**Bullard House Preservation Plan (approved 1/10/2016)**

**Introduction**

The following plan is established by the Berlin Historical Commission to bring together the ideas of various people and give direction to all planning for care, use, repairs and renovations at the Bullard House. It is a working document that will be revised as required. It should be consulted to keep us on track as any work on the building is planned.

This plan has been guided by onsite professional consultations including the Tiger Home Inspection in 1995, the examination by architectural historian Brian Powell of the Society for the Preservation of New England Antiquities in 1996, and visits by architectural historian Orville Carroll and preservation architect Maximilian Ferro in 1998.

The Bullard House was listed on the National Register of Historic Places in 2011.

**Background**

The Bullard House, at 4 Woodward Avenue in Berlin, Massachusetts, is a former dwelling house, a portion of which is probably the oldest surviving building in the center village. It was built in at least seven parts over two centuries beginning ca. 1780. From about 1790 until 1813 it was used as a tavern and inn. The community’s first store was located in or adjacent to it. For most of the 19th Century and much of the 20th it was a two-tenement dwelling which had divided ownership. In the first third of the 20th Century its northeast end housed a barber shop and a fire truck. The room above was used as a meeting place of the American Legion following World War I. Since the 1960s it had been a single dwelling, until its 1996 purchase by the Town of Berlin for use as a museum.

**The building and its parts today**

As it stood in 1997, the front rooms on both floors across the front of the house display many features of the times in which they were created. The rooms behind the fireplace wall have been extensively remodeled at various times and have few or no early details, though they do have features which tell the building’s story over the last 150 years. The basement is excavated only under the front rooms, mostly due to extensive ledge on the site. This apparently dates to the early times of the building, however, and includes numerous features which help us understand both the early and later history of the house.

The owners of the house for most of its life had neither means nor inclination to make it grand in any way. The lack of wealth has its advantages, however, as many features survive only because there were few resources available to change them. In general the features of the house are simple and unassuming, with the one exception of the cove ceiling in the second floor of the west end.

The building as we know it today gives the overall impression of a colonial era leanto house, though it was mostly constructed in the early Federal period. This impression may prove well worth keeping and elaborating upon as part of the interpretive program for the building. Actual work and construction processes should be undertaken with this in mind.

**General guidelines for decision-making**

As an agency of preservation, the Commission must be deliberate and thoughtful at every point in our treatment of the Bullard House. This is particularly so when we make changes which may be difficult to reverse. As much as possible we should record and preserve the existing features, and the significant materials of which they are composed, in order that our successors as caretakers of the building will know what we have done. Possible future discoveries in photographs, written historical records, architectural and archaeological studies may lead them to undo some of our changes. Our records will help them.

When making decisions, it will usually be much better to err on the side of too little change, than to proceed with too much. This is particularly so in the early stages of the project, before our long-term mission for the building is fully developed.

It should also be kept in mind that, while sensitivity to the building’s long history as a dwelling is a must, its use in the future will be as a museum. This use must govern many practical decisions, particularly regarding infrastructure and systems.

**Sequence of construction**

1. The earliest part of the house was apparently the east front room and its basement area. This apparently once had a large cooking fireplace in the north corner near the existing chimney. The original chimney was a bit closer to the front of the house. Remnants of additional foundation extending toward the Town Hall indicate that this building extended in that direction at least thirteen feet, probably in its earliest days. Evidence in the cellar wall, attic wall, and roof tree indicate that the end toward the Town Hall definitely predates the west end.

2. First of the apparent existing additions was the chamber over the east front room. The structural framing over this chamber is different from that below, possibly indicating a different time of construction. The piecing and change of directions in the corner boards on the east front corner of the house were further evidence of this being an addition. Removal of the clapboards on the east end and those corner boards in 2007 resulted in discovery that the corner post there is one piece. This would seem to indicate that the second floor room may have been part of the original construction. The beaded piece of the earlier corner boards was retained in the collection.

3. At some point the east end of the house received a lean-to addition, providing back rooms for that tenement. While this apparently matched the roofline of the west end, it was framed separately and may therefore have been constructed at another time. Still, the lack of evidence of roofing nails in the roof boards under the lean-to in the attic seems to indicate that the lean-to was added, perhaps, as an addition undertaken during the same building project as #2 above.

4. The next addition was a full lean-to, or “salt box,” section on the west end, perhaps in the 1790s to accommodate the tavern business. This included the front entry, west parlor, and the room behind the fireplace on the first floor. The long, single-span rafters on the lean-to of this section of the house indicate that this was originally constructed in a lean-to form, unlike the east end. There was apparently a large meeting room with a cove ceiling on the second floor of this west end. A portion of the large room was divided, probably in the early 1800s, to provide a small hallway and the small chamber over the front door. Framing of the roof tree indicates that this section was built after the second floor in the east end of the house, but the lack of evidence of clapboard finish in the attic may indicate that this construction took place very close to the time of #2 and #3 above.

5. The fifth section of the house was a second lean-to added to the west end in the mid to late 1800s. It now houses the bathroom and the work area of the kitchen. Evidence in the back attic shows this to be separate and later construction. Part of an old chimney remains enclosed near the bathroom door.

6. Between about 1910 and 1938 (based on surviving photographs) a shed was built off the end of the kitchen (#5). In the 1950s space was added on the side toward the street and it was made into a room, later becoming the table area of the kitchen.

7. Finally, in the early 1940s, the shed dormer was added on the back of the east end to provide a larger bedroom. A small bathroom was carved from this, perhaps in the 1960s.

**The West Parlor**

This room was part of the tavern addition, probably built in the 1790s. The sheathing on the corner post and the beams overhead is likely original, as is the door to the Front Entry and its hardware. The Victorian door near the fireplace was later and in poor condition. Much of the plaster may also be original, though there is evidence of replacement in some areas, such as the area over the fireplace. There may have been an overmantel which was removed with the fireplace in the stove period (1830-1930) in favor of a smaller chimney. We know (personal memory and photographs) that the windows were replaced in the mid-1950s with the present 6 over 6 sash. These were apparently typical prefabricated units. Photographic evidence indicates that this room had 2 over 2 Victorian windows in the early 1900s. Still earlier, in a phot taken in or before 1895, the sash were 6 over 9. The floor is of pine boards, likely original. The fireplace extant in 1997 was constructed in the 1950s and was originally open into the room behind as well. The mantel probably also dated from that time. In 2004 a new chimney was constructed along with a fireplace of Rumford proportions. Demolition of the brick house at 218 Linden Street in 2005 resulted in acquisition of two appropriate Federal period mantels, the larger of which was installed here in November of that year. Appropriate wall paper was acquired in 2004 and hung in 2005. There is no indication that the plaster in this room was ever painted, though it is conceivable that it was whitewashed in the early years.

The West Parlor has good potential for interpretation as a parlor of the mid-to-late 1800s or early 1900s. This give the opportunity to show furnishings and many items of historical interest as was common in such a domestic room. Objects of various periods could be mixed in such a setting, allowing us to make use of the limited furnishings in our collection. Small exhibits and curiosities were also common in such a Victorian parlor. The room could also be used for small gatherings and, perhaps, teas as well. We have two oil portraits in the Town Collection and other items which could be shown here, including the service flag of Mrs. Carrie Woodward with its two gold stars for her sons who died in the service during World War I. This was once the Woodward family’s front room. As there has been little noticeable modern intrusion in this room, it should be possible to make it appear as a real piece of the past.

Rewiring and addition of electrical outlets was done in 1998. A stippled surface on the ceiling was inappropriate and a relatively recent change. This was removed in 2005 before the ceiling was painted. Wallboard was apparently added to the outside walls in the 1950s when the windows were changed. In the future a return to earlier 6 over 9 windows and removal of the wallboard could be considered after insulation is placed in the walls. The problem of loose floorboards was addressed in 2005 by replacing the subfloor in the middle of the room with plywood. The remaining polyurethane finish was removed and the floor painted. 19th Century floors were either painted or covered with carpet or straw matting. The door to the Front Entry had deteriorated paint, which was stripped in 2005-06. Its original hinges were accurately reproduced and the original ones retained in the Collection. Its diamond-shaped opening, long plugged, may once have had Masonic ties. The Victorian door near the mantel was replaced by one from the razed house at 218 Linden Street, including its latch which is a near match to the latch on the other door in the room. Lighting will be by lamps about the room. On occasion additional fixtures could be added temporarily to highlight certain exhibits. Wheelchair access will require suitable transition between floor levels entering from the Front Entry.

**Gallery** (behind West Parlor)

This room was part of the ca. 1790 tavern addition. In the 1950s or since it was effectively gutted. The walls and ceiling were all wallboard material. The present floor was laid over similar composition material. The room lends itself well to use as a small gallery for exhibits of art and small objects. Most changes needed to accommodate this use will do no harm to historic features of the building.

Adjacent space once occupied by a small bedroom was rebuilt as an access ramp for wheelchairs from the new entrance room in 2007. The gallery’s location by the kitchen and bathroom also adds traffic.

The ceiling material was removed and the 20th Century framing exposed. This was dark-stained in 2009 to reduce attention to it. The space was left open with switched electrical outlets for the gallery lighting which is placed between the joists. This allows directed lighting without affecting the limited overhead clearance.

**Front Entry**

This hallway has an unusual configuration, mostly due to the former, large, second-floor meeting room. To provide space for that room, the stairway in this part of the house was placed to the rear, under the lean-to roof. Since the cellar was only under the front part of the house, the cellar stairs could not be placed under the other stairs. They were instead placed in a small area in the middle of the hall. This has since been used as a closet, but a portion of the stairs remains in the cellar below. The rather rough door on that closet has an old latch handle. The closets in the front of the entry were probably added relatively recently, as indicated by the set of shelves which formerly opened into the room. The doors and paneling for these closets may or may not have come from somewhere in the house. The heating duct for the upstairs rooms passes through one of these closets. The 20th Century removal of the wall between the stairs and the gallery added to the unusual arrangement of this room. The front door of the house is a batten door with paneling on the outside and planks on the inside. Lights of glass were long ago put in the top panels. They may not have been original, though one is early glass. The door is certainly old, and may well be original.

Since this room does have some apparent 18th Century work and even more feeling of that period, efforts should be made to retain that, especially as a compliment to the adjacent west parlor. While this will not be the regular entrance of the building, it may be used on some occasions. The former cellar stairs area provides a good area to view two different types of plaster lath—riven and accordion, offering an important teaching opportunity.

**East Front Room**

This was the earliest room of the surviving house. It may have been part of a one-story noon house, constructed to serve the 1779 First Meeting House which stood immediately across Woodward Avenue. The remainder of this building would have extended at least thirteen feet further toward the Town Hall, as indicated by foundation remnants under the lawn. At any rate, the ceiling height is very low here and the plaster lath (visible in the former cellar stairway area behind the west wall) was apparently hand-riven rather than split in accordion style like that in most of the house. There was a large fireplace and chimney in the north corner of this room, as indicated by the large hearth support in the basement and chimney scars in the second floor ceiling and the roof structure in the attic. There was also a front door facing the street (casing visible in the cellar stairway against the front wall of the house). Addition of the second floor required a stairway, which was likely enclosed by a wall of vertical boards in 19th Century fashion. This was accessed by a door immediately adjacent to the northerly front window (see hinge scar in cellarway). The stairs were very steep as indicated by scars on old plaster lath in the cellarway. Since the stairs blocked the former front doorway, the door was moved around the corner to the end of the house.

After the two ends of the house were sold to separate owners in 1813, other changes were made. Apparently this room was extensively remodeled in the early 1830s for new owners, Susan and Amelia Johnson. The changes included removal of the old fireplace and chimney. A stove chimney was likely provided in keeping with the then-prevalent use of heating stoves. At that time the present floor was probably laid, as it has relatively wide boards of good quality and extending unbroken into the area of the former fireplace. The two front windows were then enlarged, extending nearly to the floor, in typical Greek Revival style. These windows remained until the mid-1950s, when the present prefabricated units were installed. Some of the sheathing on corner posts and wall girts appears to be original. The summer beam has newer sheathing. Examination of that hewn beam indicates it was formerly exposed and painted in the 20th Century. The ceiling of this room has been replaced with modern materials. 20th Century wall board has been used in places, including the present stairway enclosure. This was created, probably after 1940, to allow stairs of uniform height and with a more gradual ascent.

Possible changes for this room, in addition to general redecoration, include reduction of the stairway enclosure and restructuring of the bottom stairs as an open flight against the front wall. This would open up the area to the door. Such a configuration would be new, bearing little relation to previous schemes. The original steep stairs would be considered dangerous today and would not be acceptable as a means of egress from the second floor under present standards. Should this plan be implemented, bannisters for the lower stairs could be provided by materials salvaged from the house at 99 Sawyer Hill Road, demolished in 2002. The Newell posts from that bannister represent the Greek Revival tradition of the 1830s and 1840s, and the Victorian style gaining favor in the 1850s, the period of the house from which they came. Since Berlin was very much a growing community in the 1840s and 1850s, this would be a good teaching aid for local architecture. It would also have some relationship with the renovations to this room in the 1830s. Still, the present stairs are a development of the mid-20th Century, which were a reasonably sensitive attempt to solve the problem.

The exterior door, though somewhat deteriorated, should be restored. Its panel moldings indicate that it is from the Greek Revival period, likely part of the renovation for the Johnson sisters. Its use is intended to be very limited, once the permanent entrance is completed. The door to the back room probably predates the Johnson renovation, though it is hung on modern hinges. It can be kept as is. Wheelchair access to this room from the entrance area in back should be provided via the doorway near the north corner.

The bookcases on the west wall are of relatively recent construction and can remain for the present. Long term, the use of the room may call for a change. Again, appropriate wallpaper is in order. White or light woodwork may be appropriate due to the Greek Revival period renovation.

Lighting will be difficult due to the low ceiling. Lamps can be used when the room is shown as a domestic space. More likely this room will be used for exhibits of commercial and civic interest. It housed for a time in the 1880s the Berlin Post Office, when this end of the house was owned by Postmaster Amory A. Bartlett, who lived next door at 3 Linden Street. Artifacts and records in the Town Collection which relate to the Post Offices in Berlin Center and South Berlin provide a significant opportunity for interpretation in this room. When the space is used for such exhibits, lighting will need to be rigged for that purpose. The limited headroom presents a challenge to that goal.

**Museum Entrance Room**

The former kitchen area in the north corner of the building (2 small rooms in the past) has been rebuilt as a reception and exhibit room for the museum.

The kitchen was formerly located in the corner of the house facing the Town Hall. Here its stove pipe could access the chimney. A smaller room was toward the center of the house as indicated by the old floor and ceiling joists examined during major repairs in 2007. In the ca. 1941 renovation, the two rooms were reversed with the larger kitchen moved to the middle of the house to access the plumbing which was installed at that time. The kitchen range no longer needed the chimney. The small room, used by some tenants as a dining room, was then on the end of the house. Though the partition dividing these rooms was a support to the floor above, it was itself placed in the middle of the joists under the floor, apparently with no visible detriment.

In making this a single room, a major support beam was placed overhead and supported to foundation stones under the floor. The old floor joists were replaced with pressure treated timbers well in excess of present code standards. The old joists were retained in the collection for some future appropriate use. The outside walls were deteriorated and included much material from a 1940s reconstruction. They were completely replaced in 2007, framed to modern code. The deteriorated sill was replaced with concrete blocks. An eaves trough was placed at the edge of dormer roof overhead to reduce future deterioration due to splash from falling water. The new walls were insulated and covered with blue-board and skim coat plaster in 2014. Modern materials were used since all the old finish had been previously replaced. Recessed lighting was installed in 2013 and lighting wells provided for recessed exhibit lighting.

The finish lighting fixtures were installed in 2014, and casings for the door and windows in 2015. Remaining to be done in 2016 are the finish floor boards and painting. The 1940s kitchen cupboards will be retained as a reminder of that time, as will the cupboard in the south corner of the room and the adjacent board wall, once behind the kitchen sink, now to be a hanging area for coats.

The previous windows and door dated from the mid-20th Century and were deteriorated. They were replaced with new ones in 2007, sized to better represent earlier periods. The new entrance door, installed in 2008 facing toward the Town Hall, meets access regulations. A parking space and loading area will be provided outside. The new flooring will extend through the ramp area to the Gallery. Two-level railings will be provided for the ramp to meet access requirements.

Because of code requirements and other practical needs, this area required the most extensive reconstruction of any room in the house. Still, certain historic features remain to tell the story of two centuries of residential use.

**Kitchen**

The mid-19th Century kitchen of the west tenement will continue in that role. The wide, small-paned window dates from the 1950s. While of dubious historical precedent, it represents an interesting colonial revival change of its period and provides good daylight to the room. The bins under the shelves adjacent to the Gallery doorway are old woodwork. The other cabinetry and finish in the room as of 1996 were of plywood from the second half of the 20th Century. They were removed in 2007 to facilitate framing improvements on both sides of the room. New cabinets will be needed. Some repairs to the sill and outside finish at the bottom of the wall are anticipated, as well as replacement of the sill of the long window. A new partition is being placed at the west end of the kitchen, where there had been one previously.

The ceiling joists were replaced in 2009 and insulation installed there in 2013. The outside back wall was repaired in 2015 and a new concrete foundation provided there. Interior finish of ceiling and walls will likely be sheetrock. New appliances are also planned. This will be a catering kitchen for serving small social events held in the museum.

Due to access requirements and the low ceilings, replacement doors to the bathroom and storage area will need to be custom made. It is possible that bead-board doors will provide the most economical replacements. The bead-board theme can also be used for cabinet doors, giving a Victorian period feel to the reconstructed room.

**Bathroom**

This room needs to be altered to provide a modern, accessible facility. This will include replacement of the vanity with an accessible fixture. Grab bars will be needed by the toilet. The door will need to be replaced with one of required width, along with attendant changes to the doorway and floor surface.

The partially deteriorated outside wall facing to the north needs to opened up and the structure modified as needed, before inside finish is applied. The wall and window near the main house are rotted and will likely be replaced by new material in that area. Some storage will be provided in that end of the room.

Challenges in this area will be providing an appropriate floor surface to meet access requirements, and improving wall and ceiling finishes to be reasonably attractive.

**Former Kitchen Table area**

This space is needed to provide work and storage space for the museum. Possible ideas for part of this area in the future include a wood shed exhibit and storage, and an added privy. As a late addition which has been much modified, this part of the house has been modified for practical and aesthetic purposes without detriment to the more historic portions of the structure.

The partition separating this area from the kitchen will be finished in conjunction with the finish of the kitchen.

This section of the building was jacked up in 2014 and through 2015 new piers were installed underneath to support it in place. The floor joists below were entirely replaced with pressure treated lumber. In early 2016 the walls under the building were framed up with pressure treated lumber and concrete board installed as an outside covering. This can be finished on the outside later with masonry materials.

**West Chamber**

This room has great importance historically and architecturally. It is the largest room in the house, particularly in its height. Thus it has important practical uses as an exhibit area. It was once a vital meeting and social room for the community, possibly called a ballroom. It originally extended to the area of the stairway, which opened directly into this room. The present door to the hallway formerly hung at the head of the stairs. The original closet door was found in the other end of the house and has been returned here.

A small fireplace was provided for heat. Filled in during a previous rebuilding of the chimney, that fireplace retains part or all of its original wood surround. It was simple with no mantel as was typical in such an upper room. The 20th Century panel and additional closet were removed in 2004 when the chimney was replaced and a new fireplace to Rumford proportions was constructed within the old surround. Accordion lath from another part of the house replaced the panel over the fireplace and more of the same will close in the former closet doorway created in the 1950s. The plaster will be replaced as needed.

The beautiful cove ceiling is a marvelous feature. In addition to its aesthetic value, it provides increased height for this originally public room. It is possible that town meetings were once held here, being adjourned from the unheated Meeting House. Unfortunately, modern codes and the limited, old stairways preclude revival of the use of this room for significant public gatherings. Microscopic paint analysis by Brian Powell of the SPNEA in 1996 indicated substantial paint residue adhering to the partition separating the small bedroom. While likely an addition after 1813, this wall bears an important record of previous decoration, possibly the best such record on plaster in the house. For this reason, as well as the record provided of the progressive use of space, this wall should remain in place.

The west chamber will be used extensively for exhibits. Its commodious space will be well-used for that purpose. Exhibits will need to be designed to avoid obscuring the general sweep of the room. Lighting will be a challenge, probably altered to suit particular exhibits. Track lighting may provide the best answer.

Wallpaper was purchased in the late 1990s for this room and is stored in readiness. The floor should be stripped and painted in the manner appropriate to its time.

Long term, it would be desirable to replace the 1950s prefabricated window units with 6 over 9 sash as shown in the circa 1895 photo. Those windows were actually larger than the current ones. Appropriate coordination of interior and exterior projects would be needed to facilitate window replacement.

The molding at the base of the ceiling cove is Federal period in design, as is the molding of the fireplace surround. A new opportunity arose in 2005 when much woodwork was salvaged from 218 Linden Street before it was razed by new owners. Wainscot from that Federal period house could be used along the exterior walls of this room to good advantage. Such finish would be appropriate to the period and style of this room and would provide a memoir of another important dwelling house in the town.

**Small Chamber**

This bedroom was likely created following the sale of the inn to separate owners in 1813. It includes a portion of the cove ceiling of the former public room. An interesting feature is the plaster lath in the northeast wall, which is oriented vertically. The paneled area under the window hides the heating ducts for the three upper front rooms. This was created from a ca. 1900 door, turned on its side.

Use of this room could be as an office/administrative area. In that case, some open bookshelves might replace the paneling under the window, still covering the heating ducts below. Electrical changes provided in 2008 include a wall switch and more wall outlets. Rough wiring done at that time needs to be finished prior to plaster repairs and decoration. Wallpaper was purchased for this room some years ago and remains available.

**East Chamber**

This room has well-preserved sheathed beams overhead and a typical flat ceiling. This can be used as an exhibit room, possibly furnished as a bedroom. This room has the only hardwood floor in the house, likely installed by the members of the American Legion Post when they used it as a meeting room following World War I. It should be retained as a developmental feature and a memoir of that use.

A closet wall along the west side of the room was removed in 2008 to provide more space for possible exhibit use. The construction of that wall indicated it was likely added in the mid-20th Century and not well finished.

Reconstruction of the stairway in the east corner of this room will result in additional floor area here and the feel of a larger room. Greek Revival period railings have been salvaged from other Berlin houses and can be used here, as this end of the house had a renovation in the early 1830s.

This might be an appropriate room for whitewashed plaster and a rich earth color on the woodwork. This would show off the beam structure. Alternately, a reasonably neutral colored wallpaper could be equally effective. Care should be taken to keep the chimney scar in the ceiling visible.

**Back Bedroom**

This room was likely extant as a small room before 1940. Access was through the East Chamber. The addition of the shed dormer (ca. 1941) added greatly to the room’s space, making it much more attractive and commodious.

Suggestions for use of this room include exhibits on 20th Century history of the Town and a small early 20th Century bedroom. The adjacent former bathroom has been disassembled in preparation for its conversion to a cedar closet to provide additional storage for the clothing collection. This will function best if it opens along the wall of the bedroom.

The ceiling, which was removed by volunteers after acquisition of the building by the Town, needs to be insulated and replaced with similar wallboard material. This was typical of the time of this dormer’s construction. Ideas for decoration include the mid-20th Century when the room was constructed, or the Colonial Revival which was popular earlier in that century.

**Back Attic**

This space is entered from the center stairway and is located over the Gallery under the first lean-to in the west end of the house. The entrance door from the stairway appears to be original, complete with all its hardware. The simple, strap hinges are especially interesting. The functioning chimney ascends through this space. The previous floor boards were scrappy and inadequate. They were removed and the floorboards from the small room (now part of the entrance room) were used to ceil over the Gallery. A layer of sleepers with insulating board needs to be installed, over which a plywood floor will be placed (plywood is already in the attic).

The small window sash was replaced in 2014 and its frame needs rebuilding in kind. The vent louver is placed in the window opening during the summer for ventilation.

The back attic will be useful for storing old boards saved from various projects for possible reuse. It is also an area for structural interpretation, because the long rafters of the first lean-to are clearly visible. Also the second lean-to is visible in the back. Though not as easily accessible, it is possible to move to the back of the space to observe remaining old wood shingles on the roof of the first lean-to. This was apparently covered by the second lean-to in the mid-19th Century. This is also an electrical distribution space. Any work must be sensitive to avoid damage to the wiring.

**Main Attic**

The main attic is accessed with a ladder through an opening in the East Chamber. This is possibly the most original of any space in the house. Virtually all framing and roof boards appear to be original. Front rafters at the east end give the roof a considerable concave hollow. Examination by an inspector and an architect with strong experience in historic buildings concluded that this hollow has been there since the building’s early years. The rafters may not have been properly dried prior to their installation. Unfortunately the ladder access makes it difficult to use the attic for interpretation to the public. A photo essay will be needed downstairs for display to the general public.

The framing of the roof tree clearly indicates that the east end is older than the west; note the angle braces at the middle wall on the east end only. There is also the remnant of an exterior window frame on the west side of the middle wall. Still, there are no nail holes for exterior siding on that wall, raising speculation that the two parts were built at nearly the same time.

The framing and lath indicate that the cove ceiling of the West Chamber was original or very early work. The west end of the attic has no floor. It should be entered only when necessary.

At the back of the east end, the area over the dormer is accessible. This framing corroborates 20th Century construction.

The chimney scars at the east end, both in the floor and the roof, indicate a larger chimney from the early period of the house. The window frame at the east end needs rebuilding. A vent louver is provided to put in the window opening during the summer for ventilation. The vermiculite insulation in the east end should be analyzed for possible problems with asbestos or other harmful agents.

**Cellar**

The cellar is entered at the east front corner of the house. This steep stairway is located under the early stairs to the second floor. Extreme care should be taken in making changes here. Several traces remain of the early stairs to the second floor, as well as the casing of an earlier front door serving the original building. Behind the stairs is the large hearth support for the original chimney. Again, this chimney was probably removed in the 1830s. As mentioned earlier, the two walls on either side of the stairs extend northeasterly from the end of the house toward the Town Hall lot. There was apparently more building here at one time. The window sash for the cellar window in the east end has been identified as work of the 1830s period by Orville Carroll. Another photo essay may be needed to interpret features of the cellar.

The foundation wall between the east and west cellars remains, except for a section removed to provide access between the two in the later 20th Century. This enabled the cellar stairs in the middle of the house to be discontinued. A closet was gained upstairs. A portion of the flight of stairs remains in place. Opposite those stairs is a masonry form, likely created in the 20th Century. This was possibly a cistern, though this remains a query.

There is much visible ledge in the west end of the cellar. The window there needs complete replacement or to be filled in with masonry. There is another blocked opening in the west end. This was once used for a coal chute

**Exterior**

Certain features of the exterior help to reveal the development of the house. The water table across the front of the house indicates the step between the floors of the east and west ends.

Windows on the front of the house were mostly replaced in the 1950s. Only the two windows in the East Chamber are older. Other sections of the plan indicate possible replacement of the 1950s windows with some which mimic the earlier windows of the house. The front door appears to be early, though the two lights of glass were likely added later. One of those lights is antique glass.

The clapboards are mixed as to age and condition. Selective replacement is in order. A coat of latex stain was applied by volunteers in 1996. The clapboards on the east end and the outside of the first story of the back near that end were replaced with new ones in 2008. The old ones in good condition were retained to use as replacements elsewhere on the building. The east end and front were scraped and painted in 2008. A second coat went on the front in 2010. Also in that year the west end was scraped and clapboards were re-nailed and replaced as needed. That area was then primed and painted, including the front and west end of the jog. The front and west end are in need of further paint as this is written. A full painting of the back side of the house remains to be completed after current repairs are finished.

It was planned to remove the outside finish and sheathing of each side of the house in turn to permit repairs and installation of insulation. When this was done on the east end, it was thought that the sheathing would not survive removal well. Therefore that side was covered with Tyvek and covered with new clapboards. During that work, some repair and replacement was done as needed. The sill under the door in the east front corner was replaced, along with parts of the door jamb. Future work of this sort will be considered when needed. It is known that the threshold and sill under the front door of the house are rotted and need to be replaced.

One important landscape detail is the diagonal stone wall which follows the former property line up the hill from the middle of the house. This is an important remnant of the two-owner period.

Condition of window sash and storm windows need to be evaluated. Repair and replacement can be considered accordingly. Retention of traditional wooden sash is desired for historic integrity.

**Systems**

The water supply was changed in 1996. The water now comes underground from the Town Hall system. The former pump was removed from its original location inside the small appendage on the back of the house to avoid freezing. The old well was left available for watering the gardens only. It may not be used for human consumption due to its proximity to the septic system, though there has been no indication that the water is contaminated.

The main electrical service entrance was installed in 1997 by students from the Assabet Valley Vocational School. This replaced two former service boxes for the two tenements, which had been connected together. The water heater was new in 1998. Students from the school did extensive replacement of the rough wiring throughout the house in 2007-08. Finish wiring of the individual rooms has been completed as the other finish work is done in each of them.

The furnace was replaced in 2004. Ductwork was cleaned throughout the house. The hot air system was retained so that the ductwork could be used at some future time for air conditioning as well. There is still some cleaning needed in the cellar to get rid of soot deposited when there was a furnace malfunction before the new one was installed. The oil tank was replaced in 2009, and a concrete pad placed under it.

A complete fire alarm system was installed in 2013, meeting current codes and requirements of the Fire Department. The system utilizes wireless connection to a central station for alarms. In the future we anticipate that the curatorial storage building will be added to this system. A modest security alarm has been planned for future installation. approved 1/10/2016