2]

Upon their return, the Beales first settled on the Squantum property the Captain had purchased. Captain Benjamin soon began investing in various tracts of land, including property from his father's estate. In 1783, while building his new home in Squantum, Beale bought the Joseph Crosby farm in what at the time was part of the town of Braintree. This time Beale used his

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[2]That Captain Beale's sympathies were with the colonies may be suspected from the fact that his sixth son was named after George Washington in 1782, before the war ended and while the family lived in Liverpool.

brother Nathanial as middleman.[3] By the early 1790s, the Beales had decided to build a new home on the former Crosby farm, apparently wanting to live closer to what was to become Quincy town center. Quincy was incorporated the same year the house was completed, with Captain Beale one of the original petitioners.

On October 29, 1792, John Adams wrote to his daughter Nabby (Mrs. Abigail Smith) that "Capt. Beale of Squantum has set up between me and my brother a new house, the largest and handsomest ever built in this neighborhood".[4] Beale's new house was located just west of John Adams' property on the Boston-Plymouth highway (now Adams Street), with the Furnace Brook coming in on the west side and winding across the property to the east border, where it entered the Adams property (fig. 2). It is not known who designed the Beale House, or any details of its construction, nor are there any references to the house in any of the surviving letters of the Beales during this period.

Captain Beale, in addition to being one of the original incorporators of Quincy, served as one of the town's first selectmen in 1792 and was active in town and in church affairs until his death in 1825. He was appointed Justice of the Peace

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[3]Suffolk County Registry of Deeds, Book 140, Page 179. This information was found in the "Ezekiel C. Sergeant Collection", Quincy Historical Society, Quincy, Massachusetts. Sergeant, Quincy town engineer until his retirement in 1940, spent 1941 to 1961 documenting the original Braintree/Quincy property holdings, complete with plot plans showing the original property lines and subsequent divisions.

[4]Adams Archives, Adams National Historic Site, Quincy, Massachusetts.

for Suffolk County by John Hancock in 1787, and was one of the organizers of the Neponset Bridge Company in 1802. His business fortunes declined in the late 1790s, having invested in several unsuccessful speculatory ventures. Beale also suffered several family tragedies. Of his eight sons, one died in infancy in 1785, and five died in pursuit of the family business. Three sons died at sea: Richard, 1773-1807), Peter (1776-1793), and Joseph (1780-1800). Robert (1778-1803) died in Surinam, West Indies, and Thomas (1787-1815) in Wilmington, North Carolina.

Beale's oldest son, Benjamin Jr., attended Harvard College, graduating in 1787 in the same class as John Quincy Adams, studied law and was admitted to the bar in 1790. He also worked in his father's offices, mainly in Boston and London, and participated in some of his father's more disastrous investments. While in London in 1807 he married Mme. la Marquise de Beaumet of Normandy, France. He settled on his wife's estates in France, running her family's coal mine. He died in 1826, surviving his father by less than a year.

Apparently, Captain Beale's financial prospects revived when he went into partnership with his son-in-law and nephew, Thomas B. Wales. Wales, the son of Beale's sister Mary, had married Beale's only surviving daughter and Wale's first cousin Ann (1783-1826). Wales' firm, originally called Wales & Beale and later known as T.B. Wales & Co., became a large and prosperous concern engaged in shipping and foreign trade. When Captain Beale died January 29, 1825, he left a considerable estate.

Aside from legacies to Benjamin Jr., Ann and Thomas Wales, and the surviving children of his deceased son Richard, Captain Beale bequeathed "to my son George Washington Beale ... my dwelling house in Quincy and my Squantum farm, and all the residue of my property of whatever nature and kind soever (sic)."[5]

George Washington Beale (1782-1851), Captain Beale's sixth son and the only one to remain at home, joined the Wales firm, but soon left to become a "gentleman farmer", managing the Beale property in Quincy and Squantum. George apparently lived at the Beale House his entire life. He married his mother's seamstress, Ann Lord, June 29, 1814, a few months after his mother's death in February. It was probably George who was responsible for the first significant alterations of the house, adding Greek Revival-style front doorway. George was also prominent in public affairs. Like his father, he was a Justice of the Peace, and was involved with bringing the railroad to Quincy.

At least during the residency of Captain Benjamin and George, the Beales maintained a close relationship with the Adams family that transcended mere neighbors. Charles Francis Adams' diary entries indicate that he and George Beale had a frequent and amicable, if not always harmonious, relationship as neighbors

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[5]Will dated May 27, 1816, cited in correspondence dated 10/7/07 from Attorney Francis L. Hayes to Fred B. Rice, discussing the results of the title examination for Rice's purchase of the Beale property.

and as business and political associates in various enterprises.[6] Louisa Catherine Adams, wife of John Quincy Adams, attempted to play matchmaker between the widower George Beale and Mary Robertdeau.[7] A daughter of Captain Beale's son Richard was named Abigail Adams Beale (born around 1800), and a daughter of Captain Beale's daughter Ann Wales was named Louisa Catherine (born 1812). There are numerous references in Charles Francis Adams' diary of visits to and from the Beale estate for social, political, and business purposes. George Beale and his daughter Anne were frequent visitors at the Adams Old Mansion and John and Abigail, John Quincy and Louisa Catherine, and Charles Francis and his wife the same at the Beale estates, including outings of sailing and lawn bowling at the Beales' Squantum farm. George and Charles Francis served together on numerous business and political organizations, including the Neponsit Bridge Company formed in 1802 by Captain Beale, and when John Adams established the Temple and School Fund in 1822 for the use of the Congregational Society of Quincy 1st Parish Church, he chose

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[6]Diary entry March 26, 1831. In typical CFA style, in referring to a shared front fence along Adams Street, he states that "[i]t seems Mr. Beale has been very laboriously expressing his opinion about these matters (to the contractor Mr. Veazie). I think the interference of neighbors very gratuitous."

[7]LCA to Mary Robertdeau, June 12, 1832.

George as one of the five original trustees.[8]

A tangible message from the early years of the Beale House was left by members of the third generation of Beales, bringing the history of the house into a human perspective. Etched on the middle pane of the left sidelight to the rear entrance doorway is the name "Thomas B. Wales" in script. In the dining room, several names are etched on panes in the northeast window, also in script. Thomas B. Wales appears again (in the same handwriting), as do "Joseph Beale, Ann C., Maria C. (illegible), GW Beale, and Margarite A. Beale".

Margarite was Benjamin Beale Jr.'s French-born daughter, "well known by members of the family in the last generation".[9] Since she was born in 1807, the etchers were probably all cousins of the third generation of Beales: Thomas B. Wales (born 1808), the first son of Thomas B. Wales and Ann Beale Wales; Ann C. [Copeland] and Maria C. (both born before 1807), daughters of Richard Beale and Maria Sellon Beale; and GW Beale (born 1815), the son of George Washington Beale. Only Joseph Beale is unidentified.[10] The etchings were probably made before, but not

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[8]Adams Archives; William Churchill Edwards, Historic Quincy Massachusetts, City of Quincy (1957): "In the first deed, John Adams appointed five of his honorable friends, Thomas Greenleaf, Josiah Quincy, Thomas Boylston Adams, Edward Miller and George Washington Beale, to supervise his gift."

[9]Unattributed 1915 Beale descendant correspondence.

[10]Captain Beale's son Joseph died in 1800, and the limited genealogical information available does not mention whether he had children, or if there was another Joseph Beale of this generation. He was either a child of one of Captain Beale's sons, Joseph Beale's son, or a child of one of Captain Beale's

much before, 1826. Margarite was married that year and probably would not have signed "Beale" as her surname, and George W. Jr. may not have been able to sign his name if he were much younger than 10 years old. What occasion may have gathered the cousins, or prompted them to write in the glass, is unknown, but it may have been for or after Captain Beale's death in February, 1825.

George Washington Sr. and Ann Beale had six children, two of whom (twins) died in infancy. Ann died within a few weeks of George's father, Captain Beale, on April 14, 1825, leaving George a widower with four young children. He never remarried, and when he died intestate on November 19, 1851, the estate was divided among the three surviving children, George W. Jr., who was then living in Burlington, Iowa, and Anne Elizabeth (b. 1816) and Caroline Miller (b. 1822), both of whom were living at home.[11] In 1852, the three heirs transferred the property of the Beale estate to Nathanial Emmons and George W. Wales,[12] and the Squantum property was sold in 1854. George Jr. died unmarried in 1870, and the Beale House and property was transferred back to

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brothers.

[11]A daughter Frances died in 1837 at the age of 16.

[12]Deed dated March 1. 1852, Norfolk County Registry of Deeds, Book 208, Page 90. Emmons and Wales were related to the Beales through Ann Beale and Thomas B. Wales, and had been executors of George sr.'s estate. The property was probably transferred to a trust for the benefit of the three siblings, with Emmons and Wales acting as trustees.

Anne and Caroline in 1872.[13] In 1901, a portion of the property was taken by the Commonwealth of Massachusetts through its Metropolitan Park Commission for the Furnace Brook Parkway. The two sisters never married, and continued to live in the Beale House all their lives, Anne dying in 1890 and Caroline in 1906.[14]

B. The Rice Family - 1907-1940

Caroline Beale, last surviving child of George Washington Beale, died on December 28, 1906. Caroline's estate sold the Beale House and property to Fred B. Rice on October 1, 1907 (fig. 3).[15] Fred (Ball) Rice (born July 14, 1866), traced his descent from Edmund Rice, an immigrant from England who settled at Sudbury, Massachusetts, in 1639. He was born in Hudson (now Marlborough), Massachusetts, but apparently he moved with his family to Quincy at an early age, attending public and private schools in the city and preparing for college at the Adams Academy (founded by the Temple and School Fund of John Adams). His father, William B. Rice, was a wealthy founding partner of a boot and shoe manufacturer called Rice and Hutchins of Boston,

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[13]Deed dated February 28, 1872, Norfolk County Registry of Deeds, Book 422, Page 120.

[14]Correspondence of Hayes to Rice, 10/7/07: "[I] have been informed that [the Beale sisters] lived and died in the family mansion."

[15]Norfolk Registry of Deeds, Book 1064, Page 543.

and owned large parcels of property in the Quincy area.[16]

Fred Rice graduated from Harvard College in 1887 and immediately entered his father's business, of which he was made vice president and treasurer when it was incorporated in 1891. He maintained these positions in the firm until his death in 1933. Rice was active in local political, social and charitable organizations. Ironically, he was a student at, and later a trustee of, the Adams Academy, for which George Beale had served as one of the first trustees in 1822. He served on the Quincy City Council and the Quincy Park Commission, and was appointed Food Administrator of Norfolk County during World War I. He was also president of the board of managers of the Quincy City Hospital, founded and given to the city by his father, and vice-president of the William B. Rice Eventide Home of Quincy, a home for the aged endowed by his father.

Rice was noted for his interest in local history and for his manuscript collection in that area. He was president of the Quincy Historical Society from 1924 to 1932, and bequeathed much of his collection to the Society upon his death. He probably jumped at the chance to purchase the Beale House, which was located just a few houses down Adams Street from his parents' home. Unlike his father William, who had torn down the Peter

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[16]Biographical information of Fred B. Rice taken from New England Historical and Genealogical Register 33:201 (1933); and a copy of a page from a Harvard College publication (unidentified) entitled "Harvard College Class of 1887", pages 368-369, in the library of the Quincy Historical Society.

Boylston Adams (John's brother) house to build a stick-style Queen Anne in the 1880s, Fred Rice wanted to preserve the Beale House's "essential features".[17]

In 1908, within a year of purchasing the Beale property, Rice had the house restored and remodeled into its present configuration. Rice hired noted restoration architect Joseph Everett Chandler to design the remodeling.[18] Chandler (1864-1945), a graduate of the Massachusetts Institute of Technology school of architecture in 1889, began acquiring a reputation as an authority on colonial architecture with the publication of his book Colonial Architecture of Maryland in 1892. He would eventually be the architect for the restoration of various historical landmarks in New England, including the Paul Revere House in Boston's North End (1908), the Old Corner Book Store in Boston, and the House of Seven Gables in Salem. Chandler had just completed the restoration of the Dorothy Quincy House in Quincy in 1906. With Rice's association with local history, he must have been involved in that project and decided to use Chandler to help restore the Beale House when he bought it the

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[17]Letter dated October 11, 1911, from C.F. Adams Jr. to Fred Rice.

[18]Original plans entitled "Alteration of House for F.B. Rice Esq. at Quincy Mass., Joseph Everett Chandler Architect, 2A Park St., Boston, November 22, 1907", Adams Archives, 7 sheets; "Application for Permit to Build", No. 343, dated March 13, 1908, Building Department, Quincy, Massachusetts.

following year.[19] The Rice-Chandler collaboration resulted in what may be the only privately-owned historic structure that Chandler restored for private use.

Chandler restored and remodeled the Beale House while maintaining its distinctive early Federal-period appearance and ambiance. He had the existing rear one-story ell and extension replaced with a two-story north ell and new one-story extension. The new ell and extension contained a modern kitchen, service and food pantries, laundry room, and servants' quarters and bathrooms, all using much of the original ell's footprint. He also modernized the main house, adding forced hot-air and steam-heating systems, electricity, and modern plumbing facilities, and reconfigured the dining room and second-floor rear chambers. However, Chandler retained many of the original features of the main house, including elaborate cornices and mantelpieces, window sash, surrounds and blinds, and the central staircase on the interior. On the exterior, he restored the classical-style front portico, corner pilasters, cornice and roof balustrade, extending the balustrade and cornice around the roof of the 2-story ell, and repeating original window sizes on much of the fenestration of the ell walls.

Fred Rice never married. Rice's mother, Emma Louise (Cunningham) Rice, had moved into the Beale House by 1911

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[19]Withey, Elsie and Henry F., Biographical Dictionary of American Architects (Deceased), Los Angeles: New Age Publishing Company (1956).

following her husbands death, giving her former home (located close to the Beale House down Adams Street) to the Eventide Home.[20] Fred died February 11, 1933, and his mother lived in the house until her death October 7, 1934, after which the house stood vacant for five years.[21]

C. Doctors' Residence and Offices - 1940-1989

Before his death, Rice subdivided the portion of the Beale propertiy located to the north of the (new) Furnace Brook Parkway. He (and his estate) sold off the individual lots between 1932 and 1940. What remained of the Beale property was divided into two lots and in 1940, the estate of Emma L. Rice sold lot on which the Beale House and the Carriage House (consisting of 3.68 acres) for $40,000 to three doctors: Merry E. Pittman (born 1908), a physician; Dorothy K. Schiedell (born 1907), a surgeon; and Esther E. Bartlett (born 1904), an anesthetist (see sales brochure in Appendix G). The three doctors were all members of the staff of the New England Hospital for Women and Children, and used the house as offices as well as a residence.[22]

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[20]Correspondence from C.F. Adams Jr. dated October 3, 1911, to Emma Rice states "as you are now living in the Beale House".

[21]Quincy City Directories, 1932-1939

[22]Deed dated July 30, 1940, recorded at the Norfolk County Registry of Deeds, Book 2288, Page 586. A four-page brochure complete with glossy photographs had offered the house and 5 1/2 acres "in the settlement of an estate...at a very reasonable price" of $50,000 (Appendix G). Apparently, some acreage had already been sold for another home site west of the Furnace Brook before this parcel was sold to the doctors; City of Quincy

For many years the Beale House accommodated more than the three doctors and their offices. By at least 1942, Dr. Bartlett's mother, father, and brother were also living at the house, as well as a secretary, and a domestic. Nine people were listed as residing at the house in 1955, including a 71-year-old woman named Ann L. Stetson. According to Diana Maginnis, Dr. Bartlett's niece, Miss Stetson was a retired schoolteacher from Damariscotta, Maine who was a friend of Merry Pittman and Esther Bartlett.[23] It is possible that the congested living arrangements were relieved somewhat by using a room in the carriage house (which had replaced the original barn sometime between 1877 and 1896) that had been converted by Rice in 1907 to living quarters for a caretaker. In 1946 the doctors completely remodeled the carriage house into a separate residence. It is not known who lived there, but it may have been Dr. Schiedell, who signed a building permit application in 1951 to add a room to the building. The only significant alterations made to the house

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Assessment of Poll Tax, 1943 and 1955; copy of newspaper article, source and date unknown (probably The Patriot Ledger, July, 1950), Adams Archives.

[23]Listed in the 1943 Quincy Assessment of Poll Tax, in addition to the three doctors, a secretary, and a domestic, were: Edward Bartlett, age 47, occupation "experimental"; Frank S. Bartlett, age 76, occupation manufacturer; and Dorothy Bartlett, age 74, occupation "at home". All were listed as having the same residence in 1942. By the 1955 directory, Frank had died, but Dorothy and Edward were still living at the house, along with Ann Stetson (occupation "retired"), and a gardener. Correspondence dated November 5, 1991, from Diana C. Maginnis to Maureen Phillips.

during the doctors' residency was by necessity. In July, 1950, a fire destroyed most of the roof of the main house. It was rebuilt in the style of the original hip roof and monitor, re-using and saving some of the major timbers.[24]

In 1958, the owners of the Beale estate transferred the property to the Adams Street - Crescent Street Trust, naming themselves as beneficiaries. Ann Stetson was also named as a beneficiary, retaining the right to occupy "the Barn" during her lifetime.[25] By 1961, the only person listed in the Quincy directory as living at 181 Adams Street was Dr. Bartlett. Both Merry Pittman and Dorothy Schiedell died within a few years of each other in 1958 and 1960. Dr. Bartlett's widowed sister, Mildred Cosimini, moved in with her around this time, and together the sisters cared for Ann Stetson.[26]

In 1962, Dr. Bartlett and the U.S. Department of the Interior began discussions about adding the property to the Adams National Historic Site, but an agreement was not reached until a decade later. In 1971, Esther E. Bartlett, "sole surviving

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[24]See Application for Permit to Build No 343 dated November 4, 1907; Application for a Building Permit No. 48307, dated February 28, 1946; and Application for a Building Permit No. 57838 dated August 3, 1950. The Carriage House is the subject of a separate Historic Structure Report.

[25]Deed dated August 17, 1958, recorded with the Norfolk County Registry, Book 3682, Pages 266-267.

[26]Maginnis correspondence. Mrs. Cosimini was Mrs. Maginnis' mother. Also according to Mrs. Maginnis, not long before Dr. Schiedell died, she married a man named Dan Ford. They lived at the Beale House, but Mr. Ford moved out of the house after Dr. Schiedell's death.

trustee and individually", and A. Louise Stetson transferred the property to the United States for $120,000. The transfer was subject to an agreement that Bartlett and Stetson were to be given a lifetime lease to the house, carriage house and shed and "full use and enjoyment of the premises" for a rental of $150 per month. Miss Stetson died soon after the transfer, and Dr. Bartlett's sister died in 1985. The property fully reverted to the United States upon Dr. Bartlett's death in August, 1989.[27]

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[27]"Interior Department Proposes Adams Historic Site Expansion", The Patriot Ledger, Quincy, Mass. (August 8, 1962); deed from the Adams Street - Crescent Street Trust to the National Park Foundation dated October 22, 1971, Norfolk County Registry, Book 4790, Pages 246-248; deed from the National Park Foundation to the United States of America dated April 18, 1972, Norfolk County Registry, Book 4827, Page 574-576; lease between National Park Foundation and Esther E. Bartlett dated November 29, 1971, as amended December 14, 1971.



Figure 2. View from southeast and Adams property.

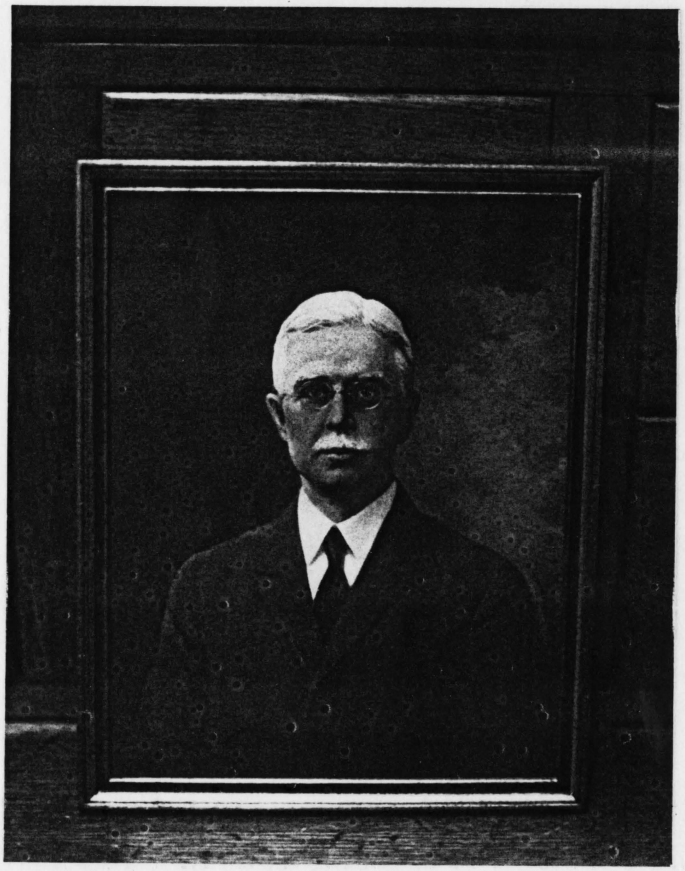


Figure 3. Fred B. Rice, circa-1925.

III. DESCRIPTION OF PHYSICAL EVOLUTION

EXTERIOR ELEMENTS: APPEARANCE AT TIME OF CONSTRUCTION

[Room, doorway and window opening numbers refer to those used on the 1991 plans in Appendix A. Profiles can be found in Appendix D. Unless otherwise indicated, features that are believed to be original are extant.]

A. Overview

No original plans or drawings, nor any entries in contemporary accounts or diaries, survive that describe the Beale House as it was built. Documentation of the Beale House for this report did not involve destructive investigative techniques, and therefore many questions remain about the original structure. However, the analysis of the structure's fabric that was performed (including paint, mortar, hardware and fasteners, and stylistic features) confirmed that a major portion of the original exterior and interior fabric of the main house is extant. This information, along with historic photographs, drawings and atlases, provided the basis to understand the appearance of the structure as it was constructed.

Although the Beale House was built in 1792 at the transitional point between the late Georgian and the early Federal periods of architecture, it was too early to have incorporated much of the more common Federal-style artifices of attenuated ornament, swags and garlands. The house's design reflected the late Georgian architectural beliefs in symmetry, and its simplified classical ornament reflected the puristic functional tendencies after the revolution. The house's high-

style design was more commonly found in the early 1790s in the thriving New England seaports such as Salem and Newburyport, rather than in the prosperous farm country south of Boston. It is therefore not surprising to find John Adams writing in 1792 that the house was "the largest and handsomest ever built in this neighborhood".[28]

The house was set well back from the main road, perched on a rise to survey its surrounding property (fig. 2). The main house was almost square, measuring approximately 47 feet wide by 40 feet deep, and had two stories and an attic over a full cellar. The clapboarded house rested on a granite foundation, and had a hipped roof with a roof monitor. Four large chimneys pierced the roof, and a balustrade ran the perimeter of the roof between the chimneys. Fluted pilasters ran the full height of the building at each end of the south facade, and of the west and east walls, terminating in a simple modillioned cornice that trimmed the roof eaves.

A main entrance doorway was centered on the south (front) facade, protected by a pedimented portico supported by ionic columns. A rear entrance doorway with half sidelights was centered on the north (rear) wall, with a Palladian window located immediately overhead, lighting the stair landing inside. Window openings were symmetrically placed on the front facade. All window openings had simple cornices and louvered exterior

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[28]Correspondence to Abigail Adams Smith, Adams Archives.

blinds.

It is thought that there was originally a one-story kitchen ell to the rear (north) of the east side of the main house. Evidence of the original ell is extant in the small area of the cellar that is located under the southeast corner of the existing ell (Room 002) and in the crawlspace at the south end of the ell. From these areas can be seen the remnants of an original chimney base for a fireplace and a cooking oven. This base, which faced north, backed up against the chimney base to the dining room fireplace that faced south. A kitchen must have been located to the north of the dining room, in the same location as the existing two-story ell.

Because of the 1908 alterations, during which the kitchen ell was replaced with a two-story ell, the appearance of the original ell is not known. However, a photograph of the east side of the house that dates to circa-1867 (fig. 4) shows a one-story appendage to the rear of the house that may have been the original ell. There are also notations on the plans for the 1908 alterations (the "1907 drawings" - Appendix B) that call for building the foundation for the new ell to "coincide with old". Based on the photograph and 1907 drawings, it is thought that the original ell had a footprint similar to the existing ell, measuring approximately 17 feet wide and 34 feet deep. From the circa-1867 photograph, it also appears that the ell was clapboarded, like the main house.

A cistern was dug about 10 feet to the northeast of the ell,

remnants of which are extant in the crawlspace under the existing ell extension. The Beales also built a large barn approximately 100 feet to the northeast of the main house and ell. The structure is no longer extant, but from 19th century sketches and photographs it can be seen that the two-story barn was about the same size as the main house and had a hipped roof, a small cross gable in the center front, and a cupola and weathervane on the top (figs. 4-6). A large doorway was located in the center of the front (south) facade that was either arched or was topped by an arched fanlight. Two smaller arched entrances were located on either side, with smaller fanlight window openings over each. This structure burned down sometime between 1877 and 1896, and was replaced with a smaller carriage house, which is the subject of a separate report.

B. Foundation and Structural Systems

The main house had a masonry foundation wall composed of granite block of various sizes. The exterior above-grade foundation was faced with dressed granite block with bevelled top edges. The original ell foundation wall was probably also masonry, composed of either granite or rubble stone. The original ell foundation may have been incorporated into the extant ell foundation that was built in 1908.

The house was built of wood frame, post and beam construction. [Details of the original framing of the Beale House will be included in the Conditions Assessment Report for

the structure.]

C. Walls

The exterior walls of the main house and ell were cladded with wood clapboards with a 4-inch exposure. The clapboards were attached using skived joints and wrought nails. Although not original, the existing 4-inch wide water table between the bottom clapboards and the granite foundation is believed to be similar to the original water table. Paint analysis indicates that the extant water table dates to the 1908 restoration/renovation, and in all other details on the south, west and east walls of the main house, Chandler was very conscientious about restoring features to their original appearance.

Colossal pilasters (running the full height of the walls) were located at each end of the south facade and of the west and east walls (fig. 11). A circa-1900 photograph of the south facade of the house shows that the pilasters "floated", or projected from the wall plane with no base. Each pilaster had a paneled pedestal and a fluted column shaft that terminated in a simple capital. Corner boards and trim boards flanked each pilaster, and 8-inch wide corner boards trimmed the west end of the north wall, which had no pilaster. The pilasters supported a simple modillioned cornice along the eaves of all four exterior walls.

D. Doorways

Bulkhead

The bulkhead opening (D001) was located in the east foundation wall of the main house, to the immediate right (north) of the center of the wall (fig. 12). The vertical opening was pedimented, and was fitted with double plank doors set into the plain frame and hung using wrought-iron, bean-tip strap hinges on pintles. The opening measured 5 feet 1 1/2 inches wide by 3 feet 1 1/2 inches high to the top of the pediment.

The bulkhead's horizontal opening measured 5 feet 6 inches wide by approximately 3 feet high. Its original door or doors are not extant. The opening was framed with granite block on its sides and the first floor sill along the top, with granite block steps leading down into the cellar.

Front Entrance

The front entrance doorway (D101) was centered on the south facade of the main house. The appearance of the original doorway is not known, since it was replaced with a Greek Revival-style doorway circa-1830. However, its design was probably a more elaborate version of the original rear doorway, which is extant.

Since the rear entrance doorway had half-sidelights, it is believed that the (more important) front entrance also had half-sidelights. Even though 1792 was early for sidelights to be used in New England, half-sidelights had been used in England for years, and were introduced further south in the high-style houses

in 1788.[29] The Beale House was definitely a high-style house, and Captain Beale, who had lived in England in the 1780s, and whose shipping and merchant business had offices in London and in North Carolina, would have been aware of the 'new device'.

Rear Entrance

The rear entrance (D102) was located on the center of the north wall of the main house. It had a six-panel door that measured 3 feet 3 inches wide by 7 feet 2 1/2 inches high, was flanked by half-sidelights, and was topped with a cornice. The doorway was trimmed with surround Type O and the sidelights with surround Type O-1.

Ell

It is not known how many doorways the original ell had, but a circa-1867 historic photograph shows a doorway on the center of the east wall of what may have been the original ell (fig. 4).[30] An 1877 aerial drawing of Quincy shows the Beale House with the ell obscured by trees (fig. 5). However, the original sketch of the house drawn for the aerial view shows the ell more clearly, with a doorway on the east wall, albeit placed on the south end

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[29]Kimball cites Bullfinch's earliest use of sidelights as 1792. Fiske Kimball, Domestic Architecture of the American Colonies and of the Early Republic (1922).

[30]A copy of the photograph (possibly a daguerreograph), was in Dr. Bartlett's possession. It had the name of the framer on the back: "Williams & Everett, Frames and Passepartouts, 234 Washington St., Boston." Boston city directories list this firm at that address between 1859 and 1867. Therefore, the exposure is dated circa-1867.

of the wall rather than in the center (fig. 6).[31]

E. Window Openings

Overview

It is thought that the main house originally had four cellar window openings, two on the west wall (W001 and W003) and two on the east wall (W004 and W006), each measuring approximately 3 feet wide by 1 foot high. Notes on the 1907 drawings show new three-over-three window openings with area ways in these locations, but only three of the extant openings match this description. The extant opening W003 has only three horizontal lights, rather than three-over-three, and paint analysis indicates that this sash pre-dates the 1908 renovation. In addition, the interior granite foundation wall around each of the four openings shows no sign that it was widened for new openings. It appears, therefore, that these four openings date to 1792, that three of them were deepened in the 1908 renovation, and that W003 probably reflects the size of all the original window openings.

Except for the Palladian window on the second story of the north (rear) wall, all the window openings on the first and second stories of the main house were the same size, measuring approximately 4 feet 6 inches wide by 6 feet 2 inches high (fig.

[31]The aerial view by E. Whitefield is dated 1878, but is identified as having been drawn "from nature" in 1877. Therefore, the view will henceforth be referred to as "the 1877 aerial view".

13). This would probably also describe any opening on the east end of the second story of the north wall that may have been blocked in 1908 when the two-story ell was built in that location. Each of the window openings had 5 1/2"-wide surrounds (Type P) and a cornice. The existing shutters are not original features. However, extant original shutter pintles indicate that all the openings had exterior blinds. These were probably louvered, as shown on the circa-1867 photograph.

All the standard-size openings held 6-over-6 double-hung sash except for two openings, one of which is extant on the second story of the north wall. The extant opening (W206) is fitted with a 12-over-12 double-hung sash, and a second original 12-over-12 sash hangs in a 1908 opening (W209), apparently reused from a window blocked by the construction of the two-story ell in 1908. Initially, it was suspected that the extant 6-over-6 sash may have replaced original 12-over-12 sash, possibly in the 1820s when the front doorway was "Greek Revivalized", and that the two extant 12-over-12 sash are the only originals remaining. However, both the sash types have the same muntin profile (Type A), and similar paint histories. It is now believed that both types are original, and that the smaller-pane windows were used for the lesser upstairs rooms of the house.

The size and location of the window openings in the original ell is not known. The circa-1867 photograph shows two openings on the east wall the (possible) original ell, one on each side of the doorway. These openings appear to be smaller than those on

the main house. No other details, such as sash configuration or the presence of shutters, are visible in the view.

South (Front) Facade - Main House

There were no cellar window openings on the south facade.

The window openings on the first and second stories of the south facade of the Beale House were symmetrically placed. There were four openings on the first story, with two openings flanking each side of the centrally-located front entrance (W101 & W102 to the west, W122 & W123 to the east). There were five windows on the second story, with one opening located over the doorway (W221), and an opening placed over each of the first story window openings (W201 & W202 to the west, W219 & W220 to the east).

West Wall - Main House

It is believed that there were two cellar window openings in the west foundation wall of the main house, one located at the south end and one at the north end of the wall. These are the current locations of the two cellar window openings on this wall (see EXTERIOR ELEMENTS: APPEARANCE AT TIME OF CONSTRUCTION - Window Openings, above).

The arrangement of the window openings on the west wall of the main house was balanced but not symmetrical, due to the placement of a chimney at the north end (fig. 14). There were three openings on the first story, one located at the south end of the wall (W103), and two located in the center of the wall (W104 & W105). Each of the three openings on the second story

(W203, W204 & W205) was placed over a window on the first story.

North (Rear) Wall - Main House

There were no cellar window openings on the north wall of the main house.

On the first story, there was one window opening on the west end of the north wall of the main house (W106). The east part of the wall was probably blocked by the original ell.

On the second story, one opening was located at the west end of the wall over the first story opening (W206). A second opening was thought to have been located at the east end of the wall (now blocked by the two-story ell), to the left or right of the chimney. Opening W206 was fitted with a 12-over-12 sash, instead of the more commonly used 6-over-6 sash. The second opening was probably also fitted with a 12-over-12 sash. An original 12-over-12 sash that currently hangs in a second-story window opening in the 1908 ell (W209), is thought to have been removed from the second window opening when the two-story ell was constructed.

A Palladian window (a center opening topped by an arch and flanked with sidelights) was located on the second story in the center of the north wall (W208). The overall opening of the Palladian window measured approximately 5 feet high at the top of the arch by 4 feet 7 inches wide at the outside of the sidelights. Each sidelight opening measured 8 inches wide and 3 feet high, and was fitted with two-over-two (one pane wide)

double-hung sash. The center opening was approximately 2 feet 3 inches wide and 3 feet high. The extant sash in this opening dates to circa 1950. However, based on the size of the panes in the sidelights and in the majority of sashes in the house, the center opening was probably fitted with 6-over-6 double-hung sash, similar to the existing sash. An arch over the center opening was composed of six pie-shaped lights surrounding a central arched light. Each sidelight was topped with a simple cornice, and the perimeter of the opening was trimmed with surround Type P.

East Wall - Main House

It is thought that there were two cellar window openings in the east foundation wall of the main house, one each located at the north and south ends of the wall. These are the current locations of the two cellar window openings on this wall (see EXTERIOR ELEMENTS: APPEARANCE AT TIME OF CONSTRUCTION - Window Openings, above).

The placement of the first and second story window openings on the east wall of the main house was balanced but not symmetrical. There were four openings on the first story, one at each of the north and south ends (W118 & W121) and two in between (W119 & W120). Four openings were located on the second story, one over each of the first story openings (W215 - W216).

Ell

The circa-1867 photograph (fig. 4) shows two window openings

on the east wall of what is thought to have been the original one-story ell, one on either side of the doorway. These are believed to have been original openings. It is not known what additional openings the ell may have had.

F. Entrance Portico

A classical Georgian porch or portico protected the front entrance (D101) on the south facade (fig. 16). The porch measured approximately 8 feet wide by 8 feet deep, and rested on a granite base. Fluted ionic columns carried a full entablature of architrave, denticulated frieze, and modillioned cornice, which in turn supported a pedimented gable roof also ornamented with dentils and modillions (fig. 17).

G. Roof

The main house had a hipped roof topped by a monitor roof, purportedly a singular feature to New England architecture during this period.[32] It is not known what roofing material covered the roof and monitor.

There was probably a balustrade around the roof perimeter in approximately the same position as the extant balustrade (approximately 2 feet from the edge of the roof). A balustrade was a common feature in high-style houses of this period. One is visible in the circa-1867 historic photograph and in Whitehead's

[32]Aymar Embury, "Roofs in the American Colonies and the Early Republic", The White Pine Series, 18:1 (1932).

1877 aerial view, and the architectural drawings executed for the 1908 Chandler restoration shows the balustrade as an existing feature.

Four tall chimneys pierced the roof: one each at the north and south ends of the west slope: one at the south end of the east slope; and one at the east end of the north slope. Each chimney was approximately 11 feet tall at its highest point. The original north chimney, rebuilt in 1908, is thought to have had three, and possibly four, flues. One flue served the dining room fireplace, and there would have been one flue each for the kitchen fireplace and for the baking oven. A fourth flue would have been needed if there was a fireplace in the original second-floor northeast chamber. Each of the other three chimneys had two flues, one each for the first and second floor fireplaces (fig. 18).

The roofline on the one-story ell is not visible in the circa 1867 photograph, and it is not known what type of roof topped the kitchen ell.

H. Drainage System

It is believed that the wood gutters that are incorporated into the main house cornice are either original or are Chandler reproductions of the original gutters (the author was unable to obtain paint samples for analysis). The 1907 drawings show this feature as existing in that year and being left in place. The gutters most likely had wood downspouts carrying off rainwater.

Downspouts are visible on the south facade in the circa 1867 and circa-1888 photographs (figs. 4 & 7).

I. Finishes

Paint analysis indicates that the original paint scheme for the exterior of the main house was very light cream or white clapboards with a light cream trim (the window sashes, door and window surrounds, pilasters, porch details) and gray doors. It is probable that the blinds were painted a dark color, such as green. It is also probable that the ell paint scheme matched that of the main house.

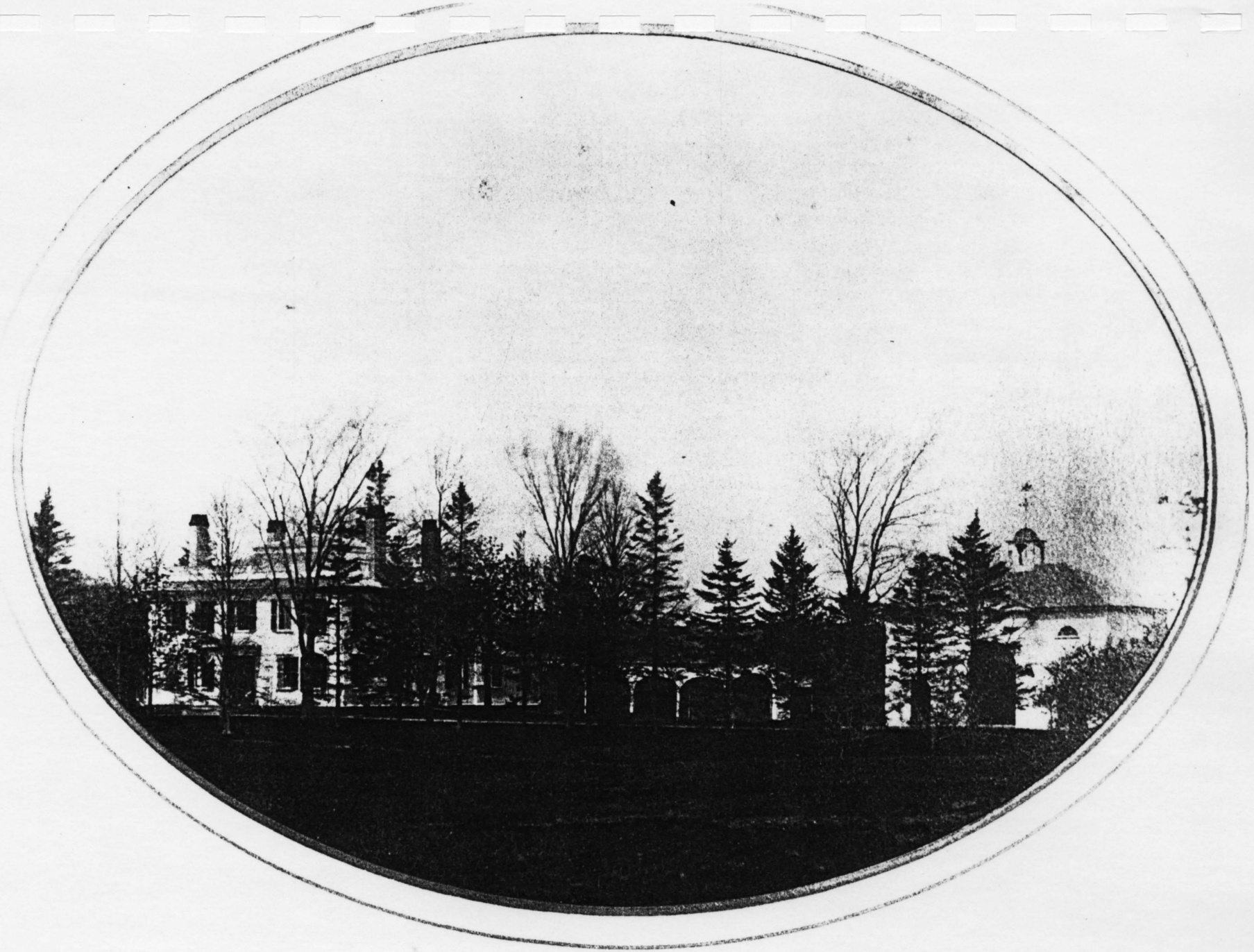


Figure 4. View from the southeast, circa-1867.

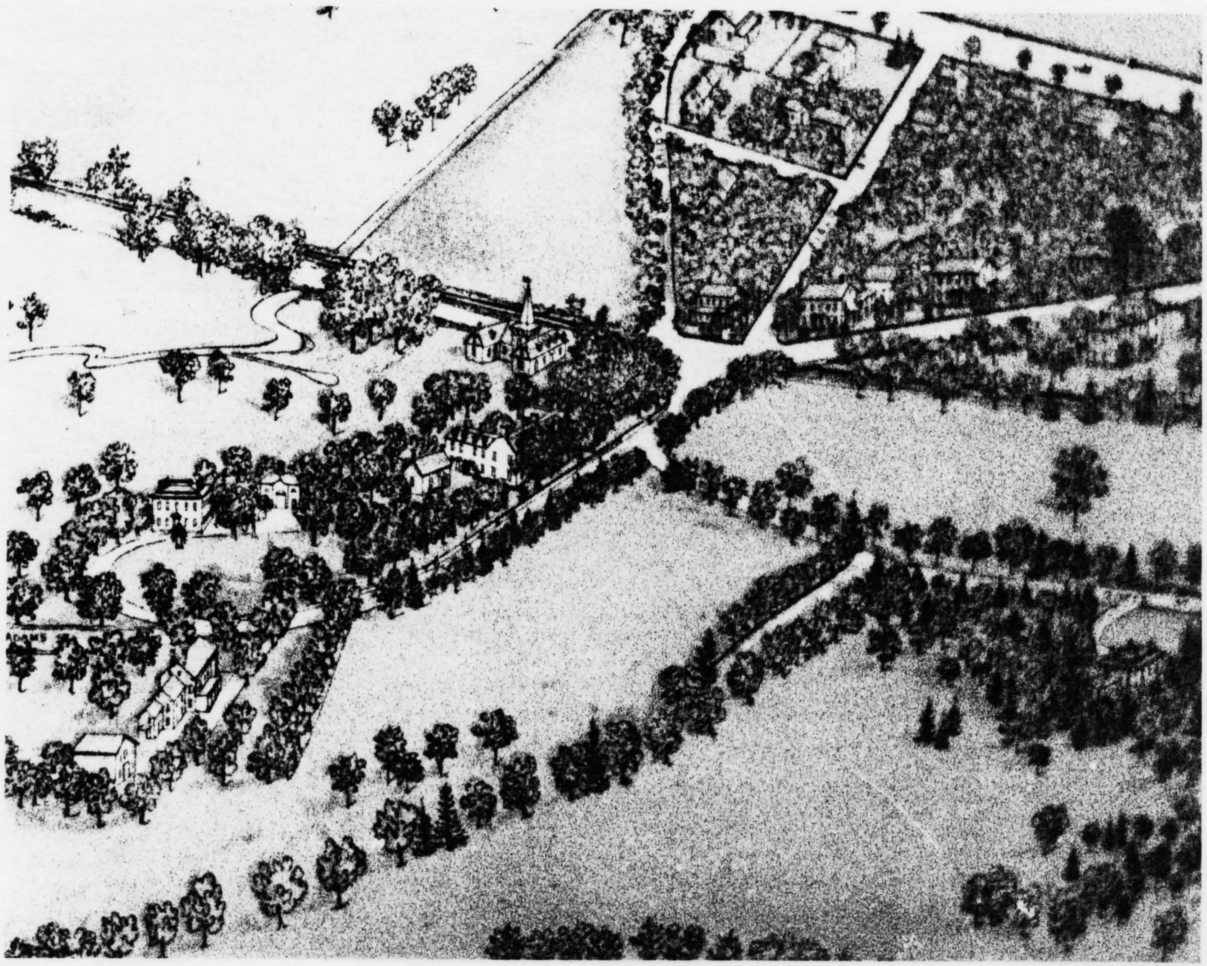


Figure 5. Aerial view of Beale estate, 1877.

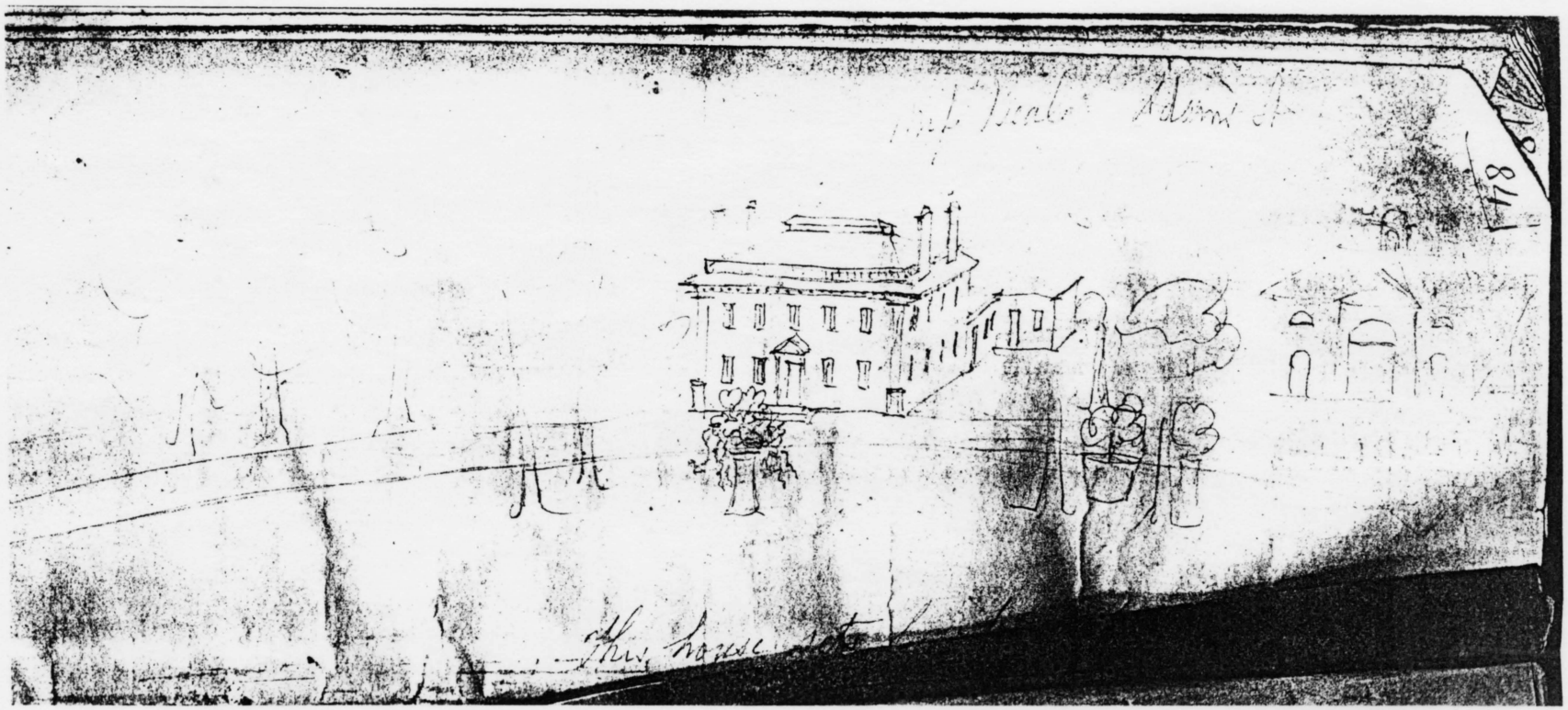


Figure 6. Sketch for 1977 aerial view.



Figure 7. View from the southwest, circa-1888.



Figure 8. View from the south, circa-1900.



Figure 9. View from the south, circa-1908-1933.



Figure 10. View from southwest, November 11, 1936.



Figure 11. South facade, southwest pilaster.

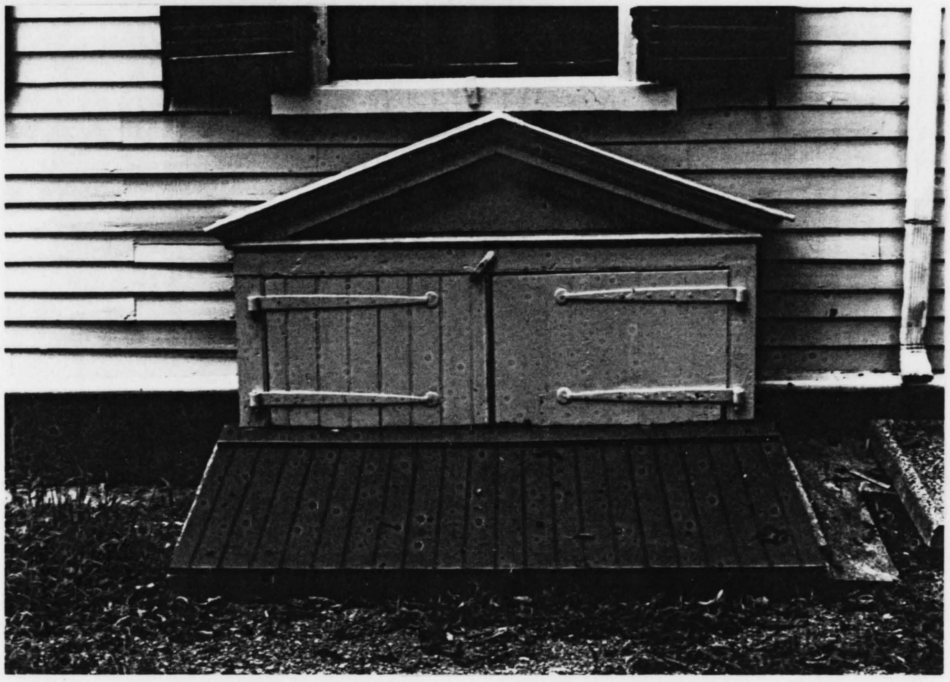


Figure 12. East wall, bulkhead.



Figure 13. South facade, window opening W101.



Figure 14. West wall.

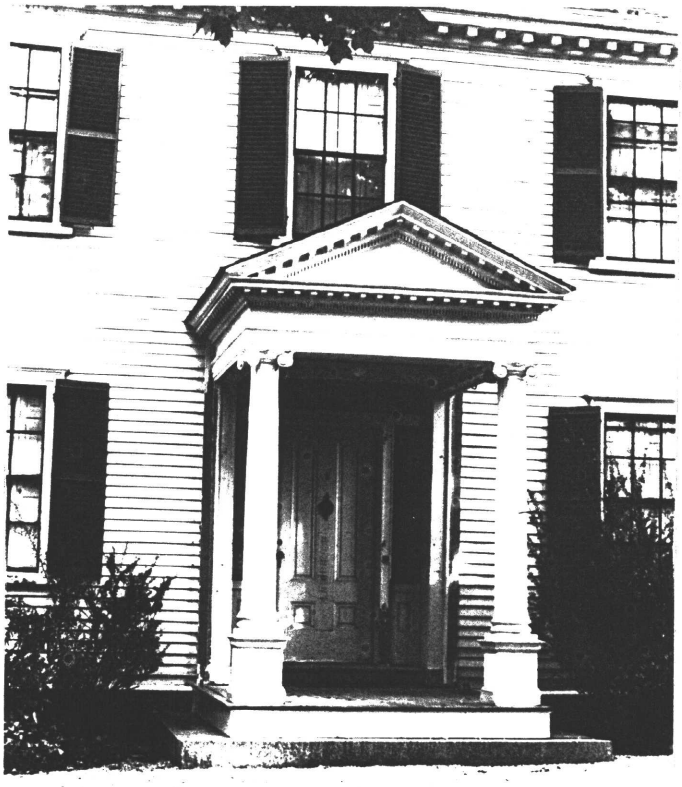


Figure 15. South facade, front portico.



Figure 16. South facade, front portico pediment.

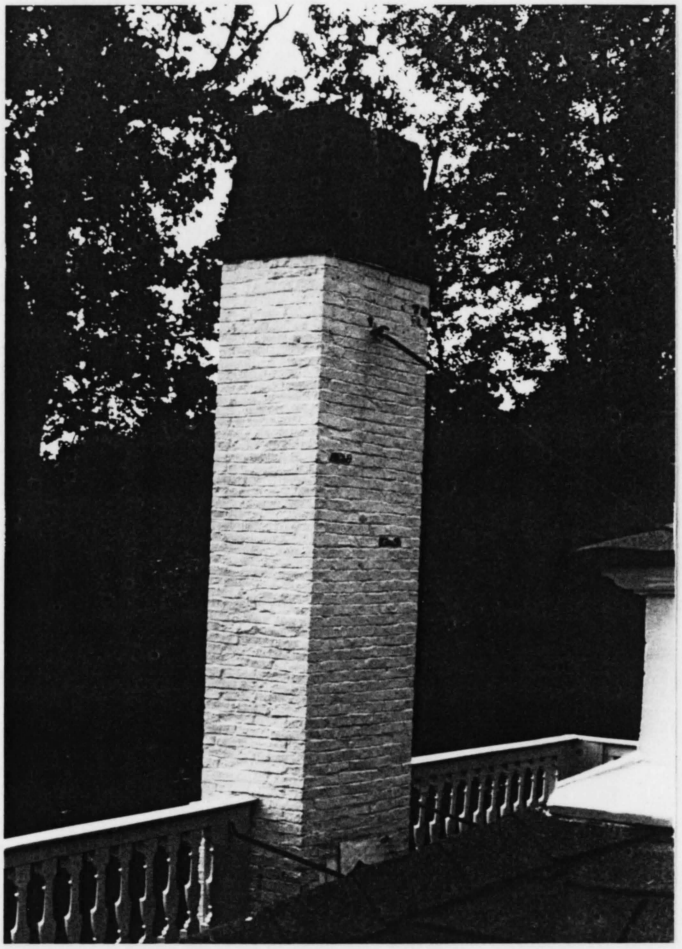


Figure 17. Roof, southeast chimney.

INTERIOR ELEMENTS: APPEARANCE AT TIME OF CONSTRUCTION

[Room, doorway, and window opening numbers refer to those used on the plans in Appendix A. Profile and feature types can be found in Appendix D. Unless otherwise indicated, features that are believed to be original are extant.]

A. Overview

The late Georgian-period elegance of the exterior of the Beale House continued into the interior. The porticoed front entrance opened into a wide entrance hall (fig. 19) that ran almost 40 feet to the rear doorway. The walls and doorways were ornamented with elegant wood trim, and half-way down the hall, an elegant wide staircase rose along the west wall to a stair landing, which was lighted by a full Palladian window.

The ceiling cornice in the entry hall shows that the architect/builder of the Beale House was not unaware of the newer ideas in design then being used in England. The cornice (fig. 20) had a deep projection, and was decorated with modillions and a fretwork band along its bottom edge. According to Kimball, these features began to appear in New England around the year 1800.[33] But paint analysis shows that the cornice is contemporary with the entry hall's original baseboard, wainscot, and door crowns. This probably indicates that Benjamin and Ann Beale, who would have seen these features during their residency in England and through Captain Beale's continuing business

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[33]Kimball, Domestic Architecture of the American Colonies, p. 243.

contacts with that country, introduced them in this house earlier than the features were commonly used in New England. It could also mean that, as was not uncommon, the finishwork of the house was completed over time, some features being added after architectural tastes had evolved. It is unlikely, however, that the entry hall (the first impression visitors had when entering the house) would have been left unfinished for eight years.

Two rooms were located on the either side of the entry hall: a parlor and a library to the west; and a drawing room and a dining room to the east. The original woodwork is extant in the parlor, library, and drawing room. As in the entry hall, each room had carved wood doorway and window surrounds, baseboard, wainscot and cap, and ceiling cornices. All window openings were fitted with interior paneled shutters, and those in the library and in the drawing room had window seats. The ornateness of the woodwork was apparently dictated by the function of the room. Each room had a fireplace with a carved wood mantelpiece. The mantelpiece in the parlor was further ornamented with applied decoration of a Grecian tableau, medallions and swags. The original woodwork has been replaced in the northeast room, thought to have been the dining room, but it would most likely have been similar to that found in the adjacent drawing room.

The surviving base for the original chimney to the northeast room fireplace, which was located on the room's north wall and faced south, also included a base for a fireplace and oven facing north. It is therefore thought that there was a ell to the north

of this corner of the house that contained the kitchen with a cooking fireplace and oven, which would mean that the northeast room in the main house was most likely a dining room. Historic photographs from the mid-19th century show a one-story ell (no longer extant) in this location that may have been the original ell. The interior appearance of the original ell is not known, but it could not have been more than one-room wide, or it would have blocked the rear exterior doorway, which still exists, on the north wall.

A typical feature in late 18th and early 19th century houses was a service stairway between the main living floors (fig. 43). There is currently no service stairway in the main house between the first and second floors. Since the one-story ell could not have contained this stairway, it is thought that if it existed, the service stairway would have been located somewhere in the northeast section of the main house. This area was extensively reworked in the 1908 renovations, and all other areas on the first floor have retained their original partitioning and features. However, no evidence has been found that would definitively confirm the existence or the location of this stairway.

The main staircase from the first floor led up to another wide hallway that divided the second floor. This central hall was as richly ornamented with carved woodwork as the entry hall. A large chamber was located on either side of the hall in the southeast and southwest corners the building. Each of these

rooms was decorated similarly to the central hall and had a fireplace with a carved wood mantelpiece.

The rooms on either side of the second-floor hallway at the north end of the house have been altered from their original configuration. However, evidence in the extant flooring on the west side of the hall indicates that the extant original doorway at the north end of the west wall of the hall led into a short side-hall. This side-hall held three additional doorways, one that opened into the main southwest chamber, one into a smaller room to the north (the northwest chamber), and one into a very small room to the west (the middle chamber). The northwest chamber had a fireplace, and was probably used as a bedroom for one or more of the Beale children. The middle chamber, which had no fireplace, was probably used as a room for a nurse or tutor to the children in the adjacent room.

Little evidence has survived on the northeast side of the hall that would help determine its original configuration. There is an original doorway extant at the north end of the east wall of the hall, which is thought to have also opened into a side-hall. This hall was thought to have contained doorways that led into a chamber in the northeast corner of the building, and to the attic stairway.

The main house had a full cellar, but apparently there was no cellar under the ell. The attic in the main house was unheated and had no window openings other than (possibly) monitor windows. Thus it was probably used primarily for storage.

B. Cellar Floor

Overview

The main house had a full cellar. The cellar measured 37 feet deep by 43 feet 6 inches wide (fig. 21). The original flooring material is not known, since the floor is now covered with poured concrete.

The ell apparently had no cellar, but possibly had a crawl-space. The area under the ell on the plans for the 1908 alterations (the "1907 drawings " -see Appendix B) is marked "excavate for cellar", which suggests that it had not been excavated originally. The 1907 drawings also direct that the outside face of the new ell foundation was to "coincide with old", indicating that the area under the original ell was approximately the same size as it is under the two-story ell, or 17 feet wide by 34 feet deep.

Foundation and Structure

Foundation. The main house had a masonry foundation wall composed of mortared granite blocks of various sizes. The composition of the original ell foundation wall is not known, but it was probably masonry.

Framing. Some of the first-floor framing is visible in the cellar. However, a 20th century plaster ceiling obscures much of the detail that would give a more accurate picture of the original framing. In addition, none of the original supports piers is extant (see EXTERIOR ELEMENTS - Foundation and

Structure, above).

Two north/south girders, supporting the walls of the first floor hallway, spanned the 37 1/2-foot depth of the room. On the west side of the cellar, an east/west girt connected the west girder to the west foundation wall approximately half-way between the north and south walls. This girt was approximately 16 feet long and acted as the support for a partition wall on the floor above. Two girts ran at right angles from this beam, one to the south wall, and one to the north wall. Floor joists ran in an east/west direction from the west girder and west foundation wall to the north/south girts.

Similarly, on the east side of the room, another east/west girt, approximately 17 feet long, connected the east girder to the east foundation wall approximately half-way between the south and north walls. This girt acted as the support for a partition wall above. The framing in the southeast quadrant of the cellar mirrored that of the southwest quadrant, with a girt connecting the east/west girt to the south foundation wall. Floor joists ran in an east/west direction from the east girder and east foundation wall to this north/south girt.

The framing in the northeast quadrant differed from that in the other three quadrants in the cellar. Here, instead of a north/south girt, a second east/west girt, located to the north of the first one, joined the east girder to the east wall sill. The original floor joists have not survived in this quadrant, but they probably ran in a north/south direction between the girts

and from the second east/west girt to the north foundation wall.

During the investigation for this report, portions of the second-floor framing could be viewed using a boroscope snaked through openings under extant door sills, and portions of the third-floor framing is exposed in a crawlspace at the south end of the attic. From this it could be determined that the framing for the second and third floors was similar to the first floor framing, except that it is known that wood piers supported the framing members. In addition, unlike the first-floor, the floor framing in northeast quadrant of the second floor appears to have been the same as in the other areas of the floor, with joists running in an east and west direction.

The limited boroscope investigation could not determine whether or not a service staircase from the first floor was located in the northeast quadrant, the only possible location for such a feature in the main house. The fact that the original floor joists and the flooring in the first-floor dining room and in the second-floor northeast chamber were replaced in 1908 suggests that an element such as a staircase may have been originally framed out in this area of the floor. This would have resulted in further weakening the already undersized original joists. If there was a service staircase that it was decided to remove in 1908, the workers may have taken advantage of the opened-up floor and replaced or reinforced the joists at the same time they replaced the flooring.

Chimney Bases. A base for each of the four chimneys in the

main house was located in the cellar: one each on the north and south ends of the west wall; one on the south end of the east wall; and one on the east end of the north wall. These bases were composed of common brick, each of which measured approximately 2 inches wide, 7 1/2 long, and 4 inches deep (fig. 22).

The chimney bases were arched openings with 16-inch thick walls. The southwest and southeast bases supported chimneys for the major rooms on the first and second floors. They each measured 5 feet deep by 5 feet 9 inches wide. The northwest base supported the chimneys for the library and northwest chambers, and measured 4 feet 7 inches deep by 5 feet 6 inches wide.

The northeast base supported the chimney for the dining room fireplace and possibly for a fireplace in the original northeast chamber. Its arch extended south into the cellar from the north foundation wall, measuring 5 feet 2 inches deep by 6 feet 1 inch wide. The northeast base also extended north and west along the wall to support the kitchen fireplace and oven. This portion of the base was dismantled during the 1908 renovation, but remnants of the kitchen fireplace base are extant to the north of the extant base and foundation wall, as are remnants of the arch that supported the oven to the west side of the base along the wall.

Window Openings

It is believed that there were four window openings in the cellar: one each to the north and south of the chimney bases on

the west wall (W001 and W003); one to the south of the southeast chimney base on the east wall (W006); and one at the north end of the east wall (W005 - see EXTERIOR ELEMENTS: APPEARANCE AT TIME OF CONSTRUCTION - Window Openings, above). Three of these openings were enlarged during the 1908 alterations and their sashes were replaced. The extant opening W003 is believed to be the size of the original opening, although it is currently fitted with a mid-19th century sash. Therefore, it is thought that all four cellar window openings were originally the same size as W003, measuring approximately 3 feet wide by 1 foot high.

Doorways

There was one known doorway in the cellar, which opened to the bulkhead on the east foundation wall (fig. 23). One shallow granite-block step led up to the opening in the foundation wall, and four additional granite-block steps led up to the exterior.

Staircase

It is not known if there was a service staircase leading from the cellar to the first floor. Floor framing in the northeast quadrant, the only area that could have contained framing for such a staircase, has been extensively altered.

C. First Floor - Main House

Common Elements

Overview. The northeast corner of the first floor (which included the dining room) was extensively remodeled in the 1908

renovations and no original features remain except window sash. However, since every other original room in the main house shared certain common elements, it is assumed that they were also shared in this area.

Flooring. The original flooring on the first floor of the Beale House has survived in all the rooms except the dining room (Room 104). The original flooring was pine board of widths varying from 8 to 12 inches (Type A). The boards were installed butt-edge in a north/south direction using wrought nails, over a subfloor composed of pine boards also installed in a north/south direction.

Walls. Most of the original walls in the rooms are no longer extant. However, remnants of what are believed to be original plaster walls can be found in the closets under the main staircase in the entrance hall (Room 101) and in the library (Room 103). Analysis of this plaster indicates that the walls were composed of smooth animal-hair plaster over wood lath (Appendix F).

All first-floor rooms had baseboard, wainscot and cap, and ceiling cornices, although the design of these features varied from room to room.

Doorways. All of the original interior doorways had six-panel doors with either Type B or Type C panel profiles (fig. 29). Both of these door types are of the same construction and both are thought to date to 1792 (see APPEARANCE AFTER SIGNIFICANT PERIODS OF CHANGE - Circa 1825-1835 - "Doors and Door

Hardware", below).

The design of the doorway surrounds varied from room to room. The doors appear to have been hung using cast-iron H-L, strap, and butt hinges. Most of the original handles have been replaced, but are thought to have been similar to the original cast-iron thumb latches or cast-iron box latches with cast brass knobs extant on a few of the original doors in the house.

Window Openings. All window openings on the first floor were the same size and configuration (figs. 39 & 45). Each opening was recessed approximately 1 foot from the interior plane of the wall, and measured approximately 3 feet 6 inches wide by 5 feet 6 inches high. Each was fitted with 6-over-6, double-hung sash. Sash panes measured 14 1/2 inches by 10 1/2 inches, and each sash had muntins with profile Type A.

Each opening was also fitted with interior shutters that folded into pockets in the recesses on either side of the opening. The shutters were composed of solid wood panels of either profile Type F or Type G. They appear to have been hung using cast-iron H hinges.

The design of the window opening surrounds varied from room to room.

Ceilings. None of the original ceilings is extant, but they were probably composed of the same smooth animal-hair plaster over wood lath used on the walls. It is not known if there were medallions or other decorative elements on the ceilings.

Finishes. It appears that most of the woodwork on the first

floor was originally painted cream or light cream. No evidence of graining or decorative painting was found.

The original treatment of the walls is not known. Since they were important public rooms, they may have been wallpapered. It is believed that the floors were originally painted a gray-green color.

Heating. The only heat provided on the first floor came from the fireplaces located in all the rooms except the entry hall. Each mantelpiece was of a different design. No original hearths are extant. The original fireboxes have all been subsequently parged or otherwise reworked, and the opening sizes given in each section are estimates.

Lighting. The original lighting for the rooms on the first floor is not known.

Entry Hall (Room 101)

Overview. The entry hall (fig. 19) ran the full depth of the house, approximately 39 feet, and was almost 10 feet wide. Exterior doorways were located at the front (south) and rear (north) end of the hall. Interior doorways opened into the four major rooms on either side.

Walls. The walls of the entry hall had a 7-inch high baseboard (Type A) around the entire room. Above the baseboard was flush-board wainscot with narrow molding marking out rectangles on the board surface. Topping the wainscot was a wainscot cap (Type A), under which was a decorative fretwork

band.

The top of the walls in most of the hall was trimmed with a wood ceiling cornice that was decorated with modillions (fig. 20). It had a fretwork band at the bottom edge that matched the fretwork under the wainscot cap. The cornice was not used in the north end of the room behind the staircase, where the ceiling was lower than in the rest of the entry hall because of the stair landing above. The cornice turned west across the hall at that point and wound around the front of the stairwell to the west wall.

Doorways. There were at least seven doorways in the entry hall: the front and rear entrances, a doorway into each of the four rooms on either side of the hall, and a doorway into the closet under the staircase. All these doorways are extant.

The front entrance doorway (D101) was centered on the south wall of the entry hall. The original door and trim are not extant, but the doorway is believed to have had half-sidelights like the rear entrance (see EXTERIOR ELEMENTS: APPEARANCE AT TIME OF CONSTRUCTION - Doorways - Front Entrance, above). The doorway probably had a door crown and surround of the same or similar design as is found on other extant original doorways in the hall.

The rear entrance doorway (D102) was centered on the north wall of the entry hall (fig. 24). The doorway was flanked by arched half-sidelights (1 foot wide by four feet high) located above the wainscot cap. Each sidelight had three vertical lights (10 1/2 inches wide by 14 3/8 inches high) divided by muntins

with a Type B profile. The door opening was trimmed with a 6-inch wide surround (Type J), and topped with a narrow cornice. The opening was fitted with a six-panel door (panel profile Type B) that measured 3 feet 3 inches wide by 7 feet 2 1/2 inches high, and which was hung using bean-tip strap hinges. The sidelights were trimmed with a simple, 3-inch wide cavetto molding.

Three additional doorways in the entry hall were visible from the front entrance. One doorway was located at the south end of the west wall (D105), and opened into the parlor. Another doorway was located at the south end of the east wall (D111) and opened into the drawing room. A third doorway was located north of doorway D111 on the east wall (D110) and opened into the dining room. Each of the three doorways had the same surround (Type B) and was topped by an identical elaborate door crown (fig. 25). From the two remaining original doors in D105 and D110, it appears that the three doorways were fitted with 6-panel doors of the same size (3 feet wide by 6 feet 10 inches high). The door in opening D105 had panel profile Type B, A door with Type B panels was probably also used in doorway D111. The doorway was directly across the hall from D105, and the wainscot paneling in Room 108, into which D111 opened, had profile Type B. The door in opening D110 had panels with a Type C panel.

The two remaining known original doorways in the entry hall were located at the north end of the room. One doorway led into the library at the north end of the west wall, and one opened

into the closet under the staircase. The library doorway (D108) was the same size as the other three room doorways, but because of the lowered ceiling at this end of the room, it had no crown. The doorway was trimmed with a surround with profile Type J-2, and was fitted with a six-panel door with panel profile Type C. The closet doorway (D127) also had a six-panel door with panel profile Type C, with flush panels inside the closet. This doorway was only 5 feet high and had no surround, being set in a flush-paneled wall.

It is possible, but not likely, that the eighth extant doorway in the hall (D109) marks the location of an original opening. The existing opening has no original material, and is a different size than the library doorway across the hall (D108).

Window Openings. There were no window openings in the entry hall.

Staircase. The main staircase to the second floor was located slightly more than half-way into the entry hall along the west wall (fig. 26). The open-string staircase was 4 feet wide, with 6 1/4 inch-high risers and 12 1/2 inch-deep treads. The main flight of stairs was composed of fifteen steps that led to a landing the width of the hall. A shorter flight of four steps led up from the landing along the east wall to the second floor.

The same wainscot used in the entry hall was used on the stairwall on the main flight of stairs, the landing, and on the second flight. The wainscot was trimmed with baseboard Type F and wainscot cap Type F. The stairwalls were all topped with the

same modillioned ceiling cornice that was used in the entry hall.

The stair balustrade ran the entire length of the staircase to the second floor. It began with a newel post with a double spiral, the inner one turning in the opposite direction to the outer one, probably inspired by the famous newel at the John Hancock House (fig. 27). Diamond-shaped balusters, three to a step, attached to a carved handrail, and an elliptical carving decorated the open stringer under the return nosing of each stair tread (fig. 28).

Closet. A closet was located at the north end of the room under the staircase. It measured approximately 4 feet wide by 7 feet deep, and was accessed by a north-facing doorway (D127).

Parlor (Room 102)

Overview. The room located in the southwest corner of the first floor was the largest room in the house, measuring 21 feet 6 inches deep by 17 feet 6 inches wide. It also contained the most elaborate woodwork of any room except the entrance hall, and was probably meant to be used for important social occasions. Therefore, this room has been identified as the parlor.

Walls. The walls of the parlor had an 8 1/2-inch high baseboard (Type B) around the entire room. Flush-board wainscot was placed above the baseboard, topped with a wainscot cap (Type B). The top of the walls was decorated with the same modillioned ceiling cornice with fretwork band found in the entry hall.

Doorways. There were two doorways in the parlor. One doorway was located at the south end of the east wall (D105) and opened from the entry hall (fig. 29). The second was a double doorway that was located on the north wall of the room (D106) and opened into the library (Room 103).

Doorway D105 was topped with a crown decorated with fretwork similar to that in the ceiling cornice (fig. 30). Doorway D106 had a band of fretwork above the top surround.

Both doorways were fitted with 6-panel doors with profile Type B. The door in opening D105 measured 3 feet wide by 6 feet 10 inches high. Opening D106 measured 8 feet high by 7 feet 10 inches wide and held two doors, each measuring almost 4 feet wide. This double doorway, when opened fully into the library, would allow for large social gatherings (fig. 31).

The extant cast-brass knob on the left door in opening D106 appears to be original (fig. 32). It is connected to a plate latch on the opposite side of the door (see "Library" below).

Paint analysis seems to indicate that the extant surrounds of both doorways (Type C on D105 and Type D on D106) are not original but were first painted in 1908. However, their profiles are very similar to the original surround used in the entry hall (Type B). In addition, the surround to opening D105 has the same profile as the window opening surrounds in the parlor, several of which display an earlier, and possibly original, paint history. It is therefore believed that the extant surrounds are either original features that had their paint stripped and were

repainted in 1908, or close reproductions of the originals that were fabricated in 1908.

Window Openings. There were four window openings in the parlor. Two openings were symmetrically placed along the south wall (W101 & W102), and two were located on the west wall, one on either side of the fireplace (W103 & W104). These windows were all fitted with interior shutters with panel profile Type F.

The extant surrounds of all the window openings have the same profile (Type C) as the surround to doorway D105. The paint history on some of the surrounds appear to be early and probably original. The window surrounds are therefore thought to either be original features or exact reproductions of the originals. Each opening had a band of fretwork above the top surround that appears from paint analysis to have been an original feature.

Fireplace. A fireplace was located on the west wall of the parlor. The firebox opening measured approximately 3 feet high by 4 feet 1 inch wide, and was surrounded by a carved wood, federal-style mantelpiece (fig. 33). The mantelpiece measured 4 feet 9 inches high by 6 feet 10 1/2 inches. Pilasters flanked the fireplace opening, each with an applied carving of delicate swags hanging from a small floral medallion (fig. 34). The frieze had projecting endblocks and a center projecting panel, on which was applied ornament in a purely Adamesque composition of classical Grecian figures in tableau (fig. 35). Additional ornamented figures were applied to either side of the projecting panel. The upper edge of the frieze was decorated with the same

fretwork band design used on the cornice and over the doorway and window opening surrounds.

Library (Room 103)

Overview. This room was located in the northwest corner of the house and measured 16 feet 6 inches deep by 17 feet 6 inches wide. The room could be made an extension of the adjacent parlor by opening the wide double doors on the south wall. Because of its minor location and smaller size, it is believed to have been used primarily as a sitting room or library.

Walls. The walls in the library had a 7-inch high baseboard (profile Type C) around the entire room. Above the baseboard was a flush-board wainscot that was topped with a wainscot cap (profile Type C). The top of the walls was decorated with a carved wood ceiling cornice unembellished with fretwork or modillions (fig. 39).

Doorways. There were three doorways in the library: the double doorway from the parlor (D106) located on the south wall (see Parlor - Doorways, above); a doorway on the north end of the west wall (D107) that opened into a closet (fig. 36), and a doorway at the north end of the east wall that opened into the rear of the entry hall.

Openings D107 and D108 had surrounds with profile Type J-2 and were fitted with 6-panel doors (panel profile Type C). These openings both measured approximately 3 feet wide by 6 feet 10 inches high. The extant surrounds and doors in these two

openings show signs of being originally hung using H-L hinges.

The extant surround for opening D106 on the library side (Type E) has a paint history that would date the feature to circa 1908. In addition, this surround profile does not resemble the profile on any other feature in the house, including the surround on D106 on the parlor side (Type D). Therefore, it is thought that the extant surround is not original, and that the original surround probably had the same profile (Type J-2) as the other window opening and doorway surrounds in the library. Given the large size of the doors, it is also possible that they were originally hung using strap hinges similar to those used on the rear entrance (D102). However, there is no indication of former hinges on these doors.

The right-hand door on opening D106 has what appears to be its original cast-iron plate latch with cast brass knob (fig. 38). Opening D107 has also retained its original cast iron plate latch with cast brass knob (fig. 37).

Window Openings. There were two window openings in the library, one on the west wall to the south (left) of the fireplace, and one centered on the north wall. Both openings had surrounds with Type J-2 profiles and were fitted with interior shutters with panel profile type G. A window seat was also located under each opening (fig. 39).

Fireplace. A fireplace was centered on the west wall of the library. The firebox opening measured approximately 3 feet 10 1/2 inches wide by 3 feet high. The fireplace had a carved wood

mantelpiece of late Georgian design that measured approximately 4 feet 7 1/2 inches high by 6 feet 2 inches wide (fig. 40). A simple carved architrave with ears framed the firebox opening, and consoles supported a carved shelf. A fretwork band decorated the upper edge of the frieze (fig. 41).

Closet. A closet was located at the north end of the west wall of the library, to the north (right) of the fireplace. The original threshold is extant, as is the original surround inside the closet (Type J). The closet measured approximately 6 feet 6 inches wide by 2 feet 3 inches deep.

Dining Room (Room 104)

Overview. This room was located in the northeast corner of the first floor next to the kitchen ell. Since it was adjacent to the kitchen ell, this room was probably the dining room. The room was completely altered during the 1908 renovations, and the only original features remaining in the room are the window sash and the door in the opening to the entry hall. Therefore, the original configuration and the appearance of the original woodwork in the dining room are not known.

It is known from the chimney base in the cellar below that a fireplace was located on the north wall. The rest of the plan of the original dining room would have depended on whether or not the house had service stairs from the first floor to the cellar and/or to the second floor. The only possible location for service stairs in the Beale House was in the northeast quadrant

of the house (see INTERIOR ELEMENTS: APPEARANCE AT TIME OF CONSTRUCTION - Overview, above). It is possible that there was no staircase to the cellar, but it is unlikely that there would be no service staircase to the second floor. Locating the stairhall for a service staircase to the second floor between two rooms on the first floor was not uncommon for 18th century houses. The Hancock House in Boston (1737-1740) shows a service stairhall in this location, and this house had a plan very similar to that of the Beale House. In fact, the entrance hall and main straircase in the Hancock House plans are the exact configuration as that in the Beale House (fig. 43).

The presence of two extant original doorways at either end of the north wall of the adjacent drawing room (Room 105) suggests that one led to the dining room, or to a connecting passage to the dining room, and that the other led to a closet or possible a stairhall. The extant south wall of the dining room (which recess into a niche) dates to 1908, and it is not known if it marks the location of the original south wall.

Walls. The walls of the dining room were probably composed of the animal-hair plaster used in the other rooms. The walls were likely trimmed with baseboard, wainscot and cap, and ceiling cornice similar to those found in the other four rooms on the first floor of the main house.

Doorways. The dining room had two known doorways. One opening (D110) was located on the east wall and opened from the entry hall (see INTERIOR ELEMENTS: APPEARANCE AT TIME OF

CONSTRUCTION - Entry Hall - Doorways). Even though the extant surround on the dining room side of this doorway dates to 1908, the opening is still thought to be original. The extant surround and crown on the entry hall side of the doorway dates to 1792, and there is no evidence along the east wall of the entry hall of patching or reworking of the extant original baseboard, wainscot and wainscot cap that would indicate that the doorway to the dining room has been relocated.

A second doorway was probably located at the east end of the north wall, to the east of the fireplace (the cooking oven in the kitchen having been located on the west side of the fireplace). This doorway would have led into the kitchen in the attached ell. There was also probably at least one doorway on the south wall connecting the dining room with the drawing room.

The original door is extant in D110. It has the simpler panel profile Type C, and it is probable that similar doors were used in the other doorways in the room.

Window Openings. There were either one or two window openings in the dining room, located on the east wall. Two original openings are extant in the current dining room that have retained their original sash (W118 and W119). Depending on the location of the original south wall of the room, opening W119 could have either been in the dining room or in an adjacent passage. Both openings would probably have been fitted with solid panel blinds, as in the other rooms. The existence of 1908 window seats in the extant openings suggests that there were also

originally window seats.

Fireplace. It is known from the chimney base in the cellar that there a fireplace centered on the north wall of the room. Its appearance is not known, having been completely altered during the 1908 renovation.

Drawing Room (Room 105)

Overview. This room was located in the southeast corner of the house, and measured 17 feet 9 inches deep by 17 feet wide. It was second in size only to the parlor across the hall, and in ornateness only to the parlor and the entry hall. It was therefore probably also used for social or public occasions, and was probably used as a second parlor or as a drawing room.

Walls. The walls in the drawing room had a 6-inch high baseboard (profile Type E) around the entire room. Above the baseboard was a wainscot with raised panels that had the same profile (Type B) as the original door in doorway D105 to the parlor. The wainscot was topped with a wainscot cap (Type E). The top of the walls was decorated with a ceiling cornice that was similar to the cornice in Rooms 101 and 102, but without the modillions (fig. 44).

Doorways. There were three doorways in the drawing room. One was located at the south end of the west wall (D111) and led from the entry hall. Two doorways were located on the north wall, one at the west end (D112) and one at the east end (D113). These two openings are thought to have led to the adjacent dining

room and into another area such as a closet or a stairhall.

Opening D111 measured approximately 3 feet wide by 6 feet 10 inches tall. Openings D112 and D113 measured approximately 3 feet wide by 6 feet 11 inches tall. All three doorways had surrounds with Type H profiles. The opposite side of opening D112 had a Type J surround, and the opposite side of opening D113 had Type J-1.

Openings D112 and D113 had doors with panel profile Type C. The original door in opening D111 is not extant, but it probably had a door with panels the same profile (Type B), as did the door in opening D105 across the entry hall, and the wainscot in the drawing room.

Window Openings. There were four window openings in the drawing room: two were located on the east wall (one each on either side of the fireplace); and two were symmetrically placed on the south wall. All four openings had surrounds with profile Type I (a variation of Type H found on the doorways), and interior shutters with panel profile Type F.

Each window opening had a window seat (fig. 45). The board on the face of the seat, as well as the fascia panel under and on the sides of the opening, had raised panels that matched the wainscot panels (Type B).

Fireplace. A fireplace was centered on the east wall in the drawing room. The firebox opening measured approximately 3 feet high by 4 feet wide. It was framed by a carved wood mantelpiece that measured 6 feet 8 3/4 inches side by 4 feet 9 1/2 inches

high. The mantelpiece was composed of a carved architrave with ears, and a frieze with a raised center panel, vertical flutes, and consoles that supported a mantel shelf. The carved edge of the shelf was raised over the consoles and over the center panels (fig. 46). The consoles and the shelf edge were decorated with beading, while a band of smaller beads decorated the bottom edge of the cornice (fig. 47).

Cupboard. It is thought that the extant cupboard on the south wall of the chimney breast may have been an original feature of the room, although the extant paint and nail evidence appears to date the feature to post-1792. This cupboard will be discussed in APPEARANCE OF ELEMENTS AFTER SIGNIFICANT PERIODS OF CHANGE, below.

D. First Floor - Ell

Overview

Based on an extant chimney base for a fireplace and cooking oven, and on historic photographs, it appears that the Beale House originally had a one-story kitchen ell attached to the north east end of the house (see EXTERIOR ELEMENTS: APPEARANCE AT TIME OF CONSTRUCTION - Overview, above). It is thought that the ell was one room (17 feet) wide, and approximately 24 feet deep. This area probably contained the kitchen and other service functions for the house.

Walls

It is likely that the ell walls were plaster over wood lath. There was also probably a baseboard along the walls, with a simpler profile than those used in the main house. Any ceiling cornice would also have had a simple profile.

Doorways

Evidence indicates that there were at least two doorways in the ell, one on the south wall that led from the dining room, and one on the east wall that led to the exterior. The doorway into the dining room would have been located to the east of the fireplace (see INTERIOR ELEMENTS (etc.) - Dining Room, above). The second doorway was centered on the east wall of the kitchen, as is shown in the circa 1867 photograph (fig. 4), which is thought to show the original ell (with a later east extension). All doorways would have had simple surrounds and six-panel doors with simple panel profiles.

Window Openings

It appears from the circa 1867 photograph that there were at least two window openings in the ell, located on the east wall on either side of the doorway. All openings would have had simple surrounds, probably matching the profile of the door surrounds.

Fireplace

Extant evidence in the cellar indicates that a cooking fireplace was centered on the south wall of the kitchen area of the ell, with an oven located to its right (west).

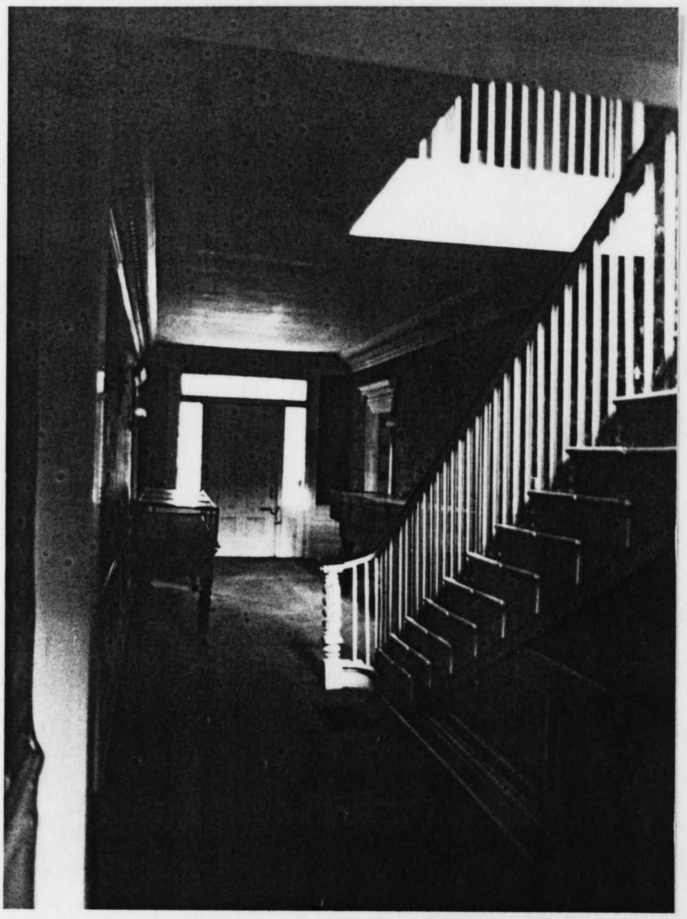


Figure 18. Entry hall (Room 101), looking south.

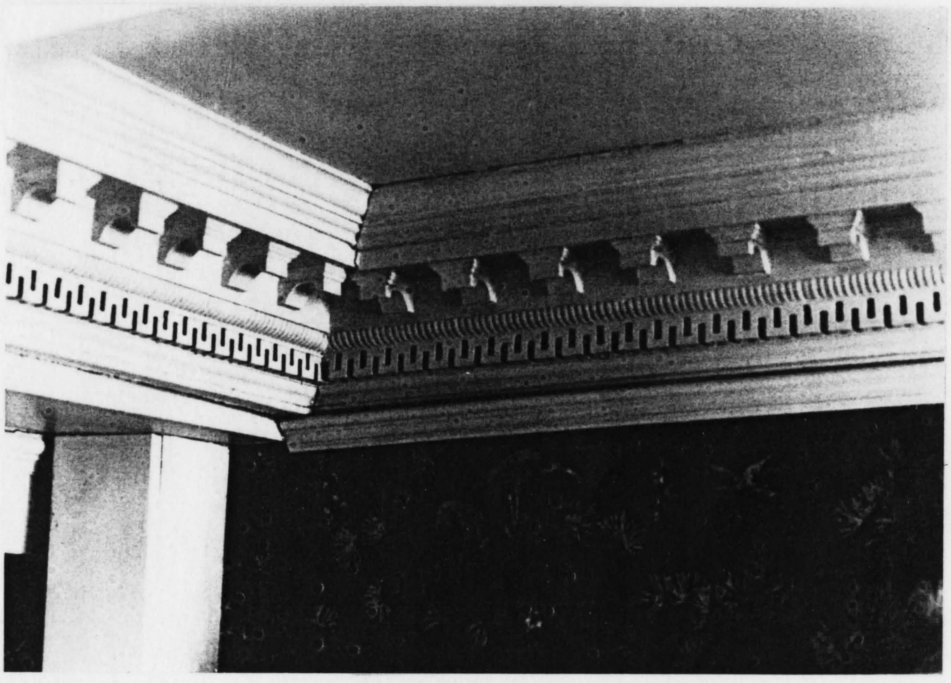


Figure 19. Entry hall (Room 101), ceiling cornice.

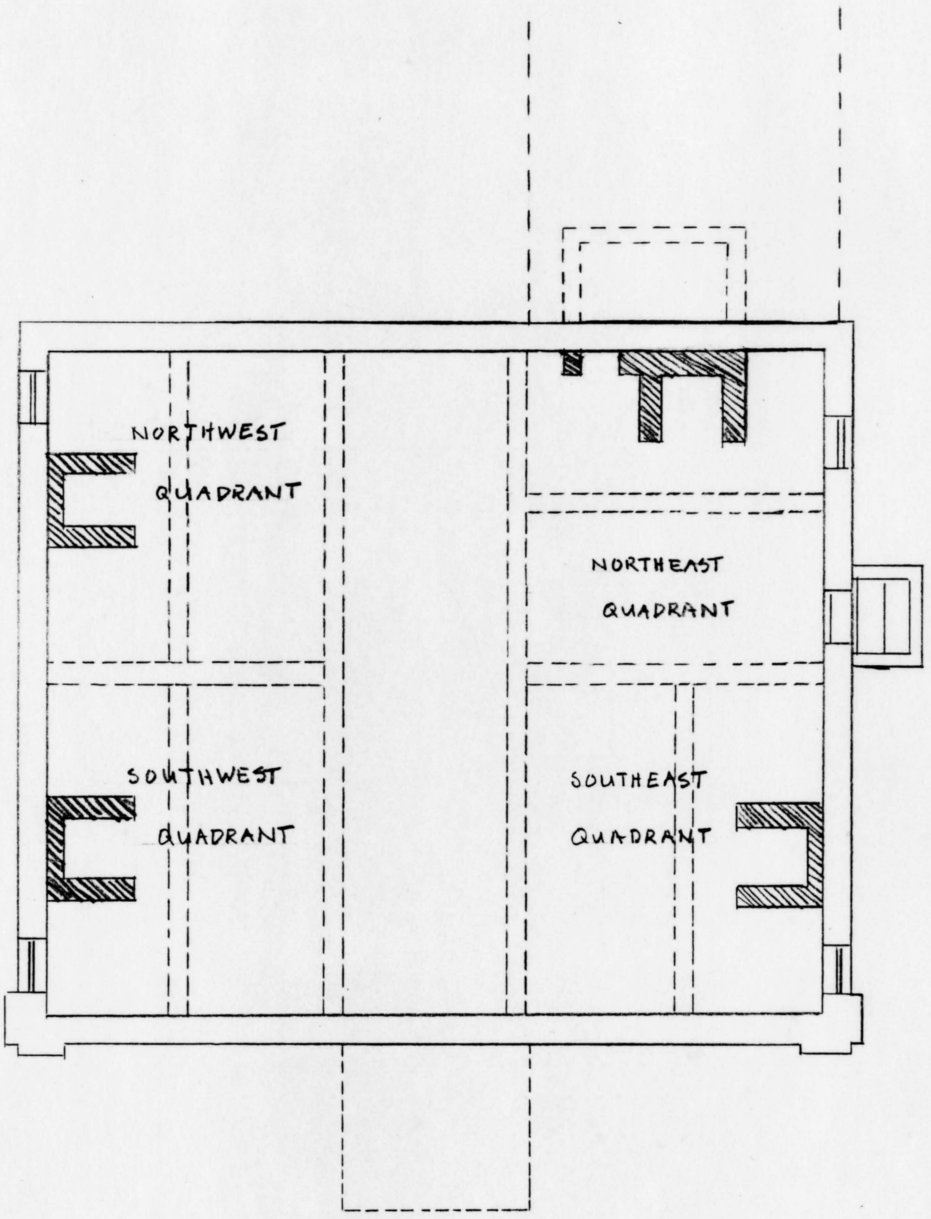


Figure 20. Conjectured 1792 cellar plan.

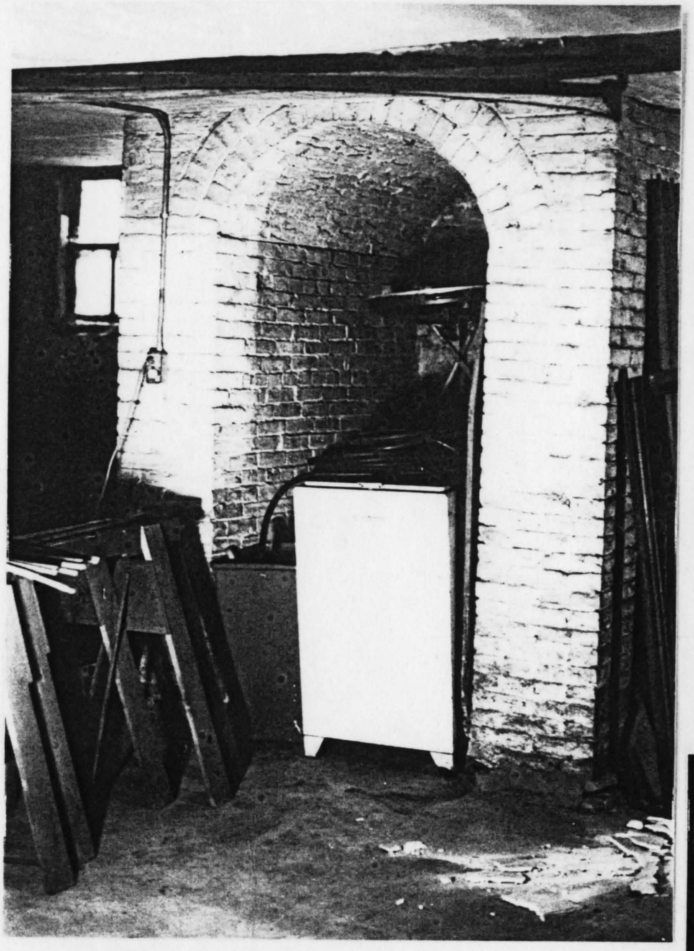


Figure 21. Cellar (Room 001), west wall, southwest chimney base.

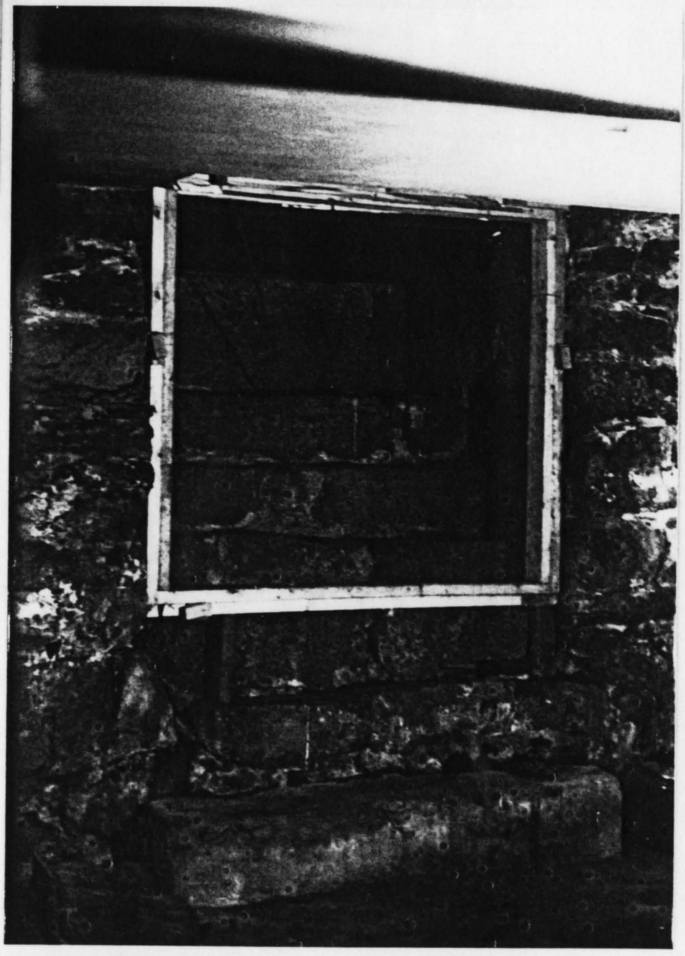


Figure 22. Cellar (Room 001), bulkhead opening.

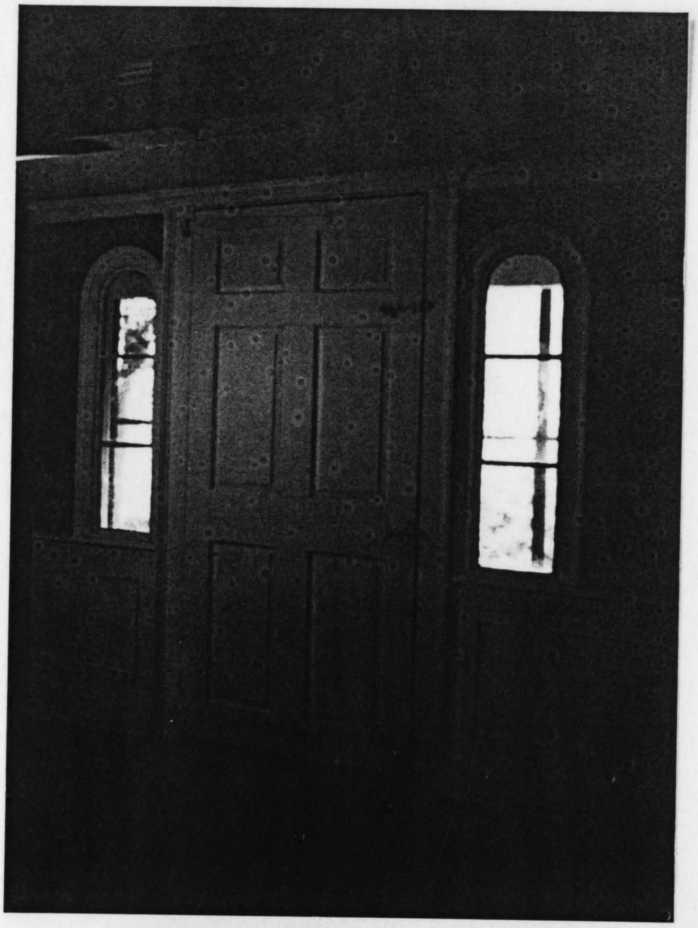


Figure 23. Entry hall (Room 101), north wall, rear entrance (D102).

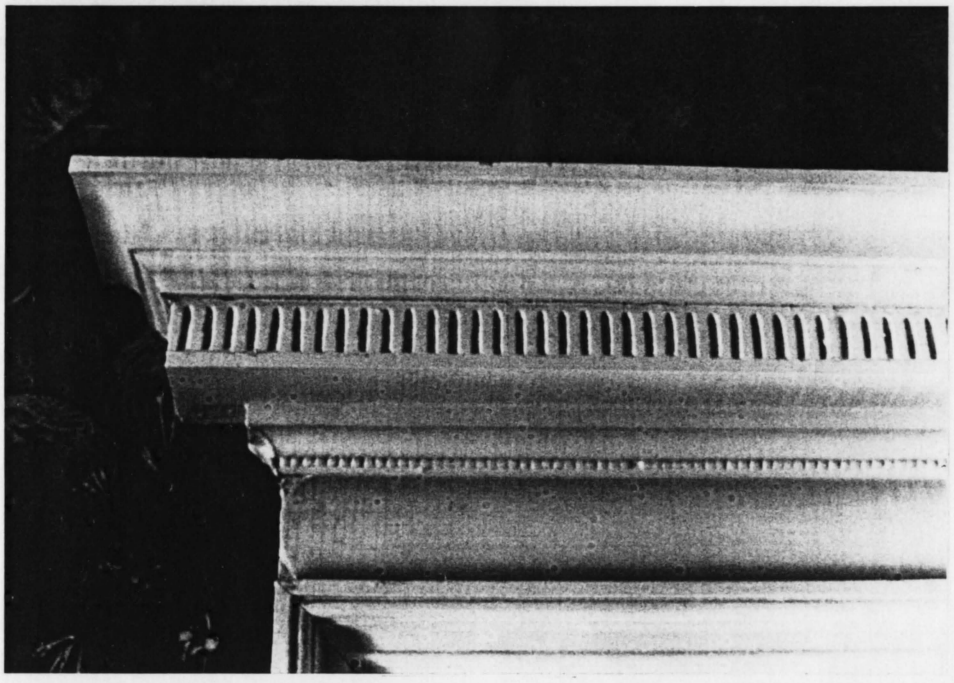


Figure 24. Entry hall (Room 101), doorway (D105) crown.



Figure 25. Entry hall (Room 101), main staircase.



Figure 26. Entry hall (Room 101), main staircase, newel post.

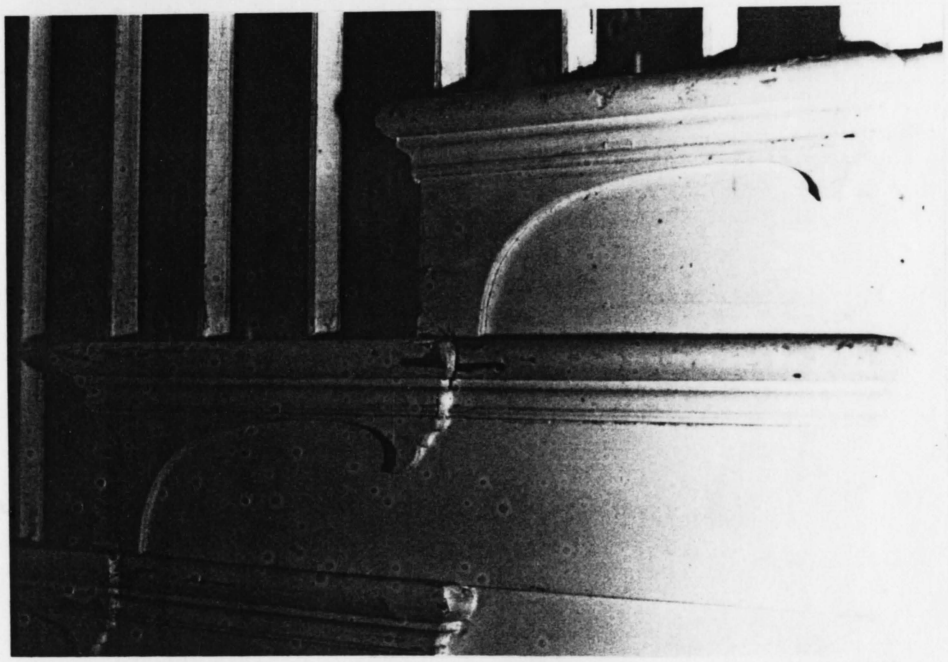


Figure 27. Entry hall (Room 101), main staircase, stringer.

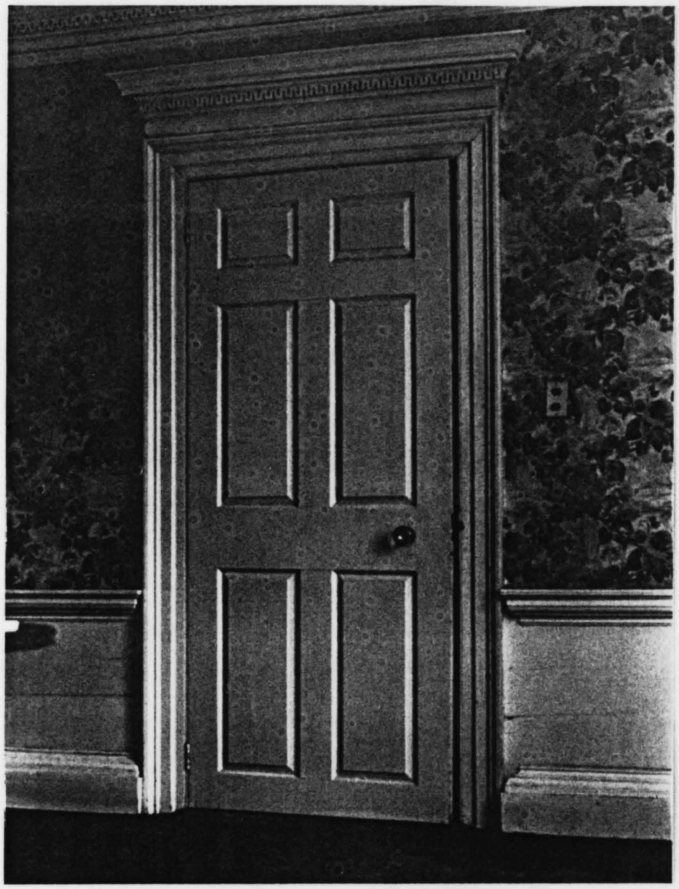


Figure 28. Parlor (Room 102), east wall, doorway D105.



Figure 29. Parlor (Room 102), doorway D105, crown.

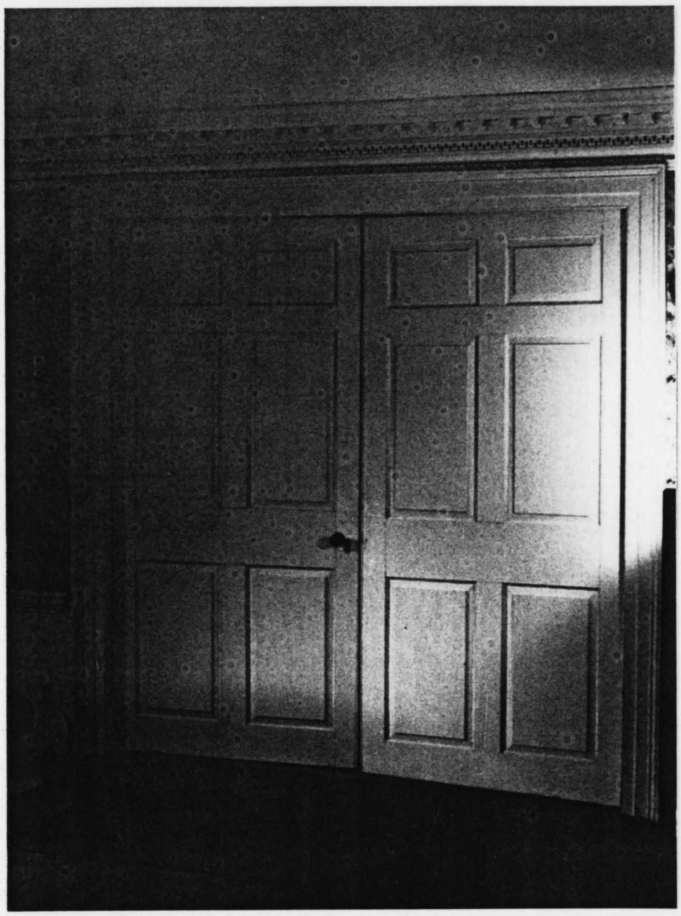


Figure 30. Parlor (Room 102), north wall, doorway D106.

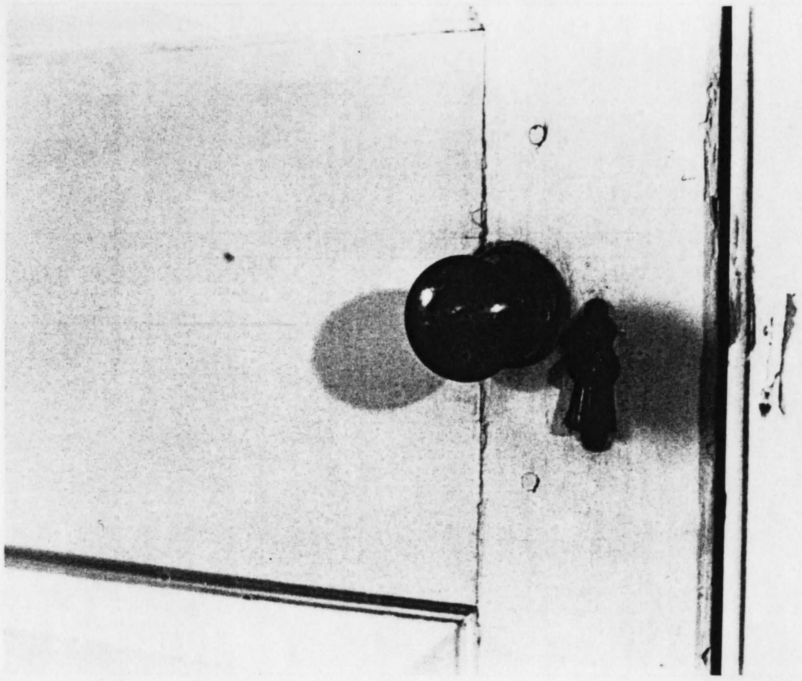


Figure 31. Parlor (Room 102), doorway D106, doorknob.



Figure 32. Parlor (Room 102), west wall, mantelpiece.

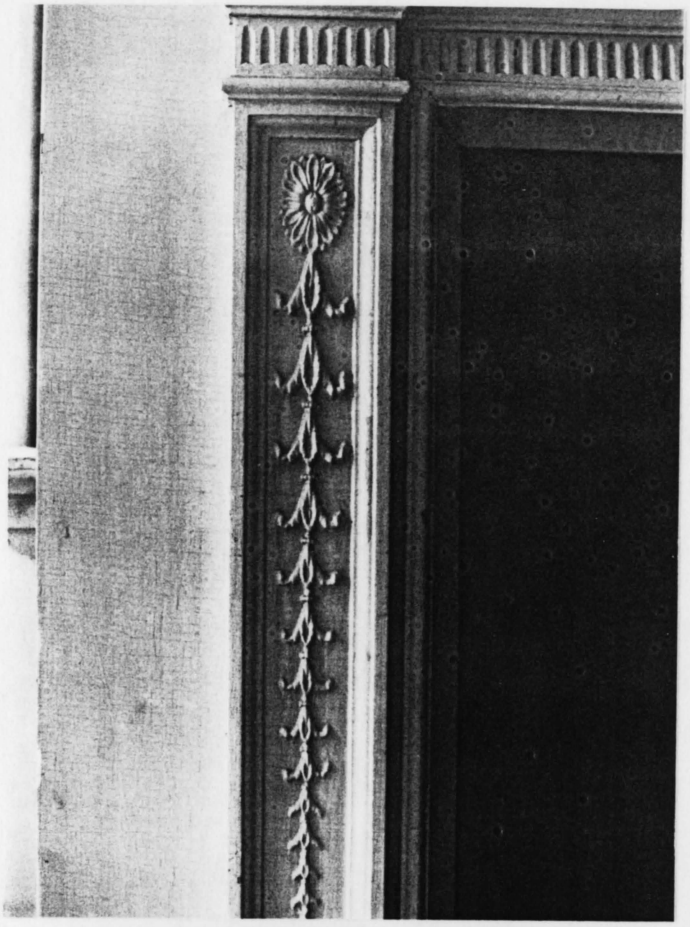


Figure 33. Parlor (Room 102), mantelpiece detail.

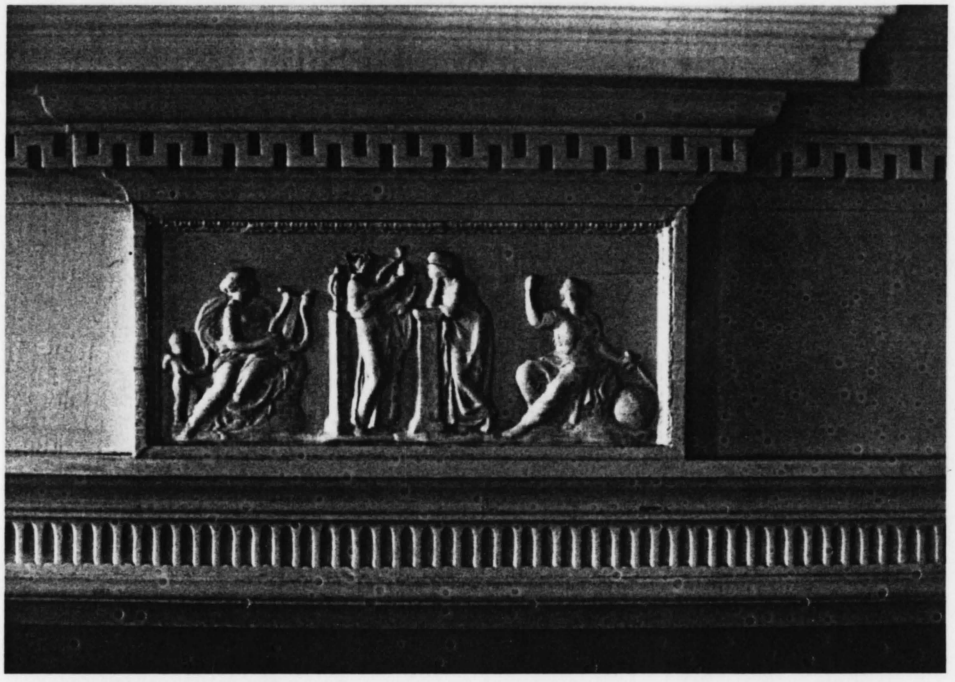


Figure 34. Parlor (Room 102), mantelpiece detail.

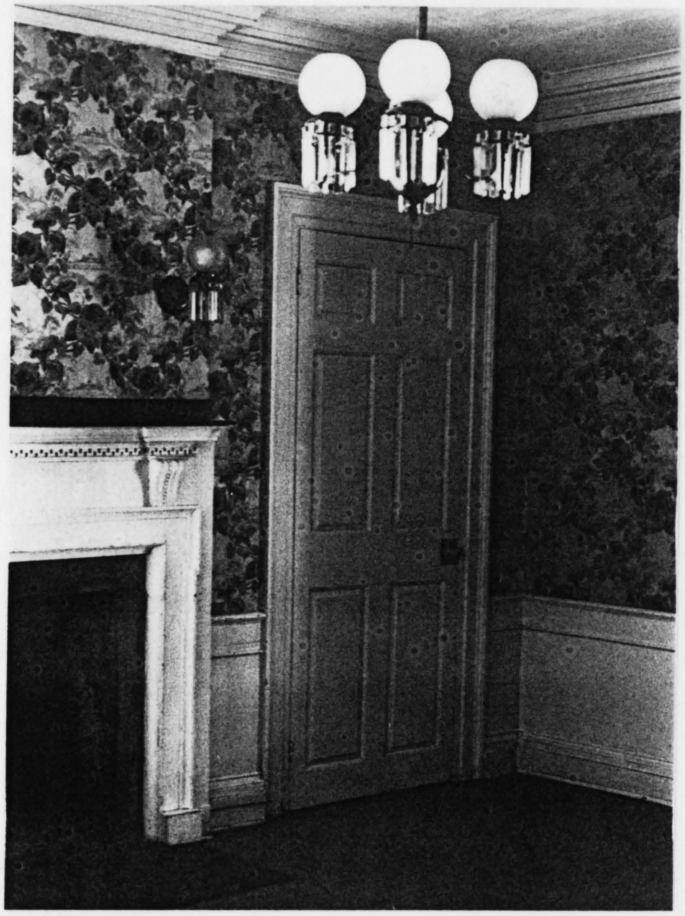


Figure 35. Library (Room 103), west wall, doorway D107.

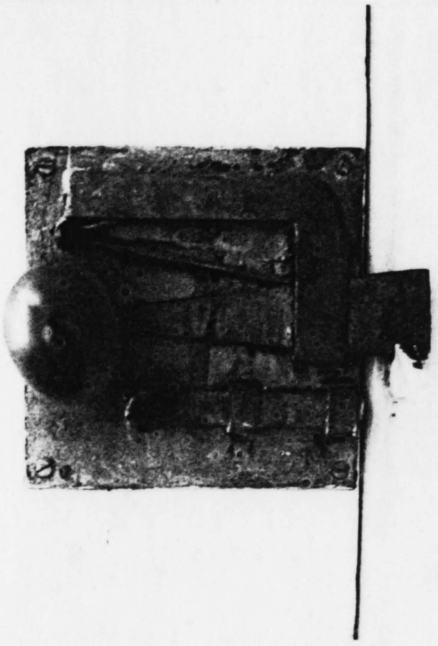


Figure 36. Library (Room 103), doorway D107, plate latch.

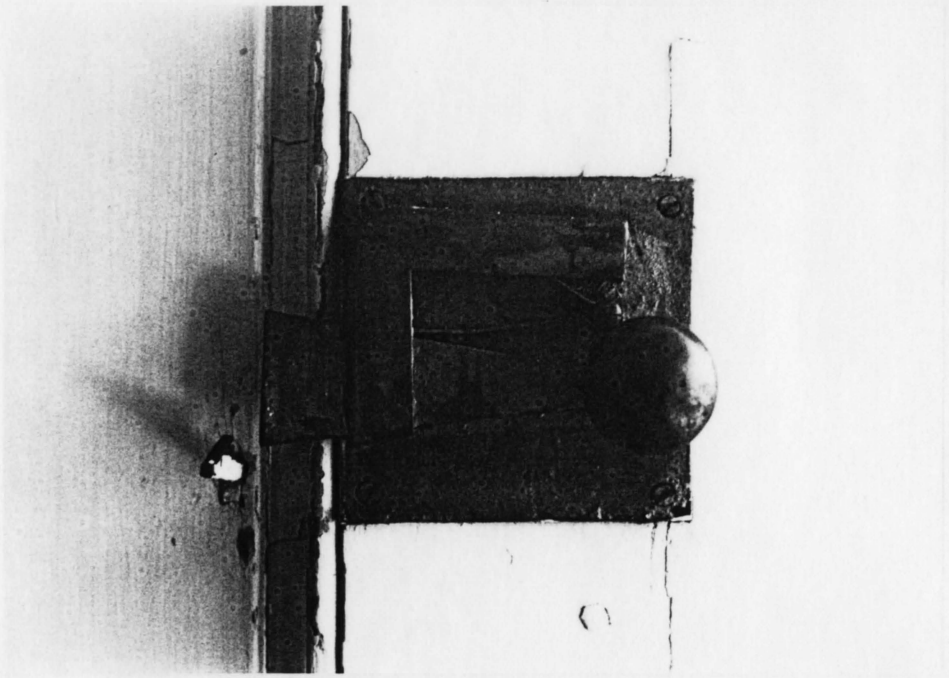


Figure 37. Library (Room 103), doorway D106, plate latch.

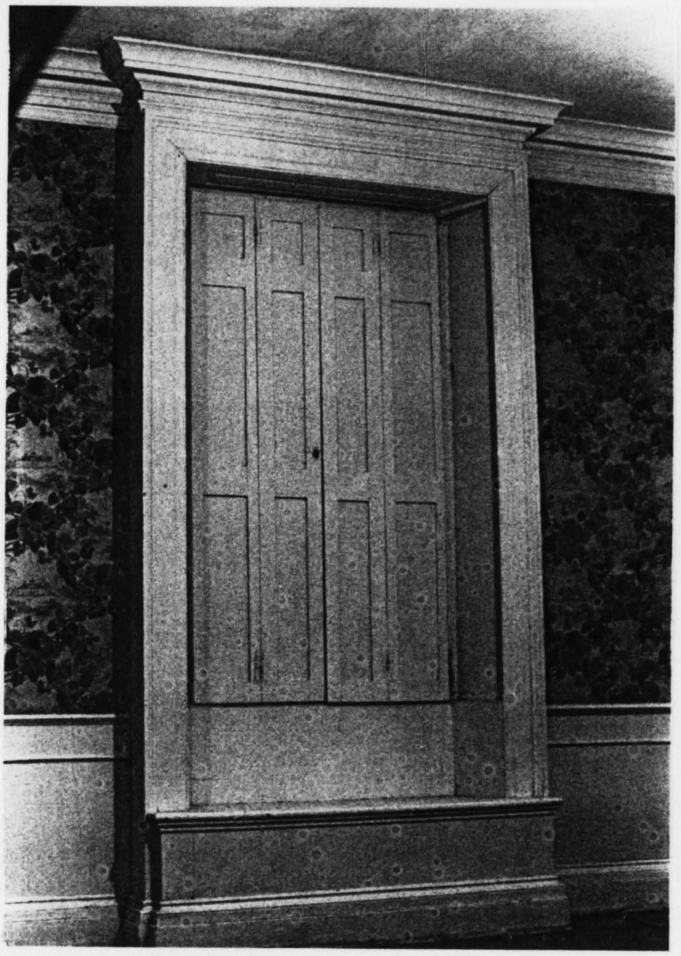


Figure 38. Library (Room 103), north wall, window opening W106.

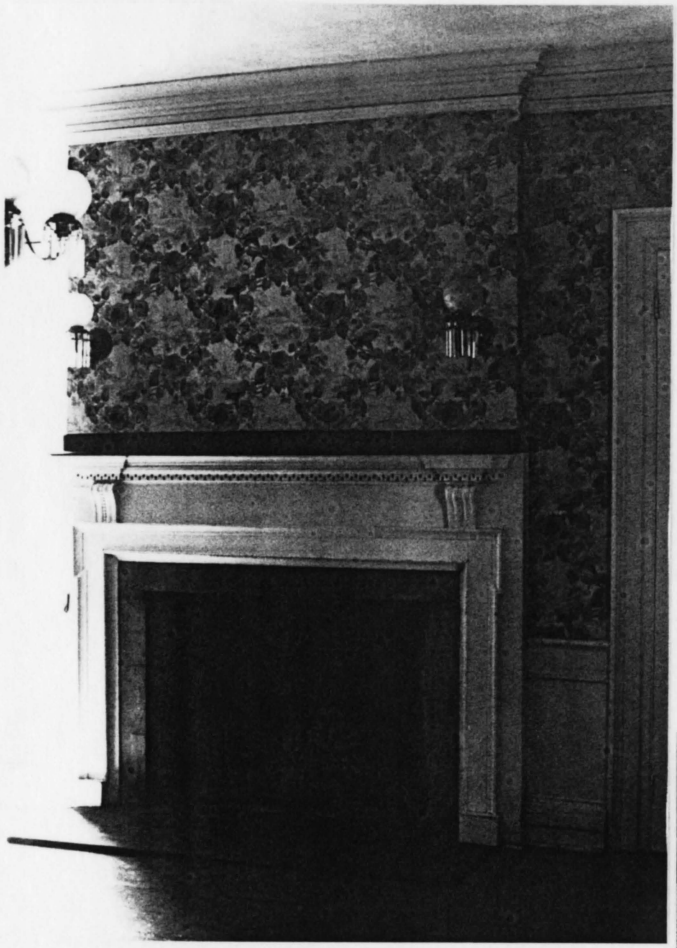


Figure 39. Library (Room 103), west wall, mantelpiece.

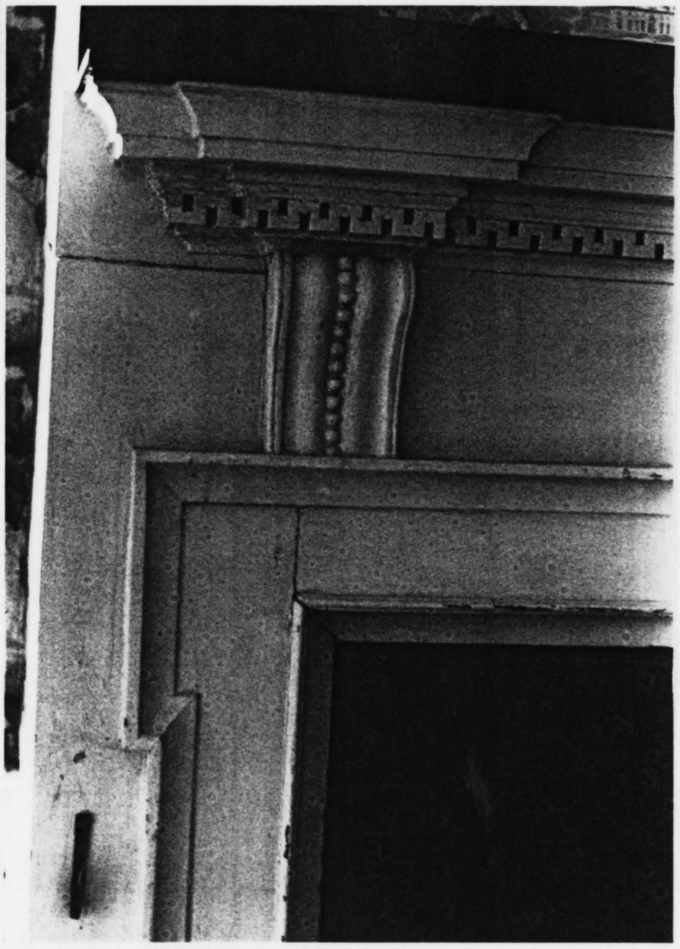


Figure 40. Library (Room 103), mantelpiece detail.

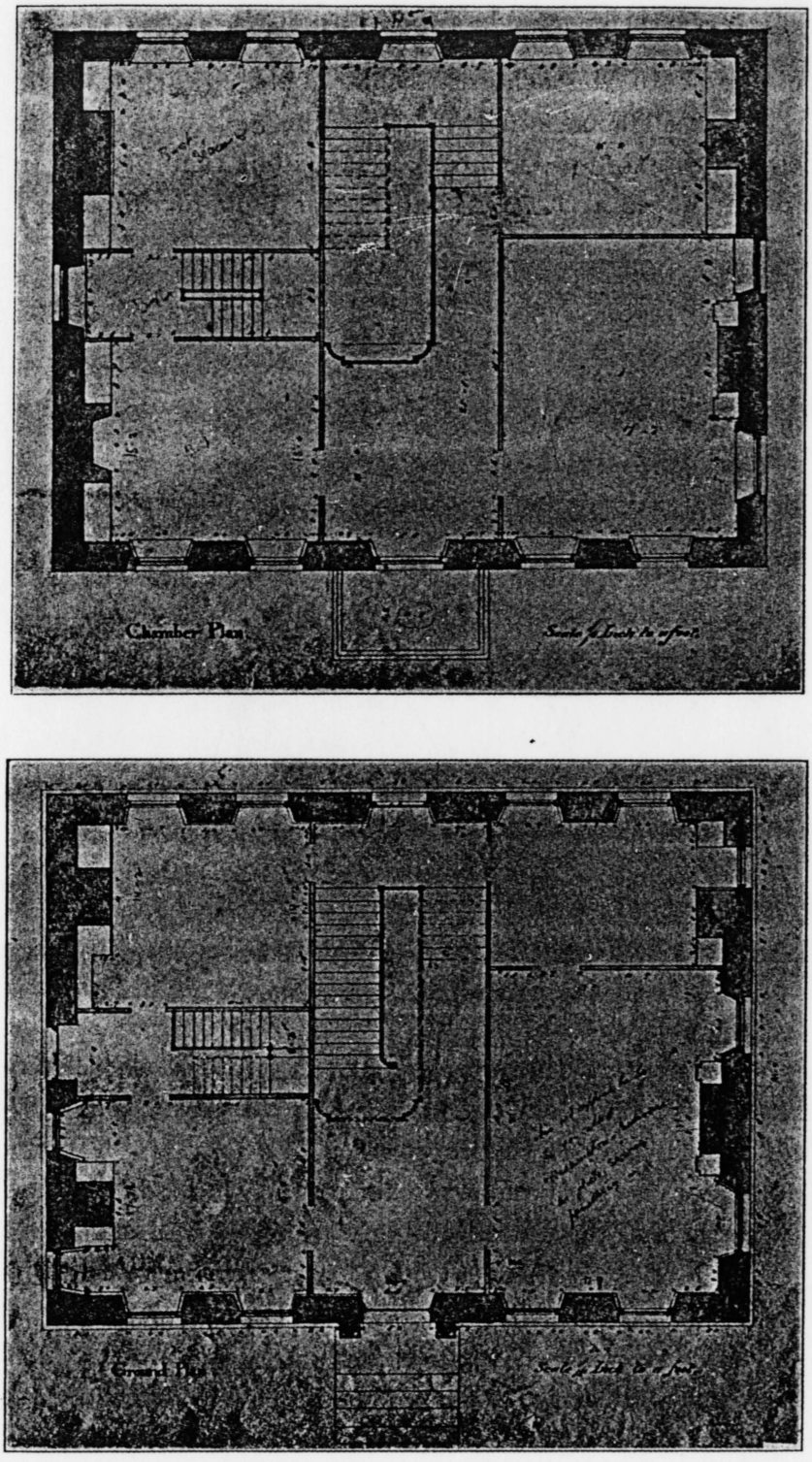


Figure 41. Plans of Hancock House, 1737-1740.



Figure 42. Drawing Room (Room 105), east wall, ceiling cornice.

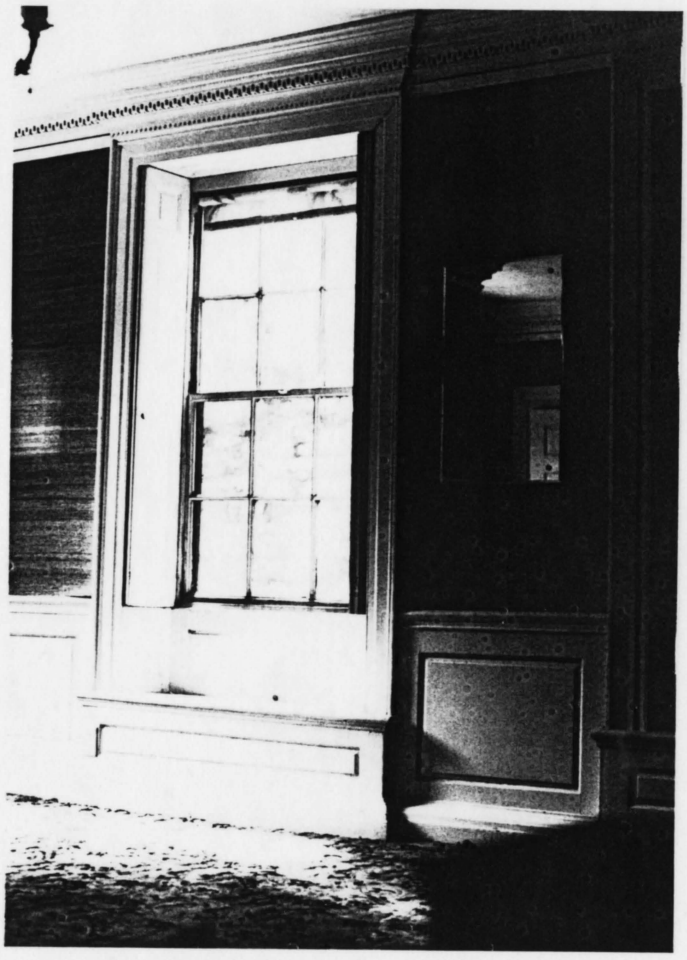


Figure 43. Drawing Room (Room 105), south wall, window opening W122.

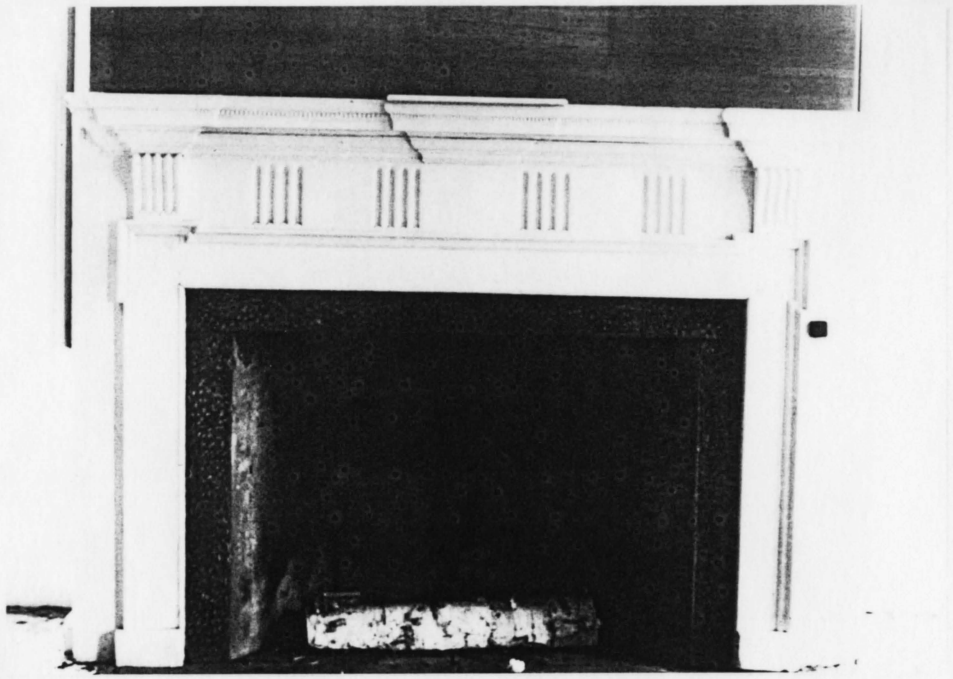


Figure 44. Drawing room (Room 105), east wall, mantelpiece.

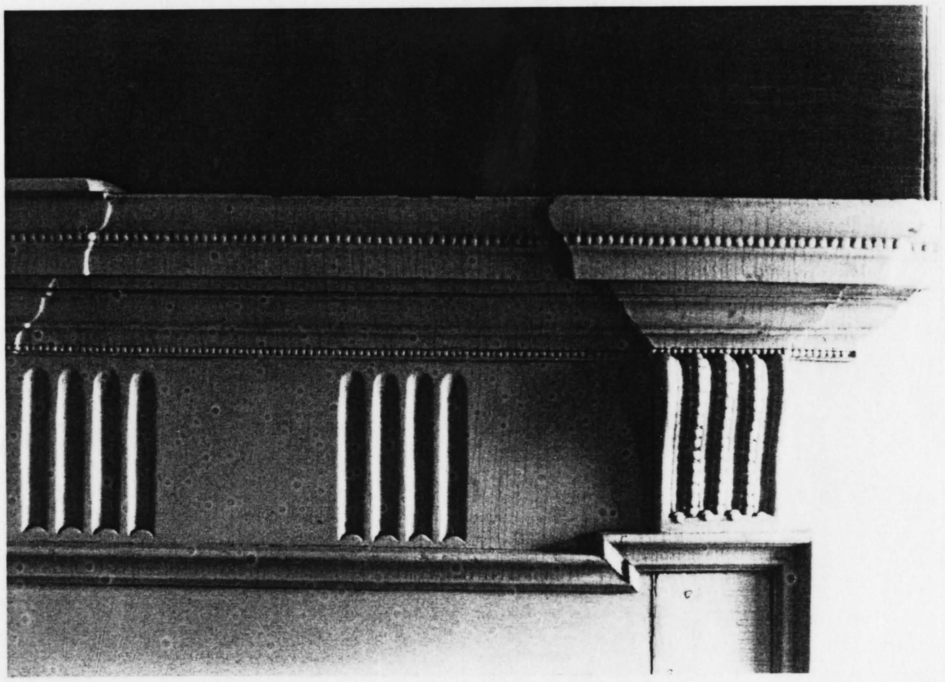


Figure 45. Drawing room (Room 105), mantelpiece detail.

E. Second Floor - Main House

Overview

The main staircase in the entry hall of the first floor led up to a wide hall on the second floor that ran the full depth of the house. This central hall was lit by a Palladian window at its north end, and a normal-size window opening at its south end. The stairwell for the main staircase and the stair landing occupied the northern end of the hall. Large chambers were located on either side of the south end of the hall. At the northwest end, a doorway led to a small side-hall, which in turn had doorways into the large chamber to the south, a smaller chamber to the north, and an even smaller chamber in between these two rooms. This area was altered in 1908, but its plan is discernable in the extant fabric.

A doorway at the northeast end of the central hall is thought to have led to another small side-hall on the east side of the hall, which in turn probably had doorways into a northeast chamber and to the attic stairs. It is also thought that the a service stairway to the first floor may have been located somewhere in this northeast corner of the second floor. However, determining the original plan is problematic, since this area of the second floor was also extensively altered in 1908, and the original flooring was all replaced. Conjectures depend on postulating the original locations and configurations of the service staircases to the first floor (if any) and to the attic.

These staircases had to have been located somewhere in the northeast quadrant of the floor (see INTERIOR ELEMENTS: APPEARANCE AT TIME OF CONSTRUCTION - Overview, above). There is no existing service staircase to the first floor, and the existing staircase to the attic was reworked during the 1908 alterations. Until further investigation reveals additional evidence, it will be assumed that the existing staircase to the attic is in its original location.

Common Elements

Overview. The northeast corner of the second floor was extensively altered in the 1908 renovations and only a few original features remain. However, since every other original room in the main house shared certain common elements, it is assumed that the following description also applies to this area.

Flooring. The original flooring in all the rooms of the second floor was the same as on the first floor (Type A).

Walls. The original plaster walls in the rooms on the second floor are no longer extant. However, they are believed to have been the same animal-hair plaster over wood lath used on the first floor.

The three major second-floor rooms (the second floor hall, and the southeast and southwest chambers) are known to have had elegant baseboard, wainscot and cap, and ceiling cornices. It is believed that the remainder of the second floor rooms had less-ornate woodwork.

Doorways. It appears that all of the original doorway openings on the second floor had six-panel doors with Type C panel profiles. The design of the doorway surrounds varied with each room.

The doors appear to have been hung using cast-iron H-L hinges. Most of the original doorknobs and/or latches have been replaced, but are thought to have been either cast-iron box latches with cast-brass knobs or cast-iron thumb latches, similar to those extant on existing original doors.

Window Openings. Except for the Palladian window over the stair landing (W208), all window openings on the second floor were the same size, measuring approximately 3 feet 6 inches wide by 5 feet 6 inches high. The openings in the major second-floor rooms (the southeast and southwest chambers and the central hall) were recessed approximately 1 foot from the interior plane of the wall. The walls around the window openings in the minor rooms have been reworked, but it appears that the openings were not recessed.

All window openings on the south, east, and west outside walls in all second-floor rooms were fitted with 6-over-6 double-hung sash. Sash panes measured 14 1/2 inches by 10 1/2 inches, and each sash had muntins with profile Type A. Two of the window openings on the north wall, one at the west end (W206) and a conjectured opening at the east end, had 12-over-12 double-hung sash with panes measuring 9 1/2 by 7 1/2 inches, each sash also having muntins with profile Type A (see EXTERIOR ELEMENTS:

APPEARANCE AT TIME OF CONSTRUCTION - Window Openings - Overview, above). The Palladian window, the third window opening on the north wall, is discussed in detail below.

Each recessed window opening in the major rooms was fitted with interior shutters that folded into pockets in the recesses on either side of the openings. The shutters were composed of solid panels of either profile Type F or Type G. They appear to have been hung using cast-iron H-hinges. The extant interior shutters on the window openings in the minor rooms are not original. These openings probably had interior shutters that did not fold into recessed side pockets.

The design of the window surrounds varied with each room.

Ceilings. None of the original ceilings on the second floor is extant. They were probably composed of smooth animal-hair plaster over wood lath used on the first floor. It is not known if there were medallions or other decorative elements on the ceilings.

Finishes. The original finish of the walls of the second floor rooms is not known

There is evidence in all four extant chambers that the original finish of the woodwork on the second floor was more colorful than that on the first. The conjectured finishes for the woodwork in each room will be discussed below.

Heating. The only heat provided on the second floor came from the fireplaces located in the four corner chambers. Each mantelpiece was of a different design. No original hearths are

extant.

Lighting. The original lighting for the rooms on the second floor is not known.

Central Hall (Room 201)

Overview. The second-floor central hall was the same size as the entry hall immediately under it on the first floor. It ran the full depth of the house, approximately 39 feet, and was almost 10 feet wide (fig. 48). A window opening was located at each end of the hall, the one over the stair landing being a Palladian window. Doorways on either side of the hall led to the main chambers and the side halls.

Walls. The baseboard and the wainscot cap from the stairwalls (both Type F) continued onto the walls of the central hall. However, the hall had a flush-board wainscot with no decorative molding and no fretwork under the wainscot cap.

The top of the walls was decorated with the same ceiling cornice as on the entry hall walls and on the stairwalls.

Doorways. There were four doorways in the central hall, two on either side of the room. The doorways at the south end of the west and east walls (D201 and D216) led into the main southwest and southeast chambers. The doorways at the north end of the hall (D204 and D209 - fig. 49) are thought to have led into side halls, which in turn opened into the smaller chambers.

Each of the four doorways had a door measuring 3 feet wide by 6 feet 11 inches high, and the same surround (Type B) as found

on the major doorways in the entry hall downstairs, and were topped with carved door crowns (fig. 50).

Window Openings. There were two window openings in the central hall, one each on the south and north walls.

The window opening on the south wall (W221) was the standard 6-over-6 sash opening found in most of the house. It had a surround with profile Type I, similar to that found in the drawing room (Room 105). This window was fitted with interior shutters with panel profile Type F.

The window opening on the north wall was a classic Palladian opening with a center arched window flanked by two sidelights (fig. 48). The original sash for the center opening is no longer extant. Based on the size of the original panes in the sidelights and in most of the other windows of the house, this sash is thought to have had 6-over-6 double-hung sash similar to the existing sash. The arch over the center opening was composed of a fixed sash with six pie-shaped lights surrounding an arched center light. The sidelights were fitted with 2-over-2 (vertical) double-hung sash, with panes measuring 12 1/4 inches by 10 1/2 inches. All sash had muntins with profile Type B, the same muntin profile found on the sidelights to the rear entrance (D102).

Each sidelight was flanked by a pair of fluted wood pilasters supporting a full entablature. Springing out of the entablature was a carved wood arch and keystone that topped the upper center arched opening.

Finishes. The original finish on most of the woodwork in the central hall appears to have been light cream, continuing the color scheme from the entry hall. However, several of the samples taken have remnants of an oily layer as the first in the stratigraphy. This could indicate the migration of oils into the wood from the first layer of paint, or that the woodwork was originally treated with a clear finish, as it appears to have been in other rooms on the second floor. This treatment is discussed below in the section for the southwest chamber (Room 202).

Southwest Chamber (Room 202)

Overview. This room was one of the two main chambers on the second floor. It was located in the southwest corner of the house, and was the largest room on the second floor, measuring 18 feet deep by 17 feet 6 inches wide.

Walls. The walls of the southwest chamber had a 6 3/4-inch high baseboard (Type G) around the entire room. A flush-board wainscot with a wainscot cap (Type G), the lower edge of which was denticulated, was located above the baseboard (fig. 51). The top of the walls was decorated with a carved wood ceiling cornice. Most of the original cornice has been replaced, but enough remains to determine that it appeared similar to the extant cornice and had a denticulated molding that was similar to that used below the wainscot cap.

Doorways. There were three doorways in the southwest chamber. One doorway was located on the east wall (D201) and opened from the central hall. Another doorway was located at the west end of the north wall (D202). This doorway currently opens into a closet, but originally led into a small chamber or dressing room. The third doorway was located at the east end of the north wall (D203) and opened into the west side-hall (Room 205).

The opening from the central hall on the east wall (D201) measured approximately 3 feet wide by 6 feet 11 inches high, and was trimmed with surround Type K.

The two doorways on the north wall were smaller than the hall doorway. Both openings measured approximately 2 feet 6 inches wide, while D202 was 6 feet 10 inches high and D203 was 6 feet 11 1/2 inches high. Each of these openings had a six-panel door with raised panels on the room side and flush panels on the opposite side. The original outer molding of the surrounds to these doorways has been replaced, but the surrounds to both doors were probably similar to the surround to the hall doorway (Type K).

Window Openings. There were four window openings in the southwest chamber. Two openings were symmetrically placed on the south wall (W201 and W202), and two openings were located on the west wall, one on either side of the fireplace (W203 and W204). All four window openings had surrounds with Type K profiles, and were fitted with interior shutters with panel profile Type F.

Fireplace. A fireplace was located on the west wall of the southwest chamber. The firebox opening measured approximately 2 feet 10 inches high by 3 feet 7 inches wide. The original mantelpiece has been replaced, but it was probably of a similar design as the extant wood mantelpiece, having a carved architrave with ears, and denticulated shelf cornice (fig. 52).

Cupboard. It is thought that the extant cupboard on the south wall of the chimney breast may have been an original feature of the room, although the extant paint and nail evidence appears to date the feature to post-1950. (Fireplace cupboards will be discussed in APPEARANCE OF ELEMENTS AFTER SIGNIFICANT PERIODS OF CHANGE, below.

Finishes. The original finishes in the southwest chamber reflect a more colorful late Georgian-period palette, as opposed to the pale federal period colors used on the first floor. It appears that most of the woodwork (baseboard, wainscot, wainscot cap, ceiling cornice, and window openings) was treated with an oily finish, allowing the wood grain to show through. The doorway surrounds and doors (and possibly the mantelpiece) were all painted with the deep orange color of yellow ocher, which was finished with an oily layer to make it glossy.

West Middle Chamber

Overview. Existing patch marks on the floor in Room 203, and continuous original flooring between the south wall of the extant linen closet (off the side-hall) and the patch marks in

Room 203, indicate that the northwest portion of the second floor of the Beale House was originally divided into two small rooms. (fig. 54). The room that was originally located between the southwest and northwest chambers will be referred to as the middle chamber. This room measured approximately 7 feet 9 inches wide by 12 feet 9 inches long. It was known to have been accessed from the southwest chamber and from the side-hall. It could have been used as a dressing room to the southwest chamber, a chamber for one or more Beale children, or as a nurse's or tutor's room for children using the northwest chamber.

Walls. The original woodwork is no longer extant, but it is likely that the middle chamber's walls had a baseboard and ceiling cornice with simple profiles.

Doorways. It is believed that there were three doorways in the west middle chamber, two of which are extant. One doorway was located at the west end of the south wall (D202) and opened from the southwest chamber. The second doorway (D205) was located on the room's east wall and to the side-hall. An extant original threshold in the existing doorway (which now opens to a linen closet) marks this doorway as an original opening. A third doorway may have been located on the north wall, opening into to northwest chamber.

The opening to the side-hall (D205) measured 2 feet 10 inches wide by 6 feet 10 inches high. The doorway from the southwest chamber (D202) measured 2 feet 6 inches by 6 feet 10 inches high. Both doorways have retained their original doors.

D203's door has flush panels on the side-hall side. D205's door is currently hung with flush panels on the closet side and raised panels on the side-hall side. It is thought, however, that the door was originally hung with the flush panels facing the side-hall.

All three doorways are thought to have had the same surround (Type J). Type J surrounds are extant on the linen closet side of doorway D205, and on all doorways in the side-hall and northwest chamber, most of which have paint histories dating from the 1908 alterations. However, the extant 1908 doorway into the northwest chamber (D207) and the 1908 window in Room 204 (see below) have circa-1792 surrounds with Type J profile that have been reused, probably from doorways in these rooms that were removed in 1908. It is therefore thought that the extant surround to D205 is either an original feature that has been refinished or a close reproduction, and that all the doorways in the middle chamber had Type J surrounds.

Window Openings. There was one window opening in the middle chamber, located on the west wall (W205 - currently located in Room 203). The opening had 6-over-6 sash. It currently has a plain 1908 surround, but probably had the same Type J surround that was used on doorway D205, and on much of the rest of the doorway and window opening trim in the lesser rooms of the second floor. The opening probably also had interior shutters (the extant shutters are not original).

Cupboard. It is thought that the extant cupboard on the

south wall of the chimney breast in the current northwest chamber may have been an original feature of the middle chamber, although the extant paint and nail evidence appears to date the feature to post-1950. Even though the fireplace was located in the northwest chamber, the wall separating that room from the middle chamber ran along the south chimney breast wall, and the cupboard would have been accessible from the middle chamber. (Fireplace cupboards will be discussed in APPEARANCE OF ELEMENTS AFTER SIGNIFICANT PERIODS OF CHANGE, below.

Finishes. See "Northwest Chamber - Finishes" below.

Northwest Chamber (Rooms 203 & 204)

Overview. It is thought that the east wall in the current Room 203 was erected in 1908, and that the east wall of the current bathroom (Room 204) marks the location of the east wall to the original northwest chamber. Existing patch marks on the floor of Room 203 indicate that a partition wall originally ran from the west wall of the room (between window opening W205 and the fireplace), to the east wall of the Room 204 (slightly north of the line of the existing south wall of Room 204). This would have created a room which measured approximately 12 feet wide by 15 feet 6 inches deep (fig. 54). This room is thought to originally have been used as a chamber for one or more of the Beale children.

Walls. No original woodwork is extant on the walls of the northwest chamber, but it is likely that the room had a baseboard

and ceiling cornice. The ceiling cornice may have been the same as the extant ceiling cornice in the northeast chamber (see below).

Doorways. It is believed that there were three doorways in the northwest chamber, one of which is extant. A doorway was located at the north end of the west wall (D208), which opened into a closet. This opening had a 6-panel door with raised panels on the room side and flush panels on the closet side. There may also have been a doorway located on the south wall of the room that opened into the middle chamber.

The third doorway would have opened into the room from the side-hall. This doorway is believed to have been located at the east end of the room's original south wall, just north of the extant doorway D206 (at the north end of the original side-hall). The extant 1792 door in D206 probably originally hung in this doorway, with raised panels on the room side and flush panels on the side-hall side (the same as the door in opening D203 at the other end of the side-hall).

Both original doorways probably had the Type J surrounds commonly found on the second floor. The extant surrounds on doorway D208 (including inside the closet) are Type J with 1908 paint histories. However, paint analysis reveals that the extant surround (Type J) to window opening W207 in Room 204 dates to 1792, even though the opening dates to 1908. It is thought that this surround was originally used on a doorway in the northwest chamber, and subsequently cut down for the bathroom window

opening.

Window Openings. There was one window opening in the northwest chamber, located on the north wall (W206). This opening had 12-over-12 sash, rather than the 6-over-6 sash found in most of the main house, with muntin profile Type A.

Opening W206 currently has no surround. It is possible that the 1792 surround now installed on opening W207 (the 1908 window opening in Room 204) was originally used on opening W206. The yellow ocher first layer used only on doorway woodwork in the southwest chamber appears on the W207 surround. This finish, however, was also found on the cornice in Room 206, and on the cornice and (possibly) one window opening in Room 208. Whatever the first use of the extant surround to W207, it indicates that the window surround, as well as the doorway surrounds, in the northwest chamber probably had Type J profiles.

Fireplace. A fireplace was located on the west wall of the room. The firebox opening measured approximately 2 feet 8 inches high by 3 feet 7 inches wide. The original mantlepiece is not extant, but it probably was of a similar design as the existing mantelpiece (fig. 52).

Closet. A closet was located at the north end of the west wall of the northwest chamber. It measured approximately 5 feet wide by 2 feet deep, and was accessed by doorway D208.

Finishes. The 1792 surround now installed on window opening W207 in Room 204 is thought to have originally been used on a doorway in the northwest chamber. Its paint stratigraphy shows

the distinctive yellow ocher first layer found on the doorways in Room 202, and it is probable that all the doorways in the room, as well as in the middle chamber, were treated with the glossy yellow ocher finish. The remaining woodwork in the room would either have been treated with a clear finish (as is thought to have been used on the window openings in the southwest chamber), or glossy yellow ocher (found on the ceiling cornice in Room 206 and on one window opening in Room 208).

West Side-Hall (Room 205)

Overview. This room was located to the west of the central hall, and opened into the three chambers on the west side of the second floor. The original side-hall probably was similar in configuration as, but somewhat longer than, the current room, measuring 9 feet 3 inches deep by 3 feet 9 inches wide (fig. 54).

Walls. No original woodwork is extant on the walls in the west side-hall, but it is likely that the walls had a baseboard and ceiling cornice with simple profiles.

Doorways. It is thought that there were originally four doorways in the side-hall, three of which are extant. One doorway on the east wall opened from the central hall (D204), a second doorway opened into the southwest chamber (D203 on the south wall), and a third opened into the middle chamber (D205 on the west wall). A fourth doorway is believed to have been located on the original north wall of the side-hall, and led into

the northwest chamber.[34]

Original doors are extant the three original doorways (D203, D204 and D205) and in doorway D206. The door in D204 (from the central hall) had raised panels on both sides, while each of the other three original doors probably had flush panels on the side-hall sides and raised panels on the chamber sides. Although the door in D205 is currently hung with raised panels to the side-hall side, the doors D203 and D206 are hung with flush panels on the side-hall side and it is likely that all three doors were originally hung in that manner.

The extant surrounds on these four doorways in the side-hall have profile Type J, and appear from paint analysis to date to 1908. However, the surround on doorway D207 (added in 1908) is an original feature that was re-used from another doorway, possibly in the side-hall itself. This surround has a Type J profile, and it is probable that all four doorways had surrounds with profile Type J.

Window Openings. There were no window openings in the west side-hall.

Finishes. Paint analysis of the extant, re-used original surround on D207 indicates that the doorway surrounds and doors in the side-hall may have been finished with the glossy yellow-ocher found in the southwest chamber. It is not known how the baseboard and ceiling cornice would have been finished.

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[34]The size and location of each doorway is discussed in the section for each room.

Northeast Quadrant

Overview. The northeast portion of the second floor was extensively altered during the 1908 alterations, and no scarring on the flooring or walls remains that would indicate the original configuration of this area. Paint analysis indicates that the extant ceiling cornice in the northeast chamber (Room 206) is original, and that original elements are extant on all three doorways in the room. However, although it appears from the matching stratigraphies that they were in the same room, it is not clear if these features are in their original locations, since the 1907 drawings show that the west and south walls of existing northeast chamber is "new work". Limited boroscope investigation under the sill of doorway D111 revealed that the framing in this area had been reinforced in 1908. However, original locations of partitions, doorways, or possible staircases could not be seen. Further destructive investigation is required to determine the original configuration of the northeast quadrant.

Until further evidence is uncovered, it can be assumed only that the attic staircase and at least one chamber were located in this area (the chamber in the northeast corner). The chamber and stairhall would probably have been entered from an east side-hall (reflecting the plan on the west side of the second floor), which was located at the south end of what is nor the back hall (Room 209). The rest of the existing back hall that is located within the main house may originally have been part of the northeast

chamber, or the location of service stairs from the first floor. If the east side of the second floor reflected the original plan of the west side, there would have been separate area (room or rooms) to the south of the original northeast chamber (now occupied by a closet and a bathroom), and could also have originally been the location of service stairs.

Walls. No original baseboard has survived in the northeast chamber. The original ceiling cornice, which is extant, has a simple design compared to the ceiling cornices in the central hall and the main southeast and southwest chambers.

Doorways. It is believed that the three extant doorways in the northeast chamber were all original to the 1792 northeast chamber, but may not be in their original locations. One doorway, now located between the northeast chamber and the back hall (D211), has an original surround, as does the extant opening at the east end of the south wall (D213). A third doorway (D212), now located at the west end of the south wall of the northeast chamber, has the only extant original door in the room, a six-panel door with raised panels on the room side and flush panels on the opposite side. The door has also retained its original thumb latch and bar, with the thumb latch on the inside (flush panel side) of the door (figs. 55 & 56). It is thought that Type J surrounds were used on all doorways, since the extant original surrounds on the room side of doorways D211 and D213, and on the closet side of doorway D212, have profile Type J.

Window Openings. It is thought that there were three window

openings in the northeast quadrant. One opening was probably located at the east end of the north wall of the original northeast chamber, to the right (east) of the north wall chimney. This opening would have been fitted with the 12-over-12 sash with muntin Type A that is now installed in the 1908 opening on the west wall of the back hall (W209), the same type sash used in the extant north-wall window opening in the northwest chamber (W206). The opening would have been blocked by the addition in 1908 of a two-story ell along this wall.

The second window opening in the chamber was located on the east wall (W215), and another opening on the east wall (W216) was thought to have lighted the middle room. The original openings exist, but no original fabric is extant. They are known to be original openings by their placement on the east wall directly over first story windows (W118 and W119), and by the fact that they are shown to be "old work" on the 1907 drawings. These openings would have had the same six-over-six double-hung sash found all the extant original window openings on the east wall of the main house.

All three openings in the original northeast quadrant would probably would have been trimmed with surround Type J (as on the doorways), and fitted with interior shutters.

Fireplace. There is no fireplace currently in the northeast chamber. There may have been a fireplace on the north wall, its flue using the same chimney as the dining room and kitchen fireplaces below. However, this chimney was rebuilt in 1908,

and no evidence of a fireplace remains in the room.

Middle Room. It is thought that there was originally another room or rooms between the original northeast chamber and the southeast chamber.

Finishes. Paint analysis of the finishes on the extant original cornice, door and surrounds in the northeast chamber indicates that this woodwork in this room, and possibly the middle area (from the back of the door in D112), was finished in the glossy yellow ocher found in the southwest and northwest chambers and in the west side hall.

East Side-Hall (Room 209)

Overview. Based on the known original plan of the northwest quadrant of the second floor, which included a small side-hall, it is thought that a side hall was also located to the east of the central hall, at the southern end of what is now the back hall (Room 209). This hall would have contained doorways that opened to the central hall and the northeast chamber, and possibly the attic stairs.

Walls. It is not known how the walls in the side hall were finished.

Doorways. It is thought that there were three doorways in the side hall, two of which are extant. One was located on the west wall (D209) and opened from the central hall. A second doorway was located on the south wall (D210) and led to the attic staircase. The third doorway was probably located on the east

wall, near the extant doorway (D211), and would have opened into the northeast chamber.

The opening from the central hall was 3 feet wide. The doorway to the attic stairs (D210) measured 2 feet 5 inches wide. This doorway was mounted 18 inches from the floor and extended to the top of the wall (fig. 57). Both extant doorway openings measured 6 feet 11 inches high. Opening D209 had a six-panel door with raised panels on both side. Opening D210 had a six-panel door with raised panels on the hall side and flush panels on the attic stairs side.

While all three doorways currently have Type J surrounds, paint analysis indicates that the attic doorway (D210) is the only doorway to have retained its original surround. The surrounds on the other two doorways in the east side-hall, with paint histories dating to 1908, are most likely reproductions of the originals.

Window Openings. There were no window openings in the east side hall.

Staircase. Doorway D210 opened to stairs leading to the attic floor. The original staircase is not extant, having been reworked in the 1908 alterations. It is believed that the first step began at least 18 inches high above the floor level, beginning at the level of the elevated doorway.

Finishes. No remnants of yellow ocher were found on the few original features remaining in the side hall, and the woodwork may have been painted light cream (the first layer found).

However, since the yellow ocher was found in every other room on the second floor, it is thought that the finish was also used on the woodwork in the east side hall.

Southeast Chamber (Room 208)

Overview. This room was located in the southeast corner of the house. It was almost as large as the southwest chamber, measuring 17 feet 9 inches deep by 17 feet 3 inches wide (fig. 58). It was the second of the two main chambers on the second floor.

Walls. The walls of the southeast chamber had a 6 3/4-inch high baseboard (Type K) around the entire room. Located above the baseboard was a flush-board wainscot with wainscot cap (Type H), the lower edge of which was trimmed with a sawtooth band (fig. 59). The top of the walls was decorated with a carved wood ceiling cornice (fig. 60).

Doorways. There were three doorways in the southeast chamber, all three of which are extant. One doorway was located on the west wall (D216) and opened from the central hall. Another doorway was located at the west end of the north wall (D215) and is thought to have accessed a small closet under the attic stairs. The third doorway was located at the east end of the north wall (D214) and probably led into the passage to the northeast chamber. The hall doorway D216 was 3 feet wide, doorway D215 was 2 feet 10 inches wide, and doorway D214 measured 2 feet 9 inches wide. All three openings were 6 feet 11 inches

high.

The door in D216 had a six-panel door with raised panels on both sides. The doors in the two openings on the north wall had raised panels on the room side, and flush panels on the closet and passage sides. All three doorways were trimmed with surround Type J-2.

Paint analysis indicates that the extant door in opening D214 may have been reused from the northeast chamber.

Window Openings. There were four window openings in the southeast chamber. Two openings were located on either side of the fireplace on the east wall (W217 and W218), and two openings were symmetrically placed on the south wall (W219 and W220). All four window openings had surrounds with Type L profiles, and were fitted with interior shutters with panel profile Type G.

Fireplace. A fireplace was located on the east wall of the southeast chamber. The firebox opening measured approximately 2 feet 8 inches high by 3 feet 8 inches wide. The fireplace was surrounded by a carved wood mantelpiece of late Georgian-period design that measured 4 feet 6 inches high by 6 feet 11 inches at its widest dimension. A simple carved architrave with ears framed the firebox opening, and consoles supported a carved shelf with a fluted band decorating the shelf's edge. The frieze was decorated with four groups of four carved flutes (fig. 61).

Closet. It is thought that doorway D215 accessed a small closet at the west end of the north wall of the room that was tucked under the staircase to the attic.

Fireplace Cupboard. It is thought that the cupboard located on the south wall of the chimney breast may have been an original feature, although the paint and nail evidence would date the feature to post-1792. (Fireplace cupboards are discussed in APPEARANCE OF ELEMENTS AFTER SIGNIFICANT PERIODS OF CHANGE, below.

Finishes. The fact that remnants of glossy yellow ocher was found as a first layer on the ceiling cornice, on one window surround, and around one doorway, indicates that yellow ocher may have been the original finish of all the woodwork in the southeast chamber.

F. Attic Floor - Main House (Room 301)

Overview

The attic of the main house (Room 301) is thought to have been one room, primarily used for storage. Any evidence of the original configuration of the attic was destroyed in the 1950 fire. However, it is known that the only windows that may have been located in the attic were narrow clerestory window in the monitor roof. There were no dormer window openings in the 1792 attic. Original mortises can still be seen on the original rafters at the extant dormer openings for purlins that used to cross the dormer openings. It seems unlikely that the area would have been used for servants' or children's rooms with so little light and ventilation.

The useable area of the attic (i.e., the area currently

covered with floor boards) measured approximately 34 feet wide by 29 feet deep.

Flooring

The original flooring in the attic was similar to that in the rest of the main house, except that the pine boards measured up to 18 inches wide. Much of this original flooring was saved from the 1950 fire and reused on the west side of the room.

Walls

The original treatment of the walls in the attic was destroyed by the 1950 fire.

Doorways

Access to the attic was had by a staircase from the east side-hall on the second floor that led up to an opening in the center of the western area of the attic floor.

Window Openings

There may have been clerestory windows in the roof monitor, although any evidence of these openings were destroyed by the 1950 fire. Using clerestory windows, and thus allowing natural light into the attic, was usually the primary reason for building a monitor roof on a hipped roof. However, the circa-1867 and -1900 historic photographs do not show any such windows on the south and east walls of the monitor (figs. 4 & 8), nor do the 1907 drawings show any clerestory windows on any of the elevations.

Staircase

A staircase led up from the east side-hall on the second floor to an opening in the attic floor in the west side of the room.

Finishes

The original finishes in the attic are not known.



Figure 46. Central hall (Room 201), north wall.

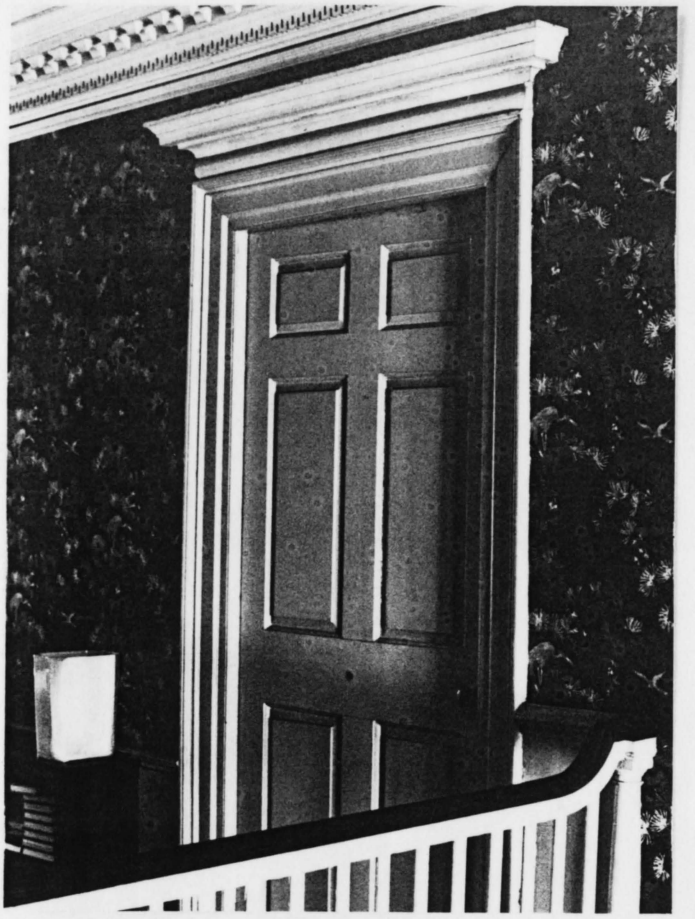


Figure 47. Central hall (Room 201), west wall, doorway D204.

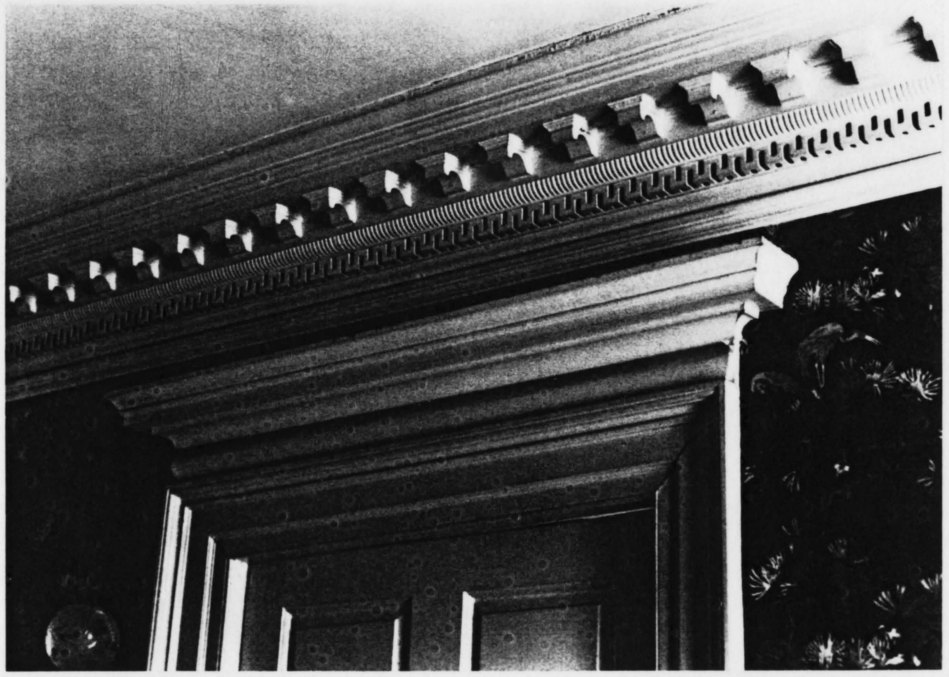


Figure 48. Central hall (Room 201), doorway D216, crown.



Figure 49. Southwest chamber (Room 202), wainscot cap.



Figure 50. Southwest chamber (Room 202), west wall, mantelpiece.



Figure 51. Northwest chamber (Room 203), west wall, mantelpiece.

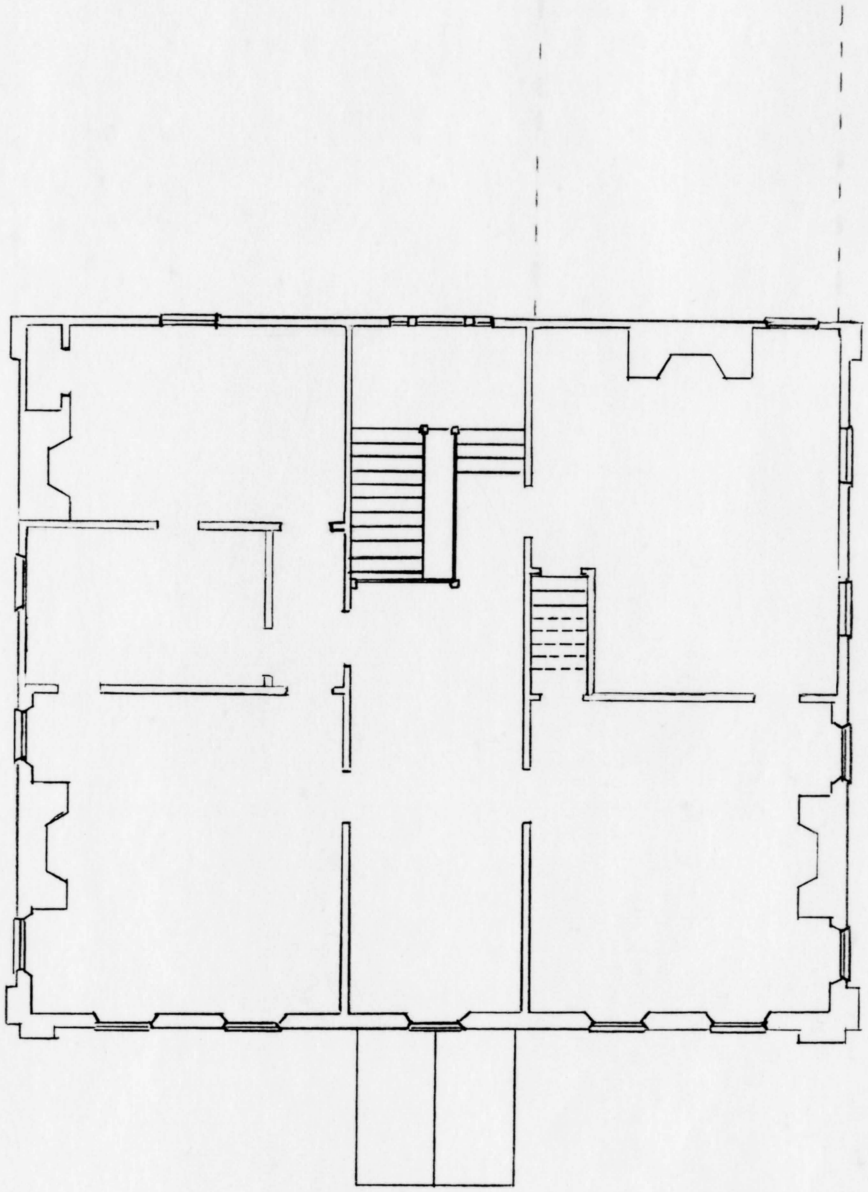


Figure 52. Conjectured 1792 second floor plan.

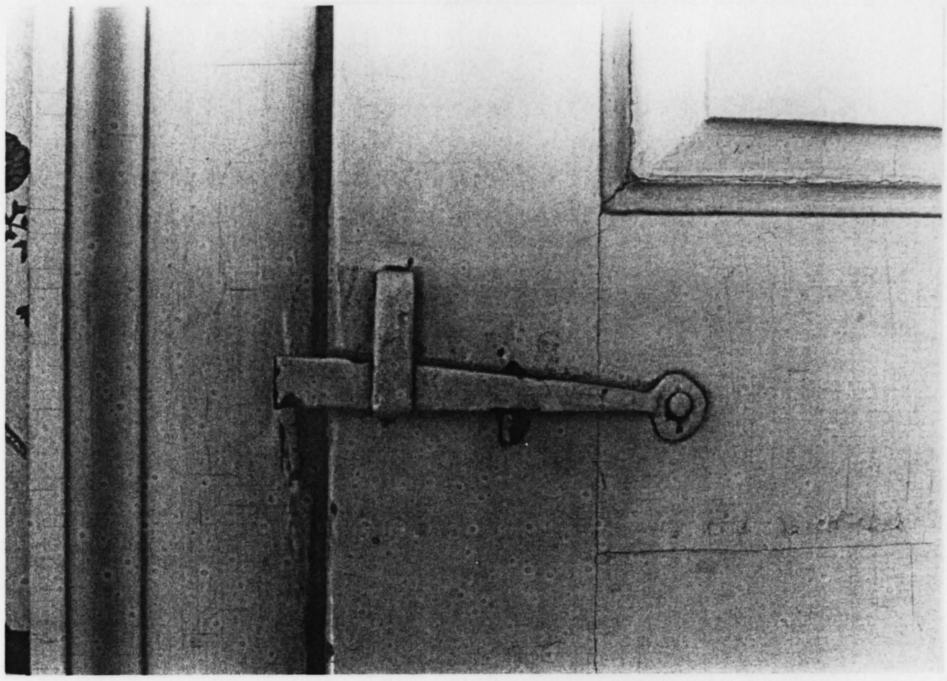


Figure 53. Northeast chamber (Room 206), south wall, doorway D212, latch bar.



Figure 54. Northeast Chamber (Room 206), doorway D212, thumb latch.

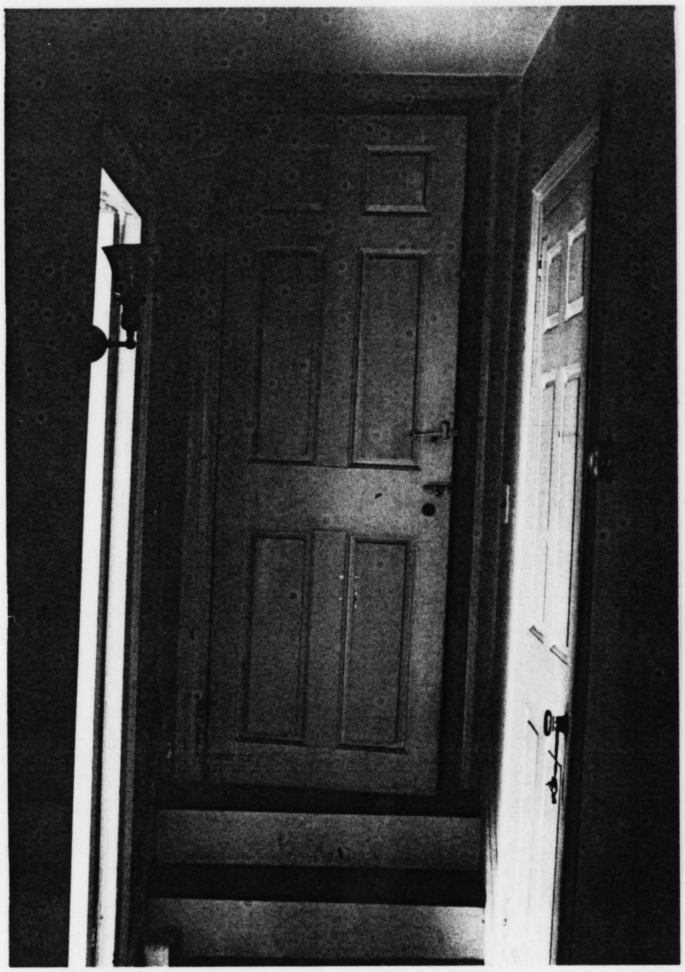


Figure 55. Back hall (Room 209), south wall, doorway D210.



Figure 56. Southeast chamber (Room 208), looking southeast.

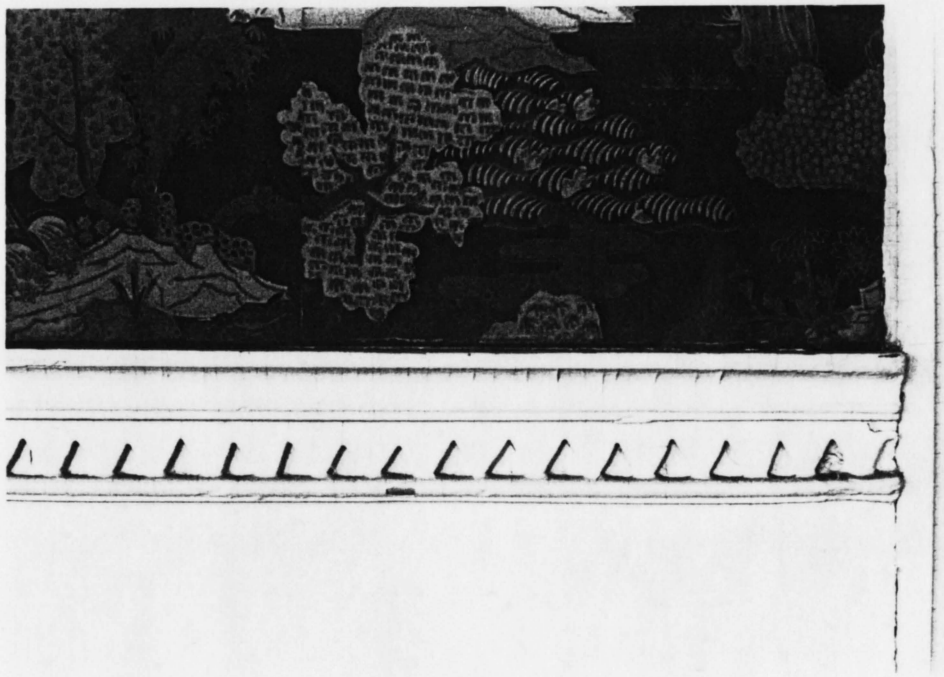


Figure 57. Southeast chamber (Room 208), west wall, wainscot cap.

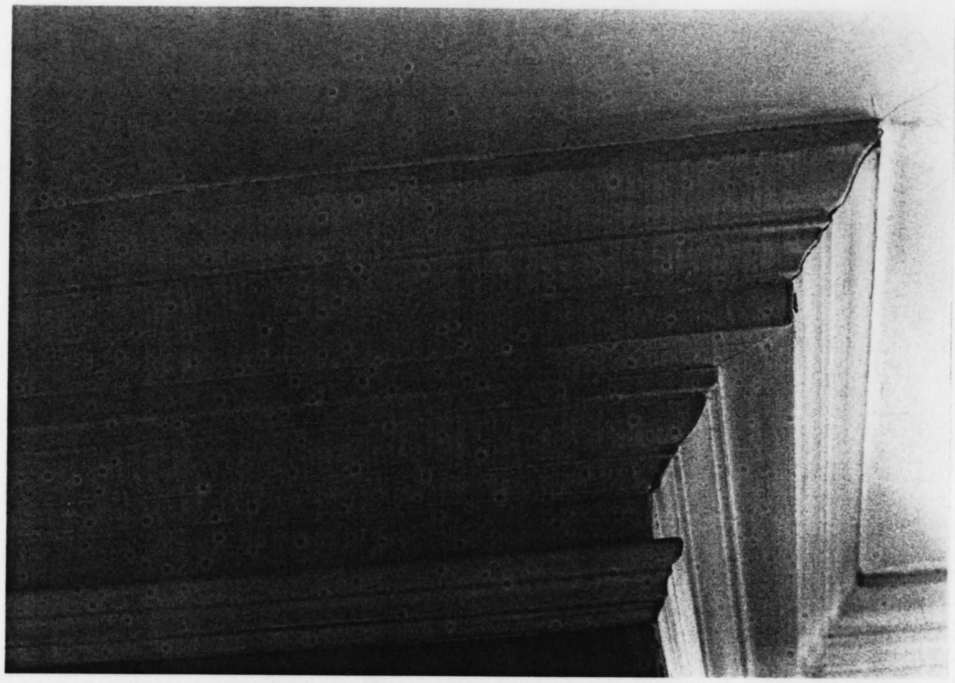


Figure 58. Southeast chamber (Room 208), ceiling cornice.

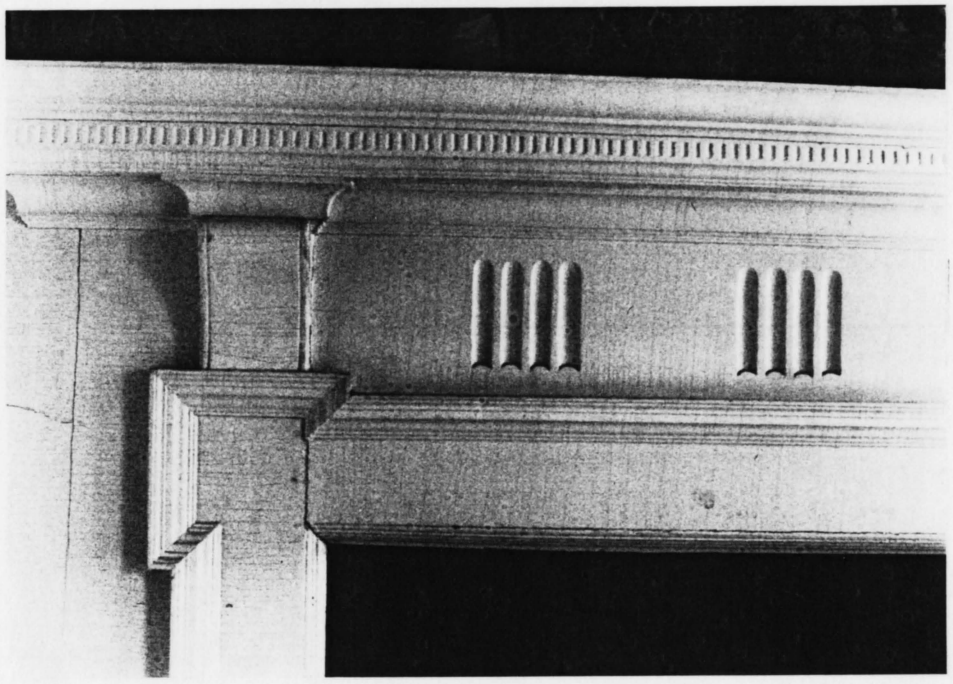


Figure 59. Southeast chamber (Room 208), east wall, mantelpiece.

APPEARANCE OF ELEMENTS AFTER SIGNIFICANT PERIODS OF CHANGE

A. Circa 1825-1835

Front Entrance Doorway (D101)

The original front entrance doorway was replaced with a new doorway, probably between 1825 and 1835. It is thought that the new doorway was installed during George Washington Beale's period of ownership between 1825 and 1851, since its design reflects the style of the Greek Revival period in architecture which spanned the years from 1820 to 1860. The doorway's size and proportions are reminiscent of designs found in the building guides of the 1830s,[35] and therefore its estimated period of installation is believed to be circa 1825-1835.

The new doorway had a single door, three-quarter sidelights, and a transom. The opening (fig. 62) measured 3 feet 4 inches wide by 7 feet 3 1/2 inches high, and was fitted with a large four-panel door with raised panels (profile Type A). Each sidelight was composed of a single rectangular raised panel (Type A) at the bottom, and an upper portion with three vertical lights. The transom had four lights (two rectangular lights in the middle and a square light on either end), that carried across the top of the door and the sidelights. Both the sidelights and the transom had muntins with profile Type D.

On the exterior, a 4 1/2-inch wide surround (Type N) trimmed

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[35]See, e.g., Asher Benjamin's The Practical House Carpenter (1830), and The Practice of Architecture (1833).

the doorway opening and ran across the top of the sidelights and opening, with plain corner blocks at the upper corners of the door. On the interior, a more elaborate 6-inch wide surround (Type A) trimmed the outside edge of the sidelights and the top of the transom, with plain corner blocks at the upper corners (fig. 63). A plain, narrow surround edged the doorway opening and across the top of the door and the sidelights on the interior.

Doors and Door Hardware

There is evidence that some of the original door hardware, and possibly several of the original doors, on the first floor of the main house may have been replaced in the early to mid-19th century, presumably around the same time as the front entrance doorway was replaced.

It is known that most of the original door handles are no longer extant. The existing crystal door knobs (Type A) on most of the doors in original doorways on both the first and second floors of the main house are not original to 1792, but have a design typical of the Greek Revival period of ca. 1825-1835 (fig. 64). This suggests that George Beale may have updated the interior doors at the same time that the entrance doorway was remodeled. However, these door knobs are also found on doors in openings that are believed to have been added in the 1908 alterations. These knobs could have been reused from doorways that were eliminated during that work, but may also be

reproductions that were originally installed in 1908.

There is also evidence in the Beale House of two types of early doors and hinges (other than the strap hinges found on the rear entrance), which may indicate that some of the doors and/or hinges were replaced after 1792. The original doorways on the second floor and in Room 103 on the first floor (D107 and D108) have doors that have wrought-iron H-L hinges extant (or evidence of the same) as the original hardware. By contrast, the original doorways in the major rooms on the first floor (the entry hall, the parlor, and the drawing room) have doors that are currently hung using cast-iron butt hinges (or evidence of the same), as the original hardware. The doors in all these doorways are of similar construction; i.e., six-panel mortised doors (constructed with the rails showing through the stiles). However, the doors originally hung using the cast-iron butt hinges have profile Type B, whereas those using the wrought-iron H-L hinges have profile Type C.

The fact that there are two types of doors with two types of hinges would suggest either that there were different installation dates for the two door types and/or hinge types, or that the major rooms in the house originally used different (read more sophisticated) doors and hardware than used the minor rooms. It is not surprising to find wrought-iron H-L hinges as original hardware in the 1792 Beale House. This type of hinge was commonly used in the 18th century and into the 19th century. However, while early, it is also not unusual to see cast-iron

butt hinges used in American homes in 1792. The process for manufacturing cast-iron butt hinges was invented in England in 1775, and the hinges were imported from England "and [were] found in American buildings dating shortly after the Revolution, often in combination with wrought iron forms of hinges and other hardware."[36] Captain Beale, being a merchant with offices in England, could easily have imported the butt hinges for himself.

It also seems odd that Beale would have installed an entrance doorway that was designed in such a purely Greek Revival style, and at the same time install new six-panel doors in the entry hall that, despite the circa-1825 crystal knobs (if installed at that time) and cast-iron butt hinges, were of a very old-fashioned, federal-era style. Paint analysis does not contradict the theory that the doors with cast iron butt hinges were installed at the same time as the Greek Revival entrance doorway, but the evidence is not conclusive.

Further physical investigation may help determine the date of installation of these features.

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[36]Donald Streeter, "Early American Wrought Iron Hardware: H and HL Hinges, Together With Mention of Dovetails and Cast Iron Butt Hinges," Bulletin of the Association for Preservation Technology, 5:1, page 43; Henry Mercer, Dating of Old Houses (1924).

B. Pre-1878

Stables

Stables were built at the north end of the original ell, probably before George Beale's death in 1851.

The existence of the stables is known from the circa-1867 historic photograph of the Beale House (fig. 4). This view was taken from the southeast and shows the original one-story ell to the north of the house, and the original federal-era barn to the east of the ell. Attached to the ell, and extending east from the ell toward the barn, is a structure with four large arched openings that appears to have been a stable.

It is known that the stable was not built in 1792 since the remains of a cistern are extant where the stable was located, and that it had to have been built before 1897, since the original barn shown in the historic photograph was destroyed by fire before that date (see APPEARANCE OF ELEMENTS AFTER SIGNIFICANT PERIODS OF CHANGE - 1878 - Circa 1890: Barn and Carriage House, below). It also appears that the stable was no longer standing in 1877, since by that date, the first ell extension had been built on the site (see below). This extension was a new building, not a remnant of the stables. As shown in the historic photograph, the stables were built without a raised foundation, and the first extension was built on a raised foundation that is believed to be extant under the existing ell extension. In addition, what is believed to be the first ell extension is shown

in the sketch for the 1877 aerial view (fig. 6) and later in the 1897 city atlas (fig. 65). Neither view shows the longer stable building.

It is thought that the stable was built before George Beale's death in 1851. Both he and his father Captain Beale had an active social and political life, with frequent visitors at the house necessitating accommodations for both guests and their horses. His two daughters, Anne and Caroline, lived in the house alone after his death, and tradition has it that they were recluses. It does not seem likely that they would have built that large a stable for their own needs.

East and North Ell Extension

An extension (the first ell extension) to the original ell of the Beale House was built sometime before 1877, replacing the stable. The east part of this extension was located on the same site as the stable, but did not extend as far east toward the barn. The south wall of this structure is shown on the sketch to the 1877 aerial view of the house (fig. 6). The sketch shows that the extension had a doorway at the west end and a window opening at the east end of the south wall.

It is thought that the extension shown on the 1877 aerial sketch stood until it was rebuilt, using the same foundation, in the 1908 alterations. A structure in the same location and the same size as the one shown in the 1877 sketch also appears in the 1897 and 1907 Quincy City Atlases (figs. 65 & 66). In addition,

a circa-1900 historic photograph (fig. 8) shows an ell extension with a doorway and window opening in the same locations as shown on the 1877 aerial view sketch.[37] In addition, analysis of the foundation mortar along the south wall of the extension indicates that it is a 1908 repointing over an earlier mortar.

The 1897 and 1907 atlases show a footprint of the ell and extension that appears to be very similar to the footprint of the existing ell and extension. It is possible, therefore, that the structure extended to the north of the original ell as well as to the east. The atlases also show a small attached structure at the northwest corner of the rear of the ell, which may have been a back porch or a shed.

Fireplace Cupboards

The extant fireplace cupboards located on the south wall of the chimney breasts in Room 105, Room 202, Room 203 and Room 208 may have been original features, but are thought to date to at least pre-1845.

Most of the evidence for this conclusion exists in the cupboards in Rooms 105 (the former drawing room) and Room 208 (the southeast chamber). In Room 105, the paint history of the woodwork appears to date from 1908. However, cut nails were used

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[37]The photograph was one of a series of photographs taken by Warren S. Parker of historic structures in the Quincy area between the 1880s and the 1930s, and is now in the collection of the Thomas Crane Library in Quincy, Massachusetts. The photograph was taken before the 1908 alterations, as evidenced by the floating pilasters (no granite bases) and the location of the doorway on the first ell extension.

on the interior of the cupboard that date to before 1845. In Room 208, the paint history both on the interior and exterior of the cupboard is very early, possibly dating to 1792 but certainly dating to before 1850.

Paint analysis indicates that the woodwork in the cupboards in Room 202 and Room 203 was installed after the 1950 fire. However, it is thought that these cupboards existed before this date, and are probably contemporary with the cupboards in Rooms 105 and 208.

C. 1878 - Circa-1890: Barn and Carriage House

The original carriage house/barn shown in the circa-1867 historic photograph and on the 1877 aerial view was replaced with the extant carriage house by 1897. Beale family correspondence dated 1915 refers to the old "stable" being "burnt and replaced by a smaller one", and the 1897 Quincy City Atlas shows the footprint of the extant carriage house in place of the original barn. The Carriage House is the subject of a separate report.

D. Pre-1908

Dormers

Three dormers were added to the north roof slope of the main house sometime before the 1908 alterations (fig. 68). It is known that the extant dormer openings were not original to the attic floor, since original mortises can be seen on extant original rafters for purlins that had previously carried across

the openings. However, dormers are shown on the north elevation from the 1907 drawings as being "old work". Therefore, the dormers were added sometime between 1792 and 1908.

Gas

It is thought that gas lighting was provided for the Beale House sometime between 1875 and Caroline Beale's death in 1906. It is known that gas was available in Quincy by 1876.[38] An extant electrical fixture in the drawing room (Room 105) appears to have been converted from gas. Stylistically, the fixture is unlike any other extant fixture in the house, and appears to date from the late 19th century (fig. 69). In addition, during an investigation of the second floor framing using a boroscope, a gas pipe could be seen leading to the center of the ceiling in the dining room (Room 105), presumably for a gasolier or gas chandelier. The pipe was hung independent of the later framing elements (see "1908 alterations" below), and probably predated the 1908 work.

It is not known how many rooms were fitted with gas fixtures.

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[38]William Churchill Edwards, Historic Quincy Mass, City of Quincy (1957).



Figure 60. South facade, ca. 1830 entrance doorway D101.

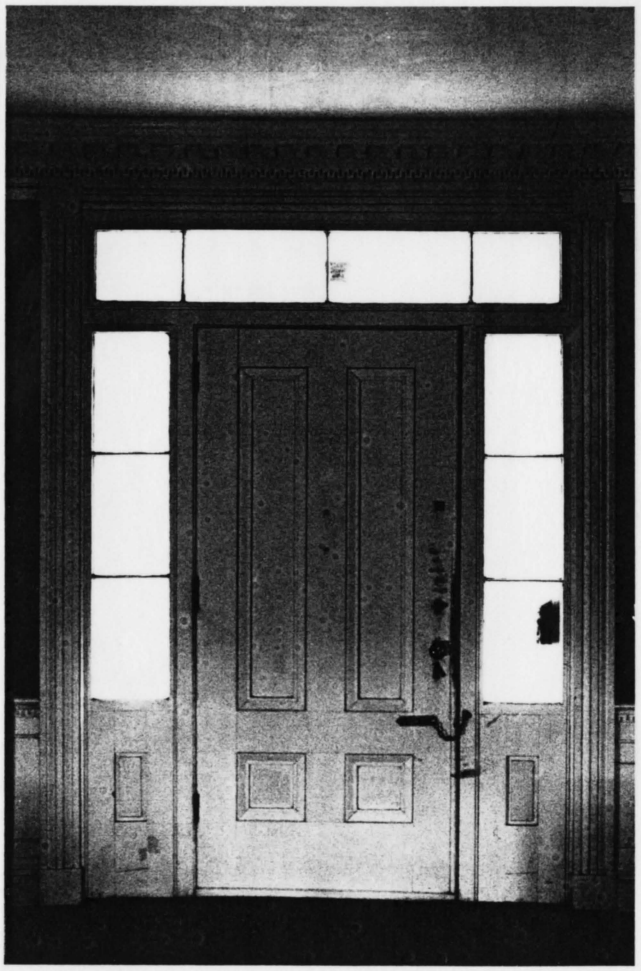


Figure 61. Entry hall (Room 101), ca. 1830 entrance doorway D101.

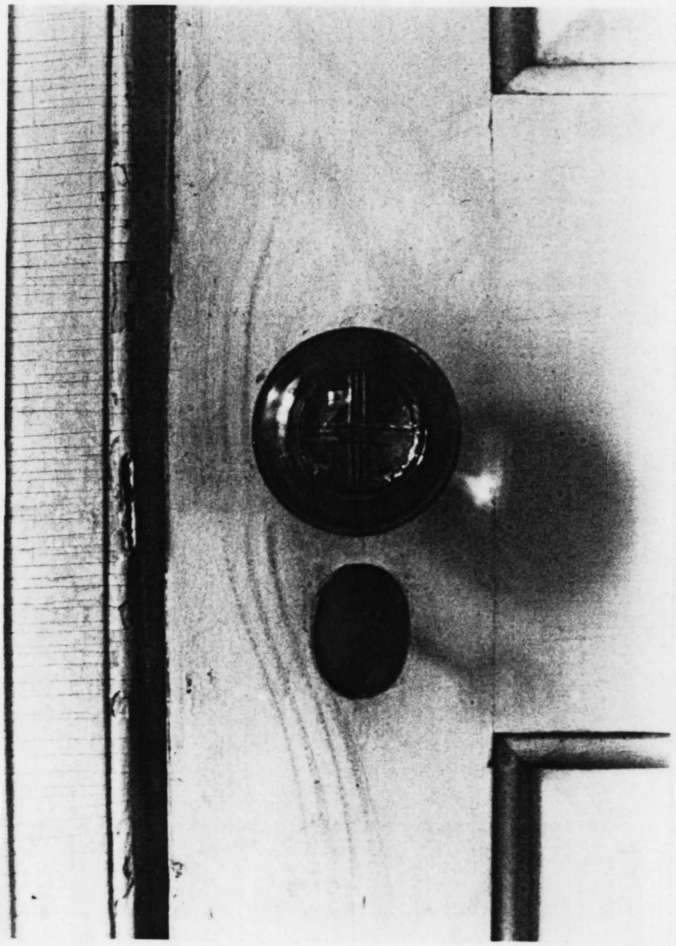


Figure 62. Drawing room (Room 105), doorway D111, doorknob.

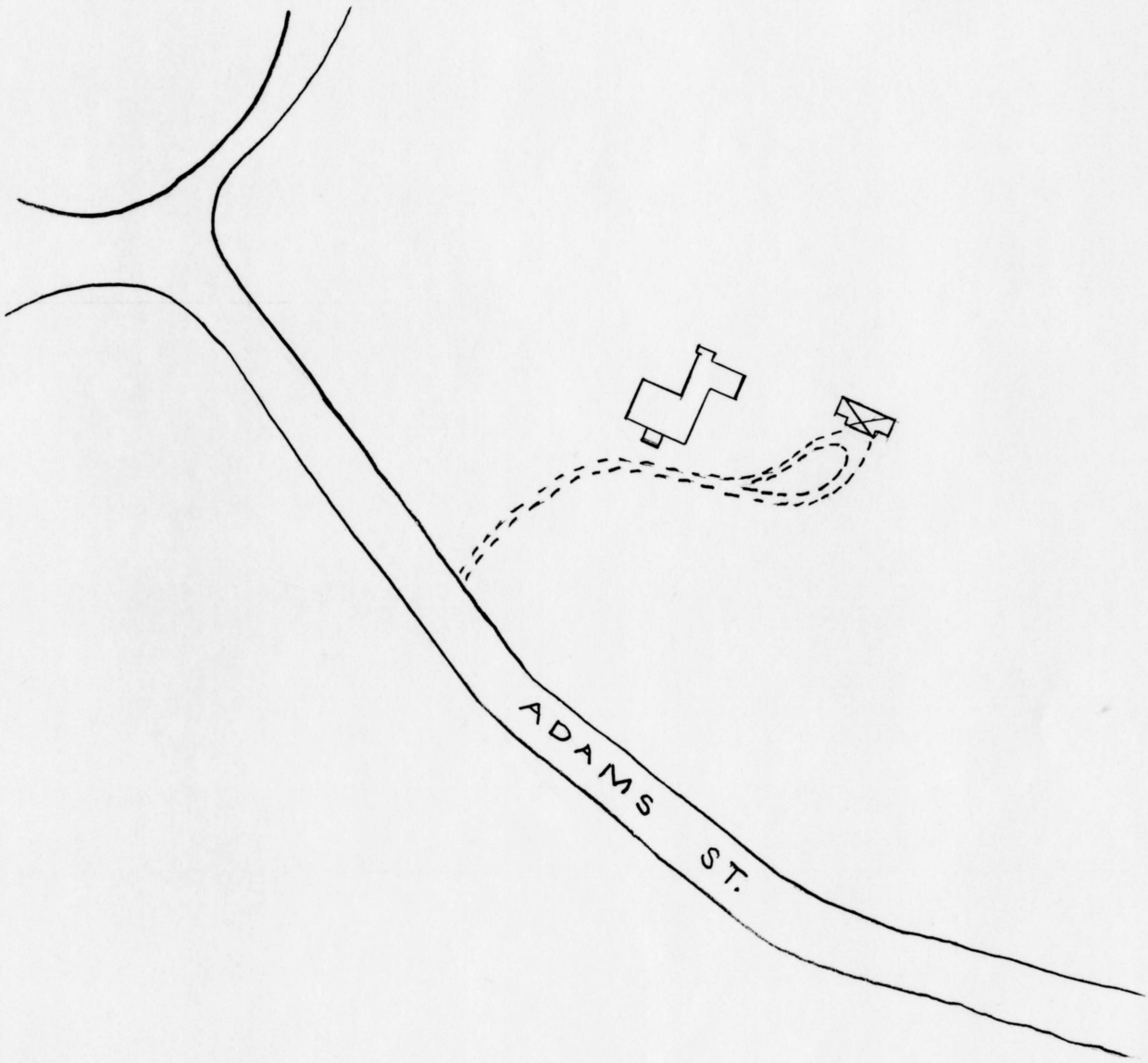


Figure 63. 1897 site plan of Beale estate from Quincy Atlas.

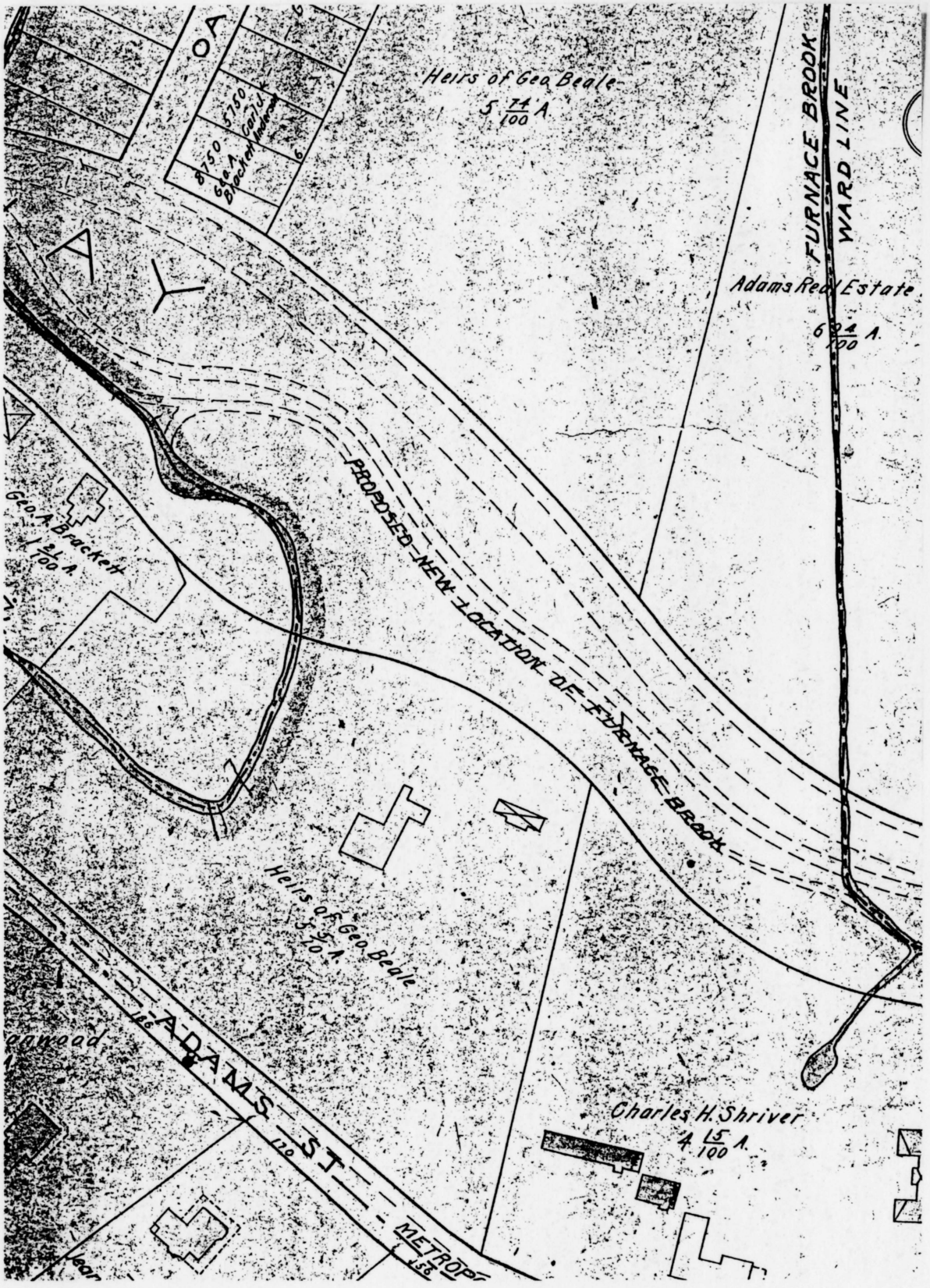


Figure 64. 1907 site plan of Beale estate from Quincy Atlas.

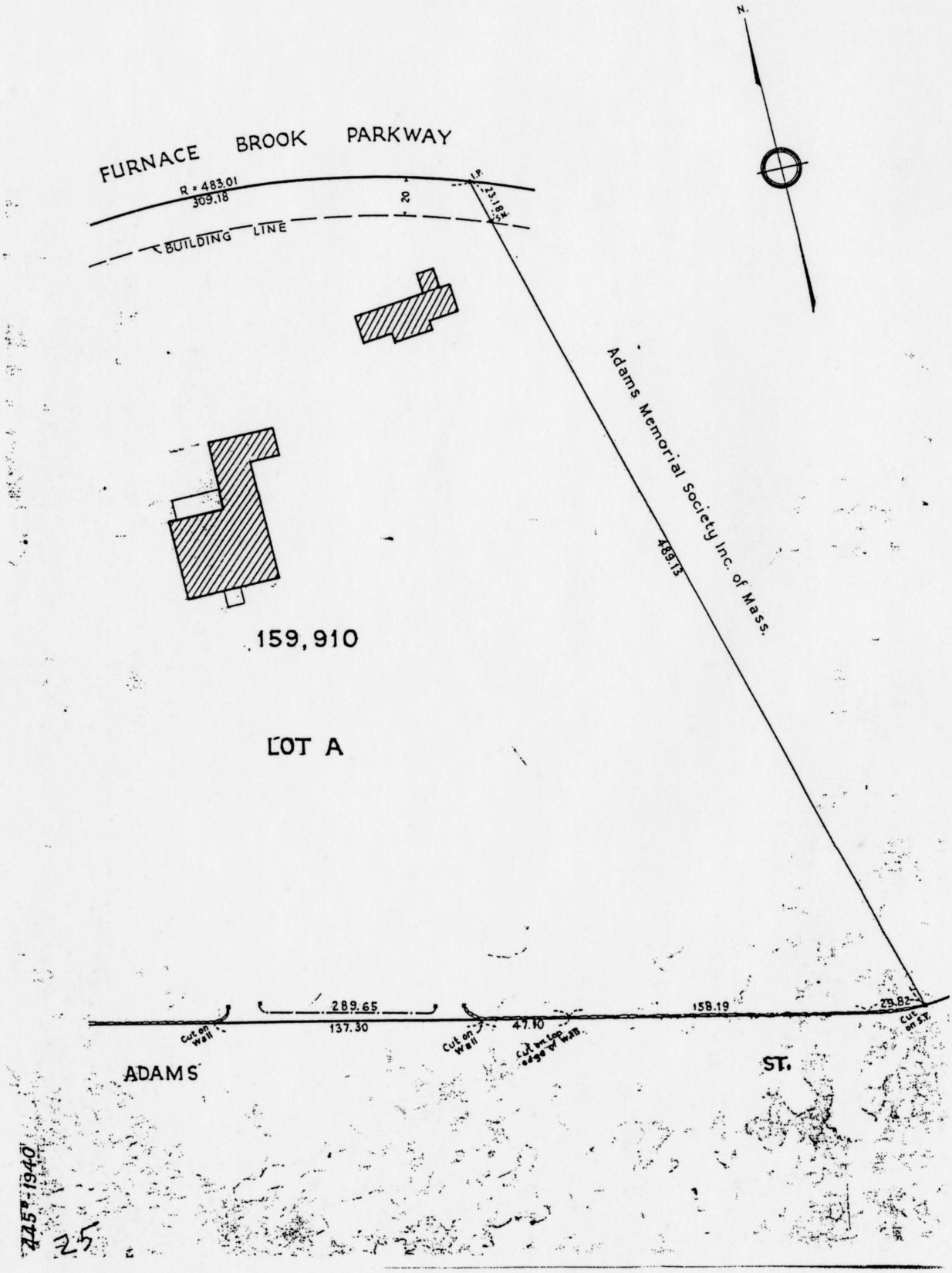


Figure 65. 1940 plot plan of Beale-Rice property.



Figure 66. Exterior view, north roof slope.

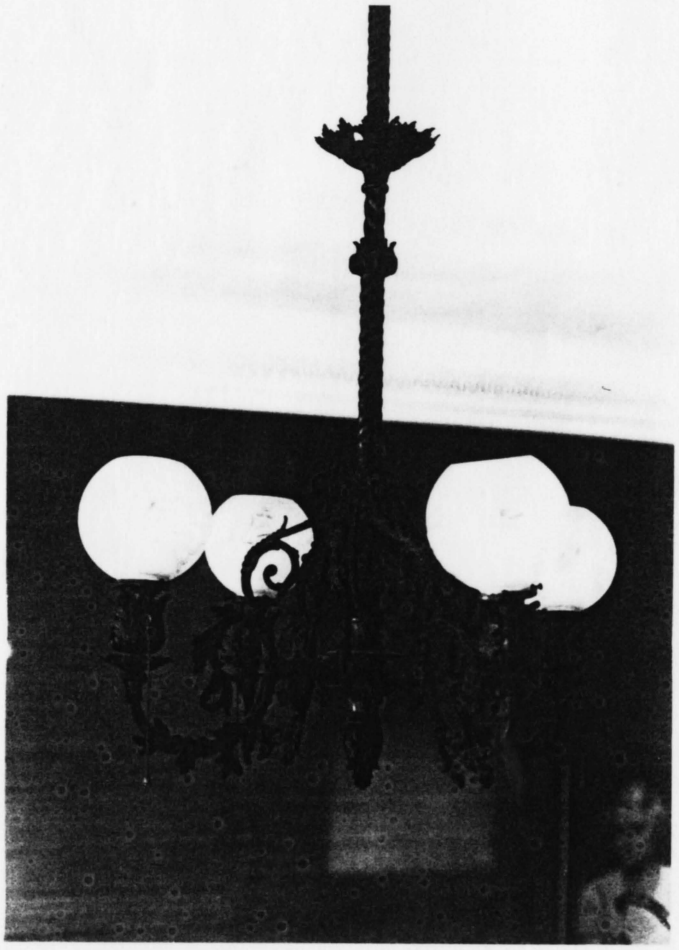


Figure 67. Drawing Room (Room 105), chandelier.

E. 1908 - Joseph Everett Chandler Renovation

Overview

Caroline Beale died in December, 1906, and Fred B. Rice purchased the Beale House from her estate in October, 1907. Within a year, Rice had the house restored and remodeled into its present configuration. Rice hired noted preservation architect Joseph Everett Chandler to draw up a set of plans and to oversee the alterations. The resulting building is what is standing today, with few alterations made over the intervening years.

Reflecting Rice's sensitivity to and interest in historic Quincy, Chandler restored and remodeled the Beale House while maintaining its distinctive 1792 exterior and interior appearance and ambiance. He replaced the rear one-story ell and extension with a two-story ell and a one-story northeast extension, using much of the original ell's footprint. The new area contained a modern kitchen, service and food pantries, bathrooms, laundry room, and servants' quarters.

Chandler also modernized the main house, adding hot air and steam heating systems, gas and electric fixtures, and modern plumbing facilities, and reconfigured the dining room and second-floor rear chambers. However, Chandler retained and restored most of the original exterior features of the main house, preserving its appearance almost unchanged from what Chandler had found, especially on the sides visible to the street and to the Adams' house to the east. Chandler also restored many of the

original interior features of the main house, replacing original material with close reproductions wherever necessary, with a sensitivity to the original house that was remarkable for the period.

Because there have been no major changes to the Beale House, other than repairs (see below), since the 1908 alterations, the 1991 plans and elevations in Appendix A can be referred to for 1908 "as built". The original 1908 Chandler plans and elevations can be found in Appendix B.

Exterior Elements - Main House

South (Front) Facade, East and West Walls. The south facade and the east and west walls of the exterior of the Beale House were affected very little by the 1908 alterations. Most of the changes occurred at the foundation level. Three of the original cellar window openings were enlarged (deepened) to three-over-three double-hung sash (W001, W003, and W006). An area way was dug in front of each that was lined with 8-inch brick with a 3-inch concrete cap. A new above-grade opening was made in the west foundation wall for the cold air duct from the hot air furnace in the cellar (W002), instead of using the northeast cellar window opening (W005) as shown on the plans. It appears that another opening was made above-grade on the east foundation wall for use as a coal chute (instead of below-grade as shown on the plans). This area is currently blocked with cement (with oil feeds extending through), but on the interior, the frame to the

original opening is extant.

On the bulkhead, the left vertical door was replaced with one built from narrow tongue and groove boards. The horizontal door(s) were also replaced with one large door composed of the same narrow tongue and groove boards.

The "floating" 1792 pilasters on these three walls received granite bases. It appears from paint analysis that the pedestals to the two portico columns were replaced, as well as the pedestals to the east pilaster of the south facade and the south pilaster of the west facade. Although the plans show the then-existing shutters as being untouched, all the extant shutters on all window openings of the house, including the 1908 openings on the ell, are of the same construction, indicating that new shutters were fabricated at this time for all the window openings.

It also appears that the front portico was first enclosed with removable glass panels during the 1908 alterations. The first photographs of the Beale House to show the glass-enclosed porch are those taken in the 1930s (figs. 9 & 10), and paint analysis indicates that the extant inserts date from 1908. It is probable that screen panels that were interchangeable with the glass panels were also added at this time.

North Wall. The appearance of the north wall of the main house underwent more significant changes during the 1908 alterations than the other three walls (fig. 70). A two-story ell replaced the previous one-story ell at the east end of the

wall, blocking what had been an exposed second story, and a one-story veranda was built along most of the remaining wall. This veranda (fig. 71, referred to as the "piazza" on the plans) measured 26 feet long by 11 feet 6 inches deep, and sat on granite block foundation piers. Three pairs of columns along the north edge of the veranda, and one engaged column at the its west corner next to the main house, supported a the veranda's hipped roof. Removable screen inserts were constructed at this time to enclose the veranda in the warmer months.

The plans also indicate that a new balustrade was fabricated for the north roof slope.

The elevation of the north wall on the 1907 drawings does not accurately show all existing 1908 features, nor does it reflect all work actually accomplished during the 1908 alterations. On the first story, the plans called for new sidelights to the rear entrance (D102). These were never installed. On the second story, the sidelights to the Palladian window (W208) are shown with four-over-four sash, rather than the extant original two-over-two sash, and the northwest window opening (W206) is shown with a six-over-six sash, rather than the extant original twelve-over-twelve. In addition, a new window opening (W207) that was added between these two openings in 1908, and which was shown on the 1908 plan for the second floor, does not appear on the north wall elevation.

Exterior Elements - Ell and Ell Extension

Overview. The 1908 two-story ell and one-story ell extension appear to have been built with the same footprint as that of the previous ell and extension. The sketch to the 1877 aerial view (fig. 6) and a circa-1900 historic photograph (fig. 8) show the ell and extension in approximately the same location as the 1908 appendages, as shown on a 1940 plot plan of the property (fig. 67).

The two-story ell measured 17 feet wide and extended north from the main house approximately 27 feet. A one-story extension was built 10 feet 6 inches to the north and 18 feet to the east of the rear of the ell. Entrances to the ell were located on the south (front) and north (rear) walls of the extension, each protected by a porch.

Ell Walls. The east wall of the two-story ell (fig. 72) was built in a line that was slightly recessed from the east wall of the main house. It had a three-pane cellar window opening in the foundation (W004), three window openings of the same size on the first story (the paired W115/W116 and W117) and two openings of different sizes on the second story (W213 and W214).

The west wall of the ell (fig. 70) had four window openings on the first story (two different-sized pairs, W107/W108 and W109/110) and two openings of the same size on the second story (W209 and W210). The cellar window opening shown on the 1907 drawings is not extant, but there is evidence in the foundation wall that there may have been an opening in this location that

was later filled in.

Ell Extension Walls. The extension's south wall extended east from the east wall of the ell (fig. 73). The main entrance doorway into the ell (D104) was located at the west end of the south wall, and a window opening (W114 - shown as a doorway on the 1908 plans) was positioned to the east of the doorway. The doorway was protected by a porch with a shallow hipped roof supported by a single square column. The porch was accessed by two steps on its south side, had tongue and groove flooring similar to the veranda, and a low railing on its east side.

The east wall of the extension had only one opening, a small coal door located in the upper north corner of the wall (O102 - fig. 74). The north wall of the ell (fig. 75) contained the rear doorway (D103), window openings on either side of the doorway (W112 and W113), and a small ice door on the upper west end of the wall (O101). The rear entrance was also protected by a porch. The rear porch was accessed on its east by two steps, and had a tongue and groove narrow-board floor similar to the veranda, 28 1/2-inch high railings on the west and north sides, and a hipped roof supported by two columns.

The west wall of the extension was a continuation of the ell, having one small window opening (W111).

Foundation. There is some evidence that at least the 1908 extension, and possibly the ell, were built on an existing foundation. The new structures had a similar footprint to the original ell and first extension (see "Overview" above). In

addition, mortar analysis reveals that there is earlier mortar behind the 1908 mortar on the extension and the west foundation walls. (The east foundation wall of the ell was extensively repointed in the early 1970s, and original mortar was not accessible.)

The above-grade foundation was composed of dressed granite block on the public east wall of the ell, ashlar granite block on the south wall of the extension, and rubble stone on the east and north walls of the extension and on the ell/extension west wall.

Cladding. The ell and extension were cladded with wood clapboards, installed butt-edge with cut nails, and repeating the 4-inch exposure found on the main house clapboards. There was a 2-inch deep by 2-inch high water table, covered with lead flashing, where the foundations met the clapboards. The corners of the walls were trimmed with 5 3/4-inch corner boards. The design and pattern of the modillioned cornice on the main house was continued around the eaves of the two-story ell, while the ell extension had a simple cornice.

Window Openings. Unlike the near-symmetrical placement of openings on the main house, the fenestration on the exterior of the ell and extension was utilitarian, reflecting the uses of the rooms inside. However, the 1907 drawings show that Chandler attempted to repeat the sash configuration of the main house window openings on the ell wherever possible. Main house openings were labeled "A" for location on the second story, or "B" for location on the first story, and several openings on the

ell and extension were marked "same as A" or "same as B", or even "same height as A". Chandler also trimmed all the new window openings with a surround (Type Q) that was very similar to the original surround, and fitted all window openings with louvered shutters.

Roofs. The two-story ell, the one-story extension, and the side and back porches, had hipped roofs. Based on a notation on the 1907 drawings, the roofing material it is believed to have been wood shingles on the ell, extension and back porch, and canvas on the side porch. The design of the balustrade on the main house roof was continued onto the ell roof.

There were two chimneys piercing the ell roof, both of which were built in the same style as the original chimneys (fig. 76). The chimney originally on the north wall of the main house, which is believed to have had three (and possibly four) flues, was rebuilt with two flues (see "Interior" below). A second chimney was located at the north end of the ell that had three flues.

Drainage System. The 1907 drawings show a gutter and downspout system in place on the main house, with the wood gutter integrated into the roof cornice and wood downspouts lined with copper carrying off rainwater. In 1908, this system was continued across the roof edge of the two-story ell. Wood gutters were also incorporated into the cornice of the extension, also drained by wood downspouts.

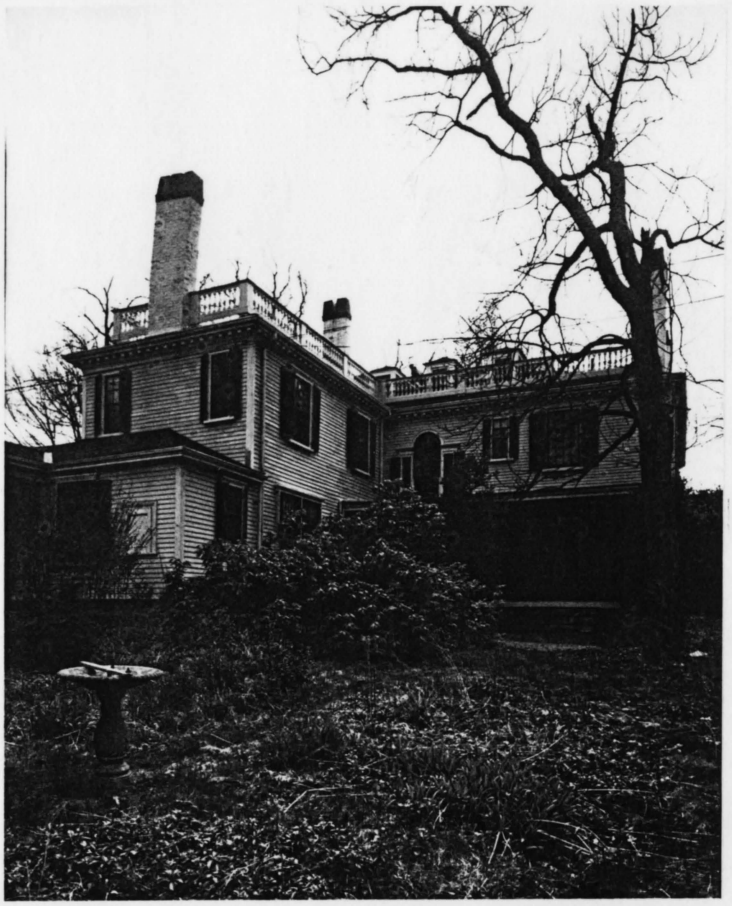


Figure 68. Main house north wall, and ell west and north walls.

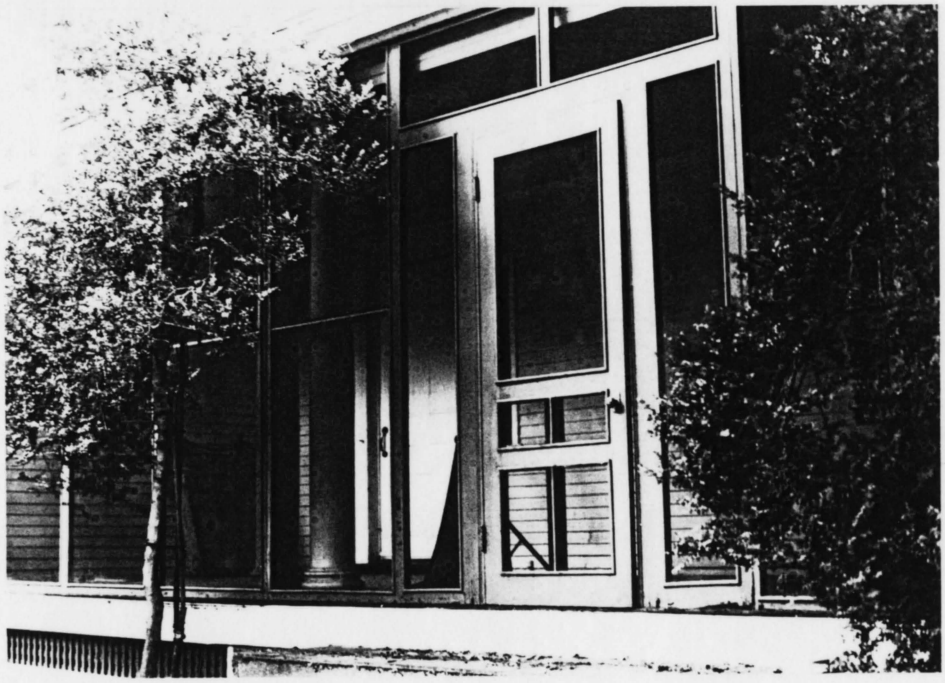


Figure 69. North wall, veranda.



Figure 70. East wall.

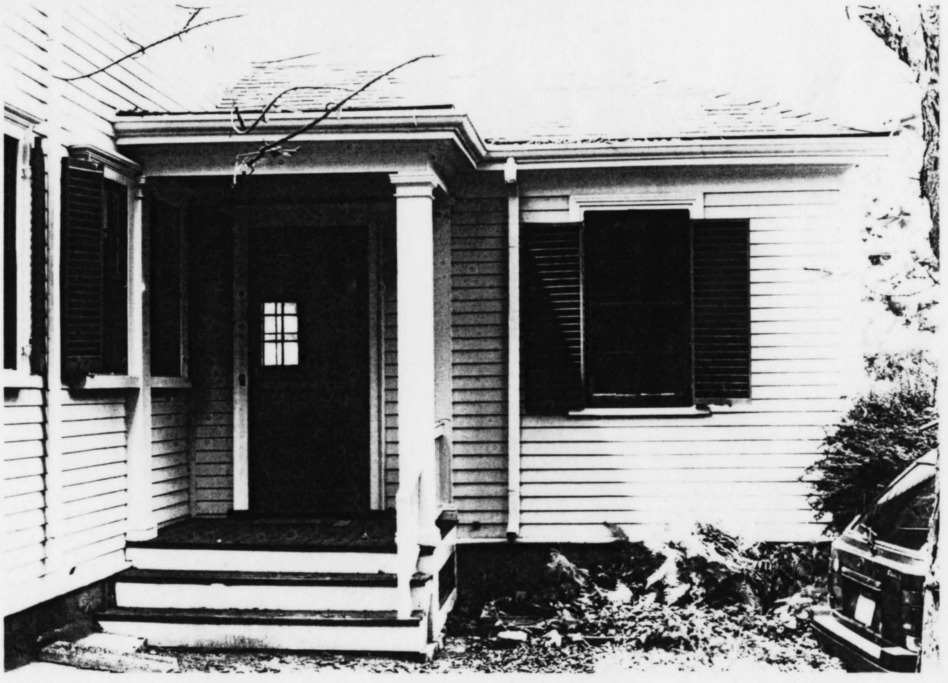


Figure 71. Ell extension, south wall.



Figure 72. Ell extension, east wall, coal door.



Figure 73. Ell and extension, north wall.

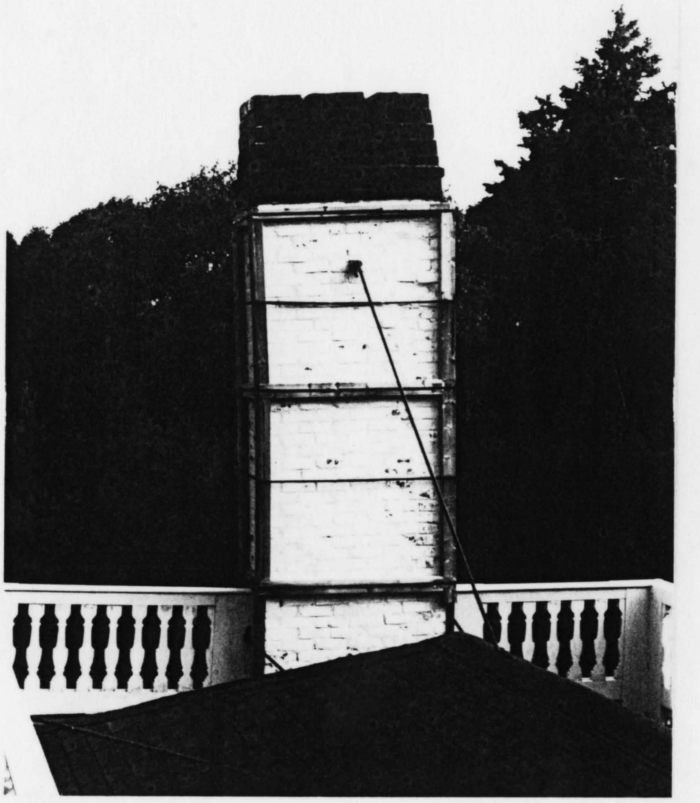


Figure 74. Ell roof, north chimney.

Interior Elements - Mechanical Systems

Heating. It is believed that Chandler had both hot-air and steam heating systems installed in the remodeled main house and ell. Furnaces for both systems were installed in the cellar of the main house (see "Cellar", below). The hot-air system serviced the first floor of the main house, with heating registers installed in the floors of each of the five rooms (see Appendix D). The steam system serviced the second floor of the main house and both floors of the ell and extension, with radiators installed in most of the rooms.

Electricity/Lighting. It appears that electricity was brought into the Beale House in 1908. Remnants of the original electrical system can be seen in the cellar and, using a boroscope, in the second-floor framing.

It also appears that both electricity and gas were used in 1908 for lighting in the Beale House. Some of the 1908 wall sconces are extant. Most of them are electric fixtures, but one remaining in the service pantry is a combination gas/electric fixture (fig. 77).

Interior Elements - Main House

Cellar. The original window openings were retained and enlarged, and new openings were added on the west wall for the furnace cold air duct and coal chute (see "Exterior Elements" above).

Mortar analysis indicates that the large brick hot-air furnace extant in the center of the cellar (fig. 78) was built during the 1908 alterations, with the cold air duct leading out of a new opening on the west wall. A coal-fired steam and hot water furnace was also installed at this time, its flue leading up through the original north chimney base and into the rebuilt chimney.

Mortar analysis also indicates that the extant wood lath and plaster ceiling in the cellar was installed in 1908. It is also thought that the two extant storage areas in the northwest corner of the room were built at this time. They were constructed of 3/4-inch tongue and groove board partitions using cut nails. The interior storage area had no window opening, and was accessed by a doorway (D002) on its south wall. The storage area in the northwest corner of the cellar was lit by window opening W003, and was accessed by a doorway (D003) on its east wall.

First Floor - Major Rooms. Chandler retained most of the original interior features in the entry hall, parlor, library and drawing room (labeled "Den" on the 1907 drawings) on the first floor. The one major change was the replacement of the original walls and ceilings. The new ceilings were composed of wire lath and plaster. The ceiling wire lath could be seen with a boroscope used during an investigation to determine the second-floor floor framing. It is also thought to have been also used on the walls. Picture rails were also installed below all original ceiling cornices, probably to mask the juncture of the

new walls with the cornices. This is particularly apparent around each of the chimney breasts (fig. 60).

A paint sample taken from behind the extant wallpaper in Room 105 indicates that the new plaster walls installed in 1908 in this room were originally painted light gray, and not papered. The other rooms on the first floor were probably also painted.

The original brick fireboxes were parged, and the original hearths were all replaced with what appears to be cast-stone hearths. The door in doorway D111 (drawing room - Room 105) was replaced with a reproduction six-panel door. Paint analysis also indicates that the parlor-side surrounds to the double doorway between the parlor and library (D106), and possibly to the doorway from the entry hall (D105), were replaced. The extant surround to D105 (Type C) has a 1908 paint history, but has a profile very similar to the original surround Type B in the entry hall. If this surround is a replacement, it is a very close reproduction.

First Floor - Dining Room. There were major changes to the northeast section of the first floor in the 1908 alterations. Investigation of the first floor framing using a boroscope through an opening in the cellar ceiling revealed that all the original floor joists were replaced with larger joists. This action may have been necessary if the already inadequate original floor framing had been further weakened by an opening for a service staircase. Closing this opening would have necessitated removing the original flooring in the dining room, providing an

opportunity to replace the floor framing.

If there was a service stairhall to the second floor, it was probably removed at this time, since a service staircase was constructed in the new two-story ell. A small closet was situated in the southwest corner of the room (accessed from Room 105) and another small closet at the east end of the wall between Rooms 104 and 105, leaving a long recess in the dining room along the south wall. Along the north wall, the fireplace and chimney were completely rebuilt on the original chimney base, and the walls on either side brought forward to the plane of the firebox opening. This allowed for placement of a passageway from the entry hall to the ell on the west side of the chimney, and of cabinets and a passageway to the service pantry on the east side.

Paint analysis indicates that all extant woodwork in the dining room dates to the 1908 renovation. The room was completely gutted of all original features except the window sash. Chandler installed new flooring of tongue and groove, narrow-board white oak. The original hall doorway (D110) was given a new surround (Type F), which was also installed on the new doorway to the service pantry (D115). New surrounds (Type G) and shutters (Type H) were installed in the original window openings, and a new baseboard (Type D), wainscot (made of fiberboard) and wainscot cap (Type D), and ceiling cornice were installed. These features were unlike those in the rest of the main house, where Chandler had been meticulous in retaining the late-Georgian ambiance of the original rooms, or in the new ell,

which was decorated with clearly modern (1908) woodwork. By contrast, Chandler's decoration in the dining room was purely colonial revival. Elements such as the beading and fretwork along the cornice (fig. 79), and the ropework and cut-outs along the wainscot cap (fig. 80), were all exaggerations of elements of colonial design.

The new mantelpiece to the rebuilt fireplace on the north wall is the epitome of this style (fig. 81). The fireplace was larger than the original fireplaces. Its firebox opening measured 4 feet wide by 2 feet 10 inches high and was composed of brick with a 5-inch wide, black slate facing. The hearth was a single slab of black slate, measuring 1 foot 9 inches deep by 7 feet 1 1/2 inches wide. The wood mantelpiece measured 6 feet 11 inches wide by 4 feet 9 inches high. An architrave flanked the opening, on which was applied a carved foliate and fruit garland (fig. 82). Fluted engaged columns, with ropework in alternating grooves, supported a wide frieze with projecting endblocks, on which were applied carved urns. Centered on the frieze was a carved patriotic tableau of the American eagle on a shield (complete with olive branch and arrows), backed by no less than a pennant, a sword, fifes and drums, and what appears to be bundled wheat stalks and an axhead (fig. 83). Oversized beading, ropework and guttae trim the edge of the mantel shelf (fig. 83).

Second Floor - Major Rooms. It is believed that Chandler also retained most of the original interior features in the central hall, the southwest chamber, and the southeast chamber on

the second floor. Some original features in the southwest chamber are no longer extant, but they are thought to have survived until the 1950 fire, when the existing features were installed.

As on the first floor, the major change in these rooms was the replacement of the original walls and ceilings with wire lath and plaster. These new walls were probably painted, as was Room 105 downstairs. Picture rails were also installed below all original ceiling cornices, again most apparent around the chimney breasts. The original fireboxes were also parged, and the original hearths replaced with cast-stone hearths.

Second Floor - Northwest Rooms. The northwest section of the second floor was reworked during the 1908 alterations. One larger chamber, a linen closet, and a bathroom replaced the original two small chambers in this area. The original south wall of the northwest chamber, which had separated that room from the middle chamber, was removed and a new wall was built 4 feet 6 inches to the south of the old wall. The 3 1/2-foot wide space that remained from the middle chamber was converted into a linen closet, with a cedar-lined cupboard at its west end, and a small closet for the southwest chamber.

In addition, a new plank partition wall was built 5 feet to the west of the northwest chamber's original east wall. This partition ended approximately 9 inches to the south of the original south wall and created a 5-foot wide by 12-foot deep area at what used to be the east end of the northwest chamber.

This new space was converted into a full bathroom (Room 204 - fig. 84), with a new window opening cut into the north wall (W207). This opening measured approximately 1 feet 9 inches wide by 3 feet 6 inches high, and had a four-over-four double-hung sash (Type C muntin).

The linen closet was accessed from the side hall by the doorway that originally led into the middle chamber (D205). The bathroom was accessed by a doorway at the north end of the side-hall (D206), slightly south of what was probably the original location of the doorway into the northwest chamber. The new northwest chamber was now entered through a new doorway on the west wall of the side hall (D207). Removal of the D207 threshold revealed infill, indicating that a partition wall was originally in this location.

The original surround to window opening W205 (originally in the middle chamber and now located, along with W206, in the new northwest chamber) was replaced with a plain surround. The surround to opening W206 was removed. Both windows were fitted with new shutters (Type H). An original surround (Type J) that probably came from an original doorway or window opening in one of these rooms, was cut down and reused on W207 in the bathroom.

Another original surround (also Type J) was reused on the side-hall side of the new doorway (D207). When the threshold to this doorway was removed, it could be seen that the bottom of the surround was sunk below the 1908 floor level, and the earlier paint history was revealed. The rest of the doorways in these

three rooms were trimmed with reproduction Type J surrounds.

The side-hall and the new northwest chamber were given a new baseboard (Type H) and a new ceiling cornice, and the linen closet received a new baseboard (Type I). The bathroom's "baseboard" was 4-inch high white tile. A picture rail was installed under the ceiling cornices in the side-hall and the northwest chamber.

It is probable that the original mantelpiece was retained in the 1908 alterations. The extant mantelpiece was installed in 1950, presumably as a result of damage from the fire, and probably replaced the original mantelpiece. As in the southwest and southeast chambers, the original firebox was parged in 1908, but what appears to be the original 8-inch square hearth tiles were retained.

Second Floor - Northeast Rooms. The northeast area of the second floor was extensively altered during the 1908 work, as was the dining room below. The 1907 drawings show new partition walls creating a new northeast chamber, closet, and bathroom, and a new back hall (labelled "passage" on the drawings) that continued into the second story of the new ell. Any service staircase that may have existed in this area would have been removed at this time. Investigation of the second floor framing using a boroscope revealed that the original joists in this area had larger joists sistered to them during the alterations to strengthen the framing and to provide a level frame for flooring. As with the first-floor framing below, this action may have been

necessary if the already inadequate original floor framing had been further weakened by an opening, such as for a service staircase. Closing this opening would have required removing the original flooring, providing an opportunity to reinforce the floor framing. Further destructive investigation is needed to determine the evolution of the framing in the northeast section of the main house.

A closet (measuring 5 feet wide by 2 feet 6 inches deep) for the new northeast chamber was built at the west end of the area between the northeast and southeast chambers, and a bathroom was installed at the east end. Any north wall to the conjectured east side-hall would have been removed at this time. A portion of the original exterior north wall to the west (left) of the northeast chimney was opened up into the second floor of the new ell, and a plank wall was built as the new west wall of the northeast chamber, thus creating the south end of the long back hall (Room 209) that extended from the original main house into the new ell.

Along the north wall, any fireplace that had originally been located in the room was removed when the northeast chimney was rebuilt, although a jog-out for the new chimney from the fireplace and furnace below remained in the northwest corner of the northeast chamber. The conjectured window opening at the east end of the wall would also have been blocked by the construction of the two-story ell. It is thought that the sash to this opening was reused in the back hall (W209).

Chandler installed new flooring of tongue and groove, narrow-board maple (Type B) in the new northeast chamber and the back hall, and narrow-board, tongue and groove oak flooring (Type C) in the bathroom. The original doorways in the former east side-hall (D209 from the central hall and D210 to the attic stairway) were retained. Original Type J surrounds were reused or retained on both sides of the attic doorway (D210), and on the chamber side of the bathroom doorway (D213). The closet doorway (D212) retained an original surround on its closet side. Reproduction Type J surrounds were used on the remaining doorways. Original six-panel mortise doors were used in three doorways (hall doorway D209, attic doorway D210, and closet doorway D212), while new six-panel doors (Type C) were hung in doorways D211 and D213.

Two original window openings were retained, one on the east wall of the new northeast chamber (W215), and one now located on the east wall of the new bathroom (W216). Both openings were given replacement sash (muntin Type C), and reproduction Type J surrounds.

The new northeast chamber was given a new baseboard (Type D - also used in the dining room), but the original ceiling cornice was reinstalled in the room. The "baseboard" in the bathroom was 4-inch high pink tile.

Interior Elements - Ell and Ell Extension

Foundation and Framing. The foundation of the new ell and ell extension was composed of mortared granite block and rubble stone (see ELEMENTS AFTER SIGNIFICANT PERIODS OF CHANGE: 1908 - Joseph Everett Chandler Renovation - Exterior Elements, above). The 1907 drawings show that Chandler had directed that the "outside face of new foundation walls to coincide with old". Since the extant ell foundation wall face is not in a line with the main house foundation wall face, this must mean that Chandler planned to rebuild the ell foundation along its original footprint, widening and deepening the walls to support the new two-story ell and to allow for excavation of a full basement underneath. A full cellar was not dug (see "Cellar" below), but it appears from mortar analysis that Chandler did rebuild the ell foundation, possibly reusing part of the old foundation wall. A base was constructed at the ell's north foundation wall to support the chimney for the kitchen and laundry stove flues.

The 1907 drawings also show that Chandler intended to use the stone foundation of the first ell extension for the new extension. Mortar analysis supports the conclusion that the extant extension foundation pre-dates the 1908 construction.

The floor framing under the ell and extension was composed of 8-inch by 6-inch structural beams and 9 3/4-inch by 2-inch joists hung 16 inches on center. In the ell, a main structural beam ran along center of the length of the ell, from the north wall of the main house to the ell's north foundation wall.

Joists connected this beam to 8-inch by 4-inch sills on the ell's east and west foundation walls. Additional structural beams ran in an east/west direction and supported ell stairwalls above.

In the extension, north/south joists and structural beams (supporting partitions on the first floor) connected the 8-inch by 4-inch sills on the extension's north and south foundation walls (the south wall also being the ell's north foundation wall). The structural beam at the east end of the extension was further supported by a 4-inch by 6-inch post.

Cellar. In the 1908 alterations, most of the cellar story of the ell and ell extension was excavated to a 3-foot high crawl-space, rather than to a full cellar. A small area near the main cellar in the southeast corner of the ell cellar (Room 002) was excavated to the full depth of the main cellar. This area, located to the east of the north chimney base and measuring 9 feet deep by 7 feet 6 inches wide, provided a passage between the full cellar of the main house and a new staircase that wound down from the first floor of the ell. A 4-foot long section of the original north foundation wall of the main house between the north chimney base and the east foundation wall was removed, and a 5-foot high rubble stone wall was built at the north, east, and west sides of the new area, leaving a gap above the walls for access to the crawlspace. On the west side of the north chimney base, the top of the original north foundation wall and the base for the cooking oven were also removed to provide access to the crawlspace.

The new staircase to the back hall of the new ell began on the west side of Room 002 to the north of the original north chimney base and north foundation wall. The stairs led up two steps to the west, and then wound north along the west wall,and then west again to the doorway in the back hall (D120).

A window opening (W004) was built into the east foundation wall of the ell to light Room 002. The opening measured approximately 3 feet wide by 2 feet deep, and was fitted with a three-pane awning sash with muntin Type C.

The 1907 drawings show that a cellar window opening was planned for the west ell foundation wall. This opening is not extant, but is thought to have been built, since evidence of a former opening exists in this location that has been blocked with rubble stone.

In viewing the as-built ell cellar and crawlspace, it is apparent that modifications were made to the 1907 drawings. Chandler originally intended for the ell to have a full cellar, with the extension to have a 2-foot deep crawl space. In addition, the staircase from the first floor of the ell was to have led down to the west side of the north chimney base, rather than the east side.

First Floor - Overview. Chandler placed all the service functions of the house in the first floor of the ell and ell extension. This area could be accessed from the exterior by doorways on the south and north walls of the extension. Access from the interior of the main house was from the north end of the

entry hall into a back hall, or through the service pantry from the dining room. The first floor service area contained a lavatory, two pantries, a kitchen, a laundry and servant's hall, and wood and coal storage rooms.

First Floor - Common Elements. All the rooms in the first floor of the ell and extension shared several common elements, except as noted for each room.

The flooring was composed of 2 1/2-inch wide, tongue and groove boards made from southern yellow pine. It was laid in a north/south direction.

The upper portion of the exposed walls was plaster over wood lath. Except for in the service pantry, the lower 4 feet of the walls was covered with wainscot composed of 3-inch wide, tongue and groove, southern yellow pine boards. The boards were installed vertically on the wall and topped with a wainscot cap (Type I). There was no baseboard, but the junction of the floor and wainscot was trimmed with a 1-inch-high, wood cove molding (Type L).

The doors in the service area were four-panel doors (Type E) made from southern yellow pine. These doors had two small square panels at the top and two long rectangular panels underneath. The doors had black porcelain doorknobs (Knob B - fig. 85). All doorways were trimmed with a plain surround (Type M) made from southern yellow pine.

The window openings were hung with six-over-six, double-hung sash with muntin profile Type C. All openings were trimmed with

a plain, southern yellow pine surround (Type M) and apron.

All wood surfaces in all the ell rooms, including the staircase treads, risers and bannister, were finished to a natural appearance. The plaster walls in all the rooms were painted cream/light cream.

First Floor - Service Pantry (Room 106). A service pantry was located to the northeast of the dining room at the southeast corner of the ell. The room measured approximately 13 feet 6 inches deep by 5 feet 6 inches wide. It was probably used for storing china and serving utensils for the dining room, and for the final preparation of meals.

The service pantry was accessed from the dining room through a doorway (D115) at the south end of the pantry. The opening measured 2 feet 8 inches wide by 6 feet 10 inches high , and had a six-panel (Type C), door made from maple. A second doorway (D116), the same size as that on the south wall, was located at the room's north end (D116) and led to the kitchen. This doorway was fitted with a pine door (see Kitchen - Room 109, below).

A copper-lined sink with two gooseneck faucets was located at the north end of the east wall (fig. 86). The sink's counter was maple, grooved to provide drainage into the sink. A small drawer was located under the counter at the south end. A 1-foot-high maple backsplash lined the north and east walls above the sink, and copper flashing protected the juncture of the counter with the backsplash. A window opening (W117), measuring 2 feet 6 inches wide by 3 feet 6 inches deep, was located over the sink.

Maple shelves lined the remainder of the upper portion of the east wall. The wall under the sink and shelves was covered with maple tongue and groove wainscot. A small radiator with shells decorating the corners (Type A) was located under the shelves (fig. 87).

The west wall was lined from floor to ceiling with maple shelves and cupboards with glazed doors shelves (fig. 88). These were also finished to a natural appearance.

First Floor - Back Hall (Room 107). The back hall was located at the southwest corner of the ell and was entered from the main house via a new doorway at the northeast corner of the entry hall (D109). The back hall was divided by a partition and glazed doorway (D122) into two smaller areas. The area at the south end of the hall was used as a coat room, containing a shallow coat closet measuring 1 foot 6 inches deep by 4 feet 5 inches wide along its east wall, with two plain sliding doors opening from either end (D123). This closet was presumably for the use of guests.

A area at the north end of the back hall was a stairhall, with the stairs to the cellar and to the second floor located on the east side of the room. The staircase to the cellar was accessed through a doorway at the north end of the room's east wall (D120). The open staircase to the second floor began at the south end of the east wall, leading up in a dogleg to the second-floor back hall. Stair treads, risers, and bannister were all made from southern yellow pine.

Two cupboards were built into the south stairwall. A 3-foot-wide storage cupboard was located at the east end of the wall, opening under the back of the chimney to the dining room fireplace. A 9-inch-deep by 2-foot 8-inch-wide coat cupboard was located at the west end of the wall, presumably for the use of the servants. The doors to both these cupboards were made of the same tongue and groove board used as paneling on the wall.

A small window opening (W107) was located on the west wall of the room. It measured 1 foot 9 inches wide by 3 feet 6 inches high, and was fitted with a four-over-four, double-hung sash.

The stairhall area of the back hall had two doorways in addition to the entry hall doorway (D109), the divider doorway (D122), and the cellar doorway (D120): one doorway opened to a lavatory located in the northwest corner of the room (D121); the other doorway was located on the north wall (D119) and led to the kitchen. Doorways D109, D119, D121 and D122 all measured 2 feet 6 inches wide by 6 feet 10 inches high. Doorway D120 to the cellar stairs was the same width as the other doorways but was only 5 feet 10 inches high. D109 from the entry hall had a six-panel door (Type C). D122, which separated the back hall areas, had a door with 9 lights in the center of the door, with two small square panels above and two small rectangular panels below (Type E). The rest of the doors were typical for the service area (see <u>First Floor - Common Elements</u> below).

<u>First Floor - Lavatory (Room 108)</u>. A small lavatory, measuring 6 feet 9 inches deep by 3 feet wide, was located off

the northwest corner of the back hall (fig. 89). It is thought that the room was for the use of both guests and servants. The room was accessed from the back hall by a doorway on the south wall (D121). It contained a toilet and sink, and also had a small radiator (Type A), similar to the one found in the service pantry, located under the sink. One window opening, the same size and configuration as W107 in the back hall, was located on the west wall of the room (W108).

First Floor - Kitchen (Room 109). A large kitchen, measuring 12 feet 6 inches by 16 feet, was the central room in the first floor service area (figs. 90 & 91). Doorways led from the back hall (D119 - fig. 92) and the service pantry (D116) on the south wall, and from the back entry at the north end of the east wall (D117). Another doorway at the west end of the north wall (D118) opened into a second pantry (Room 110). All the doorway openings measured 6 feet 10 inches high. D116 measured 2 feet 8 inches wide, and D117 measured 2 feet 10 inches wide. D118 and D119 were both 2 feet 6 inches wide.

A soapstone sink measuring 3 feet 4 inches long by 2 feet wide was located on the east wall of the kitchen (fig. 93). The original counter around the sink is no longer extant, but the 1907 drawings show a counter similar to that in the service pantry, and it is probable that the kitchen counter was also composed of wood and grooved for drainage. A pair of window openings were located on the wall over the sink (W116) and the counter (W115). These openings each measured 2 feet 6 inches wide

by 3 feet 6 inches high. A radiator was located under the counter.

A large stove (no longer extant) was located on the north wall with a vent hood overhead (fig. 91). The hood (which is extant) vented into the ell's north-wall chimney.

Another pair of window openings was located on the west wall (W109 and W110). Each of these openings measured 2 feet 9 inches wide by 4 feet 9 inches high. In the 1907 drawings, the plan of the kitchen shows a built-in table located along the west wall under the windows. This feature was not included in the final plan.

On the south wall, a doorbell was located over the doorway from the back hall (D119), and call tubes were situated near the door from the service pantry (D116). Part of an old telephone is also extant on the south wall near D119. This instrument had several patent dates, the last being "Nov.1.1892", and was therefore probably installed during the 1908 renovation.

First Floor - Pantry (Room 110). A food pantry was located in the northwest corner of the first floor, and was part of the north ell extension. It was accessed from the kitchen by a doorway (D118) on the pantry's south wall. The room had a refrigerator at the north wall, with an ice door opening from the outside to service the appliance.

A window opening (W111) was located on the west wall. The opening measured 1 foot 6 inches wide by 3 feet 6 inches high, and was fitted with a four-over-four double-hung sash. The rest

of the room was lined with oak shelves and cupboards, which were finished to a natural appearance.

First Floor - Entry Hall (Room 111). An entry hall was located in the southeast portion of the ell extension. The doorway on the south wall (D104) was the primary service entrance from the exterior. The opening measured 3 feet wide by 7 feet high, and had a door that was glazed with 9 lights on its upper half, and had four panels (Type E) on its lower half.

Typical ell doorways (see First Floor - Common Elements) led at the west end of the hall (D117) to the kitchen, at the east end of the hall (D125) to the wood and coal storage areas, and on the north wall (D124) to the laundry and servant's hall. These openings all measured 2 feet 10 inches wide by 6 feet 10 inches high.

First Floor - Laundry and Servants Hall (Room 112). The laundry and servants hall occupied most of the ell extension. The room measured 9 feet 9 inches deep by 15 feet 3 inches long. It was located to the north of the entry hall, and between the pantry to the west and the wood and coal storage areas to the east. A typical ell doorway (D124) located on the south wall opened from the back entry hall. Another doorway on the north wall (D103) was the rear entrance from the exterior. This doorway and its door were the same size and configuration as the primary service entrance in the entry hall (D104).

Two window openings (W112 and W113) were located on the north wall of the laundry, one on either side of the rear

entrance doorway. Each opening measured approximately 2 feet 6 inches wide by 4 feet 9 inches high.

The west end of the room was dedicated to laundering. A three-section soapstone sink occupied most of the west wall fig. 94). Each section of the sink had faucets for hot and cold water. A large laundry stove for heating water was located at the west end of the south wall. It vented into the ell's north wall chimney.

First Floor - Wood and Coal Storage (Rooms 113 and 114). Two rooms were located at the east end of the ell extension that were used for wood and coal storage. Access to the rooms was from a doorway (D125) at the east end of the back entry hall that opened into the wood storage area (Room 113). The rooms were separated by a 6-foot high partition wall, with an opening at the west end for access to the coal storage area (Room 114).

A window opening (W114) was located on the south wall of Room 113. The opening measured 2 feet 6 inches wide by 4 feet 9 inches high. A small coal door was located at the upper northeast corner of the east wall of Room 114. The walls of the two rooms were unfinished, and the doorway and window openings were untrimmed. The narrow-board flooring was laid in an east/west direction.

Second Floor - Overview. The second floor of the ell was dedicated to the servants' living quarters (the ell extension had no second floor). This floor contained two bedrooms and a bathroom. The area was accessed from the second floor of the

main house via an original doorway (D109) at the northeast corner of the central hall. There was also a service staircase leading up from the first floor back hall.

Second Floor - Common Elements. All the rooms on the second floor of the ell shared several common elements, except as noted for each room.

The flooring was composed of 2 1/2-inch wide, tongue and groove, maple or white oak boards (Type B), installed in a north/south direction.

The walls were composed of plaster over wood lath. The walls had a 6 3/4-inch high baseboard of the same profile (Type D) found in the northeast chamber and the dining room. A 1-inch-wide ogee cornice trimmed the top of the wall. Both the baseboard and cornice were made from southern yellow pine.

The doors were four-panel doors (Type E) made from southern yellow pine. These doors had two small square panels at the top and two long rectangular panels underneath. The doors had wood doorknobs (Knob D). All doorways were trimmed with a plain surround (Type M) made from southern yellow pine.

The window openings were hung with double-hung sash with muntin Type C. All openings were trimmed with a plain surround (Type M) and apron made from southern yellow pine.

All wood surfaces were finished to a natural appearance. The walls in the back hall and the in bathroom were painted cream/light cream, and the walls in the servants' bedrooms were painted mauve.

Second Floor - Back Hall (Room 209). A back hall ran from the main house along the west side of the second floor of the ell. The southern third of the back hall was located in the main house, carved out of what is thought to have originally been the east side-hall and part of the northeast chamber. The shared wall between the existing northeast chamber and the back hall is a plank partition wall, rather than the lath and plaster walls found in most of the 1908 ell construction. A similar plank wall was used in 1908 to carve a bathroom out of the northeast chamber.

The back hall ran south from the main house hall approximately 13 feet, then doglegged east and ran for 4 feet 6 inches. Three doorways at the main house end of the hall led into the central hall (D109), the attic stairway (D110), and the northeast chamber (D111) (see 1908: Joseph Everett Chandler Renovation - Interior Elements/Main House - Second Floor/Northeast Rooms, above). There were four additional doorways in the ell portion of the back hall. A short passageway located at the south end of the east wall led east to a doorway (D218) into the servants' bathroom. A second doorway (D219) just north of this passageway opened into a closet. Two doorways that opened into the servants' rooms were located at the north end of the hall (D220) and at the east end of the hall dogleg (D222).

A window opening (W209) was located on the west wall of the back hall. The opening measured approximately 2 feet 9 inches wide by 4 feet 9 inches high. This opening was fitted with

twelve-over-twelve, double-hung sash (muntin profile Type A) that is believed to date to 1792 and to have been removed from the north wall of the northeast chamber during the 1908 alterations.

The closet on the east wall measured 2 feet 9 inches wide by 3 feet 6 inches deep. The service staircase to the first floor was located to the north of this closet. A small closet, measuring 1 feet 3 inches wide by 1 foot 6 inches deep, was located on the south wall of the short passage into the servants' bathroom.

Second Floor - Servants' Bathroom (Room 210). A bathroom for the servants was located in the southeast corner of the ell (fig. 95). It was accessed from a short passageway that led east off the back hall. The room measured 4 feet 6 inches wide by 9 feet deep, and contained a bathtub and toilet on the south wall, and a small sink in the northeast corner. An ornate radiator (Type D) was located at the west end of the north wall. What appears to have been a hot water tank was mounted on the wall above (fig. 96).

A small window opening was located on the east wall of the room. It measured 1 foot 9 inches wide by 3 feet 9 inches high, and was fitted with four-over-four double-hung sash.

Second Floor - Northwest Servant's Room (Room 211). A small servant's bedroom was located in the northwest corner of the ell at the north end of the back hall (fig. 97). The room measured 8 feet wide by 11 feet deep, and had a small closet in the northeast corner. The closet, which measured 1 foot 9 inches

deep by 2 feet 3 inches wide, was accessed by an opening (D221) that had no door, but which was fitted with a curtain.

The room had two window openings. An opening on the west wall (W210) measured 2 feet 9 inches wide by 4 feet 9 inches high and was fitted with a six-over-six double-hung sash. An opening on the north wall measured 1 feet 9 inches wide by 4 feet 6 inches high, and was hung with a four-over-four double-hung sash.

Second Floor - Northeast Servant's Room (Room 212). A larger servant's bedroom was located in the northeast corner of the ell at the east end of the hall dogleg. The room measured 8 feet wide by 18 deep (at its longest point), and had a closet in the southeast corner. The closet, which measured 5 feet 6 inches wide by 2 feet deep, had a doorway (D223) that had no door, but which was fitted with a curtain. The 1907 drawings show that this closet was originally intended to be used as a linen closet for the bathroom.

The room had two window openings. An opening on the north wall measured 1 feet 9 inches wide by 4 feet 6 inches high, and was hung with a four-over-four double-hung sash. A second opening on the east wall (W213) measured 2 feet 9 inches wide by 4 feet 9 inches high and was fitted with a six-over-six double-hung sash.

The wall in the northwest corner of the room jogged out to accommodate the ell north wall chimney. An ornate radiator (Type B) was located on the north face of this wall. On the wall above the radiator was a 15 1/4-inch square opening framed in carved

oak (fig. 98). Recessed within this opening was a second opening with a green marble frame and an 8-inch by 7-inch green marble door. In the 1907 drawings, the plan for the second floor shows an opening at this location accessing the flue for the laundry stove below. It is not known why a marble door would be needed in a servant's room to access a flue. This feature is extant, but has not succumbed to attempts to open it.

F. 1922-1934: Electric Stair Lift

Sometime between 1922 and the 1950s, and probably before 1934, an electric stair lift was installed on each of the two flights of the main staircase (fig. 26). The original motor for the lift is extant in the main house cellar, and the last patent date marked on the motor is 1922, indicating that the original lift was installed after that date. Because of the age of the motor, it is thought that the lift was installed for Fred B. Rice's mother, Emma L. Rice, who moved into the Beale House with him before 1911 after her husband William Rice died. Emma would have been 81 years old in 1922, and may have needed the lifts to negotiate the stairs[39]. Since Emma Rice died in 1934 (Fred had died in 1933), the lift was probably first installed before that date.

[39]Correspondence from C.F. Adams to Emma Rice dated October 3, 1911; The 1932 City of Quincy Assessment of Poll Tax lists Emma L. Rice as being 91 years old.

The chairs could also have been installed for Esther Bartlett's mother Dorothy and/or father Frank, who were living in the Beale House by 1943. The senior Bartletts were in their late 70s at the time, and Dorothy Bartlett was still living at the house in 1955, by which time she was 86 years old.[40] Paint analysis indicates that the wood chase covering the lift mechanism on the stairwall was built sometime in the 1940s or 1950s. However, the motor in the cellar appears to have been installed well before that date, and the lift mechanism on the staircase was probably refurbished during Bartlett's occupancy.

G. Circa 1940s: Kitchen Flooring

The 1908 narrow-board flooring in the kitchen and pantry was covered with linoleum in a small square and rectangular tile design of red, gold and orange colors. This pattern was available between 1932 and 1974, and was one of the most popular pattern sold by the Armstrong Cork Company (later Armstrong Flooring).[41] The same linoleum pattern was used in a small bathroom that was installed in the Carriage House in 1947, and it is probable that the Carriage House bathroom flooring was a remnant of the main house's kitchen flooring. Therefore, it is thought that the linoleum was installed in the kitchen about the

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[40]The 1943 City of Quincy Assessment of a Poll Tax lists Frank S Bartlett as 76 years old, and Dorothy Bartlett as 74 years old.

[41]The design was sold as pattern number 5352. Von Rosenstiel, American Rugs and Carpets (1978), pp. 67 & 69.

same time as the Carriage House renovations in 1947.

H. 1950: Roof

The roof of the main house was replaced in 1950 after a fire destroyed the existing roof and severely damaged the west side of the second floor.[42] The building permit issued to repair the roof states that those portions of the roof untouched by fire were to be left "as is and reinforced where necessary".

Evidence of the fire and the repairs is visible in the main house attic. It is apparent from the charred timbers that remain that the roof was rebuilt in its original configuration, along with the monitor roof. The dormer window sash were replaced with six-pane casement sash (muntin profile Type F). It may have been at this time that the clerestory windows were added in the monitor (fig. 68). Also evident is the fact that the joists on the west side of the attic floor were replaced and original flooring relaid over the new joists. These floor boards may have been reused from the east side of the attic floor, where the original joists are extant but the floorboards have been replaced.

It is apparent that the fire also damaged the west side of the second story of the main house. Paint analysis indicates that many of the features in the southwest and southeast

[42]Copy of newspaper article, source and date unknown (probably The Patriot Ledger, July, 1950), Adams Archives; Application for Building Permit No. 56332 dated August 11, 1950, with date of completion marked as December 20, 1950.

chambers, including both fireplace mantelpieces, the fireplace cupboards, and portions of doorway surrounds and cornices, were replaced in that time period.

I. Circa 1973: East Foundation Wall

Within one or two years of the National Park Service assuming responsibility for the exterior of the Beale House, the exterior of the east foundation wall of the two-story ell was repointed, and the interior of the wall was repointed and parged, to help prevent water seepage inside the cellar.[43] At an unknown date subsequent to this work, a 16-inch wide concrete apron was poured along this area from the north end of the bulkhead to the steps of the side porch in a further attempt to prevent water seepage (fig. 99).

J. 1973-1976: Roof and Chimney Work[44]

Veranda Roof

In 1973, shortly after the National Park Service (NPS) assumed responsibility for maintaining the exterior house and property, the NPS began repairing various parts of the roof of the Beale House. The 1908 canvas roof on the veranda was repaired and then covered with a black rolled roof, and a copper

[43]Recollection of Michael Fortin, Exhibit Specialist, CRC-BCB, National Park Service, August 1991.

[44]See Appendix H for documentation to 1973-1984 work.

drip edge was installed along the eaves.[45]

Chimneys

Also in 1973, all the chimneys were cleaned and repointed, with special attention given to the north chimney of the kitchen ell.[46] In 1975, the northeast (dining room) chimney and southwest chimney were thoroughly cleaned and repointed, and then painted to match the existing color. In addition, the chimney caps on all the chimneys were repaired, repointed and parged.[47]

Main House Roofs

Major roof work was performed on the Beale House in 1975-1976.[48]

The existing roll roofing on the side-porch was removed up to the existing wood shingles, all deteriorated sheathing replaced with matching boards, and the exposed roof boards treated with a wood preservative. All deteriorated and faulty flashing was replaced with lead flashing. Roofing felt was installed consisting of one layer of one-ply asbestos felt, over which was laid a layer of asphalt felt. Roll roofing was then installed, along with a copper drip edge and 16-ounce copper flashing.

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[45]Work order dated June 11, 1973.

[46]Work orders dated June 11 and June 14, 1973.

[47]Requisition dated October 23, 1975.

[48]Specifications dated October, 1975.

On the main house, the two-story ell, and the front portico, the starter course of wood shingles were removed, as well as the lower four courses of asphalt shingles, and the shingles on the roof ridges and hips (including the monitor roof and the dormer roofs and sidewalls). Rotted or damaged sheathing was replaced with matching boards, and all exposed roof boards were treated with a wood preservative. Deteriorated and faulty flashing, including around the chimneys, was replaced with lead flashing.

Three wooden crickets were constructed for "three chimneys on the main roof", presumably the two original chimneys on the west side and the original southeast chimney. Lead stepped-flashing and counter-flashing was cut into the mortar joints.

A starter course of wood shingles was then applied around the eaves of all the roofs. Roll roofing was applied under the wood shingles on the exposed areas. Sixteen-ounce copper flashing was installed at all intersections of the roof hips and balustrade, and as a high-wall on the juncture of the east dormer wall and valley at roof level. New asphalt shingles were installed with a 5-inch exposure, with comb shingles applied to all hips and ridges.

Twenty diagonal wood braces attaching the balustrade to the roof were replaced with wrought-iron tie rods. The three existing tie rods attached from three chimneys to the roof hips (presumably the two west chimneys and the southeast chimney on the main roof) were reused in their exact locations (figs. 18 & 76).

K. 1981: Exterior Painting

The exterior of the Beale House was painted in 1981. The body of the house was painted yellow, and the wood trim (window and door frames, pilasters, watertable, and cornices) was painted off-white.[49] Also painted off-white were the chimneys, and the columns and bases, skirt boards, risers, balustrades and handrailings on the porches. All window sash and screens from the first floor up were painted black, as well as the cellar window metal grating and the chimney caps. All porch screens, the north porch (veranda) storm door, the horizontal bulkhead door, and all lattice work under the porches was painted green. The cellar window frames and sills were painted gray, and the front (south) porch floor boards, and the door sill and skirt board at the entrance door, were painted blue-gray. Unpainted surfaces such as porch floor boards and steps received a coat of oil, and the wood shingles were coated with clear "Hydrozo".

L. 1984: Window Blinds and Roof Balustrade

The roof balustrade and all the window blinds on the Beale House were repaired and repainted in 1984 (see shop drawings, Appendix I).[50]

The wooden balustrade on the roof of the Beale House (fig.

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[49]Specifications dated January, 1981; Letter of Acceptance dated June 4, 1981.

[50]Specifications dated May, 1983; Letter of Acceptance dated August 24, 1984.

68) was removed and, where possible, repaired. Those sections which needed replacement were reproduced to the exact molding profiles, widths and lengths, and method of fabrication, using kiln-dried, No. 1 grade, cypress heartwood. Paint was removed using liquid paint remover from all sections to be reused and hand-sanded. All bare wood was primed before assembly. The balustrade sections were mounted to the roof in their former positions, and sheet lead strips installed over joins of cap pieces. The balustrade was then painted to its 1983 off-white color.

All the exterior window blinds of the Beale House (and the carriage house) were removed and, where possible, repaired. As with the balustrade, all sections that needed replacement were reproduced to the exact molding profiles, widths and lengths, and method of fabrication, using kiln-dried, No. 1 grade cypress. Paint was removed to bare wood on sections to be reused. The blinds were rehung in their former locations and painted to their 1983 green color.

The tie rods on the roof were cleaned, those for the balustrade by sandblasting, and those for the chimneys by hand-sanding. All tie rods were then primed and painted black. The wood gutters were cleaned and the lead strips over the joints removed. The joints were cleaned and caulked, and new lead strips bedded into the caulking. The gutters were then sanded, cleaned with mineral spirits, and oiled with linseed oil.

M. 1991: Miscellaneous

Several repairs were made to the Beale House during the spring and summer of 1991. The hopper windows in the clerestory window openings in the attic monitor roof were replaced. Also replaced were the horizontal bulkhead door and portions of the stringer and frame of the side porch steps. The glass inserts on the front portico and several of the window sash on the south facade were removed for refinishing.

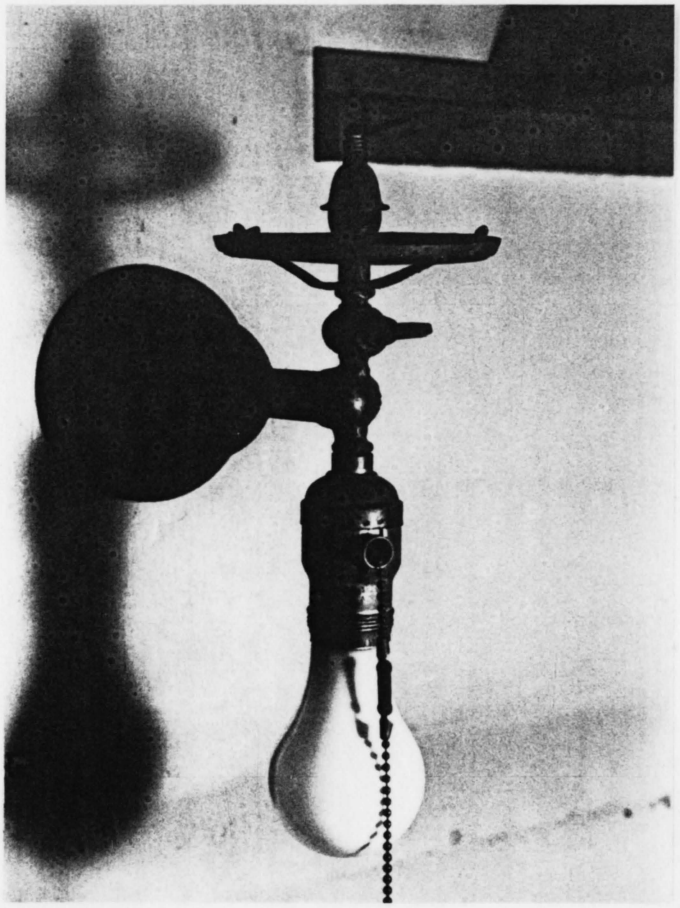


Figure 75. Service pantry (Room 106), north wall, fixture.

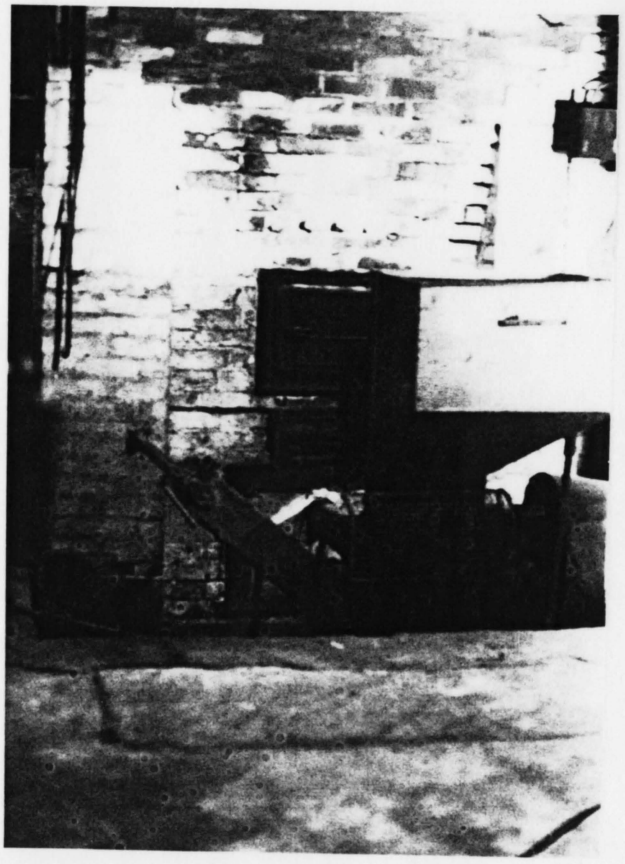


Figure 76. Cellar (Room 001), hot air furnace, south face.



Figure 77. Dining room (Room 104), ceiling cornice.

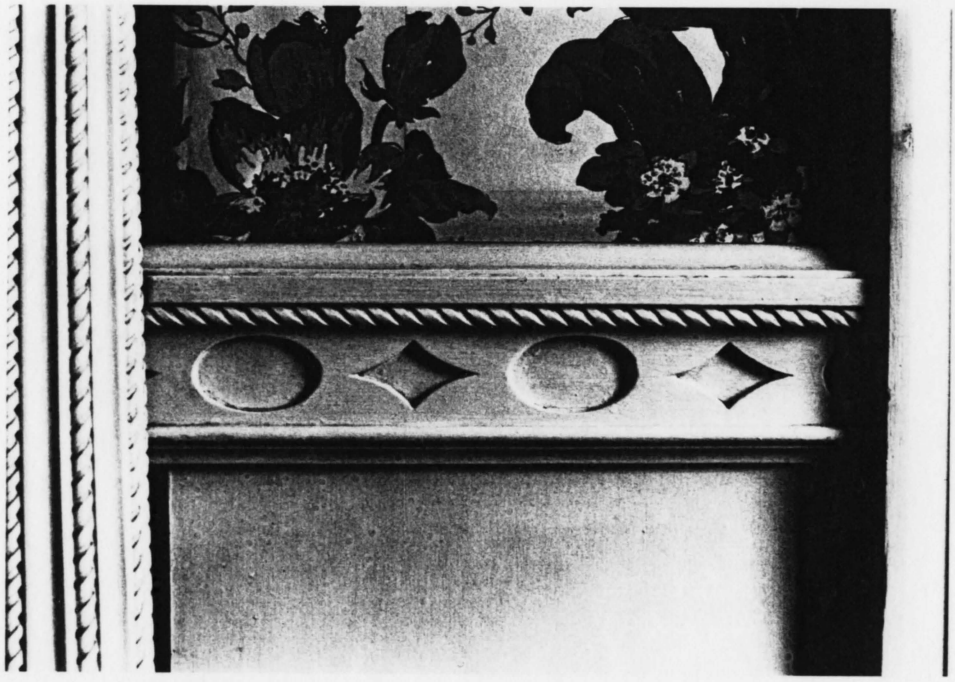


Figure 78. Dining room (Room 104), wainscot cap.



Figure 79. Dining room (Room 104), north wall, mantelpiece.

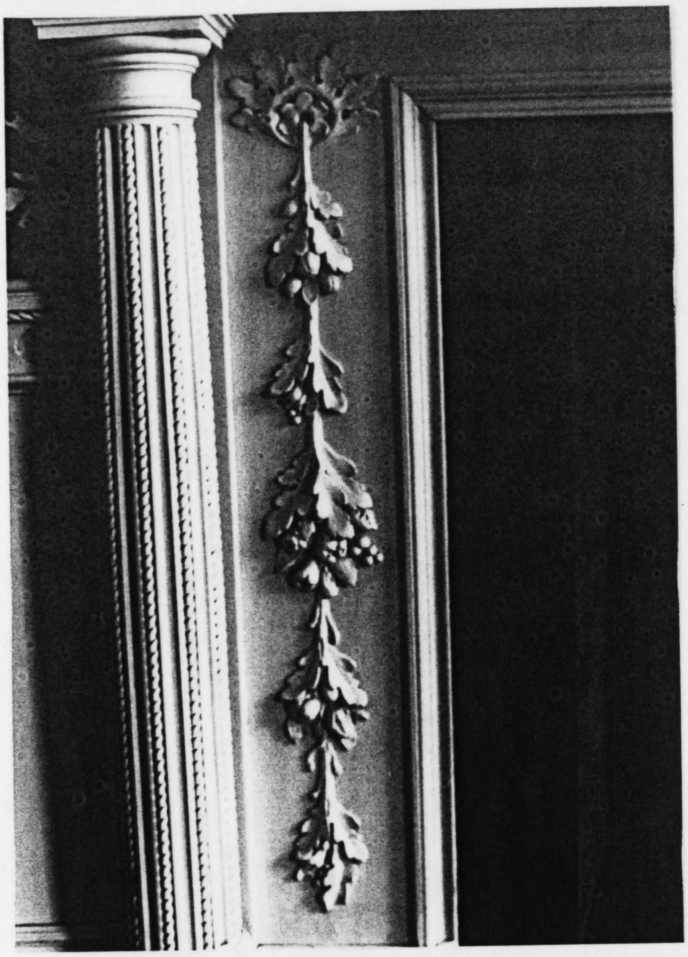


Figure 80. Dining room (Room 104), mantelpiece detail.

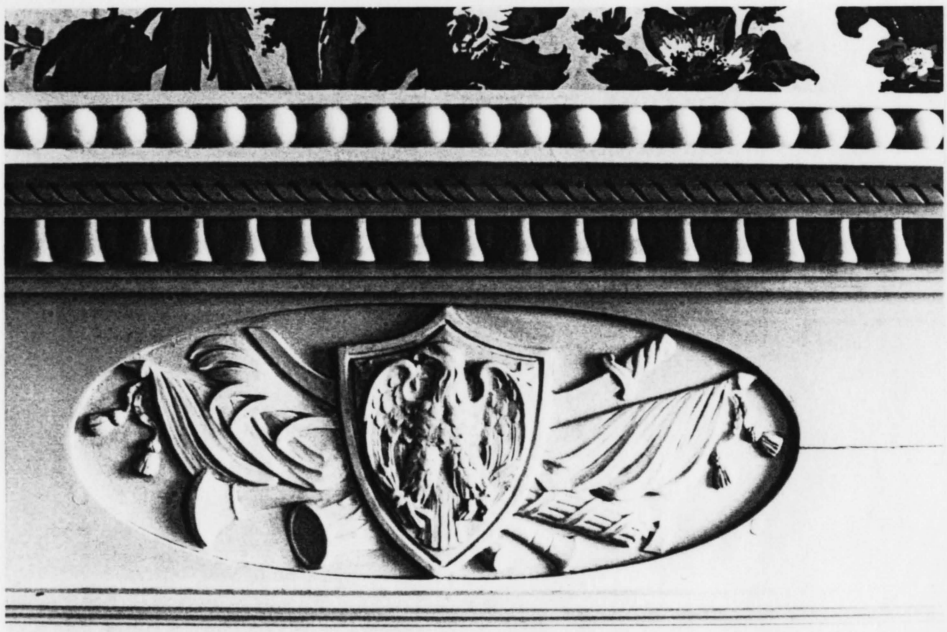


Figure 81. Dining room (Room 104), mantelpiece detail.



Figure 82. Bathroom (Room 204).

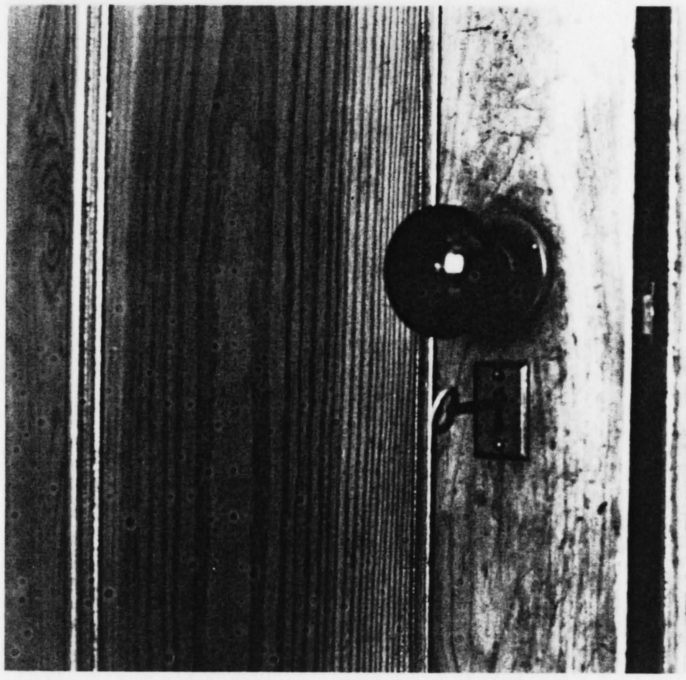


Figure 83. Kitchen (Room 109), doorway D118, doorknob.

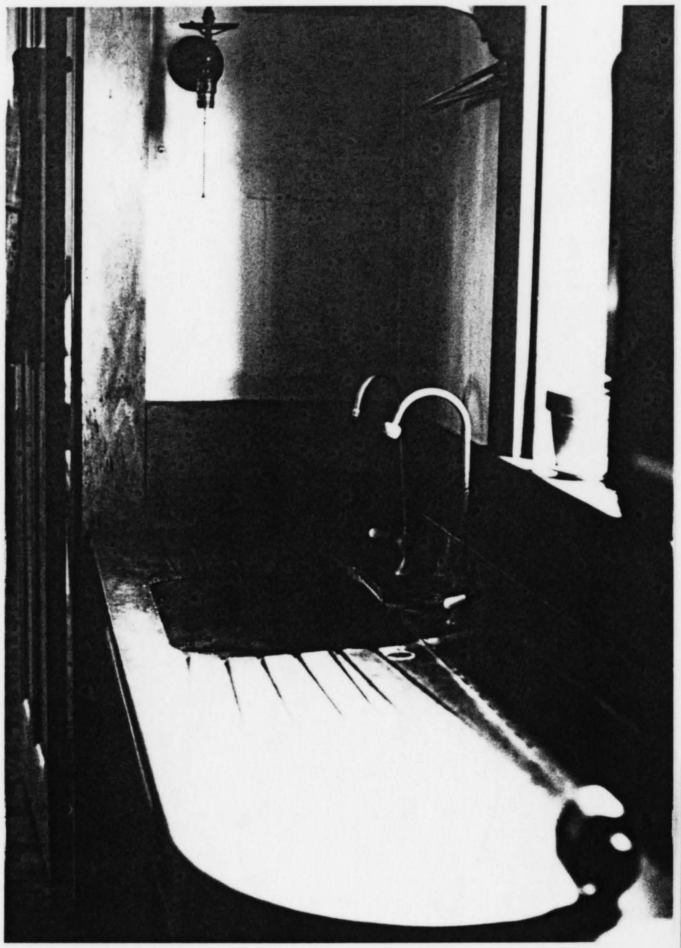


Figure 84. Service pantry (Room 106), east wall.

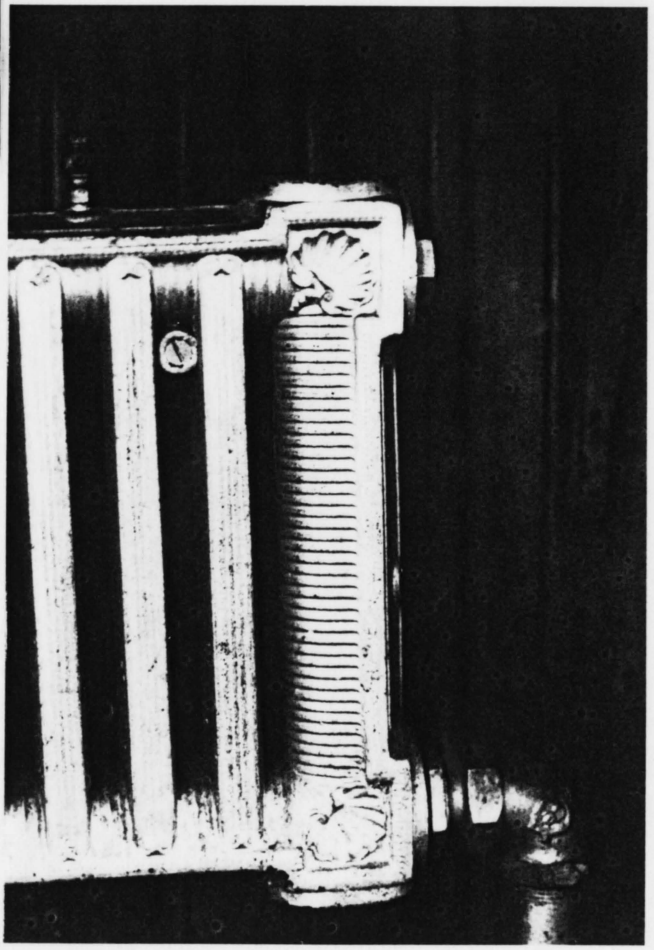


Figure 85. Service pantry (Room 106), radiator.



Figure 86. Service pantry (Room 106), west wall.

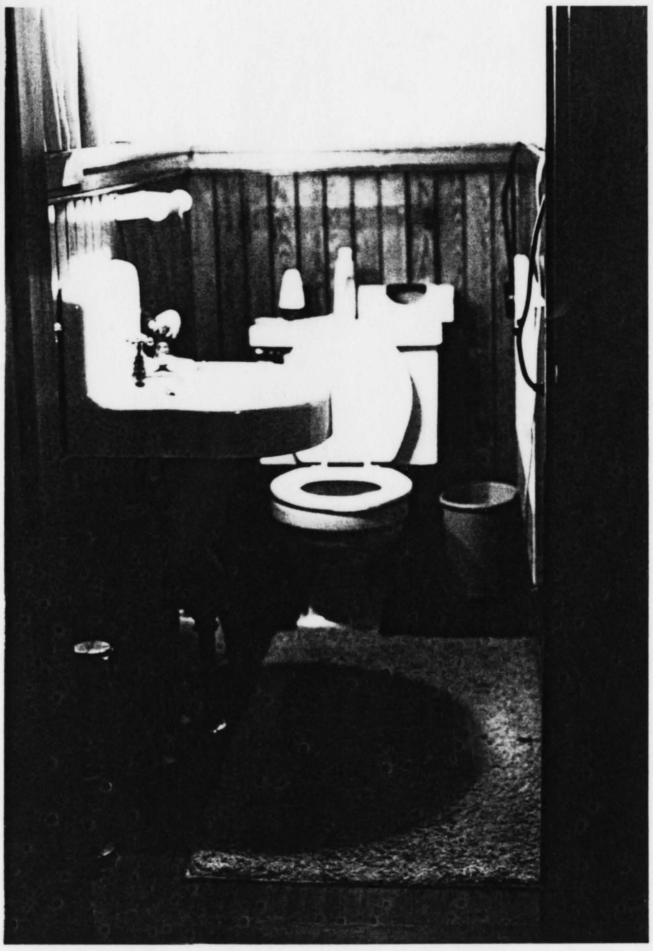


Figure 87. Lavatory (Room 108).



Figure 88. Kitchen (Room 109), south wall.

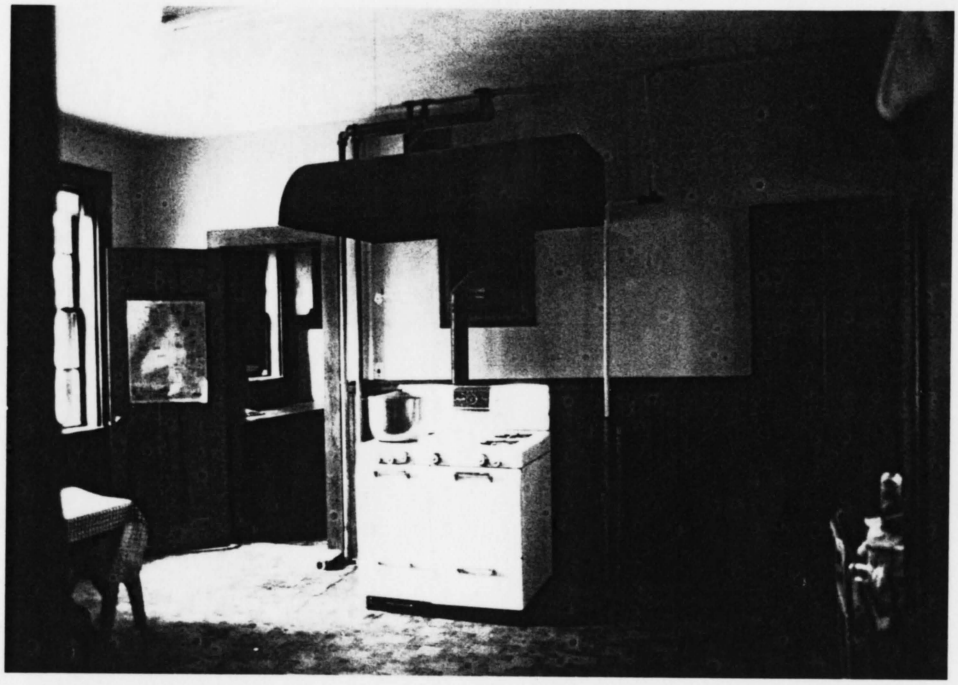


Figure 89. Kitchen (Room 109), north wall.

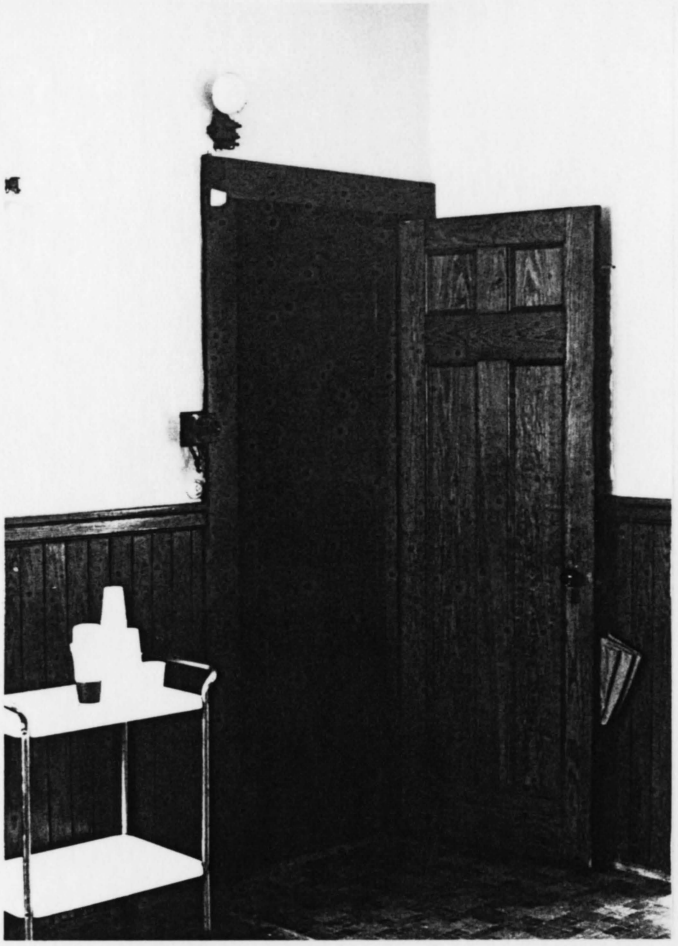


Figure 90. Kitchen (Room 109), doorway D119.

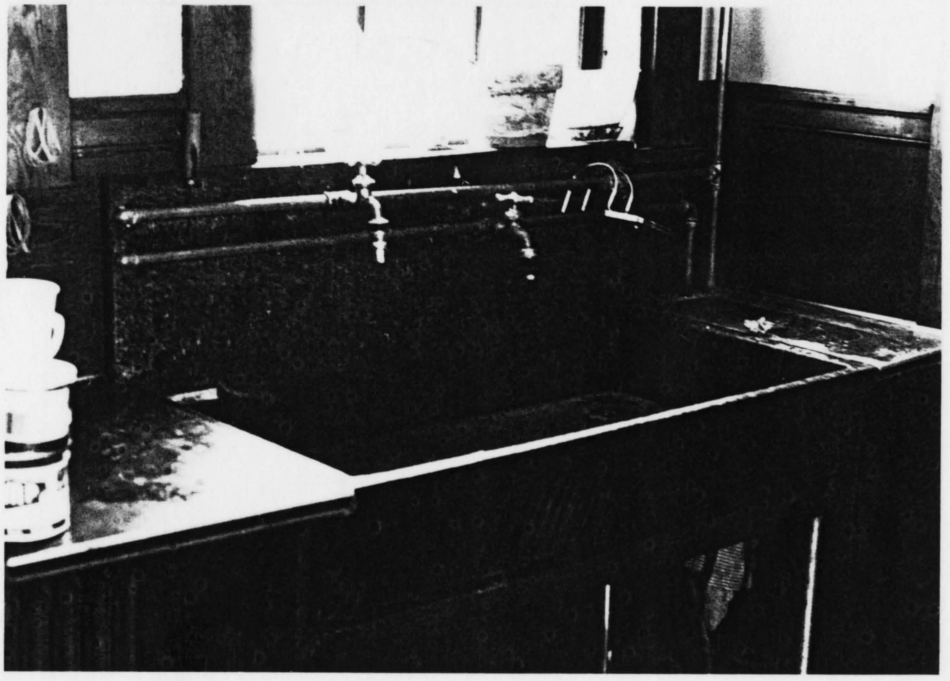


Figure 91. Kitchen (Room 109), east wall, sink.

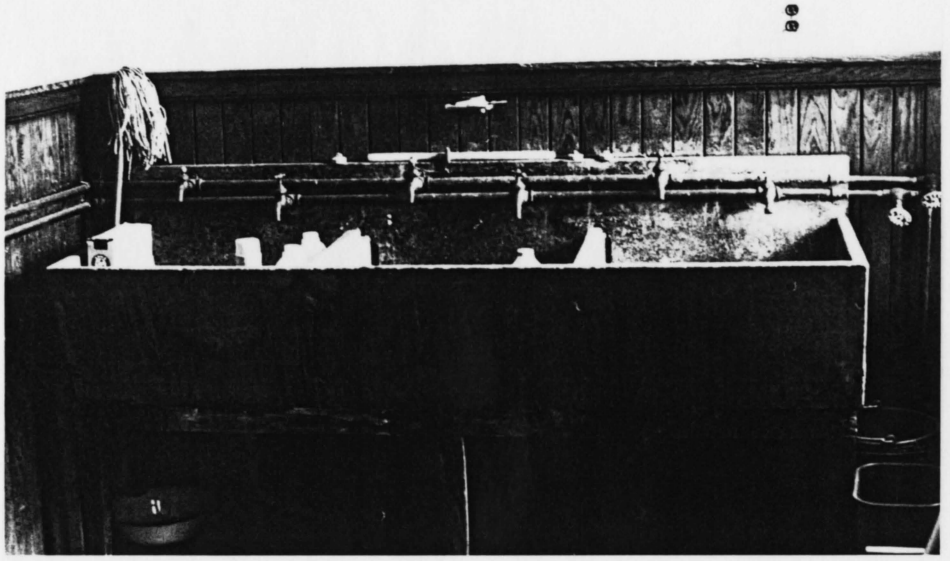


Figure 92. Laundry room (Room 112), west wall, sink.

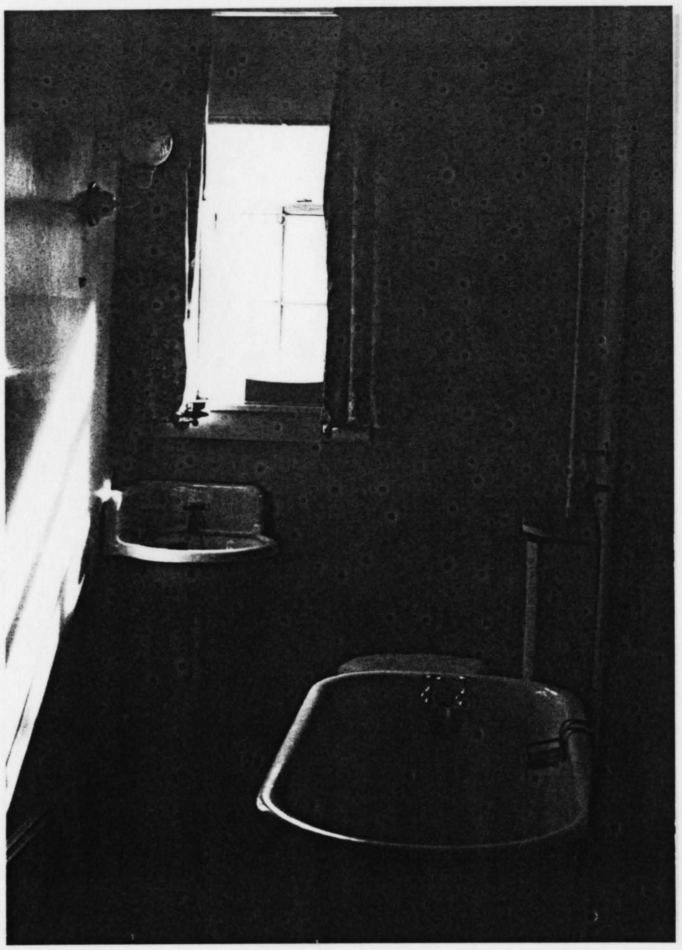


Figure 93. Servants' bathroom (Room 210).



Figure 94. Servants' bathroom, (Room 210), water tank.



Figure 95. Northwest servant's room (Room 211).

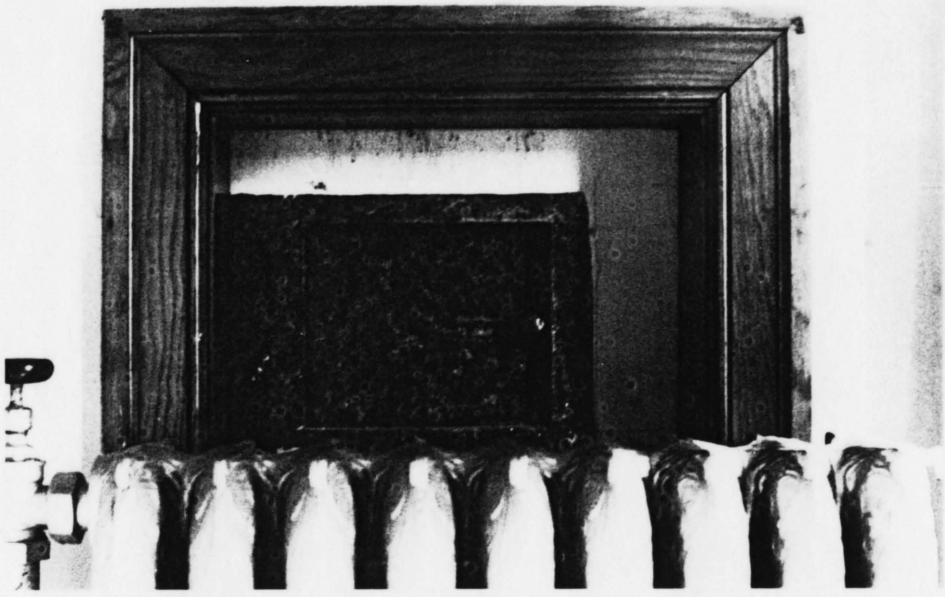


Figure 96. Northeast servant's room (Room 112), mystery door.



Figure 97. East foundation wall, cement apron.

IV. **EXISTING FEATURES**

EXTERIOR

A. Overview

The Beale House continues to be an impressive sight from the Adams Mansion as well as from Adams Street. Perched on a rise with several acres of open land surrounding it, the structure is as stately a home as when it was built in 1792, and has maintained most significant aspects of its original appearance. The only major planned alteration to the house, the Chandler renovation in 1908, was scrupulous in retaining original exterior features to the extent possible or in replacing with exact reproductions, and in repeating the original features' size, placement and form in the new ell and ell extension. The one major unplanned alteration, rebuilding the roof after a fire in 1950, utilized remaining portions of the roof structure to restore the roof and its elements (such as the balustrade and the roof monitor) to its original appearance. As a result, the house appears today in most respects as it did when the Beale family lived there and members of the Adams family were visitors.

In the discussion below, the dates given to features and elements are based on paint analysis, unless otherwise indicated.

B. Foundation and Structural System

Foundation

The 1792 foundation facing of the main house is dressed granite block of various sizes. The 1908 foundation facing of

the east wall of the ell and the east and south walls of the ell extension are granite block, and that of the west and north walls of the ell and extension are block and rubble.

On the east foundation wall of the house, a 16-inch deep cement apron has been poured that runs from the north side of the bulkhead opening to the side porch steps (fig. 99). This apron is apparently intended to help drain water away from the house. On the west foundation wall of the ell, there is an 8-foot-long area of rubble stone that is not smooth with the foundation on either side. It is evident that some work occurred in this area. The 1907 drawings show a cellar window opening in this location, and this rubble may mark the opening's location that was subsequently blocked.

Structure

[To be included upon completion of draft Conditions Assessment Report.]

C. Walls

Cladding

The main house, ell and ell extension are clapboarded. Most of the clapboards on the main house date to 1792 and display their original skived joints and wrought nail fasteners. The clapboards on the ell and ell extension date to 1908. These clapboards are installed with butt joints and are attached with cut and wire nails.

The three dormers on the north roof slope have cedar-shingled cheek walls. These dormers were built in 1950 to replace the 19th century dormers that were destroyed by the 1950 fire.

Pilasters

The fluted pilasters at the north and south ends of the east wall appear to date to 1792, but the pilasters on the south facade and on the west wall have been reworked. Elements of the pilasters on these two walls that appear from paint analysis to be original are:

1) the column shafts
2) the column torus on the east pilaster/south facade
3) the pedestal dados on the west pilaster/south facade and north pilaster/west facade.

The paint stratigraphies on the remaining elements date from 1908 and after. These elements are either refinished originals or are close reproductions.

All six pilasters rest on granite bases installed in 1908.

Other

The corner and trim boards on either side of the pilasters on the east side of the main house date to 1792. Those on the west side of the main house have paint stratigraphies that date from 1908 and after. Further investigation may reveal if the elements with post-1908 paint stratigraphies are refinished

originals or are reproductions. The corner boards on the ell and extension all date to 1908.

It appears that both the 4-inch-high water table on the main house and the shallower, lead-clad water table on the ell and extension were installed in 1908.

D. Doorways

Front Entrance (D101)

The threshold of the front entrance on the south facade of the main house is original to 1792, and the Greek Revival style door, sidelights, transom, surround (Type N), and jamb all date to circa 1830 (figs. 62 & 63). The door has the Type A knob found in much of the interior of the main house, a Greek Revival period escutcheon, and a keyhole for a dead bolt lock. A brass door knocker is centered on the door. Pintles for former blinds are extant on the left and right surrounds, and hinges for a screen door remain on the right surround.

Rear Entrance - Main House (D102)

All elements of the rear entrance on the north wall of the main house appear to be original to the 1792 construction of the house. The door has a wrought iron thumb latch and one pintle on the left surround, the use of which is not known. Two 2-inch by 6-inch blocks of wood have been nailed into the bottom and top of the right surround.

Rear and Side Entrances - Ell Extension (D103 & D104)

All the elements of the rear entrance and the side entrance on the north and south walls, respectively, of the ell extension date to 1908. The rear doorway (D103) is fitted with a circa-1970 storm door made of 6-inch wide tongue & groove board, with 4 lights centered in the top third of the door. The side doorway (D104) is fitted with a circa-1908 screen door.

Bulkhead Doorway - Main House (D001)

The 1792 bulkhead entrance to the cellar is extant on the east wall of the main house (fig. 12). The bulkhead's pediment and right vertical door, along with the bean-tip strap hinges of both vertical doors, are original. The left vertical door is a circa-1908 replacement, and the single horizontal door is a 1991 replacement of a 1908 replacement door.

Hatch Doors

The two 1908 service hatch doors on the ell extension (one on the south wall to supply ice to the refrigerator inside, and one on the east wall to supply coal to the storage room), are extant.

E. Window Openings

Cellar Story

Five of the six extant cellar window openings are fitted with circa-1908 sash, frames and exterior surrounds. The sixth

opening (W003) appears from paint analysis to be fitted with a mid-19th century sash.

First Story

It appears that all original 1792 window openings on the first and second stories of the main house are extant, with the exception of the opening that may have been located at the east end of the north wall on second story (which is now blocked by the second story of the ell).

All of the extant window openings on the first story are original. All have retained their original sash and most have their original exterior surrounds and cornices. The surrounds in openings W102 and W122 on the south facade, and W104 and W105 on the west wall, were either stripped and refinished in the 1908 alterations, or were re-fitted with reproduction circa-1908 surrounds.

Second Story

On the second story of the main house, the only extant window opening that is not original is W207, located on the north wall to the right (west) of the Palladian window. This opening was installed in 1908. All sash in extant 1792 openings are original except those in W215 and W216 on the east wall, which date to 1908, and the center sash of the Palladian window on the north wall, which was installed circa-1950. It appears that all exterior surrounds, sills and cornices on those openings are original.

All of the windows openings in the 1908 ell and ell extension have retained their 1908 sash and surrounds.

Opening W106 on the first story of the north wall has no shutters. Openings W112 and W113 on the north wall of the ell extension are missing their left and right shutters, respectively. All other window openings are fitted with the 1908 shutters, repaired and refinished in 1983.

Attic Story

None of the window openings in the attic have retained their original sash. The dormer windows received new sash after the 1950 fire, and the clerestory windows received new sash in 1991.

F. Porches

Front Portico

The 1792 classical-style front portico centered on the south facade of the main house has retained most of its original elements (fig. 16). The porch flooring and plaster ceiling, and the glass inserts and door, date to the 1908 alterations. The pedestals for the two ionic column appear to be post-1908 replacements. Several of the modillions on east end of the south cornice have also been replaced with 1908 reproductions.

A globed ceiling fixture is located in the center of the porch ceiling, and boot scrapers are located on the west and east edges of the porch near the house. A large hook is located on the center of the interior cornice of the east and west walls.

Wooden stops for the screens and the glass inserts are installed near the east, west, and south edges of the flooring on the inside of the boot scrapers, and hooks and eyes are installed in the soffit board on either side to hold the inserts at the top.

Veranda

The 1908 veranda located on the north side of the main house (fig. 71) has retained all of its 1908 elements except for the lattice work under the porch, which appears to date to the 1980s. The 1908 screen inserts and screen door are extant. The 1908 canvas roof is extant under the 1973 rolled roof.

There is one ceiling fixture in the approximate center of the veranda, and a plate covering a former ceiling fixture outlet. A circa-1950s telephone jack and an electrical outlet are located to the right of doorway D102 at the bottom of the north wall of the main house.

Side Porch

The side porch located on the south wall of the ell extension has retained most of its 1908 features. The non-1908 elements are the porch's 1970s wood shingle roof, the circa-1980s lattice under the porch, and the staircase stringer and left lattice edging board on the east side of the porch (the latter having been replaced in 1991). An electric fixture, a black neo-colonial lantern, is located to the right of doorway D104.

Back Porch

The back porch located on the north wall of the ell extension has retained all its 1908 elements except the circa-1984 lattice under the porch. Its doorway (D103) is fitted with a circa-1970 storm door.

G. Roofs

The extant shingle roof on the ell extension, and the side and back porches, may be the original 1908 roofing material. The asphalt shingle roof of the main house (including the monitor roof and dormer roofs), the ell, and the front portico, were installed in 1974. The veranda's 1908 canvas roof was covered with an asphalt roll roof in 1973.

The balustrade that rings the main house and 2-story ell roof, which was repaired in 1984 (fig. 68), is tied into the roof with tie rods attached to each balustrade post.

H. Chimneys

Three of the four 1792 chimneys are extant (fig. 18) at the northeast, southwest, and northwest corners of the main house roof.

The chimney at the east end of the north wall of the main house replaced an original chimney in 1908. The chimney at the rear (north) wall of the two-story ell (fig. 77) was built in 1908.

All chimneys are tied into the roof with metal tie-rods.

I. Drainage System

The 1908 wood gutters (incorporated into the cornice) are extant around the main house, ell and ell extension. The 1908 wood downspouts, two of which are stored in the cellar, have been replaced with aluminum downspouts. These are located as follows:

south facade - main	one along the inside edge of each pilaster
west wall - main	none
north wall - main	two at west end; one from main house roof and one from veranda
east wall - main	one between the two northern windows on the first and second stories
south wall - extension	one between side porch and W114
west wall - ell & ext.	one at south end that runs down from 2-story roof, along veranda roof, then to ground; two to south of W111; one from 2-story ell roof, and one from 1-story extension roof
north wall - extension	one to left (east) of W113
east wall - ell	one between W116 & W117

Each downspout empties into a ground drain set in concrete.

J. Finishes

The walls and water table of main house, ell, and ell extension are all painted yellow, although several areas of spot-painting have given the walls a variegated appearance. The coal and ice hatch doors on the ell extension are also painted yellow

to blend in with the wall color.

The doors, the front portico inserts and door, and all trim (the balustrade, doorway and window surrounds, corner boards, pilasters, porch columns and railings, etc.) are painted light cream. Window sash are painted black. All shutters, screen doors, latticework, the veranda screen inserts, and the back porch storm door, are painted dark green.

The chimneys are painted white with the double-flue chimney heads painted black.

INTERIOR

A. Introduction

Because of the plethora of feature types that vary from room to room, a detailed list of the extant interior features in the Beale House is located in chart form in Appendix D. Features are listed by room, and then further identified by type. Several features (surrounds, baseboards, chair rails, door and shutter panels, and muntins) can be cross-referenced to Appendix C, which lists features by type, identifies type locations and estimated date of installation, and includes scale drawings of profiles. This appendix also includes a description and relative dating of radiator and flooring types. The section below describes features that could not easily be included in chart form.

B. Overview

Except for flooring in the kitchen area, and repairs to damage from the 1950 fire, the interior of the Beale House is almost unchanged from the period of the 1908 alterations. In the main house, the front rooms have retained their 1792 plan and most of their 1792 features. This includes the entry hall (Room 101 - with its elaborate staircase and details), the parlor (Room 102), the library (Room 103), and the drawing room (Room 105) on the first floor, and the central hall (Room 201 - with its Palladian window on the north wall), and the southwest and southeast chambers (Rooms 202 and 208) on the second floor. The

dining room (Room 104 - including its Colonial Revival-style mantlepiece, figs. 81-83), and the northwest and northeast chambers on the second floor (Rooms 203-206), all date from the 1908 alterations. The ell and ell extension date from their 1908 construction.

C. Cellar (Rooms 001 & 002)

Plan

Three large oil tanks line the east wall to the south of the bulkhead doorway. A partition wall begins at the oil tanks and runs in a southwest and then southern direction, creating storage sections along the east wall. Coal is piled in the southernmost of these sections. A workbench has been built along the west side of this partition wall.

The two 1908 storage areas in the northwest corner of the cellar are intact and in good condition. What appears to be the original motor to the stair chair installed on the main staircase in the 1920s is located on the north wall near the storage areas.

Flooring and Ceiling

The ell crawlspace has a packed dirt floor. The cellar has a poured concrete floor (date unknown) and has retained its 1908 plaster and lath ceiling.

Walls

The cellar walls are the original exposed granite blocks.

Window Openings

[See **EXISTING FEATURES** - EXTERIOR - Window Openings, above.]

Doorways

The 1792 bulkhead opening and steps are extant. The opening has recently been framed with 2-inch by 4-inch studs (fig. 23).

Heating Apparatus

The 1908 coal-burning, hot-air furnace made of brick is extant in the center of the cellar but is no longer operational (fig. 78). It has been replaced by a modern hot-air furnace located to its west. A circa-1908, coal and oil-burning, steam boiler made of cast iron is also extant on the south side of the northeast chimney base, supplied from the three oil tanks along the east wall. A modern hot-water heater is located on the west side of the same chimney base. Pipes and ducts criss-cross the cellar area.

Electricity

Bare-bulb, electric ceiling fixtures are located in the approximate center of the southwest, south-central and north-central sections of the cellar, as well as in each of the two northwest storage areas. All fixtures are operational. The electricity meters and fuse boxes are located in the corner storage area on the west end of the north wall.

D. Flooring

Sections of plain lavender carpeting have been laid in the entry hall (Room 101). Blue carpeting has been installed in the parlor (Room 102), and floral carpeting in the den (Room 105). Matting covers the floor in the southeast chamber (Room 208).

E. Walls and Ceilings

Except for the walls in the closets under the main staircase and in the library (Room 103), which are original, all the walls and ceilings in the main house and in the ell and ell extension appear to date to 1908.

In the main house, the ceilings are painted, and wallpaper covers the walls in all the rooms on the first floor, and in the central hall and all chambers on the second floor. The walls and ceilings in the ell and extension are painted.

F. Doorways and Window Openings

[See **EXISTING FEATURES** - INTERIOR - Doorways and Window Openings, above.]

Most of the sash in the main house date to 1792 and have retained a significant number of original glass panes.

G. Attic (Room 301)

The attic is currently one large open area. The staircase from the second floor comes up through an opening in the floor in the center of the west side of the room. Original wide-board

flooring is installed on the west side of the room. Circa-1950 board flooring measuring 7 1/2-inches wide is installed on the east side of the room.

Three dormer window openings, built in 1950 to replace the fire-damaged mid-19th century openings, are located along the north wall. These are fitted with 6-pane casement windows, plain stoops and aprons, and wood interior screens. Eight clerestory windows are located around the short walls of the monitor roof, rebuilt in 1950: three each on the north and south walls; and one each on the east and west walls. These openings are also fitted with screens.

The east wall of the room is a knee-wall that is lined with shelves. The south wall is composed of built-in closets. A doorway at the back of one closet leads to an unfinished crawlspace in the south roof slope. The west and north walls are finished with masonite boards. The attic ceiling is unfinished, exposing the roof framing.

A ceiling fixture lights the top of the stairway. Fluorescent lighting is installed in south wall closets.

V. EXISTING CONDITIONS

VI. RECOMMENDATIONS

OVERVIEW

The Beale House's significance derives both historically from its association with the Adams family from 1792 through the late 1920s, and architecturally from its stature as a superb example of late-Georgian, early-Federal period architecture, and as a rare example of the early restoration work of noted restoration architect William Everett Chandler that was completed in 1908.

Therefore, the Beale House should be maintained and restored to the period of the Chandler restoration. In effect, this means restoring the house in its present configuration, since there have been few changes since the 1908 alterations. It also has the advantage of requiring no major changes to the extant structure, while maintaining both the extant significant features and aspect of the house.

EXTERIOR RECOMMENDATIONS

One of the most significant features of the exterior of the Beale House is the general configuration, or aspect, the house presents to the Adams site next door. Particularly significant is the ornamentation on the south facade and east wall, which are visible to the public. This includes the front portico and entrance doorway, pilasters and cornice, window openings with original sash and trim, and original clapboards. Also significant are the original Palladian window and rear entrance with sidelights on the north (rear) wall, as well as the original and reproduction portions of the balustrade along the eaves and other 1908 reproduction features. These elements should be preserved with particular care.

The house and trim should be refinished to colors appropriate to the 1908 period.

The extant aluminum downspouts should be replaced with more historically appropriate wood downspouts, examples of which are currently stored in the house's basement.

INTERIOR RECOMMENDATIONS

The plan of the main house, especially the entire first floor, and the central hall and two south chambers on the second floor, is a significant feature. No permanent partitions should be erected that would change this plan, and/or damage any extant material in these rooms.

Also significant on the interior of the Beale House are all extant original ornamentation (ceiling cornices, mantelpieces, wainscot and caps, etc.), the main staircase, the Palladian window on the staircase landing, and the original window sash, as well as Chandler's colonial revival dining room and the wood-lined rooms in the ell.

It is recognized that the plumbing and electrical services need to be upgraded for the Beale House to be adaptively used. However, many of the 1908 plumbing features, such as bathtubs, sinks and toilets, are extant and add much to the significance of the structure. These features should only be replaced if absolutely necessary.

Particular care should be given to the original glass panes, many of which need immediate repair.

BEALE HOUSE
Quincy, Massachusetts

HISTORIC STRUCTURE REPORT
APPENDICES

Adams National Historic Site
Quincy, Massachusetts

by

Maureen K. Phillips

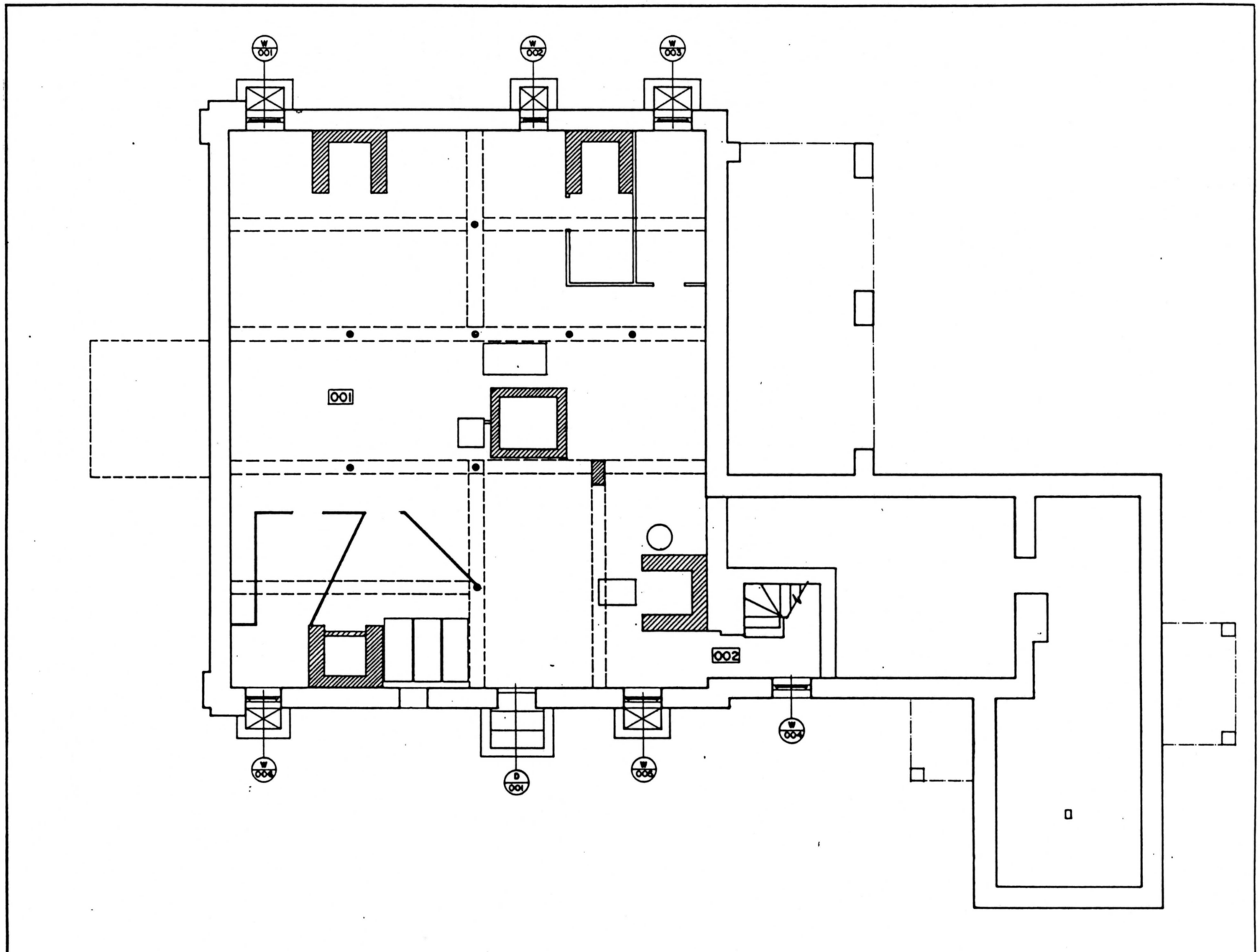
Cultural Resources Center, Building Conservation Branch
North Atlantic Region, National Park Service
United States Department of the Interior
Boston, Massachusetts

Draft 1993

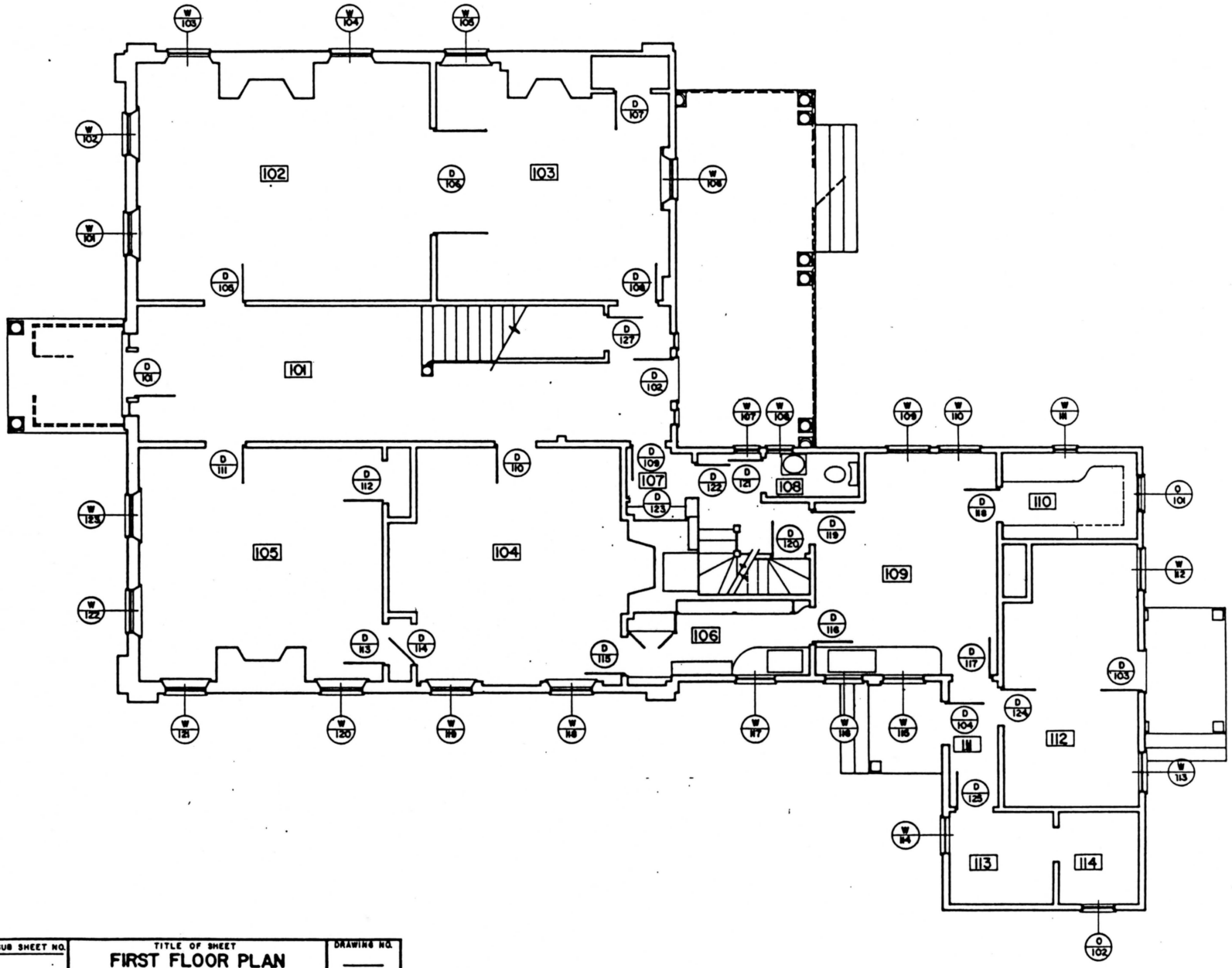
VII. APPENDICES

APPENDIX A

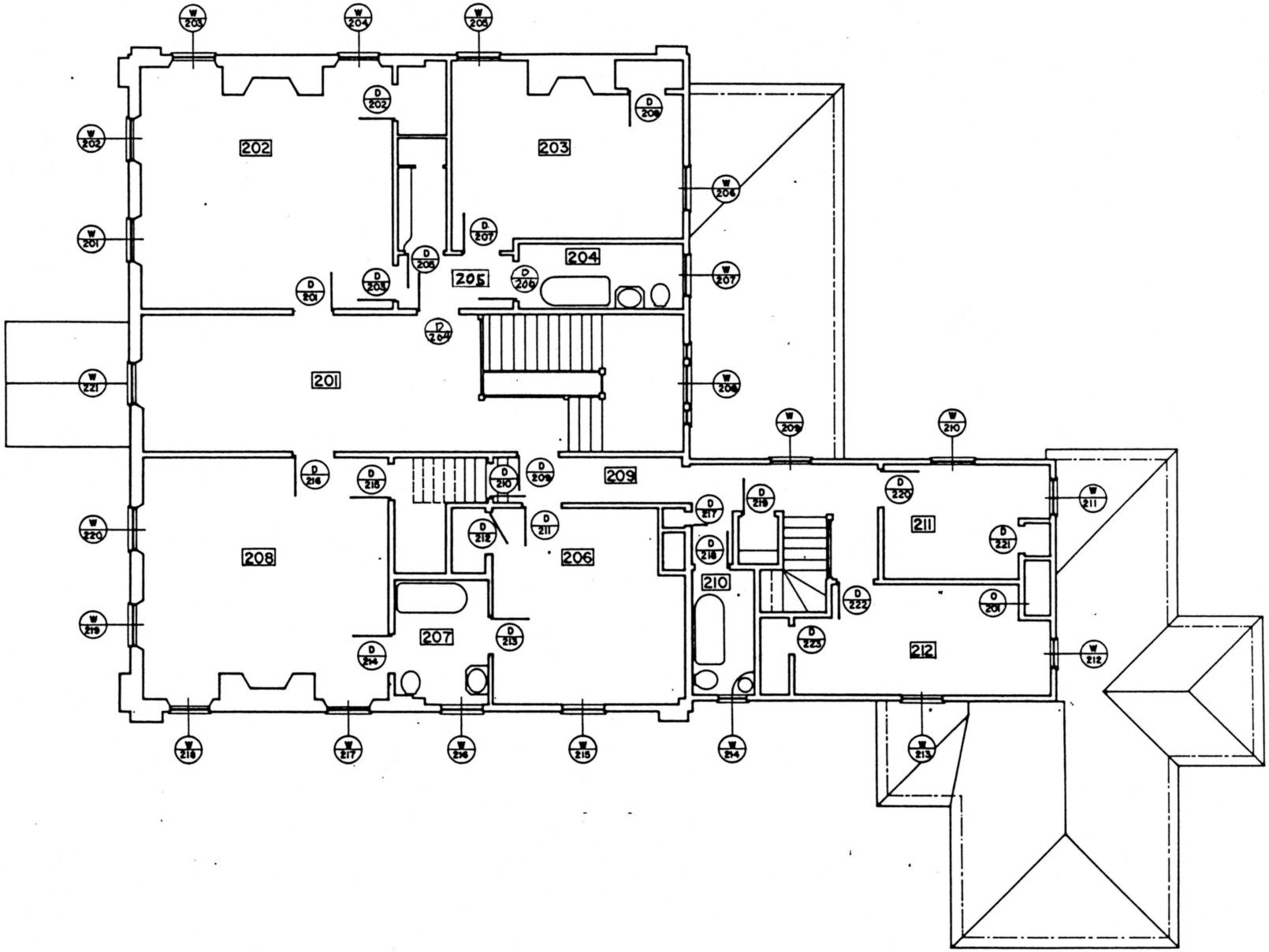
1991 MEASURED DRAWINGS OF THE BEALE HOUSE



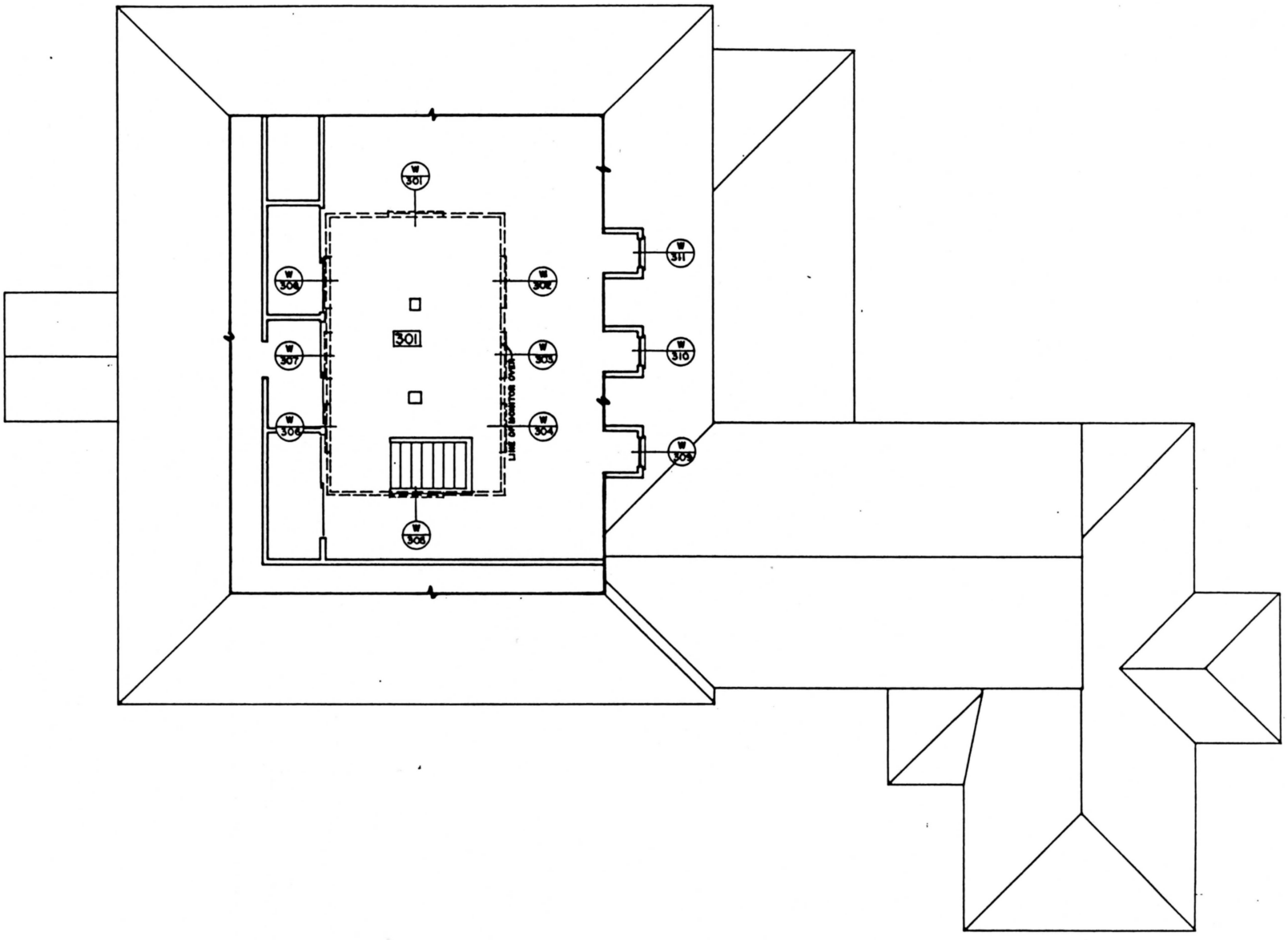
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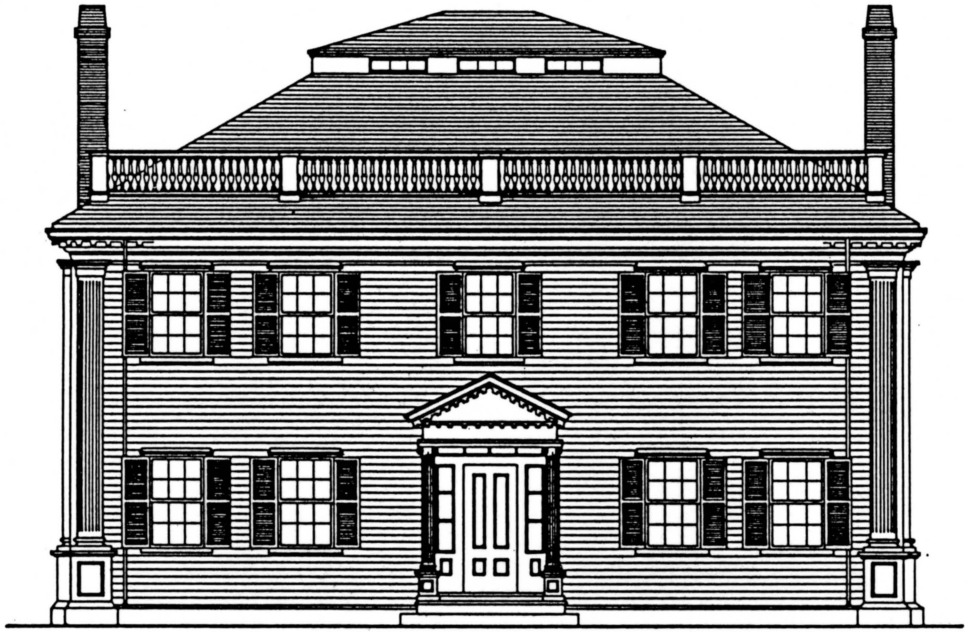
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DRAWN: PISANI			
TECH. REVIEW:			
DATE: 10/91			



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		N. ATLANTIC NORFOLK MASS.	

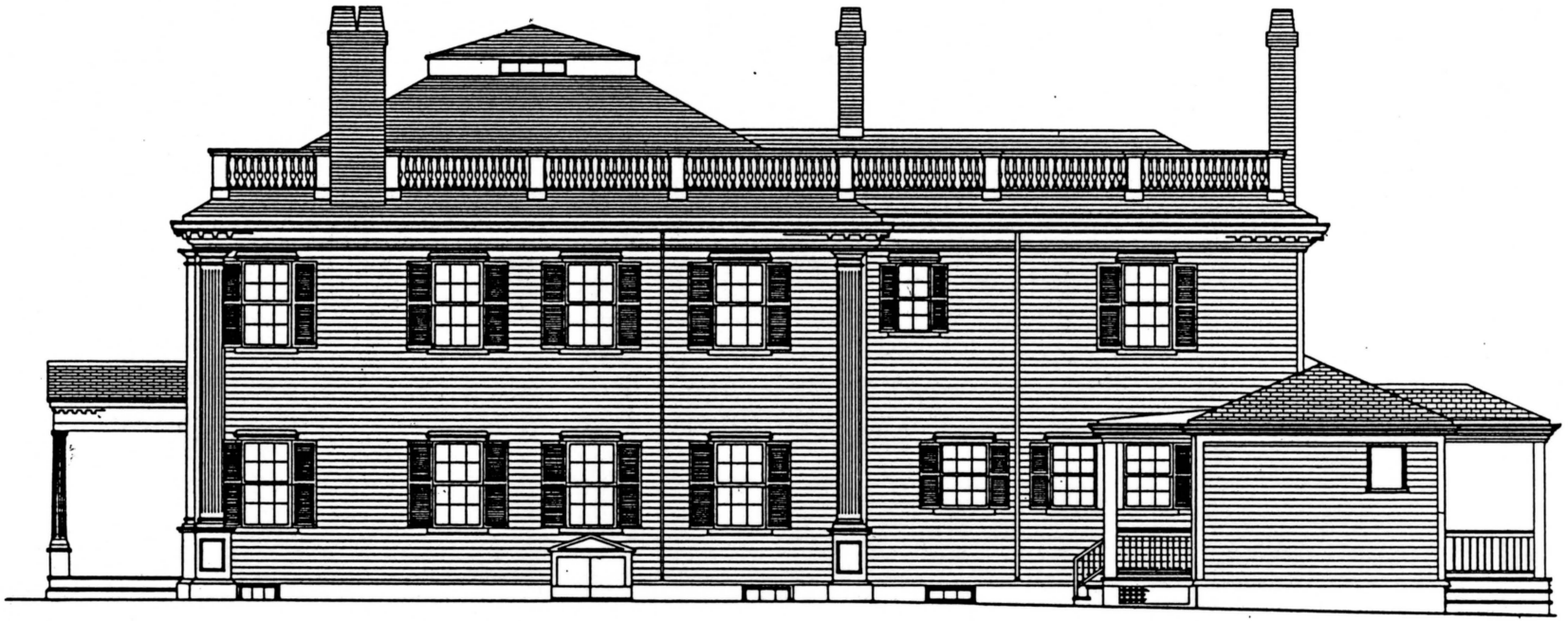


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		N. ATLANTIC NORFOLK MASS.	





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TECH. REVIEW:			OF 8
DATE: 10/91			



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DRAWN: PISANI			PKG. NO.
TECH. REVIEW:			SHEET 6 OF 8
DATE: 10/81			



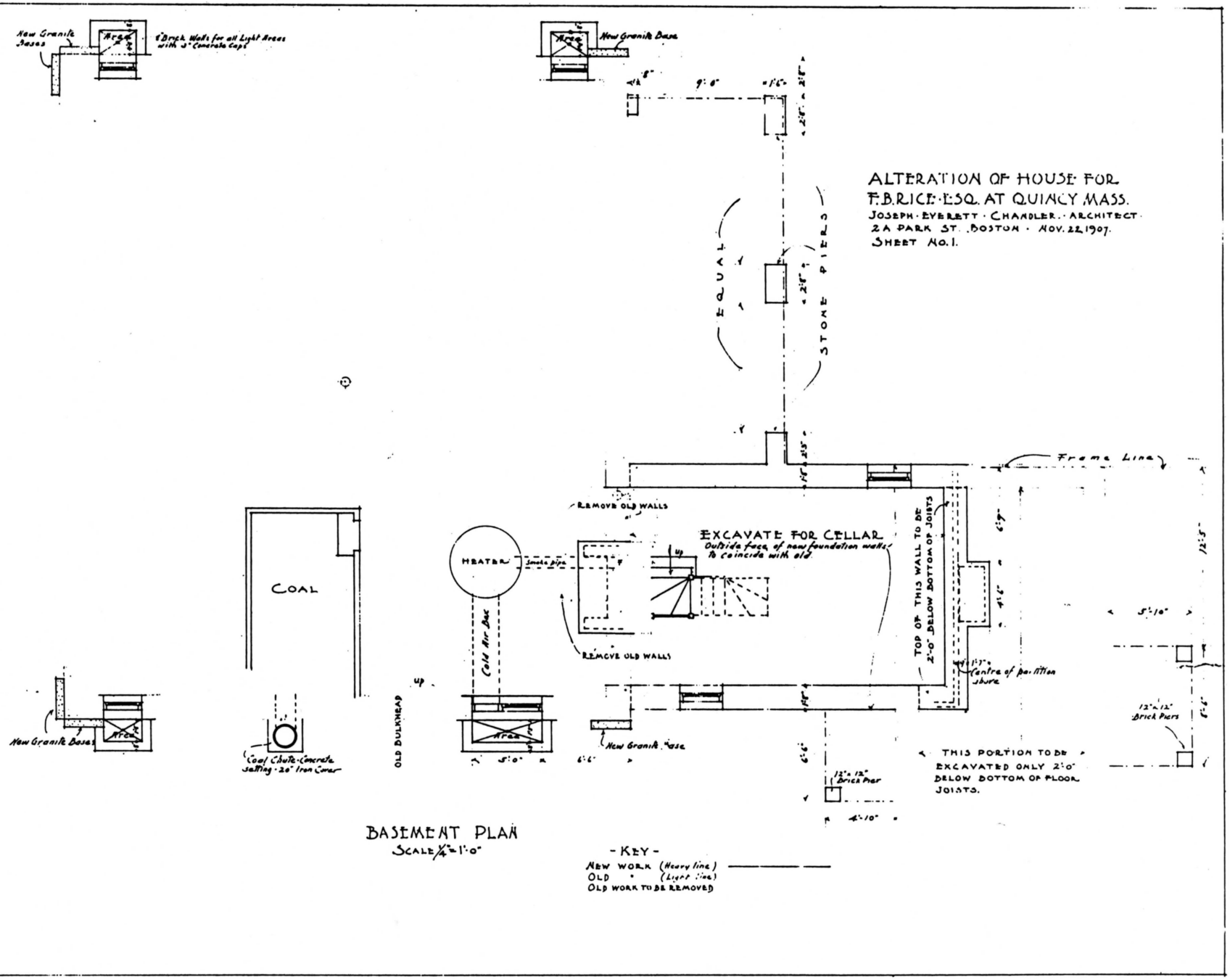
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DATE: 10/91			

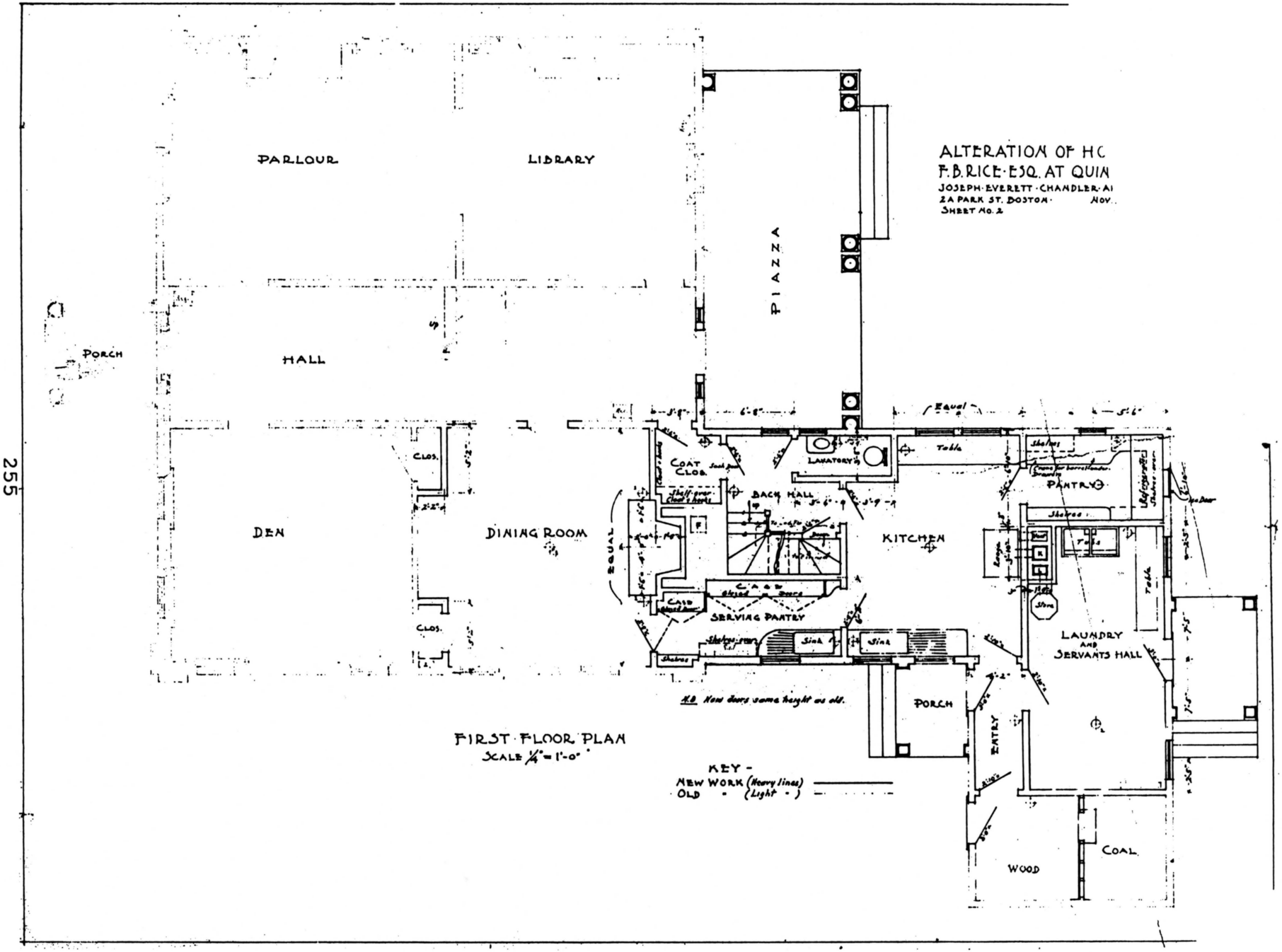


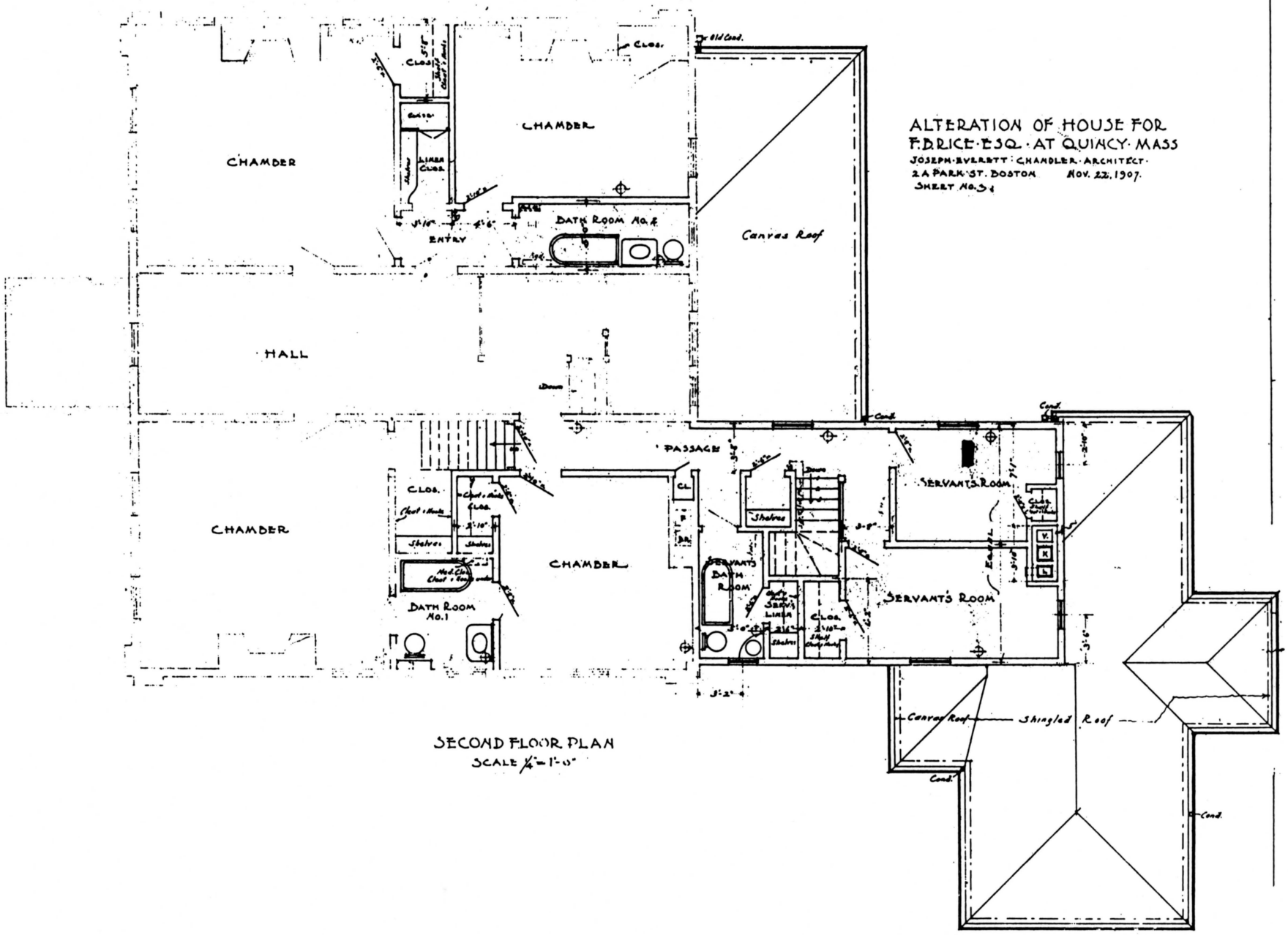
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		N.ATLANTIC NORFOLK MASS.	

APPENDIX B

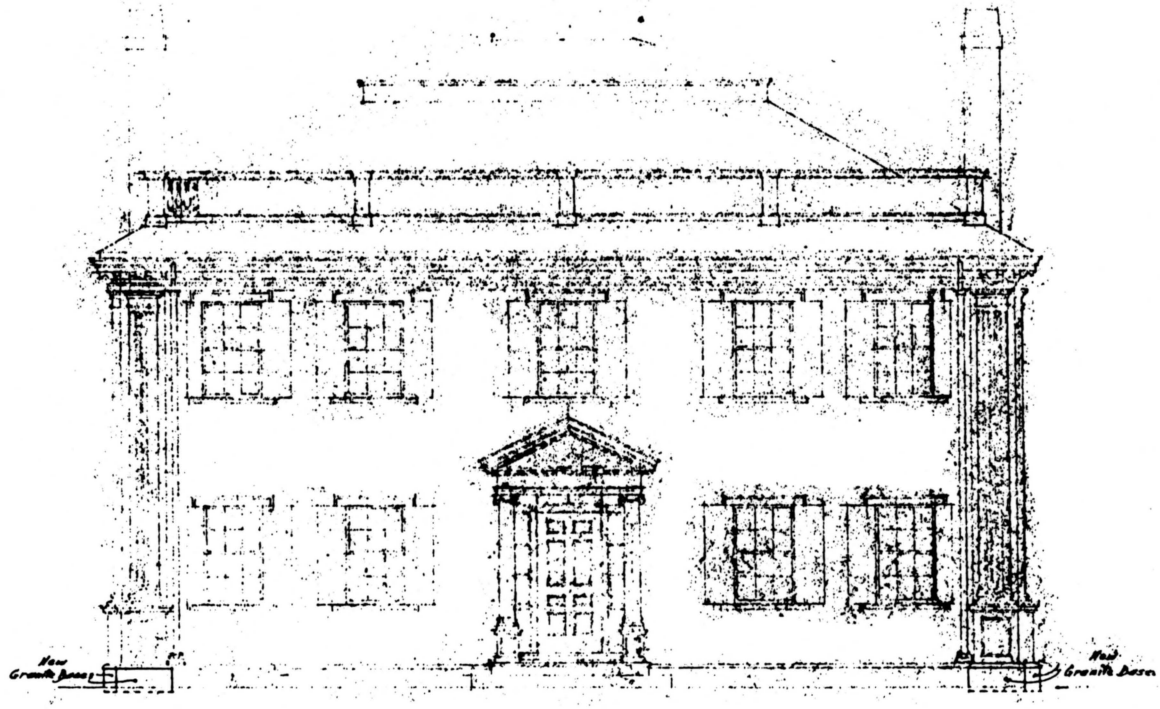
1907 MEASURED DRAWINGS OF THE
BEALE HOUSE


ALTERATION OF HOUSE FOR
F.B.RICE ESQ. AT QUINCY MASS.
JOSEPH EVERETT CHANDLER. ARCHITECT
2A PARK ST. BOSTON. NOV. 22, 1907.
SHEET NO. 1.
New Granite Bases
8" Brick Walls for all Light Areas with 3" Concrete Capt
New Granite Base
EQUAL
STONE PIERS
Frame Line
REMOVE OLD WALLS
EXCAVATE FOR CELLAR
Outside face of new foundation walls to coincide with old
HEATER
Smoke pipe
Cold Air Box
REMOVE OLD WALLS
TOP OF THIS WALL TO BE 2'-0" BELOW BOTTOM OF JOISTS
Centre of partition above
COAL
Coal Chute-Concrete walling-20" Iron Cover
OLD BULKHEAD
New Granite Base
New Granite Bases
12"x12" Brick Pier
12"x12" Brick Piers
THIS PORTION TO BE EXCAVATED ONLY 2'-0" BELOW BOTTOM OF FLOOR JOISTS.
BASEMENT PLAN
SCALE 1/4"=1'-0"
- KEY -
NEW WORK (Heavy line)
OLD " (Light line)
OLD WORK TO BE REMOVED


ALTERATION OF H.C.
F.B.RICE·ESQ. AT QUIN
JOSEPH·EVERETT·CHANDLER·A
24 PARK ST. BOSTON· NOV.
SHEET No. 2
PARLOUR
LIBRARY
PIAZZA
PORCH
HALL
CLOS.
DEN
DINING ROOM
COAT CLOS.
LAVATORY
BACK HALL
KITCHEN
PANTRY
SERVING PANTRY
LAUNDRY AND SERVANTS HALL
PORCH
EATRY
COAL
WOOD
Table
Sink
Shelves
Equal
N.B. New doors same height as old.
FIRST FLOOR PLAN
SCALE 1/4"=1'-0"
KEY -
NEW WORK (Heavy lines)
OLD - (Light -)


ALTERATION OF HOUSE FOR
F.BRICE ESQ. AT QUINCY MASS
JOSEPH EVERETT CHANDLER ARCHITECT
2A PARK ST. BOSTON NOV. 22, 1907.
SHEET No. 3
CHAMBER
CHAMBER
HALL
CHAMBER
CHAMBER
CLOS.
CLOS.
LINEN CLOS.
ENTRY
BATH ROOM No. 2
BATH ROOM No. 1
PASSAGE
Canvas Roof
Old Cond.
Cond.
SERVANT'S ROOM
SERVANT'S ROOM
SERVANT'S BATH ROOM
Shelves
Canvas Roof
Shingled Roof
Cond.
Cond.
SECOND FLOOR PLAN
SCALE 1/4"=1'-0"

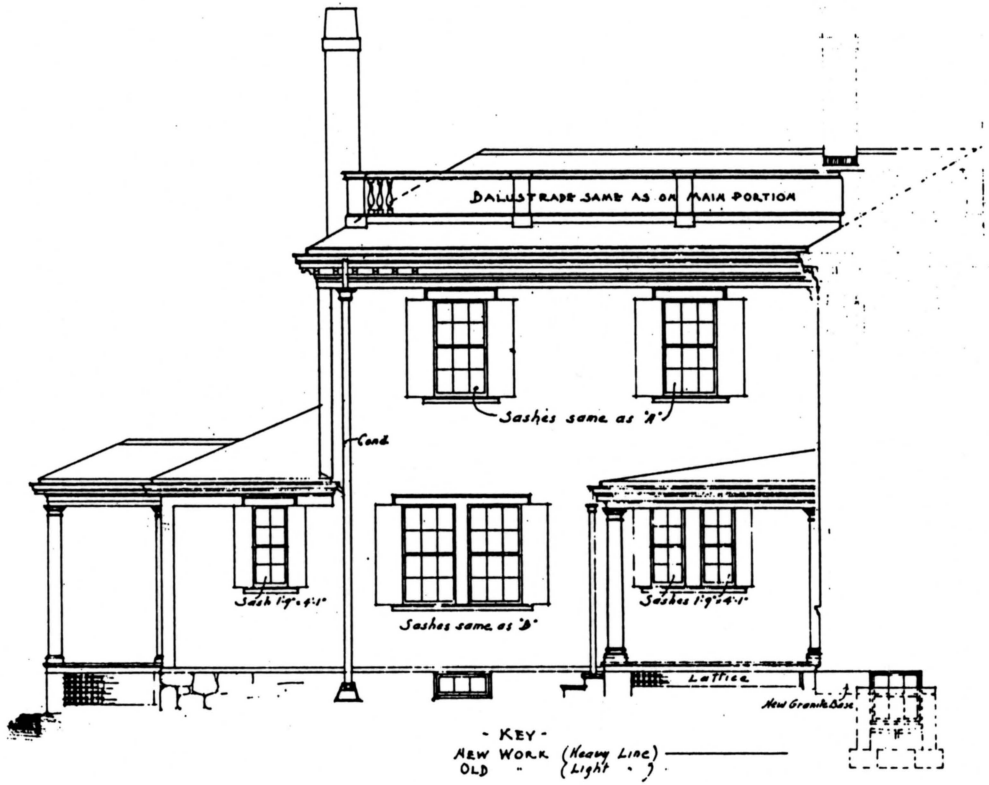
ALTERATION OF HOUSE FOR
F.B.RICE · ESQ. AT QUINCY MASS.
JOSEPH · EVERETT · CHANDLER · ARCHITECT ·
2A PARK ST. BOSTON · NOV. 22, 1907.
SHEET NO. 4



FRONT ELEVATION
SCALE ¼" = 1'-0"

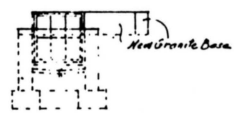
- KEY -
NEW WORK (Heavy Line) ———
OLD · · (Light · ·) ——— · ———

ALTERATION OF HOUSE FOR
F.D. RICE ESQ. AT QUINCY MASS
JOSEPH EVERETT CHANDLER ARCHITECT
2A PARK ST. BOSTON. NOV. 22, 1907
SHEET No. 3

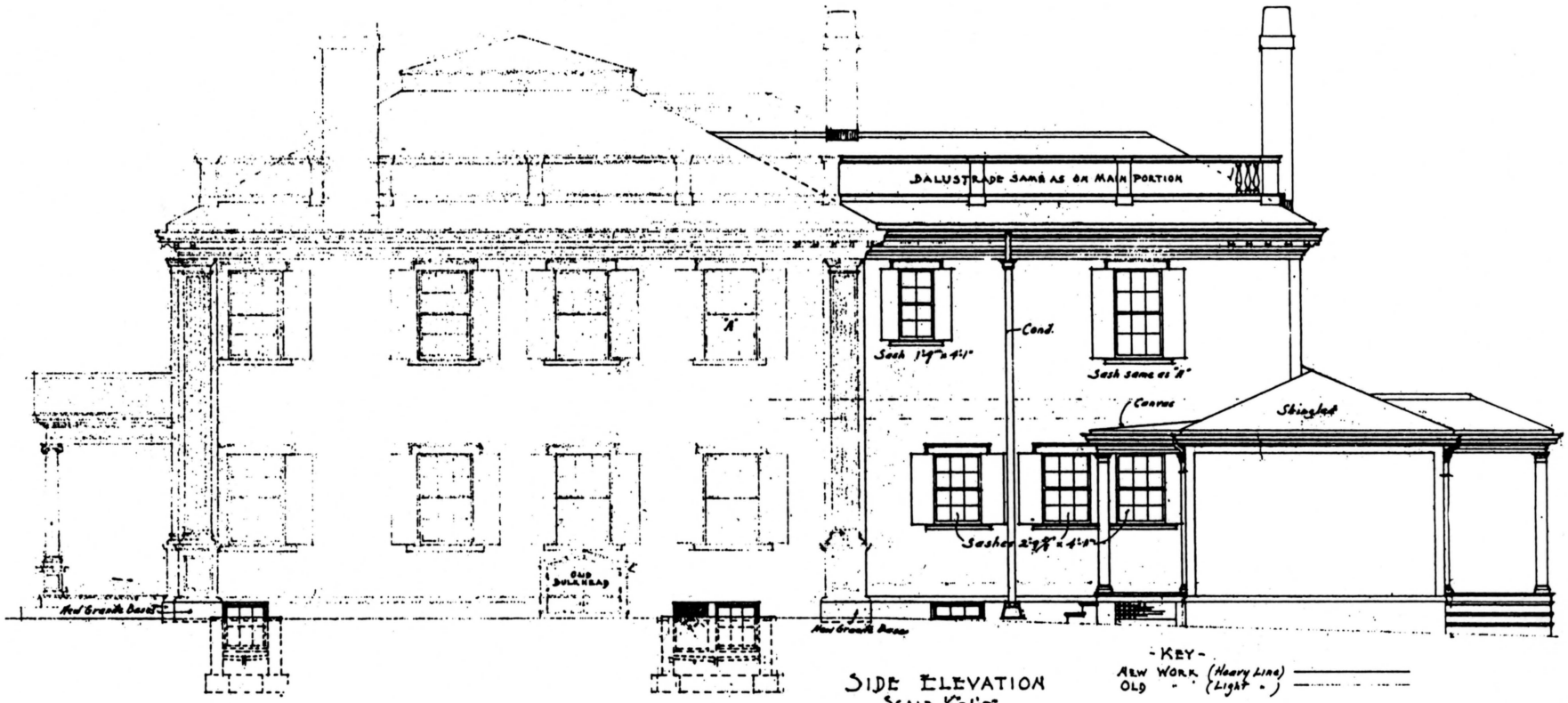


- KEY -
NEW WORK (Heavy Line) ——
OLD " (Light ")

SIDE ELEVATION
SCALE 1/4" = 1'-0"



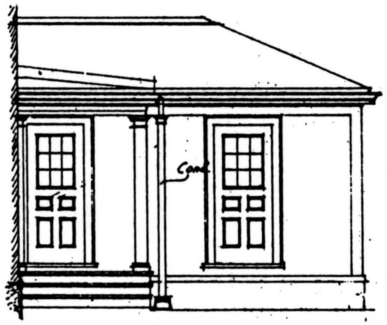
ALTERATION OF HOUSE FOR
F.B.RICE·ESQ. AT QUINCY MASS.
JOSEPH·EVERETT·CHANDLER·ARCHITECT·
2A PARK ST·BOSTON· NOV. 22,1907.
SHEET NO.6



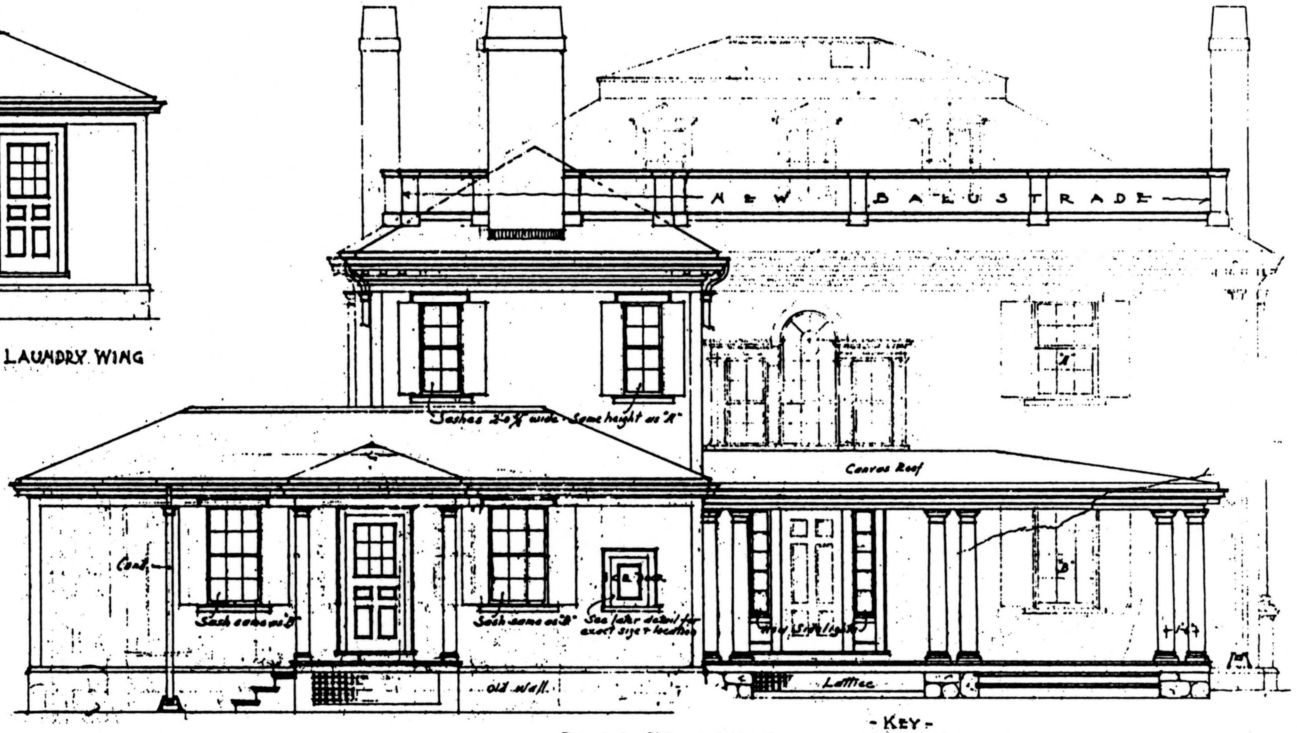
SIDE ELEVATION
SCALE ¼"=1'-0"

- KEY -
NEW WORK (Heavy Line) ———
OLD " " (Light ") ——

ALTERATION OF HOUSE FOR
F. D. RICE. ESQ. AT QUINCY MASS
JOSEPH EVERETT CHANDLER ARCHITECT
2A PARK ST. BOSTON. NOV. 22, 1907.
SHEET NO. 7



SOUTH-EAST ELEVATION OF LAUNDRY WING
SCALE 1/4" = 1'-0"



REAR ELEVATION
SCALE 1/4" = 1'-0"

- KEY -
NEW WORK (Heavy Line) ———
OLD (Light Line) ———

260

APPENDIX C

1991 EXISTING INTERIOR FEATURES

INTRODUCTION

This appendix contains a list of features found in the interior of the Beale House. The list is organized into four charts, one for each group of features: flooring and wall features (baseboard, wainscot, etc.); doorways; window openings; and miscellaneous (heating apparatus, fireplaces, lighting, finishes, and "other"). Each chart is arranged by room number.

In some instances (e.g., for ceiling cornices), estimated dates of first use is included in the chart. Estimated dates and profiles of most of the doorway, window opening, and wall features, and dates and descriptions of flooring and radiator types, are included in Appendix D.

Features found on the exterior of the Beale House are included and described in the text in the section "Existing Conditions and Recommendations".

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Wall Finish
Woodwork Finish
Other

A. Flooring and Wall Features

BEALE HOUSE - 1991 EXISTING FEATURES
INTERIOR

ROOM	FLOORING	BASEBOARD	WAINSCOT	CAP/ CHAIR RAIL	CEILING CORNICE	PICTURE RAIL
Room 101 Entry Hall	Type A [under carpet- incl. closet]	Type A	1792 flush board w/ rect. molding	Type A w/ fretwork	1792 modillions and fretwork	1908
Room 102 Parlor	Type A [under carpet]	Type B	1792 flush board	Type B	1792 modillions and fretwork	1908
Room 103 Library	Type A [incl. closet]	Type C	1792 flush board	Type C	1792	1908
Room 104 Dining Room	Type B	Type D	1908 fiberboard	Type D	1908 fretwork and beading	1908
Rooms 104/105 Passage	Type B					
Room 105 Drawing Room	Type A [und. carpet - clos. Type C-1]	Type E	1792 raised panel Type A	Type E	1792 fretwork	1908
Room 106 Serving Pantry	Type C		1908 typical			
Room 107 Back Hall	Type C	Type L	1908 typical	Type I		
Room 108 Lavatory	Type C	Type L	1908 typical	Type I		
Room 109 Kitchen	Type D [over Type C]	Type L	1908 typical	Type I		
Room 110 Pantry	Type D [over Type C]	Type L	1908 typical	Type I		

BEALE HOUSE - 1991 EXISTING FEATURES
INTERIOR

ROOM	FLOORING	BASEBOARD	WAINSCOT	CAP/ CHAIR RAIL	CEILING CORNICE	PICTURE RAIL
Room 111 Back Entry	1908 Type C	Type L	1908 typical	Type I		
Room 112 Laundry	Type C	Type L	1908 typical	Type I		
Rooms 113/114 Storage	Type C					
Room 201 Central Hall	Type A [incl. closet]	Type F	1792 flush board	Type F	1792 modillions & fretwork	1908
Room 202 SW Chamber	Type A	Type G	1792 flush board	Type G	1792 - 1950 dentils	1908
Room 203 NW Chamber	Type A [patched]	Types H & J			1908	1908
Room 204 Bathroom	Type C	Type M				
Room 205 Side Hall	Type A	Type H			1908	
Room 206 NE Chamber	Type B	Type D			1908	
Room 207 Bathroom	Type C	Type M			1908	
Room 208 SE Chamber	Type A [under matting- closet Type C]	Type K	1792 flush board	Type G-1	1792	1908
Room 209 Back Hall	Type B	Type D				

BEALE HOUSE - 1991 EXISTING FEATURES
INTERIOR

ROOM	FLOORING	BASEBOARD	WAINSCOT	CAP/ CHAIR RAIL	CEILING CORNICE	PICTURE RAIL
Room 210 Ell Bathroom	Type C	Type D				
Room 211 Ell NW Bedroom	Type B	Type D			1908	
Room 212 Ell Bedrooms	Type B				1908	
Room 301 Attic	Type A & Type E	Type N plain				

B. Doorways

BEALE HOUSE - 1991 EXISTING FEATURES
INTERIOR - DOORWAYS

ROOM	1825 DOOR	1792 DOOR TYPE B	1792 DOOR TYPE C	1908 DOOR TYPE D	SURROUND	DOORWAY FEATURES	HARDWARE	HINGE
Room 101 Entry Hall	D101				Type A	sidelights ca. 1830s	Knob A	1830s butt & later butt
		D102			Type J	sidelights	thumb latch - bolt	bean-tip strap
		D105			Type B	crown	Knob A	cast iron butt
			D108		Type J-2		Knob A	cast iron butt
				D109	Type D		Knob A	stamped butt
			D110		Type B	crown	Knob A	cast iron butt
				D111	Type B	crown	Knob A	H-L & H
			D127		plain - paneled wall	flush panel ins. closet	thumb latch	H-L
Room 102 Parlor		D105			Type C	crown	Knob A	cast iron butt
		D106			Type D		cast brass knob	cast iron butt
Room 103 Library		D106			Type E		plate latch 1792	
			D107		Type J-2 [clos/Type J]		plate latch 1792	cast iron butt

BEALE HOUSE - 1991 EXISTING FEATURES
INTERIOR - DOORWAYS

ROOM	1792 DOOR TYPE C	1908 DOOR TYPE D	1908 DOOR TYPE E	1908 DOOR OTHER	SURROUND	DOORWAY FEATURES	HARDWARE	HINGE
Room 104 Dining Room	D110				Type F		Knob A	cast iron butt
		D114 [passage]			none [Type J-1 ins. passage-1908]	flush door room side		stamped butt
		D115			Type F	swinging door	brass push plate	pintle
Room 105 Drawing Room		D111			Type H		Knob A	stamped iron repro H & HL
	D112 [closet]				Type H [Type J inside closet-1792]		Knob A	stamped iron repro H & HL
	D113 [passage]				Type H [Type J-1 ins. passage-1792]		Knob A	stamped butt
Room 106 Serving Pantry		D115			Type M	maple veneer	brass push plate	pintle
			D116		Type M	maple veneer	Knob B	stamped butt
Room 107 Back Hall		D109			Type M		Knob A	stamped butt
			D119		Type M		Knob B	stamped butt
			D120		"		"	
			D121		"		"	
				D122: glazed center/6 lts	Type M		Knob B	stamped butt
				D123: plain sliding panls	Type M		brass pulls	metal track

BEALE HOUSE - 1991 EXISTING FEATURES
INTERIOR - DOORWAYS

ROOM	1792 DOOR TYPE C	1908 DOOR TYPE D	1908 DOOR TYPE E	1908 DOOR OTHER	SURROUND	DOORWAY FEATURES	HARDWARE	HINGE
Room 108 Lavatory			D121		Type M		Knob B	stamped butt
Room 109 Kitchen			D116 D117 D118 D119		Type M " " "		Knob B " " "	stamped butt " "
Room 110 Pantry			D118		Type M		Knob B	stamped butt
Room 111 Back Entry				D104: glazed top/ 6 lts	Type M		thumb latch	
			D117 D125		Type M "	knob lock	Knob B "	stamped butt
			D124		Type M		Knob C	stamped butt
Room 112 Laundry				D103: glazed top/ 6 lts	Type M	bolt	brass knob	stamped butt
			D124		Type M		Knob C	stamped butt
Room 201 Main Hall	D210 D204 D209 D216				Type B " " "	escutcheon escutcheon	Knob A " " "	H-L " " "
Room 202 SW Chamber	D201				Type K	escutcheon	Knob A	" H-L
	D202				Type K [Type M ins. closet]	escutcheon [flush panels ins. closet]	Knob A	cast iron butt

BEALE HOUSE - 1991 EXISTING FEATURES
INTERIOR - DOORWAYS

ROOM	1792 DOOR TYPE C	1908 DOOR TYPE D	1908 DOOR TYPE E	1908 DOOR OTHER	SURROUND	DOORWAY FEATURES	HARDWARE	HINGE
Room 202	D203				Type K	bolt	Knob A	H-L
Room 203 NW Chamber		D207			Type J		Knob A	H-L
	D208				Type J		Knob C	H-L
Room 204 Bathroom	D206				Type J	bolt	Knob A	H-L
Room 205 Side Hall	D203				Type J	flush panels hall side	thumb latch	H-L
	D204				Type J	bolt	Knob A	H-L
	D205				Type J	flush panels: closet - escut	Knob C	H-L
	D206				Type J	bolt	Knob A	H-L
		D207			Type J	escutcheon	Knob A	H-L
Room 206 NE Chamber		D211			Type J		Knob A	H-L
	D212				Type J [Type M ins. closet]	flush panels ins. closet	thumb latch	H-L
		D213			Type J		Knob A	H-L
Room 207 Bathroom		D213			Type J	bolt	Knob A	H-L
	D214				Type J	flush panels bathroom side	Knob A	H-L
Room 208 SE Chamber	D214				Type J-2	escutcheon - bolt	Knob A	H-L
	D215				Type J-2 [clos. Type J]	escutcheon - bolt	Knob A	H-L

BEALE HOUSE - 1991 EXISTING FEATURES
INTERIOR - DOORWAYS

ROOM	1792 DOOR TYPE C	1908 DOOR TYPE D	1908 DOOR TYPE E	1908 DOOR OTHER	SURROUND	DOORWAY FEATURES	HARDWARE	HINGE
Room 208	D216				Type J-2	escutcheon - bolt	Knob A	H-L
Room 209 Back Hall	D209				Type J		Knob A	H-L
	D210				Type J	bolt	thumb latch	H-L
		D211			Type J		Knob A	H-L
				D217 plain plank	Type M		turn latch	stamped butt
			D218		Type M	escutcheon	Knob D	stamped butt
			D219		"	"	"	"
			D220		"	"	"	"
			D222		"	"	"	"
Room 210 Ell Bathroom			D218		Type M	escutcheon	Knob D	stamped butt
Room 211 NW Ell Bedroom			D220		Type M	escutcheon	Knob D	stamped butt
				D221 no door	Type M			
Room 212 NE Ell Bedroom			D222		Type M	escutcheon	Knob D	stamped butt
				D223 no door	Type M			
Room 301 Attic	D210				Type J	flush panels: attic - bolt	thumb latch	H-L

C. Window Openings

BEALE HOUSE - 1991 EXISTING FEATURES
INTERIOR - WINDOW OPENINGS

ROOM	SASH	MUNTIN	SURROUND	BLINDS/ SHUTTERS	HARDWARE
Room 101 Main Hall	D101 sidelights - 3 fixed lights each	Type D	Type A		
	D101 transom - 4 fixed lights	Type D	Type A		
	D102 sidelights - 3 fixed lights each	Type B	cavetto		
Room 102 Parlor	All - 6/6 double-hung	Type A	Type C	Panel Type F	H-hinges
Room 103 Library	All - 6/6 double-hung	Type A	Type J-2	Panel Type G	H-hinges
Room 104 Dining Room	All - 6/6	Type A	Type G	Panel Type H	H-hinges
Room 105 Drawing Room	All - 6/6 double-hung	Type A	Type I	Panel Type A	H-hinges
	W123 lower sash	Type E			
Room 106 Service Pantry	W117 6/6 double-hung sash	Type C	Type M		sash lock
Room 107 Back Hall	W107 two 4/4 double-hung [double window]	Type C	Type M		sash lock
Room 108 Lavatory	W109 two 4/4 double-hung [double window]	Type C	Type M		sash lock

BEALE HOUSE - 1991 EXISTING FEATURES
INTERIOR - WINDOW OPENINGS

ROOM	SASH	MUNTIN	SURROUND	BLINDS/ SHUTTERS	HARDWARE
Room 109 Kitchen	All - 6/6 double-hung	Type C	Type M		sash lock
Room 110 Pantry	W111 6/6 double-hung	Type C			
Room 111 Back Entry	none				
Room 112 Laundry	All - 6/6 double-hung	Type C	Type M		sash lock
Rooms 113/114 Storage	6/6 double-hung	square	none		sash lock
Room 201 Main Hall	W208 - palladian center - 6/6 double-hung sash W208 sidelights- 2/2 double-hung W208 arch- 6 lts around center lt W221 6/6 double hung	Type C Type B Type B Type A	fluted engaged columns - 1792 fluted engaged columns - 1792 Type I-1	 Panel Type F	 H-hinge
Room 202 SW Chamber	All - 6/6 double hung	Type A	Type K	Panel Type F	H-hinge
Room 203 NW Chamber	W205 6/6 double hung W206 12/12 dble hung	Type A Type A	Type M none	Panel Type H Panel Type H	H-hinge

BEALE HOUSE - 1991 EXISTING FEATURES
INTERIOR - WINDOW OPENINGS

ROOM	SASH	MUNTIN	SURROUND	BLINDS/ SHUTTERS	HARDWARE
Room 204 Bathroom	W207 4/4 double-hung	Type C	Type J		sash lock
Room 205 Side Hall	none				
Room 206 NE Chamber	W215 6/6 double-hung	Type C	Type J	Type H	H-hinge
Room 207 Bathroom	W216 6/6 double-hung	Type C	Type J	Type H	H-hinge
Room 208 SE Chamber	All - 6/6 double-hung	Type A	Type L	Type G	H-hinge
Room 209 Back Hall	W209 12/12 dbl-hung	Type A	Type M		
Room 210 Ell Bathroom	W214 4/4 double-hung	Type C	Type M		sash lock
Rooms 211/212 Ell Bedrooms	All - 6/6 double-hung	Type C	Type M		sash lock
Room 301 Attic	W301 - W308 3-pane hopper	Type G			butt hinge brass latch
	W309 - W311 6-pane casement	Type F			pintles/crank brass latch

D. Miscellaneous

BEALE HOUSE - 1991 EXISTING FEATURES
INTERIOR

ROOM	HEAT	FIREPLACE	LIGHTING	FLOOR FINISH	WALL FINISH	WOODWORK FINISH	OTHER
Room 101 Entry Hall	register: near east stairwall		one-shade wall lamps: 2 east wall 1 north wall 2-w wall/s end	paint-gray w/ carpet	wallpaper	paint-white	closet under stairs [1792]
Room 102 Parlour	register: NE corner	west wall: cast stone hearth	six-shade chandelier one-shade wall lamps: 2 north wall two-shade wall lamps: 2 west wall	paint-gray w/ carpet	wallpaper	paint-white	
Room 103 Library	registers: NE & SE corners	west wall: cast stone hearth	four-shade chandelier one-shade wall lamps: 2 east wall 2 west wall	paint-gray	wallpaper	paint-white	window seats closet - nw corner
Room 104 Dining Room	register NW corner	north wall: black slate hearth	six-shade chandelier one-shade wall lamps: 2 north wall 2 south wall	natural [also Rm 105 passage]	wallpaper	paint-white	window seats closet/passage btwn Rooms 104 & 105
Room 105 Drawing Room	register: NW corner	east wall: cast stone hearth	four-shade chandelier	carpet [closet - paint-gray]	wallpaper	paint-white	window seats

BEALE HOUSE - 1991 EXISTING FEATURES
INTERIOR

ROOM	HEAT	FIREPLACE	LIGHTING	FLOOR FINISH	WALL FINISH	WOODWORK FINISH	OTHER
Room 106 Serving Pantry	radiator Type A east wall		one-shade wall lamps: 1 east wall 1 gas/elec- north wall	natural	paint- green	natural	wall to ceiling maple cabinets, shelves & drainboard
Room 107 Back Hall	radiator Type B east wall		one-shade wall lamps: 1 west wall 1 south wall	natural	paint- green	natural	stairway/2nd floor: wdwrk so. yell pine closet & basement stairway: east walls cupbd: s stairwall
Room 108 Lavatory	radiator Type A west wall		one-shade 1 west wall	natural	paint- green	natural	
Room 109 Kitchen	radiator Type E east wall		1 flourescent ceiling one-shade wall lamps: 1 s wall/e end 1 s wall/w end 1 west wall	sheet vinyl	paint- pink	natural	
Room 110 Pantry			l flourescent ceiling	sheet vinyl	paint- green	natural	wall to ceiling southern yellow pine cabinets & shelves
Room 111 Back Entry			one-shade wall lamp: 1 south wall	natural	paint- pink/yellow	natural	
Room 112 Laundry	magic chef stove		1 flourescent ceiling one-shade wall lamp: 1 west wall	natural	paint- pink		

BEALE HOUSE - 1991 EXISTING FEATURES
INTERIOR

ROOM	HEAT	FIREPLACE	LIGHTING	FLOOR FINISH	WALL FINISH	WOODWORK FINISH	OTHER
Room 201 Main Hall			one-shade wall lamps: 1 east wall 1 west wall	paint-gray	wallpaper	paint-white	motorized stair chair: both flights
Room 202 SW Chamber	radiator Type C under W204	west wall: cast stone hearth	one-shade wall lamps: 2 east wall 1 in closet	paint-gray	wallpaper	paint-white	closet: NW corner
Room 203 NW Chamber	radiator Type B under W205	west wall: 8" square tile hearth	one-shade wall lamps: 1 east wall 1 south wall	paint-gray	wallpaper	paint-white	closet: NW corner
Room 204 Bathroom	radiator Type D SE corner		one-shade wall lamp: 1 east wall	natural	paint-pink	paint-white	
Room 205 Side Hall			one-shade wall lamp: 1 west wall one-shade ceiling: closet	paint-gray	wallpaper closet: paint-white		linen closet: w wall w/ cedar cpbd w end
Room 206 NE Chamber	radiator Type B e wall/s end		one-shade wall lamps 2 west wall	natural	wallpaper	paint-white	closet: SW corner
Room 207 Bathroom	radiator Type B east wall		one-shade wall lamp: north wall	natural	paint-pink	paint-white	

BEALE HOUSE - 1991 EXISTING FEATURES
INTERIOR

ROOM	HEAT	FIREPLACE	LIGHTING	FLOOR FINISH	WALL FINISH	WOODWORK FINISH	OTHER
Room 208 SE Chamber	radiator Type C e wall/n end	east wall: cast stone hearth	one-shade wall lamps: 2 west wall 1 w wall/clos	matting [closet - natural]	wallpaper	paint- white	closet: NW corner
Room 209 Back Hall			one-shade wall lamps: 1 east wall/ front hall 1 west wall/ rear hall	natural	paint- green	front hall: paint-white rear hall: natural	front hall: closet east wall rear hall: 1st floor stairway
Room 210 Ell Bathroom	radiator Type D n wall/w end		one-shade wall lamp: 1 n wall/e end	natural	paint- pink	paint- pink	
Room 211 NW Ell Bedroom	radiator Type B-1 east wall		one-shade wall lamp: west wall	natural	paint- pink	natural	closet: NE corner
Room 212 NE Ell Bedroom	radiator Type B north wall		one-shade wall lamp: 1-east wall 1-west wall [in closet]	natural	paint- pink	natural	closet: south wall
Room 301 Attic			ceiling lamp				closets: south wall shelves: east wall

APPENDIX D

PROFILES AND FEATURE TYPES

INTRODUCTION

This appendix contains the profiles of certain interior features in the Beale House. Because the wide variety of types extant made relative dating and analysis difficult, these profiles were taken for documentation and for comparative analysis purposes. The profiles are not intended to be used for reproduction purposes. No paint stripping was performed prior to recording the profiles and they are, therefore, not necessarily exact representations.

A list of the profiles taken for each feature precedes the profiles. The list is arranged by profile type, location(s), and estimated date of original installation. The profiles were drawn by the author and are shown to scale, unless otherwise noted. Plain (uncarved) profiles were given type designations, but were not drawn.

Also included in this appendix are the types of flooring, doorknobs, and radiators found in the Beale House. These are listed by type, description, and estimated date of installation.

For cross-reference purposes, Appendix C has a more complete listing of the interior features of the Beale House arranged by room number.

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A. Profiles

Surrounds - Interior

[Note: An asterisk next to the date "1792" indicates that the feature may be a 1908 reproduction of an original feature.]

Type	Location			Date
A	Room 101	-	D101	ca. 1825
B	Room 101	-	D105	1792
			D110	"
			D111	"
	Room 201	-	D201	"
			D204	"
			D209	"
			D216	"
C	Room 102	-	D105	1792*
			W101-W104	"
D	Room 101	-	D109	1908
	Room 102	-	D106	"
E	Room 103	-	D106	1908
F	Room 104	-	D110	1908
			D115	"
G	Room 104	-	W118	1908
			W119	"
H	Room 105	-	D111-D113	1792
I	Room 105	-	W120-W123	1792
I-1 [not drawn]	Room 201	-	W221	1792
J	Room 101	-	D102	1792
	Room 103	-	D107 [inside closet]	"
	Room 105	-	D112 [inside closet]	"

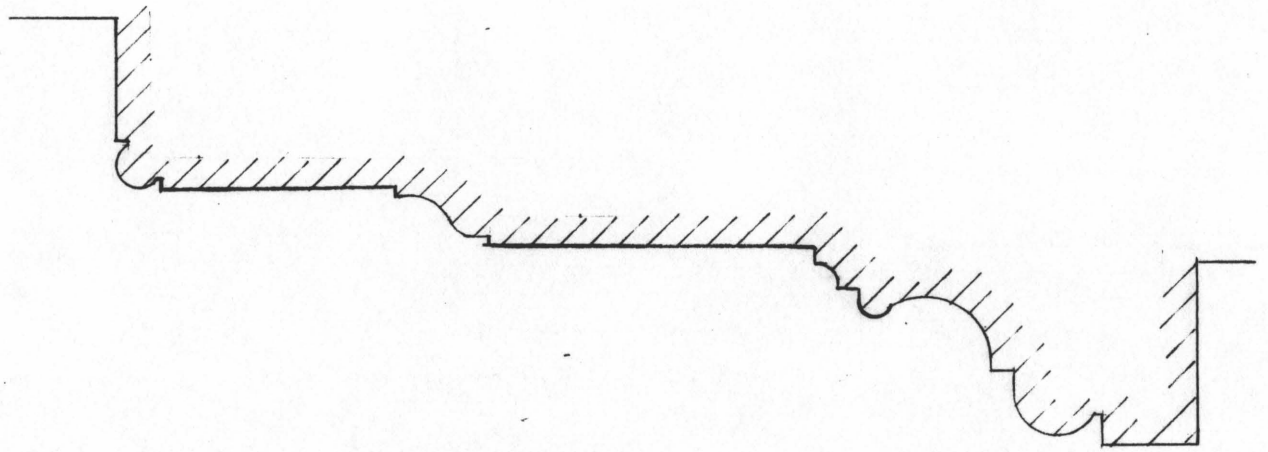
Type	Location			Date
J (cont.)	Room 203	-	D207	1908
			D208	" *
			[inside & outside closet]	
	Room 204	-	D206	1908
			W207	1792
			[reused in 1908 opening]	
	Room 205	-	D203 - inner	1792
			D207	"
			D203 - outer	1908
			D204-D206	"
	Room 206	-	W215	1908
			D211	1792
			D212 -inner	"
			-outer	1908
			D213	1792
	Room 207	-	W216	1908
			D213	"
			D214	"
	Room 208	-	D215	1792
			[inside closet]	
	Room 209	-	D209 & D211	1908
			D210	1792
J-1	Rooms 104-105	-	Passage	
			D113	1792
			D114	1908
J-2	Room 101	-	D108	1792
	Room 103	-	D107	"
		-	W105-W106	"
	Room 208	-	D111-D113	1792
K	Room 202	-	D201	1792
			D202-D203	
			inner molding	1792
			outer molding	1950
			W201-W203	1792
			W204	1950
L	Room 208	-	W120-W123	1792

Type	Location	Date
M	Rooms 106-112	1908
[plain]	- W107-W117	"
	- D109	"
	- D115-D123	"
	Rooms 209-212	
	- W209-W214	"
	- D217-D223	"

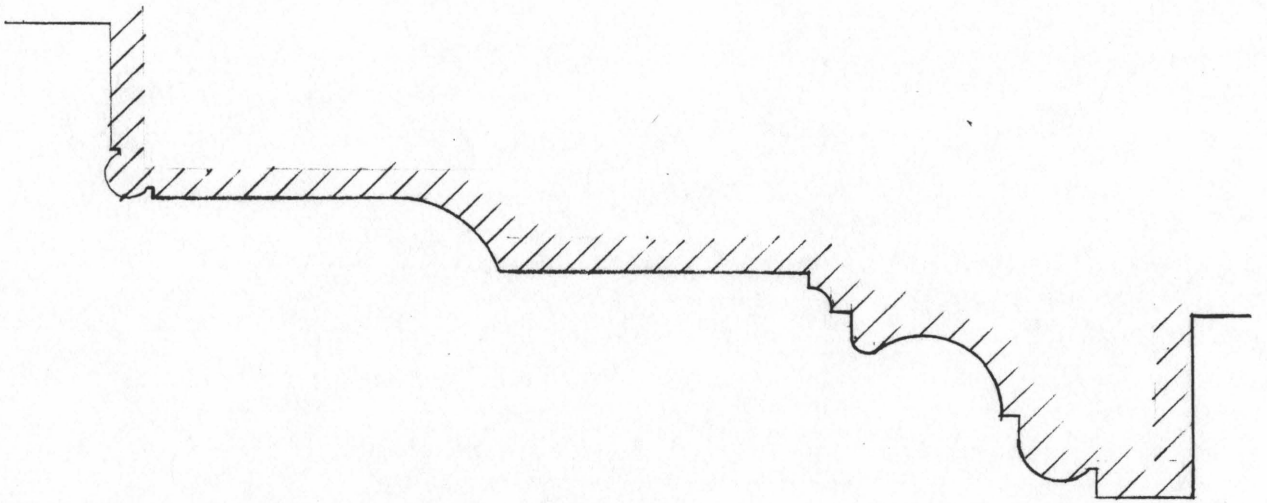
Surrounds - Exterior

N	Exterior - D101 [door opening and sidelights]	ca. 1825
O	Exterior - D102 [door opening]	1792
O-1	Exterior - D102 [sidelights]	1792
P	Exterior - main house window openings [except W207]	1792
Q	Exterior - ell and extension window openings & W207	1908

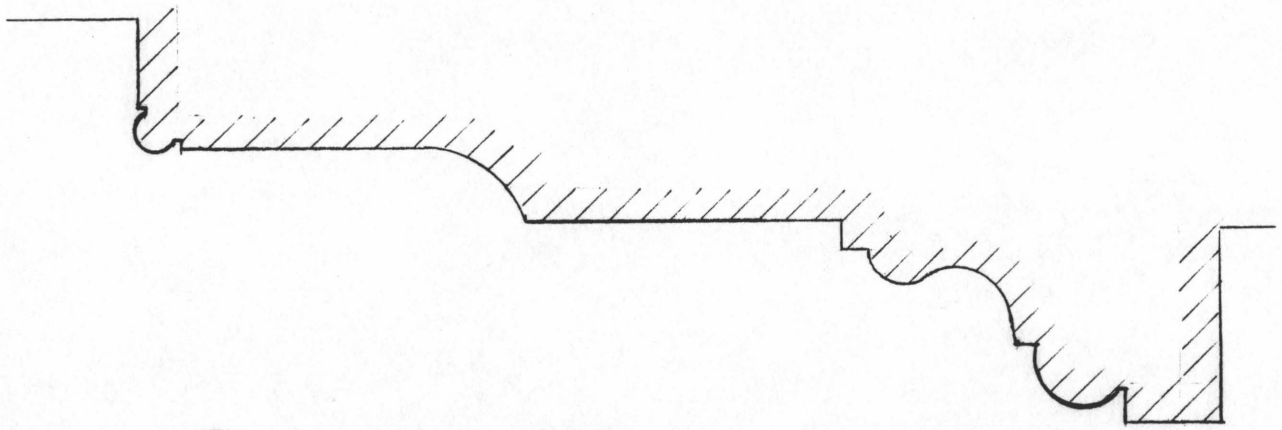
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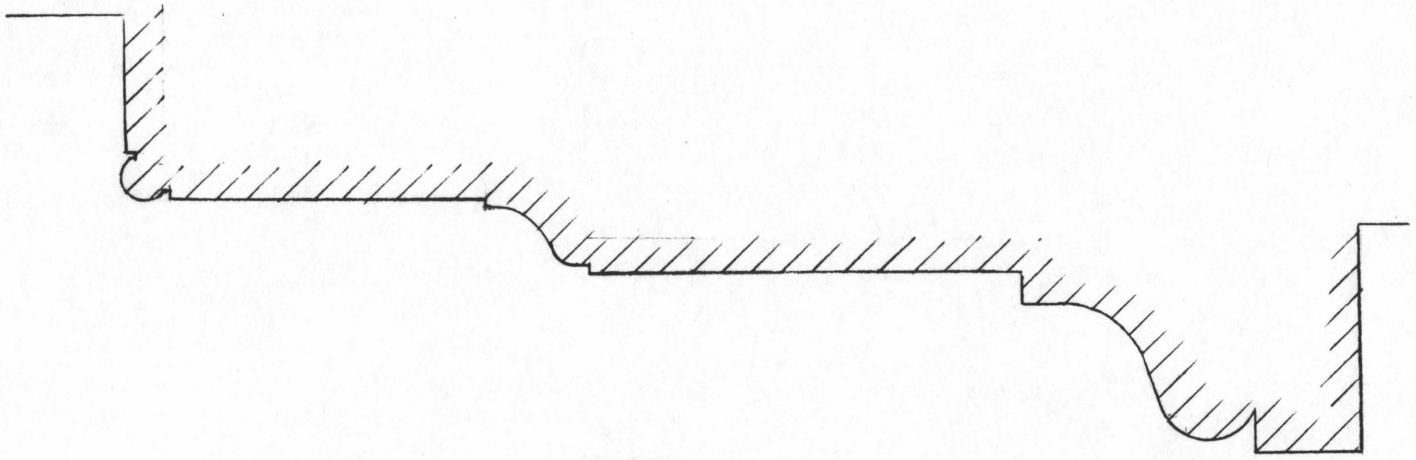
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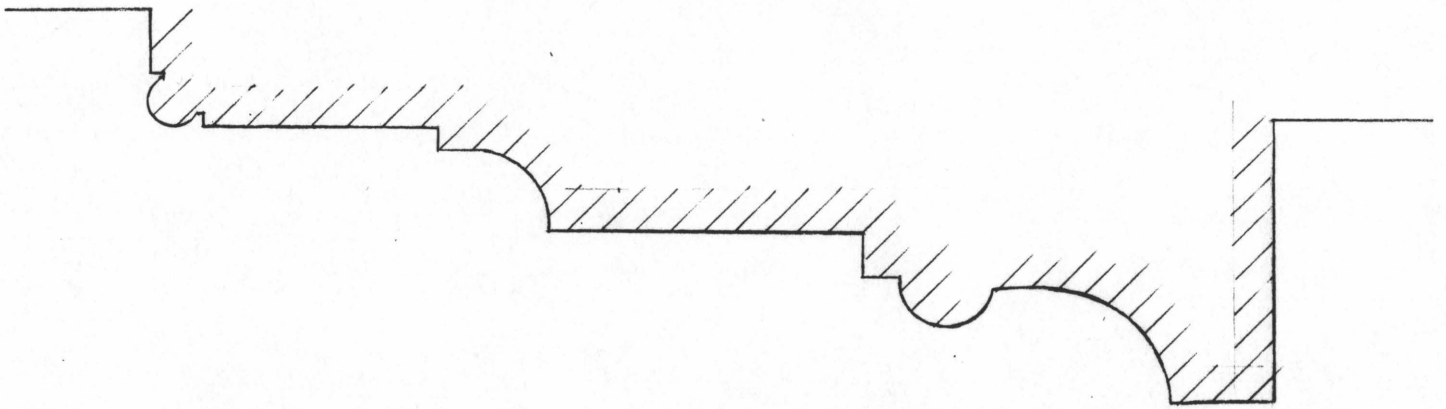
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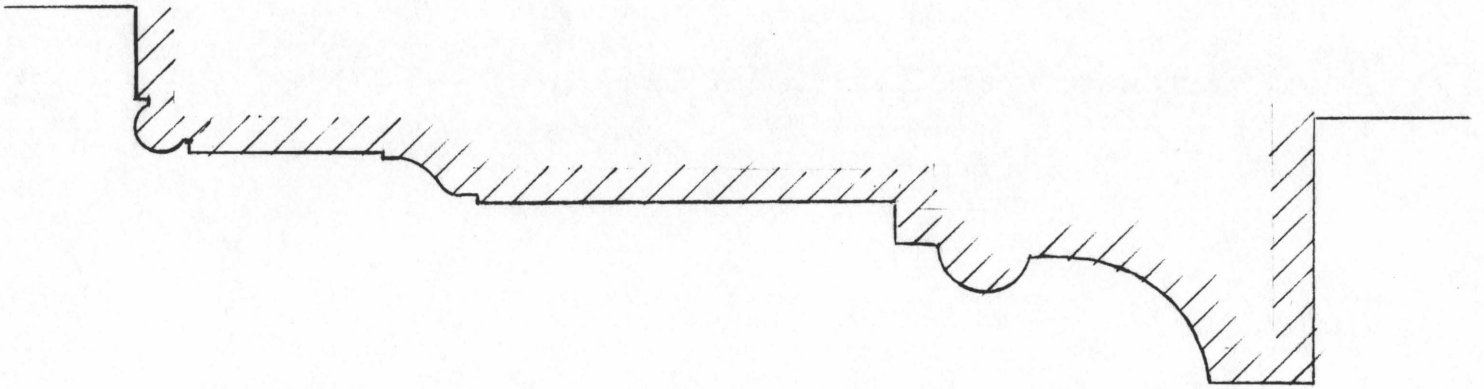
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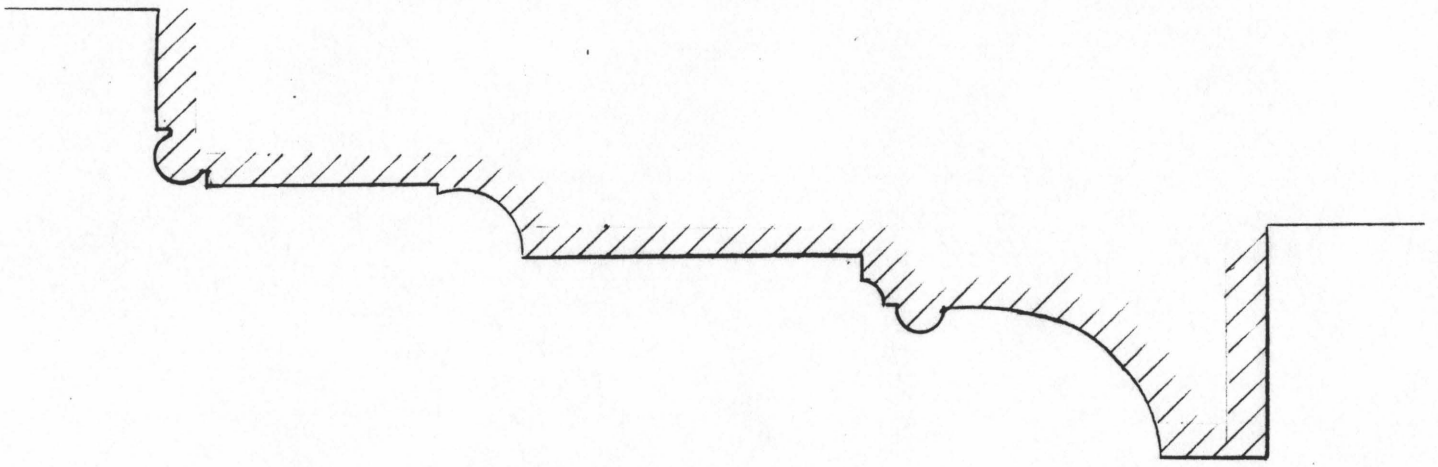
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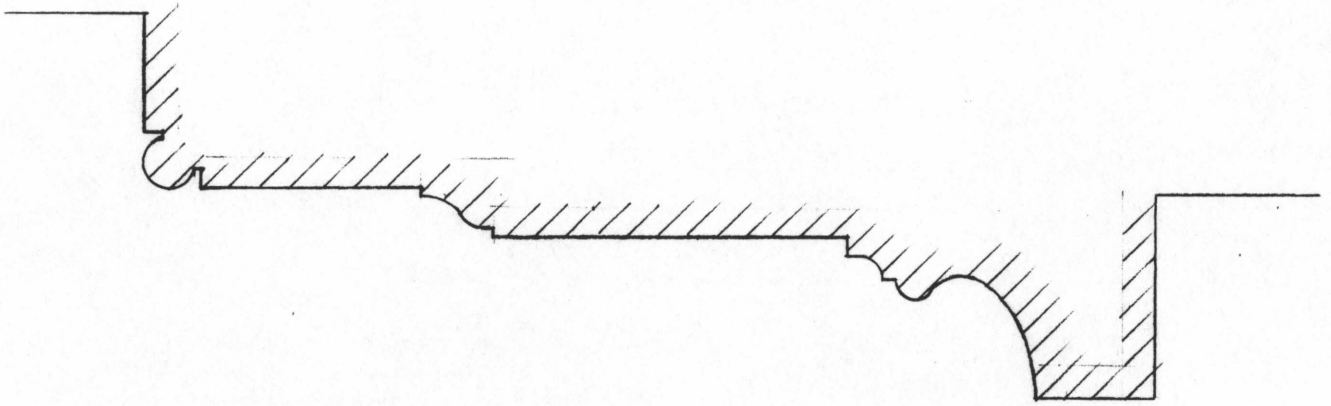
(F) SURROUND



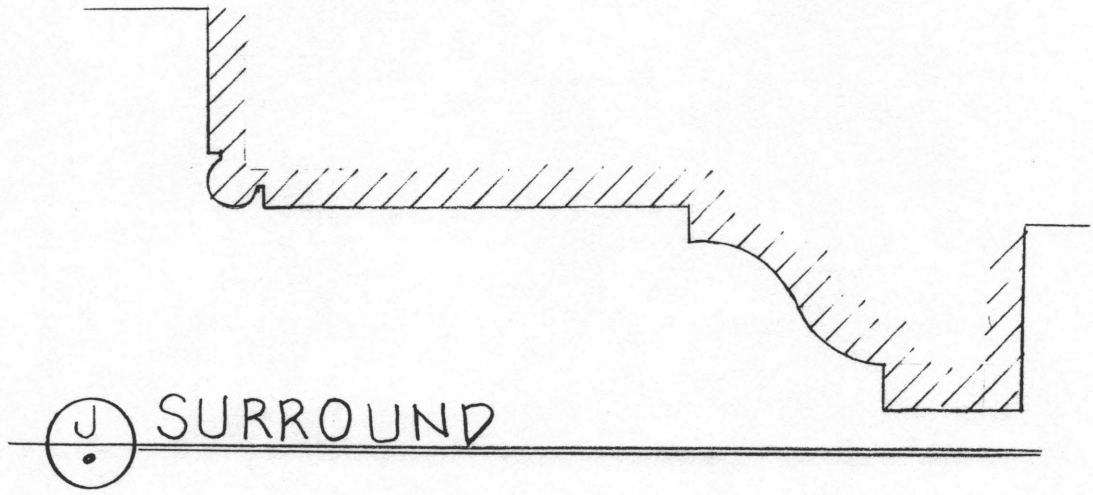
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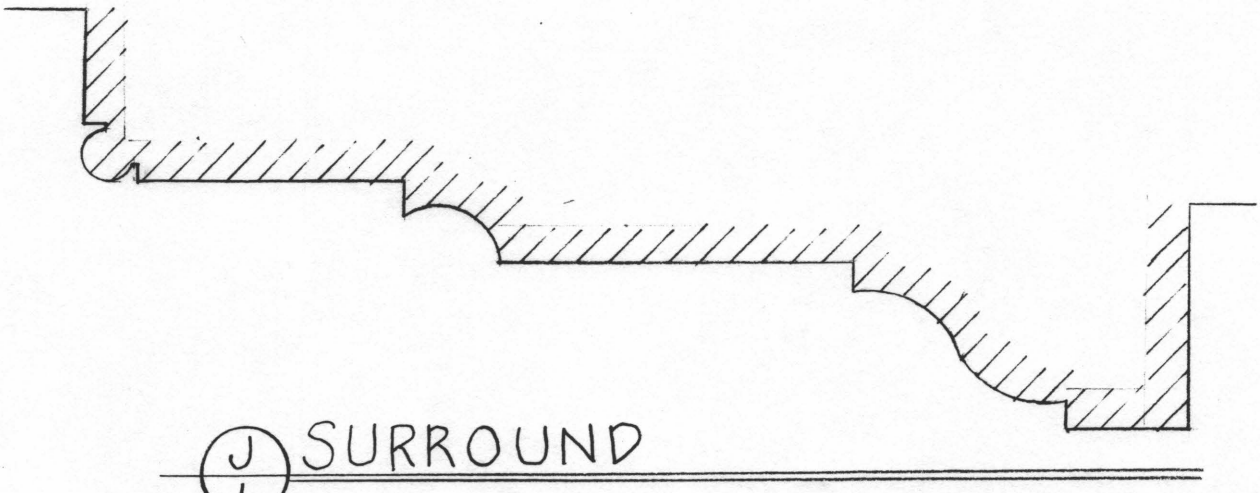
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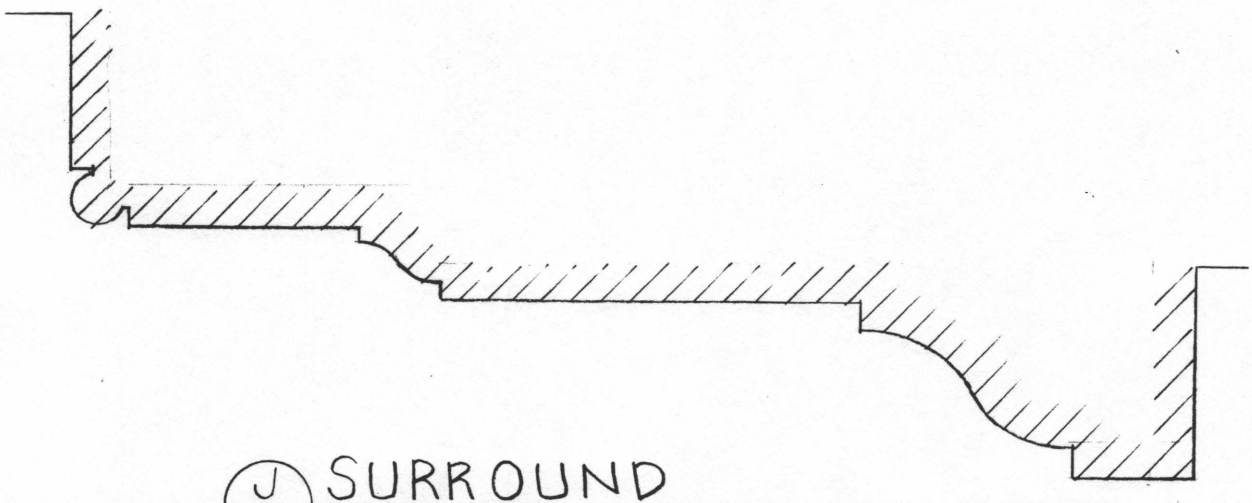
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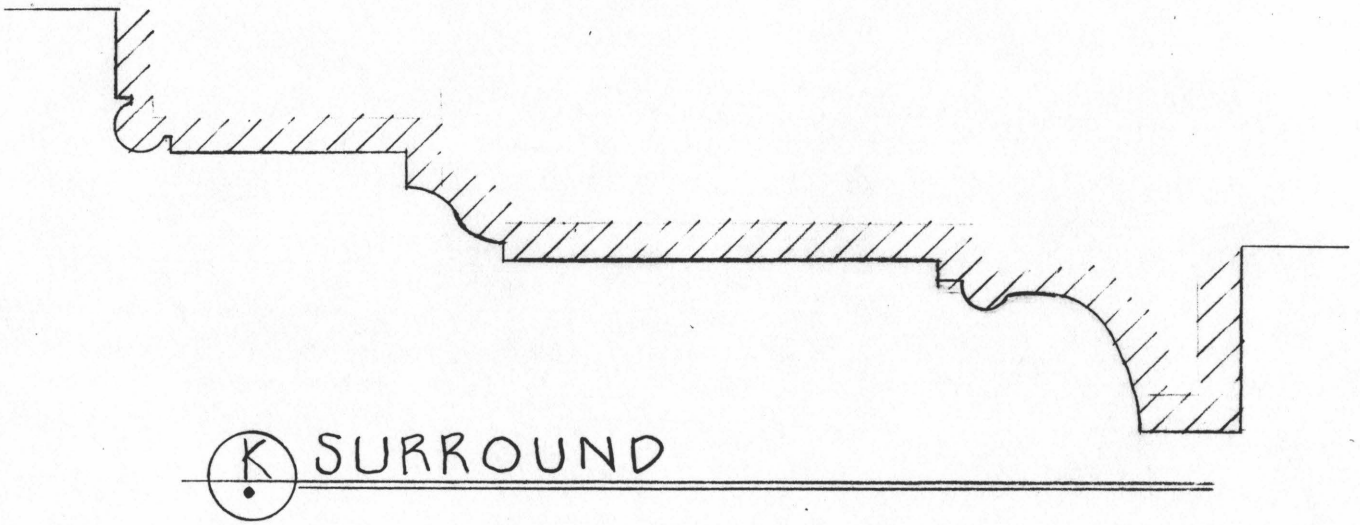
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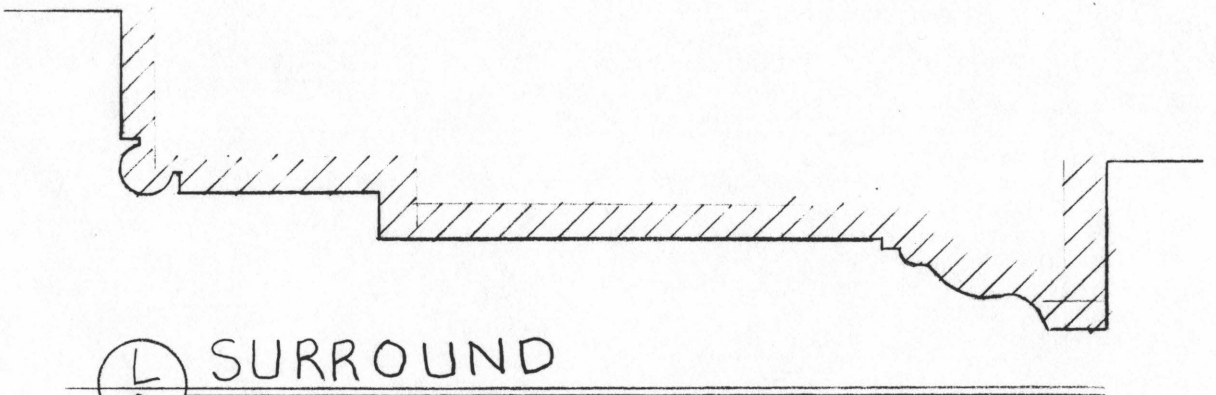
J/1 SURROUND



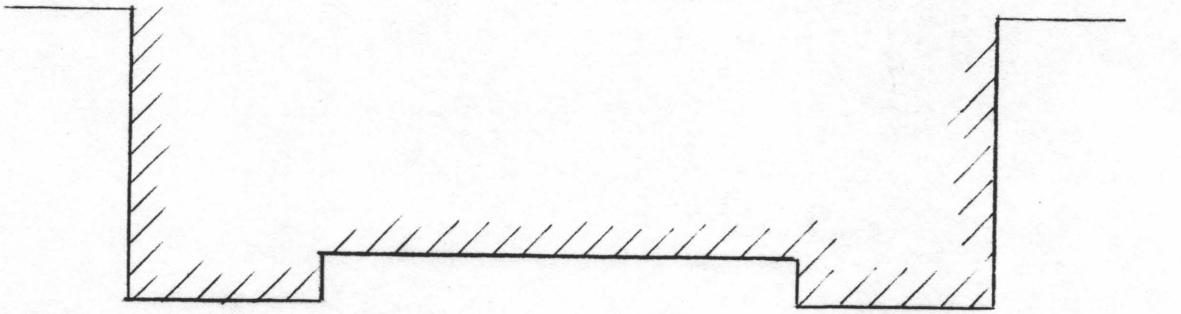
J/2 SURROUND



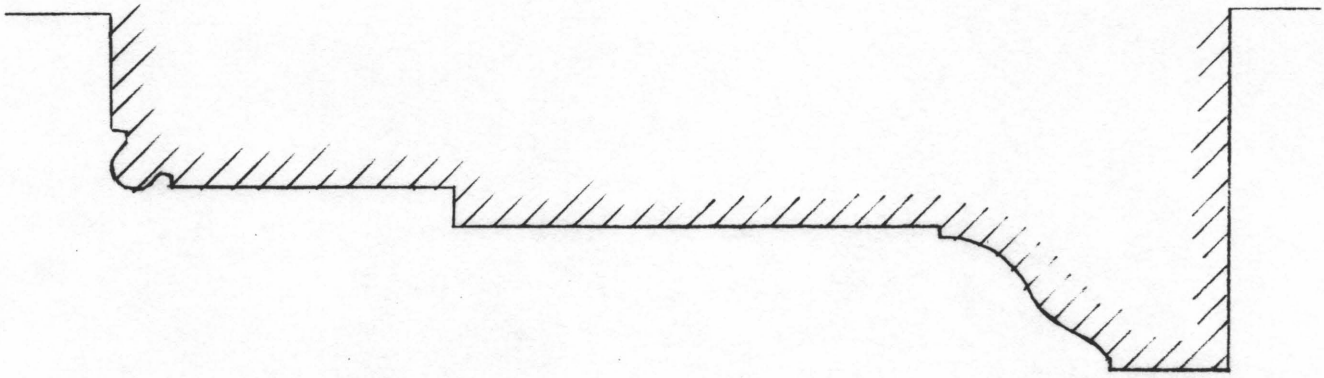
K SURROUND



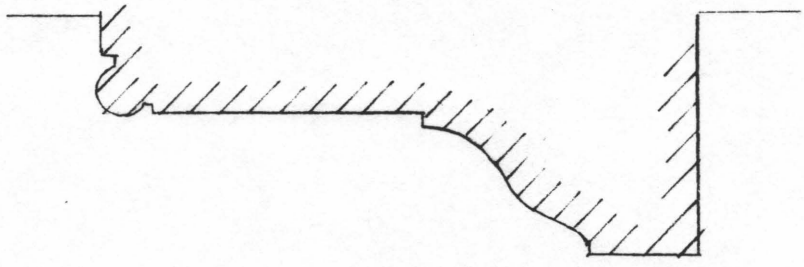
L SURROUND



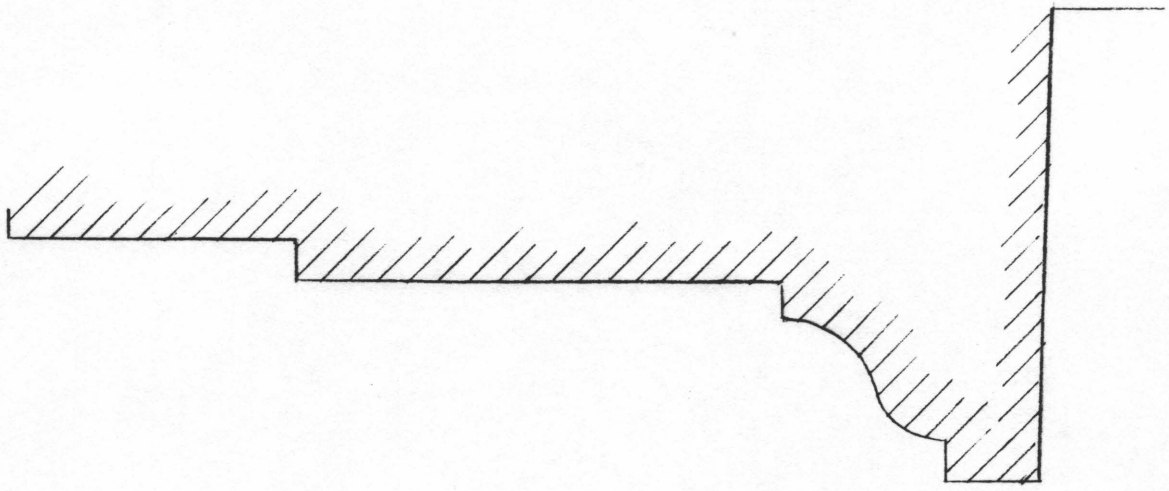
N SURROUND



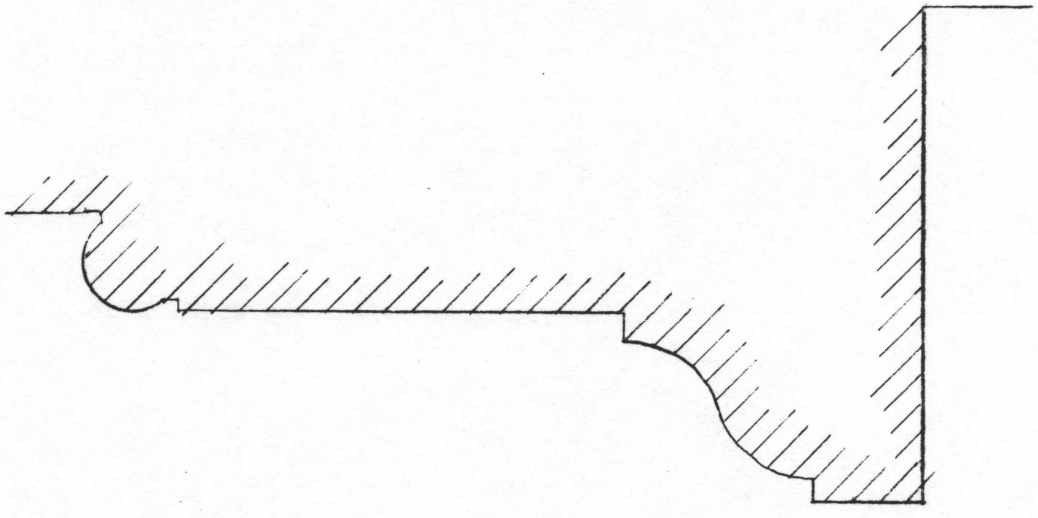
O SURROUND



O SURROUND



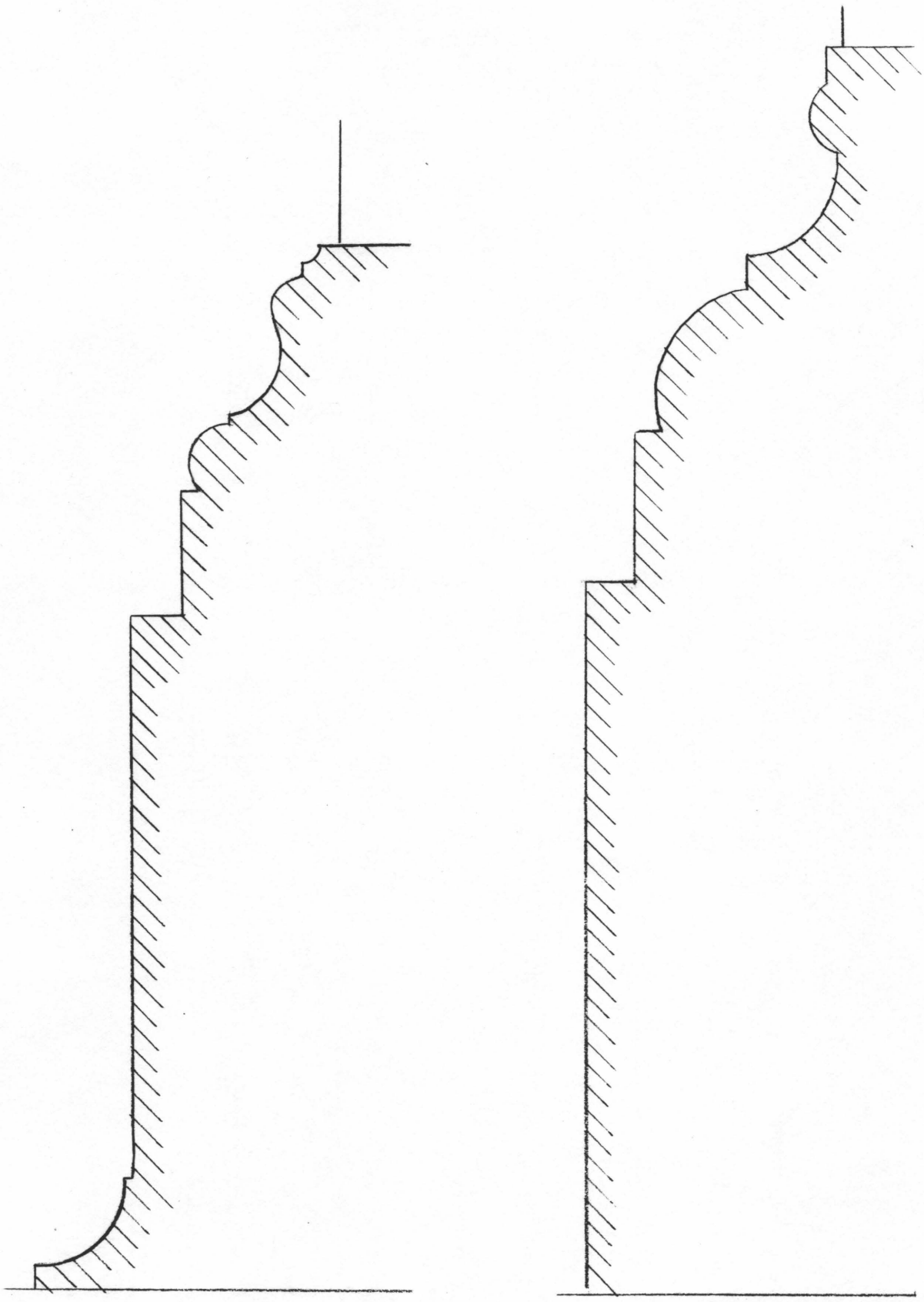
P SURROUND



Q SURROUND

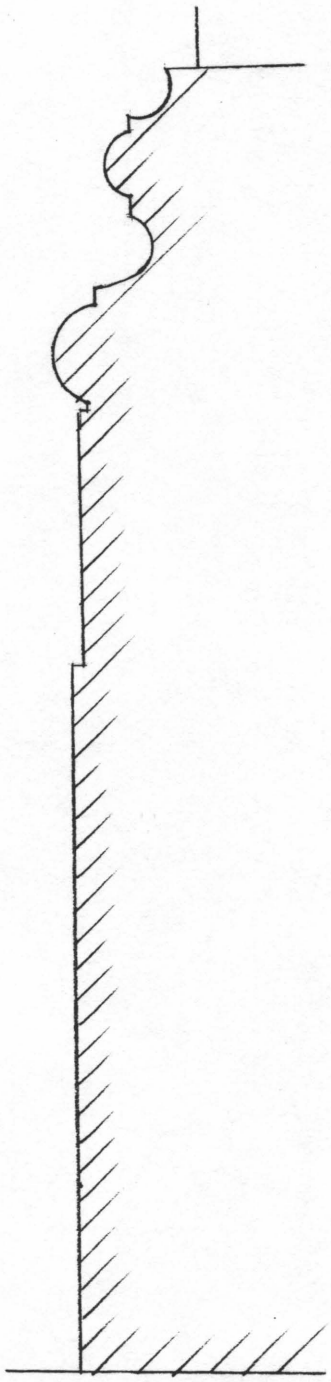
Baseboards

Type	Location	Date
A	Room 101	1792
B	Room 102	1792
C [not drawn]	Room 103	1792
D	Room 104 Room 206 Rooms 209-212	1908
E	Room 105	1792
F	Room 201 [including staircase]	1792
G	Room 202	1792
H	Room 203 Room 205	1908
I	Room 205	1908
J	Room 203	1950
K	Room 208	1792
L [not drawn]	Rooms 106-112 [1" high wood cove]	1908
M [not drawn]	Rooms 204 & 207 [4" high tile]	1908
N [not drawn]	Room 301 [plain]	1950

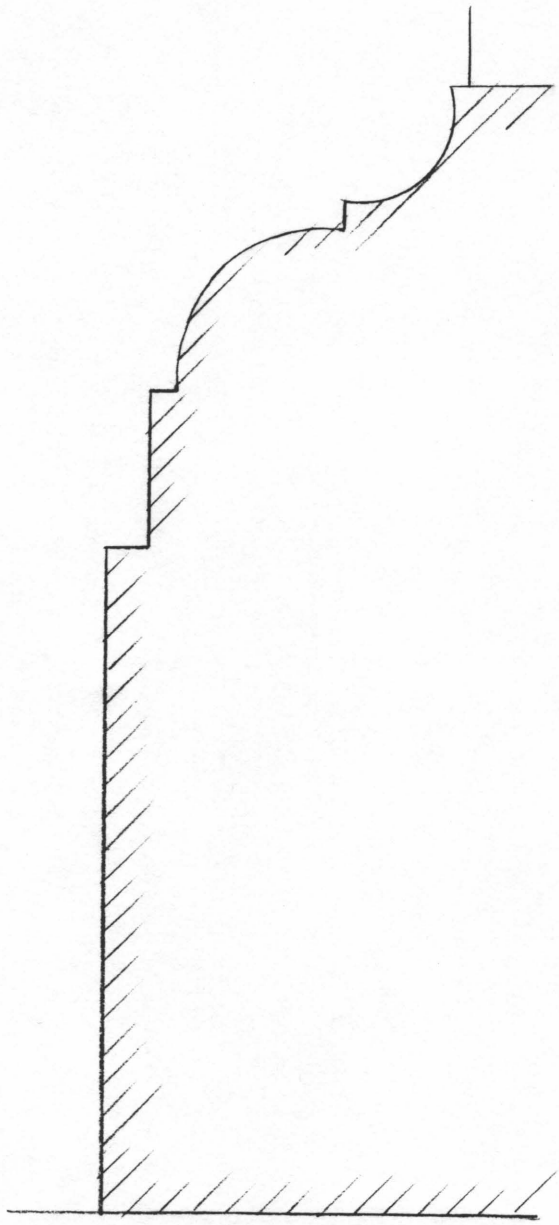


A BASEBOARD

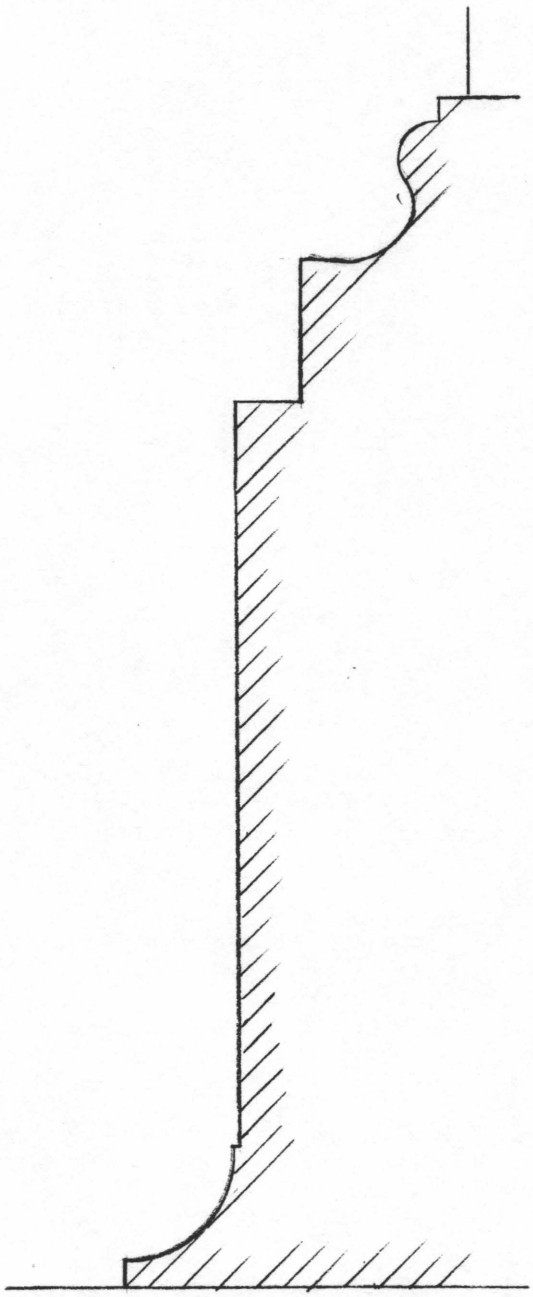
B BASEBOARD



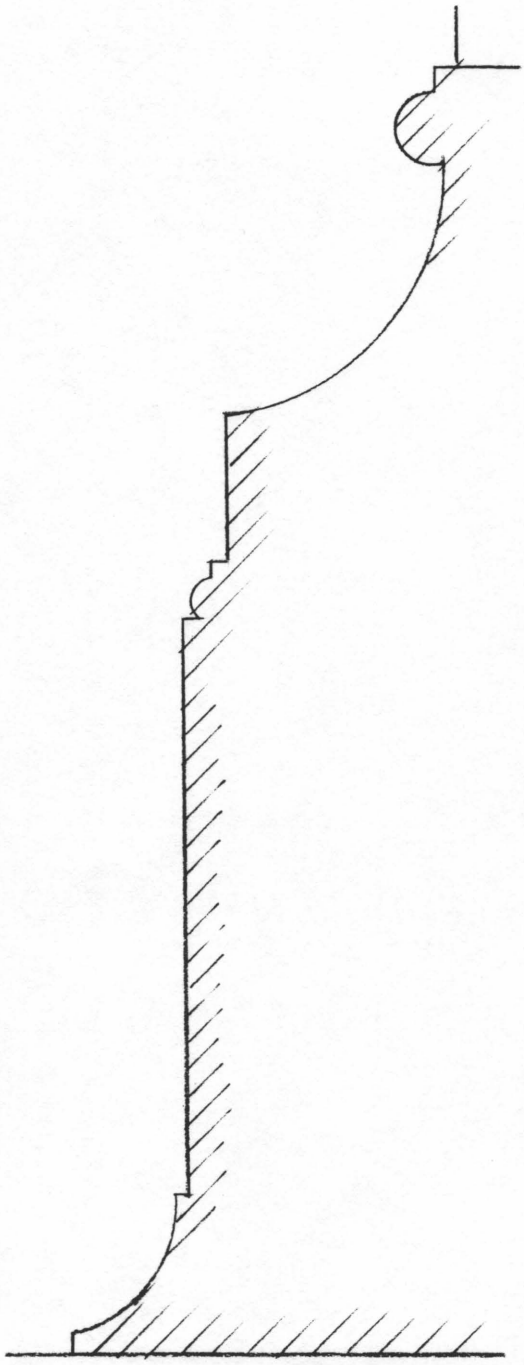
D BASEBOARD



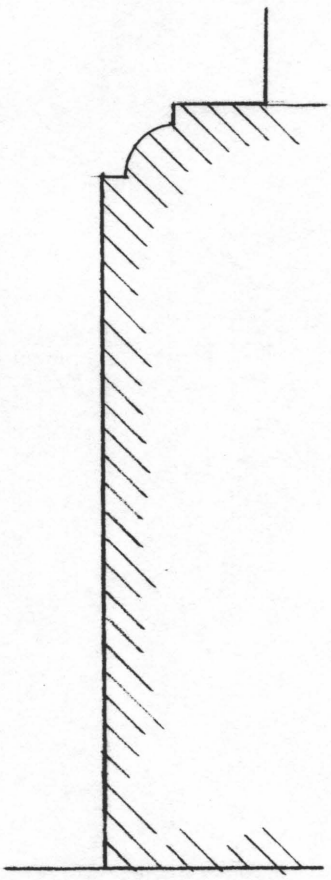
E BASEBOARD



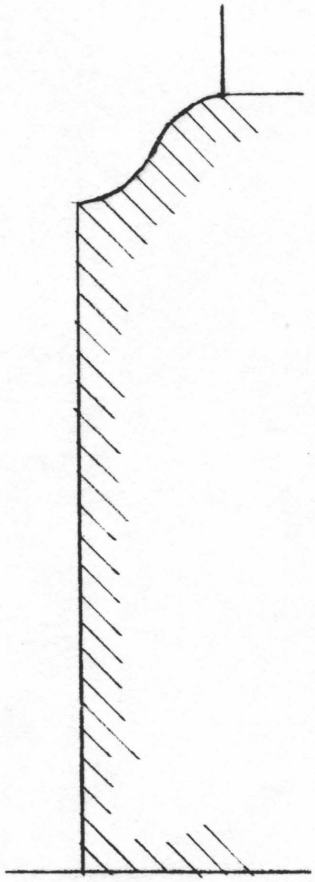
(F) BASEBOARD



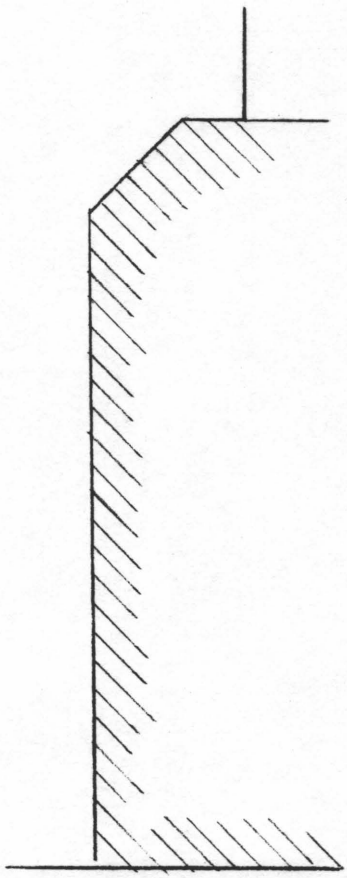
(G) BASEBOARD



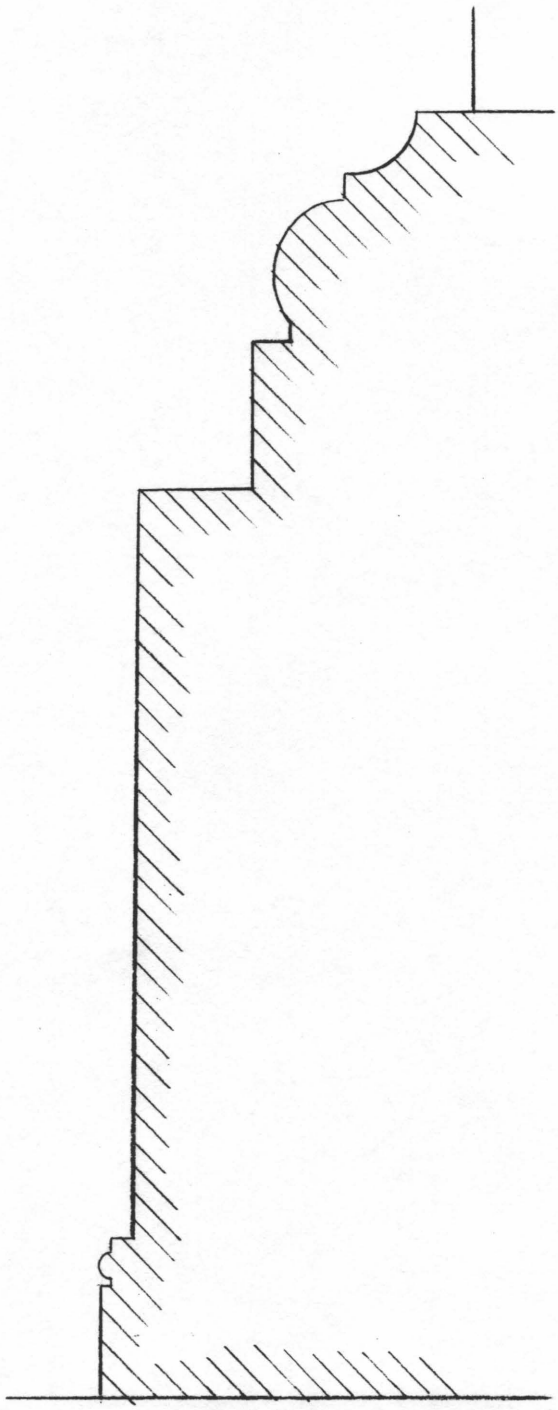
H BASEBOARD



I BASEBOARD



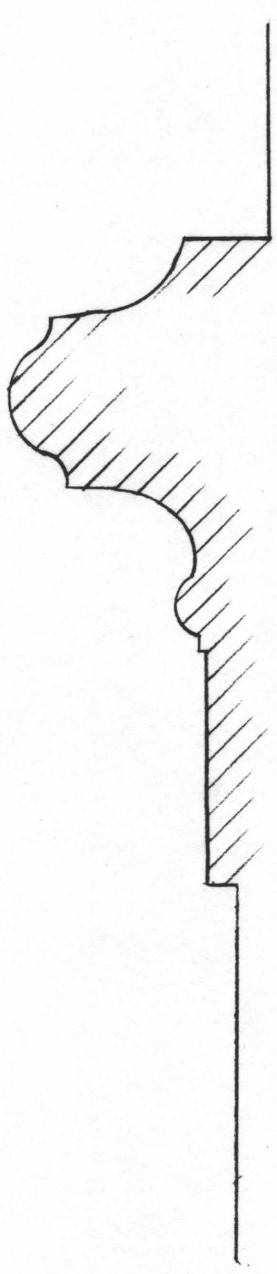
J BASEBOARD



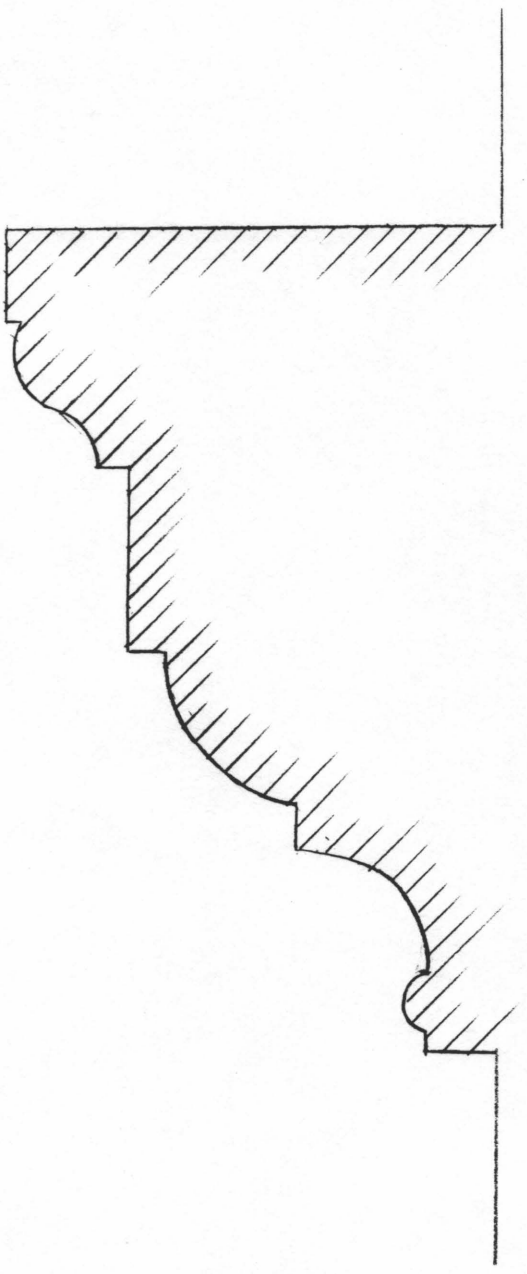
K BASEBOARD

Chair Rails/Wainscot Caps

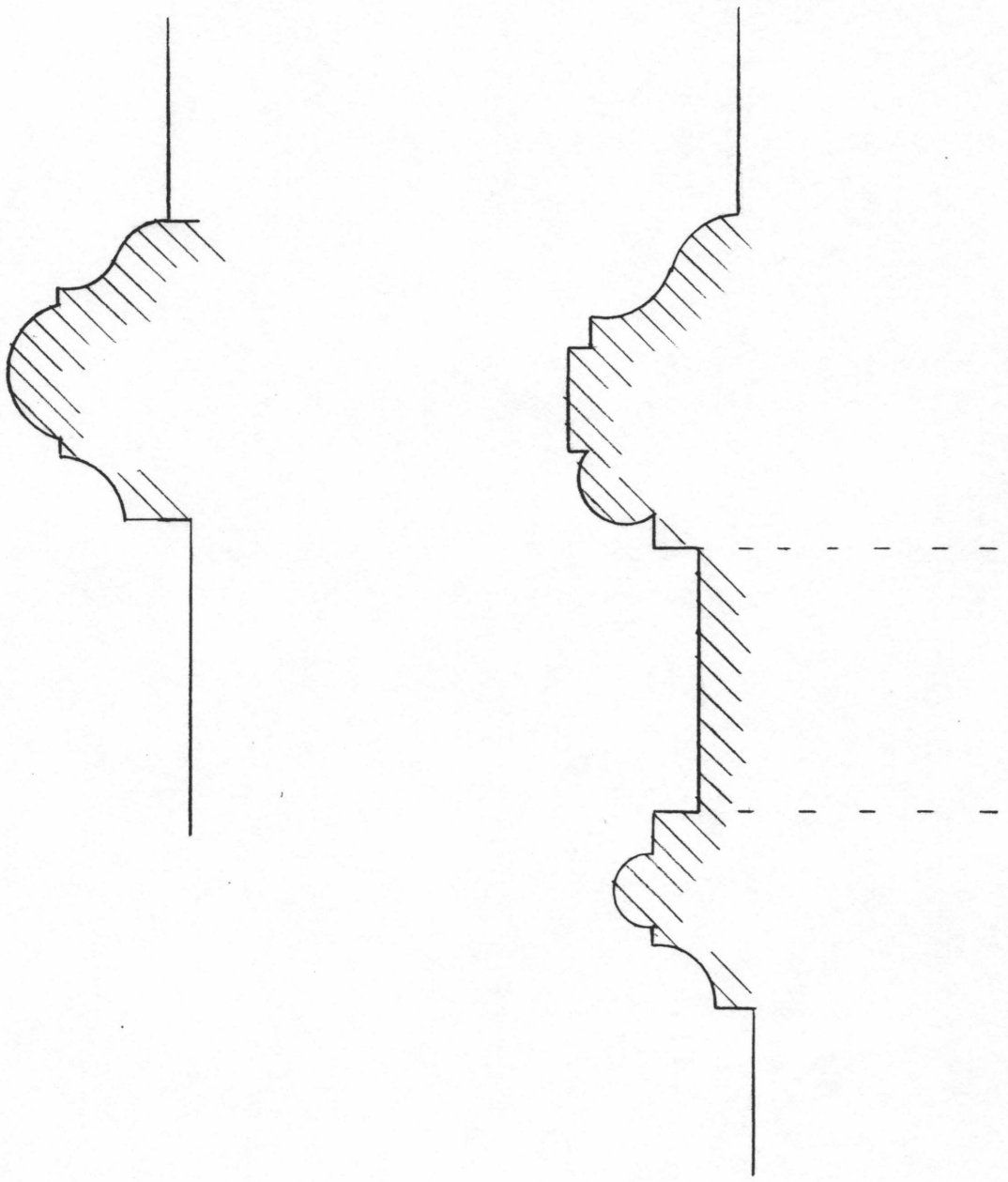
Type	Location	Date
A	Room 101	1792
B	Room 102	1792
C	Room 103	1792
D	Room 104	1908
E	Room 105	1792
F	Room 201	1792
G	Room 202	1792
H	Room 208	1792
I	Rooms 106-112	1908



A. CHAIR RAIL

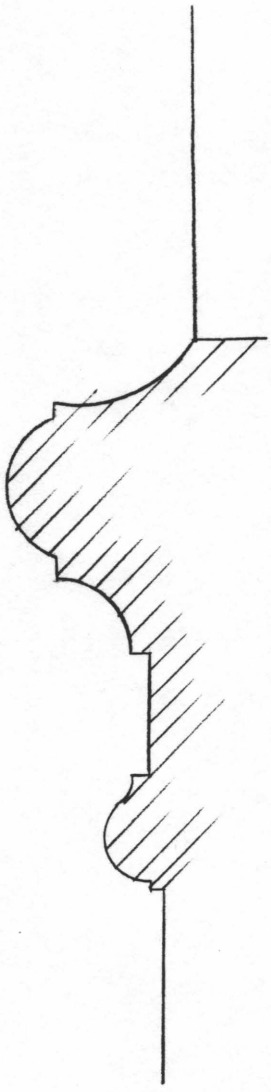


B. CHAIR RAIL

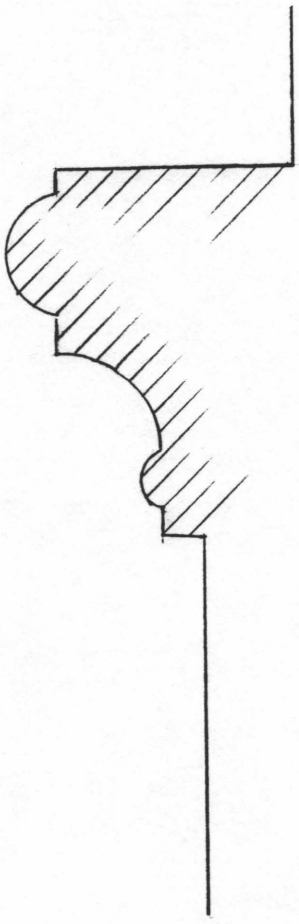


C CHAIR RAIL

D CHAIR RAIL



E CHAIR RAIL



F CHAIR RAIL

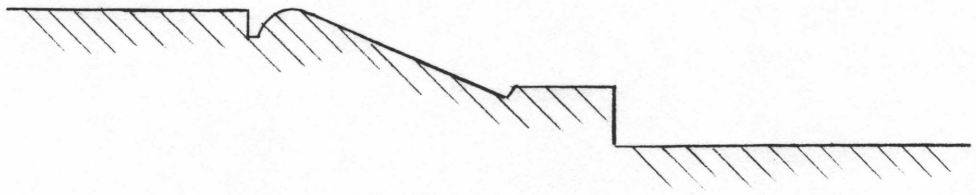
G CHAIR RAIL

H CHAIR RAIL

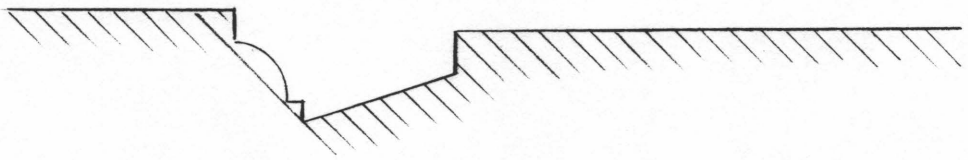
I CHAIR RAIL

Door Panels

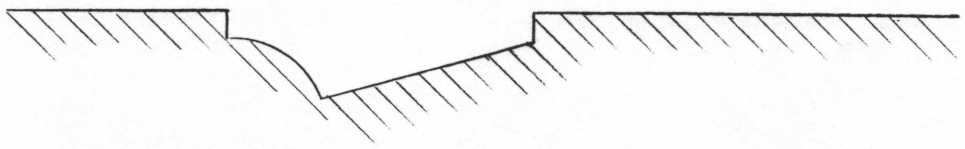
Type & Date	Location	
A - ca. 1825	Room 101	- D101
B - 1792	Room 101	- D102 & D105
	Room 102	- D105 & D106
	Room 103	- D106
C - 1792	Room 101	- D108, D110 & D127
	Room 103	- D107 & D108
	Room 104	- D110
	Room 105	- D112 & D113
	Room 201	- All doorways
	Room 202	- "
	Room 203	- D208
	Room 204	- D206
	Room 205	- D203-D206
	Room 206	- D212
	Room 207	- D214
	Room 208	- All doorways
	Room 209	- D211
D - 1908	Room 101	- D109
	Room 104	- D114
	[passage side]	- D115
	Room 105	- D111
	Room 106	- D109
	Room 203	- D207
	Room 205	- "
	Room 206	- D211 & D213
	Room 207	- D213
	Room 209	- D211
E - 1908	Rooms 106-112	All doorways
	Room 209-	D218-D220, D222
	Room 210	D218
	Room 211	- D220
	Room 212	- D222



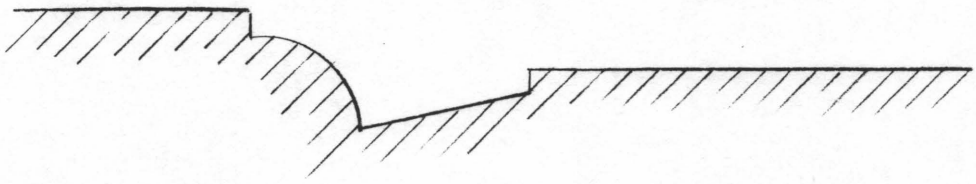
A PANEL



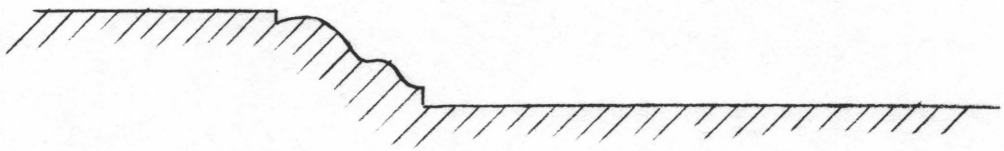
B PANEL



C PANEL



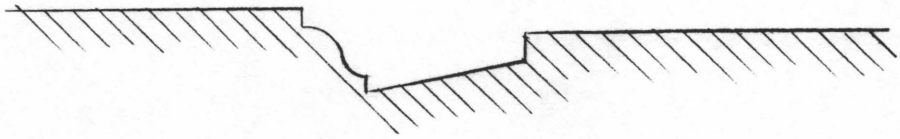
D PANEL



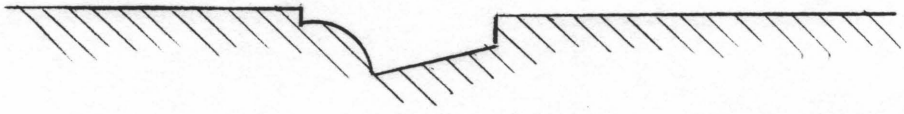
E PANEL

Interior Shutter Panels

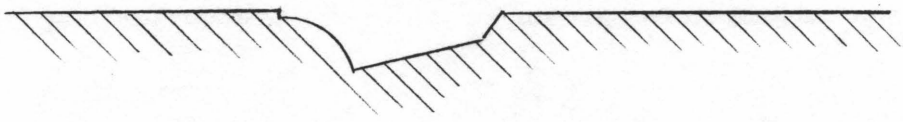
Type & Date	Location
F - 1792	Room 102 Room 105 Room 201 Room 202
G - 1792	Room 103 Room 208
H - 1908	Room 104 Room 203 Room 206 Room 207



F PANEL



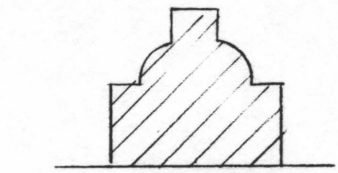
G PANEL



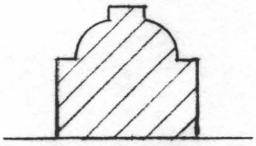
H PANEL

Window Muntins

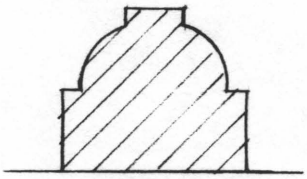
Type & Date	Location
A - 1792	Room 102 Room 103 Room 104 Room 105 Room 201 - W221 Room 202 Room 203 Room 208 Room 209 - W209
B - 1792	Room 101 - D102 sidelights Room 201 - W208 Palladian sidelight - W208 Palladian arch
B - 1950	- W208 Palladian center
C - 1908	Rooms 106-112 Room 204 Room 206 Room 207 Rooms 210-212
D - circa 1825	Room 101 - D101 sidelights & transom
E - 1950	Room 105 - W123 lower sash
F - 1950	Room 301 - W309-W311
G - 1950	Room 301 - W301-W308



A MUNTIN



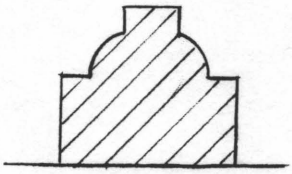
B MUNTIN



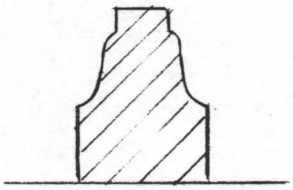
C MUNTIN



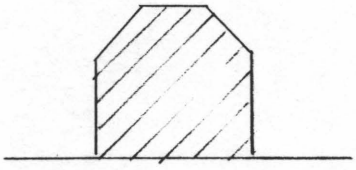
D MUNTIN



E MUNTIN



F MUNTIN



G MUNTIN

B. Feature Types and Descriptions

Radiators

Type	Description
Type A	Small ca. 1908 unit with seashells in each corner, measuring 13" high x 29" long x 3" deep; no identification markings.
Type B	Ornate ca. 1908 unit, measuring 39" high x 21" long; "Gurney Tremont" embossed on one side.
Type B-1	Ornate ca. 1908 unit similar to Type B, measuring 37" high x 23.5" long; "Gurney Heater Mfg. Co. - Boston" embossed on one side, "Duet" on the other.
Type C	Ornate ca. 1908 unit, measuring 30" high x 27 " long; "American Radiator Co." embossed on one side, "Rococo" on the other.
Type D	Ornate ca. 1908 unit similar to Types B and C, but with no identification; measures 37" high x 13.5" long.
Type E	Plain post-1940 modern unit, with no markings; measures 37.5" long x 25" high.

Flooring

Type	Description
Type A	Original 1792 pine, board widths varying from 8 to 12 inches; installed butt-edge in a north/ south direction.
Type B	1908 maple or white oak, narrow tongue & groove boards 2 1/2 inches wide; installed in a north/ south direction.
Type C	1908 fir or southern yellow pine, narrow tongue & groove boards 2 1/2 inches wide; installed in a north/south direction, except east/west in Rooms 111, 112 & 210.
Type C-1	1908 fir or southern yellow pine, tongue & groove boards 3 1/2 inches wide; installed in Room 208 closet in east/west direction.
Type D	Circa-1950s sheet vinyl in varigated small tile pattern of dark reds and rusts.
Type E	1950 pine, 7 1/2 inches wide; installed butt edge in a north/south direction at east end of attic Room 301.

Doorknobs

Type	Description
Knob A	Flattened crystal knob with fine cross-hatch lines; plain brass roseplate. Probably 1908, possibly circa-1825 (Greek Revival style).
Knob B	1908 black porcelain knob with plain brass roseplate.
Knob C	Circa 1940s plain crystal knob.
Knob D	1908 wood knob with plain brass roseplate.

APPENDIX E

FINISHES ANALYSIS

METHODOLOGY

Over 800 paint samples were taken from the exterior and interior painted surfaces of the Beale House in the spring and summer of 1991. Samples were removed using an X-acto knife. 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, beginning with ADAM-08-P001. In this code, "ADAM" is the Adams National Historic Site, "08" is the LCS (List of Classified Structures) number for the Beale House, and "P001" is paint sample number 1.

Samples were examined at the paint laboratory of the Building Conservation Branch, Cultural Resources Center, using a Bausch & Lomb stereozoom microscope. Paint layer sequences (chromochronologies) were recorded, and spot chemical tests performed. Chemicals used included sodium sulfide to identify lead paint and to help to identify similar layers between samples.

A list of the paint samples taken and the location from which each sample was removed are included in Subsection b of this appendix. Time and space do not allow for the incorporation of the chromochronology tables. However, the findings of the analysis were used to assist in the relative dating of various features of the Beale House and have been incorporated into the physical evolution section of this report.

PAINT SAMPLES AND LOCATIONS

Interior - First Floor

Room 101 - Main Hall

P001	Floor - near west wall to left of D105.
P002	Floor - north end.
P002a	D101 - threshold.
P002b	D102 - threshold.
P003	D101 - surround.
P004	D101 - door, left stile.
P005	D101 - door, left lower panel molding.
P006	D101 - sidelight, interior panel.
P007	D102 - right surround, flush board.
P008	D102 - surround.
P008a	D102 - left surround, flush board.
P008b	D102 - left surround, outside molding.
P009	D102 - door.
P010	D102 - lower strap hinge.
P011	D102 - right sidelight, surround.
P012	D102 - right sidelight, lower muntin.
P012a	D102 - left sidelight, sash.
P012b	D102 - Cornice over doorway.
P013	D105 - threshold.
P014	D105 - right surround, outer edge.
P015	D105 - right surround, inner bead.
P016	D105 - door, right middle panel.
P017	D105 - door, left stile (wood dowel?).
P018	D105 - crown.
P019	D108 - threshold.
P020	D108 - left surround.
P021	D108 - door, right lower panel.
P022	D109 - threshold.
P023	D109 - surround.
P024	D109 - door.
P025	D110 - surround.
P026	D110 - door.
P027	D110 - crown.
P028	D111 - threshold.
P029	D111 - surround.
P030	D111 - door.
P031	D111 - crown.
P032	Baseboard - west wall, south end, bottom flush board.
P033	Baseboard - west wall, south end, bottom trim cove.
P034	Baseboard - west wall, south end, cove.
P035	Wainscot - west wall, south end, flush board.
P036	Wainscot - west wall, south end, bead molding (rectangle).
P037	Wainscot - west wall, south end, fretwork.

P038 Wainscot - west wall, north end, flush board.
P039 Wainscot - west wall, north end, bead molding (rectangle).
P040 Wainscot - west wall, north end, fretwork.
P041 Chair rail - west wall, north end.
P042 Wainscot - east wall, flush board.
P043 Wainscot - east wall, fretwork.
P044 Wainscot - east wall, bead molding (rectangle).
P045 Picture rail.
P046 Staircase - newel post.
P047 Staircase - baluster.
P048 Staircase - handrail, side.
P049 Staircase - handrail, top.
P050 Staircase - tread.
P051 Staircase - riser.
P052 Staircase - stringer decoration.
P052a Staircase - stair chair mechanism chase.
P053 Staircase closet - floor.
P053a D127 - threshold.
P053b Closet - baseboard.
P053c Closet - lower shelf.
P053d Closet - upper shelf.
P054 D127 - frame.
P054a D127 - door.
P054b D127 - door, inside closet.
P054c D127 - door latch, inside closet.
P055 D127 - surround.
P055a D127 - surround, outer molding, inside closet.
P055b D127 - surround, inner molding, inside closet.
P055c Closet - rear wall boards.
P056 Staircase closet - shelf.
P057 Ceiling cornice, modillion.
P057a Ceiling cornice - fretwork.
P057b Ceiling cornice - upper molding.
P058 Ceiling.

Room 102 - Parlour

P061 Floor - northwest corner.
P062 Floor - east side near D105.
P063 W101 - surround.
P064 W101 - sash.
P065 W101 - muntin.
P066 W101 - shutter panel.
P067 W102 - surround.
P068 W102 - sash.
P069 W102 - muntin.
P070 W102 - shutter panel (edge).
P071 W103 - surround.
P072 W103 - muntin.
P073 W103 - shutter panel.

P074 W104 - surround.
P075 W104 - muntin.
P076 W104 - shutter panel, interior.
P077 D105 - left surround, inner bead.
P078 D105 - left surround, first outer bead.
P079 D105 - door.
P080 D105 - crown.
P081 D105 - crown, fretwork.
P082 D106 - threshold.
P083 D106 - surround.
P084 D106 - right door.
P085 Baseboard - east wall, lowest flush board.
P086 Baseboard - east wall, ovolo.
P087 Wainscot - east wall.
P088 Chair rail - east wall.
P089 Baseboard - west wall, north end.
P090 Wainscot - west wall, north end.
P091 Chair rail - west wall, north end.
P092 Picture rail - east wall.
P093 Ceiling cornice - east wall.
P093a Ceiling cornice - upper molding.
P093b Ceiling cornice - modillion.
P094 Mantelpiece - shelf.
P095 Mantelpiece - center figures.
P095a Mantelpiece - right figure.
P096 Mantelpiece - lower band.
P097 Ceiling.

Room 103 - Library

P101 Floor - north wall, next to register .
P102 Floor - south wall, right of D106.
P103 W105 - surround.
P104 W105 - sash/muntin.
P105 W105 - shutter panel, edge.
P106 W105 - window seat.
P107 W106 - surround.
P108 W106 - sash/muntin.
P109 W106 - shutter panel, edge.
P110 W106 - shutter recess.
P111 W106 - window seat.
P112 D106 - surround.
P113 D106 - door.
P114 D107 - surround, threshold.
P115 D107 - surround, room side.
P116 D107 - surround, at former H-hinge.
P117 D107 - surround, closet side.
P118 D107 - door, room side.
P119 D107 - door, closet side.
P120 D108 - right surround.
P121 D108 - right surround, at former H-hinge.

P122 D108 - left surround/frame, inner edge.
P123 D108 - door.
P124 Baseboard - south wall, bottom flush board.
P125 Baseboard - south wall, cavetto.
P126 Wainscot - south wall, bead.
P127 Wainscot - south wall, flush panel.
P128 Chair rail - south wall.
P129 Picture rail - north wall.
P130 Ceiling cornice - upper molding.
P130a Ceiling cornice - mid molding.
P131 Mantelpiece - fretwork.
P132 Mantelpiece - fretwork, interior.
P133 Mantelpiece - right 'scroll'.
P134 Closet - floor.
P135 Closet - south wall, inside cabinet.
P136 Closet - south wall, outside cabinet.
P137 Closet - beaded edge of upper shelf.
P138 Closet - cupboard door.
P139 Ceiling.

Room 104 - Dining Room

P151 W118 - surround.
P152 W118 - sash.
P153 W118 - shutter recess.
P154 W118 - window seat.
P155 W119 - surround.
P156 W119 - sash/muntin.
P157 W119 - shutter panel.
P158 D110 - surround.
P159 D110 - door.
P160 D114 - wainscot.
P161 D114 - surround, closet side.
P162 D114 - door, closet side.
P163 D115 - surround.
P164 D115 - door.
P165 Baseboard - north wall.
P166 Wainscot - north wall, flush panel.
P167 Chair rail - north wall, decorative band.
P168 Chair rail - north wall, top molding.
P169 Mantelpiece - edge.
P170 Mantelpiece - shelf.
P171 Mantelpiece - right urn.
P172 Mantelpiece - eagle wing.
P173 Ceiling cornice - fretwork.
P174 Ceiling cornice - upper molding.
P175 East wall - exposed area above picture rail.
P176 Ceiling.

Room 105 - Drawing Room

P181 W120 - surround.
P182 W120 - sash/muntin.
P183 W120 - shutter panel (back).
P184 W120 - window seat.
P185 W121 - surround.
P186 W121 - sash/muntin.
P187 W121 - window seat.
P188 W122 - surround.
P189 W122 - sash/muntin.
P190 W122 - shutter recess.
P191 W122 - paneling, below window & above window seat.
P192 W123 - surround.
P193 W123 - sash/muntin, upper sash.
P194 W123 - sash/muntin, lower sash.
P195 W123 - shutter panel.
P196 W123 - window seat.
P197 W123 - window seat, front panel.
P198 D111 - threshold.
P199 D111 - surround.
P200 D111 - door.
P201 D112 - threshold.
P202 D112 - surround, room side.
P203 D112 - door, room side.
P204 D112 - surround, closet side (behind end of shelf).
P205 D112 - surround, closet side.
P206 D112 - door, closet side.
P207 D113 - threshold.
P208 D113 - surround, room side.
P209 D113 - door, room side.
P210 D113 - surround, closet/passage side.
P211 D113 - door, closet/passage side.
P211a Closet/passage - west wall.
P211b Closet/passage - tongue & groove east wall.
P212 Baseboard - south wall.
P213 Wainscot - south wall, stile.
P214 Wainscot - south wall, panel.
P215 Chair rail - south wall.
P216 Mantelpiece - shelf edge.
P217 Mantelpiece - right scroll.
P218 Mantelpiece - right groove.
P219 Closet - floor.
P220 Closet - lower left shelf.
P221 Closet - back cleat.
P222 Cupboard - door, back.
P223 Cupboard - back shelf.
P224 Cupboard - front shelf, front edge.
P225 Cupboard - door, front.
P226 Cupboard - on wrought nail holding old latch plate (?).

Room 105 - Drawing Room (cont.)

P227 Ceiling cornice - fretwork.
P228 Ceiling cornice - upper molding.
P229 Ceiling.

Room 106 - Butler's Pantry

P231 West wall - lower shelf.
P232 East wall.

Rooms 107 & 108 - Back Hall and Bathroom

[none]

Room 109 - Kitchen

P261 Chair rail - south wall of eating area.
P262 D122 - surround.
P263 West wall.

Room 110 - Pantry

P271 East wall.

Room 111 - Laundry

P281 East wall.

Interior - Second Floor

Room 201 - Second Floor Hall

P300	Floor - staircase landing.
P301	Floor - near balustrade.
P302	Floor - near W221.
P303	Baseboard - staircase landing.
P304	Baseboard - west wall, south end.
P305	Baseboard - west wall to right of D204.
P306	Wainscot - staircase landing, panel.
P307	Wainscot - staircase landing, bead.
P308	Wainscot - west wall, south end.
P309	Chair rail - staircase landing, east wall.
P310	Chair rail - staircase landing, east wall, fretwork.
P311	Chair rail - staircase landing, north wall, stoop.
P312	Chair rail - west wall, south end.
P313	Chair rail - west wall, right of D204.
P314	Chair rail - east wall, near D209.
P315	W208 - sidelight, surround.
P316	W208 - sidelight, muntin/sash.
P316a	W208 - sidelight, crown.
P317	W208 - center window, muntin/sash.
P317a	W208 - center window, keystone.
P317b	W208 - upper sash.
P317c	W208 - arch over central window.
P318	W221 - surround.
P319	W221 - muntin/sash.
P320	W221 - shutter panel.
P321	D201 - threshold.
P322	D201 - surround.
P323	D201 - door.
P323a	D201 - crown.
P324	D204 - threshold.
P325	D204 - surround.
P326	D204 - door.
P326a	D204 - crown.
P327	D209 - threshold.
P328	D209 - surround.
P329	D209 - door.
P329a	D209 - crown
P330	D216 - threshold.
P331	D216 - surround.
P332	D216 - door.
P332a	D216 - crown.
P333	Stair chair mechanism chase - landing.
P334	Ceiling cornice - lower.
P334a	Ceiling cornice - fretwork.
P335	Picture rail.
P336	Ceiling cornice - modillion.
P337	Ceiling cornice - upper molding.

P338 Ceiling.

Room 202 - Southwest Chamber

P340 Floor - southwest corner.
P340a Floor - near D202.
P340b Floor - closet.
P341 Baseboard - south wall under W101, lower flush board.
P342 Baseboard - " , cavetto.
P343 Baseboard - closet.
P344 Wainscot - south wall.
P345 Chair rail - south wall, dentil.
P346 Chair rail - south wall, cavetto.
P347 W201 - surround.
P348 W201 - muntin/sash.
P349 W201 - shutter panel.
P350 W202 - surround.
P351 W202 - muntin/sash.
P352 W202 - shutter panel.
P353 W203 - surround.
P354 W203 - muntin/sash.
P355 W203 - shutter panel.
P356 W204 - surround.
P357 W204 - muntin/sash.
P358 W204 - shutter panel.
P359 D201 - surround.
P360 D201 - door.
P361 D202 - threshold.
P362 D202 - surround, inside closet.
P363 D202 - surround, inner portion near frame.
P364 D202 - surround, outer molding.
P365 D202 - door.
P366 D202 - door, inside closet.
P367 D203 - surround, inner portion near frame.
P368 D203 - surround, outer molding.
P369 D203 - door.
P369a D203 - threshold.
P370 Mantelpiece, shelf.
P370a Mantelpiece, dentil.
P370b Mantelpiece, dogear.
P371 Closet - shelf.
P372 Closet - board with hooks.
P373 Closet - south wall.
P373a Closet - east wall.
P374 Fireplace cupboard - door (interior).
P375 Fireplace cupboard - shelf edge.
P375a Fireplace cupboard - lower shelf.
P375b Fireplace cupboard - upper shelf.
P376 Cornice - dentil.
P377 Cornice - upper molding.
P378 Picture Rail.

P378a Ceiling cornice - flush board above picture rail.
P379 Ceiling.

Room 203 - Northwest Chamber

P381 Floor - near south wall.
P382 Floor - near D207.
P383 Floor - patch in center of room.
P384 Floor - closet.
P385 W205 - surround.
P386 W205 - muntin/sash.
P387 W205 - shutter, raised panel.
P388 W205 - shutter, flush panel.
P389 W206 - stoop (no surround).
P390 W206 - muntin/sash.
P391 W206 - shutter, raised panel.
P392 W206 - shutter, flush panel.
P393 D207 - threshold.
P394 D207 - surround.
P395 D207 - door.
P396 D208 - threshold.
P397 D208 - surround.
P398 D209 - surround, inside closet.
P399 D209 - door.
P400 D209 - door, inside closet.
P401 Baseboard - south wall.
P402 Baseboard - around fireplace.
P403 Picture rail.
P404 Ceiling cornice - middle flush board.
P405 Ceiling cornice - upper molding.
P406 Ceiling.
P407 Mantel - shelf and cove.
P408 Mantel - convex molding.
P409 Mantel - frame of fireplace opening.
P410 Mantel - cove under shelf.
P411 Mantel - inner frame of fireplace opening.
P412 Closet - shelf.
P413 Closet - west wall at south corner.
P414 Closet - east wall.
P415 Fireplace cupboard - surround bead.
P416 Fireplace cupboard - surround, inner flush board.
P417 Fireplace cupboard - door.
P418 Fireplace cupboard - door, inside cupboard.
P419 Fireplace cupboard - shelf.
P420 Fireplace cupboard - slanted rear (north) board.

Room 204 - Bathroom

P421 W207 - surround.
P422 W207 - muntin/sash.
P423 D206 - surround (bathroom).
P424 D206 - door (bathroom).
P425 West wall.
P426 East wall.

Room 205 - Side Hall

P427 Floor.
P428 Floor - closet, inside west wall cabinet.
P429 D203 - surround, inner board.
P430 D203 - surround, outer molding.
P431 D203 - surround, ogee.
P432 D203 - door.
P433 D204 - surround.
P434 D204 - door.
P435 D205 - threshold.
P436 D205 - surround.
P437 D205 - surround, inside closet.
P438 D205 - door.
P439 D205 - door, inside closet.
P440 D205 - door, inside closet at mark of old knob plate.
P441 D206 - surround (hall).
P442 D206 - door.
P443 D207 - surround.
P444 D207 - door.
P445 Baseboard - east wall.
P446 Baseboard - closet.
P447 Closet - west wall, at south corner.
P448 Closet - south wall, at west corner.
P449 Closet - north wall.
P450 Closet - shelf, south wall.
P451 Closet - west end cupboard door.
P452 Ceiling cornice - lower board.
P453 Ceiling cornice - upper molding.
P454 Ceiling.

Room 206 - Northeast Chamber

P460 W215 - surround.
P461 W215 - sash/muntin.
P462 W215 - Shutter, raised panel.
P463 W215 - shutter, flush panel.
P464 D211 - surround.
P465 D211 - door.
P466 D212 - surround, outer molding.
P467 D212 - surround, inner molding.

P468 D212 - surround, inside closet.
P469 D212 - door.
P470 D212 - door, inside closet.
P471 D212 - door, inside closet, suffolk latch.
P472 D213 - surround.
P473 D213 - door.
P474 Baseboard - flush board.
P475 Baseboard - upper molding bead.
P476 Picture rail.
P477 Ceiling cornice - upper molding.
P478 Ceiling cornice.
P479 Ceiling.
P480 Closet - board with hooks.
P481 Closet - shelf.
P482 Closet - south wall.

Room 207 - Bathroom

P490 W216 - surround.
P491 W216 - muntin/sash.
P492 W216 - shutter, raised panel.
P493 W216 - shutter, flush panel.
P494 D213 - surround.
P495 D213 - door.
P496 D214 - surround.
P497 D214 - door.
P498 East wall.
P499 West wall.

Room 208 - Southeast Chamber

P500 W217 - surround.
P501 W217 - muntin/sash.
P502 W217 - shutter.
P503 W218 - surround.
P504 W218 - muntin/sash.
P505 W218 - bottom sash trim.
P506 W218 - shutter.
P507 W219 - surround.
P508 W219 - muntin/sash.
P509 W219 - shutter.
P510 W220 - surround.
P511 W220 - muntin/sash.
P512 W220 - shutter.
P513 D214 - surround.
P514 D214 - door.
P515 D215 - threshold.
P516 D215 - surround.
P517 D215 - surround, inside closet.
P518 D215 - door.

P519 D215 - door, inside closet.
P520 D216 - surround.
P521 D216 - door.
P522 Baseboard - south wall, flush board.
P523 Baseboard - upper molding.
P524 Wainscot - south wall.
P525 Chair rail - south wall, decorative trim.
P526 Chair rail - south wall, upper molding.
P527 Chair rail - south chimney breast wall, under cupboard door.
P528 Picture rail.
P529 Ceiling cornice - middle molding.
P530 Ceiling cornice - upper molding.
P531 Ceiling.
P532 Mantel - shelf.
P533 Mantel - right scroll.
P534 Mantel - flute in frieze.
P535 Mantel - "dogear".
P536 Closet - baseboard.
P537 Closet - shelf.
P538 Closet - north slanted ceiling/wall.
P539 Fireplace cupboard - trim board to right of door.
P540 Fireplace cupboard - door, inside cupboard.
P541 Fireplace cupboard - shelf.
P542 Fireplace cupboard - slanted sill in back of chair rail.

Rooms 209 & 210 - Back Hall and Servants' Bathroom

P550 W209 - surround.
P551 W209 - muntin/sash.
P552 [none]
P553 D209 - surround.
P554 D209 - door.
P555 D210 - surround.
P556 D210 - surround, attic side.
P557 D210 - door.
P558 D210 - door, attic side.
P559 D211 - surround.
P560 D211 - door.
P561 Baseboard - south hall, west wall.
P562 West wall - south hall.
P563 East wall - south hall.
P564 West wall - north hall.
P565 North wall.
P566 W214 - surround.
P567 W214 - muntin/sash.
P568 D218 - surround (bathroom).
P569 D218 - door.
P570 East wall (bathroom).
P571 North wall (bathroom).

Rooms 211 & 212 - Servants' Bedrooms

P580 West wall (Rm 211).
P581 East wall (Rm 212).

Room 301 - Attic

P591 W301 - hopper window, sash.
P592 W309 - dormer window sash.

Exterior - First Story

South Facade - Main House

P600	W101 - casing.
P601	W101 - sash.
P602	W101 - shutter.
P603	W102 - casing.
P604	W102 - sash.
P605	W102 - shutter.
P606	W122 - casing.
P607	(Blank)
P607a	W122 - shutter.
P608	W123 - casing.
P609	W123 - sash.
P610	W123 - shutter.
P611	D101 - threshold (tread).
P612	D101 - casing.
P613	D101 - door.
P613a	D101 - hinge, former screen door.
P614	D101 - reveal.
P614a	D101 - pintle, former shutter.
P615	D101 - sidelight, muntin.
P615a	D101 - sidelight, lower panel.
P616	D101 - sidelight, surround.
P616a	D101 - transom reveal.
P616b	D101 - transom muntin.
P617	East pilaster - pedestal, torus.
P618	East pilaster - pedestal, dado.
P619	East pilaster - column, torus.
P620	East pilaster - fluted column shaft.
P621	East corner board (right of pilaster).
P622	East pilaster - left trim board.
P623	West pilaster - pedestal, torus.
P624	West pilaster - pedestal, panel.
P625	West pilaster - column, torus.
P626	West pilaster - fluted column shaft.
P627	West pilaster - right trim board.
P628	West corner board.
P629	Water table - east end.
P630	Water table - west end.
P631	Clapboard - east end, 6-8 feet up.
P632	Clapboard - west end, 6-8 feet up.
P633	Clapboard - east end, under window level.
P634	Clapboard - west end, under window level.
P635	Porch - left column, pedestal.
P635a	Porch - right column, pedestal.
P636	Porch - left column, column base (torus).
P637	Porch - left column.
P638a	Porch - right column.
P638	Porch - floor, near D101.

P639 Porch - floor, near D101a.
P640 Porch - D101a, door (exterior).
P641 Porch - D101a, door (interior).
P642 Porch - D101a, surround (exterior).
P643 Porch - D101a, surround (interior - part of french door insert on south side).
P644 Porch - french door insert, east side, interior.
P644a Porch - french door insert, east side, exterior.
P645 Porch - french door insert - west side.
P646 Porch - trim board at junction with house.
P647 Porch - platform riser.
P648 Porch - cornice (interior).
P649 Porch - ceiling.
P650 Porch - column capital, volute.
P651 Porch - cornice, modillion (exterior).
P652 Porch - cornice, dentil (exterior).

West Wall - Main House

P660 W001 - casing.
P661 W001 - sash.
P662 W002 - sash.
P663 W003 - casing.
P664 W003 - sash.
P665 W103 - casing.
P666 W103 - sash.
P667 W103 - shutter.
P668 W103 - shutter pintle.
P669 W104 - casing.
P670 W104 - sash.
P671 W104 - shutter.
P672 W105 - casing.
P673 W105 - storm sash.
P674 W105 - shutter.
P675 W105 - left shutter (?).
P676 South pilaster - pedestal, torus.
P677 South pilaster - pedestal, dado.
P678 South pilaster - column base, lower torus.
P679 South pilaster - column base, upper torus.
P680 South pilaster - fluted column shaft.
P681 South pilaster - left trim board.
P682 North pilaster - pedestal, torus.
P683 North pilaster - pedestal, dado.
P684 North pilaster - column, torus.
P685 North pilaster - fluted column shaft.
P686 Rear porch - south column.
P687 Rear porch - north column.
P688 Rear porch - lattice under porch.
P689 Rear porch - lattice frame.
P690 Water table - south end.
P691 Water table - north end.

P692 South corner board.
P693 Clapboard - south end.
P694 Clapboard - north end, app. 6-8' high.
P695 Clapboard - middle, below window level.

North Wall - Main House

P701 W106 - casing.
P702 W106 - storm sash.
P703 D102 - casing.
P704 D102 - door.
P705 D102 - sidelight casing.
P706 D102 - sidelight sash.
P707 D102 - cornice.
P708 Porch - floor.
P709 Clapboard - west end, below window.
P710 Clapboard - east end.
P711 Porch - west column at wall, trim board.
P712 Porch - ceiling cornice at wall.
P713 Porch - ceiling.
P714 Porch - door, interior.
P715 Porch - door, exterior.
P716 Porch - screen insert, exterior.
P717 Porch - east column of west column pair.
P718 Porch - west column of middle column pair.
P719 Porch - lattice under porch.
P720 Porch - skirt board above lattice.

East Wall - Main House

P731 W005 - casing.
P732 W005 - sash.
P733 W006 - casing.
P734 W006 - sash.
P735 W118 - casing.
P736 W118 - sash.
P737 W118 - sill.
P738 W118 - shutter.
P739 W119 - casing.
P740 W119 - sash & frame.
P741 W119 - shutter.
P742 W120 - casing.
P743 W120 - sash.
P744 W120 - cornice.
P745 W120 - shutter.
P746 W121 - casing.
P747 W121 - sash.
P748 W121 - shutter.
P749 D001 - right door & hinge.
P750 D001 - pediment, recessed cornice.

P750a D001 - pediment, horizontal member.
P751 North pilaster - pedestal dado.
P752 North pilaster - column torus.
P753 North pilaster - shaft.
P754 North pilaster - right trim board (corner board).
P755 South pilaster - pedestal dado.
P756 South pilaster - column torus.
P757 South pilaster - shaft.
P758 South pilaster - south corner board.
P759 Water table.
P760 Clapboard - south end.
P760a Clapboard - north end.

South Wall - Ell

P765 W114 - casing.
P766 W114 - storm sash.
P767 W114 - shutter.
P768 D104 - casing.
P769 D104 - door.
P770 D104a - screen door.
P771 Water table.
P772 East corner board.
P773 Clapboard.
P774 Side porch - column.
P775 Side porch - pilaster.
P776 Side porch - handrail.
P777 Side porch - floor.
P778 Side porch - lattice under porch.
P779 Side porch - lattice frame, adjacent to ell extension.

West Wall - Ell

P780 W107 - casing.
P781 W107 - sill.
P782 W107 - sash.
P783 W107 - shutter.
P784 W109 - casing.
P785 W109 - storm sash.
P786 W111 - casing.
P787 W111 - storm sash.
P788 W111 - shutter.
P789 Water table - south end.
P789a Water table - north end.
P790 Clapboard - south end.
P791 Clapboard - north end.
P792 North corner board.
P793 Column - porch, against wall.

North Wall - Ell

P795 W112 - casing.
P796 W112 - storm sash.
P797 W112 - shutter.
P798 W113 - casing.
P799 W113 - sash.
P800 W113 - shutter.
P801 D103 - casing.
P802 D103 - door.
P803 D103 - storm door.
P804 D103 - left pilaster.
P805 Water table - west end.
P806 Clapboard - east end.
P807 Refrigerator hatch - casing.
P808 Refrigerator hatch - door.
P809 West corner board.
P810 East corner board.
P811 Back porch - west column.
P812 Back porch - handrail.
P813 Back porch - baluster.
P814 Back porch - floor.
P815 Back porch - lattice under porch.
P816 Back porch - lattice frame.

East Wall - Ell

P821 W004 - casing.
P822 W004 - sash.
P823 W115 - casing.
P824 W115 - sash.
P825 W115 - sill.
P826 W115 - shutter.
P827 W117 - casing.
P828 W117 - sash.
P829 Water table.
P830 Clapboard.
P831 South trim board - at main house.
P832 Water table - extension.
P833 Clapboard - extension.
P834 Corner board - extension.

Exterior - Second Story

South Facade - Main House

P850 W202 - sill.
P851 W202 - casing.
P852 W220 - shutter.
P853 W220 - casing.
P854 W220 - sill.
P855 W220 - sash.

West Wall - Main House

P861 W205 - casing.
P862 W205 - frame.
P863 W205 - sill.

North Wall - Main House

P870 W206 - sill.

East Wall - Main House

P880 W218 - shutter.
P881 W218 - sill.
P882 W218 - casing.

West Wall - Ell

P890 W209 - casing.
P891 W209 - sill.

North Wall - Ell

P900 W212 - casing.
P901 W212 - sill.

Exterior - Second Story (cont.)

East Wall - Ell

P910 W213 - casing.
P911 W213 - sill.

Other

P915 Roof - baluster, north eave.
P916 Downspout - stored in basement

APPENDIX F

MORTAR ANALYSIS

METHODOLOGY

Over forty mortar samples were obtained from the Beale House during the spring and summer of 1991. Samples were removed using a small masonry chisel and a hammer. Each sample was numbered and placed in an individually labeled artifact bag. The samples were then logged using a three-part code that identifies the park, the building, and the mortar sample number, beginning with ADAM-08-M001.

Mortar analysis was carried out in the mortar lab at the Building Conservation Branch (BCB). Each sample was first pulverized using a mortar and pestle. Approximately twenty grams of pulverized sample were then weighed out, swirled in a solution of diluted hydrochloric acid (one part 38% HCl to five parts distilled water by volume), and separated into sand and fines components. In five samples, 20 grams were not available so less than 20 grams was analyzed for each sample. After drying, the sand and fines were weighed. A mortar analysis computer program developed by the BCB was used to determine the composition of the mortar, and the percentages and parts per volume of sand, fines, and calcium hydroxide (CaOH2).

A list of the mortar samples removed and each sample's location are included in this appendix in Subsection b, along with plans of the Beale House on which the sample locations are recorded. Based on the results of the analysis, samples were grouped by shared characteristics and given relative dates. This information is provided in Subsection c.

MORTAR SAMPLE LOCATIONS*

Sample #	Group	Location
M001	A	Room 001 - south wall, east end
M002	A	Room 001 - south wall, west end
M003	A	Room 001 - west wall, southwest chimney base, interior top of arch
M004	C	Room 001 - furnace enclosure
M005	E	Room 001 - brick pier under east north/south beam
M006	A	Room 001 - north wall, at west corner of ell foundation
M007	B-1	Room 001 - north wall, ceiling plaster
M008	B	Room 001 - east wall, south chimney base, brick wall blocking opening
M009	D	Room 001 - east wall, parging
M010	A	Room 001 - east wall, north end near Room 002 foundation wall
M011	C	Room 002 - east wall
M012	D	Room 002 - north wall
[M013]		[none]
M014	B	Main House exterior - south wall, front porch granite base
M015	B	Main House exterior - north wall, northwest pilaster base
M016	B	Main House exterior - north wall, west veranda base
M017	D	Ell exterior - west wall, patched parging
M018	B	Ell exterior - west wall, mortar behind M017

*[Locations marked on plans at end of list]

M019	B	Ell exterior - west wall, pointing near downspout near juncture of ell and ell extension
M020	D	Ell exterior - west wall, repointing over M019
M021	C	Ell exterior - north wall (extension), east of back porch
M022	C	Ell exterior - south wall (extension), repointing east of side porch
M023	F	Ell exterior - south wall (extension), pointing behind M022
M024	D	Ell exterior - east wall, middle
M025	C	Ell exterior - east wall, south end near main house
M026	C	Main House exterior - east wall, south (left) of bulkhead opening
M027	G	Main House exterior - east wall, pipe feed area
[M028-M038]		[none]
M039	D	Room 104 - north wall fireplace, mortar from top of brick in firebox
M040	A-2	Room 103 - west wall fireplace, mortar from brick in back wall of firebox
M041	A-2	Room 105 - east wall fireplace, mortar from top back wall of firebox
M042	B	Room 202 - west wall fireplace, mortar from brick in firebox
M043	B	Room 202 - west wall fireplace, mortar between hearth and firebox floor
M044	A-2	Room 203 - west wall fireplace, mortar from brick in firebox
M045	D	Room 208 - east wall fireplace, mortar/parging from top of firebox side
M046	A-1	Room 101 - closet under staircase, plaster from west wall

M047	A-1	Room 103 - west wall closet, plaster from south wall
M048	B-1	Room 105 - north wall closet, plaster from south wall
M049	B-1	Room 109 - west wall
M050	B-1	Room 300 - stairwell, plaster from north fascia
M051	D	Room 002 - base of east wall
M052	A-2	Room 002 - exposed inner north foundation wall/north chimney

ANALYSIS RESULTS

Groups A, A-1 & A-2 - Very Fine Sand Aggregate - 1792

The mortar samples included in these groups date to the 1792 construction of the Beale House. The samples in group A were stone foundation mortar, those in A-1 were plaster, and those in A-2 were brick mortar inside fireboxes. The samples in Group A were known to be from original material, and their characteristic very fine, tan sands were comparable to the sands in the samples in Groups A-1 and A-2, thus dating all three groups to 1792.

Group A - Stone Mortar

Mortar Type:	sand/lime - 5/3 to 1/1		
Fines Color:	light tan		
Sand Type:	very fine size, tan-color aggregate		
Consistency:	soft		
Filtrate Color:	light green-yellow		
CO2 Gain:	moderate		
Samples:	M001 M002	M003 M006	M010

Group A-1 - Plaster Same as above except:

Filtrate Color:	light amber
Other:	red hair present
Samples:	M046 M047

Group A-2 - Brick Mortar Same as above except:

Sand Color:	reddish tan	
Filtrate Color:	dark amber (indication of high charcoal content)	
Samples:	M040 M041	M044 M052

Groups B & B-1 - Multi-Color Sand Aggregate - 1908

Group B

The samples in Group B were analyzed as portland cements, and appear to be original mortar in 1908 elements. These samples are characterized by sand aggregate of fine to large size and tan, black and orange colors.

Mortar Type:	portland cement/sand/lime - 1/1/1
Fines Color:	gray-tan [M042 & M043 had colorant added]
Sand Type:	mixture of fine- to large-size aggregate of tan, black and orange colors.
Consistency:	hard
Filtrate color:	green-yellow [M042 (from firebox) = dark amber - indication of high carbon content]
CO2 Gain:	moderate
Samples:	M008 M016 M042 M014 M018 M043 M015 M019

Group B-1 - Plaster

The samples in Group B-2 contained red hair, as did the original plaster samples, and were analyzed as sand/lime mixtures not as portland cement. However, these samples had the same multi-color sand aggregate as in Group B, and sample M050 was taken from known 1908 material. They are therefore dated to 1908.

Same as above except:

Mortar Type:	sand/Lime - 5/3
Consistency:	soft
Filtrate Color:	amber
Samples:	M007 M049 M048 M050

Group C - Fine to Large Sand Aggregate - 1908

The samples in Group B-1 had the same characteristics as Group B except for the distinctive multi-colored sand aggregate. These samples were taken from what is believed to have been 1908 work, and are therefore also dated to 1908.

Same as Group B except:

Sand Type:	Mixture of fine to large-size, tan and black aggregate	
Samples:	M004	M025
	M021	M026
	M022	

Group D - Very Large Sand Aggregate - Circa 1974

These samples were characterized by their very large sand aggregate size. Several of the samples were taken from areas known to have been re-pointed or parged in 1974, and it is therefore probable that all samples are from 1974 work.

Mortar Type:	portland Cement/sand/lime - 2/2/1	
Fines Color:	light gray	
Sand Type:	mixture of very fine to very large sand aggregate of tan and black color.	
Consistency:	hard	
Filtrate Color:	green-yellow	
CO2 Gain:	low to moderate	
Samples:	M009	M024
	M011	M039
	M012	M045
	M017	M051
	M020	

Groups E, F & G - Other

Three samples exhibited singular characteristics and each compose its own group.

Group E - M005 - Post 1792

Sample M005 was taken from a brick pier in the basement that is thought to have been installed after the original 1792 construction. However, this sample displays most of the same characteristics as Group A except the color of the sand and fines. It is therefore thought to date between 1792 and 1835, and is possibly original.

Mortar Type	sand/lime - 5/4
Fines Color	gray-brown
Sand Type	very fine aggregate size of gray-tan color
Consistency:	soft
Filtrate Color:	amber
CO2 Gain:	moderate

Group F - M023 - Pre 1897

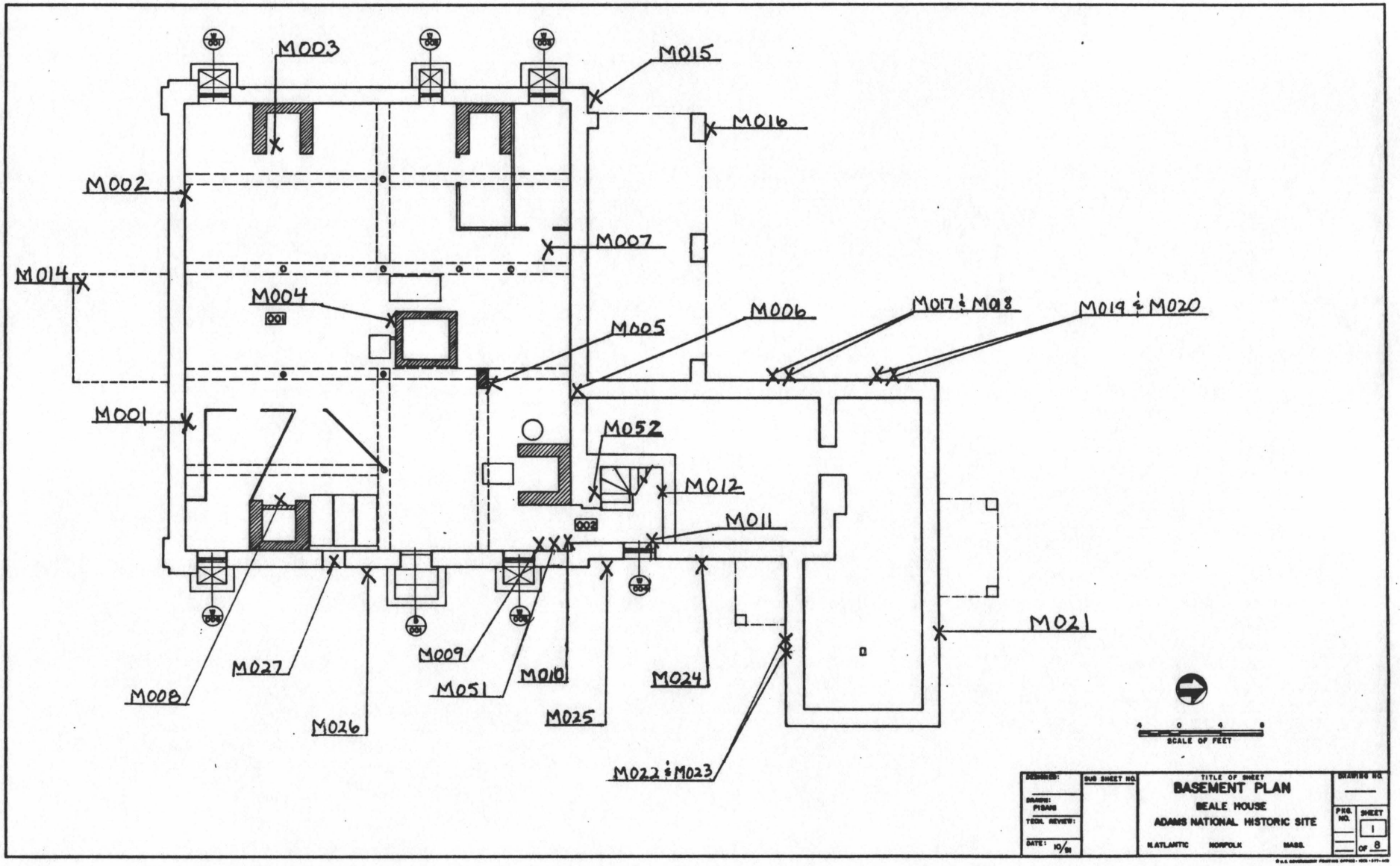
Sample M023 was taken from the south foundation wall of the ell extension behind repointing mortar thought to date to 1908. It is therefore thought to have been used when the foundation was built, which was probably before 1897.

Mortar Type:	sand/lime - 1/1
Fines Color:	brown
Sand Type:	very fine to medium aggregate size of tan color
Consistency:	soft
Filtrate Color:	amber
CO2 Gain	moderate

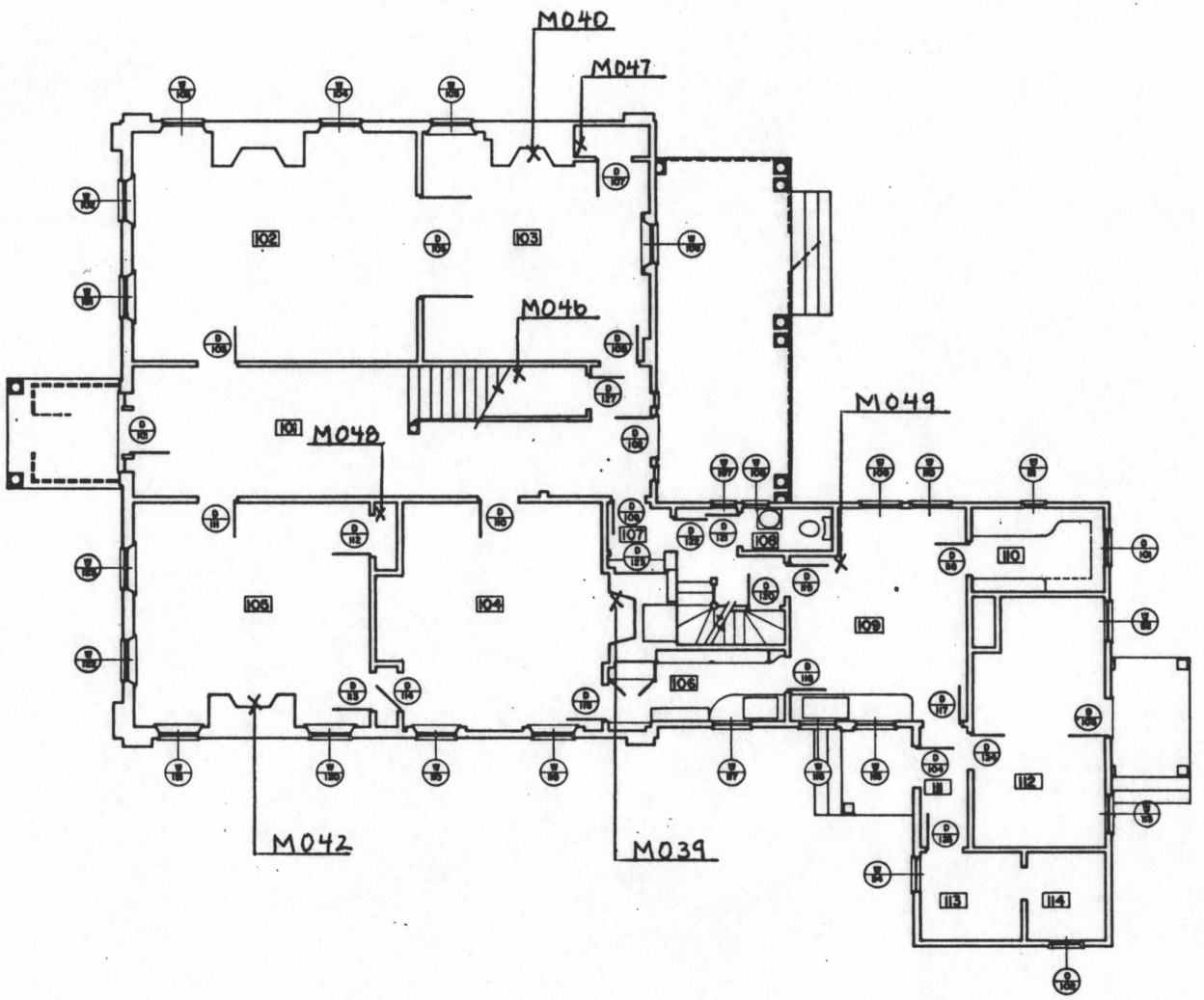
Group G - M027 - Post 1908

This sample is characterized by what is thought to be asbestos fibers in the mix. The sample was taken from cement blocking the former basement window through which extends the oil pipe feeds on the east wall of the main house. The oil boiler was thought to have been installed soon after the 1908 alterations, and therefore this mortar probably dates from that time. The presence of the asbestos made specific analysis difficult.

Mortar Type:	portland cement
Fines Color:	gray - fibrous
Sand Type:	none
Consistency:	hard
Filtrate Color:	amber
CO2 Gain:	moderate

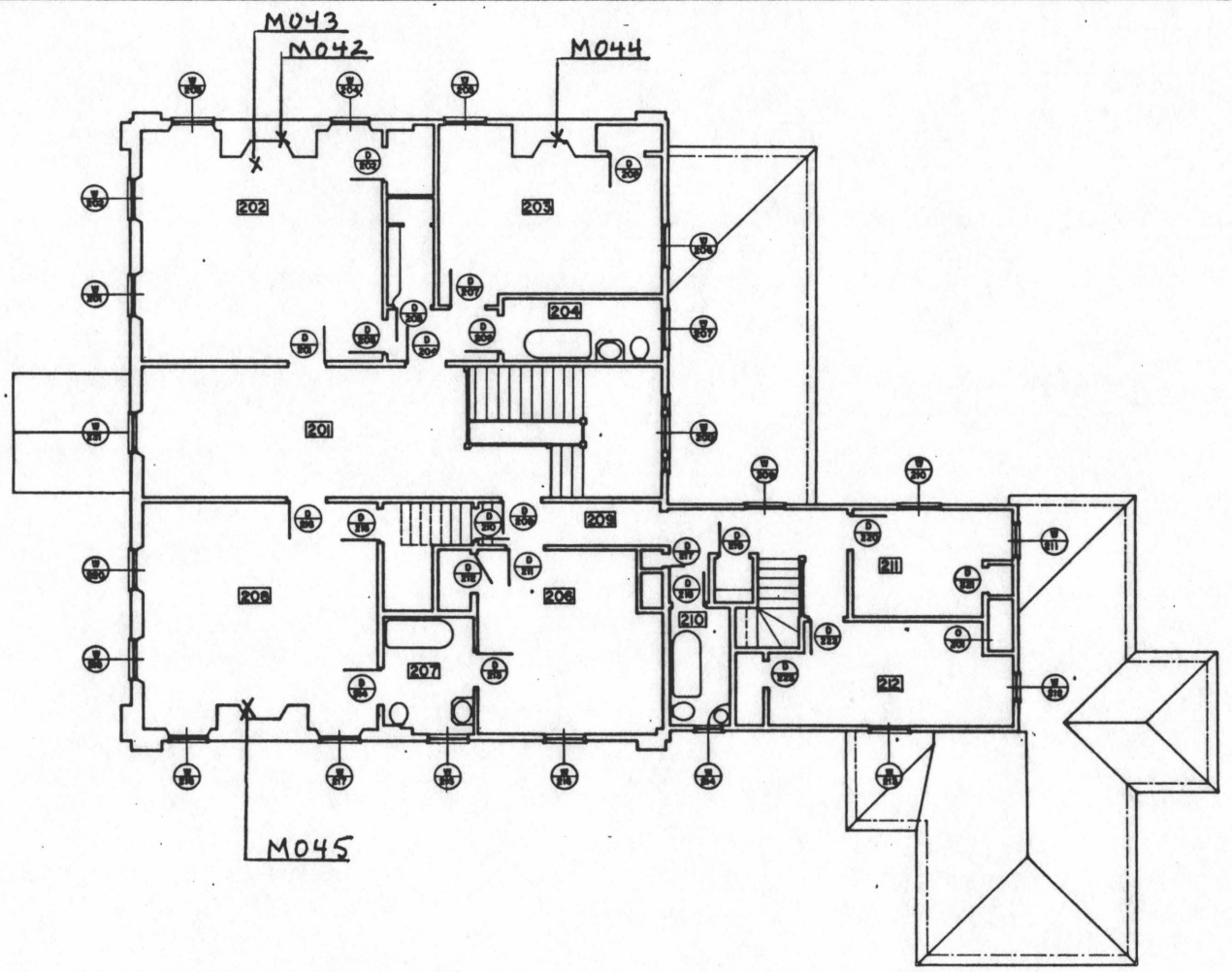


DESIGNED:	SUB SHEET NO.	TITLE OF SHEET: BASEMENT PLAN BEALE HOUSE ADAMS NATIONAL HISTORIC SITE N.ATLANTIC NORFOLK MASS.	DRAWING NO.
DRAWN: PSIMS			PKG. NO. / SHEET 1 OF 8
TECH. REVIEW:			
DATE: 10/81			



SCALE OF FEET

DESIGNED:	SUB SHEET NO.	TITLE OF SHEET: FIRST FLOOR PLAN	DRAWING NO.
DRAWN: PISANI		BEALE HOUSE	PKG. NO.
TECH. REVIEW:		ADAMS NATIONAL HISTORIC SITE	SHEET 2 OF 8
DATE: 10/81		N.ATLANTIC NORFOLK MASS.	



SCALE OF FEET

DESIGNED:	SUB SHEET NO.	TITLE OF SHEET: SECOND FLOOR PLAN BEALE HOUSE ADAMS NATIONAL HISTORIC SITE N. ATLANTIC NORFOLK MASS.	DRAWING NO.
DRAWN: PISANI			PROJ. NO.
TECH. REVIEW:			SHEET 3 OF 8
DATE: 10/81			

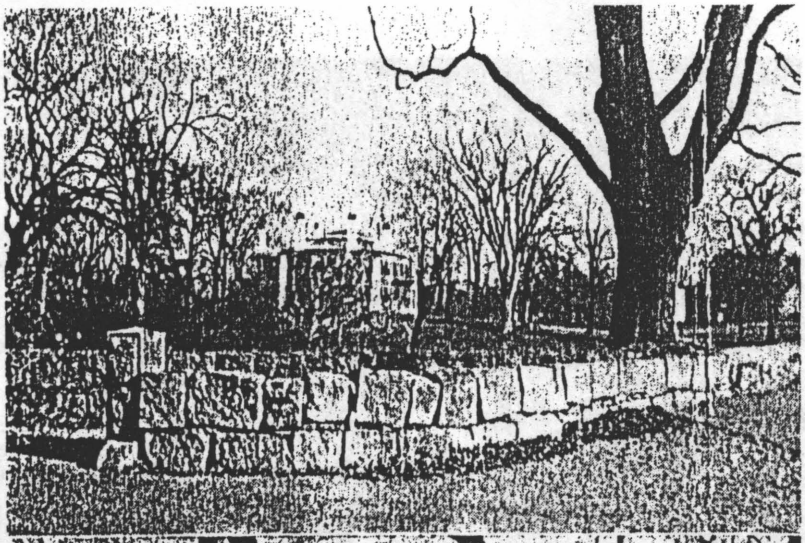
APPENDIX G

1940 SALES BROCHURE



181
Adams
Street

Quincy
Massachusetts

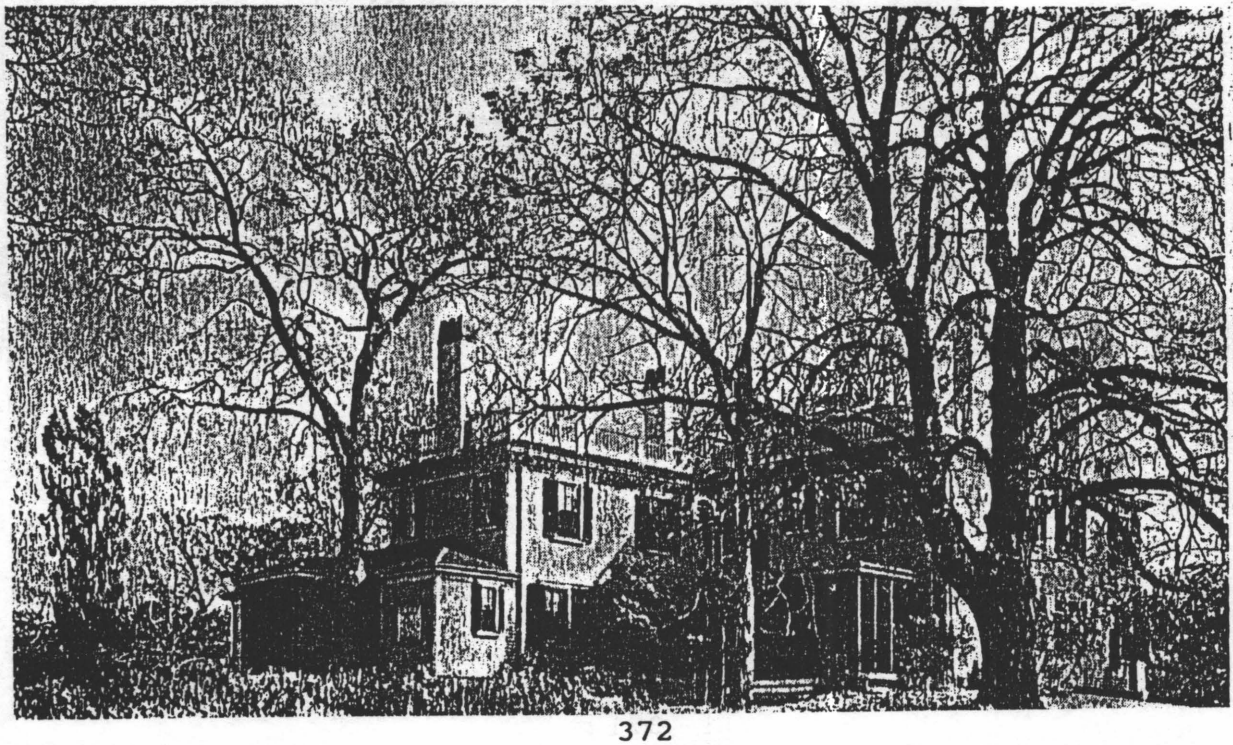


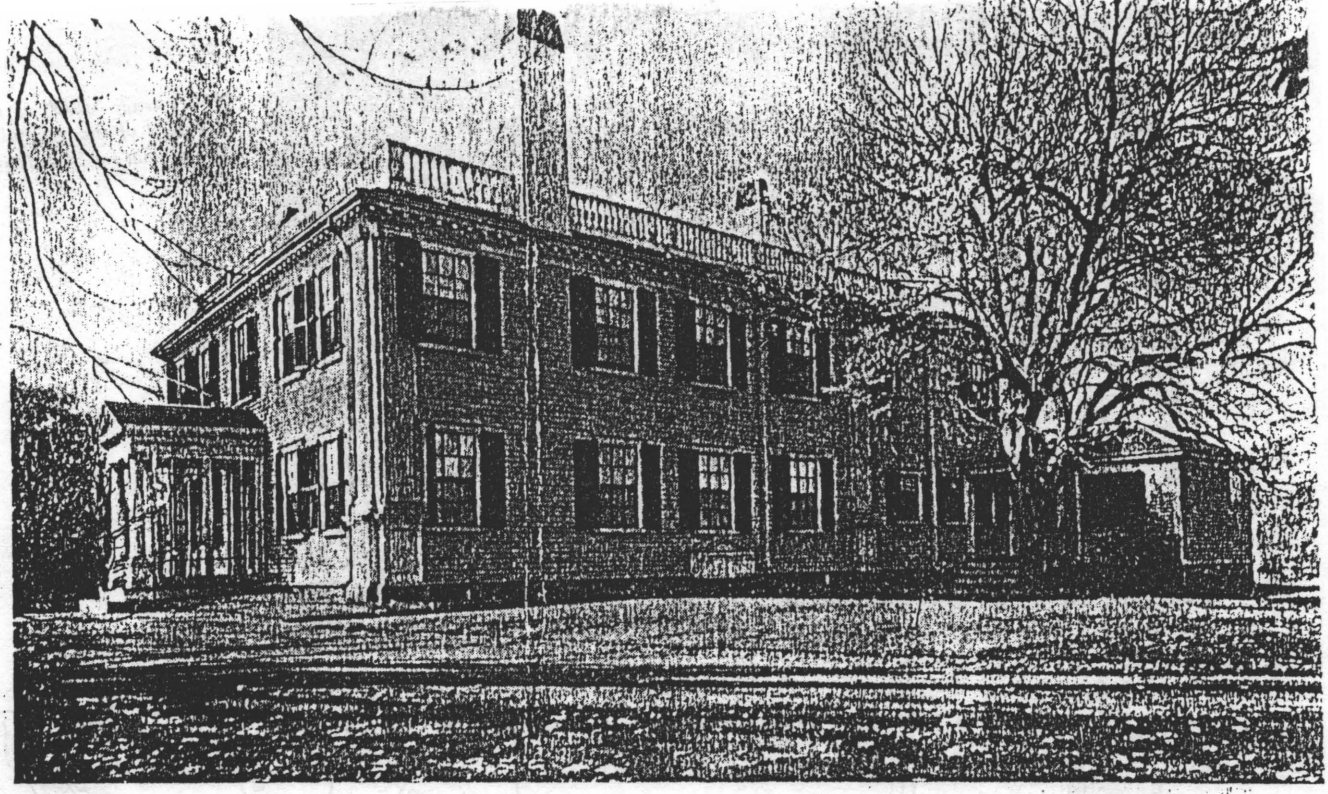


THE HISTORIC HOME

is located at 181 Adams Street, Quincy, about 12 miles southeast of Boston. The property adjoins the Adams mansion, famous "Home of the Presidents", where John Adams, and his son, John Quincy Adams, second and sixth Presidents of the United States, made their homes. The Adams mansion is now maintained as a memorial by the Massachusetts Historical Society. The estate adjoins in the rear the Furnace Brook Parkway Reservation, a delightful unit of the Metropolitan Park Commission.

The fine Colonial residence was built in 1792. President Adams established this fact in a letter to his daughter, in which he said: "Captain Beale of Squantum has set up between me and my brother a new home, the largest and handsomest ever built in our neighborhood." For 115 years the residence remained in the possession of the Beale family, new generations inheriting from the old, and continuing during passing decades its distinction as one of the outstanding examples of Colonial architecture in New England.





The property was purchased in 1907 by its present owners. Thus, since its erection, only two families have occupied this historic home. It was restored by Joseph Everett Chandler, the eminent architect who also directed the restoration of the Paul Revere house in Boston. All of the essential features of the original mansion have been carefully preserved, together with its heritage of Colonial traditions.

The history of this fine old house is a matter of public record, with wills, deeds and other documents to prove authentic ownership in the Beale family from 1792 to 1907. Always a center of dignified comfortable, leisurely life, it is today a notable monument to the best traditions of Colonial days.

The Grounds

consist of 5½ acres, with a wealth of fine old elm, maple and oak trees to form a charming setting for the imposing home. The house is set back about 300 feet from the road, with a driveway through an arched avenue of trees to the front entrance, and extending around the rear to the garage or stable. Extensive lawns surround the house and flower and vegetable gardens are in the rear.

The First Floor

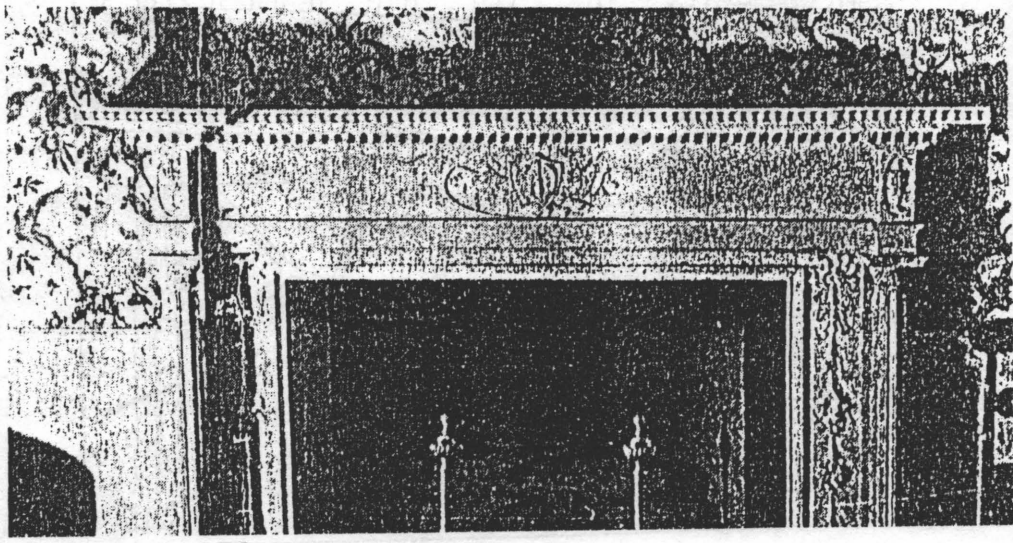
has an entrance hall extending from front to rear sun porch; front and back parlors with fireplaces; sitting room with fireplace; dining room with fireplace; back hall; lavatory; kitchen and laundry completely equipped; large pantries, butler's pantry, etc.

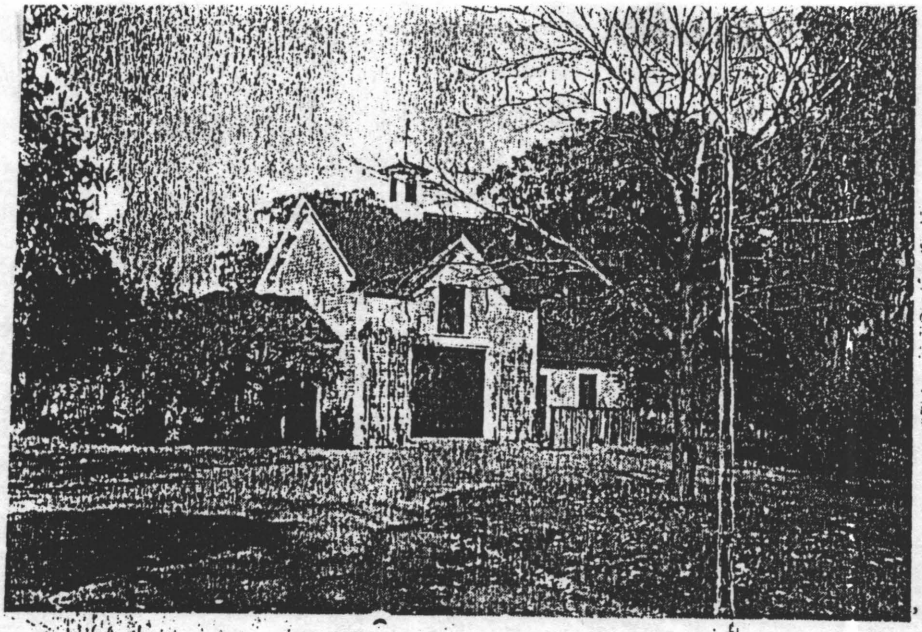
Second Floor:

Four large master bedrooms with fireplaces in three; two baths; large hall, linen closet. Two maids' rooms with bath in rear wing. The third floor is an unfinished attic for storage.

The heating system is hot air, with an Electric Furnaceman stoker. Hot water is supplied by a separate unit.

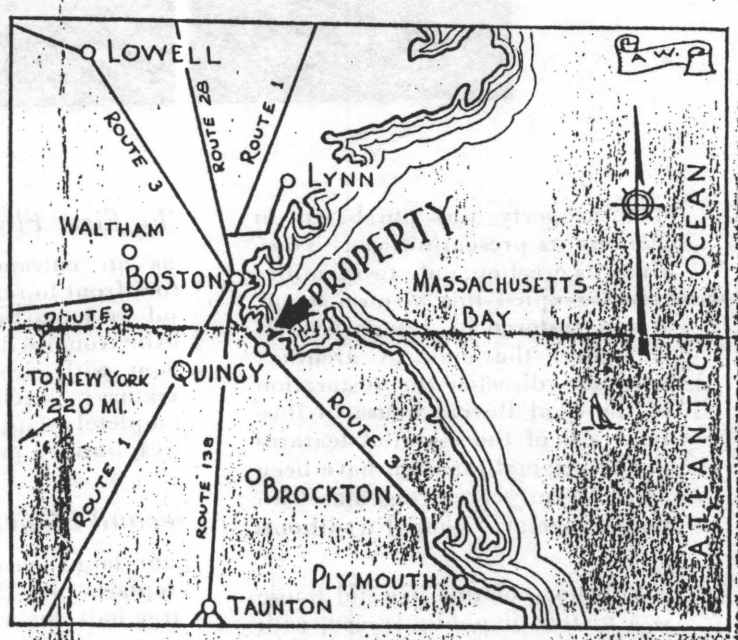
The property is in excellent condition and reflects the painstaking care which it has always received. In the settlement of an estate it is offered at a very reasonable price. Inspection by appointment.

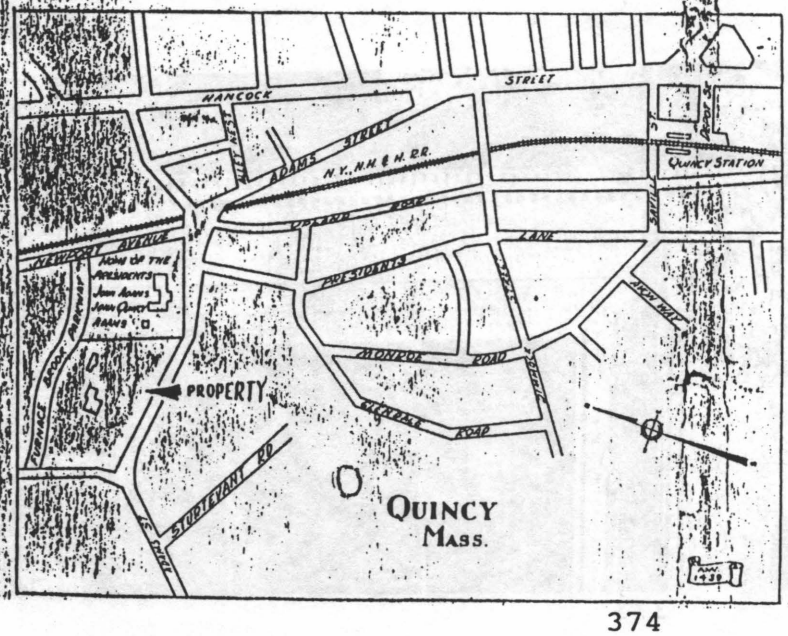




The garage which is in the rear of the grounds, has a room for chauffeur.

PRICE
$50,000





ALEXANDER WINDSOR, Inc.
551 FIFTH AVENUE
NEW YORK, N. Y.
VAnderbilt 3-6757

AW COUNTRY ESTATES

1439

APPENDIX H

1973-1984 DOCUMENTATION FOR NATIONAL PARK SERVICE REPAIRS/RESTORATION

CONTENTS

	Document	Page
A.	Work Order for Roof Work dated June 11, 1973	379
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D.	Contract Specifications for Roof Work dated 1975	385
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UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
Boston Group
Post Office Box 160
Concord, Massachusetts 01742

(ISSUING OFFICE)

REQUISITION NO. | THIS AL. REL.

DATE OF ORDER: June 11, 1973 | ORDER NUMB.: PX 4220 5

ACCOUNTING CLASSIFICATION: 4230 300 2500

VENDOR'S NAME AND ADDRESS
Norman W. Pemberton, Inc.
141 Newport Avenue
Wollaston, Massachusetts 02170

SHIP TO: (Consignee and Address;)
Superintendent
Adams National Historic Site
Beale House and Cottage
181 Adams Street, within Adams National Historic Site, Quincy, Mass.

CONTRACT NO.: Tel 472-4000 | DISCOUNT TERMS: Cash upon Net; completion | SHIP VIA:

DELIVERY: F.O.B. SHIPPING POINT | TIME FOR DELIVERY: 20 days after receipt of order | GOVT. B/L NO.:

ITEM NO.	ARTICLES OR SERVICES	QUANTITY ORDERED	UNIT	UNIT PRICE	AMOUNT
	Furnish all materials, labor and equipment necessary to perform the following work at 181 Adams Street, Quincy, Massachusetts: per your proposal of June 6, 1973.				
1.	Cottage roof, west ell section only: provide new 240 lb. asphalt shingles comparable to "Bird Windseal" brand. Color to match existing asphalt shingles. Install over existing roof. Remove existing wood shingles at eaves and replace with new wood shingles.				
2.	Beale House, flat roof over north porch: seal all holes in existing canvas roof. Install double coverage mineral surface 80 lb. built-up roof, embedded in cold plastic cement. Embed bottom ply and existing canvas roof along walls of the house prior to nailing. Roofing to be blind nailed. Provide copper drip edge along eaves. Color of roofing to be black.				
	The Contractor shall haul away all debris created by the project. All workmen to be covered by Workman's Compensation; Public Liability and Property Damage insurance is required as part of this job.				
	JUSTIFICATION: QUOTATIONS ATTACHED FROM: H. E. Rickard & Sons, Quincy, MA.-$602.00 Ormsby Roofing Co., Inc., So. Boston, MA.-$[illegible]50.00 Norman Pemberton, Inc., Wallastan, MA.-$[illegible]85.00	ONE	JOB		$465.00
				TOTAL	

7/9/73

THE ARTICLES OR SERVICES LISTED WERE RECEIVED ON _____ (DATE)

AND ACCEPTED ON _____ (DATE), RECEIVING REPORT NO: _____

SIGNATURE _____

SIGNATURE: Ross D. Harrison, Jr.

NAME AND TITLE: Ross D. Harrison, Jr.
Administrative Officer

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
Boston Group
Post Office Box 160
Concord, Massachusetts 01742

(ISSUING OFFICE)

REQUISITION NO.

THIS NUMBER MUST APPEAR ON ALL PACKAGES AND PAPERS RELATING TO THIS ORDER

DATE OF ORDER: June 14, 1973

ORDER NUMBER: PX 4220 3 0414

ACCOUNTING CLASSIFICATION: 4230 300 2500

VENDOR'S NAME AND ADDRESS
Cambridge Roofing Service
90 Ellery Street
Cambridge, Massachusetts 02138

SHIP TO: (Consignee and Address)
Superintendent
Adams National Historic Site
Beale House, located within Adams NHS
181 Adams Street
Quincy, Massachusetts 02169

CONTRACT NO.	DISCOUNT TERMS	SHIP VIA
Per Quote		

DELIVERY: F.O.B. SHIPPING POINT	TIME FOR DELIVERY	GOVT. B/L NO.
	20 days from Order receipt	

ITEM NO.	ARTICLES OR SERVICES	QUANTITY ORDERED	UNIT	UNIT PRICE	AMOUNT
	Furnish all labor, equipment, and materials necessary to perform the following work for the National Park Service at 181 Adams Street, located within the Adams National Historic Site, Quincy, MA.	JUSTIFICATION: As per attached quotes and memo two masons (Flannery) were contacted and had other work commitments; Cambridge Roofing Service therefore was awarded the job.			
1.	Remove all existing cement pargeting from north chimney of kitchen ell. Clean exposed surface of brick work by wire brushing. Leave surface of brick work suitable for painting. Cut out existing mortar joints to a maximum depth of one and one-fourth inches (1¼") with an electric saw. Include chimney cap in work. Repoint all open masonry joints to full depth with mortar mixed to formula prescribed by the architect, National Park Service.				
2.	Remove loose pointing and clean out open masonry joints in the remaining chimneys of the Beale House. This portion of work will be limited to loose and open masonry joints. Repoint with approved mortar mix.				
	The Contractor shall clean up and haul away all debris created by this project, including cleaning of roof gutters. Workmen to be covered by Workman's Compensation; Public Liability and Property Damage insurance is required as part of this job. Contact Architect Orville Carroll at Boston Group Office, 617-369-6999 for information pertaining to the job.	ONE	JOB		$ 700.00
				TOTAL	$700.00

THE ARTICLES OR SERVICES LISTED WERE RECEIVED ON _____ (DATE)

AND ACCEPTED ON _____ (DATE), RECEIVING REPORT NO: _____

SIGNATURE: _____

SIGNATURE: Ross D. Harrison, Jr.

NAME AND TITLE: Ross D. Harrison, Jr.
Administrative Officer

PURCHASING OFFICER

Form DI-1
(Rev. 4-56)

UNITED STATES
DEPARTMENT OF THE INTERIOR

REQUISITION

Requisition Number

To

Bureau or Office

Date October 23, 1975

Appropriation and Allotment or Project No.

Charge shipping costs to

Vendor

Norman W. Pemberton, Roofer
141 Newport Avenue
Quincy, MA 02169

Deliver to Adams National Historic Site
Beale House
181 Adams Street
Quincy, MA 02169

ITEM OR FORM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
	Furnish all labor, equipment, and materials necessary to perform the following work for National Park Service at 181 Adams Street, located within the Adams National Historic Site, Quincy, Mass. Work to be preformed prior to proposed roofing job.				
1.	Work to be done on the northeast (Dining Rm) chimney located within the main roof of the Beale House: Cut out existing mortar joints to a maximum of one-and-one-fourth inches (1¼"). An electric saw equipped with a carborendum blade is acceptable providing no damage is done to the existing bricks. Include the chimney cap in the work. Repoint all open masonry joints to full depth with the following mortar mix: 5 parts hydrated lime, 1 part white "Medusa" cement, 18 parts fine washed sand. Strike joints flush with bricks. Paint brick chimney and cap with matching oil based paint such as Benjamin Moore, Inc.				
2.	Work to be done on the southwest chimney located on main roof: Repoint chimney cap. Remove mortar but cutting out to a depth prescribed in Item 1. Replace missing courses of cap bricks on left flue using bricks to match in size, texture and color. Use mortar mix prescribed in Item 1. Paint				

For Use When Additional Approval Is Required

Bureau Officer

Requisitioned by *(Signature)*

Title

REQUISITION
(Continuation Sheet)

Bureau .....

Bureau No. .....

ITEM OR FORM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
	over repair work with an oil base paint of matching color.				
3.	All chimney caps to five chimneys: apply a cement-sand mix to **three chimney caps to form a watershed op approximately one-inch high at the center feathering out to approximately one-quarter inch at the outer edge.**				
	The Contractor shall clean up and haul away all debris created by this project, including cleaning of roof gutters affected by this work. No smoking will be permitted on the roof at any time. Workment to be covered by Workman's Compensation; Public Liability and Property Damage Insurance is required as part of this job.				
	Telephone quotation by Mr. Volpe representing the Pemberton Company, 10-23-1975				
	Chimney work $[illegible]25.00 **Painting 100.00**		**one job**		**$725.00**
	Other Contractors contacted				
	R. A. Cleary Co. **10 Draper Street** **Canton, Mass.** — **Cannot do until after 60 days**				
	Arthur King **Quincy, Mass.** — **Cannot do work**				
	Masonry 4,000 Roof 2,600 } set up by volpe VA 20				

NAME	NO. OF PAGES
CONTENTS	2
BID DOCUMENTS (Use perforated yellow copies for bidding)	
Invitation for Bids (Standard Form 20)	2
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Section 01100 Summary of the Work	1
Section 01101 Definition of Bid Items	1
Section 01205 Submittals	1
Section 01305 Temporary Facilities and Controls	2
Section 01505 Project Closeout	1
Section 05500 Metal Tie Rods	1

CONSTRUCTION SPECIFICATIONS

SECTION NUMBER	NAME	NO. OF PAGES
Section 06110	Carpentry, Framing and Sheathing	1
Section 07310	Asphalt Shingles	4

N O T E

IT IS THE RESPONSIBILITY OF THE BIDDER TO VERIFY THAT THE SPECIFICATIONS ARE COMPLETE AS SET FORTH HEREIN.

SECTION 01100 - SUMMARY OF THE WORK

1. DESCRIPTION
2. LOCATION
3. ACCESS
4. PRE-CONSTRUCTION CONFERENCE
5. ARTIFACTS
6. PROTECTION OF EXISTING UTILITIES, STRUCTURES, AND PLANTINGS

SECTION 01101 - DEFINITION OF BID ITEMS

1. BASE BID

SECTION 01205 - SUBMITTALS

1. PROCEDURES FOR SUBMISSION
2. CERTIFICATION

SECTION 01305 - TEMPORARY FACILITIES AND CONTROLS

1. BARRICADES, DANGER, AND WARNING SIGNS
2. AIR AND WATER POLLUTION CONTROL
3. FIRE SUPPRESSION
4. CONSTRUCTION CAMP AND STORAGE AREA
5. TEMPORARY SANITARY FACILITIES
6. TEMPORARY STORAGE FACILITIES
7. PRESERVATION OF EXISTING WORK
8. FIRE PROTECTION

SECTION 01505 - PROJECT CLOSEOUT

1. FINAL INSPECTION AND ACCEPTANCE OF WORK
2. CLEAN-UP

SECTION 05500 - METAL TIE RODS

1. DESCRIPTION
2. EXISTING TIE RODS

SECTION 06110 - CARPENTRY, FRAMING AND SHEATHING

1. DESCRIPTION

SECTION 07310 - ASPHALT SHINGLES

PART 1: GENERAL
PART 2: MATERIALS
PART 3: EXECUTION

SECTION 01100 SUMMARY OF THE WORK

1. DESCRIPTION: The work of this project consists of the installation of a new asphalt shingle roof covering and related flashing on the Beale House located within the Adams National Historic Site.

Features of the work consist of (1) removal of the lower four asphalt shingle courses and wood shingle starter course on the main roof including the adjoining two-story ell, (2) replacement of the wood shingle starter course at the eave line, (3) application of roll roofing, a 90 lb. mineral surface asphalt impregnated paper in a continuous sheet over the wood shingles up to the fourth course of existing asphalt shingles, (4) removal of existing asphalt shingles up the combs of hip junctures and roof ridges, (5) provide and install wood crickets back of three chimneys, (6) provide three copper roof jacks for four-inch c.i. vents and one two-inch c.i. vent, (7) provide and install twenty-one new wrought iron tie rods for attaching roof balustrade to roof, (8) install new asphalt shingle roof over existing roof, (9) clean existing wood gutters and apply flood coat of linseed oil, (10) removal of roll roofing and application of new built-up roof over east entry porch, 5 ft. x 7 ft.

2. LOCATION: The Adams National Historic Site is located at 135 Adams Street, Quincy, Massachusetts; the Beale House is located due West at 181 Adams Street, Quincy, Massachusetts.

3. ACCESS:

Hauling Restrictions: Comply with all legal load restrictions in the hauling of materials on public roads beyond the limits of the project. Load restrictions on park roads are identical to the State load restrictions with additional regulations as may be imposed by the Park Superintendent. A special permit will not relieve the Contractor of liability for damage which may result from the moving of equipment.

4. PRE-CONSTRUCTION CONFERENCE: Before the work begins, the Contracting Officer will arrange for a meeting with the Contractor to discuss the work in general, including administrative matters, National Park Service policy and regulations, safety and accident prevention, questions the Contractor may have and points that need to be resolved before the work commences.

5. ARTIFACTS: Any and all artifacts or items with historic significance that are discovered or historic fabric (except wood and asphalt shingles removed from roof) removed during construction and not reused shall become the property of the Government and shall be stored at a location designated by the Contracting Officer.

6. PROTECTION OF EXISTING UTILITIES, STRUCTURES, AND PLANTINGS: The Contractor shall take all precautions necessary to protect the existing historic structure and the surrounding landscape features and plants. The existing television cable shall be left in working order.

1. BASE BID: The lump sum figure of the base bid shall include all of the work described in the specifications.

END

1. PROCEDURES FOR SUBMISSION: Submit four facsimiles of samples, catalog cuts, etc. for review and approval, one of which will be returned, when approved. If the Contractor wishes additional copies returned he may submit more than four copies, in which case the extra copies will be returned to the Contractor. Unless specifically requested as an exception by the Contractor, and approved by the Contracting Officer in writing, the approval by the Contracting Officer of any catalogs, schedule, sample and related material is limited to compliance with the contract specifications, and such approval by the Contracting Officer will not relieve the Contractor of the responsibility for errors or failure properly to coordinate all elements of the project affected by the submitted material. All submittals shall be clearly identified on form CS-1.

It is the responsibility of the Contractor to present all such submittals at least one week in advance of his need for such approval, and in any event the Contracting Officer will entertain no request for a time extension to the Contract resulting from a delay by the Contracting Officer in processing such submitted material unless the material is submitted in sufficient time to permit adequate review by the Contracting Officer commensurate with the complexity of the specific submittal.

2. CERTIFICATION: When specified or requested by the Contracting Officer, the Contractor shall submit a certificate executed by the manufacturer certifying that the materials or equipment to be incorporated in the work comply with the requirements of these specifications.

1. BARRICADES, DANGER, AND WARNING SIGNS: The Contractor shall provide, erect and maintain all necessary barricades, suitable warning and danger signs and take all necessary precautions for the protection of the work and safety of the public. All barricades and signs used by the Contractor shall conform to the standard design, generally accepted for such purposes, and payment for all such services and materials shall be considered as included in the other pay items of the Contract.

2. AIR AND WATER POLLUTION CONTROL:

A. The Contractor shall take all necessary reasonable measures to reduce air and water pollution by any material and/or equipment used during construction. Keep the site clean of trash and debris including but not limited to loose construction materials, such as wood pieces, building paper, etc. Place all trash and debris in approved containers and remove and dispose of off the site daily in a location where it will not be possible for it to reach any stream or be dispersed. No burning of trash or debris will be permitted on the site without prior written approval.

B. The amounts stated in the Contract shall cover and include all air and water pollution control.

3. FIRE SUPPRESSION:

Spark Arresters: All gasoline and diesel powered equipment used on construction operations shall be equipped with spark arresters approved by the U. S. Forest Service when such equipment is used in "off highway" locations when and where there is potential forest or grass fire hazard. Areas and periods of potential fire hazard will be determined by the Contracting Officer, and written notice of such determinations will be given to the Contractor.

4. CONSTRUCTION CAMP AND STORAGE AREA: No area is available within the boundary of the Park for a Contractor's camp. It will be the Contractor's responsibility to provide his own camp outside the Park boundary. However, a storage area for materials and equipment within the Park will be designated by the Contracting Officer. The area shall be restored to the satisfaction of the Contracting Officer at no additional cost to the Government upon completion of the Contract.

5. TEMPORARY SANITARY FACILITIES: The Contractor shall provide ample toilet facilities with proper enclosures for the use of workmen employed on the work. Toilet facilities shall be installed and maintained in conformity with all applicable state and local laws, codes, regulations and ordinances. They shall be properly lit and ventilated, and kept clean at all times.

Immediately prior to completion of the work, all temporary toilet facilities shall be removed from the site.

6. TEMPORARY STORAGE FACILITIES: Space for storage of materials shall be confined to the project area at specific locations approved by the Contracting Officer.

Provide temporary sheds or other covered facilities for the storage of materials which are subject to damage by weather, as required. If additional storage space is essential to prosecute the work, in the opinion of the Contracting Officer, an area will be made available, subject to adequate protection as directed.

Immediately prior to completion of construction, all temporary storage facilities and surplus stored materials shall be removed from the site.

7. PRESERVATION OF EXISTING WORK: The Contractor shall preserve, protect, and prevent any damage to existing structures, utilities, plantings, and surrounding areas. Where damage occurs, the Contractor shall repair or replace same as original condition, to the approval of the Contracting Officer, without any cost to the Government.

Special attention shall be given to the historic fabric of the structure. Obtain approval before any removal or cutting of the fabirc is required.

8. FIRE PROTECTION: The Contractor shall keep at least two CO_2 fire extinguishers on the roof at all times during the duration of the job. No smoking shall be permitted on the roof at any time. A designated area for smoking shall be selected by the Contracting Officer or his representative.

END

SECTION 01505 PROJECT CLOSEOUT

1. FINAL INSPECTION AND ACCEPTANCE OF WORK: When all work comprised in this Contract has been completed, including cleanup and restoration, the Contractor shall so notify the Contracting Officer in writing, and the Contracting Officer will then make final inspection. When defects, errors and omissions which do not preclude the operation and use of the facility; however, in this event, final payment will be withheld until all corrections have been made.

2. CLEANUP: The Contractor at all times shall keep the premises free from accumulation of waste materials or rubbish caused by his operations. At the completion of the work, he shall remove all equipment, tools and surplus materials, and shall completely clean the premises, removing and disposing of all debris and rubbish, and cleaning all stains, spots, marks, dirt, smears, etc. When work premises are turned over to the Government, they shall be thoroughly clean and ready for immediate use.

END

SECTION 05500 METAL TIE RODS

1. DESCRIPTION: The work of this section consists of the removal of 20 diagonal wood braces attached to the roof and roof balustrade and replacing them with 21 wrought iron tie rods. Tie rods shall be fabricated from 3/4 inch round stock and upon completion of work shall be painted two coats of black paint similar to "Rustoleum." Flatten ends of tie rods, shape each end to conform with angle of roof and balustrade. Drill two holes in each end and attach tie rod with No. 12 1-3/4 inch long screws. Apply butyl compound under each tie rod prior to attaching to the roof. Do not use any compound between tie rod and roof balustrade.

2. EXISTING TIE RODS: Use three existing tie rods attached from three chimneys to the roof hips. Leave in exact location as found attached to the roof.

END

SECTION 06110 _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ CARPENTRY, FRAMING AND SHEATHING _ _

1. DESCRIPTION: The work in this section consists of the construction of three wooden crickets back of three chimneys on the main roof. Frame cricket full width of chimneys with 2" x 4" construction grade Douglas Fir; cover with $\frac{1}{2}$-inch exterior type plywood AD grade. Cut out mortar joints in brick chimney to provide for stepped flashing and counter flashing. Allow $\frac{1}{2}$-inch space between chimney and wood work. Pitch of crickets to correspond with that of the main roof.

END

PART 1: GENERAL

1-1 DESCRIPTION: The work in this section consists of roofing the front porch and the roof of the main house including the adjoining two story ell. Work includes the preparation of roof surfaces and the application of new asphalt shingles over the existing roof. Work also includes reroofing east entry porch.

1-2 SUBMITTALS: In accordance with Section 01205, submit samples of the asphalt shingles, roll roofing, roofing nails and roof jacks, asbestos base felt and roofing asphalt.

PART 2: MATERIALS

2-1 ASPHALT SHINGLES: SS-S-300 shingles; asphalt, mineral-surfaced, uniform thickness, square butts, strip-type; 36" x 12"; 235 lbs/sq. U/L type class C fire resistance; type II, 5-inch exposure. Color: Black. Equal to "Bird Wind Seal" brand having a prorated 15-year guarantee. All shingles brought to the site shall be undamaged and in original containers.

2-2 ASPHALT ROLL ROOFING: 90 pound, ASTM D249; Color: Black.

2-3 WOOD SHINGLES: Red cedar shingles, certigrade No. 2, Red Label, 16 inches long, 5/2-inches thick, used for starter course at eaves under roll roofing.

2-4 NAILS:

A. Wood Shingles: 3d, hot-dipped galvanized, two nails per shingle.

B. Roll Roofing: 3/4-inch long, hot-dipped galvanized roofing nails.

C. Asphalt Shingles: 1-3/4-inch long, hot-dipped galvanized roofing nails, four per shingle except comb shingles.

D. Asbestos Base Felt: One ply similar to that manufactured by GAF.

E. Asphalt Saturated Roofing Felt: 30 pound, ASTM D226.

F. Fibered Emulsion: Similar to Bird and Son, Inc.

2-5 ROOF JACK: Furnigh three four-inch and one two-inch metal roof jacks to flash around existing cast-iron roof vents. Roof flange to conform to the existing roof pitch. Roof jacks to be made from 16 oz. cold rolled copper and contain a lead seal ring at the top. Set in place as roof shingles progress then apply caulking compound to top joint after lead seal is seated against cast-iron vent stack. Roof jack comparable to that manufactured by Belmont Manufacturing Co.

2-6 FLASHING: Use existing flashing when applicable. Insert new stepped lead flashing and counterflashing into brick joints of chimneys where new crickets are to be constructed. Repoint brick joints with matching mortar. Use a mortar mix consisting of five parts hydrated lime; one part white "Medusa" cement; 18 parts fine sand. Strike joints flush with bricks.

PART 3: EXECUTION

3-1 SURFACE PREPARATION:

A. Front Porch: Approximately 9 ft. x 9 ft. gable roof. Remove flag staff base from ridge and remount after roofing work is completed. Remove lower four courses of asphalt shingles and starter course of wood shingles. Check existing asphalt shingles and remove all loose or protruding nails; nail down all curled or lifted shingles; remove ridge comb shingles; sweep all loose debris from roof. Cut back existing shingles along roof slope next to wall approximately six inches; clean roof boards and exposed wall flashing. Retain flashing at wall if usable; if not, replace deteriorated or faulty flashing. Treat all exposed roof boards with "Wood Life" or equal wood preservative.

B. Main Roof Including Two-Story Ell and Monitor Roof

1. Remove lower four courses of existing asphalt shingles and starting course of wood shingles from approximately 292 lineal feet of roof surface including upper monitor roof. Remove all shingles from roofs of three dormers. Remove and save skirt board from around base of monitor roof by cutting wire nails between board and shingles; remove two courses of asphalt shingles under skirt board to allow new shingles to lay flat against roof boards and to permit reinstallation of skirt board. Repaint boards one coat with matching paint color.

2. Remove all loose nails and renail sheathing where necessary. Cover large cracks and holes with sheet metal.

3. Remove rotted or damaged sheathing and replace with matching boards. Treat exposed roof boards with "Wood Life" or equal.

4. Remove asphalt shingles from roof ridges and hips including monitor roof and three dormer roofs.

5. Remove all protruding nails and asphaltum build-up from previous repair work. Nail down all curled or lifted shingles to insure that remaining shingles are in a flat position.

6. Build three chimney crickets as specified in Section 06110.

7. Clean roof of all loose debris and dispose of all above removed material from site.

8. Check flashing at chimneys; reuse if in good condition. Replace all deteriorated or faulty flashing with matching material.

9. Cut back existing asphalt shingles approximately six inches along roof slope of the three dormers to expose metal flashing. Clean roof boards and flashing. Retain all good flashing and reuse with new shingles. Replace all deteriorated or faulty flashing. Insert new flashing where needed.

C. East Entry Porch

1. Remove existing roll roofing.

2. Pull all loose nails and renail sound sheathing where necessary. Cover all holes and cracks with sheet metal.

3. Replace all deteriorated roof sheathing with matching boards. Clean roof of debris then treat roof boards with "Wood Life" or equal wood preservative.

4. Check metal flashing at juncture of wall and roof and where roof joins wood shingled roof. Replace all deteriorated or faulty flashing.

3-2 APPLICATION

A. Front Porch: Apply wood shingle starter course at eaves. Apply 90 pound mineral surface roll roofing over wood shingles and nail to roof boards. Apply new asphalt shingles on roof according to manufacturer's instructions. Use existing flashing in conjunction with bituminal mastic when laying shingles next to wall. Do not damage or mar clapboards or painted surfaces. Apply comb shingles to ridge in manner found. Mount flag staff base in same location.

B. Main Roof Including Adjoining Two-Story Ell and Upper Monitor Roof

1. Apply wood shingle starter course entire length of eaves approximately 292 lineal feet. Project one-inch at eaves.

2. Apply roll roofing over wood shingles (mineral side up); extend roofing paper under last course of existing asphalt shingles. Nail to roof sheathing. Nail roll roofing aver newly constructed crickets. Apply new asphalt shingles according to manufacturer's instructions with a five-inch exposure. Lift balustrade sections individually at posts then renail to roof as found. Seal between post and roof shingles before nailing with black butyl compound. Weave shingles in valleys; apply comb shingles to all hips and ridges. At all intersections of the roof hips and roof balustrade, install 16 oz. copper flashing to divert water away from woodwork.

3. Dormer Roofs and Sidewalls: Treat roof in same manner as described in Item B-1 of this section. Treat sidewalls in manner described in Item B-9 under Part 3 Execution. On east wall of east dormer, install high wall 16 oz. cold rolled copper flashing at juncture of dormer wall and valley at roof level. Apply butyl compound under asphalt shingles in conjunction with the flashing along slope of roof and dormer walls.

4. Attach metal tie rods from roof to roof balustrade after each roof section is completed. See Section 05500.

5. After roofing job is completed, clean wooden gutters of all loose debris; dry off interior and apply one flood coat of boiled linseed oil.

C. East Entry Porch

1. Asbestos Felt: Lay one ply asbestos base felt, lapping each sheet four inches at edges and not less than six inches at end laps. Nail along lap of base sheet at intervals not to exceed nine inches then stagger-nail down center of sheet in two rows with nails spaced at 18 inch intervals in each row.

2. Asphalt Felt: Coat entire surface in cold plastic cement; embed one layer 30 pound asphalt in single lengths lapping each sheet 19 inches with an exposed lap of 17 inches starting at the eaves and extending up to the wooden shingles.

Nail each sheet as laid six inches from back edge on 24 inch centers. Apply plastic cement between each layer. Trim felts flush with edge.

3. Roll Roofing: Coat entire surface of roofing felt uniformily with plastic cement. Starting at eaves and extending up to wood shingles, embed one layer of 90 pound mineral surface roll roofing in plastic cement. Roofing to be blind nailed. Provide and install copper drip edge along eaves and a continuous piece of 16 oz. copper flashing to extend under the existing wood shingles full length of roof. Color of roof to be black.

4. Clean debris from wood gutter; dry inside and brush on a flood coat of linseed oil.

5. Inspections: Inspections during the application and at the completion of the roofing work will be made by the Contracting Officer or a designated Project Supervisor for the National Park Service. The Contractor shall have one person on the job at all times designated as his project supervisor and shall be responsible for carrying out the intent of these specifications.

END

(COMPANY LETTERHEAD)

CERTIFICATE OF ROOFING GUARANTEE

We (name of company or contractor) agree to maintain the roofing and flashing on the below mentioned building for period indicated. This agreement is to render the roof and flashing waterproof, subject to the conditions outlined below.

Owner of Building U. S. Department of the Interior--National Park Service

Location Beale House within Adams National Historic Site

Location of Building 181 Adams (street)

City Quincy State Massachusetts 02169

Number of Square Feet in Roof _____

This GUARANTEE is effective this _____ day of _____, 19____, for the term of two (2) years from this date, provided any defects result from defective material or workmanship and are not caused by other mechanic fire, accidents, or by acts of providence over which we have no control.

It is understood and agreed that we will not be responsible for leaks in the roofing or flashing due to excessive winds, distortion of the foundation on which the roofing or flashing rests, excessive hail storms, or any other condition over which we have no control.

We further agree to repair or replace any installation or workmanship during this period found to be defective or not in compliance with the specifications.

Signed (name of company or contractor)

By _____

The following statement shall appear on the reverse side of the above guarantee:

The roofing contractor named on the reverse side of this certificate is approved applicator of the materials manufactured by: (name of manufacturer)

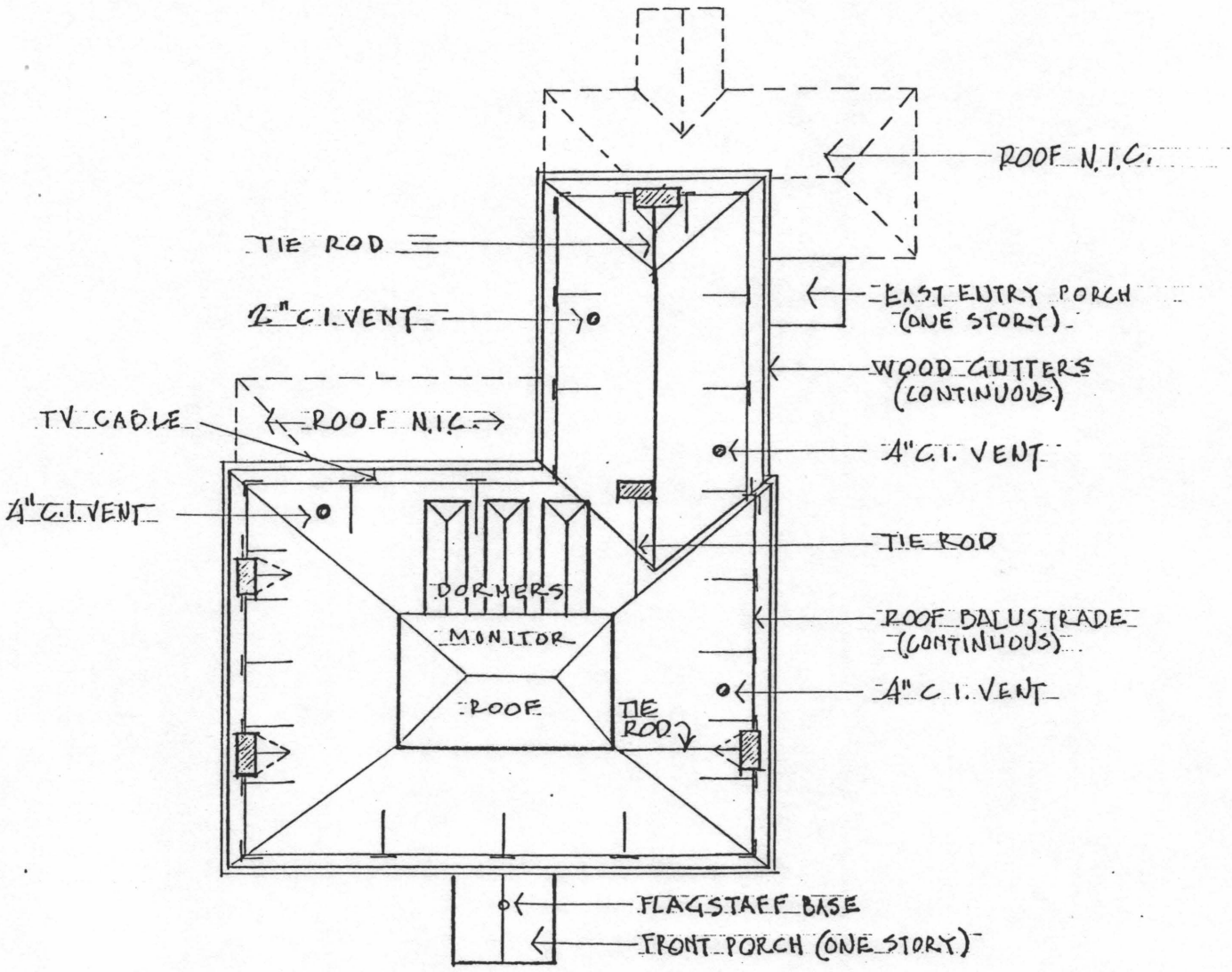
Store # _____ Street _____

City _____ State _____

The built-up roofing material was found to be correctly applied and equal in quality to that specified for a 20-year bond.

Signed (name and title of officer)

Three (3) copies each of the Guarantee shall be furnished to the National Park Service , by the Roofing Contractor within thirty (30) days after the roofing installation is completed.



PROPOSED TIE RODS (21)

PROPOSED CRICKETS (3)

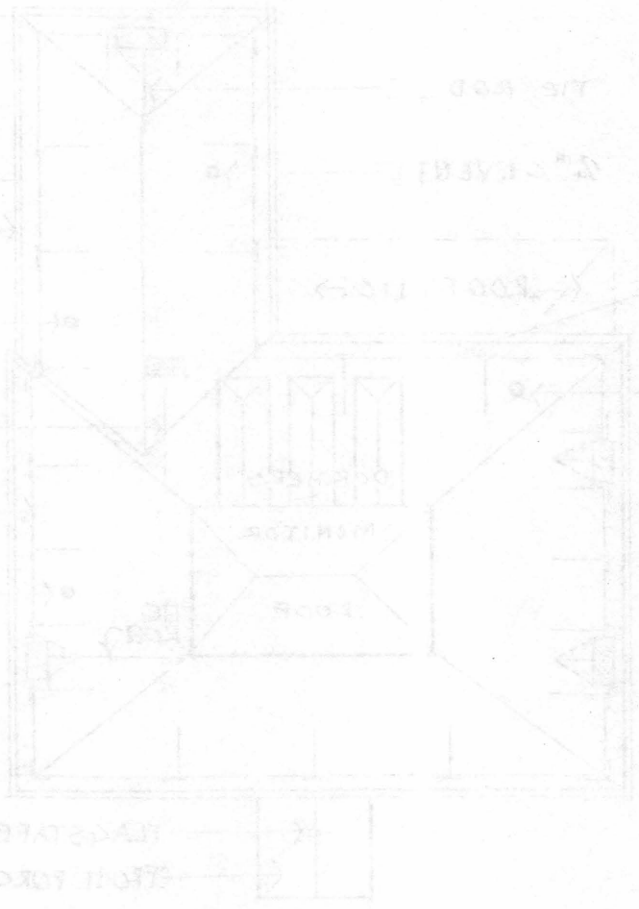
CAST IRON ROOF VENTS

ROOF PLAN

APPROX. SCALE 1/16" = 1'-0"

BEALE HOUSE 181 ADAMS ST. QUINCY, MASSACHUSETTS
ADAMS NATIONAL HISTORIC SITE 135 ADAMS ST. QUINCY, MASS.

10-22-1975 O.W.C.



CONSTRUCTION SPECIFICATIONS

		Page Number
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01300	Submittals	3
01500	Temporary Facilities and Controls	5
01700	Project Closeout	6
06242	Carpentry Repairs	7
09902	Historical Painting	10
12501	Window Blinds	15

1. DESCRIPTION: The work of this project consists of the following items:

A. Repairs to the roof balustrade and installation of completed product.

B. Repairs to the window blinds and hanging of completed product.

C. Surface preparation and painting of the roof balustrade, window blinds and wooden gutters.

Project location at the Beale House, 181 Adams Street, Quincy, Massachusetts.

2. LOCATION: Adams National Historical Site, 135 Adams Street, Quincy, Massachusetts.

3. EXAMINATION OF THE SITE: The Contractor shall be held to have examined the work site and to have satisfied himself as to the conditions under which he will be pledged to operate or that in any manner will affect the work of this Contract. The job site may be inspected only between 8:00 a.m. and 4:00 p.m. on non-holiday weekdays and advance arrangements with the Site Superintendent are suggested. (Tel. 617/773-1177)

4. PERMITS: The Contractor will be responsible for obtaining all building permits required by the City of Quincy.

5. ACCESS: From 181 Adams Street.

A. Parking: Only the Contractor's motor vehicles will be allowed on the site. Contractor's employee vehicles shall be parked on Adams Street. None of the Contractor's vehicles or equipment shall at any time block free access into the site. Fire lanes will be kept open at all times. No overnight parking will be permitted.

B. Hauling Restirctions: Shall comply with all legal load restrictions on public roads. Additional restrictions may be imposed by the Site Superintendent. Special permits will not relieve the Contractor of liability for damage which may result from moving of equipment.

6. WORKING HOURS: Work shall not be performed on weekends or holidays nor before 8:00 a.m. nor after 4:30 p.m., unless prior arrangements with the Contracting Officer have been made.

7. PRE-CONSTRUCTION CONFERENCE: Before the work begins, the Contracting Officer will arrange for a meeting with the Contractor to discuss the work in general, including administrative matters, National Park Service policy and regulations, safety and accident prevention, questions

the Contractor may have and points that need to be resolved before the work commences. The Contractor's foreman is requested to attend this conference. An informal meeting will be conducted at the site on the first day of work for the orientation of the Contractor's forces.

8. COORDINATION OF WORK: The Contractor shall coordinate his work with the Site Superintendent to enable the historic site to be effectively administered. The Contractor shall coordinate his work with that of the occupants of the Beale House and Cottage.

9. ACCIDENT REPORTS: All accidents, if any, must be reported immediately to the Contracting Officer or the Site Superintendent. All accidents are to be recorded on accident report form DI-1-34.

10. EQUIPMENT ERECTION: All scaffolds, ladders, hoists and equipment shall be safely erected and used to protect workmen, walls and park visitors. The Contractor shall comply with the Department of Labor. Occupational Safety and Health Administration (OSHA) regualations.

11. SMOKING REGUALTIONS: Smoking will be permitted only in an area designated by Contracting Officer. It shall be the Contractor's responsibility to keep this area clean at all times.

12. PROTECTION OF EXISTING UTILITIES, STRUCTURE AND PLANTINGS: The Contractor shall take all precautions necessary to protect the existing historic structure and the surrounding landscape features and plants at all times; all damaged lawn area repaired and left in a condition similar to that found before work commenced.

13. ARTIFACTS: Any and all artifacts or items with historic significance that are uncovered or removed shall become the property of the Government. The determination shall be made by the Contracting Officer as to the disposition of these objects.

14. REFERENCE STANDARDS: The various sections of the specifications list standards, specifications, codes, etc., that govern the quality of materials and workmanship required. The Contractor shall have a copy of each of the reference standards available for use. "Latest edition" is the edition in effect 30 days prior to the date of advertisement.

END

1. PROCEDURE FOR SUBMISSION: The Contractor shall submit to the Contracting Officer or his representative, for review and approval, four facsimilies of samples, catalog cuts, etc. of all submittals identified in this section, seven days prior to the Contractor's needs. The listing of submittals given below is intended to be as complete as possible; however, the Contracting Officer or his representative reserves the right to request additional submittals. No materials requiring the Contracting Officer or his representative's approval shall be delivered to the site until approval has been given. Such approval shall not relive the Contractor from his reponsibility for any errors or omissions in complying with the requirements of this contract.

2. CONTRACTING OFFICER'S APPROVAL: The Contracting Officer or his representative will indicate his approval or disapproval of the submittals in writing and his reasons therefor. One copy of the approved submittals will be returned to the Contractor. If the Contractor wished additional copies returned, he may submit more than four copies, in which case the extra copies will be returned to the Contractor. Any work done prior to such approval shall be at the Contractor's risk.

3. SUBMITTALS: Submit samples, catalog cuts, etc. for the following materials.

A. Color Samples: The Contractor shall submit for approval two samples of each paint color specified on 8" x 10" sheet of stiff paper having a white background. Samples are to be identified with the correct Munsell color number, the brand of paint, the location of where paint will be used and the date. In the event that any paint color samples are rejected the Contractor will resubmit new paint samples for approval and will be required to repeat submitting samples until approval is given in writing.

Paint samples will be required for the following colors:

(1) Roof Balustrade: Off-white, Munsell Co. Color Notation 2.5Y 8/2.
(2) Blinds: Green, Munsell Co. Color Notation 10GY 3/2.

B. Materials

(1) Lumber: Cypress, Section 02710; Section 12501.
(2) Fasteners: Section 02710; Section 12501.
(3) Millwork: Section 02710; Section 12501.
(4) Paint: Section 09902, Item 2-2 Products.
(5) Hardware cloth and insect screen, staples or nails.

C. Plant Certificate indicating percentage of moisture content of lumber as delivered to the site.

D. Shop Drawings: Section 12501.

END

SECTION 01500 TEMPORARY FACILITIES AND CONTROLS

1. BARRICADES, DANGER, WARNING AND DETOUR SIGNS: The Contractor shall provide, erect and maintain all necessary barricades, suitable and sufficient warning lights, signals or signs and take all ncessary precautions for the protection of the work and safety of the public. All barricades or obstructions shall be illuminated at night and all safety lights shall be kept burning from sunset to sunrise. All barricades and signs used by the Contractor shall conform to the standard design, generally accepted for such purposes and payment for all services and materials shall be considered as included in the other pay items of the contract. A Contractor's sign, if used, shall be approved by the Contracting Officer.

2. AIR AND WATER POLLUTION CONTROL: The Contractor shall take all necessary, reasonable measures to reduce air and water pollution. Use of spark arresters on powered equipment shall be provided. No burning debris will be permitted. Trash shall be picked up daily and disposed of off the site.

3. TEMPORARY FACILITES

A. Storage: It is assumed that the Contractor will haul the sections of balustrade and blinds to his shop for repair and fabrication. In the event that a storage area will be needed, an outdoor area at the site will be designated for this purpose. The Contractor shall protect the materials at all times from the weather and will be solely responsible for its protection.

B. Water and Electricity: No Government utilities. Possible purchase from occupants.

C. Telephone: None.

D. Eating Area: As designated by the Contracting Officer to be cleaned after each use.

E. Toilet: Available in the Carriage House at the Adams National Historic Site.

F. Contractors Sign: Use of an advertising sign by the Contractor is not encouraged. If a sign is to be used, the size, text, color and location will be subject to the approval of the Contracting Officer.

END

1. FINAL INSPECTION: When all work comprised in this Contract is completed or designated portions of the project are completed, the Contractor shall notify the Contracting Officer in writing and request a final inspection. The Contracting Officer shall arrange to make an inspection within ten days of receipt of request.

Should the Contracting Officer determine that the work is not substantially complete, he will immediately notify the Contractor in writing, stating reasons. After Contractor completes the work, he shall resubmit in writing stating that the work has been completed and request a final inspection.

2. ACCEPTANCE OF WORK: After all deficiencies have been corrected, a Letter of Final Acceptance will be issued. Acceptance may be given prior to correction of deficiencies which do not preclude the operation and use of the facility; however, final payment will be withheld until all deficiencies are corrected.

3. GUARANTEES: As specified in individual sections.

4. CLEAN-UP: The Contractor at all times shall keep the premises free from accumulation of waste materials or rubbish caused by his operation. At the completion of the work, he shall remove all equipment, tools and surplus materials, and shall completely clean the premises, removing and disposing of all debris and rubbish, and cleaning all stains, spots, marks, dirt, smears, etc.. When work premises are turned over to the Government, they shall be thoroughly clean and ready for immediate use.

END

PART 1: GENERAL

1-1 DESCRIPTION: The work in this section consists of repairs to approximately 206 lineal feet of wooden balustrade presently removed from the roof of the Beale House and the installation of same upon completion of its repair.

1-2 COORDINATION OF WORK: The Contractor shall notify the Contracting Officer at least 48 hours in advance prior to starting work.

1-3 RELATED WORK SPECIFIED ELSEWHERE: Submittals, Section 01300; Painting, Section 09902; NPS Drawing No. 386/80400.

1-4 MATERIALS HANDLING: Use extreme care in handling existing balustrade parts and sections to prevent further damage. All damage material will be rejected and shall be replaced by the Contractor at no additional cost to the Government.

1-5 QUALITY ASSURANCE: Millwork standards according to the Architectural Woodwork Institute.

PART 2: MATERIALS

2-1 LUMBER: Cypress, No. 1 grade; no knots, splits, wane edges or shake. Net sizes to match existing materials in place. Kiln dried to 19 percent moisture content. Heart-wood only.

2-2 FASTENERS: Nails, screws, lag screws, etc., non-rusting such as stainless steel, Monel or equal. Appropriate size and shape for each fastening condition.

2-3 GLUE: Water-proof.

2-4 SHEET LEAD: 1-1/2 lb./sq.. 0.6 mm thickness.

2-5 EPOXY: Equal to the "Beta" system products.

2-6 PAINT: See Section 09902.

PART 3: EXECUTION

3-1 ACCESS: Access to the roof of the Beale House will be by external ladders only. Access into the cellar where the balustrade sections are stored will be provided upon request to the Contracting Officer.

3-2 PROTECTION: Protect from damage all existing roof covering within the confines of the work area by covering with a suitable material as approved by the Contracting Officer. Protect existing historic structure from damage during the length of this contract.

3-3 MILLWORK: It is the intent of this work to reproduce the exact molding profiles, widths and lengths and method or style of fabrication of the existing roof balustrade. The Contractor will provide the Contracting Officer with a full size sample of each molding profile for approval before beginning final assembly. If any molding profile is rejected, the Contractor shall furnish a new sample upon request at no additional cost to the Government.

A. Millwork Samples Required: Baluster, rails, cap, bed and base moldings.

3-4 SHOP DRAWINGS: The Contractor shall provide a shop drawing for each section of the roof balustrade showing the measurements and spacing of each part prior to disassembling.

3-5 DISASSEMBLY: Keep all parts of each balustrade section together. Brand mark or metal tag each part before disassembly.

3-6 PAINT REMOVAL: Remove all paint from only those parts of the balustrade that are intended to be reused again. Rejected parts of the balustrade will be saved and returned by the Contractor to the site for storage.

3-7 FABRICATION:

A. Existing Woodwork: Reuse all pieces of sound woodwork found in the existing balustrade.

B. New Woodwork: Furnish new millwork as described in the schedule shown on the architectural drawings.

C. Joinery: Fabricate joints in the same manner as found on the existing roof balustrade.

D. Paint: Prime paint all bare wood before assembly as described in Section 09902.

E. Assembly: Reassemble balustrade in sections similar to those found.

3-8 INSTALLATION: Before final installation begins, all shopwork will be approved by the Contracting Officer. All work rejected by the Contracting Officer will be corrected by the Contractor to the satisfaction of the Contracting Officer. After final approval is given, the Contractor will mount the balustrade to the roof in a manner similar to the former work. Install sheet lead strips over joints of cap pieces, nail and paint three coats. Join metal braces from balustrade to roof and secure; leave roof in water tight condition.

3-9 PAINTING: As described in Section 09902.

3-10 CLEAN-UP: As described in Section 01700.

END

PART 1: GENERAL

1-1 DESCRIPTION: The work in this section consists of the following items:

A. Paint removal, surface preparation and painting of approximately 206 lineal feet of roof balustrade.

B. Surface preparation and painting of ninety-five individual window blind panels.

C. Surface preparation and painting of 24 wrought iron braces.

D. Surface preparation and painting of approximately 236 lineal feet of (interior) wooden gutters.

1-2 RELATED WORK SPECIFIED ELSEWHERE: Submittals, Section 01300; Carpentry Repairs, Section 06242; Window Blinds, Section 12501.

1-3 COLOR SAMPLES: Munsell Company color chips for matching paint colors will be furnished to the Contractor by the National Park Service. The approved color shall be that which is applied last and is the finish color. Final color selection will be made by the Contracting Officer before final painting.

1-4 WORKMANSHIP: All work shall be done by qualified workmen having at least five years experience in painting buildings.

PART 2: MATERIALS

2-1 GENERAL: The term "paint' as used herein includes emulsions, latex, kalsomine, enamels, oil paints, sealers, stains, varnished and similar coatings.

All paint shall be supplied by the Contractor and be of recent manufacture, readily stirred up for application and suitable for application without dilution unless specifically directed on the label. When so directed, thinning is to be minimum specified. All materials shall be delivered in the original unopened containers, shall be of the highest quality and where so specified shall conform to applicable Federal Specifications. Furnish affidavits from manufacturers, if requested by the Contracting Officer, certifying that materials delivered to the project conform to the requirements of these specifications. Paint containing alcohol base such as "Park" Shellac or "Bin" will not be permitted on the job.

2-2 PRODUCTS:

A. Metal Primer: Zinc enriched cold galvanizing compound, containing 95 percent pure zinc metal. Equal to "Z.R.C." as manufactured by ZRC Chemical Co., Quincy, Massachusetts (617/328-6700).

B. Metal Finish Coat: Epoxy; epoxy ester; polyurethane, acrylic; or chlorinated rubber. [Black]

C. Wood Primer for Balustrade: Two part epoxy paint equal to "Gluvit" as manufactured by Travaco Company, Chelsea, Massachusetts (617/884-7740).

D. Wood Primer for Blinds: Long oil, linseed oil base paint (tinted).

E. Finish Coat for Wooden Balustrade and Blinds: Exterior housepaint, linseed oil base equal to Durant's "Outside Oil House Paint (Durant Paint, 112 Railroad Street, Revere, MA"); Breinig's Ready Mixed Oil Paint" (The Allentown Paint Mfg. Co., Inc., Allentown, PA); Calbar, Inc.; Hancock Paint & Varnish Co. (109 Accord Park Drive, Norwell, MA). Paint to be semi-gloss.

F. Linseed Oil: Boiled.

G. Turpentine: 100 percent pure, distilled, spirits of turpentine.

H. Caulking: Dow-Corning No. 732; Sterling Brand, or equal.

I. Liquid Paint Remover: "Safe-Stripe" as manufactured by the Wilson Imperial Company, New Jersey, with appropriate neutralizer recommended by the manufacturer. Product shall be of recent manufacturing.

J. Thinners: As recommended by the paint manufacturers.

K. Paint Brushed: Pure bristle for alkyd and linseed oil base paints.

PART 3: EXECUTION

3-1 Surface Preparation: Perform preparation and cleaning procedures in strict accordance with the paint manufacturer's instructions and as herein specified for each particular substrate condition.

3-2 Fastenings: Drive all loose nails tight, set loose screws and other fastening devices securely in place. Set nails and putty holes after prime coating.

3-3 Hardware: Leave all historic hardware in place; paint all hardware previously painted.

3-4 PAINT REMOVAL

A. Metal Braces for Balustrade: Clean surface to near-white blast cleaning.

B. Metal Braces for Chimneys: Sand surface by hand-sanding [aluminum oxide].

C. Wooden Balustrade: Remove paint to wood substrate using a brushed on application of liquid paint remover. Do not submerge parts in tank, do not rinse with water hose. Remove paint with putty knife or similar tool. Treat bare wood with a neutralizer after paint has been removed.

D. Blinds: Remove all loose and alligatored paint without damaging the wood, raising the grain, or leaving surface marks on the wood such as wire brush mark, circular sander marks or scraper marks.

3-5 SANDING AND CLEANING

A. Wood: All previously painted wood surfaces shall be hand-sanded prior to applying paint. Featheredge all painted areas that are chipped. Clean all surfaces, including sanded surfaces, with mineral spirits after sanding is completed.

B. Rust Mark Removal: Remove rust and loose paint from all metal objects to be painted.

C. Mildew Removal: Areas where mildew has caused discoloration shall be cleaned with the following solution: 2/3 cup trisodiumphosphate; 1/3 cup detergent; 1 quart household bleach; and sufficient warm water to make a gallon of solution. Let washed areas thoroughly dry before applying paint.

D. Wooden Roof Gutters: Thoroughly clean interior of wooden roof gutters on the Beale House. Remove lead strips over joints; clean and caulk joints; bed new lead strips into caulking and nail in place as found. Sand interior of gutter then clean with mineral spirits.

3-6 MATERIALS PREPARATION

A. Mix and prepare painting materials in accordance with manufacturer's directions or those specified therein. Store materials in tightly covered containers.

B. Stir materials, as recommended by the manufacturer's directions, before application to produce a mixture of uniform density and stir as required during application of the materials. Do not stir surface film into the materials, remove the film; if necessary, strain the materials before using.

3-7 PAINT APPLICATION

A. Apply paint in accordance with the manufacturer's directions. Use applicators and techniques best suited for the type of material being applied and as approved by the Contracting Officer.

B. Workmanship: All work shall be performed by skilled mechanics in a workmanlike manner.

C. Coating Application: All coatings to be smoothly and evenly spread on or flowed on and shall be free from runs, sags, crawling or other defects.

(1) No succeeding coats shall be applied until the preceding coat is thoroughly dry. Finishes on smooth surfaces shall be carefully sanded between coats. Where coverage is incomplete or not uniform, additional coats shall be applied. Allow at least 10 days between coats of paint containing linseed oil as a base.

(2) All paint shall be applied by brush; Use of rollers or spray guns will not be permitted. Brushes will be pure bristle only, no nylon bristle shall be used with oil paint.

(3) All brush stroke shall conform in character and direction to those of the previous painting, unless otherwise directed by the Contracting Officer.

D. Caulking: Putty, caulk, or spackle, as required, shall be applied after surfaces are primed and primer is dry. Clean joints and spaces to be caulked free from dampness, dirt, and old caulking with turpentine or paint thinner.

Joints shall be primed according to manufacturer's specifications. Apply caulking compound with a pressure gun having nozzles to fit into the joints. Fill joints solidly and smoothly without thin edges. Remove excess compound, and leave adjoining surfaces clean. Joints shall be watertight and conform in profile to adjacent material.

E. Weather Conditions for Painting: All painting shall be performed under favorable weather condtions, or conditions suitable for the protection of good durable work. No painting shall be performed outdoors during or immediately after foggy, raining, or frosty weather, or when the temperature of the air is less than 50°F., or when a temperature drop to 10° below 50° F. is forecast. No painting will be permitted when temperatures reach 90° F.

F. Surface Condition: All surfaces to be painted shall be clean and in proper condition to accept and assure the adhesion and proper functioning of the coating specified. This cleaning includes removal of all dust and debris in adjacent corners and surfaces that could interfere with the appearance and/or durability of the finished product.

G. Number of Coatings:

(1) Roof balustrade: (1) prime coat of epoxy paint to all bare wood substrate (2) two finish coats of exterior house paint applied after balustrade has been mounted to the roof.

(2) Wrought Iron Braces: (1) prime coat (2) two finish coats of paint as specified applied to braces after they have been installed on the roof.

(3) Roof Gutters: (1) one coat of linseed oil applied to dry wood surfaces (2) second coat of linseed oil applied after first coat has thoroughly dried.

(4) Window and Cupola Blinds: (1) one coat of prime paint (2) one coat of finished exterior house trim paint. (Note: three coats of paint applied to all unpainted surfaces of blinds.)

3-8 PAINT SCHEDULE

A. Roof Balustrade: Off-white, Munsell Co. Color Notation 2.5Y 8/2.

B. Wrought Iron Braces: Black.

C. Window Blinds: Green, Munsell Co. Color Notation 10GY 3/2.

3-9 COMPLETION:

A. Condition of Finished Work: Finished work shall be free of all dust, debris, or damage resulting from any activity under this specification. All moving parts such as doors, window shutters, hardware, etc., shall be left free in proper working order; meaning without scraping, binding, etc., and shall be free from putty or caulking; shall be clean.

B. Condition of Site: Upon completion of project, the Contractor shall remove from the building and site all materials and debris created by him and leave the site in a clean and finished condition acceptable to the Contracting Officer.

C. Signs: Provide "Wet Paint" signs as required to protect newly painted surfaces. Remove temporary protective wrapping after completion of painting operations.

D. Damages: Damages resulting from painting activity shall be replaced by the Contractor under the direction of the Contracting Officer, at no additional cost to the government.

E. Inspection: After completion of the work, the Contractor shall notify the Contracting Officer and the job will be inspected for final approval before final payment is made.

END

PART 1: GENERAL

1-1 DESCRIPTION: The work in this section consists of repairs to eighty-six individual blinds [43 prs] presently removed from the windows and cupola of the Beale House and Cottage and the installation of same upon completion of their repair.

1-2 COORDINATION OF WORK: The Contractor shall notify the Contracting Officer at least 48 hours in advance prior to starting work.

1-3 RELATED WORK SPECIFIED ELSEWHERE: Submittals, Section 01300; Painting, Section 09902; NPS Drawing No. 386/80400.

1-4 MATERIALS HANDLING: Use extreme care in handling existing blinds to prevent further damage. All damaged material will be rejected and shall be replaced by the Contractor at no additional cost to the Government.

1-5 QUALITY ASSURANCE: Millwork standards according to the Architectural Woodwork Institute.

PART 2: MATERIALS

2-1 LUMBER: Cypress, No. 1 grade, no knots, splits, wane edges or shake. Net sizes to match existing materials in place. Kiln dried to 19 percent moisture content.

2-2 FASTENERS: Stainless steel screws and pins.

2-3 GLUE: Waterproof.

2-4 EPOXY: Equal to the "Beta" system products.

2-5 PAINT: See Section 09903.

2-6 SCREEN: Hardware cloth, 1/2" x 1/2" mesh; copper insect cloth; copper staples.

PART 3: EXECUTION

3-1 ACCESS: Access into the cellar of the Beale House, where the blinds are stored, will be provided upon request to the Contracting Officer.

3-2 PROTECTION: Protect painted walls from scrapes or marks from ladders. Prevent breakage of "antique" window glass. Protect shrubs and plants from damage.

3-3 MILLWORK: It is the intent of this work to reproduce the exact molding profiles, widths and lengths and method of style of fabrication of the existing window blinds. The Contractor will provide the Contracting Officer with a full size sample of each molding profile for approval before beginning final assembly. If any molding profile is rejected, the Contractor shall furnish a new sample upon request at no additional cost to the Government.

A. Millwork Samples Required: Two styles of moldings; rails and stile, louver blades, pins and wedges.

3-4 DISASSEMBLY: Keep all parts of each blind panel together. Brand mark or metal tag each part before disassembly or during disassembly process. Disassemble only those blinds having loose louver blades and/or blinds designated as having rails or stiles replaced.

3-5 FABRICATION:

A. Existing Woodwork: Reuse all pieces of sound woodwork found in the existing blinds.

B. New Woodwork: Furnish new millwork as described in the schedule shown on the architectural drawings. Fabricate four new blinds for the cupola.

C. Joinery: Fabricate joints in the same manner as found on the existing blinds. Duplicate shape of pins and wedges.

D. Hardware: Transfer exisitng hardware to new pieces whereever applicable.

E. Assembly: Glue-up pieces, splice pieces, replace deteriorated and missing pieces as indicated on the schedule on the schedule of window blinds. All blinds shall have tight joints and louver blades upon completion of work.

3-6 INSTALLATION: Before final installation begins, all shopwork will be approved by the Contracting Officer. All work rejected by the Contracting Officer will be corrected by the Contractor to the satisfaction of the Contracting Officer. After final approval is given, the Contractor will hang the blinds and mount the blind panels in the cupola of the Cottage. Prior to mounting the blinds in the cupola, the back side of each blind panel shall be covered with protective hardware cloth and insect screen.

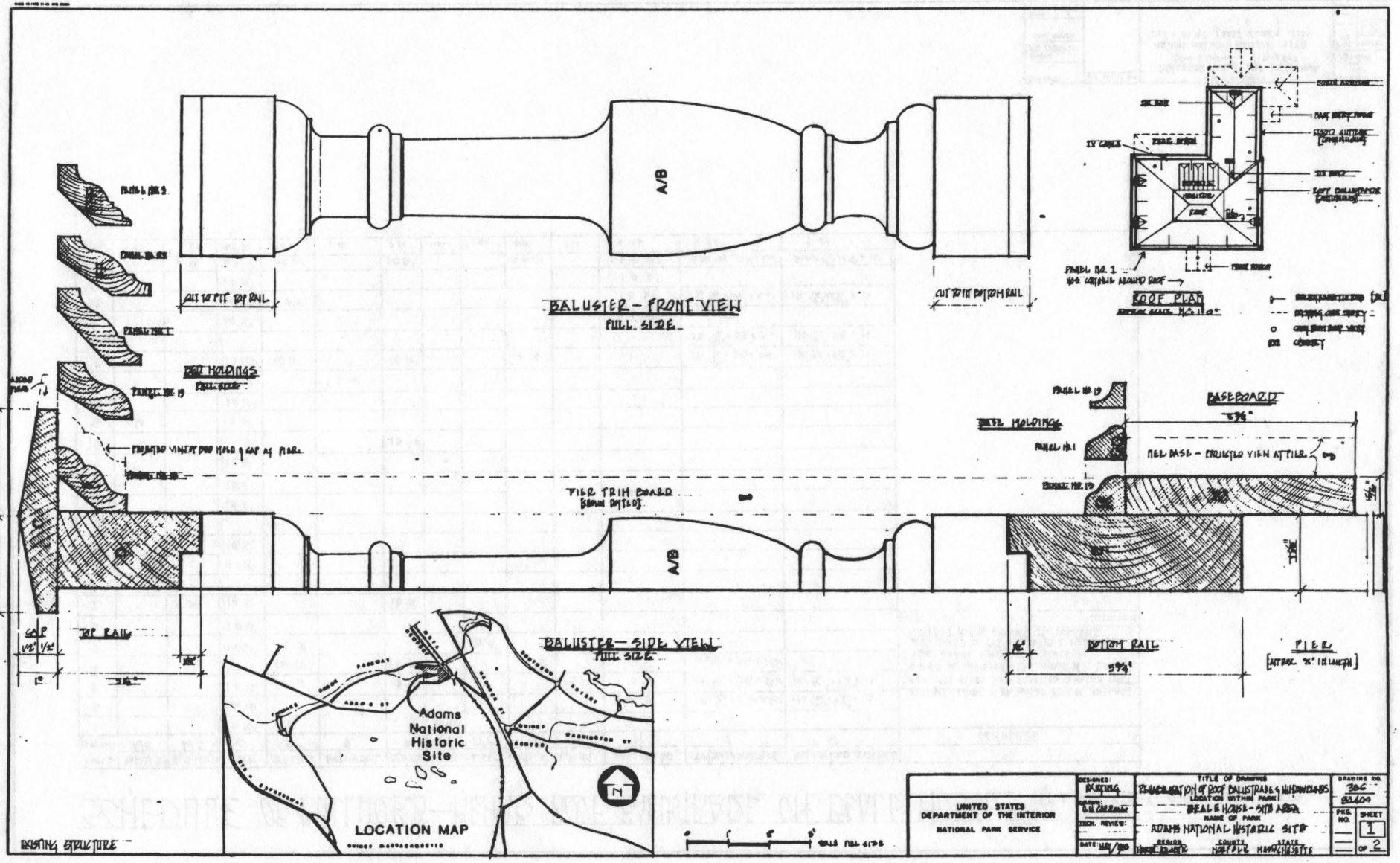
3-7 PAINTING: As described in Section 09902.

3-8 CLEAN-UP: As described in Section 01700.

END

APPENDIX I

1983 DRAWINGS FOR REHABILITATION OF
ROOF BALUSTRADE AND WINDOW BLINDS


BALUSTER – FRONT VIEW
FULL SIZE
ROOF PLAN
RAIL HOLDINGS
FULL SIZE
BALUSTER – SIDE VIEW
FULL SIZE
BASEBOARD
BASE MOLDINGS
TOP RAIL
BOTTOM RAIL
PIER
LOCATION MAP
Adams National Historic Site
EXISTING STRUCTURE
UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
DESIGNED: EXISTING
DRAWN: G.W. CHADWICK
CHECK. REVISED:
DATE: MAY/1989
TITLE OF DRAWING
RECONSTRUCTION OF ROOF BALUSTRADE & WINDOW CASES
LOCATION WITHIN PARK
BEALE HOUSE – SITE AREA
NAME OF PARK
ADAMS NATIONAL HISTORIC SITE
REGION: NORTH ATLANTIC
COUNTY: NORFOLK
STATE: MASSACHUSETTS
DRAWING NO. 306 80,100
PKG. NO.
SHEET 1 OF 2

SCHEDULE OF MILLWORK—REHAB ROOF BALUSTRADE ON BEALE HOUSE - 101 ADAMS STREET · QUINCY · MASSACHUSETTS

PANEL NUMBER	½ BALUSTER A/B	½ BALUSTER A/B	CAP C	TOP RAIL D	BOTTOM RAIL E	PIER HOLDING MEMBER OF F	FF	FFP	BASE MOLDING G	GG	BASEBOARD H	TRIM BOARD OVER BEAM J	PARAPET BOARD OVER PIER J	COMMENTS
1			1 @ 16'				1 @ 12'				1 @ 12'			
2			1 @ 16'								1 @ 10'	1 PC 5/4" x 3 3/4" x 2'-6"	1 PC 5/4" x 5 3/4" x 12'	
3			1 @ 12'	1 @ 10'		1 @ 12'				1 @ 10'	1 @ 0'	1 PC 5/4" x 3 3/4" x 2'-6"	1 PC 5/4" x 5 3/4" x 12'	ALL MILLWORK TO BE SOLID PINE OR POPLAR, SIZES, NOT SIZES AND PROFILES TO MATCH THAT SHOWN ON TWO SHEETS DRAWINGS NOS. 386/80400. MILLWORK SHALL BE DELIVERED TO THE SITE WITH A MOISTURE CONTENT NOT TO EXCEED 12 PERCENT.
4			1 @ 12'	1 @ 12'		1 @ 12'			1 @ 12'			1 PC 5/4" x 3 3/4" x 2'-6"		
5			1 @ 10'	1 @ 8'				1 @ 8'						
6			1 @ 12'											
7		3 EA	1 @ 16'			1 @ 8'								
8														
9			1 @ 14'											
10			1 @ 6'											
11														
12			1 @ 6'											
13			1 @ 6'											
14			1 @ 6'											
15						1 @ 1'-8"								
16	1 EA		1 @ 12'											
17			1 @ 10'											
18			1 @ 14'		1 @ 10'									
19			1 @ 12'	1 @ 10'		1 @ 10'			1 @ 4'			1 PC 5/4" x 10 3/4" x 2'-6"	1 PC 5/4" x 5 3/4" x 12'	
20												1 PC 5/4" x 11 3/4" x 2'-6"	1 PC 5/4" x 5 3/4" x 12'	
21			1 @ 16'								1 @ 10'			
22			1 @ 4'	1 @ 10'							1 @ 0'	1 PC 5/4" x 10 3/4" x 2'-6"	1 PC 5/4" x 5 3/4" x 12'	
23			1 @ 10'								1 @ 0'			
EXTRA		6 EA	2 @ 12'	1 @ 12'		2 @ 12'			2 @ 12'		2 @ 12'	2 PCS 5/4" x 10 3/4" x 2'-6"	2 PCS 5/4" x 5 3/4" x 12'	
TOTAL	1 EA	9 EA	24 EA	6 EA	1 EA	7 EA	1 EA	1 EA	4 EA	1 EA	8 EA	8 EA	7 EA	

DESIGNED:
DRAWN: RH GIEGOLD
TECH. REVIEW:
DATE: 8/20/87

SUB SHEET NO.

TITLE OF SHEET
REHABILITATION OF ROOF BALUSTRADE
BEALE HOUSE - SITE AREA
ADAMS NATIONAL HISTORIC SITE
135 ADAMS STREET QUINCY, MASS.

DRAWING NO. 386/80400
PROJ. NO.
SHEET 2 OF 2

SCHEDULE - REHABILITATION OF ROOF BALUSTRADE

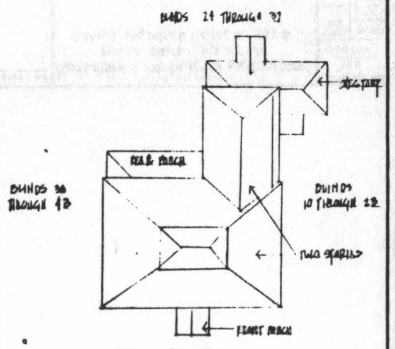
PANEL NUMBER	APPROX WIDTH	½ BALUSTERS	FULL BALUSTERS	CENTRAL BALUSTER ½	CENTRAL BALUSTER ℄	CAP MEN	TOP RAIL BETWEEN PANELS	BOTTOM RAIL PANELS	END UPRIGHT SQUARE CAP	END UPRIGHT ROUND BALUSTER	PIER CAP	PIER CAP MOULDING	PIER TRIM BOARD VERTICAL	PIER DENTILS HORIZONTAL	PIER MOULDING TOP OF PIER	PIER MOULDING TOP	PIER MOULDING BOTTOM	CHAIN-BALUSTER BY SCANTLY	CHAIN-BOARD FULL PANEL	PAINT REMOVAL	WOOD PREPARATION	PAINT PRIME COAT	PAINT FINISH COATS
1	11'	2 BA	17 BA			18'6"		1 PC		1 PC			1 PC						6LS 18"W	SAME AS NO 2	SAME AS NO 2	SAME AS NO 2	SAME AS NO 2
2	10'	2 BA	17 BA			1 PC	1 PC		1 PC			1 PC								DO	DO	DO	DO
3	10'	2 BA	17 BA			1 PC	1 PC		1 PC	1 PC	1 PC								1 PC				
4	11'	2 BA	17 BA			1 PC	1 PC		1 PC	1 PC	1 PC					1 PC	1 PC		1 PC				
5	8'	2 BA	7 BA			1 PC	1 PC				1 PC				1 @ 14°, 2 @ 11½°								
6	5'			SAME AS 5		1 PC				1 PC								16					
7	8'-6"		1 BA			1 PC												15					
8	10'					1 PC			9 PCS	1 @ 11½°			GLUE UP SPINE BD.					15					
9	5'					1 PC			SAME AS 8				SPINE BDS		1 @ 14°, 1 @ 11½°			16					
10	9'					1 PC		GLUE UP SPINE BD.										16					
11	8'-6"					1 PC							GLUE UP SPINE BD		TC 14°			16					
12	5'					1 PC			SAME AS 8				1 PC					7					
13	6'					1 PC										10 1/2°	10 1/2°	11					
14	5'-6"					1 PC	•							1 PC	1 @ 14°, 1 @ 11½°	10 1/2°	10 1/2°	16					
15	9'					1 PC			SAME AS SPINE BDS				GLUE UP SPINE BD.		10 1/2°			16					
16	9'	1 BA				1 PC									1 @ 14°, 1 @ 11½°			16					
17	10'					1 PC					SAME AS 16				1 @ 13°, 1 @ 11½°			12					
18	10'			CHAMFERED WITH BRACE		1 PC	HALF LAP & PINS @ 6"	HALF LAP SPACED 6'-0"							1 @ 13°, 1 @ 11½°			12	1 PC				
19a	9'-6"			CHAMFERED WITH BRACE		1 PC	HALF LAP SPACED 6'-0"	HALF LAP SPACED 9'-0"					GLUE UP SPINE BD	6 DEN.				18					
19b	5'	1 BA	9 BA			1 PC	1 PC																
20	9'					1 PC		1 PC			1 PC		1 PC	1 PC				16					
21	8'-6"	1 BA	15 BA			1 PC	1 PC	1 PC			1 PC		1 PC	1 PC	10 1/2°				1 PC				
22	9'	5 BA	16 BA			1 PC	1 PC	1 PC	1 PC	1 PC	1 PC		1 PC						1 PC				
23	8'	2 BA	10 BA			1 PC	1 PC				SAME AS 16			1 PC	10 1/2°				1 PC				
[illegible]				SAME		1 PC					1 PC		1 PC					SMALL					
25	4'?	2 BA		SAME AS 18		1 PC							1 PC	1 PC	1 PC								
TOTAL		17 BA	116 BA			226 PCS	8 NEW & SPLICED	4 NEW & 2 SPLICED 1 GLUE UP	7 PCS	9 PCS	6 PCS 1 SPARE	1 PC	7 PCS 3 SPARE	7 PCS	11 PCS @ 14° 9 @ 11½°	3 PCS	3 PCS	185 SCANTLY	2 PCS 1 SPARE				

WROUGHT IRON	AMOUNT	LENGTH	DIAMETER	COMMENTS
BALUSTRADE BRACES	21 EA	4'-0"	⅝"	SANDBLAST + PRIME COAT + TWO FINISH COATS OF PAINT AFTER INSTALLATION
CHIMNEY BRACES	9 EA	ATTACH 12"	⅝"	HAND SAND + CLEANING + PRIME COAT + TWO FINISH COATS OF PAINT

DESIGNED: EXISTING	SUB SHEET NO.	TITLE OF SHEET: REHABILITATION OF ROOF BALUSTRADE & WINDOW FRAMES, BEALS HOUSE - SITE ABBA, ADAMS NATIONAL HISTORIC SITE	DRAWING NO. 386 60400
DRAWN: D.W.CAROLL			PHOTO NO. —
TECH. REVIEW:			SHEET 12 OF 15
DATE: MAY/1980			

SCHEDULE - REHABILITATION OF WINDOW BLINDS

BLIND NUMBER	BLIND STYLE	WINDOW LOCATION LEFT	WINDOW LOCATION RIGHT	OVERALL DIMENSIONS INCHES	NEW TOP RAIL	SPLICE TOP RAIL	NEW BOTTOM RAIL	SLATS OR SLAT SUPPORTING TAPES	SLAT SUPPORTING TAPES	NEW CORD	SLATS OR SLAT CORDS	SLAT WIDTH	NEW HOOKS FOR LADDERS	LADDER CHANGE	FOOT LADDER	REPAIR LADDER	NEW HOLDING DEVICE	CLEANING	REMOVE PAINT	WASH	SURFACE PREPARATION	SURFACE CLEANING	TREATMENT OF RUST	PRIME COAT	FINISH COAT	INSTALLATION
1	CENTER RAIL	L		23⅞ x 67⅞		1 PC							YES				2E REQ	YES								
			L	DO		DO							DO				1 @ 18"				DO	DO	DO	DO	DO	DO
2	DO		R	15⅞ x 60⅞													1 @ 10"	YES								
3		L		13¾ x 67⅞				5									1 @ 1'		YES							
			R	19¾ x 67⅞				5														-				
4		L		DO							E															
			R		1 PC	—										2 EA	1 @ 15"									
5		L				1 PC												TOO								
			R	17½ x 60	1 PC						B							DO								
6	SINGLE LOUVRE PANEL	L		13½ x 60½		1 PC					3															
			R	DO		1 PC												YES								
7	CENTER RAIL	L		13½ x 60						1 PC							1 @ 18"									
			R	13½ x 67⅞		1 PC		5							RESET		5 PAIRS									
8	DO	L		13½ x 60		1 PC											1 @ 18"									
			R	13½ x 60		1 PC													YES							
9		L		13⅝ x 67⅞		1 PC												YES								
			R																							
10	SINGLE LOUVRE PANEL																									
			R	15⅞ x 67⅞							E															
11	DO	L		15⅞ x 60⅞											RESET		1 @ 18"									
			R	DO	1 PC												1 @ 18"		YES							
12		L		13 x 67⅞											RESET	5 EA	20 LIN FT									
			R	13½ x 67⅞																						
13													DO								10	D	D	D	D	D
14		L		17⅞ x 17⅛				FURN. ADDL. SLAT AND TAPES																		
			R	17⅞ x 17⅛			1 PC																			
15		L		10½ x 60		1 PC									RESET				YES							
			R	10½ x 67⅞	1 PC		1 PC			1 PC									YES							
16																										
17		L		13½ x 60½																						
			R	DO	1 PC						E						1 @ 18" 1 @ 22"									
18		L		13 x 67½													60 LIN FT									
			R	13½ x 67⅞																						
19		L		13½ x 60⅛															YES							
			R	13⅝ x 60⅛													6 @ 8"	YES	YES							
20		L		17 x 50⅛							E						2 @ 18"									
			R	DO								SINGLE							YES			9				
21	DOUBLED AT CENTER	L									5				RESET	5 EA			YES							
			R								E						1 @ 18"									



ROOF PLAN

APPROX. SCALE 1/8" = 1'-0"

UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE	DESIGNED: 1/24/84	TITLE OF DRAWING REHABILITATION OF ROOF SKYLIGHTS & WINDOW BLINDS	DRAWING NO. 306 80400	
	DRAWN: P.H. CARROLL	LOCATION WITHIN PARK EDEE HOUSE - SITE AREA	PKG. NO.	SHEET 3
	TECH. REVIEW:	NAME OF PARK ADAMS NATIONAL HISTORIC SITE		OF 5
	DATE 1/24/1985	REGION NORTH ATLANTIC COUNTY NORFOLK STATE MASSACHUSETTS		

SCHEDULE - REHABILITATION OF WINDOW BLINDS

BLIND NUMBER	BLIND STYLE	WINDOW LOCATION		OVERALL DIMENSIONS		HEM TOP RAIL	SPLICE TOP RAIL	HEM BOTTOM RAIL	SPLICE AT BOTTOM RAIL		HEM STILE	SPLICE AT STILE		SEW HEMSTITCH	BODY CLOTH/LINING	FOLD LABEL BACK	REPLACE LOOSE PIECE	HEM HEIGHT	DETAIL WINDING	HORIZONTAL STEEL STRIP	WEIGHT	SURFACE VACUUM	SURFACE CLEANING	TREATMENT OF LOOSE PIECE	PAINT	FINISH COAT	INSTALLATION	COMMENTS
BASE BID		LEFT	RIGHT	INCHES					SPLICE	BODY		SPLICE	BODY					INCHES										
22	SINGLE FABRIC PANEL													YES								VAC P/SAND	MINOR REPAIR	TEAR/LOOSE	OMACOR	OIL & COAT	HANG BLINDS	
23	DO	L		17¾ x 99										—								DO	DO	DO	DO	DO	DO	
			R	17¾ x 99										YES														NO. 23 L IN GOOD CONDITION
24		L		11⅛ x 66⅛										HEMSTITCH & SEWING					YES									
			R	DO						E			E	DO														
25		L		8⅞ x 66																								
			R	DO						E																		
11		L		8¾ x 68½																								
			R	DO			EPOXY			E				DO														
27		L		12½ x 67⅛														26 UNIT										
			R																									
26		L		16 x 24										YES				22 UNIT										
			R	DO										DO				22										
29		L		10¾ x 22½				1 PC				3																
			R	DO				1 PC				4						18 @ 10"		YES								
30		L		10½ x 68				1 PC		2		3							YES	DO								
			R	DO				1 PC				4																
31		L		13⅛ x 68						2		4	E	YES								DO	DO	DO	DO	DO	DO	
			R																									
32		L																										
			R	13⅛ x 68								4		YES					YES									
33		L		10¾ x 67⅝	1 PC							3		DO		DO-E				YES								
			R	13⅛ x 68			1 PC			2						DO		6 @ 10"										
34		L																										
			R																									
35		L																										
			R	13½ x 68½			EPOXY						E	YES				3.6 10"	YES									
36	2 PANEL RECESS	L		10¾ x 52																								NO. 36 L & R IN GOOD CONDITION
			R	DO																								
37		L																										
			R																									
20		L		17⅛ x 68½										YES				1 @ 10"			EPOXY							
			R	DO										DO														
39		L		17⅛ x 68½														3'-6 UNIT	YES									
			R	DO													2 PC											
40		L					1 PC					5				DBS II ANG.												
			L													SINGLE	1 PC	10 @ 13"										
41		L			1 PC			1 PC				6						9 @ 10"										
			R		1 PC						1 PC	9				DBS II		2 @ 10"										
42		L																										
			R	10¾ x 67⅝				1 PC				3						10 @ 10"		YES								

DESIGNED: Ewing	SUB SHEET NO.	TITLE OF SHEET: REHABILITATION OF ROPE BALANCE & WINDOW BLINDS	DRAWING NO. 306 68100				
DRAWN: CWGARRELL		SEALS HOUSE - SITE A26A	PKG. NO.	SHEET 4 OF 5			
TECH. REVIEW:		ADAMS NATIONAL HISTORIC SITE					
DATE: MAY/1985							

SCHEDULE - REHABILITATION OF WINDOW BLINDS

BLIND NUMBER (ROOM NO.)	BLIND STYLE	WINDOW LOCATION LEFT / RIGHT	OVERALL DIMENSIONS INCHES	FINISH TOP RAIL	FINISH BOTTOM RAIL	FINISH MID RAIL	FINISH STILES	SLATE SIZE WIDTH	SLATE SIZE THICK	SLATE TYPE STILE PLASTIC / BRASS	SLATE TYPE TAPE	SLAT WIDTH INCHES	SLAT COLOR	SLAT CONDITION	REPLACE SLATS	TAPE WIDTH INCHES/FT	REMOVE HARDWARE	TILT CORDS YES / NO	CORDS	SURFACE PREPARATION	PRIMING COATING	TREATMENT OF BALLWOOD	FINISH PAINT	FINISH PAINT	INSTALLATION RETAIN BLINDS	COMMENTS
43	SINGLE LOUVER PANEL	L	19 × 67½									YES				2.8 UNFT		YES		WEAR/TEAR	CHIP & SCRAPE	TARS/OILS	CHIP & SCRAPE	CHIP & SCRAPE	YES	
																				DO	DO	DO	DO	DO	DO	
			MISCELLANEOUS BLINDS - MARKED AND UNMARKED																							
XXV IV	CENTER STILE		19½ × 67½	1 PC						3		YES		BASE	REPAIR	5.8 IN²										
XVIII	DO				1 PC				5	1 PC		YES		BASE	REPAIR	5.8 IN²										
26	SINGLE LOUVER PANEL	L	11⅜ × 61						E																	
		R	DO			1 PC										1.8 IN²										
25	DO	L																								PARTY OPEN UNITS
		R				1 PC										10 IN²										
35		L	10⅜ × 80																	DO	DO	DO	DO	DO	DO	10.99 L INCORPORATED
		R	DO			1 PC				3																
1 EA			19 × 67½									YES				48 IN FT		YES	BRASS							
1 EA			19 × 67⅛					1 PC				YES		RESET	1 EA			YES								
1 EA			19 × 67⅛					1 PC				YES		RESET	1 EA											
1 EA			19 × 60⅛																							DE GOOD CONDITION
												YES		BASE												
1 EA			19 × 67																							
1 EA			18⅝ × 67			1 PC				3		YES				5.8 IN² 3.8 IN²		YES								
1 EA			19⅛ × 40⅝			1 PC						YES		RESET												
2 EA	SINGLE LOUVER PANEL	L	15⅝ × 93																							BLINDS IN GOOD CONDITION
		R	DO																							
2 EA	CENTER CONTROL RAIL	L	17 × 60																							CLOSE WITH MOST BRASS SLATS
		R	DO																							
2 EA	OPENING	L	18½ × 34½																							BASIS IN GOOD CONDITION
		R	DO																							
4 EA	SINGLE PANELS	CUPBOARD OF OFFICE																								BLIND SLATS LOOSE LOOSE
1 EA	WOODEN BOX CONTAINING LOOSE LOUVRE BLADES THAT CAN BE REUSED																									

TOTAL 93 INDIVIDUAL BLIND PANELS

EXISTING STRUCTURES

DESIGNED: EXISTING
DRAWN: D. MCCRAKEN
TECH. REVIEW:
DATE: MAY 1968

SUB SHEET NO.

TITLE OF SHEET: REHABILITATION OF WOOD BLINDS & WINDOW SILLS
PARLOR HOUSE & COTTAGE - SITE AREA
ADAMS NATIONAL HISTORIC SITE

DRAWING NO. 10C
PRE NO.
SHEET 5 OF 5

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