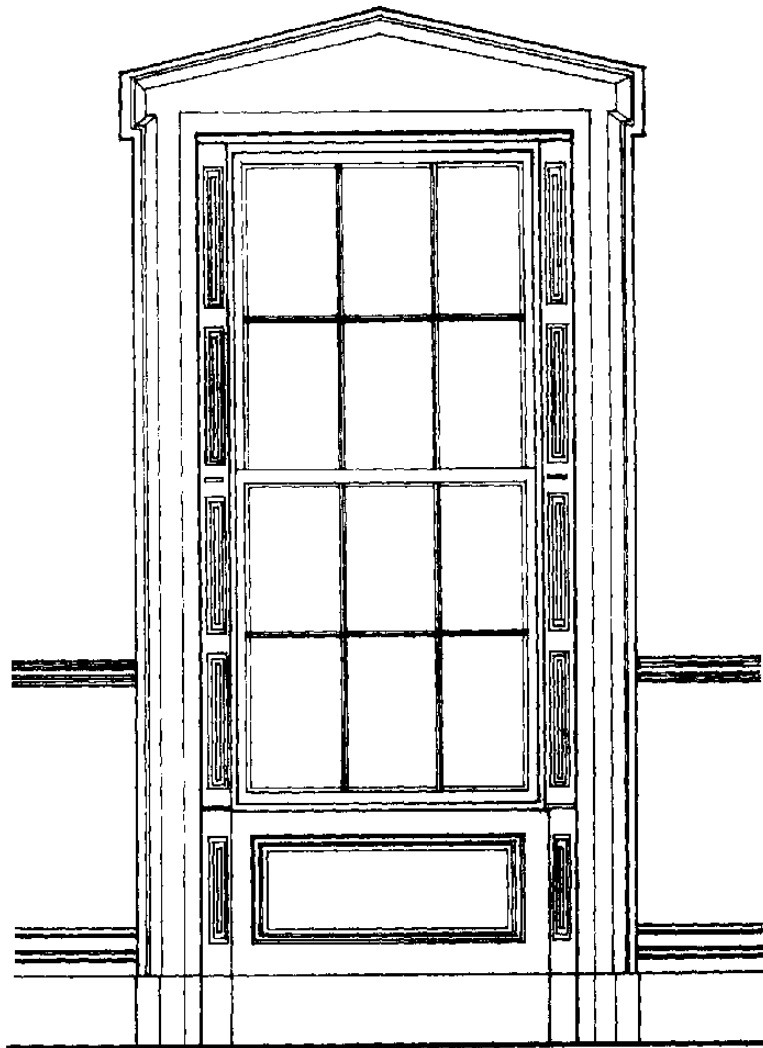


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KIRK STREET AGENTS' HOUSE

Lowell National Historical Park



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KIRK STREET AGENTS' HOUSE
HISTORIC STRUCTURE REPORT
Lowell National Historical Park
Lowell, Massachusetts

By

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Northeast Region, National Park Service
U.S. Department of the Interior
Lowell, Massachusetts

Written 1990 - Published 1997

TABLE OF CONTENTS

LIST OF ILLUSTRATIONS AND CREDITS	xvi
PREFACE	xxv
I. <u>INTRODUCTION</u>	1
STATEMENT OF SIGNIFICANCE	3
<i>Illustration</i>	4
ADMINISTRATIVE DATA	5
Basic Data	5
Name and Number of Structure	5
Management Category	5
Proposed Treatment	5
National Register Status	6
Proposed Use	6
Pertinent Planning Documents	6
Recommended Changes in Proposed Treatment or Use	7
Care of Research Material	7
II. <u>ARCHITECTURAL HISTORY</u>	9
HISTORICAL CONTEXT	11
Boott Cotton Mills and Massachusetts Cotton Mills	11

Agents' Houses Before 1845	12
<i>Illustration</i>	14
CONSTRUCTION OF KIRK STREET AGENTS' HOUSE	15
<i>Illustrations</i>	18
PERIODS OF ALTERATION TO KIRK STREET AGENTS' HOUSE	20
III. <u>DESCRIPTION OF PHYSICAL EVOLUTION</u>	25
EXTERIOR ELEMENTS: APPEARANCE AT TIME OF CONSTRUCTION	27
Overview	27
Style	27
Setting	28
Main Block	28
Stair Towers	29
Kitchen Ells	29
Finishes	30
Site	30
Fencing	30
Access	32
Plantings	32
Other Features	33
Foundation and Structural System	33
Foundation	33
Structural System	34
Walls	34

Doorways	34
West (Front) Elevation	35
South and North (Side-Street) Elevations	35
Main Block and Stair Towers	35
Kitchen Ells	35
South and North (Rear-Yard) Elevations	36
Stair Towers	36
Kitchen Ells	37
East (Rear) Elevations	38
Main Block and Stair Towers	38
Kitchen Ells	38
Windows	38
Common Elements	38
West (Front) Elevation	39
South and North (Side-Street) Elevations	40
Main Block	40
Stair Towers	40
Kitchen Ells	41
South and North (Rear-Yard) Elevations	41
Stair Towers	41
Kitchen Ells	42
East (Rear) Elevations	43
Main Block	43
Stair Towers	43
Kitchen Ells	43
East-Elevation Covered Porch	44
Roofs	45
Roof Coverings	45
Main Block	45

Stair Towers	45
Kitchen Ells	46
Chimneys	46
Main Block	46
Kitchen Ells	46
Flashing and Gutters	46
<i>Illustrations</i>	48
INTERIOR ELEMENTS: APPEARANCE AT TIME OF CONSTRUCTION . . .	64
Overview	64
Cellar Story	66
Background Information	66
Main Block	67
Stair Towers	67
Kitchen Ells	68
General Configuration	68
Locations of Kitchen-Ell Chimneys	69
First Story	71
Main Block	71
Common Elements	71
Parlors (Rooms S101 and N103)	73
Stair Halls (Rooms S102 and N102)	75
Drawing Rooms (West Ends of Rooms S103 and N101)	76
Dining Rooms (East Ends of Rooms S103 and N101)	77
Entrance Vestibules (Rooms S106 and N106)	78
Stair Towers	78
Rooms S105 and N104-105	78
Kitchen Ells	82
Rooms E101, E102, and E103	82

Second Story	84
Main Block	85
Common Elements	85
West Bedrooms (West Ends of Rooms S201 and N203)	86
East Bedrooms (East Ends of Rooms S201 and N203)	87
Stair Halls (Rooms S202 and N202)	88
Agents' Bedrooms (East Ends of Rooms S203 and N201)	88
Agents' Sitting Rooms (West Ends of S203 and N201)	91
Stair Towers	92
Rooms S205 and N204-N205	92
Third Story — Attic	95
Main Block	95
General Information	95
Common Elements	95
Bedroom (Room S301)	96
Storage Closet (Room S302)	96
Bedroom (Room S303)	97
Bedroom (Room S304)	97
Central Hall (Room S305)	98
Bedroom (Room S306)	98
<i>Illustrations</i>	99
APPEARANCE OF ELEMENTS AFTER SIGNIFICANT PERIODS OF CHANGE	114
1850: Lighting System	114
1852: Plumbing System	115
1859-1878: Kitchen Ells and Sheds	115
Background Information	115
Plan	117
Exterior Elements	117
Foundation	117
Walls	117

Doorways	117
Windows	118
Roofs	120
Interior Elements	120
Plan	120
Cellar Story	120
First Story	121
Second Story	123
1859-1878: Heating System	123
1870's-1890's: Main Block	124
Background Information	124
South Unit	125
1870's	125
North Unit	126
1870's	126
1890's	127
1890's: Site	128
Fencing	128
Plantings	129
Circa 1900: Heating and Plumbing Systems	129
Circa 1922: General Remodeling	130
Background Information	130
Exterior Elements	131
Main Block and South Unit's Stair Tower	131
North Unit's Stair Tower	132
South Unit's Ell	133
Interior Elements	134
Common Elements	134
Main Block	135
South Unit's Stair Tower	140

North Unit's Stair Tower	140
South Unit's Ell	142
After 1922: Alterations and Repairs	143
1924-1936: South Unit's Ell and Shed	143
General Information	143
Exterior Elements	144
Interior Elements	145
1930's: Plumbing System	146
Circa 1940-1945: Floors and Walls	146
Main Block	146
Stair Towers	147
After 1950: Floors, Walls, and Ceilings	148
General Information	148
Main Block	148
Stair Towers and Ell	149
1955: North Unit's Roof and Dormers	149
1979-Present: Repairs and Restoration	149
1980: South Unit's Gable	149
1983: North Unit's Roof and Dormers	150
1983: North Unit's Main Entrance	150
1984: Alarm System	150
1984-1990: Windows	151
1988: South Unit's Roofs	151
 <i>Illustrations</i>	 152
 IV. <u>EXISTING CONDITIONS AND RECOMMENDATIONS</u>	 167
 EXTERIOR ELEMENTS: DESCRIPTION OF CONDITIONS	 169
Overview	169
Site	169

Fencing	169
West Boundary	169
South Boundary	170
North Boundary	170
East Boundary	170
Access	170
Plantings	171
Other Features	171
Foundation and Structural System	171
Background Information	171
West (Front) Elevation	172
Main Block	172
South (Side-Street) Elevation	172
Ell	172
North (Side-Street) Elevation	172
North Unit's Stair Tower	172
North (Rear-Yard) Elevation	173
South Unit's Stair Tower/Vault	173
Ell	173
East (Rear) Elevation	173
Main Block	173
Ell	173
North-Unit Stair Tower	173
Walls	174
West (Front) Elevation	174
Main Block	174
South (Side-Street) Elevation	174
Main Block	174

South-Unit Stair Tower	174
Ell	174
North (Side-Street) Elevation	175
Main Block	175
North-Unit Stair Tower	175
South (Rear-Yard) Elevation	175
North-Unit Stair Tower	175
North (Rear-Yard) Elevation	176
South-Unit Stair Tower/Vault	176
Ell	176
East (Rear) Elevation	176
Main Block	176
South-Unit Stair Tower/Vault	176
Ell	176
North-Unit Stair Tower	176
Doorways	177
West (Front) Elevation	177
Main Block	177
South (Side-Street) Elevation	178
Ell	178
East (Rear) Elevation	178
North-Unit Stair Tower	178
Windows	179
West (Front) Elevation	179
Main Block	179
South (Side-Street) Elevation	180
Main Block	180
South-Unit Stair Tower	180
Ell	180
North (Side-Street) Elevation	181
Main Block	181
North-Unit Stair Tower	182

South (Rear-Yard) Elevation	182
North-Unit Stair Tower	182
North (Rear-Yard) Elevation	182
South-Unit Stair Tower/Vault	182
Ell	183
East (Rear) Elevation	183
Main Block	183
South-Unit Stair Tower/Vault	184
Ell	184
North-Unit Stair Tower	184
Roofs	185
Roof Coverings and Flashings	185
Main Block	185
Stair Towers and Ell	185
Chimneys	185
Main Block	185
Stair Towers and Ell	186
Gutters	186
Main Block	186
South-Unit Stair Tower and Ell	186
North-Unit Stair Tower	186
 <i>Illustrations</i>	 188
 INTERIOR ELEMENTS: DESCRIPTION OF CONDITIONS	 200
Overview	200

Cellar Story	200
South Unit	200
Room S001 (Main-Block Cellar)	200
Room S002 (Stair-Tower Cellar)	201
E11	202
Room E001	202
North Unit	204
Room N001 (Main-Block Cellar)	204
Room N002 (Stair-Tower Cellar)	205
First Story	206
South Unit	206
Room S101 (Parlor)	206
Room S102 (Stair Hall)	208
Room S103 (Drawing and Dining Rooms)	209
Room S104 (Vault)	211
Room S105 (Stair Tower)	211
Room S106 (Entrance Vestibule)	213
E11	213
Room E101 (Main Part)	213
Room E102 (Vestibule)	215
Room E103 (Stair Hall)	216
North Unit	218
Room N101 (Drawing and Dining Rooms)	218
Room N102 (Stair Hall)	220
Room N103 (Parlor)	221
Rooms N104 and N105 (Stair Tower)	223
Room N106 (Entrance Vestibule)	225
Second Story	227
South Unit	227
Room S201 (East and West Bedrooms)	227
Room S202 (Stair Hall)	229
Room S203 (Agent's Bedroom and Sitting Room)	230
Room S204 (Vault)	232
Room S205 (Stair Tower)	232

E11	234
Room E201 (Main Part)	234
Room E202 (Stair Hall)	235
North Unit	236
Room N201 (Agent's Bedroom and Sitting Room)	236
Room N202 (Stair Hall)	239
Room N203 (East and West Bedrooms)	240
Rooms N204 and N205 (Stair Tower)	242
Third Story — Attic	244
South Unit	244
Rooms S301 to S306	244
North Unit	246
Room N301	246
<i>Illustrations</i>	<i>247</i>
CAUSES OF DETERIORATION	259
RECOMMENDATIONS	260
General Information	260
Exterior Recommendations	260
Restoration Efforts	260
Stabilization and Preservation Efforts	261
Handicapped Access	261
Interior Recommendations	262
Background Information	262
Recommended Repairs	263
Plan	263
Flooring	263
Walls and Ceilings	263
Doorways	264

Windows	264
Fireplaces	265
Attic Stairways	265
Finishes	265

V. APPENDICES 267

APPENDIX A. Selected Records of the Massachusetts Cotton Mills	269
---	-----

APPENDIX B. Owners and Occupants of the Kirk Street Agents' House	285
--	-----

APPENDIX C. Molding Profiles and Wainscot Types	297
--	-----

APPENDIX D. Fence Profiles	335
---	-----

APPENDIX E. Radiator Types	339
---	-----

APPENDIX F. Finishes Analysis	343
--	-----

APPENDIX G. Mortar Analysis	371
--	-----

APPENDIX H. Wallpaper Analysis	391
---	-----

VI. BIBLIOGRAPHY 403

LIST OF ILLUSTRATIONS AND CREDITS

<u>Description</u>	<u>Page</u>
1. Kirk Street Agents' House. NPS photograph by Maureen K. Phillips, 1989	4
2. "1st Agent's House — Boott," Circa 1835. Photographic reduction of original plan in Special Collections, University of Massachusetts at Lowell	14
3. (a) Two parcels purchased by Boott Mill that became Agents' House Block, illustrated on 1845 Land Map of the Proprietors of the Locks and Canals. NPS tracing by John Robbins, 1979	18
(b) Site Plan of Agents' House Block, from <u>Plan of City of Lowell</u> , Sidney & Neff, 1850. NPS tracing by John Robbins, 1979	18
(c) Site Plan of Agents' House Block, from Lowell City Atlas, 1879. NPS tracing by John Robbins, 1979	18
(d) Site Plan of Agents' House Block, from Lowell City Atlas, 1896. NPS tracing by John Robbins, 1979	18
4. J.H. Rand House, Circa 1849. Illustrated sidebar on <u>Plan of City of Lowell</u> , Sidney & Neff, 1850. Reprinted in Coolidge, <u>Mill and Mansion</u>	19
5. Edward King House, Newport R.I., Circa 1847 (Richard Upjohn, architect). From A.J. Downing, <u>The Architecture of Country Houses</u>	19
6. Kirk Street Agents' House, West Elevation, 1847. NPS conjectured drawing by John Robbins; modified by Maureen K. Phillips, 1990	48
7. Kirk Street Agents' House, South Elevation, 1847. NPS conjectured drawing by Jana L. Gross; modified by Maureen K. Phillips, 1990	49
8. Kirk Street Agents' House, North Elevation, 1847. NPS conjectured drawing by Jana L. Gross; modified by Maureen K. Phillips, 1990	50
9. Kirk Street Agents' House, East Elevation, 1847. NPS conjectured drawing by Jana L. Gross; modified by Maureen K. Phillips, 1990	51

10. "Birds-Eye View of Lowell, Massachusetts, in 1876," Circa 1878. Reprinted in <u>National Parks & Conservation Magazine</u> (January 1980). Several aerial views of other towns in the Lowell area have the same date as this view: 1876, the date of the Centennial. It is unlikely that they all could have been completed in the same year. This view also shows, however, one of the Boott boarding houses on the corner of Kirk and French Streets, directly opposite the Agents' House, which was torn down and replaced with a larger warehouse in 1879. Therefore, the map was drawn at least by 1878, and that date will be used in this report	52
11. Sanborn Map of Agents' House Site, 1882. NPS tracing by Maureen K. Phillips, 1990	53
12. View Looking East from Kirk Street down Paige Street, Circa 1885. End of south unit's ell and attached shed on left. From copy negative in collection of Lowell NHP	54
13. Exterior South Elevation, Looking Northeast, Circa 1885. From copy negative in collection of Lowell NHP	55
14. Exterior South Elevation, Looking Northeast, Circa 1885. Boott stable at right, Boott Overseers' Block in background. From copy negative in collection of Lowell NHP	56
15. Exterior West Elevation, Looking Northeast, Circa 1895. From copy negative in collection of Lowell NHP	57
16. Exterior West Elevation of North Unit, Looking Northeast, Circa 1895. From copy negative in collection of Lowell NHP	58
17. Exterior West Elevation, Looking Northeast, Circa 1895. From copy negative in collection of Lowell NHP	59
18. Exterior South Elevation, Looking Northeast, Circa 1895. From copy negative in collection of Lowell NHP	60
19. View South along Kirk Street, Showing Remnants of Iron Picket Fence. NPS photograph by Maureen K. Phillips, 1989	61
20. Remnants of Base Plates for Gateposts of Iron Picket Fence. NPS photograph by Maureen K. Phillips, 1989	61

21. Exterior South Elevation, Junction of Foundation of South-Unit Stair Tower and Ell. NPS photograph by Maureen K. Phillips, 1989	62
22. Room N300 (North-Unit Attic): Roof Framing. NPS photograph by Maureen K. Phillips, 1990	62
23. North-Unit Stair Tower, South Elevation: Paint "Ghost" of Former Porch. NPS photograph by Maureen K. Phillips, 1989	63
24. North-Unit Stair Tower, South Elevation: Detail of Paint "Ghost" of Former Porch. NPS photograph by Maureen K. Phillips, 1989	63
25. Kirk Street Agents' House, Cellar Plan, 1847. NPS conjectured drawing by John Robbins; modified by Maureen K. Phillips, 1990	99
26. Kirk Street Agents' House, First-Floor Plan, 1847. NPS conjectured drawing by John Robbins; modified by Maureen K. Phillips, 1990	100
27. Kirk Street Agents' House, Second-Floor Plan, 1847. NPS conjectured drawing by John Robbins; modified by Maureen K. Phillips, 1990	101
28. Kirk Street Agents' House, Third-Floor Plan, 1847. NPS conjectured drawing by John Robbins; modified by Maureen K. Phillips, 1990	102
29. "Overseers' Block Lawrence Mills — March 1845." Photographic reduction of original plan in Special Collections, University of Massachusetts at Lowell	103
30. "Lawrence Block — Jan 24th 1845, 2nd story [and] 1st floor [by] W.E.F." Photographic reduction of original plan in Special Collections, University of Massachusetts at Lowell	104
31. Plan, Framing Detail of Stair-Hall and Ell Cellars. NPS schematic drawing by Maureen K. Phillips, 1990	105
32. Room N002 (Cellar of North-Unit Stair Tower), West Wall: Paint Evidence of Former Staircase. NPS photograph by Maureen K. Phillips, 1989	106
33. Room E001 (Ell Cellar): North Wall. NPS photograph by Maureen K. Phillips, 1989	106
34. Typical 1847 Window Configuration. NPS measured drawing, 1979	107
35. Typical 1847 Interior Window Blind. NPS measured drawing, 1979	108

36. Room S101 (South-Unit Parlor): Ceiling Medallion. NPS photograph by Maureen K. Phillips, 1989	109
37. Room N103 (North-Unit Parlor): Framing for 1847 Ceiling Medallion. NPS photograph by Maureen K. Phillips, 1990	109
38. Room S101 (South-Unit Parlor): 1847 Mantel and Parlor Grate. NPS photograph by Maureen K. Phillips, 1990	110
39. Room S103 (Drawing and Dining Rooms in South Unit), East (Dining Room) Portion: 1847 Mantel and Parlor Grate. NPS photograph by Maureen K. Phillips, 1990	110
40. Room S201 (East and West Bedrooms in South Unit): Window Opening W207. NPS photograph by Maureen K. Phillips, 1989	111
41. Room S201 (East and West Bedrooms in South Unit), West Bedroom Portion: 1847 Mantel. NPS photograph by Maureen K. Phillips, 1989	111
42. Room N201 (Agent's Bedroom and Sitting Room in North Unit), West (Sitting Room) Portion: North Wall Closet, Wallpaper on Interior East Wall. NPS photograph by Maureen K. Phillips, 1990	112
43. Room S203 (Agent's Bedroom and Sitting Room in South Unit), West (Sitting Room) Portion: 1847 Mantel. NPS photograph by Maureen K. Phillips, 1989	113
44. Room S306 (Bedroom in South-Unit Attic): 1847 Mantel. NPS photograph by Maureen K. Phillips, 1990	113
45. North-Unit Stair Tower, East Elevation: Clapboarded Gable End. NPS photograph by Maureen K. Phillips, 1989	152
46. Room E101 (Ell), East Wall: Former Doorway. NPS photograph by Maureen K. Phillips, 1990	152
47. Main Block, West Elevation: South-Unit Entrance. NPS photograph by Maureen K. Phillips, 1990	153
48. Room S106 (South-Unit Entrance Vestibule): Detail of Vestibule Door. NPS photograph by Maureen K. Phillips, 1989	153

49. Room N102 (North-Unit Stair Hall), 1870's Paneling on Stair Stringer. NPS photograph by Maureen K. Phillips, 1990	154
50. Main Block, West Elevation: North-Unit Entrance. NPS photograph by Maureen K. Phillips, 1990	154
51. North-Unit Entrance Door. NPS measured drawing, 1983	155
52. Exterior West Elevation, Looking Southeast, October 21, 1931. From copy negative in collection of Lowell NHP	156
53. Room N106 (North-Unit Entrance Vestibule): Vestibule Door and Paneling. NPS photograph by Maureen K. Phillips, 1990	157
54. Room N101 (Drawing and Dining Room in North Unit), East (Dining Room) Portion: 1890's Five-Panel Door. NPS photograph by Maureen K. Phillips, 1989	158
55. Room N101 (Drawing and Dining Room in North Unit), East (Dining Room) Portion: 1890's Mantel. NPS photograph by Maureen K. Phillips, 1990	158
56. Room E103 (Ell Stair Hall), East Wall: Ca.-1900 "Rococo" Radiator. NPS photograph by Maureen K. Phillips, 1990	159
57. Ell, South Elevation: Entrance Doorway D103. NPS photograph by Maureen K. Phillips, 1989	159
58. Room S001 (South-Unit Cellar): Laundry-Chute Opening. NPS photograph by Maureen K. Phillips, 1989	160
59. Second Story of South Unit, Conjectured 1922 Plan. NPS schematic drawing by Maureen K. Phillips, 1990	161
60. Room S202 (South-Unit Stair Hall), Looking East: Ca.-1922 Room Divider. NPS photograph by Maureen K. Phillips, 1989	162
61. Room S105 (First-Story Stair Tower in South Unit), Looking North: Ca.-1922 vault. NPS photograph by Maureen K. Phillips, 1990	162
62. Room S205 (Second-Story Stair Tower in South Unit), Doorway D212, Ca.-1922 Surround and Corner Blocks. NPS photograph by Maureen K. Phillips, 1990	163

63. (a) Site Plan of Agents' House Block, from Surveys Prepared for Saimon Sirk, 1901. NPS compilation by John Robbins, 1979	164
(b) Site Plan of Agents' House Block, from Lowell City Atlas, 1906. NPS tracing by John Robbins, 1979	164
(c) Site Plan of Agents' House Block, from Lowell City Atlas, 1924. NPS tracing by John Robbins, 1979	164
(d) Site Plan of Agents' House Block, from Lowell City Atlas, 1936. NPS tracing by John Robbins, 1979	164
64. Main Block, West Elevation: Gutters, Snowguards, and Snow Fence. NPS photograph by Stephen Spaulding, 1988	165
65. South-Unit Stair Tower: Roof at Junction with Main Block. NPS photograph by Michael Fortin, 1988	165
66. Site Plan of Kirk Street Agents' House. NPS drawing updated by Maureen K. Phillips, 1990	188
67. West (Front) Elevation of Main Block. NPS drawing updated by Maureen K. Phillips, 1990	189
68. North Elevations of Main Block, North-Unit Stair Tower, Vault, and Ell. NPS drawing updated by Maureen K. Phillips, 1990	190
69. South Elevations of Main Block, Stair Towers, and Ell. NPS drawing updated by Maureen K. Phillips, 1990	191
70. East (Rear) Elevations of Main Block, Ell, Vault, and North-Unit Stair Tower. NPS drawing updated by Maureen K. Phillips, 1990	192
71. Ell, East Elevation: Foundation and Water Table at South End. NPS photograph by Maureen K. Phillips, 1989	193
72. Main Block, South Elevation: Brownstone and Mortar Deterioration between Windows W002 and W111. NPS photograph by Maureen K. Phillips, 1989	193
73. Main Block: North (Side-Street) Elevation. NPS photograph by Maureen K. Phillips, 1989	194

74. North-Unit Stair Tower, North Elevation: Window W124. NPS photograph by Maureen K. Phillips, 1989	194
75. Ell, North (Rear-Yard) Elevation: Foundation and Water Table. NPS photograph by Maureen K. Phillips, 1989	195
76. Main Block, East Elevation: Cornice and Eaves at Junction with North-Unit Stair Tower. NPS photograph by Maureen K. Phillips, 1989	195
77. Main Block, West Elevation: Deteriorated Brownstone Surround of South-Unit Entrance. NPS photograph by Maureen K. Phillips, 1990	196
78. Main Block, West Elevation: Detail of Deteriorated South-Unit Entrance Door. NPS photograph by Maureen K. Phillips, 1989	196
79. North Stair Tower, East Elevation. NPS photograph by Maureen K. Phillips, 1989	197
80. Main Block, West Elevation: Detail of Deteriorated Brownstone Lintel over Window W106. NPS photograph by Maureen K. Phillips, 1989	197
81. Ell: South Elevation, Looking Southeast. NPS photograph by Maureen K. Phillips, 1989	198
82. Ell, North (Rear-Yard) Elevation: Window W224 with Cornice Hood (Circa 1859-1878). NPS photograph by Maureen K. Phillips, 1989	198
83. Main Block, East Elevation: South End, Cornice and Eaves at Junction of South-Unit Stair Tower. NPS photograph by Maureen K. Phillips, 1989	199
84. Kirk Street Agents' House, Cellar Plan. NPS drawing updated by Maureen K. Phillips, 1990	247
85. Kirk Street Agents' House, First-Floor Plan. NPS drawing updated by Maureen K. Phillips, 1990	248
86. Kirk Street Agents' House, Second-Floor Plan. NPS drawing updated by Maureen K. Phillips, 1990	249
87. Kirk Street Agents' House, Third-Floor Plan. NPS drawing updated by Maureen K. Phillips, 1990	250

88. Room E001 (Ell Cellar), East Wall: Blocked 1847 Bulkhead Opening. NPS photograph by Maureen K. Phillips, 1989	251
89. Room N001 (Main-Block Cellar of North Unit), Looking East. NPS photograph by Maureen K. Phillips, 1989	251
90. Room S102 (South-Unit Stair Hall): 1847 Ceiling Cornice. NPS photograph by Maureen K. Phillips, 1989	252
91. Room S105 (South-Unit Stair Tower), Looking South: Toilet Area. NPS photograph by Maureen K. Phillips, 1990	252
92. Room N101 (Drawing and Dining Rooms in North Unit), West (Drawing Room) Portion, North Wall: Window W129. NPS photograph by Maureen K. Phillips, 1989	253
93. Room S201 (East and West Bedrooms in South Unit), East-Bedroom Portion: Patch in Baseboard at Former Fireplace Opening. NPS photograph by Maureen K. Phillips, 1989	254
94. Room S202 (South-Unit Stair Hall), East End. NPS photograph by Maureen K. Phillips, 1989	254
95. Room S203 (Agent's Bedroom and Sitting Room in South Unit), West (Sitting Room) Portion: 20th-Century Hearth Tiles. NPS photograph by Maureen K. Phillips, 1989	255
96. Room N201 (Agent's Bedroom and Sitting Room in North Unit), East (Bedroom) Portion, East Wall: Exposed 1847 Doorway into N204. NPS photograph by Maureen K. Phillips, 1990	255
97. Room N202 (North-Unit Stair Hall), East Wall: 1847 Four-Panel Door. NPS photograph by Maureen K. Phillips, 1990	256
98. Room N203 (East and West Bedrooms in North Unit), East-Bedroom Portion, 20th-Century Sink in Closet under Attic Stairway. NPS photograph by Maureen K. Phillips, 1989	256
99. Room N203 (East and West Bedrooms in North Unit), East Wall: Box under Window W227 Concealing Waste Pipe. NPS photograph by Maureen K. Phillips, 1989	257

100. Room S304 (South-Unit Attic Bedroom), East Wall. NPS photograph by Maureen K. Phillips, 1990	258
101. Room S304 (South-Unit Attic Bedroom): Doorway D304 with 1847 Surround and Corner Blocks. NPS photograph by Maureen K. Phillips, 1990	258
102. Wallpaper: Layer #1 in Rooms S301, S303, and S305 (Circa 1847-1850). NPS photograph by Maureen K. Phillips, 1990	399
103. Wallpaper: Layer #2 in Rooms S303 and S305 (Circa 1860). NPS photograph by Maureen K. Phillips, 1990	399
104. Wallpaper: Layer #4 (Top Layer) in Rooms S303 and S305. NPS photograph by Maureen K. Phillips, 1990	400
105. Wallpaper: Layer #4 (Top Layer) in Room S304. NPS photograph by Maureen K. Phillips, 1990	400
106. Wallpaper: Layer #1 in Room S306. NPS photograph by Maureen K. Phillips, 1990	401

PREFACE

This report was prepared for the Lowell National Historical Park (NHP) by the Building Conservation Branch (BCB) of the Cultural Resources Center (CRC) in 1990. The Cultural Resources Center (CRC) was then part of the North Atlantic Region (NAR) of the National Park Service (NPS). Since that time, the North Atlantic Region has become the Northeast Region, and the Cultural Resources Center has been renamed the Northeast Cultural Resources Center. It still contains laboratories and analytical equipment, and is staffed by architectural conservators, historical architects, and preservation specialists who provide technical support to the parks primarily within the Northeast Region.

Sources consulted relating to the Kirk Street Agents' House include the 1979 draft historic structure report. Primary sources consulted include the records of the Massachusetts Cotton Mills, located in the Pepperell Manufacturing Company Collection at Baker Library, Harvard University. Paint sampling was conducted and used throughout the report for the relative dating of architectural elements. Any information discovered after the Historic Structure Report is published will be included as an addendum.

I wish to thank the staff of the Lowell National Historical Park for their assistance in the preparation of this report.

I. INTRODUCTION

STATEMENT OF SIGNIFICANCE

The Kirk Street Agents' House (fig. 1) is a significant structure in the Lowell National Historic Park, both architecturally and historically, as an example of the architecture of Lowell's early corporate housing.¹

The Agents' House is an excellent embodiment—and one of the last—of the philosophy of the founders of Lowell. This philosophy viewed the mill agent as an all-powerful and paternalistic figure. The Agents' House was built to house the agents and executives of the Boott Cotton Mills and Massachusetts Cotton Mill, two of the largest and most important mills in Lowell. In terms of style, the Agents' House is simply a more elaborate version of other mill housing; by situating it near the mills and mill housing, the mill owners sought to emphasize the close relationship of the mills' agents to their mill workers. But at the same time, by situating the Agents' House apart and above the other mill buildings, the mill owners emphasized their agents' elite status.

Some of the context of the structure has been lost over the last 50 years. This occurred through the removal of several related mill buildings (such as the Boott Overseers' Block on French Street), and through the replacement of residential row housing along Kirk Street with the ca.-1920 high school addition. Enough of its original setting remains, however, to make the Kirk Street Agents' House an integral part of the interpretation of mill life in the first decades of manufacturing at Lowell.

¹ The structure was identified as the "Linus Child House" in the enabling legislation for acquisition of the property in 1979.



Figure 1. Kirk Street Agents' House (1989).

ADMINISTRATIVE DATA

Basic Data

Name and Number of Structure

Kirk Street Agents' House
Building Number 22694
Lowell National Historic Site
Lowell, Massachusetts

Management Category

The List of Classified Structures specifies that the Kirk Street Agents' House is Management Category A — Must be Preserved.

Proposed Treatment

The 1981 General Management Plan for Lowell National Historical Park lists the proposed treatment of the Agents' House as follows:

The interior treatment of the north unit will preserve the 19th-century historic fabric. The south unit will be rehabilitated to accommodate the conference center activities, with care taken to preserve its historic fabric.

The building's exterior will be returned to its original appearance when it last served as housing for mill agents. Restoration will include, among other items, repair of the slate roof, reconstruction of the two missing dormers at the north end, reconstruction of a rear staircase, and reconstruction of the historic iron fence along Kirk Street. Barrier-free access will be provided on the first floor. Site treatment will depend upon archeological investigations and access requirements along the east side of the property.

National Register Status

Lowell National Historical Park became a park on June 5, 1979. The Kirk Street Agents' House was listed in the National Register of Historic Places on October 18, 1985.

Proposed Use

The 1981 General Management Plan for the Kirk Street Agents' House lists the proposed uses for the Kirk Street Agents' House as follows:

The north unit of the duplex will become the center for interpreting the role of capital in Lowell, emphasizing the lifestyle and function of mill agents in the corporate structure of Lowell's textile industry. Interpretation will employ personal services, audiovisuals, and exhibits, and possibly include limited use of period furnishings. The south unit will be adaptively used as a residential/conference center for educational and other groups and perhaps seasonally as a hostel.

Pertinent Planning Documents

The following National Park Service planning documents relate to the Kirk Street Agents' House:

- John Robbins, "Historic Structure Report: Kirk Street Agents House" (draft, 1979);
- Cultural Resources Inventory, Lowell: National Historic Park and Preservation District, Shepley Bullfinch Richardson and Abbot (1979); and
- the General Management Plan for Lowell National Historical Park (1981).

Recommended Changes in Proposed Treatment or Use

Recommendations for the restoration of specific elements and architectural fabric contained in the Kirk Street Agents' House are indicated in Chapter IV of this report. These recommendations are based on evidence gained from physical investigation of the building. The recommendations are made for the purpose of maintaining the physical integrity of the Kirk Street Agents' House, and for preserving those portions and features of the building that are significant to its historic and architectural values. The Secretary of the Interior's Standards for Rehabilitation are the ultimate standard that should be used for the proposed treatment of this structure.

Care of Research Material

Research material collected and produced during the preparation of this historic structure report will be preserved. Paint, wallpaper and nail samples, 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

HISTORICAL CONTEXT

Boott Cotton Mills and Massachusetts Cotton Mills

The Kirk Street Agents' House was a joint venture of two major Lowell textile-manufacturing companies, Boott Cotton Mills and Massachusetts Cotton Mills. Throughout the 19th century, Boott Mills (incorporated in 1835) and Massachusetts Mills (incorporated in 1839) were similar enterprises and closely associated with one another.² They faced each other across Bridge Street and shared the waterpower of the Eastern Canal. Indeed, an 1839 development agreement shows clearly that from the outset, Massachusetts Mills was modeled on Boott Mills.³

Even more significantly, the two were similarly successful. The Boott and the Massachusetts Mills, the last two large textile enterprises founded in Lowell in the 19th century, quickly achieved equal preeminence and were for many years the second and third largest manufactories in the city, eclipsed only by the Merrimack Manufacturing Company.⁴ Boott and Massachusetts Mills had identical corporate structures and were closely linked through their directorates. Each had its corporate headquarters in Boston, with an agent resident in Lowell serving as the chief mill manager. Positions on the board of directors for both corporations were filled by the same persons in different capacities, with little variation throughout the 19th century.

Massachusetts Mills attempted in 1843 to link the two companies even more closely, by proposing to the Boott Mills directorate that John A. Lowell—who was then serving as both treasurer and agent for the Massachusetts Mills—be appointed to a similar combined position at the Boott Mills. Boott Mills agreed, but the companies were unable to entice Mr. Lowell to accept the offer.⁵ A few months later, Massachusetts Mills convinced Mr. Israel Whitney to accept the combined position for both companies. However, Boott Mills would not agree to this

² H.A. Miles, *Lowell, As It Was and As It Is*, pp. 55-56.

³ Records of the Massachusetts Cotton Mills, vol. 1-A-1, *Directors and Stockholders Meetings, 1839-1915*, "Bylaws," dated February 9, 1839.

⁴ Based on taxes paid. See the lists of taxes paid by Lowell manufacturing companies that were published yearly in local newspapers such as the *Daily Courier*. See also Records of the Massachusetts Cotton Mills, "Massachusetts Cotton Mills, Valuation for Taxes, 1858-1924, and Copies of Transfer of Property, 1841-1923. Pepperell, Case 72 (49)," in file entitled *Taxes, 1858-1883*.

⁵ Records of the Massachusetts Cotton Mills, vol. 1-A-1, *Directors and Stockholders Meetings, 1839-1915*, pp. 41-42.

arrangement, and an appeal to the stockholders was also unsuccessful.⁶ The two corporations never did ally themselves in this manner.

The construction of the Agents' House two years later did, however, allow Massachusetts Mills to express close corporate association with Boott Mills. During 1845-1846, Massachusetts Mills managed the construction of the Kirk Street Agents' House duplex on Boott Cotton Mills' land. Two agents living under one roof was as close as Massachusetts Mills' management would come to a single agent serving two corporations.

Agents' Houses Before 1845

Housing for Massachusetts Cotton Mills' agents before the construction of the Kirk Street Agents' House in 1845 can be documented using that mill's records (Appendix A).⁷ Those records show entries under the heading "Agents House" as early as 1839, the year the corporation began production.⁸ Records of rents and other payments show that Massachusetts Mills rented several houses in Lowell for overseers and other personnel. Records of payment for materials and labor show that Massachusetts Mills owned one house for the sole use of its agent as early as 1840.⁹ A Massachusetts Mills property inventory shows that the corporation still owned an agent's house in 1844.¹⁰ The structure that was owned and used by Massachusetts Mills as an agents' house prior to 1845 was probably the "Mansion house of the late Judge Livermore," the purchase of which had been authorized at a directors' meeting on June 24, 1839.¹¹

The first agent's house built by Boott Mills was located on Anne Street (now Lucy Larcom Park), which was one street to the west of Kirk Street and which bordered on the Merrimack Canal. This was a brick structure in the Greek Revival style (fig. 2); it was built facing the

⁶ Records of the Massachusetts Cotton Mills, *Directors and Stockholders Meetings*, p. 43.

⁷ See Records of the Massachusetts Cotton Mills. Records of the Boott Mills have not been located, and sources contacted during research maintain that the records were probably destroyed during the various office-cleanings by Proprietors of the Locks and Canals on Merrimack River, the successor corporation to Boott. A search of the Locks and Canals collections at the Lowell NHP and at the Lowell Historical Commission yielded no material on either company.

⁸ Records of the Massachusetts Cotton Mills, *Ledger for 1839*, vol. BC-1, p. 28. Charles Crowley, *Illustrated History of Lowell*, p. 56.

⁹ Records of the Massachusetts Cotton Mills, *Accounts Current A.*, vol. DA-1, p. 28.

¹⁰ Records of the Massachusetts Cotton Mills, *Directors and Stockholders Meetings*, p. 48.

¹¹ Records of the Massachusetts Cotton Mills, *Directors and Stockholders Meetings*, p. 13.

canal in 1837-1838, a year after Boott Mills began production. It was initially occupied by Benjamin F. French, Boott's first agent.¹² French continued to live at the Anne Street address after his resignation as Boott's agent in 1845. (His successor was Linus Child.) This coincided with Boott Mills' purchase of the site for the Kirk Street Agents' House, and the commencement of its construction.

¹² *Cultural Resources Inventory, Lowell: National Historic Park and Preservation District.*

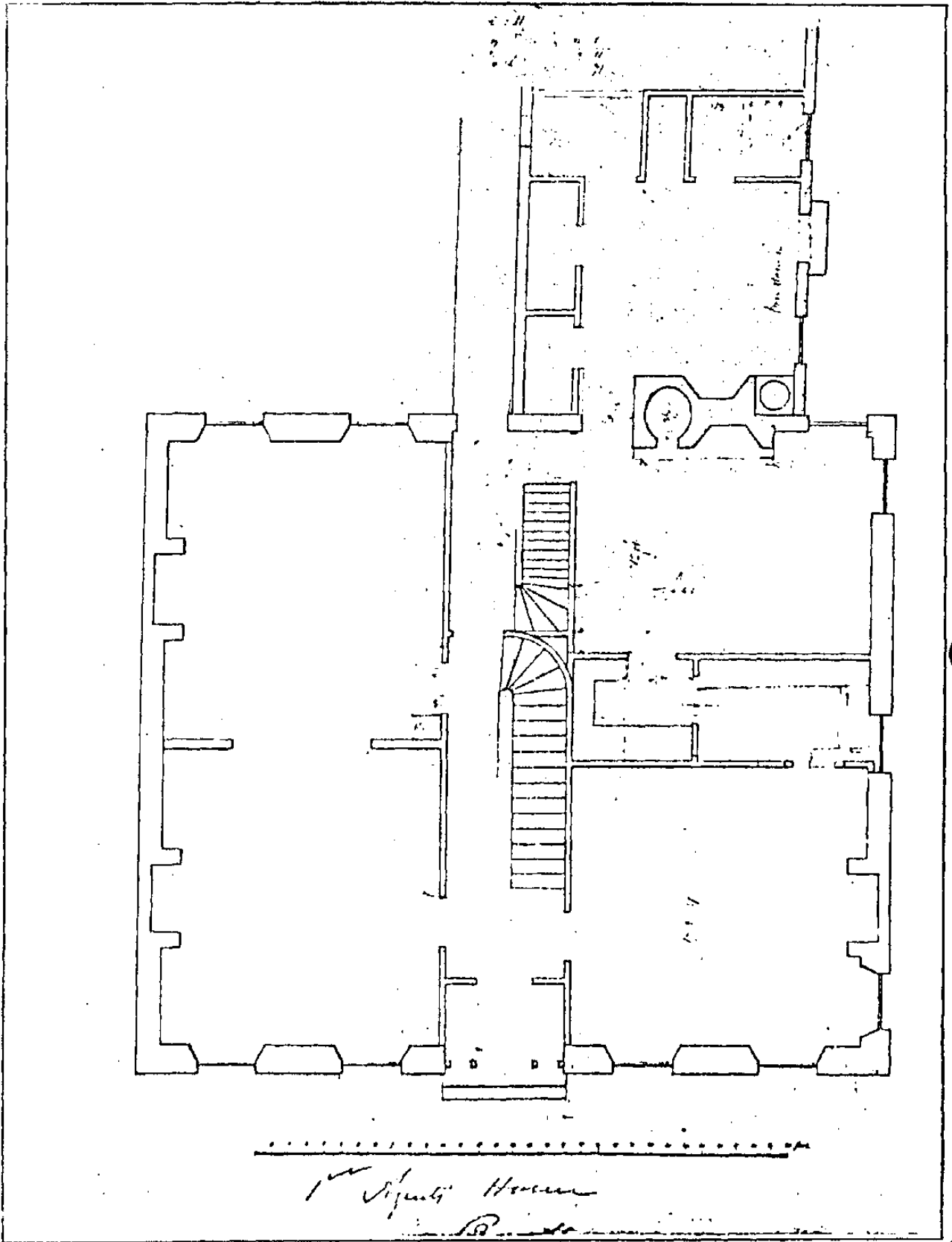


Figure 2. "1st Agent's House - Boott" (circa 1835).

CONSTRUCTION OF KIRK STREET AGENTS' HOUSE

No documents have been found that detail the discussions between Boott and Massachusetts Mills preceding construction of the Kirk Street Agents' House. The Agents' House site is part of a large land parcel bought by the Proprietors of the Locks and Canals on Merrimack River from Josiah Fletcher in 1821. The Proprietors sold off portions of this parcel in the years after purchasing it. In 1845, they conducted a sale of much of the remaining property. On April 15 of that year, John A. Lowell purchased several parcels on behalf of Boott Mills, including Lot 5—the Agents' House site (bounded by French, Kirk, Paige and James Streets)—and Lot 4 (across James Street from Lot 5). Figure 3a shows these properties. Boott Mills combined the two parcels and eliminated James Street as a throughway.

Soon after the purchase, Massachusetts Mills began supervising the design and construction of the Agents' House. Massachusetts Mills' account books and journal (replicated in part in Appendix A) show that Massachusetts Mills paid for all materials and labor and billed Boott for half of the total cost when the structure was close to completion. The company hired James H. Rand as architect for the structure. An entry dated May 30, 1846, in the Massachusetts Cotton Mills' account book describes payment of "...Jas H Rand's bill...for services as Architect on Agents Houses..." (Appendix A). Rand had been active in various construction-related occupations in Lowell since 1833, first as a housewright, then as a maker of sashes, doors, and blinds. Massachusetts Mills had previously done business with Rand at least once. The company's "Accounts Current" record mentions the payment on January 1, 1842, of "...J H Rands bill for double windows" for the earlier agents' house.

Rand probably began his activities as an architect in 1845, the first year he was listed as such in the Lowell city directories. In that year, he not only designed the Agents' House, but he also was hired to design alterations to Old City Hall.¹³ He was successful enough in his various occupations to be able to design and built for himself an Italian Villa-style house in Lowell's newly fashionable Belvedere section in 1849. He sold this house the following year to the powerful Merrimack Manufacturing Company as a residence for its agent. Coolidge described the Rand House as "the most splendid mansion of The Italian style...built in Belvedere during the late 40s."¹⁴ A view of the house (fig. 4) shows it to have been remarkably progressive for its time, appearing strikingly similar to drawings of Italian villas recommended by A.J.

¹³ J.H. Rand, "Proposed Alterations to City Hall."

¹⁴ John Coolidge, *Mill and Mansion: A Study of Architecture and Society in Lowell, 1820-1865*, p. 84.

Downing in his The Architecture of Country Houses published in 1850 (fig. 5). Rand also designed the imposing County Jail, which was built in 1855.¹⁵

During much of his career as an architect, Rand continued his business as a manufacturer of sashes, doors, and blinds in partnership with Isaac Place. In fact, several entries in the Massachusetts Mills' accounts for the Kirk Street Agents' House are for payments to Rand and Place for blinds and sashes (Appendix A).

The same corporate records indicate that the structure was built by laborers who were supervised by master craftsmen. The records quote the craftsmen by name; the laborers are mentioned in entries such as "Pay Roll of Yard hands to 20th inst..." The 'hands' were no doubt from the Boott or Massachusetts Mills mill yards. Construction and finish materials came from Boston and local suppliers. By the end of 1846, construction of the Agents' House was substantially completed. An "accounts-current" entry from December 12, 1846, shows that Massachusetts Mills charged Boott Mills \$9,792.27 for the construction of its half of the duplex and assessed itself \$9,792.28 (Appendix A).

On July 20, 1846, Boott Mills conveyed to Massachusetts Mills the land and unit at 63 Kirk Street (Appendix B). This parcel was bordered on the north by the Boott Mills parcel, on the west by Kirk Street, on the south by Paige Street, and on the east by more Boott Mills' land comprised of the former James Street and the adjacent lot (Lot 4) purchased by Boott in 1845 (fig. 3a). The deed to Massachusetts Mills contained two restrictions: first, that no building be erected on the premises within 8 feet of either Paige or Kirk Streets; and second, that no building be erected on the site more than 12 feet high unless it were constructed of brick, stone, or other incombustible material. This latter condition had been imposed by the Locks and Canals Company on all land sold after 1826 in an effort to control the quality and safety of future construction.¹⁶

The Agents' House as completed stood as testimony to a patriarchal system that was rapidly becoming an anachronism. Its design was that of a conservative Greek Revival town house. The building was situated on an artificially raised site. It sat next to the Boott Overseers Block on French Street (built on Lot 4 at about the same time as the Agents' House) and across French Street from the factory workers' boardinghouses. However, it faced away from both, looking instead toward a soon-to-be-built row of fashionable residential town houses. This choice of location and site had dual but very specific functions. On the one hand, the house's proximity to the mills and their operatives allowed each agent to "watch over" his flock. On the other hand, its setting separated the elite agent-executives of the Boott and Massachusetts Mills from the lower mill classes and served to emphasize their status and power.

¹⁵ For more information on Rand, see Rosemary Noon's unpublished manuscript *Lowell County Jail/Keith Academy*. See also Coolidge, *Mill and Mansion*.

¹⁶ Samuel Adams Drake, *History of Middlesex County, Massachusetts*, p. 64.

Further evidence of the agents' status was supplied by the design of the Agents' House, which was similar to the other Boott structures but grander in scale and design. For example, it had facing materials—pressed brick with brownstone trim and dressed granite at the foundation—of much higher quality than the other structures. Also, despite the house's conservative appearance, each unit was apparently furnished with the latest modern amenities such as indoor running water, showers, window screens, and storm sashes.

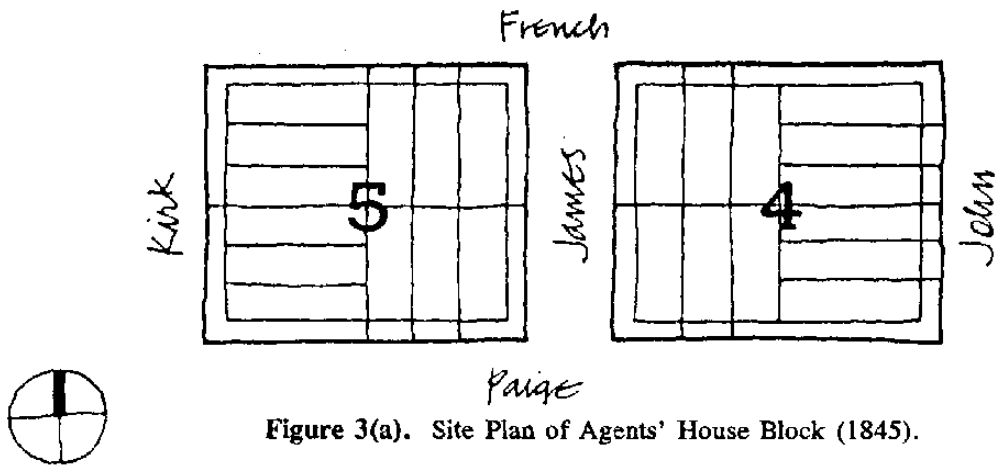


Figure 3(a). Site Plan of Agents' House Block (1845).

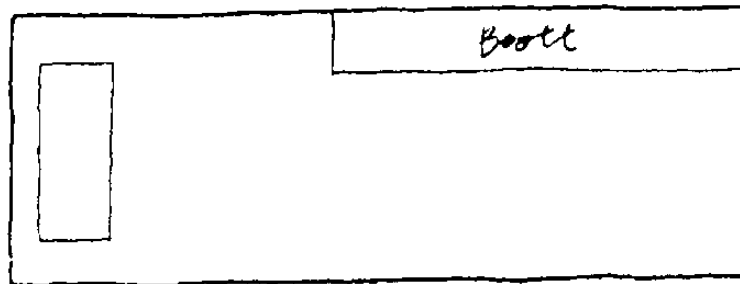


Figure 3(b). Site Plan of Agents' House Block (1850).

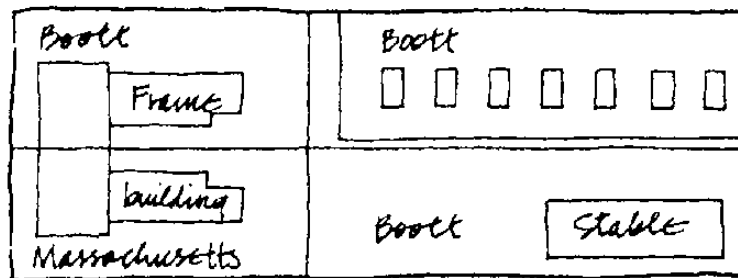


Figure 3(c). Site Plan of Agents' House Block (1879).

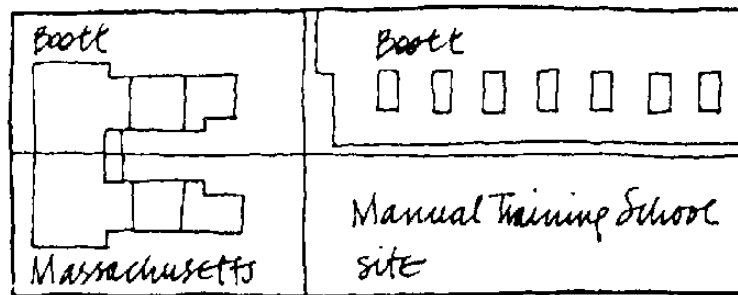


Figure 3(d). Site Plan of Agents' House Block (1896).



Figure 4. J.H. Rand House (circa 1849).

DESIGN XXVIII
VILLA IN THE ITALIAN STYLE

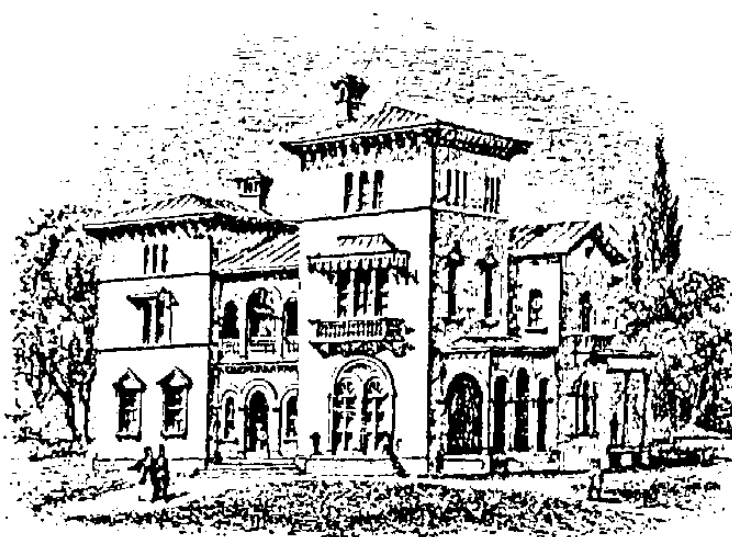


Fig. 143

Figure 5. Edward King House, Newport, R.I. (circa 1847).

PERIODS OF ALTERATION TO KIRK STREET AGENTS' HOUSE

Work continued to be performed on the Agents' House after the building was completed. This work was probably performed on both units, but documentation has been found only in the Massachusetts Mills' journals, mostly for work on its unit (63 Kirk Street), and only through 1852. The Massachusetts Mills' journals show that work performed after 1850 was paid for from the rents collected on the unit. They also document that at least Massachusetts Mills' unit was "fitted up" for gas lighting in 1850, and that in 1852, drains were laid for both units.¹⁷ Undocumented is the raising of each unit's one-story wood-frame ell to two stories, and the addition of a large one-story shed or stable to the rear (east) of each unit sometime before 1876 (see Chapter III, "APPEARANCE OF ELEMENTS AFTER SIGNIFICANT PERIODS OF CHANGE, 1859-1878: Kitchen Ells and Sheds").

Soon after completion of the Agents' House in 1847, Boott Mills' agent Linus Child moved into the house's north unit (67 Kirk Street). Massachusetts Mills' agent Homer Bartlett moved into the southern unit (63 Kirk Street) at the same time. From that year until the beginning of the 20th century, the units were occupied almost continuously by agents or other executives of the two mills, along with their families and domestic servants.¹⁸ Most of these men were prominent in the business, social, and sometimes political affairs of Lowell, and their wives were socially active in charities and church functions, as befitting their station and status.¹⁹ Linus Child, for example, was on the Board of Directors of the Railroad Bank, was Alderman for the city of Lowell, and was a member of the Lowell Common Council. He was also chairman of the Whig Central Committee of the "Whigs of Lowell and Vicinity," and in 1848 was succeeded in that position by Homer Bartlett at a meeting whose keynote speaker was Abraham Lincoln. One tradition is that Mr. Lincoln stayed the night with either Child or Bartlett at their new residence on Kirk Street, since there was no train back to Boston that Saturday evening.²⁰ However, one source believes that Lincoln stayed with a local minister, Stedman Hanks, who was supposedly a relative of Lincoln's mother, Nancy Hanks.²¹

¹⁷ Records of the Massachusetts Cotton Mills, *Journal A*, vol. BA-12, pp. 305, 344.

¹⁸ Chronological lists of the owners and occupants of 63-67 Kirk Street are contained in Appendix B.

¹⁹ See Mary C. Beaudry, "Introduction," in Mary C. Beaudry and Stephen A. Mrozowski (editors) *Interdisciplinary Investigations of the Boott Mills, Lowell, Massachusetts, Volume II: The Kirk Street Agents' House*, pp. 1-4, for more information concerning the occupants of the Agents' House.

²⁰ Samuel P. Hadley, "Recollections of Lincoln in Lowell in 1848...", p. 374.

²¹ See William F. Hanna, *Abraham Among the Yankees: Abraham Lincoln's 1848 Visit To Massachusetts*. Hanna's source of this information is an October 24, 1927, letter to the editor of the *Lowell Courier*, in which Mrs. George P. Greenwood of Billerica, Massachusetts, claimed that her father's uncle, Linus Child, told her that Lincoln had boarded with the minister.

On April 22, 1859, while Child and Bartlett were still resident, Boott Mills transferred an additional 25 feet of land along the west and south borders to Massachusetts Mills (Appendix B). This extended the boundaries of the 63 Kirk Street parcel to the middle of Kirk and Paige Streets. In the deed, Boott Mills also rescinded the setback, height, and materials restrictions contained in the previous deed. This transfer and rescission was probably connected with the conveyance of the parcel less than two weeks later to Homer Bartlett.²² Bartlett had served as the agent for Massachusetts Mills from November 9, 1839, to January 1849, and as treasurer of the same company from 1849 until his retirement in 1860. He had supervised construction of the Agents' House, as shown in the company accounts,²³ and had been living in the Massachusetts Mills' half of the duplex since the building's completion in 1847. Bartlett had apparently become very fond of his home and wanted to own it himself. In May of 1854, Bartlett requested in a letter to the Board of Directors that the company sell to him the "house which I could call my home". The directors voted to accept his offer in June of that year,²⁴ but no action was taken until 1859, when the directors again voted to accept Bartlett's original offer and transferred 63 Kirk Street to him.²⁵

Bartlett got himself a good deal. Not only were the terms an extremely favorable \$9,000 interest-free note, payable only when Bartlett ceased acting as company treasurer (in 1846, the company had assessed itself over \$9,700 as its cost to build the unit), but when Bartlett did pay off the note early in December 1859, the directors voted to pay him an additional \$540 per year, presumably to pay him back the \$9,000 he had just paid to the company. And in July of 1860, within 4 months after paying off the note, Bartlett moved to Boston and sold the property back to Massachusetts Mills for \$11,000, a tidy profit of \$2,000.²⁶

The deed representing the transaction with Bartlett was dated May 2, 1859, less than two weeks after the Boott Mills deed had transferred the additional land to Massachusetts Mills and had rescinded the setback, height, and materials restrictions on the property. The timing of these transactions may be related to the fact that Bartlett's wife had died in 1858, and that his only daughter, her husband, their three sons, and three servants had moved in with him. The addition of eight people must have made living quarters tight, and it is possible that Bartlett wanted to have the building restrictions rescinded in order to enlarge the one-story wooden kitchen ell located to the rear of the main block.

²² The two deeds are dated less than two weeks apart, and Bartlett's deed is recorded in the same Registry book on the page immediately following Boott Mills' deed transferring the additional land to the Massachusetts Mills.

²³ There are numerous entries for Bartlett's travel to Boston, presumably in connection with various details of the work. See Appendix A.

²⁴ Records of the Massachusetts Cotton Mills, *Directors and Stockholders Meetings*, p. 142.

²⁵ Records of the Massachusetts Cotton Mills, *Directors and Stockholders Meetings*, pp. 171, 174.

²⁶ See deed from Bartlett to Massachusetts Mills, July 20, 1860, Middlesex County Registry of Deeds, Northern District, Book 24, p. 526.

Bartlett retired as treasurer for Massachusetts Mills in 1860 and sold 63 Kirk Street back to the company. In 1861, Frank Battles was appointed agent; he moved into the unit, and lived there for 28 years until his retirement in 1889. Based on the style of some of the extant woodwork in the entrance, vestibule, and stairway of the south unit, it is believed that the main entrance doorway and vestibule were remodeled in the 1870's during his residency. Battles' successor as agent was William Southworth, who was appointed and moved into the house in 1889. Massachusetts Mills continued to own 63 Kirk Street until 1901, when the property was sold to Saiman Sirk, a real-estate speculator.

Linus Child retired as agent for the Boott Mills in 1861, apparently having left while the company was in dire financial straits. The new agent, William A. Burke, is credited with modernizing Boott Mills during the Civil War years and returning it to financial stability.²⁷ Burke, however, chose to live at the Anne Street house. Andrew Moody, the superintendent for the Lowell Machine Shop until 1870, thus moved into 67 Kirk Street. Burke was succeeded as agent in 1868 by Alexander Cumnock. Cumnock also chose to live at the Anne Street address for a few years, but in 1871 he moved into 67 Kirk Street along with his five children and three servants. Cumnock remained at the Agents' House until 1885, when the family moved to Belmont Avenue in fashionable Belvedere. It is not clear who, if anyone, occupied the residence between 1885 and 1892. In that latter year, Cumnock's son Victor—then superintendent of the Boott Mills—is listed in the city directory as living at that address.

Again based on the style of extant woodwork of the north unit's entrance, vestibule, stair hall, and first-story rooms, it is believed that the vestibule and stair hall were remodeled in the 1870's during Alexander Cumnock's occupancy, and that the first-story rooms were remodeled by Victor Cumnock in the early 1890's. Victor became the Boott Mills agent in 1896 upon his father's retirement; he was succeeded as agent and resident of 67 Kirk Street in 1899 by Nathaniel Kerr.

Like Massachusetts Mills, Boott Mills sold its Agents' House unit to Saiman Sirk in 1901. An excerpt from a 1901 newspaper article shows this to be part of a trend in Lowell at that time:

**Saiman Sirk Concludes another Big Deal
with the Boott Mills**

Saiman Sirk, owner of more mill tenements than any other man in Lowell, has just closed a deal with the Boott cotton Mills and the Massachusetts cotton mills by which he becomes the owner of the whole block of real estate bounded by John, French, Kirk and Paige streets except that portion upon which the High school annex stands.²⁸ This property includes the agents' houses of the Boott

²⁷ Crowley, *Illustrated History of Lowell*, p. 56.

²⁸ Located at the corner of John and Paige Streets. See footnote 31.

and Massachusetts and an overseers block of the Boott. It contains 38,438 square feet of land. The valuation figures are: Massachusetts agent's house, 63 Kirk Street, \$9,700; land, \$7,000; Boott agent's house, 67 Kirk Street, \$9,700; land, \$7,000; Boott overseers block, 43 to 71 French Street, \$20,000; land, \$13,625. Total value of purchase, \$66,665.

Mr. Sirk is negotiating with business men for the purchase of property to the value of about \$300,000 and he says that there seems to be nothing in the way of a hindrance to the contemplated [?]. Mr. Sirk will be the owner of property in Lowell valued at almost a million dollars.²⁹

William Southworth was the agent for the Massachusetts Mills from 1889 to 1908, and a dominant personality among Lowell executives of his day. He is quoted in 1912 as saying that, by 1901, "The best men refused to live near the mills."

[It had] gradually [come] to be a sort of a reproach with a man well able to live elsewhere that he retained a corporation tenement, and the men best able to do so began to refuse the offered tenements, and to find homes for themselves, pleading generally better air or pleasanter surrounding, or a place for the children to play, etc. rather than the true reason which was that they felt themselves too good to live in a corporation house.³⁰

Boott Mills vacated 67 Kirk Street upon the sale of the Agents' House, after which the unit remained vacant for a few years. However, Massachusetts Mills' William Southworth apparently did not feel that he was "too good to live in a corporation house," and continued to reside at 63 Kirk Street until about 1904. After 1906, both units were maintained as boardinghouses or lodging houses for several years (see Appendix B). Ownership of both properties passed from Saiman Sirk to the Merrimack River Savings Bank when the bank foreclosed on Sirk's mortgage in 1912. The city of Lowell bought the entire property in 1914.

Across Kirk Street from the Agents' House was the city high school, built in 1879. The school had already taken over by 1902 a building behind the Agents' House for use as an annex.³¹ Apparently the school began using the south unit of the Agents' House as another annex as early as 1916. A newspaper article dated February 4, 1916, stated that, "Across [Kirk] Street is the big double house acquired by the city and already used for school pur-

²⁹ *Lowell Morning Citizen*, February 18, 1901, p. 1.

³⁰ George F. Kengott, *The Record of a City, a Social Survey of Lowell, Massachusetts*, pp. 46-48.

³¹ The Lowell Manual Training School was built circa 1900 at the corner of Paige and John Streets (on the former site of the Boott stables). It does not appear to have existed in 1896, when the city atlas labeled its location as the "Manual Training School Site." It was in existence by 1901, based on the site plan of that year (fig. 62a). The city atlas of 1906 indicates that by that time, the Manual Training School was being used as the "High School Annex." It is currently called the Clement McDonough Arts Magnet School.

poses."³² However, this public use was probably confined to the south unit, since the north unit (67 Kirk Street) continued to be listed in the city directories as a boarding or lodging house called Kirk Boott Chambers as late as 1920.

An addition was built at the high school in 1920. Around 1922, the Agents' House had the two-story wooden ell and attached one-story shed of its north unit torn down, to make room for the construction of a boiler plant within a few feet of its stair tower.³³ Heat from the boiler plant was piped underground to the adjacent high-school annex. Heat also was piped through the cellar of the Agents' House and under Kirk Street to the high school and its addition. (Later heat was also sent to the Lowell Trade School, built in 1939-1940 on the former site of the Boott Overseers' Block.) City atlases indicate that the one-story shed or stable attached to the rear of the south unit's ell was removed sometime between 1924 and 1936.

The city of Lowell used the Agents' House as a high-school annex until 1931, and as a health clinic between 1931 and 1972. A fire in 1955 destroyed the third floor of the north unit, and the roof was rebuilt without replicating its original dormers. The building saw various community uses after 1972, such as a drug rehabilitation center and meeting rooms for the YWCA. The city donated the building to the Federal Government in 1979. Since that time, the National Park Service has repaired the main block's slate roof and reconstructed the two dormers on the roof of the north unit.

³² *Lowell Courier-Citizen*, February 4, 1916.

³³ *Lowell Courier-Citizen*, September 12, 1922.

III. DESCRIPTION OF PHYSICAL EVOLUTION

EXTERIOR ELEMENTS: APPEARANCE AT TIME OF CONSTRUCTION

Figures 6-9 depict the conjectured exterior appearance of the Kirk Street Agents' House at the time of its construction in 1847. Much of the knowledge about the original appearance of the Agents' House is based upon original building fabric that is still in place today. Unless otherwise indicated, the original material described subsequently is still extant.

Overview

Style

The Kirk Street Agents' House was a conservative structure in Lowell for its time, reflecting the paternalistic philosophy of the first generation of Lowell's developers and agents.³⁴ It was built in a late Greek-Revival style that had developed over the first two decades of Lowell's growth. This style was characterized by brick double houses and boardinghouses with double end chimneys, which were located close to the mills. More elaborate versions were built for the mill managers, while less elaborate versions housed the mills' skilled workers and operatives.³⁵

This style was going out of fashion, however, at the time the Kirk Street Agents' House was being built. This is evident from a comparison of the Agents' House with the mansion built by James Rand, the architect for the Agents' House, for himself in 1849 (fig. 4). The Agents' House was in the brick Greek-Revival style and located near the mills; Rand's house was built in the avant-garde Italian Villa style and located in the more-distant suburb of Belvedere. Rand's house was purchased by the Merrimack Manufacturing Company for use by its agent in 1850, only three years after the Agents' House was completed.

³⁴ The Kirk Street Agents' House was referred to in the 1845-1847 Massachusetts Mills' construction accounts (Appendix A) alternately as the "Agents Houses" and "Agents House." Prior to the donation of the property to the federal government in 1979, the building was commonly known as the Linus Child House, named after the Boott Mills agent who first lived in the north unit.

³⁵ Coolidge, *Mill and Mansion*, p. 52.

Setting

Until 1845, the area around Kirk Street was largely undeveloped. The only notable structure was St. Anne's Church, which had sat on Merrimack Street at the south end of Kirk Street since 1826. The land had been held for almost 20 years by the Proprietors of the Locks and Canals, who were seeking to control the growth of Lowell. Soon after the Proprietors' sale of land in 1845, the Agents' House was built on Kirk, Paige, and French Streets; the Kirk Street Congregational Church was erected across from the Agents' House at the corner of Kirk and French Streets; and the Boott Mills Overseers' Block was constructed behind the Agents' House at the corner of John and French Streets. The Overseers' Block faced the Boott boardinghouses and the Boott Cotton Mills beyond. On the other side of the Agents' House, Paige Street was developing as a residential area. Boott Mills built its stables at this time at Paige and John Streets. Within a few years of its construction, the Agents' House found itself facing a row of fashionable Italianate town houses with bow fronts and elaborate wrought-iron fencing on Kirk Street.

No original or early drawings of the Agents' House have been found. However, much of the original configuration of the building and site can be deduced from account books recording the construction of the building, early city and insurance atlases, and extant physical evidence. The Agents' House was constructed as a duplex, with two independent side-by-side units sharing a party wall. The Boott Mills executive occupied the north unit at the corner of Kirk and French Streets; the Massachusetts Mills executive occupied the south unit at the corner of Kirk and Paige Streets. The Agents' House was set back from Kirk Street about 15 feet, and was perched on an artificially raised terrace. An iron picket fence of sedate design graced the front of the property, while a wooden fence enclosed the other three sides.

Main Block

The main block of the Agents' House faced west along Kirk Street. It was rectangular in shape, measuring approximately 91 feet by 38 feet. Each unit within the block measured approximately 45 feet by 38 feet, and contained two stories, an attic, and a cellar. The main block was constructed of pressed brick on a granite foundation. Brownstone trim was used on the west, front elevation (fig. 6), and on the south and north side-street elevations (see figure 7). Granite trim was used on the east, rear elevation (fig. 9).³⁶ The main block had gable ends, dormers on the west and east roof slopes, and a slate roof. Two parapeted chimneys rose above each gable end wall; two additional chimneys, one on either side of the roof ridge, extended up from the projecting party wall. The primary entries for both units were located along the main,

³⁶ Entries for July 18 and October 25, 1845, record payment of "...Jesse Parkers bill of...Pressed Brick."

west elevation. Windows were placed symmetrically around the building and flanked by exterior louvered blinds.

Stair Towers

Attached to the east, rear wall of the main block were two identical rectangular brick appendages, one behind each unit (see figure 9). These appendages were two stories high and had cellars. They appear to have been used as stair towers for service stairs. Each stair tower measured approximately 7 feet deep by 27 feet wide, and—like the main block—was composed of pressed brick on a granite foundation. Originally, each stair tower had a pent roof sloping away from the rear wall and covered with slate.

Kitchen Ells

Attached to the east, rear wall of each stair tower was a wooden ell, one story high with cellar (see figure 9). The ells are believed to have been used for kitchen and other service activities. They had gable roofs and granite foundations. Little else is known about their original appearance because of several subsequent periods of alteration. They probably were covered with clapboards, as was customary in the area. Doorways and windows on elevations facing the side streets (French Street on the north and Paige Street on the south) probably displayed fairly stylish trim, and all windows probably had exterior blinds. It is also believed that each ell had one chimney centered on its roof ridge.

It is thought that each kitchen ell was rectangular in shape, but that it sat on an L-shaped foundation of granite and brick that excluded the back corner next to the rear yard. (See "INTERIOR ELEMENTS: APPEARANCE AT TIME OF CONSTRUCTION, Cellar Story.") This is based upon the study of the extant original foundation of the south unit's ell. The side-street foundation wall of this ell measures approximately 32 feet long; the corresponding rear-yard foundation walls extends only approximately 25 feet from the rest of the house. The back rear-yard corner of each ell thus lacked the type of foundation used elsewhere on the ells. These corners may have been the locations of interior privies with shallow crawl spaces underneath for cleaning. This configuration was used in a less-sophisticated building now known as the Early Residence. This structure was located on the corner of Paige and Kirk Streets across from the Agents' House, and was built at about the same time as the Agents' House.

Finishes

Based on paint analysis of original window sashes, it is believed that the window sashes and frames, and probably the doorways, of the main block were painted light cream. The exterior blinds were probably painted a dark color such as dark green. No evidence survives of the original finishes of the exterior of the kitchen ells; however, the colors would have been complementary to the main block.

Site

Fencing

Iron and wood fencing was original to the construction of the Agents' House. The documentary sources indicate this, and the physical evidence corroborates it. No fences are seen in the 1876-1878 aerial view of the Agents' House neighborhood (fig. 10) or the 1882 Sanborn map of the property (fig. 11). However, fences do appear in the old photographs of the building. Three such photographs are thought to date to circa 1885 (figs. 12-14); four seem to have been taken circa 1895 (figs. 15-18).

In Massachusetts Mills' records for construction of the house (Appendix A) are two references to iron fencing: a July 13, 1846, entry describing payment of "Cushing and Mack (bill of) Iron Fence," and a December 7, 1846, entry describing payment to Boott Cotton Mills for painting the "...fence in front of Agents Houses."

There is no record of the appearance of the original iron fence. It is likely that the iron fence seen in three of the photographs taken circa 1895 (figs. 15-17) is the original one. This iron picket fence ran along Kirk Street, and edged both sides of the granite steps leading up to each main entrance. This defined a front yard for the Agents' House; a section of fence ran from Kirk Street to the building, dividing the yard into two smaller yards, one for each unit.

The fence was set on a dressed-granite curb 15 inches high with a beveled outer edge. Judging by the Paige-Street end of the extant original curbing, the Kirk Street fence ended approximately 7 feet 8 inches short of the original property lines at French and Paige Streets, and so was approximately 154 feet 8 inches long.

The iron fence appears to have been approximately 3 feet high. It was composed of iron pickets with spade-shaped finials set 6 inches on center and connected by a horizontal iron bar

below the finials. Octagonal cast-iron posts 6 1/2 inches in diameter anchored the ends, corners, and openings. Gates measuring 2 feet 8 inches wide led from the landings of the granite steps to the lawn areas on either side of each entry. There does not appear to have been a gate in the section of fence that divided the two front yards.

Much of this knowledge was gained from the historic photographs, as indicated previously. However, it was supplemented by the extant physical evidence. For example, the bottom ends of the iron pickets are still embedded in the original curbing at 6-inch intervals (fig. 19). Other evidence of the 1847 iron fence includes:

- a base plate from a former gatepost that remains on the granite curbing on the south side of the north unit's entrance steps, which was part of the gate leading from the entrance steps' landing to the front yard;
- clear images of other base plates from former gateposts and fence posts on both sides of the north unit's entrance steps (fig. 20 and Appendix D); and
- a hole in the center of the building's west wall, where the fence separating the two units' front yards intersected the building.

Wood fencing was also original to the construction of the Agents' House. In Massachusetts Mills records (Appendix A) there is a June 13, 1846, entry of payment "To...Fifield & Peabody for their bill of Carpenters & joiner work on Agents Houses...Building ...36 rods fence." The sum of 36 rods equals 594 feet of wood fencing (1 linear rod equals 16 1/2 feet). This is approximately the total linear footage of a fence that would run along each of the original north and south property lines (156 feet each), along the rear property line between French and Paige Streets (approximately 155 feet), and from the rear wall of the main block to the rear property line (116 feet).

The original east border was 190 feet, but the span of the wood fence along this border probably matched that of the iron picket fence along the west border. The 11-foot difference between this total and the fencing ordered cannot be explained by a side-yard fence, since 29 feet of fencing would have been required to connect the wood fence to the side of the house. It is possible that the extra fencing was used in a corner to delineate a small pen; it is more likely that the accounts book records an error in measurement, inaccurate record-keeping, or extra fencing ordered.

A wood fence is seen in the photographs of the Agents' House taken circa 1885 (figs. 12-14). This is a wood picket fence that angles down to the iron fence at the corners. It may be either the original fence, or else a later but similar replacement for the original fence.

As seen in the photographs, the wood picket fencing had supporting posts that appear to have been spaced approximately 6 feet apart, which also was the approximate height of each board. The pickets were each approximately 3-4 inches wide. The tops were pointed; whether

the tops were curved or sloped to a point cannot be determined. The north and south side sections of fence—along French and Paige Streets, respectively—had spaces between their pickets about half the width of the pickets, or approximately 1 1/2 to 2 inches. The pickets are attached to two rails, one at mid-height and one approximately 8 inches from the top of the pickets. The bottoms of the pickets butt against a curb approximately 12 inches high running along the edge of the public walk.

The fence along the east, rear boundary of the property appears to have been the same height as the picket fence along the northern and southern boundaries. However, it was a solid fence with no spacing between the pickets. Further construction details of the east section of fence cannot be determined from photographic evidence.

Access

The front yards along Kirk Street and the side yards along French and Paige Streets were accessible through gates in the iron fence located on either side of the two front entrance walkways. The rear yards were probably accessible from alleys along the east property line. The 1845 plan of the block including the Agents' House site (fig. 3a) shows James Street running from Paige Street north to French Street, dividing Parcel 5 (the Agents' House site) from Parcel 4 (the site of the Boott Mills Overseers' Block) and continuing across French Street to the Boott Mills site. The 1850 plan of Lowell (fig. 3b) does not show James Street between the two parcels, however. Much of the street in this area became part of the Agents' House's rear yard. A narrow strip probably remained as an alley that ran along the rear property line of the Agents' House, and which led directly north to the Boott Mills boardinghouses. The rear yards of the Agents' House would have been accessible from this alley.

Plantings

There is no documentation of original tree or shrub planting on the Agents' House site. The historic photographs from the 1880's and the 1890's show mature trees along both sides of Kirk Street and down Paige Street that may have been planted at this time. It is known, however, that sodded lawns were included in the original landscaping of the Agents' House. In Massachusetts Mills' records (Appendix A) there are entries for "Loam," "sods," and "turf." The extent of sod work was not specified. However, an archeological team excavating test pits along the east edge of the property and in the south side-yard found evidence suggesting that the sod work extended only across the front and down the side yards of the main block.³⁷

³⁷ Beaudry and Mrozowski, "The Archeological Record at the Kirk Street Agents' House, Lowell, Massachusetts," in *Interdisciplinary Investigations of the Boott Mills*, pp. 43-72.

Other Features

There is likewise no existing evidence of outbuildings or other site features such as early drainage fields, stables, etc.³⁸ In Massachusetts Mills' construction records (Appendix A) are two references to site work during the original construction: an August 8, 1845, entry referring to "Digging and Stoning Well"; and a June 13, 1846, entry that included "Building 2 Sheds."³⁹ Nothing remains of these or any other early structures or features, and archeological investigation has not yet uncovered any evidence of them.

Foundation and Structural System

Foundation

The foundation around the perimeter of the main block, the stair towers, and the kitchen ells of the Agents' House (see figure 21) consisted of granite blocks topped by bricks. The brick portions of the front (west) and side (north and south) foundation walls of the main block were faced with dressed granite with beveled edges. The brick portions of other foundation walls were faced with ashlar granite. These included:

- the rear (east) wall of the main block;
- the side-street and rear-yard walls of the stair towers; and
- the side-street walls of the kitchen ells.

The facing stones of the stair towers' foundations extended beneath the wood sills of the ells (fig. 21). Due to several episodes of alterations to the ells, the original foundation-facing material of the ells' rear-yard and east elevations is not known.

As indicated previously, the original perimeter foundation wall jogged inward at the back rear-yard corner of each ell, excluding that corner from the cellar. It is thought that this corner may have been a privy pit for an indoor privy. If so, the corner probably had rubblestone foundation walls and a clean-out opening. This is based upon a similar situation at the Early

³⁸ Beaudry and Mrozowski, "The Archeological Record," pp. 43-72.

³⁹ A later entry, dated May 31, 1852, discusses "drain at Agents House." No evidence of this early drainage system has been found.

Residence, formerly located on the corner of Kirk and Paige Streets across from the Agents' House.⁴⁰

Structural System

The main block, the stair towers, and the kitchen ells all had wood-frame floors, roofs, and interior partitions. The first-story floor joists (now visible in the cellars of the main block and the ells) were pocketed into the sills. They were let into header beams at stairwells and chimney foundation openings using tusk tenons, a type of mortise-and-tenon joint. These joints are extant at all chimney foundations in the cellar of the main block and around the former stairwell openings in the stair towers' cellars.

The framing of the main block's roof was somewhat unusual for a residential structure; it was supported by trusses of 11- by 7-inch timbers, which in turn supported purlins of the same dimension (fig. 22). This is unusually strong for a building of this type and size. More typically, lighter roof framing would have been supported by posts concealed in the partition walls dividing the attic into rooms.

Walls

The exterior walls of the main block and the stair towers were composed of pressed bricks measuring 7 1/2 by 3 inches. They were laid in a running bond with thin, tooled mortar joints one-quarter of an inch thick. The exterior cladding of the kitchen ells is not known, but was probably wood clapboards as was common with other residential buildings in Lowell of the same period.

Doorways

Alterations have made it difficult to determine the locations of early doorways and windows. These alterations often involved both elements simultaneously. Therefore, they must be

⁴⁰ Investigated by David Bitterman, CRC Historical Architect, while employed by the Lowell Historic Preservation Commission.

studied together in order to understand their original and subsequent locations. Refer closely to the subsequent section, "Windows."

West (Front) Elevation

Figure 6 represents the conjectured 1847 appearance of this wall. There was a main entrance doorway located at the center of each unit on the west, front elevation (doorways D101 and D102). Each doorway had a simple, classically styled brownstone architrave composed of flanking pilasters and a deeply carved cornice. The appearance of the original doors here is not known, since the doors of both units have been replaced at least once. However, each was probably a single six-panel door with sidelights, in keeping with the late Greek Revival style of the main block. The presence of an extant replacement transom over the south unit's doorway may mean that both main entrances originally had transoms.

A July 2, 1846, entry in the Massachusetts Mills construction accounts cites payment of a bill to "...Rand and Place...for 2 setts of door blinds." These were probably exterior blinds for each of the two entrances.

Each front entrance was accessed by a flight of granite steps. Two steps led from the street to a granite landing at the level of the front yards; from there, a series of four granite steps led to a narrow granite stoop at the entrance doorway.

South and North (Side-Street) Elevations

Figure 7 depicts the conjectured 1847 appearance of the south elevation of the Agents' House that faced Paige Street. It is thought that the north elevation facing French Street was a mirror image of the south elevation.

Main Block and Stair Towers

Neither unit had any doorways on the side-street elevations of its main block and stair tower.

Kitchen Ells

It is thought that the kitchen ell's side-street elevations originally had one doorway each. The ca.-1878 aerial view (fig. 10) gives a clear image of the north unit and its ell. By the time this map was drawn, a second story had been added to each unit's original one-story kitchen ell, and a one-story shed had been built on the rear of each ell. Nevertheless, it is likely that the

first story of each ell remained unchanged. The aerial view appears to show four openings at first-story level: from west to east, window-window-doorway-window.

This arrangement tallies with the locations of original cellar window openings on the south unit's side-street elevation. On the main block and stair tower, every first-story window is located above a cellar window, and it seems reasonable that the same was true of the kitchen ells.

The side-street elevation of the south unit now has a window (W116) where the original doorway would have been located. This window is the same size as the other windows on the elevation, and has original sashes. However, it is not an original window opening, because it does not have an original cellar window opening under it.

There is a brick patch in this area of the foundation, which is elsewhere faced with granite. However, the patch is only on the exterior; the interior of the ell's cellar shows no evidence of an opening at this location. The patch is clearly not an original window opening that has since been filled in with brick. Instead, it seems to indicate that the original granite facing material was either not installed in this area, or else later removed. This would have been consonant with having an original doorway here, whose steps would have made granite foundation facing unnecessary in this area.

Despite this mass of empirical evidence, further investigation—possibly destructive—would be needed to determine positively the extent to which the current four openings are original. The usefulness of the 1878 aerial view and the historic photographs is compromised by the fact that they were drawn or taken 30 to 40 years after the Agents' House was built, and after the ells had undergone extensive alterations. This may have resulted in the rearrangement of doorway and window openings prior to 1878. Also, the historic photographs show that—at least in the late 19th century—there was no opening in the wood picket fence along Paige Street. One would perhaps expect to see such an opening if there were a doorway anywhere along this wall.

South and North (Rear-Yard) Elevations

Figure 8 represents the conjectured 1847 view from the rear yard looking southward. It depicts the north elevations of the south unit's stair tower and kitchen ell. It is thought that the south elevations of the north unit's tower and ell were mirror images.

Stair Towers

No doorways sat in the rear-yard elevations of either unit's stair tower. This is based upon the present-day configuration of the north unit's stair tower, which is relatively unchanged from its original appearance.

Kitchen Ells

The original configuration of doorway and window openings on the rear-yard elevations of the kitchen ell is not conclusively known. The 1878 aerial view that shows part of the south ell does not include the first story, which was the original portion of the ell. The physical record is similarly incomplete. Mortar analysis indicates that the brick facing along the north foundation wall of the south ell has been completely replaced, erasing most of the evidence for any original cellar openings. Also, the entire wall has been extensively altered over the years, including the clapboards and window casings.

Nevertheless, some information does exist for original openings on the rear-yard elevations of the ell. These pieces of evidence are found in the extant south-unit ell. Analyzed together, these clues suggest that each kitchen ell had four openings along its rear-yard wall, arranged (west to east) window-window-doorway-window. This would have been symmetrically balanced with the conjectured appearance of the ell's street-side elevations. See the previous section, "North and South (Street-Side) Elevations."

The evidence for the three original windows will be discussed in the subsequent section "Windows." The evidence for the original doorway is fairly clear. Today there is a window opening (W117) where the original doorway is thought to have sat. However, this window is shorter than the other windows on the wall—typical of a doorway that has been converted to a window.

A bricked-up cellar window (W008) sits partially below W117, which would argue against a doorway having been here originally. However, W008 does not appear to be an original cellar window. It is not directly below W117, but offset to the west. The interior surface of its brick and mortar infill was analyzed; the results were inconclusive, but neither material seems to be original. Also, the infilled opening is wider than an original window would have been. Finally, the infilled opening is not finished with a clean edge. Full-length bricks, some of which are broken off, alternate with shorter spaces, indicating that this opening was made sometime after the ell was built.

Assuming that W008 is not original, the location of present-day W117 would have been a logical place for an original doorway. It was directly opposite the doorway in the street-side wall of the ell; it would have provided access to the rear yard; and it was close enough to the east end of the ell for ready access from the back of the lot.

It is true that the sashes of W117 appear to be original material: their muntin profile and interior paint chromochronology are similar to those of original windows in this wall (see the subsequent section, "Windows"). However, W117's sashes are smaller than the other window sashes on the first story. It is thus thought that they were moved here from another location, possibly the east elevation of the ell, during subsequent alterations.

Again, further physical investigation may reveal the precise placement of the original doorway and window openings on the rear-yard elevations of the kitchen ells.

East (Rear) Elevations

Figure 9 shows the rear elevations of the Agents' House as they are thought to have appeared in 1847.

Main Block and Stair Towers

There were no doorways on the rear elevations of the main block or stair towers.

Kitchen Ells

Each kitchen ell probably had an original bulkhead entrance on its rear, east wall leading into its cellar. The bulkhead would have been located in the granite-faced part of the foundation, toward the side-street corner. Evidence for such a bulkhead remains in the cellar of the extant south-unit ell.

It is not known if other openings were located on the rear walls of the original one-story kitchen ells. No doorways or windows are located in the east wall of the south unit's ell today. Marks indicative of a former doorway directly above the former bulkhead location are visible on the interior of this wall. However, since this doorway would have conflicted with the original bulkhead, the doorway is not thought to be original. It more likely dates to the 1859-1878 period of alterations.

Windows

The window treatment for both units of the Agents' House was identical. Unless otherwise indicated, the subsequent descriptions will be applicable to each unit.

Common Elements

All window openings had wood frames, sashes, and muntins, and all but the cellar windows had double-hung sash. Extant evidence indicate that most of the original window openings were fitted with blinds. Broken-off metal blind catches are embedded in original

mortar joints on either side of most masonry window openings. The catches are not found around the cellar openings; around the first-story openings on the rear wall of the main block between the stair towers; or around the dormer windows. Photographs from circa 1885 (figs. 12-14) show louvered blinds hung on the side-street elevation of the south unit's ell; it is likely that blinds were also used on the window openings of the original kitchen ells.

There are no specific references to exterior blinds in Massachusetts Mills' records (Appendix A), but an entry dated May 30, 1846, describes a rather large payment of \$1,204.23 to "...Rand & Place for their bill of doors, blinds, etc." "Blinds" probably referred to exterior window blinds. From evidence of marks on exterior window trim, the blinds were hung on pintles, probably the type that had a pin at right angles to a barbed horizontal shaft. The blinds most likely were louvered, since such blinds were common by 1840, and the Agents' House also had solid interior blinds for each opening.

At least some windows were originally fitted with storm sashes and screens. In Massachusetts Mills' records (Appendix A), a July 3, 1846, entry records payment of "...Isaac Shepards bill of wire netting 80 ft...", which probably refers to screens. Storm windows seem to have been mentioned in a January 5, 1847, entry recording payment of "...Fiffield & Peabodys...bill of...6 windows (outside)," and in a March 31, 1847, entry recording payment to "...Mixer, Pitman & Co for Glass for outside window." No original cellar window sashes are extant, and their original appearance is not known.

West (Front) Elevation

Figure 6 represents the conjectured 1847 appearance of this wall. There were no cellar windows on the west elevation of the Agents' House.

The windows on the first and second stories of the west elevation were symmetrically balanced. Two windows flanked each main entrance at first-story level, and the five windows at second-story level were located directly over the five first-story openings. All window openings measured approximately 3 feet 6 inches wide by 7 feet 6 inches tall; had brownstone sills and lintels; contained double-hung, six-over-six sashes; and were fitted with exterior blinds.

Each unit had two dormer windows, aligned over the two first-story windows closest to the entrance. These openings measured approximately 3 feet wide by 4 feet tall, had plain wooden surrounds, and contained three-over-six sashes.

South and North (Side-Street) Elevations

Figure 7 depicts the conjectured 1847 appearance of the south elevation of the Agents' House that faced Paige Street. It is thought that the north elevation facing French Street was a mirror image of the south elevation.

Main Block

The side-street walls of the main block contained two cellar windows, three first-story windows, three second-story windows, and two third-story windows. All of these openings had brownstone sills and lintels. All but the cellar windows were fitted with exterior blinds.

The two cellar windows were located in the granite-faced portion of the foundation, one at either end of the wall. The window openings measured approximately 3 feet wide by 2 feet high. They probably contained three-light sashes; although no original sashes remain, it is possible that the three-light sash in the east window of the south wall (W002) represents the original sash configuration.

Of the three first-story windows, two were located directly over the two cellar windows, while the third was situated east of the center of the wall. The three second-story windows were likewise placed over the three first-story openings. All of the first- and second-story openings were the same size as the west-elevation windows (3 1/2 by 7 1/2 feet) and likewise contained six-over-six sash.

The two third-story windows were smaller, measuring 3 feet 6 inches by 6 feet 6 inches. They were centered under the parapeted gable of the main block. This meant that one of the two windows was positioned directly over the middle windows of the first and second stories, while the other sat to the west of the first window.

Stair Towers

The side-street walls of the stair towers contained one cellar window, one first-story window, and one second-story window, aligned one above another. All of these window openings had granite sills and lintels.

The cellar window was centered on the granite-faced part of the foundation. It had the same dimensions and probably the same type of three-light sash as the cellar windows on the main block. The first- and second-story windows were the same size as their counterparts on the adjacent side-street wall of the main block, and featured the same type of six-over-six sashes and exterior blinds.

Kitchen Ells

Extant evidence indicates that the side-street walls of the kitchen ells originally had three cellar windows—one at the east end and two at the west end. These windows measured 2 feet 6 inches wide by 1 foot 6 inches high, and probably contained three-light sashes similar to those of the main block's cellar windows.

As indicated in the previous section "Doorways," the locations of original first-story window openings on these elevations are not known with certainty. However, it is believed that one such window was located above each of the cellar windows. This was the case elsewhere at the Agents' House, and this is the pattern seen in the aerial-view map of Lowell drawn around 1876-1878 (fig. 10).

The existing arrangement of doorway and window openings on the side-street elevation of the extant south-unit ell is: from east to west, doorway-window-window-window. As indicated in the "Doorways" section, it is thought that: a) the present doorway was converted from an original window opening; (b) the present east window was originally a doorway; and (c) the two west windows are original.

Evidence for the originality of the two west windows includes their locations over cellar windows, and their appearance in the 1878 aerial view and the historic photographs from 1885-1895. Also, their sashes have paint layering and molding profiles consonant with a date of 1847. (See "INTERIOR ELEMENTS: APPEARANCE AT TIME OF CONSTRUCTION, First Story, Kitchen Ells.")

The original window at the east end of the wall—where the double doorway (D103) is now located—was undoubtedly identical to the other two windows described previously. It sat above a cellar window opening, which is still visible on the interior, although it has been filled in with bricks and covered by the steps up to Doorway D103. Also, the 1878 aerial view shows a first-story window in this location on the north elevation. Apparently the window's sashes were saved and reused when the opening was converted to a doorway. This is based upon the fact that W116, which was converted from an original doorway when Doorway D103 was created, features sashes with original-type paint chromochronologies and molding-profile analyses.

It is thought that the side-street windows of the ell were fitted with exterior blinds.

South and North (Rear-Yard) Elevations

Stair Towers

The north wall of the south unit's stair tower has been covered over by a ca.-1920 brick vault. However, the south wall of the north unit's stair tower is relatively unchanged. It shows

that the sides of the stair towers that faced the rear yard had no cellar windows, no windows at first-story level, and one window at second-story level. The latter window was identical to the windows on the towers' south and north side-street elevations.

Kitchen Ells

The original configuration of doorway and window openings on the south and north rear-yard elevations of the kitchen ell is not conclusively known. The 1878 aerial view that shows part of the south unit's ell does not include its first story, which was the original portion of the ell. The physical evidence is similarly incomplete. Mortar analysis indicates that the outer surface of the south ell's north brick foundation wall has been completely reworked, erasing most of the evidence for any original cellar openings. Also, the entire wall has been extensively altered over the years, including the clapboards and window casings.

As indicated in the previous section "Doorways," the evidence that does exist suggests that each kitchen ell had four openings along its rear-yard wall at first-story level, arranged (west to east) window-window-doorway-window. It is likely that there was a cellar window located below each first-story window, as was the case elsewhere at the Agents' House.

The westernmost of the original first-story windows appears to remain today, as W119. Although its exterior trim has been replaced, and the exterior finishes on its sashes are too weathered to yield a good paint sample, interior finishes indicate that the sashes may be original. Also, W119 is located over what appears to be an original cellar window (W009). This can be determined from mortar analysis and brickwork on the interior of the south unit's ell.

East of W119 is W118, which is believed to be an original window opening with replacement sashes. The sashes have a different muntin profile than those of W119, and their paint stratigraphy (while of some length) indicates that they are replacement sashes. However, the opening is the same size as W119; it is symmetrically located along the wall and in balance with the fenestration pattern of the ell's side-street elevation.

As stated previously in "Doorways," the window now to the east of W118 (i.e., W117) is thought to occupy the place of an original doorway. There is a cellar window (W008) located approximately below W117, which would suggest that W117 was an original window. However, the physical evidence indicates that W008 itself is not original. The height of W117—lower than that of W118 and W119—is consistent with a role as a former doorway. The sashes of W117 do have the same muntin profile as those of original W119, and they have an interior chromochronology similar to that of W119's sashes. This suggests that they were introduced at the same time. However, W117's sashes are smaller than the other window sashes on the first story. It is thought that W117's sashes are original, but that they were moved here from another location—possibly the rear wall of the ell—during subsequent alterations.

The original window thought to have existed at the east end of the south-unit ell's rear-yard wall has disappeared completely. It is speculated that each kitchen ell had such a window

to light the interior privy thought to have been located in the east rear-yard corner of each ell. This was the case at the Early Residence nearby.

Further physical investigation may reveal additional information on the placement of the original doorways and window openings on the rear-yard walls of the kitchen ells. It is thought that the rear-yard windows of the ell were fitted with exterior blinds.

East (Rear) Elevations

Main Block

The rear of the main block was divided by the stair towers into three sections: the south and north ends, and the middle. There were no cellar windows in the south or north ends, but there was one window each at first- and second-story levels. These windows were the same size as the first- and second-story windows on the west elevation, and on the side-street elevations, of the main block.

In the middle section, between the stair towers, were four cellar windows located in the brick portion of the foundation. First- and second-story windows were located directly above each of the cellar windows—four per story, two for each unit. The first-story windows were longer than the windows on the west elevation and side-street elevations of the main block. Each measured 3 feet 6 inches wide by 9 feet 6 inches high and contained a double-hung sash with six-over-nine panes. The second-story windows were the same size as those on the west elevation and side-street elevations of the main block.

All of the window openings in the east wall of the main block had granite sills and lintels. All but the cellar windows and the long first-story windows between the stair towers were fitted with blinds.

Stair Towers

Because the original kitchen ells were only one story high, the east walls of the stair towers were originally exposed at second-story level. However, there apparently were no windows here: there is no evidence for these on the currently exposed second-story east wall of the north unit's stair tower.

Kitchen Ells

It is not known if any windows were located on the original one-story east walls of the kitchen ells. The extant south-unit ell now has no windows on in its east wall. As mentioned previously in "Doorways," it is thought that a doorway was created at the south end of the wall circa 1859-1878. This doorway may have been created from an original window. A matching

window may well have been located at the north end of the east wall: the hypothesized existence of a privy in this corner of the ell would have made such a window useful. Any windows that did exist on the rear wall of the ell probably were fitted with exterior blinds. The east wall of the demolished north-unit ell would have been a mirror image of the east wall of the south unit's ell.

East-Elevation Covered Porch

The 1882 Sanborn map of the area (fig. 11) shows a one-story structure between the stair towers along the east (rear) elevation of the main block of the Agents' House. Extant physical evidence on the exterior walls of the main block and north unit's stair tower indicates that this structure was a covered porch (see figure 9).

The date at which the porch was built is a matter of some controversy. It did not appear on the 1879 Lowell city atlas (fig. 3c), which did show the ells raised to two stories and the one-story sheds attached to their rear walls. This would seem to indicate that the porch was built between 1879 and 1882. The fact that the porch was built directly above the cellar windows would seem to support this conclusion, since such windows were customarily not blocked by stoops or porches.

However, closer scrutiny of other extant physical evidence leads to the conclusion that the porch was an original part of the Agents' House. The long first-story windows located between the stair towers were floor-to-ceiling windows on the interior that opened from the parlors of the south and north units (Rooms S101 and N103). Long windows such as these typically would be used, in lieu of doorways, to link a room with a social function with a veranda or porch. It would therefore seem that these windows were designed to open onto some type of porch that was built at the same time as the house.

This conclusion is supported by the fact that these window openings were apparently the only ones on the main block that were not outfitted with blinds. In addition, flashing from the porch roof is imbedded into the original masonry of the east elevation of the main block. Finally, analysis of the paint on the portion of exterior brick wall originally inside the porch shows a stratigraphy similar to that of the 1847 exterior sash of the long windows on the same elevation. (See Appendix F, "Finishes Analysis.")

The anomaly of the porch being built over the cellar windows could be explained by the fact that the porch floor would have been high enough off the ground to have allowed the windows to be useful. This arrangement would have admitted the most light and air before the kitchen ells were raised to two stories—further indication that porch was original to the house. It should also be noted that the 1879 atlas—the one that does not show the porch—is not that

precise. Although it is more definitive than previous atlases, it shows each kitchen ell as one long building instead of as a shorter two-story ell and attached one-story shed. This configuration is known to have existed by that date, according to the 1876–1878 aerial view (fig. 10).

The entire interior of the porch was painted, judging by paint that remains on the brick walls of the main block and north-unit stair tower in this area (see figures 23–24). (The brick wall of the south-unit stair tower has been covered over the later vault.) These paint “ghost lines” give clues as to the dimensions and configuration of the porch. The surface of the porch floor sat at a level just below the sills of the long first-story window openings. The ceiling was located approximately halfway between the first and second-story windows. The outline of the porch cornice and supporting column is clearly visible on the south wall of the north unit’s stair tower. A board wall one plank thick divided the porch into two sections, one for each unit.

In addition to paint evidence, other features recall the former porch. The extant flashing just below the second-story windows reveals the original roof line. The Sanborn map indicates that the porch connected the two stair towers and had a slate roof.

Roofs

Roof Coverings

Main Block

The main block of the Agents’ House had a gable roof covered with slate. The construction accounts record that Massachusetts Mills paid “...J Waughs bill of slateing...” on November 8, 1845, and again on June 5, 1846 (Appendix A). The (west) front and east (rear) eaves of the main block were embellished with a corbeled brick cornice three rows high; the topmost row was denticulated.

Originally the main block had four dormers on each of its west and east roof slopes. These dormers are extant on the south unit; they are missing from the north unit, but that roof-framing evidence recalls their presence. The dormers had hipped slate roofs and slate cheek walls. Each dormer had a wide overhanging wood cornice extending over the window opening and cheek walls.

Stair Towers

Two extant original rafters and rafter pockets visible in the crawl space of the south unit’s ell indicate that the brick stair tower of each unit originally had a pent roof. They were

probably composed of slate like the roof of the main block, since the Proprietors of the Locks and Canals decided in 1826 that "all buildings more than 10 feet high, hereafter to be erected upon any of the lands then belonging to them, must be of stone or brick, with a slated roof."⁴¹

Kitchen Ells

The extant flashing embedded in the original masonry of the east wall of the north unit's stair tower shows clearly that the original one-story kitchen ells had gable roofs. The roofs probably covered the full length of each ell, with a gable at the east end. A chimney is thought to have punctuated the roof at its approximate center along the ridge (see "INTERIOR ELEMENTS: APPEARANCE AT TIME OF CONSTRUCTION, Cellar Story, Kitchen Ells"). The original covering material of the kitchen-ell roofs is not known. It may have been slate; the 1882 Sanborn map (fig. 11) shows that the later two-story ells had slate roofs. The one-story sheds had composition roofs.

Chimneys

Main Block

Each of the main block's gable ends had two parapeted end chimneys constructed of brick. Two larger parapeted brick chimneys, one along each slope, were located at the center of the roof party wall. The parapets apparently were topped with coping. In Massachusetts Mills' records for construction, a December 10, 1845 entry describes payment of "...Benja Days...bill of...coping..."; the parapet walls are the only ones that would have required coping (Appendix A).

Kitchen Ells

It is thought that each kitchen ell had a large chimney centered on its ridge. The evidence to support this theory is cited at length in "INTERIOR ELEMENTS: APPEARANCE AT TIME OF CONSTRUCTION, Cellar Story, Kitchen Ells."

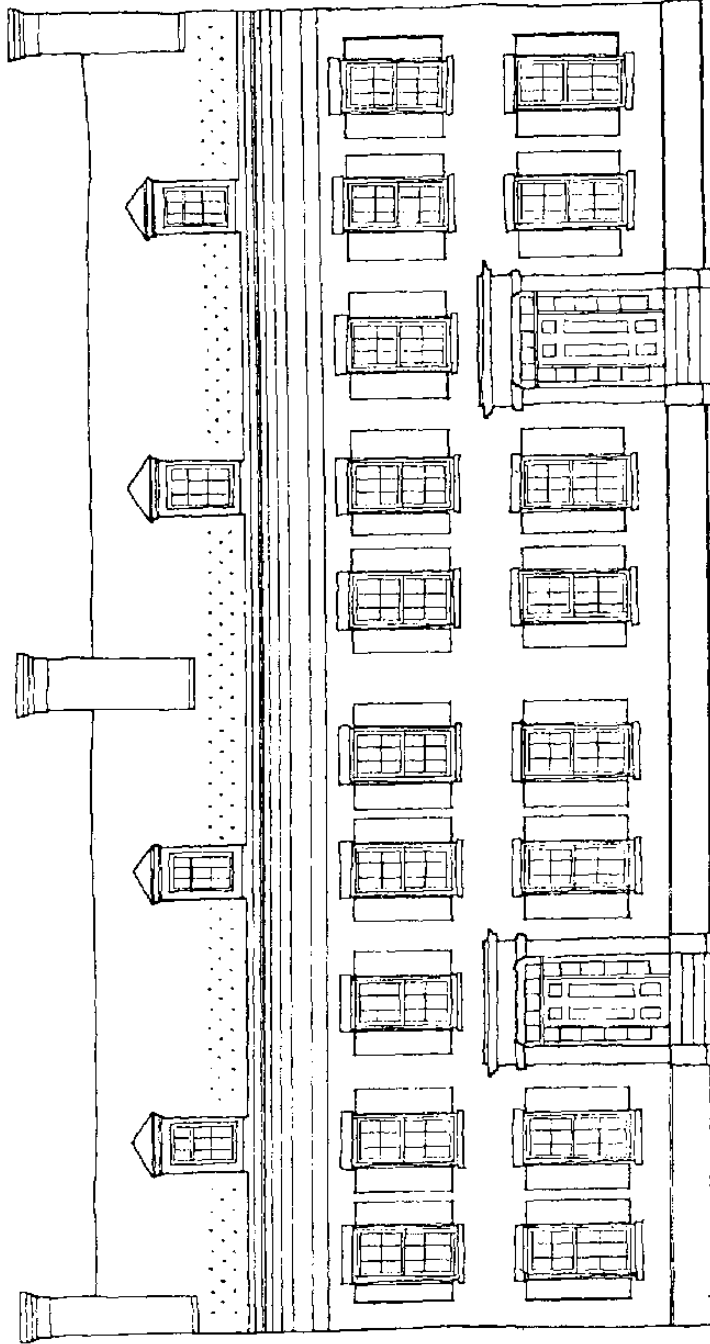
Flashing and Gutters

There are references in the Massachusetts' Mills construction records to original sheet metal work. A January 17, 1846, entry describes payment of "...D Danas...bill of...Copper, Tin & Sheet Iron work...." A similar entry of June 10, 1846, describes payment to Dana for

⁴¹ Drake, *History of Middlesex County*, p. 64.

additional "...Tin & Copper work etc...." This work probably included the roof and chimney flashing, and possibly also the installation of gutters and downspouts.

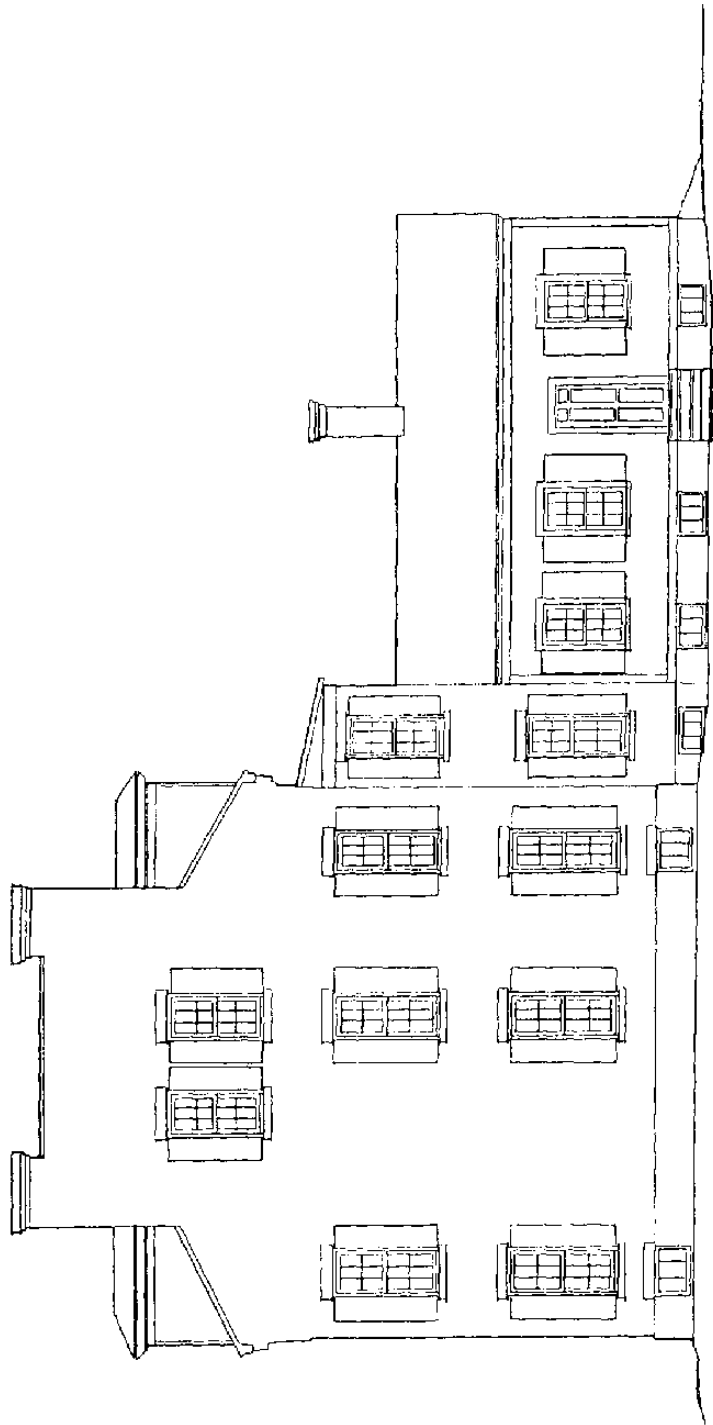
Gutters and downspouts may have been original to the construction of the Agents' House, although Massachusetts Mills' construction records do not mention them. Early downspout fasteners remain on the north wall of the north unit's stair tower, and a photograph of the house taken circa 1895 (fig. 15) show downspouts at the north and south ends of the west elevation. However, these items may have been part of later drainage systems. A snow guard consisting of wire loops edged the west slope of the main-block roof; much of this remains in place today. The cast-iron snow fences currently over each entrance doorway do not appear in the photographs from circa 1885-1895, and so are not thought to be original.



CONJECTURED 1847
WEST ELEVATION

KIRK STREET AGENTS' HOUSE

Figure 6. Kirk Street Agents' House, West Elevation (1847).



COLLECTED 1847
SOUTH ELEVATION

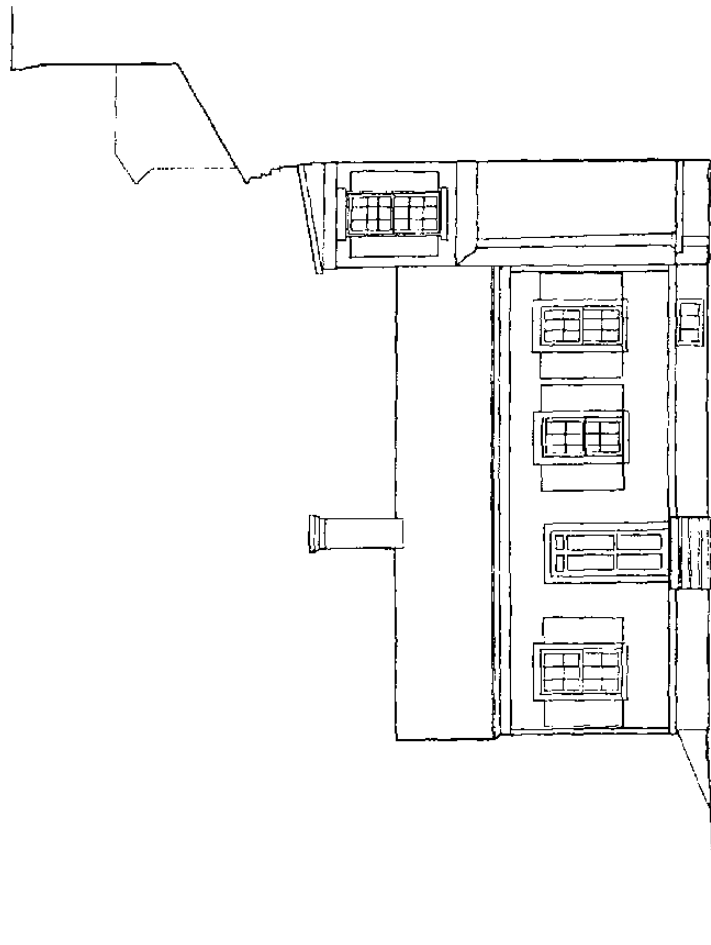
1012245
1847

DRAWN BY JANA L. GROSS 1990
UNITED STATES DEPARTMENT OF THE INTERIOR
LOGAN HALL NATIONAL HISTORICAL PARK
COURTESY, NATIONAL PARK SERVICE

KIRK STREET AGENTS' HOUSE

CULTURAL RESOURCE CENTER
BUILDING CONSERVATION BOARD
NORTH ATLANTIC REGION

Figure 7. Kirk Street Agents' House, South Elevation (1847).



CONJECTURED 1847 SOUTH ELL
NORTH ELEVATION

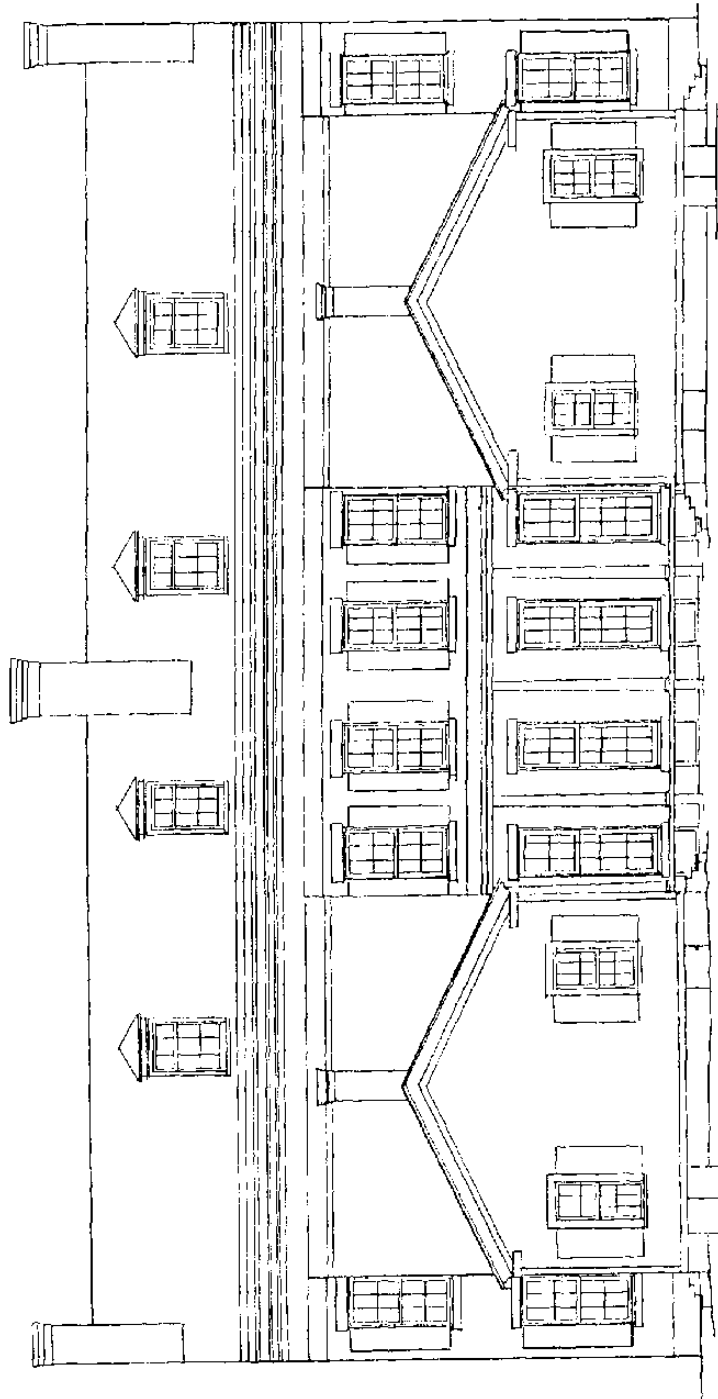
012245 10

DRAWN BY: JANA L. GROSS, 1992
FIELD STAFF, DIVISION OF STATE OF
SOUTH CAROLINA HISTORICAL PARKS
AND MONUMENTS SERVICE

COURTESY: BEECH-SCULLS CENTER
FOR HISTORIC PRESERVATION
AND ARCHITECTURE

KIRK STREET AGENTS' HOUSE

Figure 8. Kirk Street Agents' House, North Elevation (1847).



CONJECTURED 1847
EAST ELEVATION

1012M5
10

DESIGNED BY: JANIA L. GROSS 1992
RECONSTRUCTION: HALL HISTORICAL PARK

KIRK STREET AGENTS' HOUSE

COURTESY, UNIVERSITY OF CALIFORNIA HISTORICAL ARCHIVES

Figure 9. Kirk Street Agents' House, East Elevation (1847).

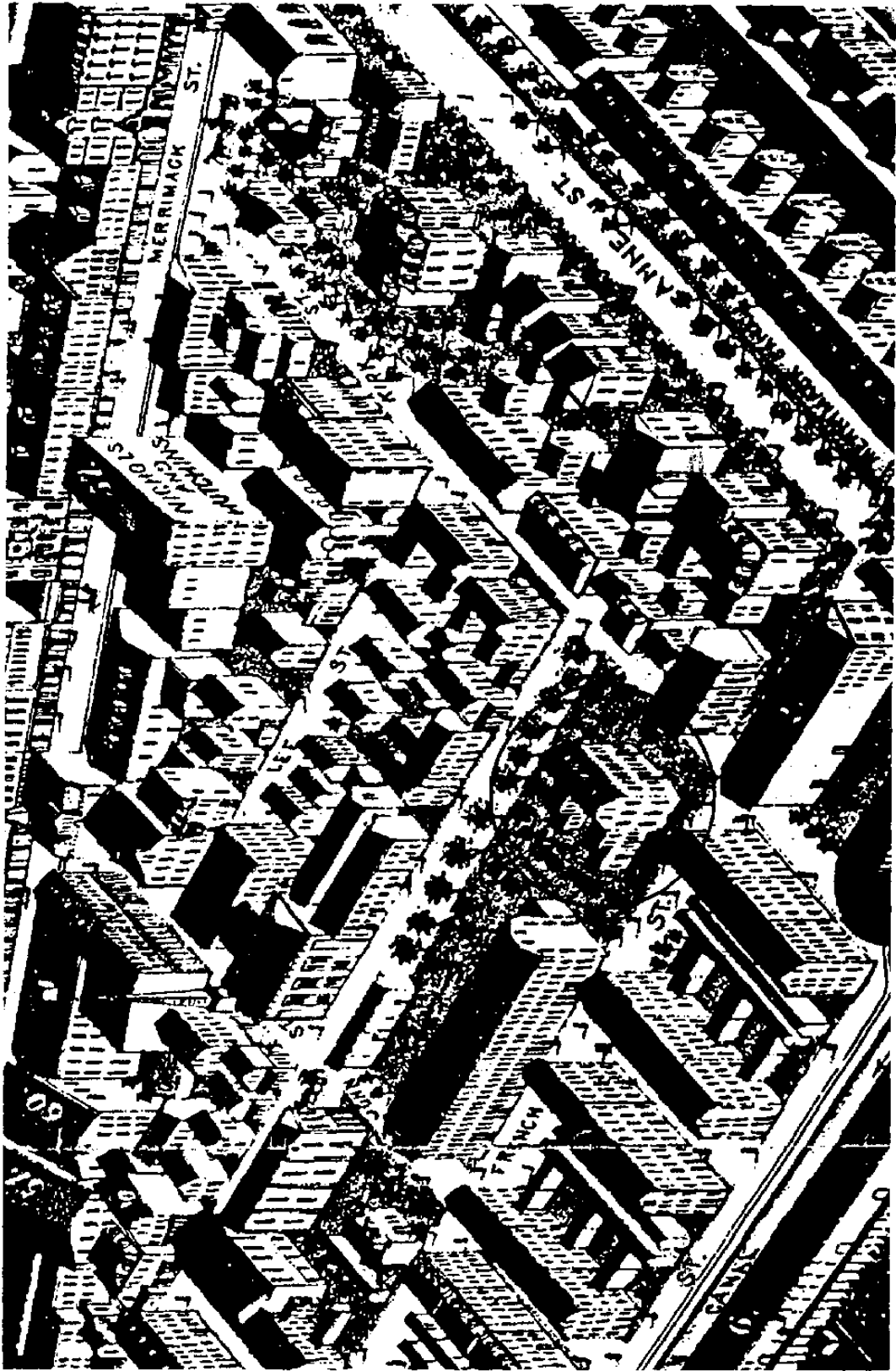


Figure 10. "Birds-Eye View of Lowell, Massachusetts, in 1876" (circa 1878).

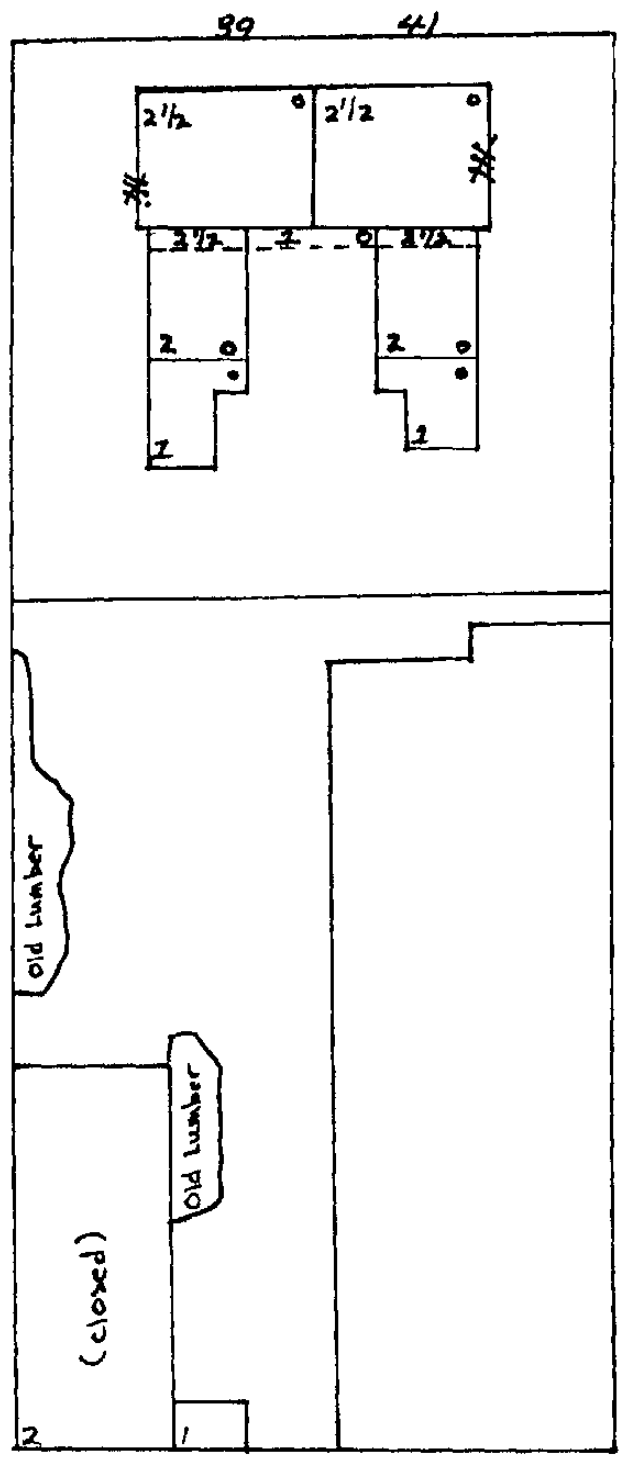
KIRK

KIRK

HYDR

PAIGE

FRENCH



Slate ○
 Composition ●
 Shutters iii

Scale 50' = 1"

Figure 11. Sanborn Map of Agents' House Site (1882).



Figure 12. View Looking East from Kirk Street down Paige Street (circa 1885).

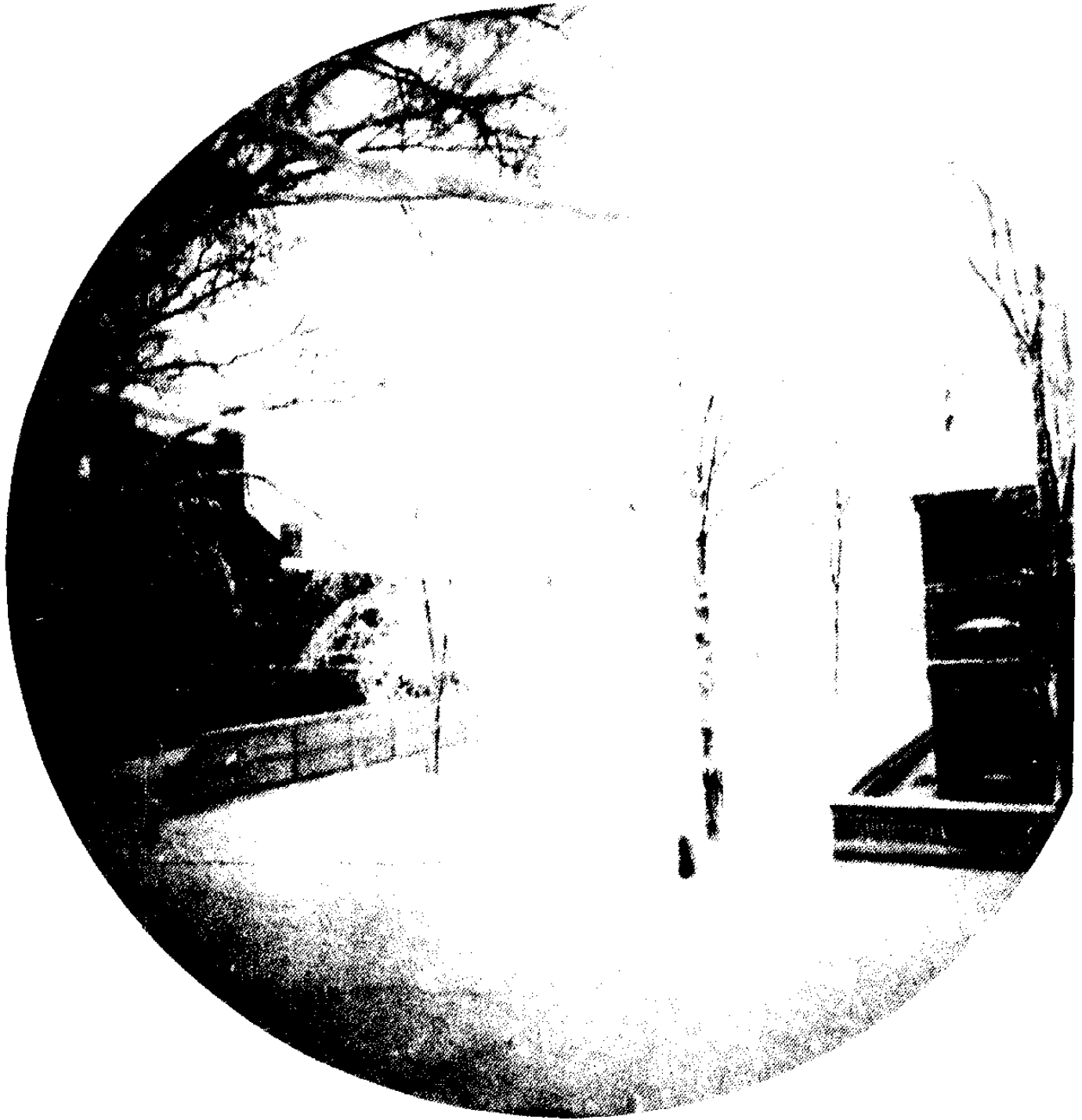


Figure 13. Exterior South Elevation, Looking Northeast (circa 1885).



Figure 14. Exterior South Elevation Looking Northeast (circa 1885).



Figure 15. Exterior West Elevation, Looking Northeast (circa 1895).

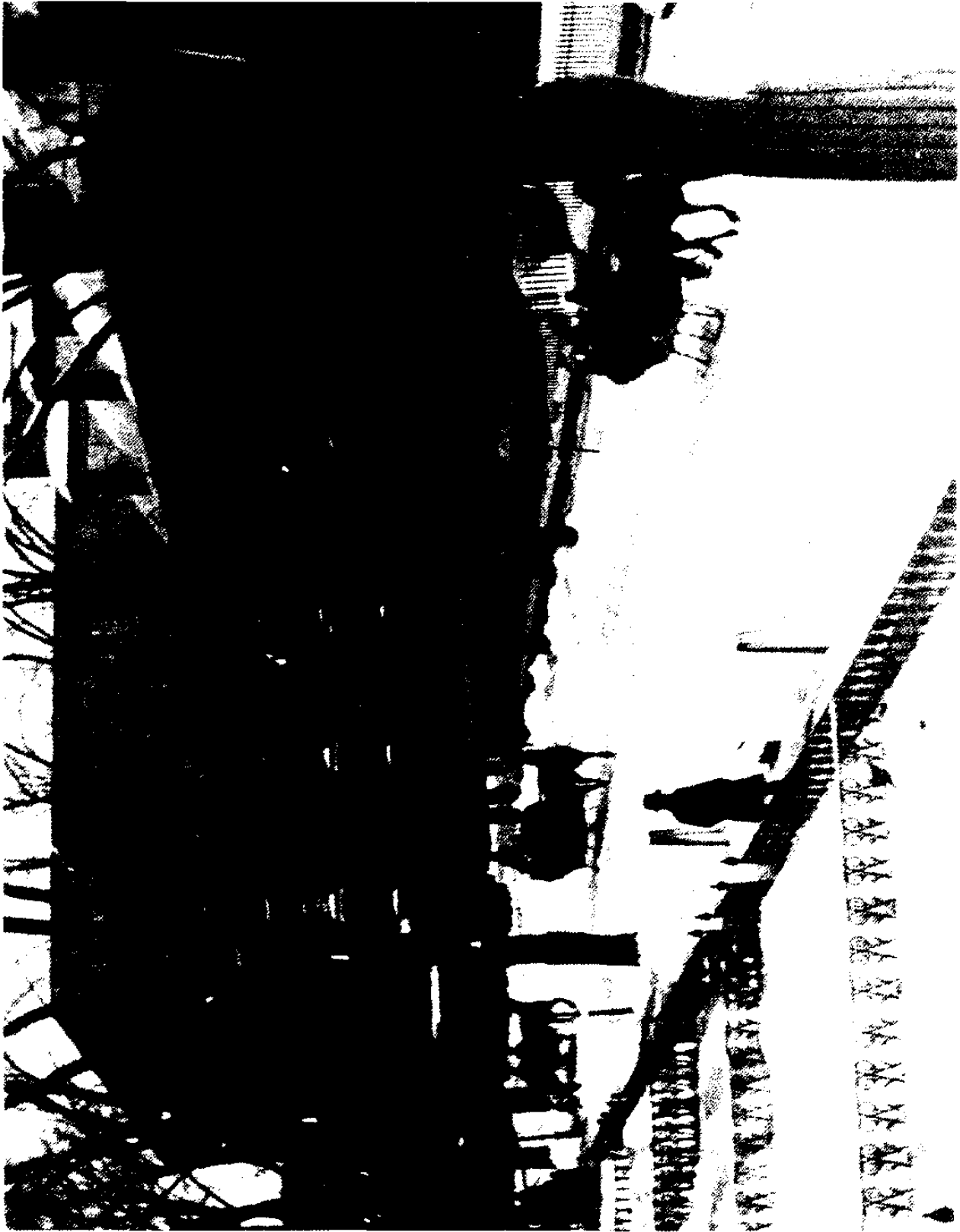


Figure 16. Exterior West Elevation of North Unit, Looking Northeast (circa 1895).



Figure 17. Exterior West Elevation, Looking Northeast (circa 1895).



Figure 18. Exterior South Elevation, Looking Northeast (circa 1895).



Figure 20. Remnants of Base Plates
for Gateposts of Iron Picket Fence.

Figure 19. View South along Kirk Street,
Showing Remnants of Iron Picket Fence.

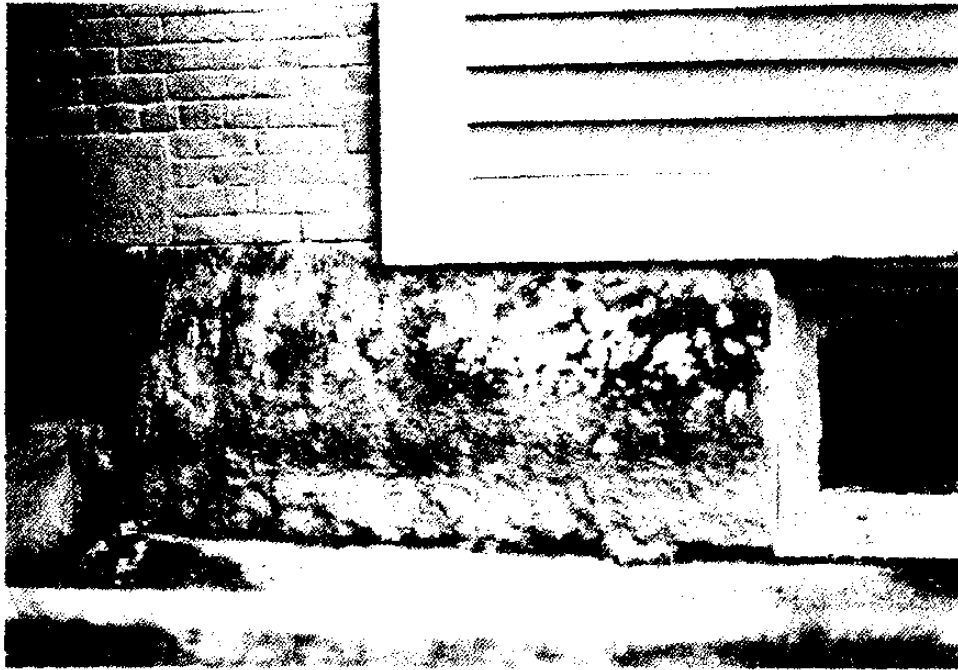


Figure 21. Exterior South Elevation, Junction of Foundation of South-Unit Stair Tower and Ell.

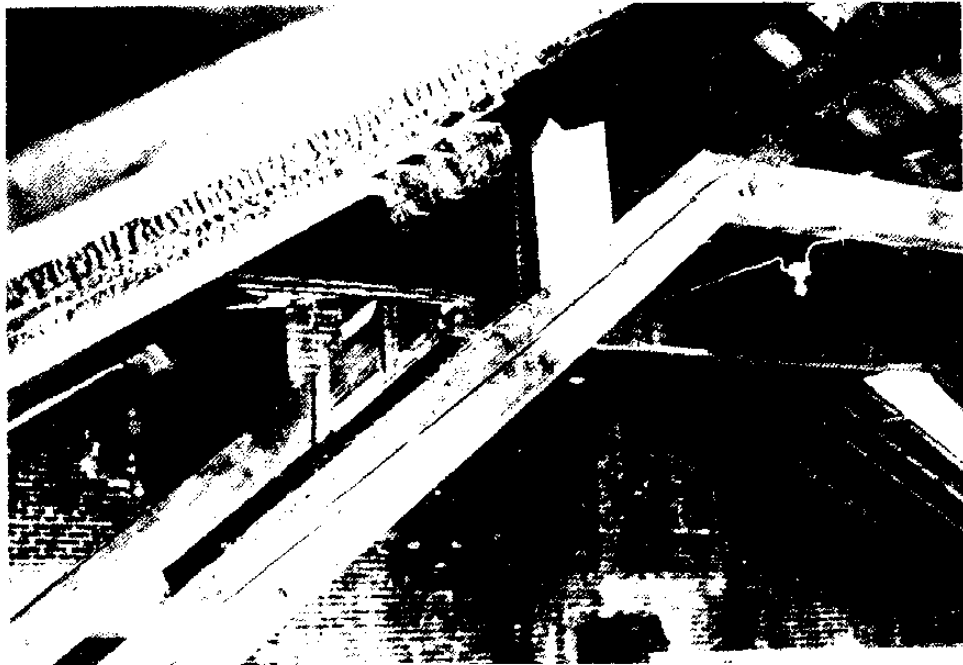


Figure 22. Room N300 (North-Unit Attic): Roof Framing.

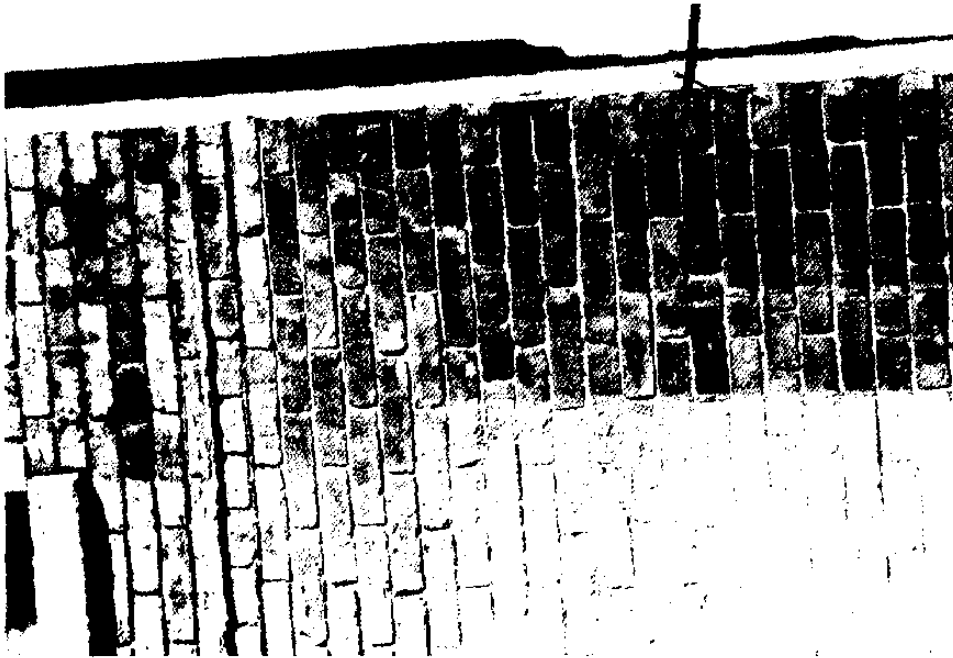


Figure 24. North-Unit Stair Tower, South Elevation, Detail of Paint "Ghost" of Former Porch.

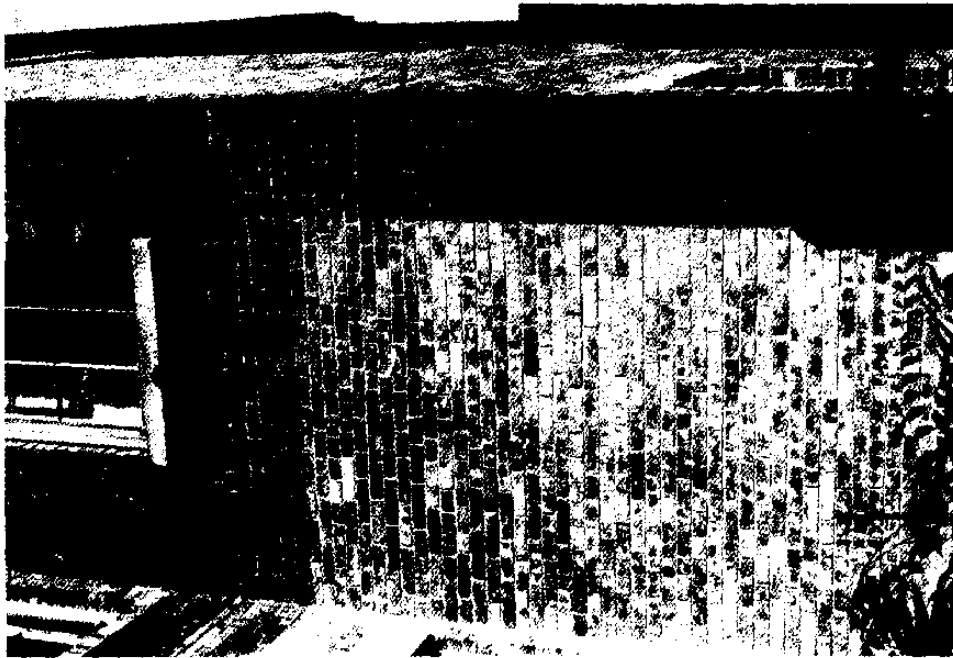


Figure 23. North-Unit Stair Tower, South Elevation: Paint "Ghost" of Former Porch.

INTERIOR ELEMENTS: APPEARANCE AT TIME OF CONSTRUCTION

Figures 25–28 depict the conjectured interior plan of the Kirk Street Agents' House at the time of its construction in 1847. Much of the knowledge about the original appearance of the Agents' House is based upon original building fabric that is still in place today. Unless otherwise indicated, the original material described subsequently is still extant.

Overview

The similarity of the Kirk Street Agents' House to other forms of mill buildings is evident from its plan as well as from its exterior appearance. This is clearly evident from mid 19th-century drawings of other mill-related buildings.

Figure 2 shows the original plan of Boott Cotton Mills' first Agents' House. This was the house built by Boott Cotton Mills circa 1837–1838 for its first agent (and immediate predecessor of Linus Child) Benjamin French.⁴² Figures 29–30 are thought to depict two different versions of a lower level of corporate housing, the Lawrence Overseers Block.

As can be seen from figures 29–30, the first Agent's House and the Lawrence Overseers' Block were built according to the same basic plan. However, the Agent's House has more and larger rooms than the Overseers' Block. The first Agent's House was roughly equivalent to two units in the Overseers' Block, and it also had an ell. Superior interior finishes and added amenities in the house further served to differentiate the two types of housing

Figures 25–28 depict the conjectured original interior floor plans of the Kirk Street Agents' House.⁴³ A comparison of the plan of the first Agent's House (fig. 2) with the conjectured original first-floor plan of the Kirk Street Agents' House (fig. 26) shows how the Kirk Street building was a continuation of the early Lowell mill building style. The Kirk Street Agents' House consisted of two units that were mirror images of each other. At first-story level in the main block, each unit had a vestibule located just inside the main entrance. Behind the vestibule was a central stair hall that ran from front to back and divided the unit into south and north

⁴² *Cultural Resources Inventory, Lowell.*

⁴³ All of these plans were copied from John Robbins' 1979 draft historic structure report for the Kirk Street Agents' House, but they have been updated to reflect additional information uncovered during recent investigations of the building.

halves. Doorways led from the stair hall to the rooms on either side of the hall. One of these rooms was a large room along the party wall running the full depth of the main block. This room was probably a parlor. It was connected to the adjacent unit's parlor by two doorways in the party wall. This would have allowed the mill executives to combine social functions. The space on the other side of the stair hall was divided into two rooms by a single partition. The east, rear room was probably a dining room, since it had a doorway at its east wall leading to the service area at the rear of the building. The west, front room facing Kirk Street was probably used as a library or drawing room.

The stair hall of each unit contained a straight staircase that ascended from west to east to a central hall on the second story. From this hall, one doorway led to each of the four rooms—probably all bedrooms—located at this level. The pair of rooms along the party wall was separated by double walls, between which were probably located closets. No doorway connected the two rooms. The pair of rooms along the side-street walls appear to have been divided by a single partition. It is believed that a doorway in this partition connected the two rooms. Physical evidence suggests that the east, rear room of this pair featured a closet along its partition wall. The rear room was thus probably used as the Agent's bedroom, with the front room serving as a study or sitting room.

At the rear of each unit was located a stair tower. It was accessed by doorways at the rear of both the first- and the second-story stair halls. The stair tower is so named because it had one known use: it contained flights of service stairs leading up from the cellar to the first and second stories. However, this appendage is thought to have had other uses, as well. It is believed that each stair tower was divided in half at both the first- and second-story levels. The stairways occupied the half directly behind the stair hall. The other half at first-story level was connected by a doorway to the dining room, and so is thought to have been a pantry. The other half at second-story level was connected by a doorway to the agent's bedroom, and may have been used as a dressing room.

The second-story half of the stair tower that contained the stairways also featured a doorway in its west wall. This doorway led to a steep stairway in the adjacent main block that ascended to the attic. This story was thought to have originally been used for servants' quarters. It was partitioned into four bedrooms and a storage closet clustered around a large central hall at the head of the stairway.

Within each stair tower, at first-story level, a doorway in the east (rear) wall of the pantry led to a one-story ell. This ell is thought to have been a service area that included the kitchen. It is not known how the space within each kitchen ell was divided. The main area was probably partitioned into various work areas, including spaces for cooking, washing, etc. The back side-street corner may have been a scullery or a room with a similar use. The back rear-yard corner probably contained an indoor privy.

It is striking how similar were the plan of the first Agent's House (fig. 2) and the conjectured plans of the Kirk Street Agents' House (figs. 25-28). Some aspects of the two plans do

differ—chiefly the configuration of the service stairways and the location of the service area. The service stairways of the first Agent's House were located in the main stair hall, behind the main staircase. Those of the Kirk Street Agents' House were located in a separate appendage. The service area of the first Agents' House—the kitchen, a pantry, and baking ovens—were located in one of the rear rooms in the main house. In the Kirk Street Agents' House, the service area of each unit was located in its rear wood-frame ell, thus removing it entirely from the main block.

However, even with these differences, the general social plan of the 1837 first Agent's House and the 1847 Kirk Street Agents' House was the same: a central vestibule entry, a front-to-back stair hall with main staircase facing the entry, parlors and a dining room on either side of the hall, and the kitchen and other service functions relegated to the rear. The Agents' House was a very conservative structure architecturally, in both elevation and plan. It continued a design for mill housing that was rapidly becoming outdated.

Cellar Story

Background Information

The cellars in the main block, stair towers, and kitchen ells were original to the construction of the Agents' House. A Massachusetts Mills "accounts-current" entry of August 20, 1845, records payment "To...Robt Parks for excavation cellars at Agents Houses." An entry of the same date also records payment to Parks for "...stone work 318 34/100 Perches...", no doubt the rough foundation work. The original foundation was continuous around the perimeter of the main block, the stair towers, and the kitchen ells. The lower portion was composed of granite blocks, with the upper portion being composed of brick. The west and east foundation walls of each stair tower, being interior walls, were entirely of brick. The foundation of the interior party wall dividing the two units in the main block was composed of stone rubble with an upper portion of brick. In the cellar, 7-inch-square granite columns supported the first-floor beams in the main block and in the ells. Brick arches supported each of the chimneys in the main block. The support for the chimney in each kitchen ell is no longer extant.

The original flooring of the cellars was probably brick, some of which is evident below the extant concrete flooring. A Massachusetts Mills "accounts-current" entry of December 12, 1846, records payment of "...Boott C Mills bill of Brick for cellar." This brick could have been used for the flooring, the stair towers' foundation walls, the upper part of the foundation, and/or the chimney foundations. According to the building accounts, the walls of the cellar were whitewashed. Two "accounts-current" entries record cellar whitewashing, on June 13 and

December 12, 1846. The amount paid each time was \$16.00, so each entry probably documents the whitewashing of one unit's cellar.

Main Block

The conjectured original cellar plans of the two units were mirror images of each other (see figure 25). Each unit's main-block cellar contained four arched brick chimney foundations, two on its side-street wall and two on its party wall. Each cellar also contained six granite columns, arranged in two rows of three directly below the side walls of the first-story stair hall. The posts carried two large east-west girders that underlaid the walls of the stair halls. Smaller north-south beams ran from each east-west girder out to the side-street and party walls. Some of these beams underlaid the room-dividing partitions on the stories above; others bracketed the chimney stacks rising along the walls. The first-floor framing was carried around these stacks via the use of headers and trimmers that were connected with a form of mortise-and-tenon joint called a tusk tenon. The tenon extended entirely through the beam and was held in place by a wooden pin. This was a common joint used in the floor framing around stairwells, chimney breasts, and other openings.⁴⁴ Floor joists also ran north-south, spanning the distance from the girders to the side-street and party walls, and between the girders themselves.

A doorway in the east wall of each cellar led into the stair tower. Both doorways featured granite lintels. There was no access from the cellars of the main block to either the first story of the main block or to the outside. Each main-block cellar also had four windows in the upper, brick portion of its foundation wall. Two of these windows were located in the side-street wall of each unit, one at each end of the wall. These windows exist today; they are W001 and W002 in the south unit, and W015 and W016 in the north unit. The other two windows were located side by side in the rear wall of each unit, facing out on the rear yard. These windows also exist today; they are W010 and W011 in the south unit, and W012 and W013 in the north unit.

Stair Towers

As previously indicated, each main-block cellar was connected to the cellar of its stair tower by a doorway in the latter's west wall. Another doorway, directly opposite the first in the east foundation wall of each stair tower, led into the cellar of each adjacent kitchen ell. Both doorways had wooden lintels on this side of their openings. One window was located in the upper portion of each stair tower's foundation, in the side-street wall opposite the stairway. Today, these windows are known as W003 in the south unit and W014 in the north unit.

⁴⁴ *Masonry, Carpentry, Joinery: The Art of Architecture, Engineering and Construction in 1899*, Section 9, p. 36.

The stairways that originally led to the first story have been graphically reconstructed in figure 25. Evidence of these stairways is visible in the cellars of both stair towers. The original first-floor framing here is divided into two sections by an east-west header beam. This beam is located approximately two-thirds of the way from the side-street foundation wall (see figure 31). In the larger section, the original east-west joists span the entire width of the stair tower, and are pocketed into the east and west brick foundation walls of the stair tower. In the smaller section, the joists do not span the width of the stair tower, but are divided by a north-south beam. This beam is connected to the east-west header beam using the tusk-tenon joint found around the chimney foundations. The floor joists let into the east side of the north-south beam are original joists; these are pocketed into the brickwork of the east foundation wall. The floor joists west of the north-south beam are modern members toenailed into the beam and let into the brickwork of the west foundation wall. In addition to this framing evidence, paint patterns are visible on the west walls of both stair towers' cellars (fig. 32). Also, a granite landing has survived in the south unit's stair tower, indicating that the narrow stairways began against the east wall of this area and doglegged up sharply through an opening in the first floor against the west wall.

Kitchen Ells

General Configuration

Each kitchen-ell cellar was L-shaped, because the original foundation jogged inward at the back rear-yard corner (see figure 25). The jog measured 10 feet 6 inches in a north-south direction by 5 feet in an east-west direction. In each cellar, two granite columns supported a north-south girder that bisected the cellar into east and west sections. In the west section (nearest the stair tower), homogeneous first-floor joists spanned the distance between the girder and the west brick foundation wall. These joists were notched and pocketed into the girder at their east ends and into the west brick foundation wall at their west ends. The floor framing in the east section is more complex and will be discussed in the following section, "Kitchen-Ell Chimneys."

As stated previously, a doorway in the west wall of each kitchen-ell cellar led from the adjacent stair tower. This doorway had a granite lintel on this side of the opening. The south unit's doorway is still extant; the north unit's doorway was filled in when that unit's ell was removed, but the doorway's granite lintel is visible from both the interior and the exterior (where the grade has become lower). Access to the outside was apparently provided by a bulkhead opening in the east, rear wall of each protrusion, judging by evidence in the cellar of the extant south unit's ell.

The ells may have had another doorway in their rear-yard foundation walls. The extant south-unit ell has, just to the west of W009, what appears to be an original floor-to-ceiling opening 38 inches wide that was later filled in with brick. Mortar analysis and visual inspection suggest that the brickwork surrounding this opening in the granite boulders (fig. 33) is original, but that the infill is from a different period. The infill brickwork is recessed one wythe from the original brickwork. The purpose of this former opening is unknown; perhaps it led to an underground root cellar.

Each kitchen ell had a number of windows located in the upper, brick portion of its foundation. The side-street wall of each had three windows: two at the west end and one at the east end. (These remain in the extant south unit's ell, and are today known as W004-W005 and W006, respectively.) Another window sat in each ell's rear-yard wall, at the west end. (That in the extant south unit's ell is today known as W009.) It is unlikely that the rear-yard walls originally contained any other cellar windows, despite the presence of a bricked-up window opening at the east end of this wall in the extant south-unit ell (W008). The evidence for this has been cited previously in the section, "EXTERIOR ELEMENTS: APPEARANCE AT TIME OF CONSTRUCTION, Windows, South and North (Rear-Yard) Elevations."

Locations of Kitchen-Ell Chimneys

The locations of the 1847 chimneys that served the original cooking fireplaces in the ells are not known for certain. Photographs taken circa 1885 (figs. 12-14) show the ells after they had been raised to two stories in height. These photographs depict a large chimney stack piercing the roof of the south unit's ell, but they are not clear enough to pinpoint the chimney's location. Extant framing evidence indicates that these chimneys could have been located in either of two places: at the approximate center of each ell, or at the back rear-yard corner of each ell.

Of the two alternatives, the center of the ell seems the more likely location. The ca.-1885 photographs would support either location, based on the use of perspective analysis.⁴⁵ However, the configuration of the first-floor framing in the cellar of the extant ell (see figure 25) strongly indicates that the chimney was located along the ridge at the center of each kitchen ell. This framing shows the remains of a former opening measuring approximately 10 feet square, bounded on the west by the main north-south support beam (see figure 31). The beams forming the other three sides of the opening are attached to one another with mortise-and-tenon joints secured with a wooden pin called a draw-bore pin. As with the tusk-tenon joint, this joint was common in the framing of floor beams surrounding openings such as stairwells and chimney stacks.⁴⁶

⁴⁵ Performed by David Bitterman, CRC Historical Architect.

⁴⁶ *Masonry, Carpentry, Joinery*, Section 9, p. 33.

The large size of the opening and the configuration of the surrounding beams suggest that the opening may have accommodated not only a chimney stack but also a stairway behind the stack. This stairway would have accessed the rear portion of the cellar and the bulkhead doorway.

The original framing of the opening does not remain completely intact. In two places, portions of the surrounding beams have been sawn off; these are now supported by wooden posts. These posts appear to consist of the sawn-off portion of the beams that they are supporting.

The former opening is surrounded for the most part by original east-west floor joists. These are pocketed into the main north-south beam, into the beams surrounding the former opening, and into the east, rear foundation wall. The original first-floor subflooring is visible above the joists. Within the former opening, replacement joists are present. These are narrower than the original 3-inch-wide joists. Their west ends have been notched to rest on a 1- by 3-inch board attached to the bottom edge of the main north-south beam; their east ends are let into the north-south beam along the east side of the former opening. The first-floor subfloor visible inside this section consists of replacement boards.

This rather complex scheme clearly delineates an original opening in the first-floor framing. However, it lacks one element that should logically be present. The east side of the main north-south beam shows no sign of original joinery (e.g., mortises or joist pockets) along the 10-foot span that would have been within the conjectured opening. The lack of evidence of original joinery makes it difficult to deduce the original configuration and use of the openings. The chimney mass may have risen against the girder, but would conceivably had a support beam on its south side, for which evidence has not been found.

Another apparent problem with this location concerns the lack of evidence in the south-unit ell's roof for penetration by a former chimney stack. Investigation of the attic crawl space over the second story of the ell found no obvious signs of such penetration. All rafters, joists, and roof sheathing in that area appeared to be intact and installed at the same time. They also appear to have been fastened with cut nails, which would normally date the materials to before 1890. This suggests that the chimney seen in the ca.-1885 photographs was located at the back rear-yard corner of the ell, and not at its center.

However, if the ell's roof framing was replaced after the ca.-1885 photographs were taken, its lack of chimney evidence would be understandable.⁴⁷ While iron cut nails generally were not used after 1890, steel cut nails were frequently used as late as the 1930's. Unfortunately, it was not possible to obtain a sample of the nails to determine if they were of iron or steel.

⁴⁷ The roof repair work on the ell in 1988 did not remove or repair the underlayment.

The other possible location for the original chimneys was the back rear-yard corner of each ell. This was the area circumvented by the original foundation wall; if not used for a privy, it certainly could have accommodated a cooking fireplace. No evidence of a chimney foundation is visible here today. However, alterations to the foundation wall here could have obscured or eliminated such evidence. Two mortar samples taken from brickwork around the stair landing currently in that corner both produced a very dark amber filtrate, which indicates a high carbon content (see Appendix G). This result is typically found in mortar used around chimneys or in areas of coal storage.

However, other information argues strongly against this location. First, the 1878 aerial view shows a window, and not a chimney, at the back rear-yard corner. Second, the mortar samples from the back rear-yard corner of the south ell's cellar—those that show the high carbon content—have characteristics that are distinctly different from known original mortar in other areas of the cellar and the house. Third, the extant brick-above-rubble foundation in that corner is not an 1847 feature. Fourth, having the cooking stove in the far corner of the kitchen ell would have meant that food would have been carried a considerable distance (35 feet) to the dining room. Fifth, the far corner of an ell was not a typical location for chimneys in Lowell residences of the period. It was more common to locate the chimney along the ridge, where the penetration of the chimney stack through the roof could be flashed most successfully.

First Story

Main Block

Common Elements

The first-story rooms in the main block of the Agents' House shared many of the same original design features. This information is based upon extant original material. These common elements are described subsequently; unless stated otherwise in the descriptions of individual rooms, these are the original features thought to have been present.

Flooring. All of the first-story rooms in the main block had the same type of original subfloor and floor. The subfloor consisted of tongue-and-groove pine boards of random width (approximately 5-8 inches wide) running north-south. This subfloor is visible today from the cellars of the main block and the south unit's ell.

The original finish flooring no longer exists, and its appearance is not known. It was probably composed of tongue-and-groove boards in random widths of 4-10 inches. Similar

flooring secured by cut nails can be seen under the extant vinyl flooring in the north unit's stair hall (N102).

Walls. All of the first-story rooms in the main block had the same type of original walls. These consisted of plaster on sawn lath. The plaster had a high content of red animal hair. Metal rods were used as corner beads on all external angles of the walls. These are extant around the chimney breasts.

Samples from areas of original wall plaster in all first-story rooms in the main block show relatively few paint layers. This cannot be attributed to neglect, since these were the most important rooms in the house. It is more likely that all of the rooms were originally wallpapered. This thought is supported by two entries in the Massachusetts Mills building accounts, dated June 10 and 24, 1846, for "Paper" (see Appendix A).

The baseboard used originally in all first-story rooms of the main block was the Type-1 baseboard depicted in Appendix C. It was 15 1/2 inches high.

Ceilings. All of the first-story rooms in the main block had the same type of original ceilings. They were approximately 10 feet high and consisted of lath and plaster. None of the original ceiling plaster is extant, but original lath was uncovered in N103.

All of the first-story rooms in the main block also probably featured fairly elaborate cornices of plaster and wood. This is based on sections of original cornice remaining in the south unit's stair hall.

Doorways. All of the original doorways in first-story rooms of the main block had Type-J surrounds. The surrounds extended down to the floor. They were 8 inches wide on the sides; the top member was a peaked lintel with "ears" (see Appendix C).

It is thought that all of the main block's doorways originally contained doors having six raised panels—two small, horizontal panels at the top and bottom of the door, and two long, vertical panels in the center. These displayed Panel Molding D (see Appendix C).

Windows. All of the original windows in first-story rooms of the main block also had Type-J surrounds (fig. 34). They were recessed into the thick brick exterior walls, such that they had deep (1-foot) reveals. These reveals were fitted with raised-panel interior blinds that folded into pockets in the reveals (fig. 35). When the blinds were folded into the pockets, the reveals appeared to be paneled. This illusion was reinforced by the fact that the three sides of the recess below the window opening and the blinds actually were surfaced with raised panels.

Most of the window openings contained six-over-six sashes with narrow, elliptical, Greek Revival-style muntins (Appendix C, Type A).

Finishes. Most of the woodwork at the first-story level of the main block was painted a light cream color originally. This includes all of the baseboards; all of the doorway surrounds; all of the windows' surrounds, reveals, blinds, and sashes; and most of the doors. A few doorway elements were grained. Massachusetts Mills records a total payment to Wm. F. Pennington of \$96.00 "...for graining" on July 31, 1846. Graining simulated the look of wood grain, and was a popular finish in the Greek Revival period. Evidence of such graining was found associated with doorways in both units' stair halls (Rooms S102 and N102), and with doorways in both units' dining rooms (east ends of S103 and N101).

Parlors (Rooms S101 and N103)

Plan. It appears that Rooms S101 and N103 have each always been one long room, running from the front to the rear of the main block along the party wall. They were probably used as parlors. The rooms measured 17 feet wide by 34 1/2 feet long. There was no evidence found to indicate that the rooms were originally partitioned in half. However, a temporary partition such as curtains may have been used between the rooms to divide the room into two more-intimate spaces when necessary.

Floors. Since the parlors would have been used by powerful executives from the mills for entertaining, it is likely that their floorboards were covered with carpeting or oilcloth.

Ceilings. The ceilings of the parlors were probably encircled by elaborate cornices. They may have resembled the coved cornices (Type A) used in the adjacent stair halls.

Two large plaster medallions decorated the ceiling of each parlor, one at the west and one at the east end. They were probably similar to the medallions extant today in S101. The extant medallions measure approximately 4 feet in diameter (fig. 36), and a section drawing of them is included in Appendix C. However, the original medallions apparently were located farther east than the current ones, which are positioned directly in line with the fireplaces. The recent removal of the ceiling in N103 revealed the 1847 framing for both of the medallions in that room (see figure 37). The framing showed that each medallion in that room had originally been located some 2 feet east of the center line of each fireplace. It is assumed that the same was true of the medallions in S101.

It is thought that the original medallions were removed, and the current ones installed farther west, when gas lighting was installed in the house in 1850. (The original medallions were probably too fragile to have been reused.) Since this was only three years after the construction of the house, however, the current medallions may well be replicas of the originals.

Doorways. Each parlor had two doorways leading to the stair hall, one serving the west end and one serving the east end. These doorways remain today as D117 and D118 in S101, and D113 and D114 in N103. All four retain their original Type-J surrounds, but only doorway D118 retains its original six-panel door.

Each parlor also had two doorways in the party wall that led to the parlor of the adjoining unit. They were located just east of the fireplaces in this wall. Because they sat in the thick brick party wall, they had wide reveals, which were finished with plaster. These doorways exist today as D115, at the east end of the party wall, and D116, further west. Both sides of these doorways exhibit original Type-J surrounds, and they have paint histories comparable with the other wooden elements in the rooms. In addition, the wall to the south of D116 and on both sides of D115 appear to consist of unaltered original plaster. Finally, each doorway has a threshold of what appears to be a single piece of slate. These rest on the upper brick portion of the party wall foundation, and so appear to be original, thus marking the location of original doorways.

Hinge marks on doorways D115 and 116 indicate that these doorways originally were hung with two doors each, one on each side, to insure privacy between the two units. Of these four doors, only the one on the S101-side of D116 remains.

Wire nails now attach the surrounds of D115 and D116. This might be taken to mean that the doorway openings were not original, and that their original surrounds and doors were moved here from other areas during periods of alteration. However, these nails probably date to circa 1922; it appears that at least the plinth blocks of the surrounds, and possibly the entire units, were temporarily removed at that time to allow for the replacement of the original flooring with the extant narrow-board floor. Also, the way in which the Agents' House was used during its history suggests that the two doorways in the party wall would have been most desirable during the early years of the agents' residency, or when the city of Lowell converted the whole building to school and other civic uses. In the latter case, one doorway would probably have been sufficient. Finally, the high quality of workmanship displayed by the surrounds is not consistent with alterations known to have been done to the building by the city.

The 1847 finish for the original doorway surrounds and doors in the parlors was probably light cream. This is the first finish color found on all of the original surrounds, and on the door in doorway D116—the only extant original door in the parlors that has retained its original paint.⁴⁸

Windows. Each parlor had two windows in the west wall overlooking Kirk Street. These remain today, and are known as W105 and W106 in S101, and W103 and W104 in N103. The window openings measured approximately 7 feet by 3 feet. Each opening was trimmed with an original Type-J surround and paneled blinds.

Each parlor also had two windows in the east wall overlooking the rear yard. The north-unit parlor (N103) retains both of its windows (W121 and W122); the south unit's parlor (S101) retains only one of its rear-wall windows (W120), but the shadow of the other opening is visible on the east wall, and what were probably the 1847 window sashes are now being used in the

⁴⁸ The 1847 doors in doorways D117 and D118 were removed for refinishing before paint samples could be taken. The doors in the north unit's Parlor (D113, D114, and D115) are all replacement doors.

north unit's stair tower. These openings were taller than the west-wall windows, extending from the floor to just below the 10-foot-high ceiling. They were probably used for access to the outside rear porch. They resembled the west-wall windows, except that they had no panel below the window opening, and their blinds extended from the floor to the top of the window opening.

Fireplaces. Two fireplaces were located on the party wall of each parlor. All four fireplaces probably had white marble mantels that measured 5 feet 8 inches wide by 4 feet 2 inches high. They had a curved mantelshelf and an arched firebox opening topped by a scrolled keystone. This is deduced from the two remaining mantels in S101 (fig. 38). It is thought that the mantels in N103 were identical to those in S101, because paint and wallpaper fragments mark the outlines of mantels of similar dimensions on the south wall of N103.

Each fireplace was probably outfitted with an elaborate grate. A building accounts entry for September 5, 1846, records payment of "H & F Stimpson's bill for Parlor Grate etc." One of these is extant in the east fireplace in S101 (fig. 38). Each fireplace may also have been equipped with a fireboard. The building accounts book has two entries for the purchase of fireboards, one on May 30, 1846, and one on February 27, 1847 (see Appendix A).

Stair Halls (Rooms S102 and N102)

Plan. The stair hall in each unit extended from the front entrance vestibule to the rear of the main block.

Floors. There is evidence that a carpet or other floor covering was used on each staircase. The extant stair treads, which appear to be original, show a varnish shadow line where a runner had been installed.

Ceilings. An elaborate plaster cornice (Appendix C, Type A) decorated the junction of the walls and the ceiling in each stair hall. Some of this cornice is still extant. A small plaster medallion was located approximately a third of the way back from the vestibule doorway.

Doorways. At the west end of each stair hall was a doorway leading to the entrance vestibule. The double doorways in these locations today are known as D106 in S102, and D105 in N102. However, later alterations caused the loss of all original material here, so it is not known what the original surrounds and doors looked like. It is possible that each doorway resembled the one in the first Agent's House (fig. 2), where the doorway opening was sized to accommodate a single door. Each doorway also may have had sidelights and/or a transom to transfer light from the vestibule into an otherwise dim room.

Each stair hall had six other doorways. Four of them led into the rooms on either side of the stair hall. The other two were located in the east, rear wall; one led to a closet, and one to a small passageway that opened into the adjacent stair tower. (See the subsequent entry "Rear Passageway.") All six of these original doorways are extant today, judging by their Type-J surrounds and six-panel doors.

Paint analysis indicates that the surrounds of all of the stair-hall doorways were painted a light cream color. The doors in the doorways at the east, rear end of the stair halls (D119, D121, and D122 in S102; and D108, D111, and D112 in N102) were grained. The original finish of the doors in the other doorways (D117 and D123 in S102, and D107 and D114 in N102) is not known, but it was probably light cream-colored paint, like the woodwork in the parlors to which they opened.

Staircase. Each stair hall contained a straight flight of stairs ascending from west to east to the second floor. The original 12-inch treads and 7-inch risers of both staircases appear to remain today. The appearance of the original balustrades is not known. The one currently at the S102 stairway is a replacement, being more elaborate than typical Greek Revival design (Appendix C); the N102 stairway is missing its balustrade altogether.

Closet. A closet 4 feet wide by 2 feet deep was located at the rear of each stair hall, in the corner closest to the parlor. The doorway connecting the closets to their respective stair halls have already been described in the section, "Doorways."

Rear Passageway. A short passageway also sat at the rear of each stair hall, next to the closet. It accessed the adjoining stair tower and, beyond that, the kitchen ell. The walls and ceiling of each passageway consisted of lath and plaster that is extant today.

Drawing Rooms (West Ends of S103 and N101)

Plan. Originally each unit had a pair of rooms along its side-street wall. Today each pair has been converted into one large room; they are known as S103 and N101. However, marks on the plaster walls and patches in the lath on either side of S103 and N101 indicate that a single partition divided each room into two relatively equal-size rooms approximately 17 feet wide by 18 feet long.

The west room had a doorway to the stair hall. It thus was probably an informal parlor or drawing room. The east room had a doorway to the stair hall, too, but it also had a doorway in its rear wall accessing the stair tower and the kitchen ell beyond. It thus was most likely a dining room.

Ceiling. The ceilings of the drawing rooms probably featured fairly elaborate cornices, but it is not known if they resembled those of the adjacent stair halls. It is likewise not known if the drawing rooms had ceiling medallions.

Doorways. As stated previously, each drawing room is known to have had one doorway that led to the stair hall. These original doorways and their doors are extant today; they are known as D123 in S103 and D107 in N101. It is likely that another, similar doorway connected each drawing room with the dining room located just east of it. This doorway would probably have resembled the stair-hall doorway.

Windows. Each drawing room had three windows, two in the west wall overlooking Kirk Street, and one in the side-street wall, west of the fireplace. These original windows are extant today. The west-wall windows are known as W107 and W108 in S103, and W101 and W102 in N101. Those in the outer side wall are known as W109 in S103 and W129 in N101.

Fireplaces. Each drawing room originally had a fireplace located on its side-street wall. They featured plain black marble mantels approximately 5 feet 8 inches wide by 4 feet 2 inches high, with a black slate hearth. It was probably outfitted with an elaborate grate and a fire-board. This is based upon the original mantel remaining in the south unit's former drawing room, and on the matching mantel in the adjoining dining room (fig. 39), which retains a grate. The original mantel in the former drawing room of the north unit has been removed, probably in the 1890's. However, paint and wallpaper fragments mark the outline of an early mantel here of the same size and shape as the mantel in the south unit.

Dining Rooms (East Ends of S103 and N101)

Plan. As stated previously, the large spaces today known as S103 and N101 were each originally a pair of rooms divided by a partition. The location of doorways suggests that the two east rooms were probably used as dining rooms. See the previous section on the drawing rooms for additional information.

Doorways. The primary evidence that the east ends of S103 and N101 were dining rooms is the doorway that each of them had in their rear wall, which led to the stair tower and thence to the kitchen ell. These doorways had deep reveals like those of doorways D115 and D116, because they, too, were located in a brick wall. However, these doorways' reveals were covered with raised paneling that resembled the paneling associated with the window recesses.

The finishes on these doorways were cream-colored paint on the surrounds, and graining on the doors and the paneled reveals. This knowledge is based upon the fact that the south unit's doorway (D124) survives intact today, and the north unit's doorway (D109) retains much of its original appearance.

Each dining room also had a doorway leading to the stair hall. The surrounds of these doorways were painted a light cream color, while their doors were grained. These original doorways and their doors remain today as D122 in S103 and D108 in N101.

As stated previously concerning the drawing rooms, it is likely that another doorway connected each dining room with its adjoining drawing room. These doorways were lost when the partition between each pair of rooms was removed. They probably resembled the doorways to the stair halls.

Windows. Each dining room was lit by three windows—two in the side-street wall, on either side of the fireplace, and one in the east, rear wall near the side-street corner. These

original windows remain today. The fireplace-flanking windows are known as W110 and W111 in S103, and W126 and W127 in N101. The east-wall windows are known as W112 in S103 and W125 in N101.

Fireplaces. Each dining room originally had a fireplace located on its side-street wall. They had the same type of black marble mantels and black slate hearths (fig. 39) as used in the adjacent Drawings Rooms. Both were probably outfitted with an elaborate grate and a fireboard. This is based upon the original mantel remaining in the south unit's former dining room, which retains a grate. The original mantel in the former dining room of the north unit has been removed, probably in the 1890's. However, it is assumed that this mantel matched the mantel in the south unit.

Entrance Vestibules (Rooms S106 and N106)

Plan. The entrance vestibule provided a transition between the entrance doorway and the stair hall in each unit. It measured approximately 5 feet deep by 8 feet wide.

Floors. The floor in each entrance vestibule was composed of a solid piece of black slate, with a granite threshold at the entrance doorway. Both vestibules retain these features today.

Walls. The original surface in the entrance vestibules apparently was plaster covered with wallpaper. The vestibule walls are currently covered with paneling installed circa 1870. However, what may be original wall plaster can be seen through a gap in the paneling of S106. Also visible on this plaster is a large panel of wallpaper in what appears to be a Greek Revival architectural pattern.

Doorways. There were two doorways in each entrance vestibule: the doorway from the stair hall (D106 in S106, and D105 in N106), and the exterior entrance doorway (D102 in S106 and D101 in N106). The doorways from the stair halls have already been discussed in connection with those rooms. The appearance of the original entrance doorways is unknown, because the vestibules have been remodeled at least once. As discussed previously in "EXTERIOR ELEMENTS: APPEARANCE AT TIME OF CONSTRUCTION, Doorways," the overall design of the Agents' House suggests that the doors were probably large, six-panel doors with sidelights and transoms in the Greek Revival style. Original doorway finishes are not known, because the later remodeling caused the loss of all original woodwork.

Stair Towers

Rooms S105 and N104-105

Plan. It is thought that the first-story level of each stair tower was originally divided into two rooms. This is deduced from the present appearance of the north unit's stair tower, which

is divided by a partition into Rooms N104 and N105. The south unit has lost its partition, so its stair tower contains only one room, S105. This room measures 5 feet wide by 17 feet long.

It seems clear that the partition between N104 and N105 is original. Cut nails with characteristics typical of the post-1840 period were seen when portions of this partition were exposed recently. Similar nails were used until the 1890's, so they do not provide a definite date. However, it would seem likely that such a long area would have been divided in half. The space directly behind each dining room was probably used as a pantry, since it connected with the kitchen ell. The space directly behind the stair hall contained the stairways down to the cellar and up to the second story.

Flooring. It is thought that all of the first-story rooms in the stair towers had the same type of original subfloor as the rooms in the main block. This consisted of tongue-and-groove pine boards of random width (approximately 5-8 inches wide) running north-south. This subfloor is visible today not only from the cellar of the main block but also from that of the south unit's ell.

The original finish flooring in the stair towers no longer exists, and its appearance is not known. It may have resembled the type of floor thought to be original in the main block. This was tongue-and-groove boards in random widths of 4-10 inches, as seen under the extant vinyl flooring in the north unit's stair hall (N102).

Walls. The first-story rooms in the stair towers had lath and plaster walls. This is known because the recent gutting of Room N104 exposed the marks of sawn wood lath on the studs. It is likely that the plaster on this lath was the same type as used in the rooms of the main block, which had a high content of red animal hair. The utilitarian nature of the rooms suggest that their walls would have been painted rather than wallpapered.

It is likely that a simple baseboard (Appendix C, Type A) painted a light cream color encircled the perimeter of the first-story stair-tower rooms. None of this is extant today. However, this type of baseboard was used in the third-story attic rooms, whose other woodwork elements (e.g., doorway surrounds) match those of the stair-tower rooms.

The north wall of Room N104 may have featured open pantry-type shelves. This is based upon the discovery of horizontal tongue-and-groove paneling here during the recent demolition work. The paneling was severely deteriorated, but paint analysis indicates that it was an original feature that had a grained finish.

Ceilings. All of the first-story rooms of the stair towers had ceilings similar to those in the main block, being approximately 10 feet high and consisting of lath and plaster. Again, the sawn-lath marks exposed recently in Room N104 is the best evidence for this. Given the utilitarian nature of the rooms, they probably did not have plaster cornices.

Doorways. The stair tower of each unit featured four doorways at first-story level. There were two in the west wall, one in the east wall, and one in the partition bisecting the interior of each stair tower.

One of the doorways in the west wall of each unit led from the conjectured pantry area to the dining room. Being located in a brick wall, it had deep reveals that were paneled. Both units' doorways exist today as D124 in S105 and D109 in N104; they have already been described in connection with the dining rooms.

The other doorway in the west wall led from the service-stair area into the short passageway at the rear of each stair hall. Like the doorways to the dining rooms, these doorways sat in a brick wall and so had paneled reveals. Both units' doorways are extant as D120 in S105 and D110 in N105.

The east-wall doorway was directly opposite the doorway to the dining room; it led to the unit's kitchen ell. Neither unit retains this doorway. Finally, of the doorways in the partitions, only the one in the north unit survives.

All of the original doorways in the first-story stair tower rooms had surrounds consisting of plain, 6-inch-wide boards with plain corner blocks (Type J1). This thought is based upon the fact that: (a) such trim is found around all of the extant original doorways in the north unit's stair tower; and (b) its paint layering is consonant with that of other original woodwork elements.

It is known that the doorways to the dining rooms contained the usual original six-panel type of door. (D124 retains such as door.) It is not known if there were doors in the doorways leading to the kitchen ells. No doors hung in the doorways to the passageways in the stair halls, nor in the partitions bisecting the stair towers.

Paint analysis indicates that all elements of the doorways—paneled reveals, surrounds, and doors—were originally grained.

Windows. The first story of each unit's stair tower featured one window, located in the side-street wall. The windows, being located in thick brick walls, had deep reveals that were paneled in the same manner as the reveals of the doorways leading to the main block. They probably were trimmed with the simple Type-J1 surround used for the doorways here. They do not appear to have had interior blinds. Their six-over-six sashes were of the same size and configuration as those of windows in the main block (Appendix C, Type A).

This information is known because both original window openings and their sashes are extant today, as W113 in S105 and W124 in N104. Window W124 retained its paneled reveals until just recently; these were studied before they were removed. (Although W113 did not retain such reveals, it is assumed that it did have them.) The original surrounds have disap-

peared, but it is thought that they displayed the same Type-J1 configuration as the doorway surrounds.

The windows' paneled reveals and surrounds were probably grained originally, to match the doorway reveals and surrounds in the room. The windows' sashes were painted a light cream color, judging by paint analysis of the original sashes extant in W124.

Stairways. Each stair tower appears to have contained a service stairway from the first story down to the cellar and up to the second story. Although none of these stairways are extant today, there are several reasons to assume that they existed. First, an entry in the construction records dated March 6, 1846, describes payment of "...Thos Bratts bill for building 8 Flights of Stairs...."

Second, the original stairways that do remain in the house would have been insufficient to serve the needs of the house's inhabitants. These stairways total four: the two staircases in the stair halls, connecting the first and second stories, and the two stairways remaining in the stair tower, leading from the second story of the tower to the third-story attic rooms. With only this arrangement, there would have been no interior access to the cellar and no service stairway from the first story to the second story.

Third, physical evidence on the stair towers' cellar walls indicates that each tower contained a service stairway from the cellar to the first-story level. Each stairway ascended along the east, then the rear-yard, then the west wall of the tower; it emerged at first-story level right next to the west-wall doorway to the passageway leading to the stair hall (D120 in the south unit and D110 in the north unit). See figures 25-28 for a graphic representation of these stairways.

Although no physical evidence has yet been uncovered, it is probable that a service stairway also ran from the first story to the second story within each stair tower. (This would account for the last two stairways mentioned in the construction accounts.) There were no such stairways in the main block; the only place they could have existed was in the stair towers. Each stairway would have been located in the rear-yard half of its stair tower: the currently exposed ceiling of N104 (the side-street half) shows no evidence of a stairwell. Each stairway would have had the same configuration as its counterpart leading up from the cellar. It would have risen first along the east wall, then along the rear-yard wall, and then up the west wall; it would have emerged at second-story level near the doorway to the second-story stair hall (D212 in S205 and D204 in N205).

Kitchen Ells

Rooms E101, E102, and E103

Plan. It is difficult to determine the original appearance of the kitchen ells, because the south unit's ell has been significantly remodeled at least twice, and the north unit's ell is no longer extant. However, there are some clues—especially in the foundation (fig. 25)—that can help provide a tentative description.

As stated previously in "EXTERIOR ELEMENTS: APPEARANCE AT TIME OF CONSTRUCTION," the rear of each unit originally had a one-story wooden ell. One of these ells has disappeared completely, and the other has lost through alteration all evidence of its original function. Nevertheless, it is thought that they contained the original kitchens, because there is no evidence that these facilities were located anywhere in the main block.

The ell was fairly large (approximately 22 by 32 feet), so it may have been divided into several areas such as kitchen, pantry, laundry, and so forth. The back side-street corner may have contained a separate room, such as a scullery or a laundry. A construction-accounts entry of June 15, 1847, records payment for a pump, which may indicate that the kitchen ells had running water.

The back rear-yard corner of each ell (over the area excluded by the original foundation) may well have contained an indoor privy. A privy was located in this area in a house now known as the "Early Residence" that was built across Paige Street at about the same time as the Agent's House. Evidence that the privy was original to the Early Residence was found when the building was restored in 1989. In this building, the foundation circumvented a rear-yard corner of its ell in the same manner as did the foundation of the Agents' House ells. A shallow crawl space with its own foundation wall was dug under the privy area to provide access for cleaning.⁴⁹

Flooring. The rooms in the kitchen ells appear to have had the same type of original subfloor as used in main block. This subfloor consisted of tongue-and-groove pine boards of random width (approximately 5–8 inches wide) running north-south. It can be seen today from the cellar of the south unit's ell. The 1847 finish-floor material of the kitchen ells is not known. Because the ells were service areas, they probably would have had either unfinished or painted wood-plank flooring.

Walls. The 1847 walls of the kitchen ell probably consisted of sawn lath and plaster. (This is not known for certain, because the south unit's ell does not retain its original wall material.)

⁴⁹ Plans and drawings of the Early Residence by W. Lewis Barlow, IV, currently Regional Historical Architect for the North Atlantic Region, NPS, but then in private practice.

The original baseboard profile is likewise not known, but it would have been simpler than the baseboard used in first- and second-story rooms of the main block. It may have been the same type as the baseboard used in the adjacent stair-tower rooms, thought to have been Type A (see Appendix C). The ell baseboards were probably painted a light cream color.

Ceiling. The original ceilings of the kitchen ells were probably composed of wood lath and plaster. Again, this is not known for certain, because the south unit's ell does not retain its original ceiling material.

Doorways. Documentary and physical evidence presented previously in "EXTERIOR ELEMENTS: APPEARANCE AT TIME OF CONSTRUCTION, Doorways," indicates that each ell originally had two exterior doorways at first-story level. These were located just east of the center of the side-street and rear-yard walls (see figure 26).

In terms of interior doorways, each kitchen ell had a doorway in its west wall, leading to its adjoining stair tower. This is based upon an examination of the present east exterior wall of the north unit's stair tower. This original brick wall has been extensively altered, primarily due to the ca.-1922 removal of the north unit's ell. However, a bricked-in opening just north of the center of the wall at first-story level appears to correspond to the former original doorway between the stair tower and the north unit's kitchen ell. The brick around the opening has an even edge and is undisturbed; a granite lintel, similar to the extant lintels of the cellar doorways between the stair towers and kitchen ells, remains embedded in the wall.

The doorways between the stair towers and the kitchen ells would have had deep reveals, being in an original brick wall. It is not known if their reveals were paneled. (As stated previously, the north unit's doorway has been bricked up; the south unit's original doorway disappeared completely when the east brick wall of the stair tower was replaced circa 1922 with a lath-and-plaster wall.) The doorways probably displayed the simple Type-J1 surround used in the stair towers, and may have contained four-panel doors like the one leading to the south unit's attic story. (See "Second Story, Stair Towers.")

Assuming that the rear of each ell was partitioned off to form two small rooms (perhaps a privy and a laundry), two other interior doorways would have been needed: one to connect each room with the main kitchen area. These probably would have resembled the doorways to the stair towers.

It is thought that the original finish on the surrounds and doors of the ells' doorways was graining. The woodwork of the adjacent stair towers was finished in this manner, as was the sashes of the windows in the ell (described subsequently).

Windows. Again, documentary and physical evidence presented previously in "EXTERIOR ELEMENTS: APPEARANCE AT TIME OF CONSTRUCTION, Windows," suggests each ell originally had eight windows at first-story level (see figure 26). It is thought that the side-

street walls and the rear-yard walls each had three windows in them, two at the west end and one at the east end. There may also have been two windows in the east wall, one to light the conjectured privy and one over the bulkhead.

The surrounds of the original ell windows were probably the simple Type-J1 molding thought to have been used around the doorways. The sashes of the windows had a muntin profile (Type B) different than the muntin profile displayed by the original sashes in the main block and stair towers (Type A). However, five of the seven ell windows (W114-W117 and W119) have such sashes, and they feature relatively extensive paint histories—especially those of W115.⁵⁰ This indicates that the Type-B sashes are very early, and quite possibly original.

Based on paint analysis of the W115 sashes, and on the finishes used in the adjacent stair towers, it is thought that the original finish on the window surrounds and sashes was graining.

Fireplaces/Cooking Stoves. The kitchens in the Agents' House were apparently equipped with cook stoves, rather than cooking fireplaces. This is based upon two entries in the Massachusetts Mills' construction accounts, one for a payment to Cushing & Mack on January 7, 1846, for "Stove & pipe," and one for a payment to the same firm on December 12 of that year for "stoves etc." These entries probably referred to cook stoves, since every room in the main block—including the servants' quarters on the third floor—had a fireplace for heat.

Each cook stove would still have required a fairly large fireplace and chimney. Although evidence of such chimneys no longer exists, it is believed one such chimney sat in the approximate center of each ell. Each chimney would have risen up through the center of the roof near the ridge pole.

Second Story

The conjectured original plan of the second floor of each unit (fig. 27) has been deduced mostly from evidence in the north unit, which appears to have retained much of its original configuration, or else evidence of such. The second floor of the south unit has been extensively altered since 1847, although evidence has been uncovered here which corroborates that found in the north unit.

⁵⁰ The original sashes in W117 are smaller than those in W114-116 and W119, and so are thought to have originally been used elsewhere in the ell.

Main Block

Common Elements

The second-story rooms in the main block of the Agents' House shared many of the same original design features. This information is based upon extant original material. These common elements are described subsequently; unless stated otherwise in the descriptions of individual rooms, these are the original features thought to have been present.

Flooring. All of the second-story rooms in the main block had the same type of original subfloor and floor as used at first-story level. The subfloor consisted of tongue-and-groove pine boards of random width (approximately 5-8 inches wide) running north-south. This subfloor is visible today from the cellars of the main block.

The original finish flooring no longer exists, and its appearance is not known. It was probably composed of tongue-and-groove boards in random widths of 4-10 inches. Similar flooring secured by cut nails can be seen under the extant vinyl flooring in the north unit's stair hall (N102).

Walls. All of the second-story rooms in the main block had the same type of original walls. These consisted of plaster on sawn lath. The plaster had a high content of red animal hair. Metal rods were used as corner beads on all external angles of the walls. These are extant around the chimney breasts.

Samples from areas of original wall plaster in all second-story rooms in the main block show relatively few paint layers. It is unlikely that this was due to neglect, since these were relatively important rooms. It is more likely that all of the rooms were originally wallpapered. This thought is supported by two entries in the Massachusetts Mills building accounts, dated June 10 and 24, 1846, for "Paper" (see Appendix A).

The baseboard used originally in all second-story rooms in the main block was the Type-1 baseboard depicted in Appendix C. It was 15 1/2 inches high.

Ceilings. All of the second-story rooms in the main block had the same type of original ceilings as used at first-story level. They were approximately 10 feet high and consisted of lath and plaster. None of the original ceiling plaster is extant, but original lath was been uncovered in N103. Some or all of the rooms may have been encircled by a plaster cornice.

Doorways. All of the original doorways in the second-story rooms of the main block had the same type of surrounds (Type J) and six-panel doors as used at first-story level. A number of these survive today.

Windows. All of the original windows in the second-story rooms of the main block had the same type of surrounds (Type J), paneled interior blinds, and six-over-six sashes (Type A) as used at first-story level. Most of these original windows survive today.

Finishes. Much of the woodwork at the second-story level of the main block was painted a light cream color originally. This includes all of the baseboards; all of the doorway surrounds; all of the windows' surrounds, reveals, paneled blinds, and sashes; and most of the doors. As at first-story level, some woodwork elements were grained. Evidence of graining was found associated with doorways in both units' stair halls (Rooms S202 and N202), and in the south-unit agent's bedroom (Room S203).

West Bedrooms (West Ends of Rooms S201 and N203)

Plan. Originally each unit had two bedrooms along its party wall at second-story level. Today there is only one large room in this area (S201 in the south unit and N203 in the north unit). However, marks on the plaster walls and patches in the lath behind on either side of each large room recall the former presence of a double partition located approximately midway between the fireplaces. The west, front bedroom measured approximately 18 by 17 feet, while the east, rear bedroom measured approximately 16 by 17 feet. The space between the double partition walls was probably utilized as closets for the two bedrooms.

The west bedroom of each unit was probably assigned to lesser members of the family, such as children or relatives of the resident mill executive. This thought is based upon the interior location of the room, which affords it fewer windows, and on the fact that its fireplace mantel was much simpler than those used in the bedrooms across the stair hall (see the subsequent section, "Fireplaces").

Doorways. Each west bedroom originally had one doorway leading to the adjacent second-story stair hall. It was located west of center along the stair-hall wall. The evidence for this includes D207, which is the original doorway from the west bedroom to the stair hall in the north unit. Each west bedroom probably also had a second, closet doorway: as stated previously, it is likely that each west bedroom had a closet in the partition separating it from the east bedroom. The closet doorway probably resembled the doorway to the stair hall. (The partitions and the closets have since been removed.)

Windows. Each west bedroom originally had two windows, both in the west wall overlooking Kirk Street. All four original windows exist today, as W206 and W207 (fig. 40) in S201 and W204 and W205 in N203.

Fireplaces. A fireplace was located along the party wall in each west bedroom. Its mantel measured approximately 5 feet 4 1/2 inches wide by 4 feet high; it was of plain design, and composed of white and gray marble. The hearth was of black slate. This is based upon the original mantel remaining in the south unit's former west bedroom (fig. 41). The original

mantel in the former west bedroom of the north unit was removed, probably in the 1890's. However, it is assumed that this mantel matched the mantel in the south unit.

Closet. The closet in each west bedroom was located in the room's east wall, adjacent to the stair-hall wall. It measured about 4 feet deep by about 8 feet long. Nothing is known of its interior fittings.

East Bedrooms (East Ends of Rooms S201 and N203)

Plan. As stated previously in the section, "West Bedrooms," there were originally two second-story bedrooms along each unit's party wall. The east, rear bedroom was a little smaller than the west, front bedroom, measuring approximately 16 by 17 feet. The space between the double partition walls probably housed a closet for each room. Like the west bedrooms, the east bedrooms were probably used by the less-important members of the mill executive's family.

Doorways. Each east bedroom originally had one doorway leading to the adjacent second-story stair hall. It was located west of center along the stair-hall wall. The evidence for this includes D206, which is the original doorway from the east bedroom to the stair hall in the north unit. Each east bedroom probably also had a second, closet doorway: as stated previously, it is likely that each east bedroom had a closet in the partition separating it from the west bedroom. The closet doorway probably resembled the doorway to the stair hall. (The partitions and the closets have since been removed.)

Windows. There were two windows openings in each east bedroom, both located in the east wall overlooking the rear yard. They were identical to those in first-story rooms. This is known from the three original windows that remain today: W226 and W227 in the north unit, and W225 in the south unit. The other window in the south unit was closed up when the vault was built. However, marks on the interior plaster wall show where the missing window was located.

Fireplaces. A fireplace was located along the party wall in each east bedroom. Although both units' fireplaces have been plastered over, marks in the plaster and on the baseboard indicate that such fireplaces did exist. It is thought that the east bedrooms' original mantels resembled the plain white and gray marble mantel found in the west bedroom of the south unit. Each east bedroom fireplace probably also had a slate hearth similar to those extant in other rooms of the main block.

Closets. Each east bedroom had one closet in its west wall, adjacent to the party wall. It measured approximately 4 feet deep by 8 feet long. Nothing is known of its interior fittings. Another small closet or cupboard was located under the stairway to the third floor ell, at the east end of the stair-hall wall. This space measured approximately 2 feet 9 inches deep. Sections of original baseboard (Type 1) in the area of the closet in both units (S201 and N203) confirm that these closets were probably original features. It is not known if these spaces were open or enclosed with a door.

Stair Halls (Rooms S202 and N202)

Doorways. Each second-story stair hall had four doorways leading into the four bedrooms on either side of the hall. The north unit retains all four of its original doorways (D201, D202, D206, and D207), complete with doors. The south unit retains only one (D211).

Each second-story stair hall also had one doorway in its east wall, leading to the second story of the adjacent stair tower. Since these two doorways sat in a wide brick wall, they had deep reveals. As at first-story level, these reveals were covered with raised paneling. The doors here were the usual six-panel doors. This is known because D212 survives intact today, complete with its six-panel door. The north unit's doorway (D204) has a door displaying only four panels. However, as will be explained in the discussion of the stair towers, this is thought to be an original door moved here from elsewhere in the north unit's stair tower.

Most of the doorways in the second-story stair halls were finished in a manner similar to those at first-story level. This is based upon paint analysis of all extant original doorways and doors. The surrounds were painted light cream; the doors at the west end of the hall were painted light cream; the doors at the east end of the hall were grained; and the paneled reveals of the doorways to the stair towers were grained. However, one east-end door appears to not have been grained, but rather painted light cream. This is the door in doorway D202, at the rear of the north unit's stair hall leading to the east bedroom.

Windows. Only one window illuminated the second-story stair hall in each unit. It was located in the west wall overlooking Kirk Street. These original windows are extant today; they are known as W208 in S202 and W203 in N202.

Staircase. The stairwell for the main staircase from the first story ran along the side-street wall of each second-story stair hall. The staircase reached second-floor level at the rear of the stair hall, just in front of the doorway to the stair tower. For a description of the staircase, see "First Story, Stair Halls."

Agents' Bedrooms (East Ends of Rooms S203 and N201)

Plan. Originally each unit had a pair of bedrooms along the side-street walls of the main block at the second-story level. As was the case with the bedrooms across the stair hall, the partition dividing each pair of rooms was later removed to convert them into a single large room. Today these are known as S203 in the south unit and N201 in the north unit.

It would seem that the east and west rooms along the side-street walls of the main block were the most important second-story rooms in the house. They were well-situated, with a large number of windows for light and ventilation. They also featured fireplace mantels significantly more elaborate than those found in the east and west second-story rooms across the stair hall.

The east room of the south unit was the same size as the west room—16 feet wide by 17 1/2 feet long. The east room of the north unit was larger than the west room, measuring approximately 16 feet wide by 21 feet long. The physical evidence indicates that each east room had a closet at its inner west corner that measured approximately 6 feet long by 4 feet deep. Because the east rooms had such closets, and because they were connected to the toilet area/dressing rooms in their adjacent stair towers (described subsequently), they were probably the agents' bedrooms.

As will be described subsequently in "Walls," the physical evidence indicates that these closets were not mirror images of each other (see figure 27). In the north unit, the closet jutted into the east room; its front (east) wall was a partial partition, while its rear (west) wall was the full partition separating the east and west rooms. There was no closet next to it serving the west room. In the south unit, the closet appears to have jutted into the west room. Its front (east) wall was the full partition separating the east and west rooms. Its rear (west) wall may have been a partial partition, or a full partition forming a closet for the west room, as in Rooms S201 and N203. The arrangement of bedroom closets seems to have been one aspect of the plan for the duplex that the agents were able to modify to suit their individual preferences.

Walls. Much of the evidence for the full partition separating the east and west rooms of the north unit is found in the vicinity of a shallow closet in the north (side-street) wall of the west portion of Room N201. This closet is not an original feature. Its interior west wall consists of original plaster bearing what appears to be 1847 wallpaper on its upper portion. Loosening the surround of the closet doorway reveals a metal-rod corner bead that marks the east corner of the fireplace formerly here. This means that the interior west wall of the closet was originally exposed to view, and that the closet is not original.

The interior east wall of the closet appears to be a remnant of an original partition wall. It is composed of original lath and plaster (see Appendix G), has a section of the same wallpaper as found on the interior west wall (fig. 42), and runs behind the nonoriginal (ca.-1922) front wall of the closet.

Directly in line with the east wall of the closet, on the opposite south wall, are patches in the baseboard and plaster. Behind the plaster patch is a section of wood lath approximately 4 inches wide comprised of pieces of lath attached with wire nails. This patched area indicates where a wall formerly abutted the south wall. Since this patch is aligned with the remnant of original wall abutting the north wall, it is thought that both it and the remnant were part of a full north-south partition that divided N201 into two rooms.

There is a second patched area on the south wall of N201, approximately 4 feet east of the patched area described previously. Again, infill lath secured with wire nails is found behind the patch in the plaster. Initially the east patched area was believed to mark the former location of a second partition wall, as was the case in S201 and N203 across the stair hall. However, no matching patched area was found on the north wall. It is now thought that the east patch on the

south wall indicates the former location of a partial partition, which formed the front wall of a closet. (The rear wall of the closet was formed by the full partition.)

By contrast, the physical evidence in Room S203 indicates that the front wall of the south unit's closet was formed by the full partition. The former location of this partition is quite clear. The south wall of S203 has patches in its plaster and baseboard between W212 and W213 (approximately 18 inches to the right of W213). The plaster patch is approximately 5 inches wide and composed of gypsum plaster on metal lath. Directly across from this area on the north wall are patches in the plaster and baseboard of similar location and composition. In addition, the ca.-1922 flooring is patched in line with these two areas.

No evidence remains of a possible second partition farther west in S203—either a partial partition, or a full partition as in S201 and N203. Any such evidence would have been obliterated circa 1922 when W212 was punched through the south wall, and when the north wall was reworked to receive D210. With only one partition wall, the east and west rooms would have been of equal size, measuring approximately 16 feet wide by 17 1/2 feet long. However, it is likely that there was at least one closet in the agent's bedroom, and therefore some form of partition wall probably existed to the west of the known wall. Therefore, until evidence is uncovered to the contrary, it will be assumed that the east room in S203 had a closet at its inner west corner, in the same relative location as the one in N201, but with the full partition running along the east, rather than the west, side.

There is specific evidence to suggest that the walls of the agents' bedrooms were wallpapered originally. A portion of what is thought to be the original partition between the two rooms in the north unit is extant today. This portion survived the removal of the rest of the partition circa 1922 because it was being used as the east wall of the closet on the north wall of the agent's bedroom. This portion of original partition has two layers of wallpaper on it, the topmost of which is shown in figure 42. Chemical analysis of the first layer indicates that it was composed of rag fibers; it could therefore have been the original wallpaper. From the small sample available it can be determined that the paper had a gold and tan pattern on a white ground (see Appendix H).

Doorways. Each agent's bedroom contained at least two doorways, one that accessed the stair hall and one that accessed the stair tower. The doorways to the stair towers, being in the east brick wall of the main block, had the same deep, paneled reveals as the other east-wall doorways at first-story level and in the adjacent stair halls.

The doorways to the stair halls remain intact today as D211 in S203 and D202 in N201. The doorways to the stair towers have been extensively altered. Their surrounds were removed, and the openings were covered over by a later lath and plaster wall. However, the paneled reveals of the south unit's doorway seem to have been retained in the stair-tower side of the wall, in present-day Room S205. The west wall of this room—now a bathroom—features a paneled recess that contains the sink. This recess appears to be the reveals of the original doorway leading to the adjacent agent's bedroom.

Doorway D211 and its door were originally grained. However, paint analysis suggests that both the surround and the door of D202 were originally painted a light cream color.

The doorways in the agents' bedrooms were probably finished in the usual manner for rooms in this location. Thus, the surrounds would have been painted a light cream color, while the doors and the paneled reveals of the stair-tower doors would have been grained. However, as indicated previously in the discussion of the adjacent stair halls, the door from the agent's bedroom to the stair hall in the north unit (D202) was not grained, but rather painted light cream. This may mean that the door and paneled reveals of the bedroom's stair-tower doorway were also painted a light cream color. No definite answer can be obtained, because none of this doorway's woodwork is extant.

There were probably two additional original doorways in each agent's bedroom. Assuming that there was a closet at the inner west corner of each room, a doorway would have been needed here. It is also possible that a doorway connected one or both of the agents' bedrooms with the adjoining west rooms, particularly if the latter were used as sitting rooms (see the subsequent section, "Agents' Sitting Rooms"). Alterations to the flooring have destroyed any physical evidence of such doorways. Presumably any such doorways would have had the same configuration and original finish as the stair-hall doorways in their rooms.

Windows. There were three windows in the agent's bedroom: two in the side wall, on either side of the fireplace, and one in the outer corner of the east, rear wall. (The usefulness of the latter window was somewhat limited by the close proximity of the stair tower.) All of these windows exist today. The side-street windows are known as W213 and W214 in S203, and W232 and W233 in N201. The east-wall windows are known as W215 in S203 and W231 in N201.

Fireplaces. Originally a fireplace was located on the side-street wall of each agent's bedroom. The mantels of these fireplaces were composed of black marble with gold veining, with black slate hearths. They may also have had a grate. This is based upon the present appearance of the south unit's fireplace, which retains its original mantel. It is thought that the fireplace mantel in the north unit was of the same configuration.

Agents' Sitting Rooms (West Ends of Rooms S203 and N201)

Plan. As stated previously, each unit originally had a pair of rooms along its side-street wall at second-story level. These rooms were the most important second-story rooms in the house. They were well situated, with a goodly number of windows for light and ventilation. They also featured fireplace mantels significantly more elaborate than those found in the east and west second-story rooms across the stair hall.

The west room of the south unit was the same size as the east room—16 feet wide by 17 1/2 feet long. The west room of the north unit was smaller than the east room, measuring

approximately 16 feet wide by 14 feet long. Because it does not appear to have had a closet, the west room in each unit is believed to have served as a sitting room for the unit's agent.

Doorways. Each agent's sitting room had at least one doorway, which led to the stair hall. This is based upon the fact that the original doorway and its door remain in the north unit as D201.

It is also quite likely that a doorway connected each agent's sitting room with the adjoining agent's bedroom to the east. Nothing remains of these doorways, since the partitions in which they sat have been removed. Presumably these doorways and their doors had the same configuration and finishes as the doorways to the stair hall.

Windows. Three windows originally illuminated each agent's sitting room: two in the west wall and one at the west end of the side wall. All of these windows exist today. Those in the west wall are known as W209 and W210 in S203, and W201 and W202 in N201; those in the side walls are known as W211 in S203 and W234 in N201.

Fireplaces. Each agent's sitting room had a fireplace on its side-street wall. The mantels of these fireplaces were composed of white marble and resembled those in the parlors. The hearths were probably of black slate. This thinking is based upon the original mantel remaining in the south unit (fig. 43). The mantel in the north unit has been removed, but it is thought to have matched the one in the south unit.

Stair Towers

Rooms S205 and N204-205

Plan. As was the case at first-story level, it is thought that the 17-foot-long space on the second story of each stair tower was originally divided into two rooms. The portion closest to the rear yard contained the service stairway from the first-story level. The portion closest to the side street may have been used as a toilet room by the agent. This is based upon the fact that doorways connected this area with the agent's bedroom and the back service stairway, and that a "shower pan" was part of the house's original furnishings (see the subsequent section, "Fixtures"). Alternatively, it may have been a dressing room.

Flooring. All of the second-story rooms in the stair tower had the same type of original subfloor and floor as used in the main block. The subfloor consisted of tongue-and-groove pine boards of random width (approximately 5-8 inches wide) running north-south. This subfloor is visible today from the cellars of the main block.

The original finish flooring no longer exists, and its appearance is not known. It was probably composed of tongue-and-groove boards in random widths of 4-10 inches. Similar

flooring secured by cut nails can be seen under the extant vinyl flooring in the north unit's stair hall (N102).

Walls. The second-story rooms in the stair towers probably had lath and plaster walls. This is based upon the recent exposure of sawn-lath marks in Room N204. It is likely that the plaster here was the same type as used in the rooms of the main block, which had a high content of red animal hair. The utilitarian nature of the rooms suggest that their walls would have been painted rather than wallpapered.

The baseboard used here was probably the simple cream-painted Type-A baseboard used in the third-story servants' quarters.

Ceilings. All of the second-story rooms of the stair towers had ceilings similar to those at first-story level, being approximately 10 feet high and consisting of lath and plaster. Again, the sawn-lath marks exposed recently in Room N204 is the best evidence for this. Given the utilitarian nature of the rooms, they probably did not have plaster cornices.

Doorways. The west, brick wall of each stair tower contained three doorways. There also appears to have been a doorway in the partition dividing each stair tower in half, as will be explained shortly.

Two of the west-wall doorways led into the main block. One of these doorways sat at the side-street end of the wall, and led to the agent's bedroom. The other doorway was located in the middle of the west wall; it accessed the second-story stair hall. Both doorways had deep, paneled reveals; the simple Type-J1 surround; and the usual six-panel doors. (This is based upon the reveals and surrounds of present-day doorways D204 and D212, and the door of D212.)

The third west-wall doorway sat at the rear-yard end of the wall; it opened to the stairway to the attic. It did not have paneled reveals, but it did have the simple Type-J1 surround. It contained a door having four vertical raised panels—two long upper panels and two short lower panels—displaying the same profile as the original six-panel doors. (This is based upon the appearance of present-day D219.)

It is likely that the partition dividing each stair tower in half also had a doorway in it. This is based upon a close observation of the door in present-day D204—the north unit's doorway to the stair hall. This door is an original four-panel door that matches the one in D219. As explained previously, it is thought that doorway D204 originally held a six-panel door. Thus, the four-panel door must have been moved here from another location. Paint analysis indicates that this location was elsewhere in the north unit's stair tower. It is tempting to think that it came from the adjacent doorway D205, to the attic, which does not retain its original four-panel door. However, paint analysis has already identified the original door for D205 as one now stored in Room S302. Thus, the only other place from which D204's current door could have come was a doorway in the partition.

Paint analysis indicates that all elements of the doorways—paneled reveals, surrounds, and doors—were originally grained.

Windows. Each stair tower was originally served by two windows at second-story level, one at each end. These did not have paneled reveals, as did the stair-tower windows at first-story level. Instead, they were recessed 6 inches from the plane of the wall. The window openings were trimmed with Type-J1 surrounds, and they held six-over-six sashes with Type-A muntins. The surrounds were grained, but the sashes seem to have been painted a light cream color.⁵¹ This information was gleaned from the original windows extant today—W216 in Room S205, W230 in Room N204, and W228 in Room N205.

Stairways. The service stairway in the rear-yard half of each stair tower—leading up from the first story—has been described previously in “First Story, Stair Towers.” Another stairway ascended from this area, via a doorway in the west wall, to the attic. (The stairway itself was located in the main block.) The side walls of its stairwell were composed of lath and plaster; they appear to have been originally wallpapered, judging by the lack of paint evidence. Type A-baseboard was installed on both stairwell walls. The stairway’s 9-inch treads and 7-inch risers had a natural finish.

Fixtures. An entry in the Massachusetts Mills construction accounts records payment on May 20, 1847, for “shower pan, etc.” It is possible that the side-street half of each stair tower was equipped with running water and a shower stall, if not a water closet. No evidence has been uncovered in either stair tower that would indicate 1847 indoor plumbing here. However, the area was used for that purpose since at least the 1920’s; the present plumbing may utilize or disguise former plumbing conduits. Again, further investigation—particularly of a destructive nature—could help establish the presence or absence of any early indoor plumbing in the stair towers.

⁵¹ W216 in S205 shows signs of having been grained.

Third Story — Attic

Main Block

General Information

The third-story attic level originally contained the sleeping quarters for the household servants.⁵² A flight of stairs ascended from the second story of each stair tower and emerged into a central hall. Each unit had four bedrooms and a large closet grouped around the hall (see figure 28).

The original partitions forming these spaces are extant in the attic of the south unit, but not in the attic of the north unit. The physical evidence indicates that the arrangement of rooms in the north-unit attic was a mirror image of the arrangement in the south-unit attic. Therefore, the following descriptions of the south-unit attic rooms also apply to the original north-unit rooms.

Common Elements

The attic rooms in the Agents' House shared many of the same original design features. Unless otherwise stated in the descriptions of individual rooms, these are the original features thought to have been present.

Flooring. The original flooring of the attic rooms was wood planks 8 to 14 inches wide laid over butt-edge subflooring. This knowledge is based upon the fact that these materials remain intact today in the south unit.

Walls and Ceilings. The walls and ceilings of all attic rooms consisted of lath and plaster. The simple Type-A baseboard was used in most of the rooms.

Doorways. All of the attic doorways had the simple Type-J1 surround. This is known because all those in the south unit have survived to the present time. There are no original doors extant, and their appearance is not known. It is possible that they were the four-panel type of door used at the foot of the attic stairway.

Windows. There were two types of windows in the attic rooms. Dormer windows were used in the west and east roof slopes, while regular windows were used in the side-street walls. The dormer windows were smaller than the original windows elsewhere in the main block, but

⁵² See Edward Bell, "So Much Like Home': The Historical Context of the Kirk Street Agents' House," in Beaudry and Mrozowski (editors), *Interdisciplinary Investigations of the Boott Mills, Lowell, Massachusetts*, pp. 5-28, for documentation of the Agents' House household servants.

their three-over-six sashes had the same muntin profile (Type A). Their surrounds were the simple Type-J1 design, and they were equipped with interior blinds secured by latches. The regular windows in the side-street walls measured approximately 6 1/2 feet long by 3 feet wide. They contained six-over-six sashes, and probably had Type-J1 surrounds.

This knowledge is based upon the fact that all of the original window openings survive in the south unit. Most of these openings contain replacement sashes, but several original sashes are currently stored in the rooms.

Fireplaces. Each bedroom had one shallow, identical, Rumford-style fireplace (fig. 44). It had a plain wood mantel that measured approximately 5 feet wide by 3 feet high.

Bedroom (Room S301)

Plan. Each unit had a large bedroom located at the front of the attic, along the party wall. It was the biggest room at this level, measuring 17 feet wide by 17 1/2 feet deep. Its only egress led to the centrally situated hall.

Walls. The walls in the east half of S301 were full height, but those in the west half were lower, because of the slope of the roof. The west wall was actually no more than a knee wall.

Doorways. Bedroom S301 had two doorways. One doorway provided access to the central hall (S305); a second doorway opened into a small closet in the party wall.

Windows. One window illuminated Bedroom S301—a dormer window in the west roof slope.

Fireplace. The fireplace in Bedroom S301 was located on the north, party wall.

Closet. In the north wall just east of the fireplace was a shallow closet 1 foot deep by 4 1/2 feet wide. It had lath-and-plaster walls and Type-A baseboard.

Storage Closet (Room S302)

Plan. This room was located at the front of the attic between Rooms S301 and S303. It measured 7 1/2 feet wide by 13 1/2 feet deep. It was smaller than the other third-floor rooms, but it was still large enough to be used as a bedroom. However, because it had no windows or fireplace, it is conjectured to have been used for storage.

Walls. The walls in the east half of S302 were full height, but those in the west half were lower, because of the slope of the roof. The west wall was actually no more than a knee wall.

The baseboard in the closet was even simpler than the Type-A baseboard used elsewhere on the third floor. It was 1 foot high, and lacked the top molding of the Type-A baseboard.

Doorways. One doorway connected the storage closet with the central hall (S305).

Bedroom (Room S303)

Plan. This room was located at the front of the attic along the side-street wall. It measured 14 1/2 feet wide by 17 1/2 feet deep.

Walls. The walls in the east half of S303 were full height, but those in the west half were lower, because of the slope of the roof. The west wall was actually no more than a knee wall.

Doorways. There were two doorways in Room S303, both in the wall opposite the side-street wall. One of these, at the east end of the wall, accessed the central hall (S305). The second doorway sat just west of the first; it opened into a closet.

Windows. Room S303 was illuminated by two windows. One was a dormer window located on the west roof slope. The other was a regular window located in the side-street wall to the east of the fireplace on this wall.

Fireplace. The fireplace was centered on the side-street wall of the room.

Closet. As stated previously in "Doorways," a closet was located in the north wall of Room S303. It was larger than the closet in Room S301, measuring 8 feet wide by 2 feet deep. However, much of its usable space was taken up by a boxed-in roof rafter that sloped down to the west.

Bedroom (Room S304)

Plan. Room S304 was located at the rear, east end of the attic along the side-street wall. It was narrower than S303, measuring 12 1/2 feet wide by 17 1/2 feet deep.

Walls. The walls in the west half of S304 were full height, but those in the east half were lower, because of the slope of the roof. The east wall was actually no more than a knee wall.

Doorways. Two doorways were located in Room S304, both in the wall opposite the side-street wall. One doorway sat at the west end of the wall and accessed the central hall (S305). The other doorway opened into a closet along the north wall.

Windows. There was one regular window in this room, located in the side-street wall just west of the fireplace on this wall.

Fireplace. The fireplace in Room S304 was centered on the side-street wall.

Closet. The closet in this room was the same size as the one in Room S303, but was not bisected by a roof rafter.

Central Hall (Room S305)

Plan. The central hall in the attic measured approximately 21 feet long by 12 feet deep.

Walls. The walls in the west half of S305 were full height, but those in the east half were lower, because of the slope of the roof. The east wall was actually no more than a knee wall.

Doorways. The central hall contained five doorways. Four of these opened into the four bedrooms; the fifth opened into the Storage Closet.

Windows. One dormer window sat in the east roof slope.

Stairway. The stairwell for the steep stairway leading up from the second story of the stair tower occupied the inner, rear corner of the central hall. The walls of the stairwell were of lath and plaster, and they had the same Type-A baseboard found in the stair towers and at third-story level.

Bedroom (Room S306)

Plan. Room S306 was located at the rear of the attic along the party wall. It measured approximately 13 feet wide by 17 feet deep.

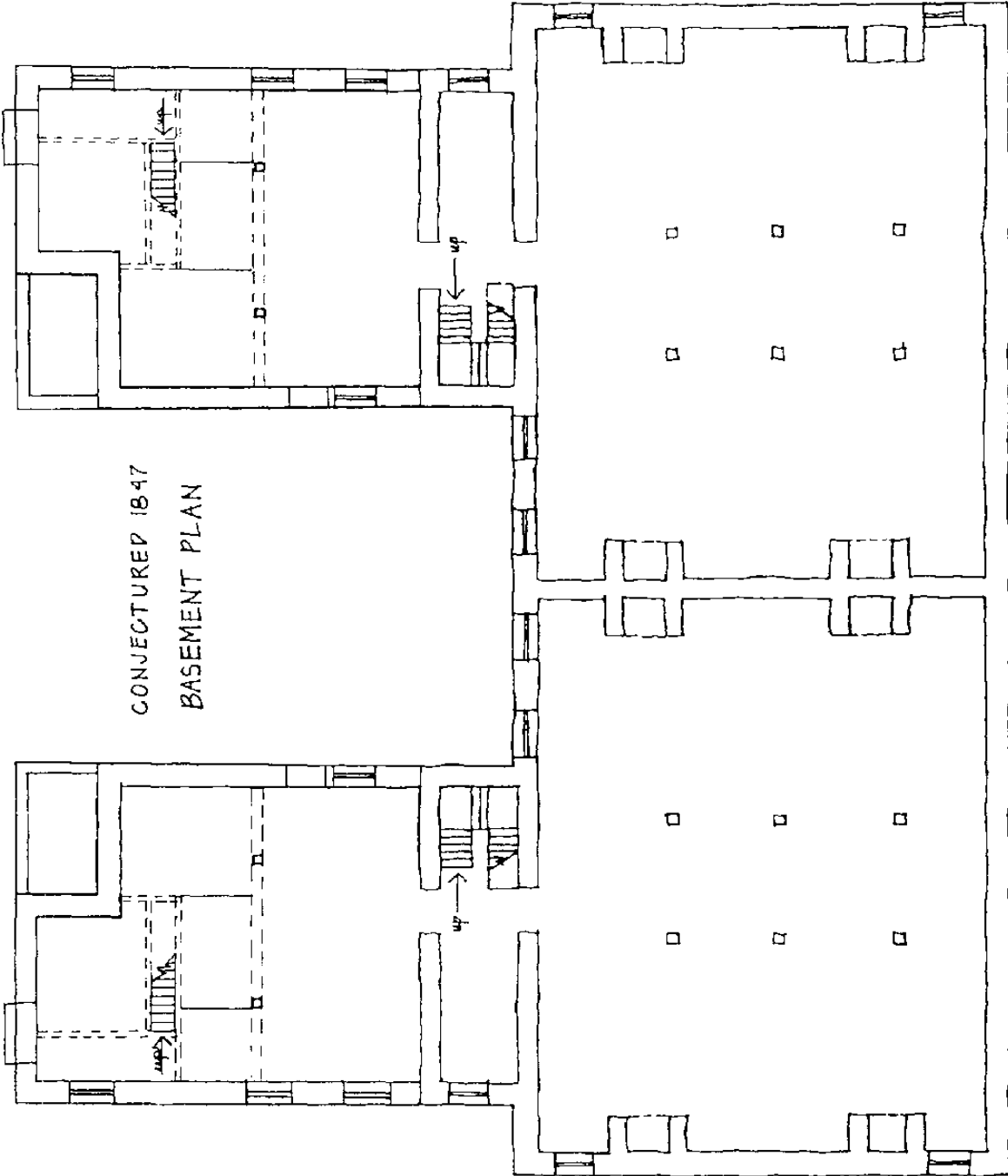
Walls. The walls in the west half of S306 were full height, but those in the east half were lower, because of the slope of the roof. The east wall was actually no more than a knee wall.

Doorways. This bedroom had two doorways. One accessed the central hall (S305); the other opened into a closet in the west end of the party wall.

Windows. One dormer window provided natural light for Bedroom S306. It was located in the east roof slope.

Fireplace. The fireplace was centered on the party wall of the room.

Closet. As mentioned previously in "Doorways," a narrow closet 5 feet wide by 1 foot deep was recessed into the west end of the party wall.



CONJECTURED 1847
BASEMENT PLAN

Figure 25. Kirk Street Agents' House, Basement Plan (1847).

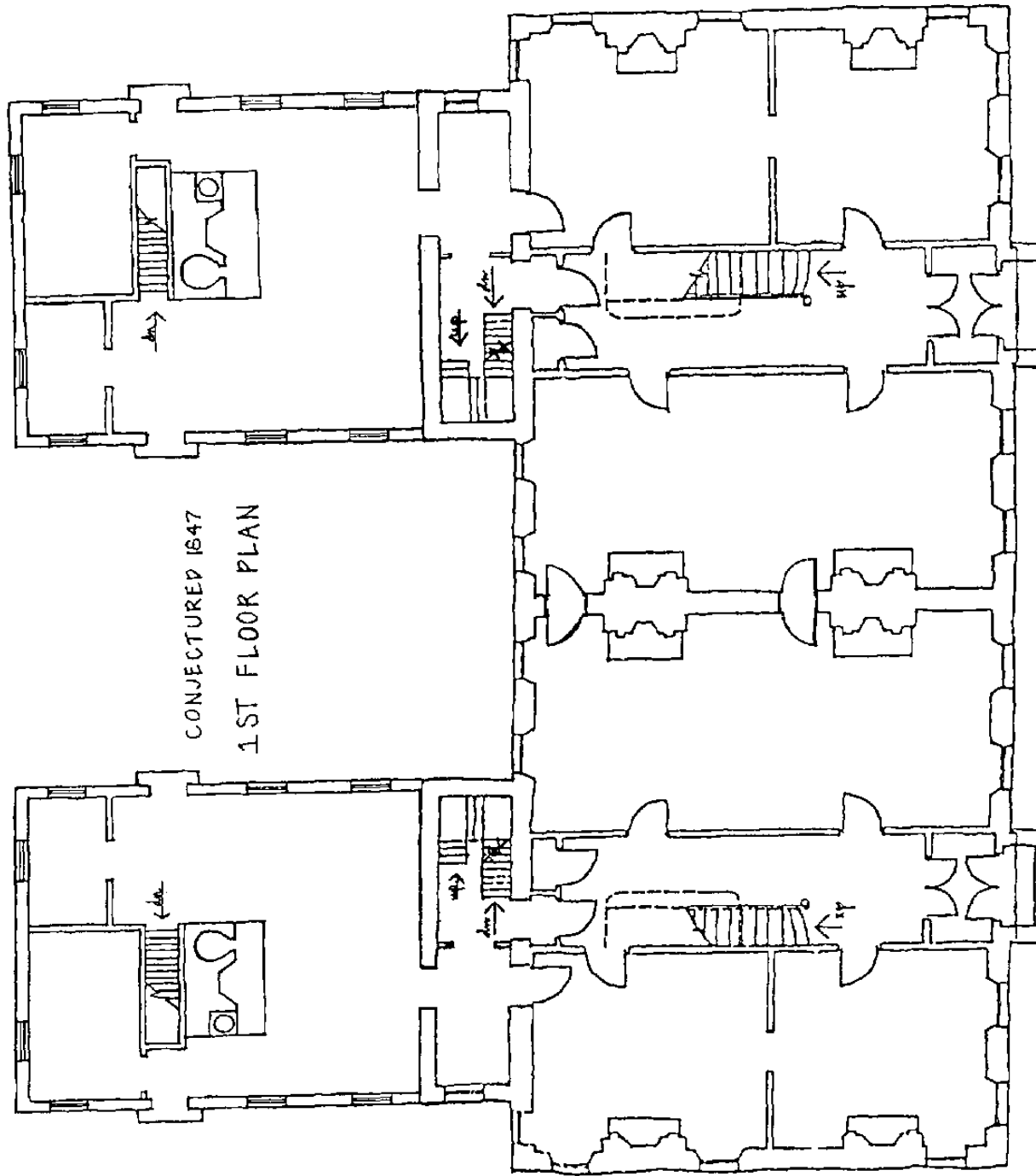
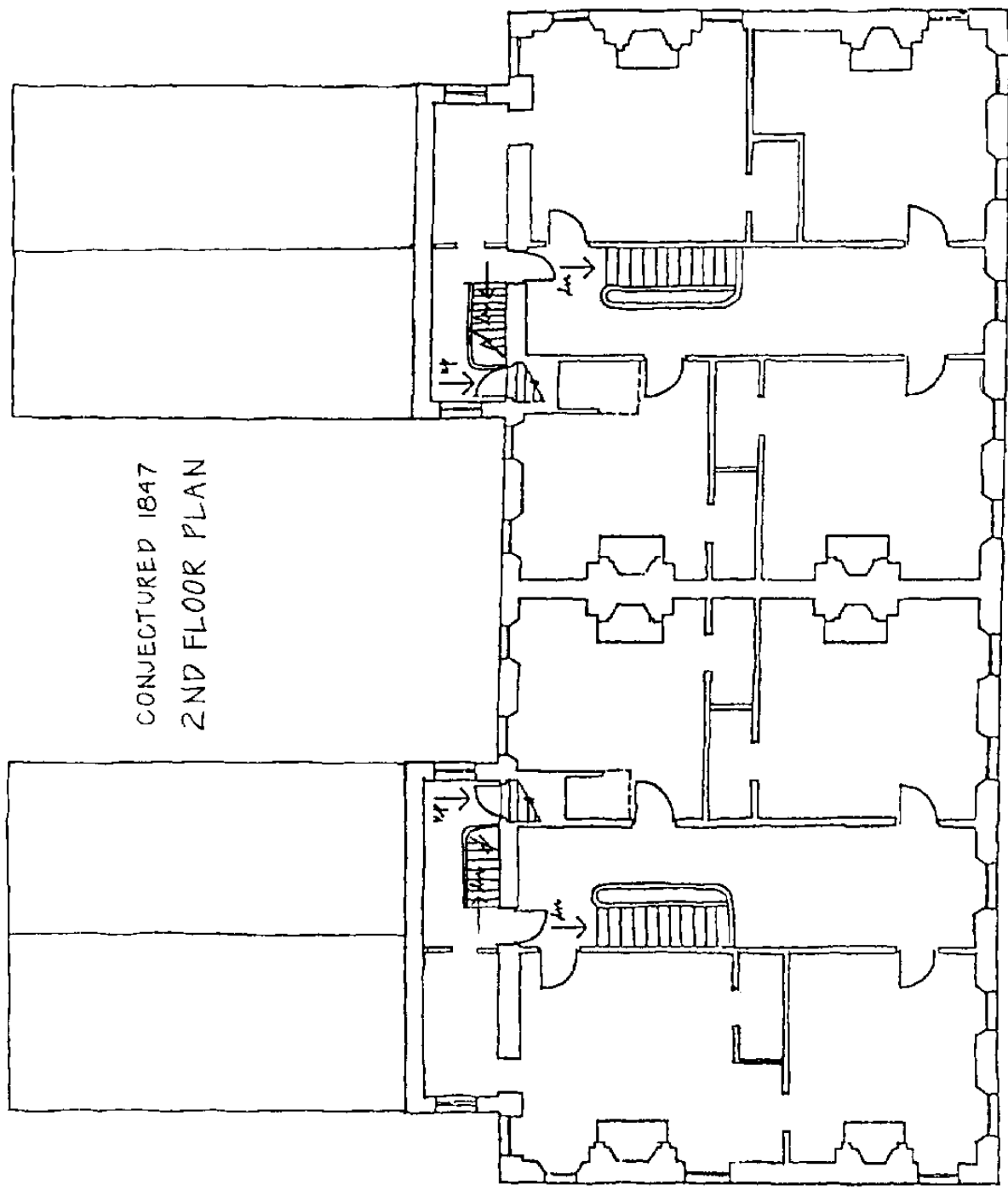


Figure 26. Kirk Street Agents' House, First-Floor Plan (1847).



CONJECTURED 1847
2ND FLOOR PLAN

Figure 27. Kirk Street Agents' House, Second-Floor Plan (1847).

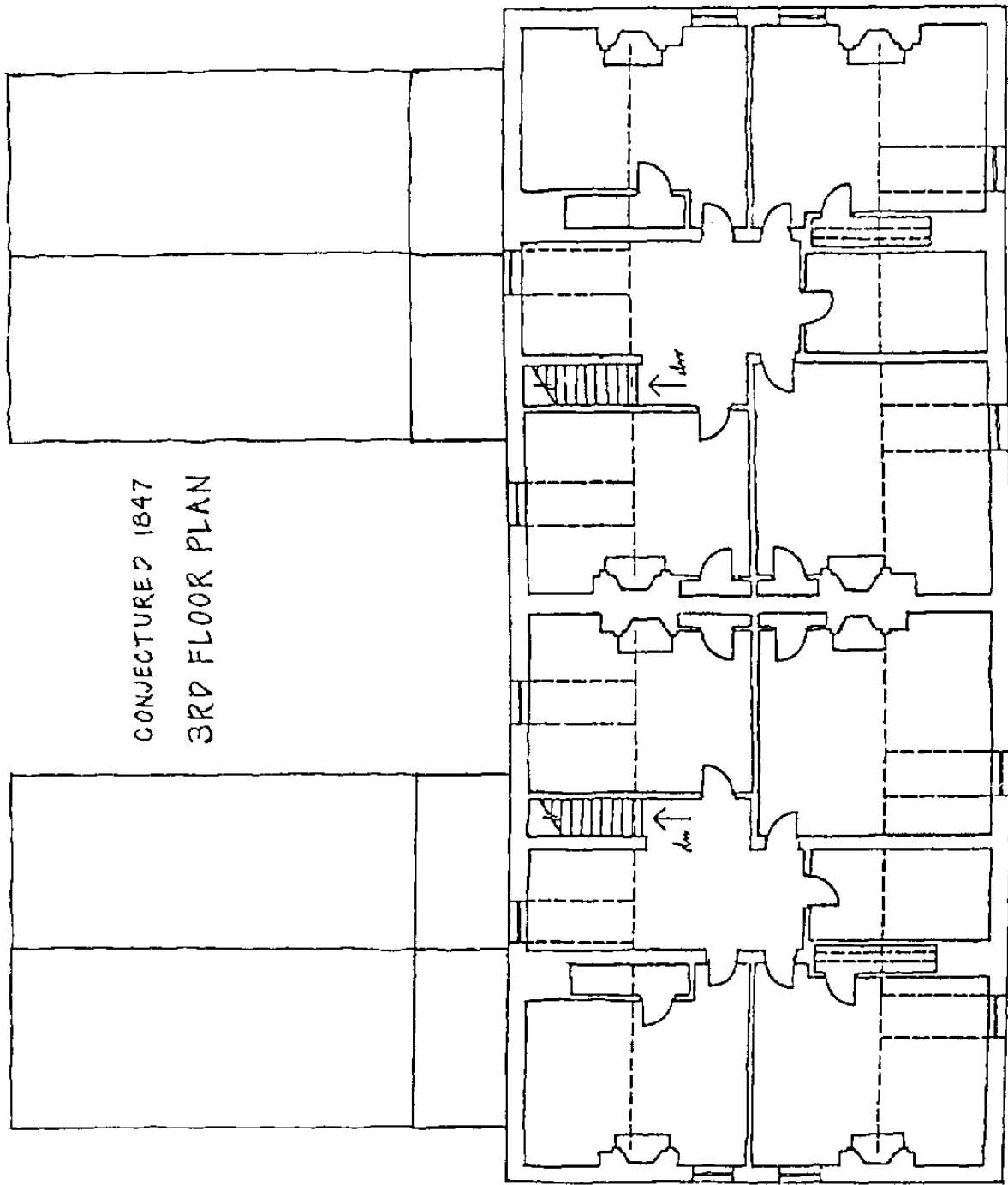
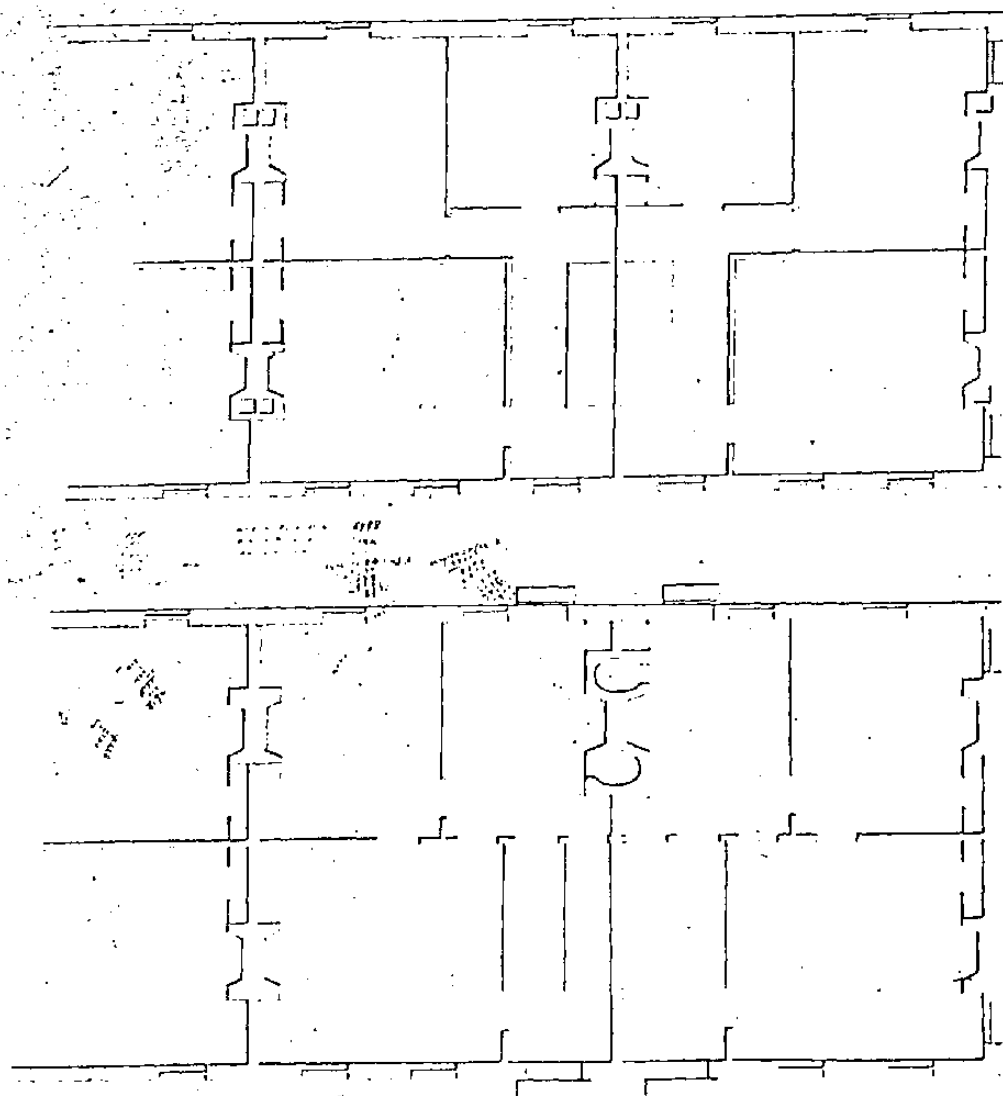


Figure 28. Kirk Street Agents' Hall - Third-Floor Plan (1847).

Overseers' Block Lawrence Mills.

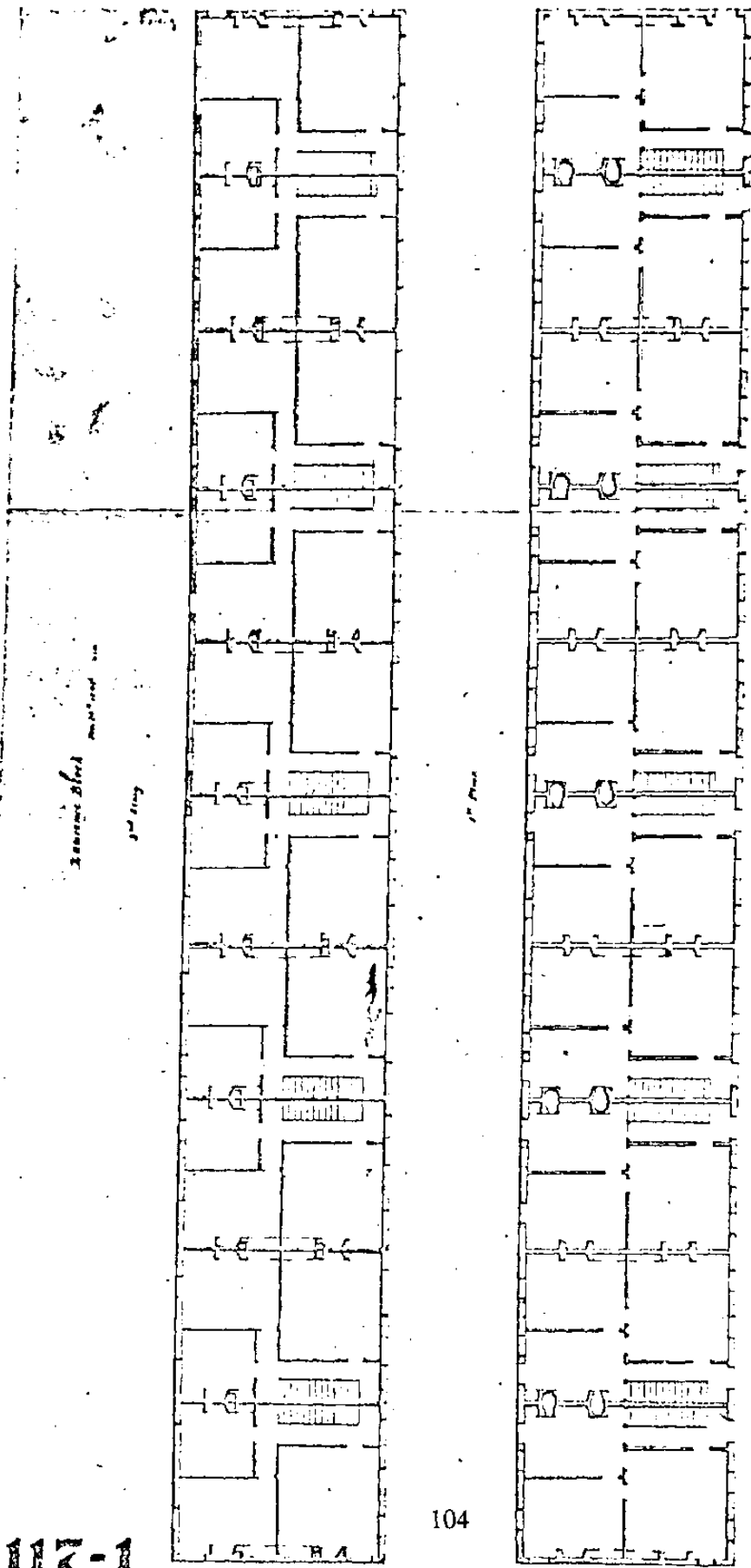


2117-5

Scale of 1/2 the inch
March 1845.

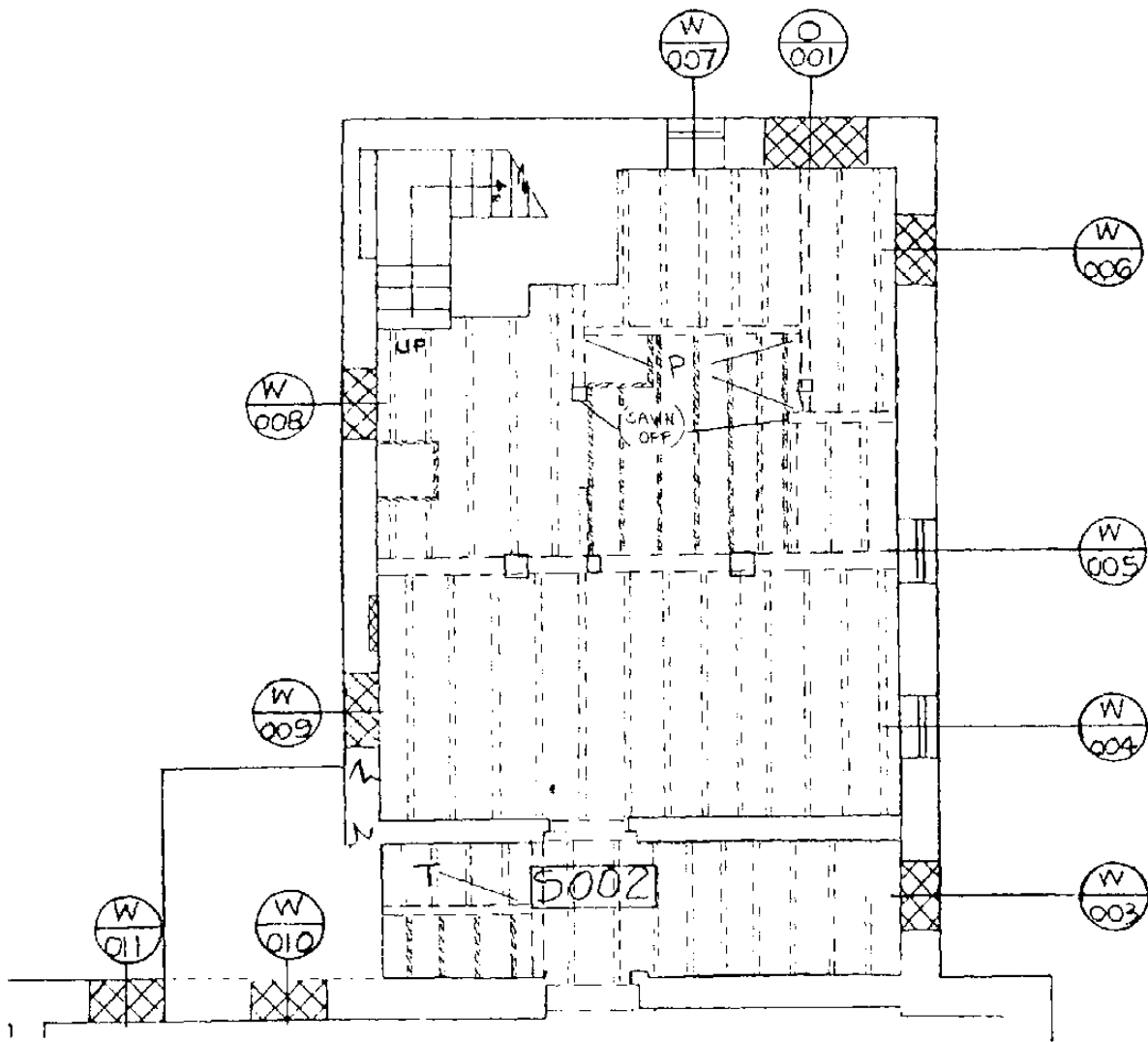
Figure 29. "Overseers' Block Lawrence Mills — March 1845."

2117-1



104

Figure 30. "Lawrence Block - Jan 24th 18... and story [and] 1st floor [by] W.E.F."



BASEMENT PLAN - ELL AND STAIR TOWER

FRAMING DETAIL

T = TUSK TENON

----- ORIGINAL

P = DRAW BORE PIN

////// REPLACEMENT

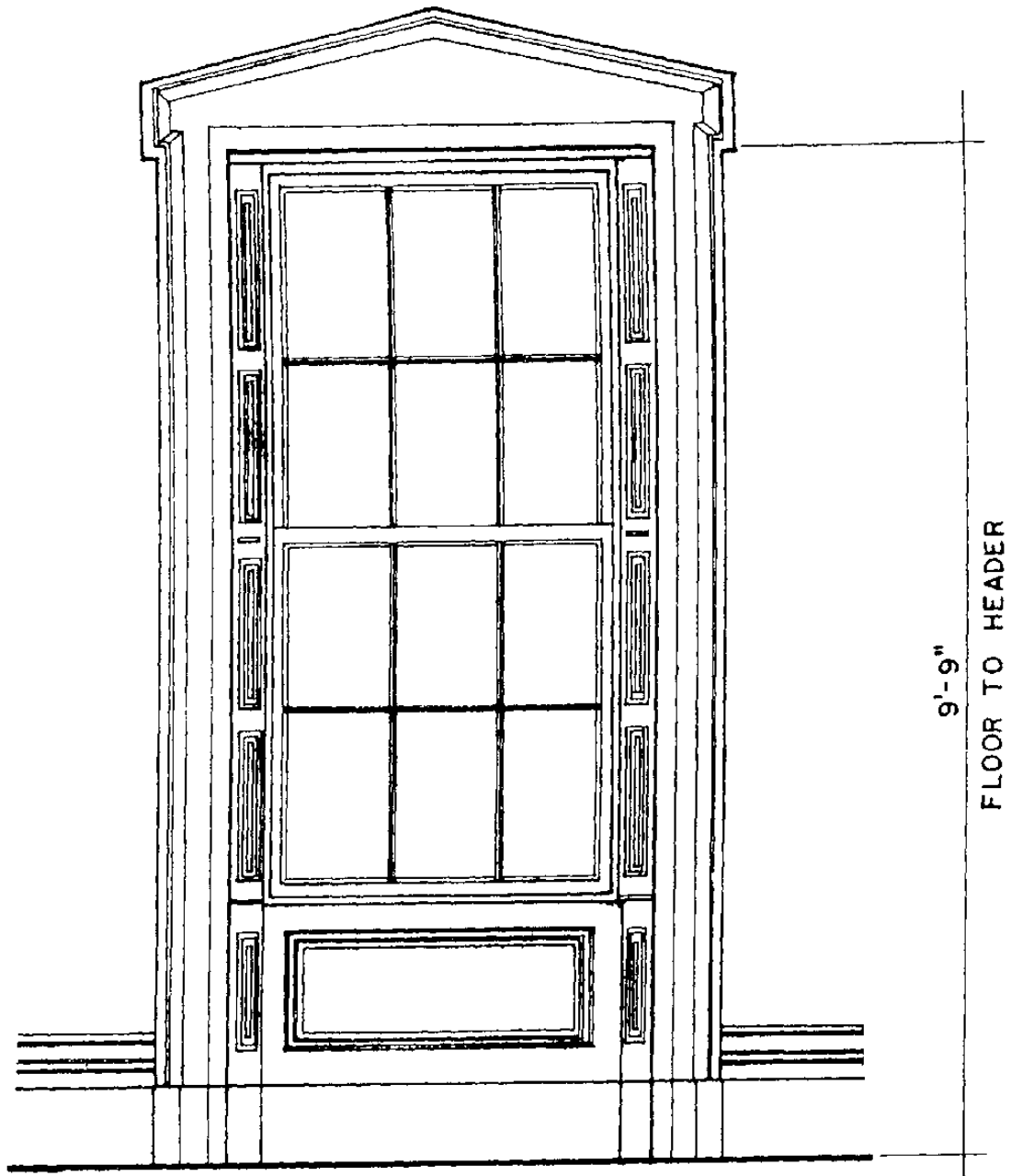
Figure 31. Plan, Framing Detail of Stair-Hall and Ell Cellars.



Figure 32. Room N002 (Cellar of North-Unit Stair Tower),
West Wall: Paint Evidence of Former Staircase.

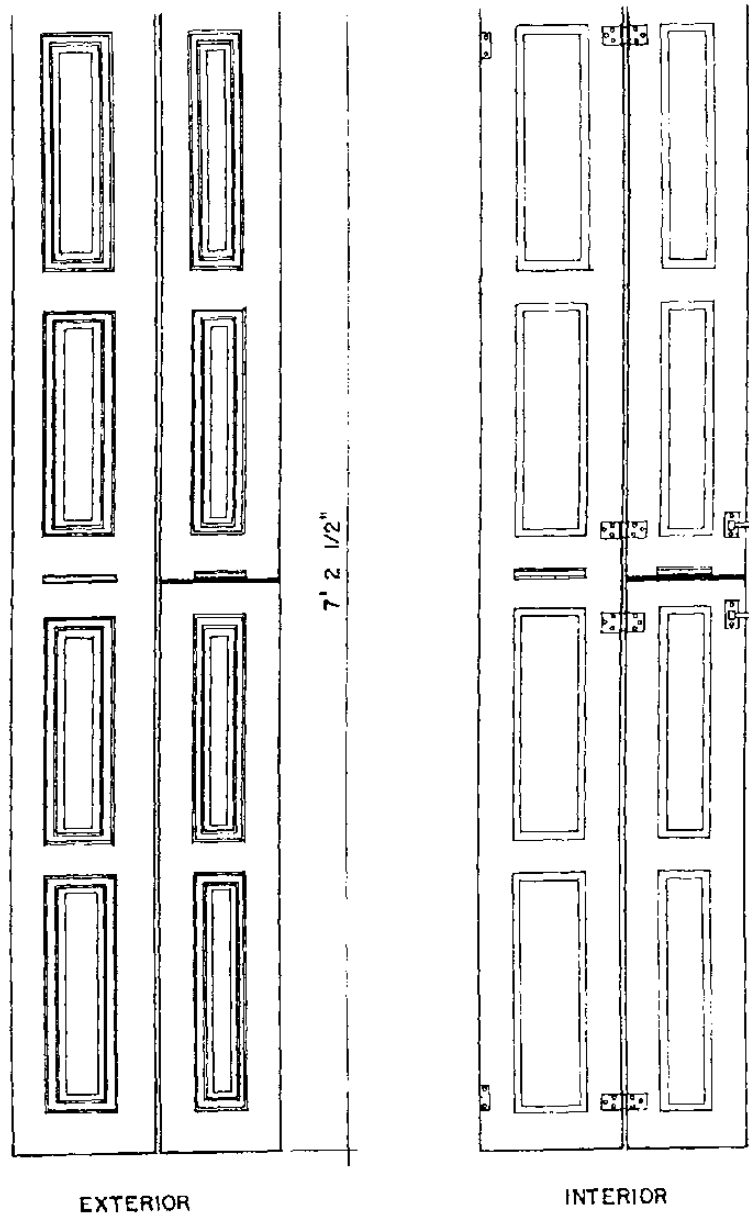


Figure 33. Room E001 (Ell Cellar): North Wall.



1847 WINDOW CONFIGURATION
(TYPICAL)

Figure 34. Typical 1847 Window Configuration.



1847 INTERIOR WINDOW BLIND
(TYPICAL)

Figure 35. Typical 1847 Interior Window Blind.

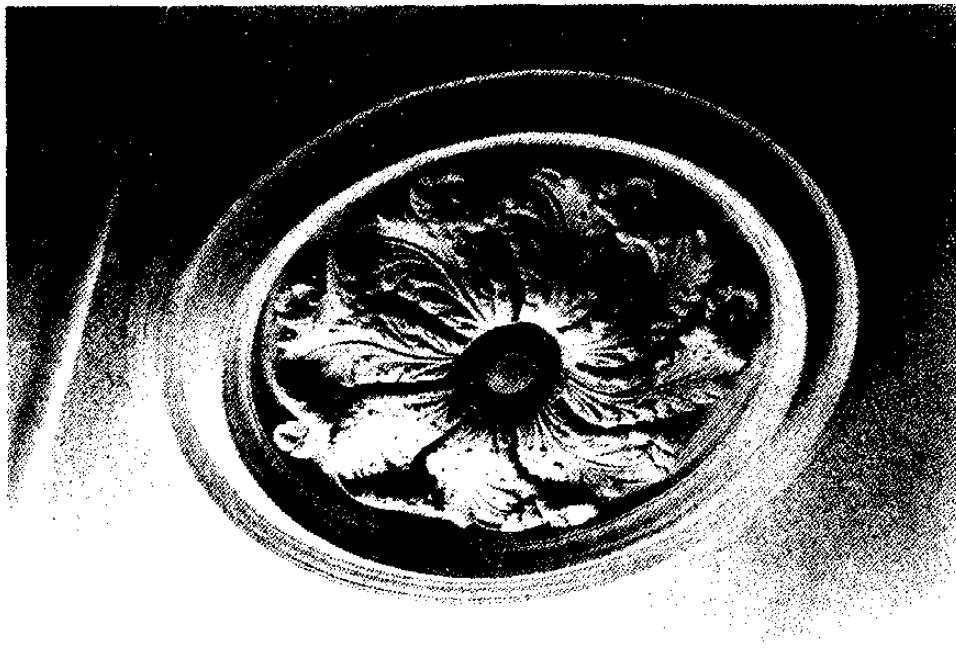


Figure 36. Room S101 (South-Unit Parlor): Ceiling Medallion.



Figure 37. Room N103: Framing for 1847 Medallion.

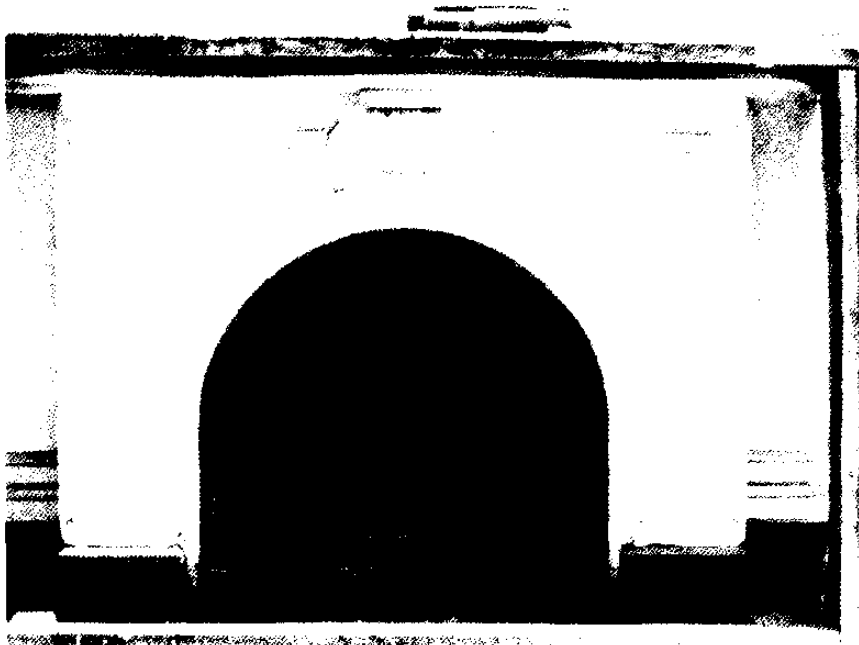


Figure 38. Room S101 (South-Unit Parlor): 1847 Mantel and Parlor Grate.

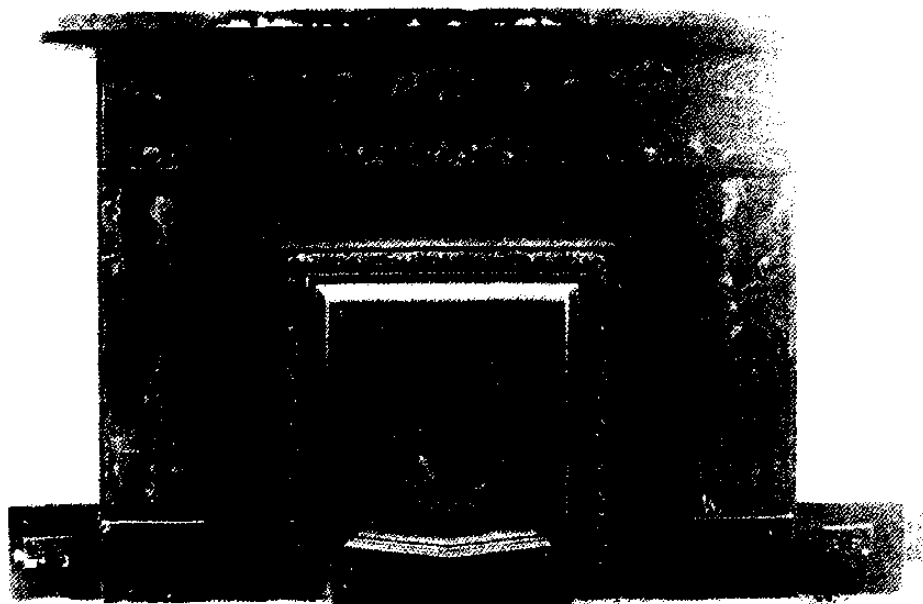


Figure 39. Room S103, East (Dining Room Portion): 1847 Mantel and Parlor Grate.



Figure 40. Room S201 (East and West Bedrooms): Window Opening W207.

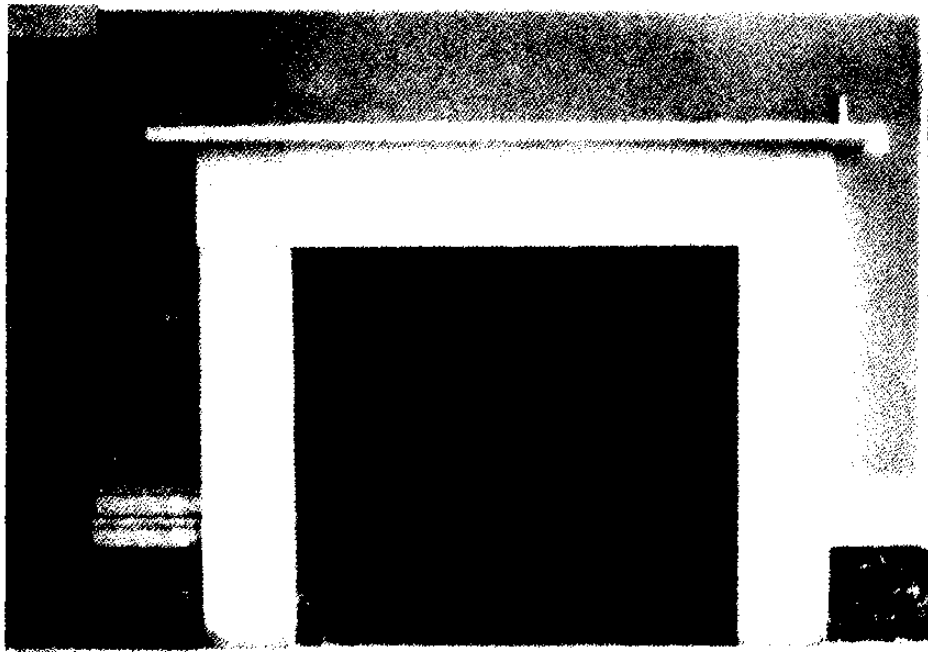


Figure 41. Room S201, West Bedroom Portion: 1847 Mantel.

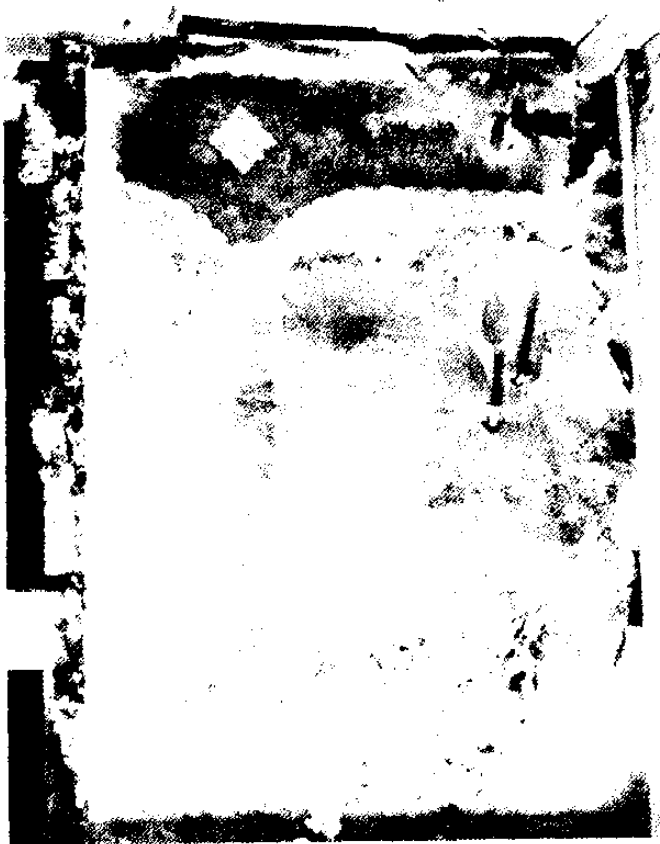


Figure 42. Room N201, West (Sitting Room)
Portion: North-Wall Closet, Wallpaper
on East Interior Wall.



Figure 43. Room S203, West (Sitting Room) Portion:
1847 Mantel.

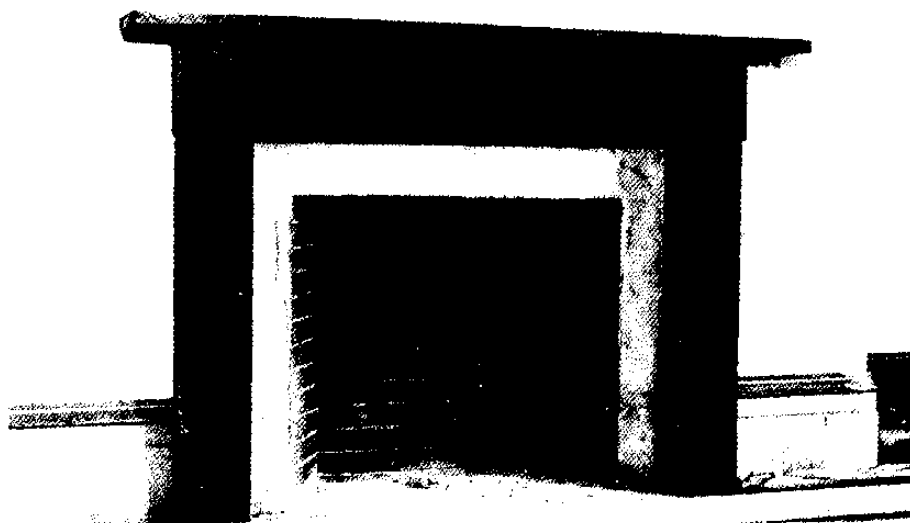


Figure 44. Room S306 (Bedroom in South-Unit Attic): 1847 Mantel.

APPEARANCE OF ELEMENTS AFTER SIGNIFICANT PERIODS OF CHANGE

1850: Lighting System

Gas lighting was installed in the Agents' House in 1850. The Massachusetts Mills journals show an entry on December 21 of that year for "Gas Fixtures...fitting up Gas works...\$816.19" (Appendix A). This amount represented a considerable outlay of funds, being equal to approximately 4 per cent of the total cost of building the Agents' House. Remnants of the gas pipes installed as part of this system shows that each pipe was roughly the width of the subfloor (1 inch) so that it would fit neatly between the finish floor and floor joists in a channel cut through the subfloor. Where necessary, the floor joists were chiseled out to give this channel adequate depth.

The installation of gas lines in the south and north units' parlors (S101 and N103) coincided with the relocation of the two original plaster ceiling medallions in each parlor. Actually, it is doubtful that the original medallions would have survived such relocation; it is thought that new medallions were installed, which may well have been replicas of the originals. As stated previously in "INTERIOR ELEMENTS: APPEARANCE AT TIME OF CONSTRUCTION," the new medallions were installed about 2 feet farther west. Each medallion was now positioned in front of a fireplace.

The 1850 alterations in the parlors may have included the construction of a partition wall dividing each parlor into two rooms. The front, west one was the larger of the two, measuring 14 by 21 feet. The rear, east room measured 14 by 17 feet. The date for the construction of these partitions is uncertain. They were not original; the original wood lath on the north and south walls of the parlors shows no sign of such partitions intersecting them. The partitions were in place sometime before circa 1922; at that time, they were removed and the places where they intersected the north and south walls were patched with plaster. The reasons for postulating an 1850 date for the partitions are two. First, alterations relating to gas lighting were carried out at that time in the very rooms in question. Second, the partitioning might have been the reason for the 1850 relocation of the ceiling medallions in the parlors, which otherwise seems inexplicable.

1852: Plumbing System

An entry in the Massachusetts Mills journal for May 31, 1852, lists several expenses totalling \$71.45 for the digging and laying of drain pipe for both units of the Agents' House. The entry does not mention what type of drains were installed, but it is possible that the house was being connected to the newly installed sewage pipes in Lowell, and that the Agents' House was being outfitted with water closets. This would not be unusual in a house of that caliber in 1852. No evidence remains in the Agents' House of any early indoor plumbing system, but the pipes could have been located in the stair towers, where present-day plumbing could have obliterated all traces of them.

1859-1878: Kitchen Ells and Sheds

Background Information

Sometime between the years 1859 and 1878, the first major episode of alterations of the Agents' House took place. Both kitchen ells were raised to two stories, and a one-story shed was added to the rear, east end of each.

The exact date of the kitchen ell alterations is not known. It is unlikely that they occurred prior to 1859. That was the year that the deed restriction on the Massachusetts Mills unit limiting the height of wood-frame structures was rescinded. (See Chapter II, "CONSTRUCTION OF KIRK STREET AGENTS' HOUSE," and the transcription of the 1859 deed in Appendix B.) However, the Locks and Canals had allowed variances to the wood-building height limitation before that date. It is known that the alterations were completed before 1878: the 1878 aerial view of Lowell shows the Agents' House with the two-story ells and one-story sheds (fig. 10). The bracketed cornice extant today under the eaves of the south unit's ell is a feature characteristic of the Italianate style, which was popular in Lowell from the late 1840's to about 1880.⁵³ This supports the conjectured 1859-1878 date of alterations, as does the presence of cut nails in the second-story roof construction (as opposed to wire nails, which gained popular use only after 1890).

⁵³ Coolidge, *Mill and Mansion*, p. 86.

The south unit's two-story ell is extant, but the north unit's ell was torn down circa 1922 to make way for a boiler plant. However, documentation and extant physical evidence indicates that the north and south one-story kitchen ells were enlarged to two stories in the same manner and at the same time.

First, the 1878 aerial view clearly shows two-story ells and one-story sheds at the rear of both units of the Agents' House, as does the 1882 Sanborn map (fig. 11). Second, the north unit's extant stair tower has two continuous paint lines running vertically on its north and south (side) walls 1 inch from each outside corner. These mark the former locations of the joints between the wood siding of the two-story ell and the side walls of the north unit's stair tower—similar to the joint that now exists between the south unit's stair tower and the south unit's ell. Third, two openings that had been cut into the second-story east wall of the north unit's stair tower are also visible today (fig. 45). Both of these appear to have been doorways created to access the added second story of the north unit's ell.

Finally, the evidence shows that the original pent roofs of both stair towers were replaced with gable roofs that were continuous with the new second-story roofs of the ells. The portion of this roof over the south unit's stair tower has materials and framing virtually identical to those of the roof over the north unit's stair tower. Framing members consist entirely of light members that are predominantly vertically sawn and fastened by cut nails.

The reason why the ells were raised to two stories is not known. Each unit experienced a period during which enlargement of the living quarters would have been desirable. This period began in 1859 for 63 Kirk Street (the south unit). In that year, the daughter of Massachusetts Mills' agent Homer Bartlett moved in with him, along with her family. This brought eight additional people into the living quarters (see Chapter II, "PERIODS OF ALTERATION TO KIRK STREET AGENTS' HOUSE"). Overcrowding in 67 Kirk Street (the north unit) began in 1871, when Alexander Cumnock—Boott Mills' agent from 1868 to 1896—moved into 67 Kirk Street with his wife, five children, and three servants.

However, the fact that both ells were enlarged at the same time suggests that Massachusetts Mills and Boott Mills cooperated to enlarge the ells for a shared corporate reason. The 1882 Sanborn map (fig. 11) identifies the uses of the Agents' House as dwellings and boarding. During the Civil War years (1861–1865), the cotton mills all but closed down, and the companies took advantage of the hiatus to remodel and modernize the mill buildings.⁵⁴ Perhaps this work created a need for temporary boarding facilities for skilled mill hands or operatives. Of course, the mills could have enlarged the ells for reasons entirely separate from the Civil War. Without more evidence, the dating of the kitchen-ell alterations must remain speculative.

The 1882 Sanborn map (fig. 11) indicates that the Boott stables located at the corner of John and Paige streets (which had been built around the same time as the Agents' House and the

⁵⁴ Coolidge, *Mill and Mansion*, p. 105; Crowley, *Illustrated History of Lowell*, p. 56 and generally.

Boott Overseers Block) were closed by that time. This may have either necessitated the construction of the one-story shed/stables, or been the result of their construction.

Plan

The 1879 Lowell city atlas (fig. 3c) shows the footprint of the north and south units' ells as if each were one long appendage. However, the 1882 Sanborn map (fig. 11) indicates that each appendage was divided into a two-story ell and a one-story shed. The Sanborn map reveals that the original one-story kitchen ells were now two-story wood-frame ells; it describes each new addition as being a one-story, wood-frame "shed, barn or stable." The sheds were built in an L-shape. The 1882 Sanborn map seems to indicate that the north-unit shed was approximately 5 feet shorter than the south-unit shed.

Exterior Elements

Foundations

It is possible that the foundation walls in the locations of the original privy pits were altered at this time. Two interior mortar samples were obtained from the northeast corner of the south unit's ell that seem to date to circa 1859-1878. The work may have been related to the creation of a coal-storage area here, judging by the very dark amber color of the filtrate of the mortar samples. See Appendix G for more information.

Walls

The walls of the heightened ells and the new one-story attached sheds were clapboarded. This is based upon the photographs from circa 1885 (figs. 12-14), which show the south elevation of the south unit's two-story ell. Brackets are barely visible under the eaves; these are extant today.

Doorways

Side-Street Elevations. It is not known if the kitchen ells retained their original arrangement of side-street doorways and windows at first-story level during the 1859-1878 alterations. The original arrangement included one doorway in the side-street wall of each ell, just east of the center of the wall. This pattern seems to be visible on the north unit's ell in the somewhat crude aerial view from circa 1878 (fig. 10). However, in the south unit's ell at least, this doorway and the window at the east end of the wall at some point were reversed, such that the doorway was located at the east end of the wall. As will be explained in "Interior Elements, First Story," there would have been a good reason to do this during the 1859-1878 alterations.

The sheds apparently also had one doorway on their street-side elevations. Such a doorway is visible on the north unit's shed in the 1878 aerial view (fig. 10).

Rear-Yard Elevations. The aerial view from circa 1878 does not show the first-story level of either ell's rear-yard elevation. However, physical evidence suggests that the original rear-yard doorway in each ell was converted to a window circa 1859-1878. This window exists today in the south unit's ell as W117. As will be explained subsequently in "Windows," it is thought that W117 was created at a time when windows were being removed from the east elevation of the ell. The alterations of circa 1859-1878 involved just such work, due to the construction of the shed up against the east elevation.

The sheds apparently did not have any doorways in their rear-yard walls; only windows appear here in the 1878 aerial view (fig. 10).

Rear Elevations. It is not known if the sheds, which were built up against the first stories of the kitchen ells, had any doorways in their east walls. There is evidence that a doorway-size opening existed at second-story level in the kitchen ells, but, as explained subsequently in "Windows," these openings were most likely windows.

Windows

Side-Street Elevations. As stated previously, there is a possibility that the original doorway and the original east-end window of each ell's side-street elevation were reversed circa 1859-1878. This would have resulted in a row of three windows each approximately 3 feet wide by 6 feet high.

The new second-story level apparently received four windows, one located directly over each of the four first-story openings. This is the configuration of the north unit's ell as seen in the 1878 aerial view (fig. 10). The documentation is less clear for the south unit's ell. The ca.-1885 photographs that depict the side-street elevation of this ell (figs. 13-14) do not show the entire wall clearly. Two windows can be seen at the west end of the wall, located directly above first-story windows. These windows are extant today, as is a third window at the east end of the wall. Paint analysis indicates that all three probably date to the 1859-1878 alterations. The lack of symmetry in their placement suggests that there was in fact a fourth window here, as was the case with the north unit's side-street elevation (see figure 10).

The second-story windows on the north and south elevations of the ells were taller than the earlier first-floor window openings; they measured approximately 3 feet by 7 feet 6 inches. They contained six-over-six, double-hung sashes that display muntin profile Type D. This is similar to but smaller than the Type-A profile displayed by original sashes in the main block. See Appendix C for more information.

It is believed that all of the windows on the side-street and rear-yard elevations of both ells were trimmed with identical molded cornices and were fitted with exterior louvered blinds during the 1859-1878 alterations. Every ell window visible in the ca.-1885 photographs had a molded cornice and louvered exterior blinds. A similar cornice is extant on the second-story window at the west end of the rear-yard wall of the south unit's ell.

The 1878 aerial view indicates that the sheds had one window on their street-side elevations (visible on the north unit's shed) and two windows on their rear-yard elevations (visible on the south unit's shed).

Rear-Yard Elevations. The ca.-1878 aerial view does not show the first-story rear-yard elevations well. As indicated previously in "Doorways," physical evidence suggests that the original doorway in each ell's rear-yard elevation was converted to a window circa 1859-1878. This window exists today in the south unit's ell as W117. It contains original sashes that are smaller than those of the other windows on the rear-yard elevation. Thus, W117's sashes were probably moved here from a less-important location, such as the east wall of the ell. Such sashes would have been available during the alterations of circa 1859-1878, when one or more original first-story windows were being closed due to the construction of the shed.

The ca.-1878 aerial view is more helpful concerning second-story ell windows. It shows only part of the rear-yard wall of the south unit's ell, but at least three windows can be seen at the second-story level. There were probably a total of four windows here after the 1859-1878 alterations. The evidence for this is associated with the four windows located here today. Paint analysis of the interior sides of these windows' sashes indicates that three of the windows date to that period. The fourth window is thought to be equally old: although paint analysis indicates that its current Type-F sashes postdate 1950, it matches the three other windows in size and symmetry.

As stated previously in "Side-Street Elevations," it is believed that all of the windows on the rear-yard elevations of both ells were trimmed with identical molded cornices and were fitted with exterior louvered blinds.

Rear Elevations. Any original first-story windows that existed in this wall must have been closed up when the one-story shed was built against this wall. The newly added second stories of the ells may have had one window each at the side-street ends of their rear walls. This is based upon physical evidence of a former opening in the east wall of Room E202. (This evidence will be described subsequently in "Interior Elements.") The size of the opening suggests that it was a doorway. However, the south edge of the opening was approximately 2 feet 6 inches from the south end of the wall. A doorway in that location would have opened onto the roof of the shed. It is thus more likely that the opening was a window.

Roofs

During the remodeling process, the roof covering and sheathing of the pent roofs of the stair towers were removed, but most of the framing system was left. A continuous gable roof was built over the stair tower and the new two-story ell of each unit, covering over the old pent-roof framing.⁵⁵ The roofing material on the two-story ells was identified on the Sanborn map as slate, and on the one-story sheds as "composition."

The roof-framing systems of both stair towers and of the south unit's ell are identical, with light members, vertical-sawn boards, and cut nails. This indicates that both ells were *heightened*, and were covered with a gable roof that extended out from their stair towers, at the same time. The present gable roof covering the south unit's stair tower and ell seems to remain from the 1859-1878 alterations, at least in terms of its configuration.

It is believed that each ell originally had one large chimney in the center of its roofs (see "INTERIOR ELEMENTS: APPEARANCE AT TIME OF CONSTRUCTION, Cellar Story, Kitchen Ells"). These chimneys apparently were heightened during the 1859-1878 alterations to accommodate the raised roof lines: historic photographs from circa 1885 (figs. 12-14) show a large chimney stack on the roof of the south unit's ell.

Interior Elements

Plan

The plan and interior treatment of the two-story ells created in 1859-1878 is not known, having been changed by subsequent alterations.

Cellar Story

Doorways. The original exterior bulkhead doorway in the east foundation wall of each ell was covered over by the new shed. As will be explained subsequently in "First Story, Doorways", it is likely that the bulkheads ceased to be used at this time. The openings may or may not have been closed up with infill. (The south-unit ell's bulkhead is closed today, but with concrete blocks, bricks, and mortar that clearly postdate circa 1859-1879.)

⁵⁵ The old pent-roof framing is still visible in the crawl space beneath the present gable roof of the south unit's stair tower. Access to the crawl space over the north unit's stair tower has been filled in with brick, but the pent-roof framing system was studied before that occurred.

Chimney and Stairway. Each ell cellar retained its original chimney base, conjectured to have been located in the center of each ell, during this work. (As stated previously, the exterior photographs from circa 1885 show a centered chimney on the south unit's ell.)

At some point, the location of the stairway up to the first story was changed, from the center of the ell (behind the chimney stack) to the northeast corner (former location of privy pit). The most likely date for this work was circa 1859-1878. Most of the evidence is found at first-story level, and so is cited subsequently. However, two mortar samples taken from the northeast corner of the cellar do indicate that some activity occurred here circa 1859-1878. If the stairway in the south unit's ell was relocated circa 1859-1878, the same was probably done in the north unit's ell.

First Story

Walls. It is not known if the original first-story partitions in the ells were retained when the ells were heightened circa 1859-1878. Each ell probably had a stair hall resembling present-day E103. The reasons for this thought are as follows:

- the rear-yard corner of each ell was probably first remodeled to hold a stairway circa 1859-1878, and it would have been reasonable for the stairway to have been located in a stair hall. (See the subsequent section, "Stairways.")
- as stated previously in "General Information," the second stories of the ells were being used as boardinghouses by 1882, while the agents were still in residence. Without an east-end stair hall, boarders entering the ells would have had to walk through the agents' kitchens in order to reach the stairway to their rooms.
- there is a good chance that the framing of the partition now dividing Room E103 from Room E101 predated the ca.-1922 remodeling. The destructive investigation that would have been needed to confirm this was not performed. However, the present partition has marks from a doorway that seems older than circa 1922. (See the subsequent section, "Doorways.")

Ceilings. The ceiling of the first story of each ell was probably raised about 1 foot 6 inches during the alterations. The extant ceiling in E101 is 11 feet high, and above it can be seen a former lath-and-plaster ceiling. Beams that appear to have been original plates for the one-story kitchen ell can be seen on the north and south walls of the room, located approximately 1 foot below the current ceiling.

Doorways. It is possible that the original doorway and the easternmost window in the side-street elevation of each ell were reversed in position circa 1859-1878. There is no physical evidence to support this, due to the extent of later alterations. However, the reversal would have been logical if a stair hall was created at this time at the east end of each ell. (See the previous section, "Walls.") With an exterior doorway and a stair hall at the east end of the ell,

boarders could have reached their second-story rooms without passing through any part of the agents' quarters.

It seems likely that a new interior doorway was created circa 1859-1878 in the rear wall of each ell, to access the sheds built at that time. These doorways would have sat at the side-street end of the wall. Neither doorway remains today; the north unit's ell has been completely demolished, and the doorway in the south unit's ell has been infilled. However, physical evidence of the south unit's doorway can be found on the east wall of Room E103, the ell stair hall. This evidence includes doorway-size cuts in the ca.-1922 wainscot and baseboard, and patches in the ca.-1922 wall plaster. The south edge of the opening was approximately 2 feet 6 inches from the south end of the wall.

As stated previously in "Walls," there is a good chance that the ca.-1859-1878 work included the construction of a partition across the east end of the ell, and the creation of a doorway in the middle of that partition. Such a partition and doorway did exist circa 1922: the partition remains today, covered with ca.-1922 plaster and wainscot; the doorway was closed up in 1924-1936, judging by extant patches in the ca.-1922 wall finishes and paint analysis (fig. 46). It seems unlikely that this doorway would have been created circa 1922 and closed up circa 1924-1936. It is more plausible that the doorway, and therefore the framing of the partition, predated the ca.-1922 remodeling.

Chimney and Stairway. As indicated previously in "Cellar Story," the old photographs indicate that each ell's chimney remained in its original, central location during the 1859-1878 heightening. However, each ell's original stairway to the cellar was probably not retained. At some point, a stairway was built in the rear-yard corner of each ell that ran down to the cellar and up to the second story. This would have made the original stairway unnecessary, and it was probably removed. It is thought that the rear-yard stairway was built circa 1859-1878, for the following reasons:

- it is likely that the second stories of the ells added at that time were provided with access other than the service stairways in the stair towers, since the Agents probably would not have wanted boarders traipsing through their living quarters.
- simply extending the original center stairway up to the second story of each ell would not have provided adequate segregation of the boarders from the agents' quarters. The construction of a new stairway in the rear-yard corner of each ell would have provided such segregation, especially if it was contained in a stair hall with its own exterior doorway.
- the original, center stairway was gone by circa 1922, since pieces of the floor framing surrounding it were reused as posts in the ell cellar during the ca.-1922 remodeling; and
- the present large stairway was not built circa 1922, but rather in 1924-1936, judging by the former doorway in the middle of the east wall of Room E101.

Second Story

Walls. The configuration of the partitions built in the newly added second stories of the ells is not known. It is possible that there was a partition across the east end of the ell, forming a stair hall. Destructive investigation of the present partition in that location could determine the age of its framing.

Doorways. The addition of the second story to each ell would have made it necessary to cut at least one new doorway through the second-story east wall of each stair tower. In fact, two doorways apparently were created in each east wall. The east wall of the south unit's stair tower has since been replaced with a frame wall. However, the east wall of the north unit's stair tower is not only extant but also quite visible, the adjacent ell having been demolished. What appears to be a former doorway at the south end of this wall has been bricked up. Farther north is what appears to be another former doorway, which has been converted to a window.

Windows. It seems likely that the newly added second stories of the ells had one window each at the side-street ends of their east walls. No such windows remain today; the north unit's ell has been completely demolished, and the opening in the south unit's ell has been infilled. However, physical evidence of the south unit's opening can be found on the east wall of Room E202, the ell stair hall. This evidence includes patches in the ca.-1922 wall plaster, and in the ca.-1922 wainscot and baseboard. As stated previously in "Exterior Elements, Windows," the size of the former opening suggests that it was a doorway, but its location indicates that it was a window.

Chimneys and Stairways. The previous discussion of exterior elements indicates that each ell's chimney remained in its original, central location during the 1859-1878 enlargement. As indicated previously in "First Story," the newly added second floor of each ell probably had a stairway to the first floor located in its rear-yard corner.

1859-1878: Heating System

A hot-air heating system was installed in the Agents' House sometime after the building was constructed but before a steam-heat system was introduced circa 1900. This may have been done at the same time that the ells were raised to two stories. Remnants of the system are found in the main-block cellars of both the north and south units. The system appeared to have used the original chimneys and fireplaces to circulate the heated air. Holes in the chimney foundations indicate where flues were introduced, and a portion of one flue pipe is extant in the northeast chimney foundation in the north unit's cellar. Both chimney foundations on the south

wall of the south unit's cellar have brick chases built inside them, through which flues were run to the fireplaces above.

Analysis of mortar samples taken from around the pipe remnant and from the chase inside the southeast chimney foundation indicate that these features postdate the original construction date of 1847. The samples resemble the mortar of the brickwork in the northeast corner of the cellar of the south unit's ell. As stated previously in "Foundations," the northeast-corner mortar seems to date to circa 1859-1878, and shows signs of having been associated with coal storage. Since heat for the original Agents' House had been provided exclusively by fireplaces, it seems probable that the Boott and Massachusetts Mills would have modernized the heating system, as they had done with the lighting system, relatively early in the building's history.

1870's-1890's: Main Block

Background Information

The entrance doorways, vestibules, and stair halls of both units, and the first-story rooms in the north unit, were remodeled at some point in time. It is thought that the doorways, vestibules, and stair halls were changed in both units at the same time. This thinking is based upon the current similarity in appearance of the vestibules, and the identical wainscoting used in both stair halls. The date for this work is thought to have been in the 1870's, because the prevailing style of the vestibule elements seems transitional between the Italianate style (popular from the 1840's into the early 1870's) and the later Victorian style. The work probably took place during the residencies of Boott Mills' agent Alexander Cumnock and Massachusetts Mills' agent Frank Battles. It may have been done in conjunction with the enlargement of the kitchen ells, while the two mills were apparently still making joint decisions about the Agents' House.

The remodeling of the north unit's first-story rooms, by contrast, occurred somewhat later. It included late-Victorian/Colonial Revival elements, which points to the 1890's as a date for this work. It is possible but not likely that aspects of the north unit's entrance and vestibule were changed again at this time.

South Unit

1870's

Entrance Doorway. In the remodeling of the south unit's entrance doorway (D102), the brownstone jambs and lintel were retained. However, all of the woodwork of the 1847 doorway—thought to have been in the Greek-Revival style, to match the style of the house—was removed. The new doorway treatment (fig. 47) had narrow raised paneling surrounding a transom and the doorway opening. The paneling on either side of the doorway opening was edged with a narrow engaged column.

The opening itself contained a pair of doors. The design of each door seems to resemble that of a pedestal and column. At the bottom is a heavily molded skirt board (Base Molding A) that can be thought of as the base of the pedestal. Above it is a small horizontal panel (Panel Molding H) that would correspond to the dado of the pedestal. Atop this panel, acting as the cornice of the pedestal, is a pediment-shaped molding with a carved center rosette and "dog-ear" ends (see figure 48). Above this molding was "the column"—a large, vertical, segmentally arched panel having a raised circular panel in its center.

Entrance Vestibule. The 1847 granite threshold and slate flooring were not changed. The walls of the vestibule were covered with recessed paneling, consisting of two large panels and a door pocket (for the entrance doors) on either side. The paneling was installed approximately 12 inches out from the original walls, reducing the width of the room to 6 feet at its widest part.

The interior side of the exterior doorway (D102) received a Type-R surround (see Appendix C). The doorway to the stair hall (D106) was reworked to receive a transom and double doors. It was trimmed with a Type-R surround; the transom was topped by a carved rosette. New doors were installed that resembled the new exterior doors: they had a molded skirt board (Base Molding A), a small horizontal panel (Panel Molding H), a pedimented molding (fig. 48), and a segmentally arched upper panel. However, in the D106 doors, the upper panels consisted of glass (fig. 48).

All wood surfaces were stained and given a clear finish.

Stair Hall. The alterations made to the doorway from the stair hall to the entrance vestibule (D106) have been described previously. The design of the doorway's surround and doors was the same as on the vestibule side of the doorway.

Another 1870's change involved the installation of a new balustrade for the staircase. Its handrail displayed a profile more typically Victorian than the simpler Greek Revival handrails (see Appendix C). A new baseboard (Type C) was installed on the south wall up the stairway. Recessed-panel wainscoting similar to that in the entrance vestibule was installed on the stair

stringer (fig. 49), and on the fascia board that covered the ends of the second-floor framing around the stairwell. Again, all new woodwork was stained and given a clear finish.

North Unit

1870's

Entrance Doorway. As in the remodeling of the south unit's doorway, the brownstone jambs and lintel of the north unit's entrance doorway were retained, but a new wooden doorway surround was installed. The new doorway treatment (fig. 50) differed from that of the south unit. It had no transom or paneling: the doorway opening was surrounded by a molded wood architrave that stepped back to the slightly recessed double doors. A narrow rope molding covered the joint between the brownstone pilasters and the wood surround.

The style of the doors in the north unit's entrance also differed in some respects from that of the south entrance doors. Each north-unit door (fig. 51) had a molded skirt board (Base Molding B), a small lower panel with skirting underneath, and a large upper panel. A narrow panel—not a pedimented molding—separated the upper and lower panels of the doors, and the upper panels were of glass. Both the upper and lower panels were surrounded by an unusual curvilinear molding studded with rosettes. The upper panel was surmounted by a carved key block.

These doors did not survive into the 1970's, but their appearance is known from two pieces of evidence. A photograph of the Agents' House taken in 1931 (fig. 52) shows the north unit's entrance as it then appeared. The doors seen here are a more elaborate version of the 1870's double doors still extant in the north unit's vestibule (see the subsequent section, "Entrance Vestibule.") Presumably, the style of the exterior doors would have related to a certain extent to the vestibule doors, as was the case with the south unit. Therefore, the entrance doors shown in the 1931 photograph were probably installed at the same time as the extant vestibule doors, sometime in the 1870's.⁵⁶

Entrance Vestibule. In the north unit's entrance vestibule, the original granite threshold and slate floor remained. The walls were entirely covered with recessed paneling—four tall upper and four short lower panels on each side, echoing the design of the entrance and vestibule doors. Unlike the paneling in the south unit's vestibule, the north unit's paneling was installed flush with the plaster walls.

The interior side of the exterior doorway (D101) received a Type-P surround (see Appendix C). The doorway to the stair hall (D105) was reworked to receive double doors. It was

⁵⁶ The entrance doors shown in the 1931 photograph were reproduced and installed by the Lowell NHP in 1983.

trimmed with a Type-P surround. New doors were installed that were a simpler version of the entrance doors. They had a heavily molded skirt board (Base Molding B), and their upper panels were glazed, but they lacked the curvilinear trim and rosettes (fig. 53).

All woodwork was stained and treated with a clear finish.

Stair Hall. The alterations made to the doorway from the stair hall to the entrance vestibule (D105) have been described previously. The design of the doorway's surround and doors was the same as on the vestibule side of the doorway.

It seems likely that the north unit's stair hall was remodeled at the same time as the south unit's stair hall was (i.e., in the 1870's). It retains wainscoting of the same style and in the same locations as wainscoting in the south unit. Also, a remnant of the balustrade removed from the staircase has the same profile as the balustrade of the south unit's staircase.

Agent's Sitting Room. As mentioned in "INTERIOR ELEMENTS: APPEARANCE AT TIME OF CONSTRUCTION, Second Story," the agent's sitting room in the north unit had a closet built along its north wall sometime after 1847. This work is thought to have been accomplished before 1890: cut nails were used to attach the tongue-and-groove paneling lining the interior of the closet, and also the lath of the dropped ceiling. The appearance of the closet's doorway surround and door is not known; the elements there today appear to have been moved there circa 1922.

1890's

It appears that the first story of the north unit underwent additional alterations sometime in the 1890's. The south-unit rooms display primarily Greek-Revival and Italianate designs. The first-story areas of the north unit, by contrast, contain design elements more characteristic of the late Victorian-Colonial Revival style that was popular during the 1890's. These features include the interior doors, some trim in the parlor, and the mantels.

The doorways leading to the rooms on either side of the stair hall—the parlor, the dining room, and the drawing room—received new doors having five recessed panels. The same type of door was hung in the doorway in the east wall of the dining room, which leads to the stair tower. These doors exist today (fig. 54); paint analysis indicates that they were installed prior to the ca.-1922 period of alterations. (They have fewer paint layers than 1847 woodwork in the rooms, but more than elements dating to the ca.-1922 work.)

The elaborate plaster cornice in the parlor is thought to have been installed at this time, as well. It is known to be post-1847, because the peaks of the original window surrounds had to be shaved off to accommodate the width of the cornice. The cornice is also known to predate the ca.-1922 work, because its north- and south-wall sections show breaks that indicate the original partition wall still existed at the time of the work. The extant Type-F chair rail is also thought to have been installed at this time, based on paint analysis.

Finally, the four original marble mantels in the drawing room, the dining room, and the parlor apparently were replaced at this time with carved-oak mantels in the Colonial-Revival style. The dining-room mantel is extant today. It has a raised garland across the front and fluted pilasters on either side of the opening (fig. 55), and bears a clear finish. The other mantels have been removed, but their outlines (as well as those of the original mantels) are currently visible on the fireplace walls. A similar mantel is currently being stored in the south unit's stair tower. It has the same dimensions as the outlines of mantels in the parlor, and paint analysis confirms that it was one of the two mantels installed in the parlors during the ca.-1890's alterations. It has raised garlands across the front and sides of the opening and was originally painted.

Assuming a 1890's date conjectured for these alterations to the north unit, they were probably ordered by Victor Cumnock. Cumnock moved into 67 Kirk Street in 1892, and succeeded his father, Alexander Cumnock, as agent for the Boott Mills in 1896. In 1891, Victor married Grace Talbot, the daughter of the former governor of Massachusetts, Thomas Talbot.⁵⁷ It seems likely that Victor and Grace remodeled the unit to be a more fashionable abode for the socially connected couple. However, it is also possible that Saiman Sirk, known for "modernizing" the older buildings he was acquiring in Lowell, had the alterations done after he bought the property in 1901. At that time, the north unit was vacant, but the south unit was still occupied by the agent for the Massachusetts Mills.

The fact that the north unit's entrance doorway and doors, and vestibule paneling and doors, differ from those of the south unit suggests that the north unit's entrance area may have been altered again after the 1870's. It is logical to surmise that this would have occurred as part of the 1890 alterations. However, this was probably not the case. The designs of both units are clearly Victorian, rather than Colonial Revival. Also, they are similar enough that they seem merely contemporaneous variations.

1890's: Site

Fencing

What appear to be the oldest photographs of the Agents' House (figs. 12-14) were probably taken circa 1885. They show a wood picket fence along the south and east boundaries of the property. (Presumably the north boundary had a fence identical to that along the south

⁵⁷ Bell, "So Much Like Home," p. 17.

boundary.) This wood fence had probably replaced at least portions of the original wood fence built in 1847.

One detail of the north and south sections of fence changed sometime between 1885 and 1895. In the photographs from circa 1885, these sections of fence are seen to slope down to the corner of the 1847 iron picket fence that ran along Kirk Street. In another group of photographs taken circa 1895 (figs. 15-18), the sections ran at a uniform height to the corner, made a right-angle turn, and then sloped down to the iron fence along Kirk Street. The curb for the iron fence appears to have been broken off at the end, indicating that a section had been removed. The photographs suggest that between 1885 and 1895, the end of the iron fence was removed for some reason and the wood fence was continued around the corner to close the gap.

No gates are evident in the north or south wood picket fences shown in the late 19th-century views. Access to the side and rear yards must have been through gates in the east, rear section of fence.

Plantings

Historic photographs from circa 1885 and 1895 show earlier plantings at the Agents' House site. Five deciduous trees are planted along Kirk Street (fig. 15), and six deciduous trees are planted along Paige Street (figs. 12-13). These trees appear to be mature and may have been planted around the same time as the 1847 construction of the Agents' House. Figure 13 shows a very leafy vine growing on the south elevation. Vines are also evident on both halves of the west elevation. Figure 15 shows arbors and vines over both front entrances, and extant holes drilled in the tops of stoop cheek walls may have been anchors for the arbors. Figures 14 and 18 show shrubs or small trees planted in the north and south side yards.

Circa 1900: Heating and Plumbing Systems

A central heating system utilizing steam radiators was probably installed in the Agents' House in the early 20th century. Radiators are extant the Agents' House that are marked "Rococo" and exhibit an elaborate scrolled design (fig. 56). These radiators appear in the American Radiator Company catalogs for 1901 and 1910, and are thus thought to date to about

1900.⁵⁸ They are found in the south and north units and in the south unit's ell, and are seen as Type 2 in Appendix E.

Full bathrooms were probably installed in the Agents' House for the mill agents' use prior to the conversion of the house's two units to boardinghouses in 1902 and 1904. The bathrooms were mostly likely located where the current toilet facilities are—on the second-story levels of the stair towers. This thought is based upon the almost complete lack of evidence for toilet facilities anywhere in the main block. (The only indication of such facilities in the main block is a waste pipe at the east end of Room S201, which is thought to date to the ca.-1922 alterations.) Further physical investigation may reveal evidence of original or early plumbing.

Circa 1922: General Remodeling

Background Information

The city of Lowell assumed ownership of the Agents' House in 1914. Within a few years, the building was being used as an annex for two buildings: the 1879 high school, located south of the Agents' House on the other side of Kirk Street; and the Manual Training School, built in 1902 on the former site of the Boott Stables at Paige and John Streets. A major addition was built onto the high school circa 1920, which supplanted the Italianate town houses and the Kirk Street Congregational Church that had stood on Kirk Street facing the Agents' House.⁵⁹ Heat for the expanded high-school complex was obtained by building a large boiler plant just east of the north unit of the Agents' House in 1922.⁶⁰ This latter work caused the demolition of the north unit's ell and its attached shed, and consequent alterations to the north unit's stair tower.

Another major project executed at about this time was the removal of the rear porch on the main block and the construction of the extant two-story brick vault. The vault sits in the corner where the east, rear wall of the main block meets the north wall of the south unit's stair tower. It has been dated to circa 1922 on the basis of mortar analysis; its mortar matches that used for alterations related to the construction of the boiler plant.

⁵⁸ American Radiator Company Catalogs 1901, 1910, cited in Stephen Del Sordo, "Decorating Radiators."

⁵⁹ "Personality of the Kirk Street Houses that will be Torn Down for New High School," *Lowell Courier-Citizen*, February 4, 1916.

⁶⁰ "The Entire High School is Heated From Central Plant," *Lowell Courier-Citizen*, September 12, 1922, p. 20; 1924 *Lowell City Atlas*.

Major alterations also were made to the interior of the Agents' House at this time to make it suitable for institutional use.

Exterior Elements

Main Block and South Unit's Stair Tower

Walls. As stated previously, a two-story brick vault was built circa 1922 in the corner where the east, rear wall of the main block met the north wall of the south unit's stair tower. Apparently the vault was built utilizing both new and used bricks, some of the latter having traces of whitewash.

Doorways. Broken-off metal pipes embedded in the top and bottom treads of the front entrance steps suggest that a handrail was installed down the center of these steps at some point after the original fence was installed. None of the historic photographs show this element. It is thus thought that the handrail was added at the time the building was converted to institutional use circa 1922.

Windows. It can be determined with reasonable certainty that window opening W212 was punched through the south wall of the main block during the ca.-1922 remodeling. The extant lintel and sill of this window are of granite, while original openings on the same elevation have brownstone lintels and sills. Also, the mortar in the brickwork around the window opening is lighter in color, and the joints are wider, than in the adjacent masonry. Historic photographs that include this elevation (e.g., figure 15) show no window here as late as circa 1895, but only a vine-covered wall area. The paint on the interior sides of the window's frame and sashes matches that on other interior elements that have been dated to circa 1922—the surrounds and doors of D209 and D210, and the trim and wainscot in the south unit's ell.

The construction of the vault caused the closure of six windows in the east wall of the main block. All four of the cellar windows were bricked up, even those not covered over by the vault. This is based upon mortar samples taken from W010 and W011, which match the mortar used to construct the vault. Also bricked up were the southernmost tall window at first-story level and the regular window above it at second-story level, both of which were covered over by the new vault. As already discussed, their sashes were reused on the east wall of the north unit's stair tower. A small window with an awning-type sash was installed in the east wall above the vault, to help replace the light lost to the closure of the second-story window.

The vault also covered over the north wall of the south unit's stair tower, which caused the second-story window in this wall to be filled in with brick.

A 1931 photograph (fig. 52) of the west wall of the Agents' House shows that by this date the blinds had also been removed from the main block.

Rear Porch. As stated previously in "General Information," the construction of the ca.-1922 vault on the rear wall of the main block would have required the removal of the rear porch along this wall. The Lowell city atlas for 1906 shows the porch still standing; the 1924 atlas and all subsequent atlases show no porch. None of the later atlases (1924, 1936, or 1952) show the vault.

North Unit's Stair Tower

Walls. The removal of the north unit's ell exposed areas of the stair tower's east wall that were formerly covered. The open gable end of the stair-tower roof was closed up with clapboards. Paint analysis of extant clapboards here indicates that they were probably reused from the demolished ell.

Doorways. At the first-story level, what was probably the original doorway to the unit's kitchen ell was filled in with brick. (The west wall of the boiler plant had been built only a few feet away from this former doorway.) The doorway's smooth granite lintel—the same type as the original lintels used on the east wall of the main block—remained intact. A new doorway (now known as D104) was cut through the south end of the east wall for access to the outside. This doorway exhibits an undressed granite lintel similar to those used on the boiler plant, and so appears have been installed at the time of the plant's construction in 1922. The mortar in the bricks around D104 is a portland-cement mixture (Appendix G) similar to that found used for the construction of the vault and around the new doorway linking the two units' cellars. (See the subsequent section, "Interior Elements, Main Block, Cellar Story.")

At the second-story level, what appears to have been a doorway at the south end of the wall was filled in with brick. This doorway would have connected the second-story level of the stair tower with the second-story level of the former ell.

Windows. A tall new window with a steel lintel was created in the center of the east wall at first-story level, just south of the bricked-up original doorway. This extant window is known as W123. Its sashes have a Type-A muntin profile and a paint chromochronology that matches those of original extant sashes in the south unit's parlor (S101). Thus, W123's sashes were probably reused from the south window in the parlor's east wall, which was covered over when the vault was built.

Another new window with a steel lintel was installed in the center of the east wall at the second-story level (W229). This window is extant today; it has what appears to be original sashes with the Type-A muntin profile. The first half of its paint chromochronology matches that of extant original window sashes in the south unit's east bedroom (east end of S201). It thus appears that W229's sashes were reused from the south window in the east wall of the east bedroom, which was covered over when the two-story vault was built.

One puzzling fact is while a granite lintel was used in the construction of D104 (see the previous section, "Doorways"), steel lintels were used for the two window openings on the same wall. This would seem to indicate different installation dates. However, the nonhistoric mortar around the window openings has the same large-sand aggregate found in the mortar associated with the doorway and the vault, and so is thought to date from the same period.

Roof. The roof of the north unit's stair tower was completely rebuilt circa 1922. The stair-tower roof had already been rebuilt circa 1859-1878, when it was changed from a pent roof to a gable roof that extended out over the heightened adjacent ell. The removal of the ell circa 1922 would naturally have required the truncation of the roof. However, the ca.-1922 work seems to have been more extensive than that. Presumably, the roofs of both the north and south units' stair towers would have been rebuilt similarly circa 1859-1878, since both units had their ells heightened similarly. The roof of the north unit's tower now has a steeper pitch than that of the south unit's tower.

Physical evidence reveals what happened. The extant soffit board under the eaves of the north unit's tower is only half as wide as the soffit board under the eaves of the south unit's tower and ell. Imprints of only the inner halves of the cornice brackets—which match the pattern of those still under the south unit's eave, are visible on the remaining half of the soffit board. In brief, the demolition of the north unit's ell was followed by the rebuilding of the roof of the north unit's stair tower with a steeper pitch, which involved cutting off half of the soffit board.

South Unit's Ell

Foundation. The exterior brickwork of the foundation of the south unit's ell was replaced when the vault was constructed. This is based on the analysis of mortar samples taken from the east and north foundation walls of the ell.

Walls. It is believed that the extant clapboards on the north and south elevations of the ell were installed sometime between 1890 and 1922. Wire nails are omnipresent in these clapboards, dating their installation to at least after 1890, when wire nails were introduced. The stratigraphies of paint samples taken from the clapboards were analyzed. They also were compared with ones taken from the fascia board and brackets of the ell—elements thought to date to the addition of the second story of the ell circa 1859-1878. The analysis indicated that the extant clapboards postdate 1859-1878, but were probably installed either before or during the ca.-1922 alterations. They were painted red. The paint analysis indicated that this paint was also used on the south wall of the south unit's stair tower—the first time this wall was painted.

Doorways. As indicated previously, it is thought that the original window at the east end of the ell's side-street wall was converted to a doorway circa 1859-1878. The doorway seems to have been enlarged and upgraded during the ca.-1922 remodeling, being extant today as D103. The doorway has a large, three-light transom and a Type-K surround with paint layers typical of ca.-1922 work. The double doors in the doorway appear stylistically to date to the

late 19th or early 20th century: the lower portion of each door has double raised panels, while the upper half is glazed with four divided lights (fig. 57). Paint samples taken from both sides of the doors in 1989 have a very short stratigraphy, suggesting installation within the last 20 years. However, paint samples taken from the exterior of the doors in 1980 show a more extensive chromochronology. It is possible that these doors were installed in the ca.-1922 alterations, but were stripped of paint before being repainted around 1980, thus obliterating the paint history.⁶¹

Windows. All of the window openings on the south ell received new, plain surrounds during the ca.-1922 remodeling. This included not only the original window openings (W114, W115, W118, and W119) but also those created circa 1859-1878 (W116-W117 and all second-story windows). Only window W224 managed to retain its molded cornice from circa 1859-1878.

Roof and Chimney. It is likely that the large chimney in the center of the ell was removed at this time. It was still in place circa 1885 (see figures 13-14). The present roof framing, which shows no signs of such a chimney, has cut nails in it. This normally would suggest a pre-1890 date for the roof's installation and the chimney's removal. However, as mentioned in Chapter III, "EXTERIOR ELEMENTS: APPEARANCE AT TIME OF CONSTRUCTION," the nails could be steel cut nails that were used into the 1930's. The massive remodeling done in the ell circa 1922 makes this a most probable date for the chimney's removal.

Interior Elements

Common Elements

Plan. It appears that the stair towers of both units, and the remaining south unit's ell, were extensively remodeled circa 1922 into essentially their present configurations. This is based upon the presence in all three areas of identical baseboards, wainscot, and doorway and window surrounds, which have been dated by paint analysis to the ca.-1922 time period. The theory is supported by the use of portland-cement plaster in all three areas, which also has been dated by mortar analysis to circa 1922, and by wire nails in some places. The remodeling was probably done as part of the Agents' House conversion for institutional use.

Flooring. Most of the original flooring in the Agents' House was replaced at some point with narrow floorboards 2 to 2 1/2 inches wide and three-quarters of an inch thick. The narrow boards were installed in virtually every room in the main block, the stair towers, and the south unit's ell. The only exception was the north unit's first-story stair hall (N102).

⁶¹ Exterior samples were taken in the winter of 1980-1981 by CRC Historical Architect Richard Crisson, while he was employed by the Lowell NHP.

It is clear that the original flooring is no longer extant. The original subfloor is visible immediately under the narrow-board flooring in areas where sections of flooring have deteriorated or been disturbed. The narrow-board flooring is extant under the more recently installed linoleum or vinyl flooring.

The narrow-board flooring was probably installed during the ca.-1922 alterations. Wire nails removed from the flooring in Rooms N101 and S203 date its installation to at least after 1890, when wire nails were introduced. The fact that the floor is used throughout both units suggests that a single owner-occupier was responsible for installing the floor. In addition, the installation of the flooring followed closely the removal of many of the partitions separating east and west rooms in the main block and in the south unit's ell. These partitions would probably not have been removed during the agents' residency, nor when the units were used for boarding and lodging houses. Since the Agents' House was being used for lodging until 1916, the narrow-board flooring was probably installed after that date, during the ca.-1922 remodeling.

All of the narrow-board flooring at first-story level was installed in an east-west direction, except in the north unit's parlor (N103). In this room, the boards were installed in a north-south direction, with a border one foot wide encircling the west half of the room. The boards were laid in a north-south direction in all of the second-story rooms of the main block. In the stair towers and the south unit's ell, the boards were installed in an east-west direction.

Walls. As stated previously in "Plan," portland-cement plaster was used on walls altered during the ca.-1922 remodeling. New wainscot of the Type-4 variety was installed in some areas. The ca.-1922 work also included the installation of new Type-B baseboards in some rooms.

Doorways. The ca.-1922 remodeling saw the replacement of some original Type-J1 doorway surrounds with Type-K surrounds with Type-Q corner blocks. Doorways created circa 1922 received only plain surrounds.

Windows. The ca.-1922 work likewise saw the replacement of some original Type-J1 window surrounds with Type-L surrounds with Type-Q corner blocks. Windows created circa 1922 received no surrounds at all.

Main Block

Cellar Story. Several openings were made in the walls of the cellars of the main block circa 1922. These openings allowed steam-heating pipes from the new boiler plant to pass through the cellars of the Agents' House on their way to the high school and its new addition on Kirk Street. The pipes ran first through the cellar of the north unit's stair tower, then through the main-block cellar of the north unit, then through the main-block cellar of the south unit, and finally through a utility tunnel running under Kirk Street to the high-school complex.

In the north unit's main-block cellar (N001), the inner surface of the northeast corner of the foundation was reinforced with concrete. The east-wall doorway that led into the cellar of the adjacent stair tower (N002) was enlarged. To the north of this doorway, a hole was knocked in the east wall for the heat pipes coming through the cellar of the stair tower. A similar hole was knocked in the west end of N001's south wall, so that the heat pipes could pass into the south unit's main-block cellar. The south unit's main-block cellar (S001) had a doorway cut through the south end of its west foundation wall. This opening accessed the utility tunnel, and permitted the pipes to exit the Agents' House.

This period of work also probably included the cutting of the current doorway in the party wall separating the main-block cellars of the two units. Analysis of the mortar taken from the bricks around the doorway opening shows it to be a portland-cement mixture similar to mortar taken from other features added during the same building period.

First Story of South Unit. A conjectured plan of the first-story level of the main block following the ca.-1922 remodeling can be deduced from numerous pieces of evidence. These include patches in extant plaster walls, the presence or absence of cuts in floorboards, and the analysis of paint and plaster samples.

The ca.-1850 partition dividing the original south-unit parlor into two parlors was removed, returning the space to its original open plan (S101). The original partition dividing the drawing room from the dining room was removed at this time, turning the two original rooms into a similar large room (S103). Two pieces of evidence support this thought. First, the narrow-board flooring in S101 and S103 is continuous throughout its length of these rooms, indicating that both partitions were removed before the flooring was installed. Second, the walls of S101 and S103 display patches where the partitions formerly intersected them; these patches consist of ca.-1922 wire lath, wire nails, and portland-cement plaster.

Rooms S101 and S103 seem to have been outfitted with what appear to be laundry chutes at about this time. Room S101 has a floor-to-ceiling protrusion measuring 2 by 2 1/2 feet centered on its south wall; Room S103 has a similar protrusion centered on its north wall. The protrusions were built of 2- by 4-inch studs attached with wire nails. The exterior surfaces of both protrusions are plastered and trimmed with reused Type-1 baseboard. Inside the S101 protrusion is a rectangular metal liner approximately 18 inches wide and divided into two "chutes." The interior of the S103 protrusion cannot be seen, but because the protrusion is the same size as the one in S101, it is also thought to have two chutes. The liners pass through the cellar ceiling. They have no bottoms, so that the chutes are open to the cellar. However, one of the two chutes descending from Room S101 has a cover that can be opened or closed by manipulating an attached chain (fig. 58). The bottom of the liner of the protrusion in Room S103 is mostly obscured by remnants of a later hung ceiling, but is visible above the panels.

It is thought that the two protrusions date to the ca.-1922 alterations. The wire nails used to construct them indicate a date no earlier than 1890. A portion of the original plaster ceiling was preserved inside the protrusion in Room S103 (the remainder of the ceiling appears to have

been replaced around it). There are three layers of wallpaper attached to this ceiling plaster. The first two layers tested as mechanical wood pulp, available after 1850, while the third layer was probably a chemical wood pulp, available after the 1890's (see Appendix H). This also supports a post-1890 date for the features.

One theory surmises that the protrusions were ducts for a hot-air heating system that serviced the south unit. However, a hot-air system was already in place before 1890, and it is believed that a steam heating system was installed by 1900. This would have made such ducts unnecessary at the time the protrusions are thought to have been constructed. Because of the pull-chain cover, it is conjectured that the protrusions may have been used as laundry chutes or similar devices for the health clinic that was operating in the Agents' House by 1930. Only destructive investigation would reveal the exact nature of these features.

Modifications also were made at this time to one doorway. The glazed panels of the ca.-1870 double vestibule doors (D106) were replaced with wire glass.

First Story of North Unit. The ca.-1850 partition dividing the original north-unit parlor into two parlors was removed, returning the space to its original open plan (N103). The original partition dividing the drawing room from the dining room was not removed at this time, however. This work did occur, and present-day Room N101 was created, but somewhat later than circa 1922. This thought is based upon the fact that the ca.-1922 narrow-board flooring in Room N101 retains scars from having been laid around the partition. Also, the door in the doorway from the dining room to the north unit's stair tower (D109) was nailed shut at this time, judging by paint analysis.

Second Story of South Unit. Although not all details are clear, it is thought that the ca.-1922 alterations transformed this area into the arrangement shown in figure 59. At least some of the original partition walls dividing present-day Rooms S201 and S203 into two rooms each were retained during the ca.-1922 work. (These were the west partition in Room S201 and the east partition in Room S203.) This is known because the ca.-1922 flooring in both rooms has scars from being installed around the partitions. In addition, both rooms have patches of gypsum plaster and metal lath on their north and south plaster walls where the partitions formerly intersected them. This gypsum plaster is very different from the plaster used in ca.-1922 work, and it has very few paint layers.

The flooring in the east half of present-day Room S201 is further scarred, indicating that several other partitions were erected here circa 1922 (see figure 59). A waste pipe on the east wall indicates that there may have also been a bathroom here.

The east end of the south wall of S201 and the north wall of S202, and the east wall and the east part of the north wall in S203, have post-1847 plaster and Type-B baseboards. This indicates that some type of alterations were made in these rooms at the same time as the stair-tower rooms and the ell were extensively remodeled.

Alterations also occurred in the west half of the south unit. First, a partition was built across the stair hall (S202) at the edge of the stairwell. This partition consisted of a half wall topped by a large opening above the stairwell, and a doorway next to the stairwell (fig. 60). Second, it appears that the west ends of the north and south walls of the stair hall were removed, from the west jambs of present-day doorways D209 and D210 to the west wall of the hall. The remaining portions of north and south walls were replastered. This caused the former west bedroom (west half of S201), the west half of the stair hall, and the former agent's sitting room (west half of S203) to become one large room.

This latter theory seems unlikely at first glance. The walls of the stair hall currently extend all the way to the west wall of the house, just as they did originally. However, it is clear that the west portions of these walls were not standing at some point in time. The evidence for this is as follows:

- the west portions of the walls (west of D209 and D210) are modern plasterboard walls;
- where these walls intersect the west wall of the building, reused sections of 1847 baseboard (Type 1) runs continuously behind them. (The reused baseboard extends from W207 in Room S201 to W208 in Room S202, and from W208 to W209 in Room S203);
- one old electrical outlet is located behind the junction of each stair-hall wall with the west wall; and
- when the nonhistoric ceilings were removed in this area, the cut-off ends of the original stair-hall walls could be seen. These ends were finished with flat metal corner beads covered with plaster displaying several layers of paint, the top layer being green. Analysis of the plaster showed it to be the same portland-cement mixture used for other ca.-1922 work.

The removal of the nonhistoric ceilings also revealed the existence of original wall plates above the plasterboard section of walls, confirming that there had been earlier walls in these locations.

Paint analysis indicates that the extant surround and door of D210 date to the ca.-1922 work. No paint was found on the ca.-1922 plaster beneath the surround. Thus, D210 was probably created circa 1922. The fact that it was located so close to the cut-off end of the south wall of the stair hall seems odd. This may suggest that another partition had been built across the stair hall just west of D210 (see figure 59).

Paint analysis indicates that the extant surround and door of D209 also date to the ca.-1922 work. However, beneath the surround was found the same green layer applied to the cut-off ends of the original stair-hall walls. Apparently, D209 was not created circa 1922, but later, when the plasterboard walls were built. The fact that its surround and door bear ca.-1922 paint may mean that these elements were initially used elsewhere in this room, and were moved to

D209 when the wall was rebuilt. Hopefully, further investigation will shed additional light on these matters.

It is likely that Room S203 had its ceiling replastered during the ca.-1922 work, judging by the wire lath extant on that ceiling today. Also at this time, as stated in "Exterior Elements," window W212 was created in the south wall of Room S203. It had no surround, blinds, or paneled reveals, and its sashes displayed muntins with profile Type C. Apparently, the original window just west of W212 (W213) was altered to match the new window. W213 no longer retains its original Type-J surround, paneled blinds, and Type-A sashes, and the former recessed, paneled area below the window opening has been brought out flush with the plane of the wall and plastered.

Second Story of North Unit. The original partitions dividing present-day Rooms N201 and N203 were removed during the ca.-1922 remodeling. This is inferred from three facts. One, the narrow-board flooring is continuous in both rooms. Two, wooden lath with wire nails was used for the patches on the north and south walls of the rooms where the original partitions had been removed. Three, analysis of plaster samples taken from the patches on the south wall of N203 shows that they were a portland-cement mixture similar mix to that used in other ca.-1922 work.

It is likely that the ceiling of Room N201 was replastered during the ca.-1922 work, judging by the fact that wire lath is extant in that ceiling today. The closet in the north wall of N201 was altered circa 1922, as well. As stated previously, this closet postdates 1847 but is thought to have been built before 1890, using part of the adjacent original partition as its east wall. The closet's south wall apparently dates to circa 1922. The doorway surround here is the reused 1847 surround that was installed when the closet was built. However, it is today attached with wire nails. Also, plaster taken from the interior of the closet over the doorway matches known plaster from circa 1922. The closet's south wall was thus probably reworked when the adjacent original partition was removed.

The small cupboard on the north wall of Room N203 also was altered circa 1922, judging by the Type-4 wainscot on its walls.

In the stair hall (N202), a new partition was built to divide the hall in half. The partition resembled the one constructed in the south unit's stair hall circa 1922, and paint analysis confirms this date. There is no indication that the west end of this hall was ever combined with the rooms on either side of it to create one large room, as happened in the south unit.

South Unit's Stair Tower

First Story. The ca.-1922 remodeling included the virtual gutting of the south unit's stair tower. The original brick east wall was removed and replaced by a frame wall. The reason for this action is not known. The original partition dividing the area into two rooms was removed, as were the service stairway at the north end and the pantry cabinets at the south end. At least one and possibly two toilet stalls were built at the south end of the area. A doorway was cut through the original brick north wall to accommodate the door of a safe (fig. 61) located inside the adjacent vault. The original use of the safe is not known.

The remaining original walls and the ceiling were stripped of their original plaster and replastered. The lath used was the diamond-shaped metal type, and the plaster contained portland cement. Both elements are characteristic of the ca.-1922 remodeling work. Type-B baseboard was installed on the replastered walls. Type-K surrounds with Type-Q corner blocks were installed around the west-walls doorways (D120 and D124); other doorways received plain surrounds. A Type-L surround with Type-Q corner blocks was installed around W113, which probably lost its paneled reveals at this time.

Second Story. This area of the south unit's stair tower was treated like that at first-story level. The brick north wall was replaced with the front wall and door of a safe. The second-story safe is identical to the one at first-story level in all respects. The brick east wall of the area was removed and replaced with a frame wall. The original partition thought to have divided the stair-tower interior into two equal-size rooms was probably removed, and a new partition was built farther south. This formed a small room at the south end of the stair tower, which was probably a bathroom. All of the remaining walls and the ceiling were replastered.

Type-B baseboard was installed on the replastered walls. At doorway D212, the 1847 six-panel door was retained, but a Type-K surround with Type-Q corner blocks was installed. At doorway D219, the 1847 four-panel door was retained, but a Type-L surround with Type-Q corner blocks (fig. 62) was installed. Other doorways received new two-panel doors and plain, 4-inch-wide surrounds. Window W216 retained its 1847 sashes, but was trimmed with a Type-K surround with Type-Q corner blocks and a Type-M apron.

North Unit's Stair Tower

Cellar Story. The original east-wall doorway that led from the cellar of the stair tower into the cellar of the north ell was blocked up when the ell was removed. A new, wider doorway was broken through further north in the east wall, to access the new boiler plant. Concrete platforms were poured at the north and south ends of the stair tower, and the floor level in the center—between the platforms—was lowered. Concrete steps were poured at either end of the lowered section, one set leading up to the doorway to the north unit's cellar, the other leading up to the doorway to the new boiler plant.

First Story. Unlike elsewhere in the stair towers, the original partition that divided the north unit's first-story area into two rooms was retained. It is not known if the walls and ceiling of Room N104 were replastered and trimmed with new Type-B baseboard. Original doorway D109 was plastered over. The original doorway in the partition was retained, but it is not known if its original surround survived. Window W124 retained its original sashes and paneled reveals, and probably its original Type-J1 surround.

The walls and ceiling in Room N105 were replastered. Type-B baseboard was installed on the replastered walls. Doorway D110 retained its original paneled reveals and Type-J1 surround. The original doorway in the partition received a new plain, 4-inch-wide surround. The former east-wall doorway to the demolished north ell was closed up. A new exterior doorway—D104—was created in the east wall and fitted with the 4-inch surround and a partially glazed wood exterior door. A new, long window (W123) also was created in the east wall. This window was the same height as the first-story windows on the east wall of the main block. Apparently, it was designed so that the original sashes removed from the main-block window covered over by the vault could be reused here. This window opening does not appear to have ever had a surround.

Second Story. The original partition thought to have divided the stair-tower interior here into Rooms N204 and N205 was apparently reworked at this time, judging by the use of wire nails and ca.-1922 plaster. For some reason, wood lath was used here, instead of the wire lath used for most other ca.-1922 replasterings. The remodeled partition had no doorway between Rooms N204 and N205, but did include a small closet in its N205 side.

It is not known if the walls and ceiling of N204 were replastered and trimmed with Type-B baseboard. The original doorway to the agent's bedroom was closed up; present-day D203 was created and outfitted with a plain narrow surround and a plain door with two large, recessed panels. Window W230 retained its 1847 Type-J1 surround and sashes.

The walls and ceiling of N205 were replastered. Type-B baseboard was installed on the north, east, and south walls, and perhaps on the west wall. Original doorway D204 retained its Type-J1 surround, but apparently was fitted with the original four-panel door taken from the doorway in the remodeled partition. (The fate of the original six-panel door in D204 is not known.) Original attic doorway D205 retained its original Type-J1 surround, but received a new door; its original four-panel door was stored in the south unit's attic. The one or two doorways created in the east wall ca. 1859-1878, to access the second story of the north unit's ell, were closed up after the ell was demolished. The doorway to the closet in the rebuilt partition received a plain, 4-inch-wide surround but no door. Original window W228 retained its 1847 Type-J1 surround and sashes. A new window (W229) was created in the east wall, perhaps out of one of the former doorways to the ell. It was fitted with original, reused six-over-six sashes; these apparently were removed from the second-story window in the east wall of the main block that was covered over when the vault was built. This window does not appear to have ever had a surround.

South Unit's Ell

Cellar Story. The removal of the large chimney in the center of the ell circa 1922 would undoubtedly have included the removal of the chimney base from the ell cellar. The hole in the first-floor framing through which the chimney rose would have been closed.

As stated previously in "1859-1878: Kitchen Ells and Sheds, Interior Elements," the original stairway up to the first floor was probably dismantled and a new stairway built in the northeast corner of the cellar at that time. If this was not the case, then the original stairway would have been dismantled during the ca.-1922 work and the present stairway built in the northeast corner of the cellar.

Three original first-floor framing beams appear to have been reused at this time, as posts to provide additional support for the first-floor framing. This is based upon an examination of the posts, which are extant today. Two of the beams came from the framing around the former chimney and stairway hole in the first-floor framing. The third beam was the original wall plate atop the west brick wall of the ell cellar. (It has joist pockets in it that match the pattern of floor joists at the east wall.) This plate would have been available for reuse, because it was replaced with a different beam when the original brick wall above it was removed and replaced by a frame wall at this time.

First Story. Most of the partitions in the ell predating 1922 were removed. All of the wall plaster, wainscot, baseboard, and flooring in the ell—dated to circa 1922 by materials and paint analyses—show no signs of having been built around such partitions. The wall plaster contains portland cement and is applied to wire lath; the baseboard is Type B; and the flooring material is narrow boards.

It is possible that the framing of the partition dividing Room E103 from Room E101 dates to circa 1859-1878. As explained previously in "1859-1878: Kitchen Ells and Sheds, Interior Elements," this partition—although covered with ca.-1922 plaster and wainscot—retains marks from a former doorway that dates at least to circa 1922, and probably earlier.

This partition doorway remained open during the ca.-1922 work, judging by the fact that the ca.-1922 plaster walls and woodwork show patches relating to that doorway. The same is true of the doorway in the east wall of Room E103, leading to the shed. Most of the doorway and window openings received Type-K surrounds with Type-Q corner blocks. (The surround of D103 did not have corner blocks, since it extended all the way up to the ceiling.)

Two original doors apparently were saved and reused. The door in doorway D131 to the cellar does not resemble any other original doorway, but paint analysis suggests that was an original door in the kitchen ell. (It has a chromochronology consistent with original 1847 features; the first five layers on the cellar side of the door are consistent with the early finishes on the sashes of W115 in E101.)

The four-panel door in doorway D130 to the ell vestibule does not have an original-appearing paint chromochronology, but its panel arrangement and molding profile matches those of the original four-panel doors in doorways D204 and D219.

As stated previously in "Cellar Story," it is possible but not likely that the present stairway in Room E103 was built at this time.

Second Story. As happened at first-story level, the second story of the ell was reconfigured to create one large room (present-day E201) and a stair hall at the east end of the ell (present-day E202). Type-4 wainscot is found in E201. The door in doorway D218, leading from the large room to the stair hall, appears to be an 1847 six-panel door from the main block. Its chromochronology matches that in the former west bedroom of the south unit (the present-day west end of Room S201). This door probably originally sat in the south wall of the west bedroom, and was saved and reused when that wall was torn down (see "Main Block, Second Story of South Unit").

The east-wall window in the ell stair hall remained open, judging by the fact that the ca.-1922 plaster walls and woodwork show patches relating to that window.

As stated previously in "Cellar Story," it is possible but not likely that the present stairway in Room E202 was built at this time.

After 1922: Alterations and Repairs

Several alterations were made to the Agents' House after the ca.-1922 remodeling campaign. These are listed subsequently in what is thought to be chronological order.

1924-1936: South Unit's Ell and Shed

General Information

A number of alterations both exterior and interior were executed at the Agents' House very shortly after the ca.-1922 remodeling. The exterior changes seem to have related to the demolition of the one-story shed attached to the rear of the south unit's ell. According to Lowell city atlases, the shed was demolished sometime between 1924 and 1936 (compare figures 63c-63d). The physical evidence suggests that this occurred much closer to 1924 than 1936.

The interior changes, which appear to have been made at the same time, are less explicable. The nature of the changes suggests that shortly after the building was converted to institutional use circa 1922, it was discovered that the ell needed additional work. This included the construction of a new, larger ell stairway, and of a vestibule between the ell stair hall and the main part of the ell.

Exterior Elements

Foundation. The brickwork of the ell's east foundation wall was repointed sometime after the ca.-1922 remodeling campaign, based on mortar analysis (see Appendix G). It is likely that this was done when the shed was demolished, since the east foundation wall would have been exposed to the weather for the first time since circa 1859-1878.

Walls. The east wall of the ell was reclapboarded at some point, probably at the time the shed was removed. The extant east-wall clapboards have a briefer paint history than the clapboards on the north and south walls, which are thought to date to 1890-1922. New clapboards would have been needed at that time on the first-story portion of the wall, which was exposed to the weather for the first time since circa 1859-1878. Also, a doorway and a window that existed in the wall circa 1922 were closed up shortly thereafter, and there is no trace of these in the present clapboards. (See the subsequent section, "Interior Elements.")

Doorways. The demolition of the shed probably caused the original bulkhead opening at the south end of the east wall to be filled in with the extant concrete blocks and bricks. The bulkhead would have been exposed to the weather for the first time since circa 1859-1878, and probably would have needed to be made watertight. The mortar used for this work is similar to that used to create W007, an action that has been linked to the demolition of the shed.

The first-story doorway at the south end of the ell's east wall—formerly an interior doorway leading to the shed—was no longer needed. It probably was closed up at this time, based on interior evidence. The double doorway at the east end of the south wall (D103) was retained. However, it may have received new steps during the 1924-1936 work, judging by alterations made at that time to the original cellar window below it (see the subsequent section, "Windows.")

Windows. The demolition of the shed would have allowed the construction of the small cellar window extant today in the approximate center of this wall (W007). An original cellar window at the east end of the south wall of the ell (W006) was probably closed up at this time. A mortar sample taken from the brick infill in W006 resembled samples taken from around W007 and from the east foundation-wall repointing. This work may have included the installation of new steps for D103.

The hypothesized second-story window at the south end of the ell's east wall was apparently closed up at this time. There is no reason for this action, but physical evidence inside the building indicates that it remained open circa 1922 but was closed up shortly thereafter.

Interior Elements

Cellar Story. It is possible that the stairway up to the first floor, located in the northeast corner of the cellar, was rebuilt at this time. As indicated previously, it is thought that a stairway was first erected in this location circa 1859-1878, which ascended from the cellar to the first and second stories. The portion of stairway from first- to second-story level was apparently rebuilt in 1924-1936, and it is reasonable to think that the portion in the cellar was treated similarly. (See the subsequent section, "First Story," for more information.)

First Story. As indicated previously in "Exterior Elements," the demolition of the shed probably would have prompted the closure of the doorway at the south end of the east wall of Room E103. The former location of this doorway is marked by patches in the ca.-1922 wall plaster and wainscot. Examination of these marks suggests that the doorway was closed up very shortly after the ca.-1922 alterations. The paint stratigraphy of the plaster patch is almost identical to that of the ca.-1922 wall plaster around it, lacking only the first finish layer. Also, the wainscot and baseboard patches match the surrounding ca.-1922 wainscot and baseboard. This physical evidence suggests a shed-demolition date closer to 1924 than 1936.

The doorway in the middle of the east wall of Room E101 was probably closed up at the same time as the previously mentioned shed doorway in Room E103. As with that doorway, the paint on the doorway's plaster patch is almost identical to that on the ca.-1922 plaster walls around it, lacking only the first finish layer. Also, the wainscot and baseboard patches match the surrounding ca.-1922 wainscot and baseboard.

It is likely that the stairway in Room E103 to the second story was rebuilt into its present configuration at this time. The paint stratigraphy of the stairway's plaster walls, and the form of its wainscot, suggest a ca.-1922 date. However, the present stairway to the second story would have conflicted with the previously described east-wall doorway in Room 101, which was clearly present during the ca.-1922 work. Thus, it appears that the present stairway was built after the ca.-1922 remodeling, but soon enough to display the same paint stratigraphy and wainscot type.

The ell vestibule (present-day E102) was also partitioned off from E101 shortly after the ca.-1922 remodeling. The plaster on the partitions forming E102 lacks the first layer of paint found on the ca.-1922 plaster of Room E101. Too, the wainscot on the partitions is Type 3, similar to but slightly different to the Types 1 and 2 installed elsewhere in the ell circa 1922.

Second Story. The hypothesized window at the south end of the east wall of Room E202 was probably closed up at the same time as the doorways in Rooms E101 and E103. As with those doorways, the paint on the plaster patch filling in the former opening is almost identical to that on the ca.-1922 plaster walls around it; it lacks only the first finish layer. Also, the wainscot and baseboard patches match the surrounding ca.-1922 wainscot and baseboard.

It is likely that the stairway in E202 was rebuilt in its present configuration at this time. See the previous section, "First Story," for more information.

1930's: Plumbing System

Wall-hung sinks were installed in the main block—at the east end of Rooms S101, S102, S103, and N203—and in E101 and E201 of the south unit's ell. It seems likely that these serviced the health clinic that occupied the Agents' House beginning in 1931.

Circa 1940-1945

Main Block

South Unit. The west ends of the second-story stair-hall walls were rebuilt around this time, recreating the former west bedrooms (west ends of present-day S201 and S203). These walls consisted of new studding and plasterboard, with plain and reused sections of baseboard (Type 1 from 1847 and Type B from circa 1922). Paint analysis shows only two layers of paint on the plasterboard with little dirt in between, indicating that this work was probably done within 20 to 30 years before the building was closed in 1973—i.e., in the 1940's or 1950's. A nurse who worked at the health clinic in the Agents' House recalls that the partitions and doorways were in their present configuration when she came to work there in 1947.⁶² Therefore, it is believed that this work was done in the early to mid-1940's.

A new doorway (D208) was created in the party wall at second-story level, connecting the former west bedrooms (west ends of present-day S201 and N203). Analysis of paint samples taken from the both sides of the surrounds and door of D208 indicates that the doorway post-dates the ca.-1922 remodeling work by at least two painting campaigns. It is believed that the doorway was created at the same time as the west ends of the stair-hall walls were rebuilt, since the paint samples taken from the plaster wall patch just east of D208 have the same stratigraphy as those from the plasterboard walls.

It is possible that the original partitions dividing the east and west bedrooms, and the agent's sitting room from the agent's bedroom, were removed at this time to form present-day Rooms S201 and S203, respectively. (As described previously, scars in the narrow-board flooring in these rooms indicate that these partitions had been left standing during the ca.-1922 remodeling.) The ca.-1922 partitions in the east end of Room S201 were probably removed at the same time as the original partitions.

⁶² Correspondence from Helen M. Laird, R.N., nurse at the health clinic from 1947 to 1973.

North Unit. The original partition dividing the drawing room from the dining room may have been removed at this time, forming present-day Room N101. (Again, scars in the narrow-board flooring in this room indicates that the partition was left standing during the ca.-1922 remodeling.)

Sometime between the 1930's and the 1950's, the ca.-1922 narrow-board, tongue-and-groove flooring on the second story of the north unit was covered with red linoleum. This type of linoleum floor covering, which came in large sheets of uniform colors, was first available in 1915. Linoleum was manufactured through 1974, but the wear and faded color of the linoleum suggests that it was laid well before that date, probably in the 1930's or early 1940's.⁶³

Marks in the linoleum indicate that Rooms N201 and N203 received new partitions prior to, or at the time of, the installation of the linoleum. These consist of rectangular cutouts in the linoleum where it was fitted around 2- by 4-inch studs that framed the partitions. The ca.-1922 board flooring is not cut, which indicates that the partitions were installed after the ca.-1922 remodeling. In Room N201, there are four rectangular cutouts in the linoleum at the center of the west end; these appear to show where one or two areas were partitioned off. In Room N203, 16 cutouts are visible in the linoleum at the center of the north side; they formed what appear to have been small cubicles.

Stair Towers

North Unit. It is thought that Room N104 was remodeled again sometime around 1945. During this work, the walls were covered with plasterboard, and cabinets were installed along the north and east walls. A plain, narrow surround with mitered corners was installed around the doorway to Room N105. A door may have been hung here, as well. (Such a door would have been needed when Room N104 began to be used by the health clinic for the development of dental X-rays.) The surround of W124 was probably removed at this time, to facilitate the installation of the cabinets.

This remodeling was connected to the use of the building as a health clinic. The work resembled work executed in the main block of the south unit circa 1940-1945, and so has been dated to that era.

⁶³ See, e.g., Helene Von Rosenstiel's *American Rugs and Carpets from the 17th Century to Modern Times*, pp. 62-72. A 1931 issue of the *National Builders Catalog*, p. 184, includes a color illustration of several linoleum patterns, including plain in the terra cotta color.

After 1950: Floors, Walls, and Ceilings

General Information

Ceilings. In the years after the ca.-1922 remodeling, most of the rooms in all parts of the Kirk Street Agents' House had their ceilings modified in various ways. A large number of rooms had furring strips nailed to their plaster ceilings to hold small sheets of "rock lath," an early form of plasterboard. More recently, suspended ceilings with rectangular acoustical panels were installed in some rooms.

Main Block

South Unit. All of the rooms in the main block of the south unit had their ca.-1922 narrow-board floors covered at some point with 9-inch-square vinyl tiles in various colors, mostly green, brown, black, and gray. This action could have taken place as early as the 1950's: vinyl tiles were available from the 1950's through the mid-1970's. As will be explained shortly, the tiles could be as late as the early 1970's.

It is clear that the vinyl tiles were installed after the red linoleum was installed at second-story level in the north unit. The latter was much more worn than the vinyl tiles, and pieces of the tiles were used to fill in holes left in the red linoleum floor of Room N203 when the original partition was removed from this room.

The original partitions dividing Rooms S201 and S203, which had been retained during the ca.-1922 remodeling, were removed before the vinyl tiles were installed. The same is true of the nonhistoric partitions in the east half of Room S201. This is known because the tile floors in both rooms run continuously, showing no signs of the former partitions. The vinyl tiles also confirm that the west ends of the walls of the second-story stair hall (S202) had been rebuilt by this time, since the tiles run up to—but not under—the rebuilt partitions.

It appears that at least some of the vinyl tiles were installed in the early 1970's. In the center of the floor in Room S201, the letters "LTH" were patterned in the vinyl tile. This presumably stands for "Lowell Trade High." Both units of the Kirk Street Agents' House were listed in the city directories as a health clinic from 1929 to 1972, as vacant in 1972, and in 1973 as the high school annex, or Trade School. Therefore, it seems likely that the vinyl tiles in Room S201 were installed around 1973-1974.⁶⁴

North Unit. Most of the rooms in the main block at first-story level received the same type of vinyl floor tiles as the rooms in the south unit. Room N101 received tiles that were

⁶⁴ At the east end of Room S201, the letters "EL" were patterned in the vinyl tiles. The meaning of these letters is not known at this time.

similar, but only 6 inches square. The original partition dividing Room N101, which had been retained during the ca.-1922 remodeling, was removed before the vinyl tiles were installed. Again, this is known because the tile floor in the room runs continuously, showing no signs of the former partition.

The second-story rooms of the main block did not receive vinyl tiles, presumably since they had previously been covered with red linoleum.

Stair Towers and Ell

Vinyl floor tiles 9 inches square were probably laid at this time in Rooms N104 and E202, the ell's stair hall. Those in Room N104 were red; those in Room E202 resembled those used in the rooms of the south unit's main block. Sometime thereafter, green sheet vinyl was laid in Room N105.

1955: North Unit's Roof and Dormers

A fire of uncertain origin extensively damaged the third story of the north unit in 1955, destroying the four dormers and the slate roof. The unit was reroofed with asphalt shingles, and the dormers were not rebuilt.

1979-Present: Repairs and Restoration

Several repair and restoration projects were undertaken by the National Park Service after the city of Lowell donated the Kirk Street Agents' House to the Federal Government in February 1979.

1980: South Unit's Gable

In fiscal year 1980, the National Park Service repaired the south gable of the main block, which was in danger of collapsing. The contract work included reconstructing the gable wall, inserting metal tie rods, repointing the brick, and reconstructing the chimney caps to match their historic appearance. In addition, lead-coated copper flashing was installed where the slate roof meets the gable wall, and lead-coated copper plywood caps were installed on the chimneys. The work was completed in January 1981.

1983: North Unit's Roof and Dormers

The north unit's roof was repaired and stabilized by contract in fiscal year 1983. The north gable wall was repointed, and the brick cornice and north-unit chimneys were rebuilt. Lead-coated plywood caps were installed over the chimneys, and lead-coated copper gutters and downspouts were installed. The four historic dormers, which had been destroyed by the 1955 fire, were rebuilt, as were their cornice moldings. Two purlin boots were installed at the north gable end, two exterior tie plates were connected to the structural framing, and several rafters in the north unit's attic were reinforced with new rafters sistered to the charred 1847 rafters. The asphalt roofing installed after the 1955 fire was removed, and new plywood sheathing was installed as underlayment for reroofing with reused slates. The contract work was completed in July 1983.

1983: North Unit's Main Entrance

The main entrance doors for the north unit had been lost, and the entrance had been blocked with plywood, sometime prior to 1979. In order to provide another exit and to improve the appearance of the building, the doorway was reopened and the missing exterior doors were reconstructed in FY 1983. New walnut trim was used to replace the deteriorated sections of the doorway's surround. The doors were constructed using walnut veneer and glass to match as closely as possible the historic appearance seen in a 1931 photograph (fig. 52), and as determined by existing evidence in the building. New brass reproduction hardware was ordered for the doors. Also, the north unit's vestibule doors were extensively repaired, reglazed, refinished, and reinstalled. The contract work was completed in November 1983.

1984: Alarm System

The existing fire alarm system was judged in 1984 to be inadequate to protect the structure and its occupants. It needed replacement and updating. In FY 1984, elements of the existing system were salvaged where possible. These were supplemented by new equipment, including a Gamewell box; underground cables; smoke, fire, and heat detectors; pull boxes; and control panels. The system was directly connected to the Lowell Fire Department. The contract work was completed in April 1984.

1984-1990: Windows

Also in 1984, several deteriorated windows on the first and second stories of the west wall were repaired by the maintenance staff of the Lowell NHP. The sashes were removed and dismantled. Rotted portions were duplicated and salvageable portions were consolidated with epoxy. The sashes were then reassembled, glued, pegged, painted, and glazed with old glass. The window frames were stripped of paint, and their sash weights, pulleys, cords, parting strips, and sash stops were repaired. The interior window blinds, which had been nailed shut within the window reveals, were stripped of paint, repaired, and painted. The repair work on the west wall windows stopped for several years, but was begun again in 1989.

1988: South Unit's Roofs

The roofs of the various parts of the south unit were reroofed in FY 1988. On the main block, the old slate and flashing were removed, and the ridge caps and roof sheathing boards were repaired or replaced as needed. The roof was then reslated with new slates, and lead-coated copper flashing was installed in all areas, including around the chimneys and along the parapet walls. New snow guards were installed at regular intervals along the entire roof, and the snow fences over the front entrances were repaired and reinstalled (fig. 64). These fences do not appear in the historic photographs from circa 1885-1895, and so are probably not original to the 1847 construction.

The chimney crickets, ridge caps, and brownstone chimney caps on the center parapet wall were also replaced, as was the exterior wood trim and sashes of the four dormer windows. The chimneys and parapet walls were repointed. The gutters, which had been installed in 1982 and repaired in 1987, were lined, and drop inlets were inserted for new lead-coated copper downspouts.

On the ell, the nonhistoric built-up tar and gravel roof was removed. The sheet-metal roof underneath was first recorded and then replaced with sheet-metal roofing of flat-seam, pan construction and flashing to match the former sheet-metal roof (fig. 65). The built-in wood gutters were connected to downspouts at the southeast, southwest, and northeast ends of the eaves. The roof was then painted.

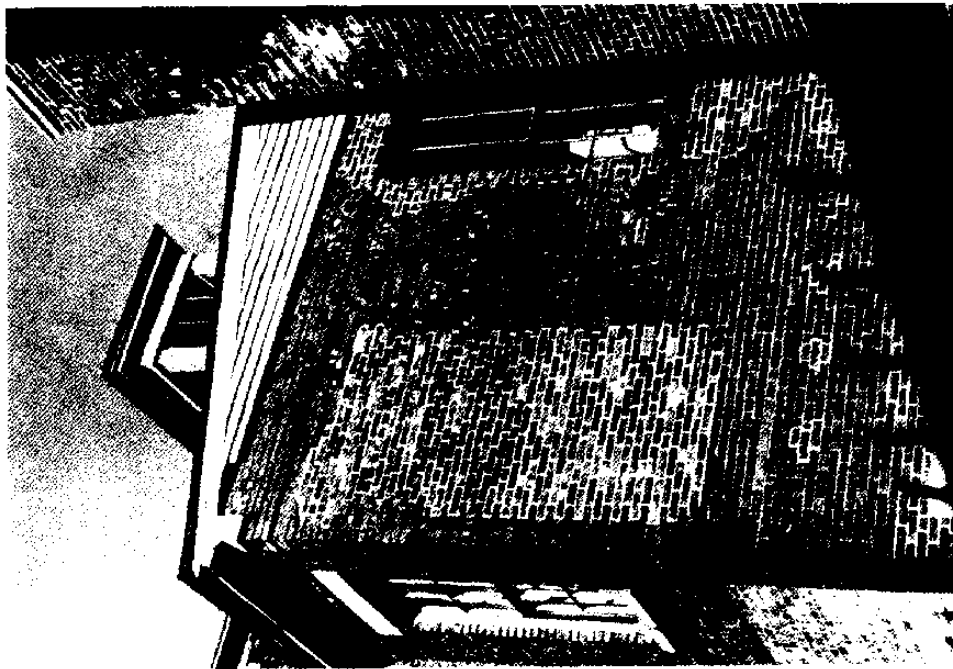


Figure 45. North-Unit Stair Tower, East Elevation.



Figure 46. Room E101 (E11), East Wall: Former Doorway.



Figure 47. Main Block, West Elevation: South-Unit Entrance.

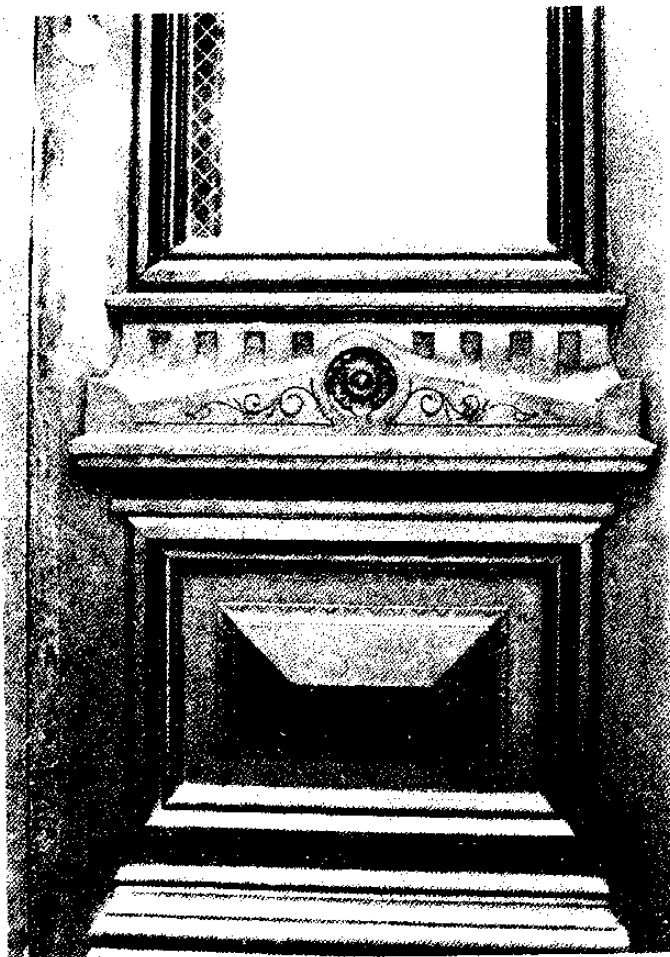


Figure 48. Room S106: Detail of Vestibule Door.

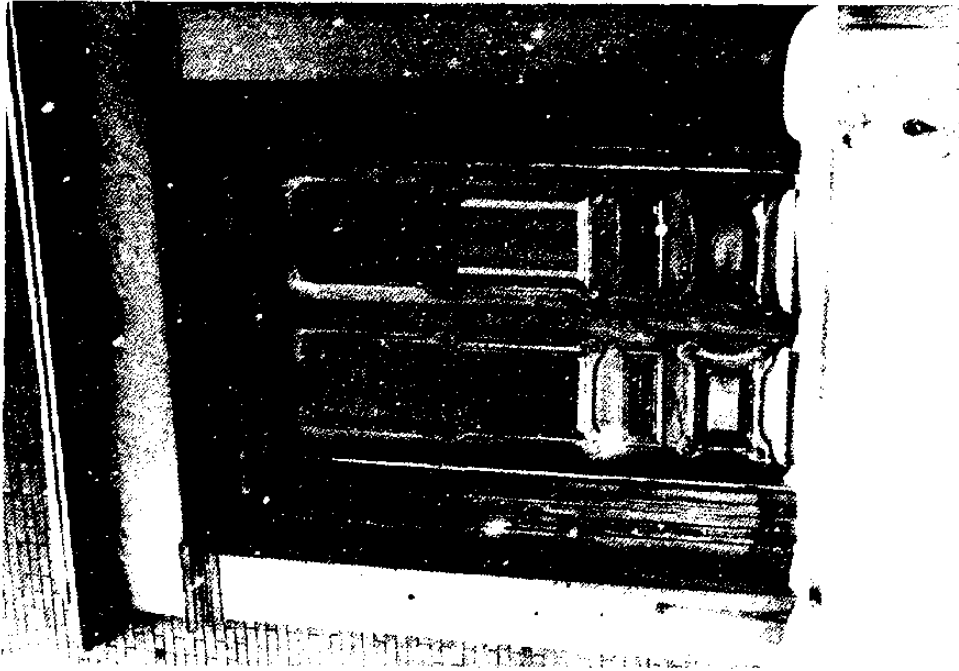


Figure 50. Main Block, West Elevation:
North-Unit Entrance.

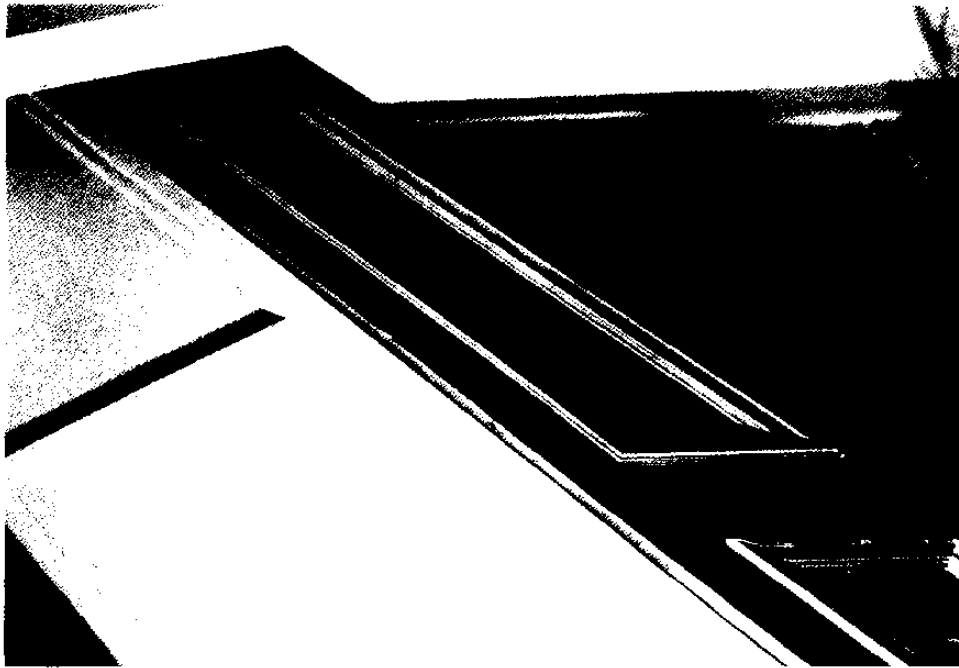
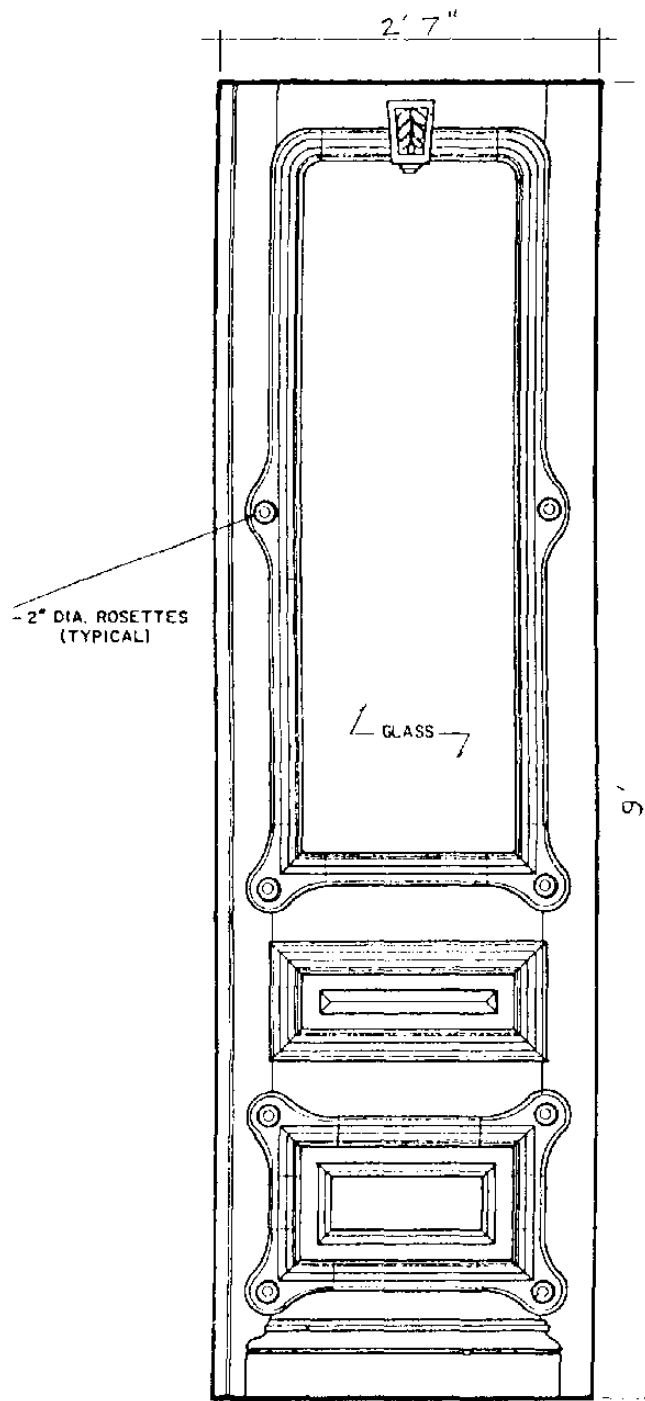


Figure 49. Room N102 (North-Unit Stair
Hall), 1870's Paneling on Stair Stringer.



NORTH UNIT ENTRANCE DOOR
(REPRODUCTION)

Figure 51. Main Block: North-Unit Entrance Door.



Figure 52. Exterior West Elevation, King Southeast (October 21, 1931).



Figure 53. Room N106: Vestibule Door and Paneling.



Figure 54. Room N101, East (Dining Room) Portion: 1890's Five-Panel Door.



Figure 55. Room N101, East (Dining Room) Portion: 1890's Mantel.

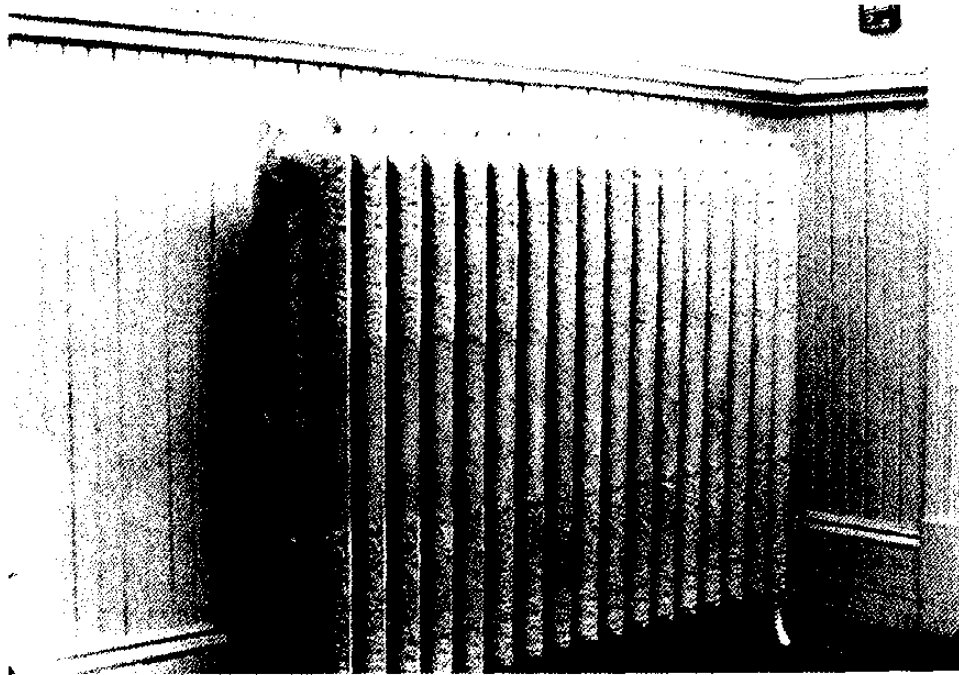


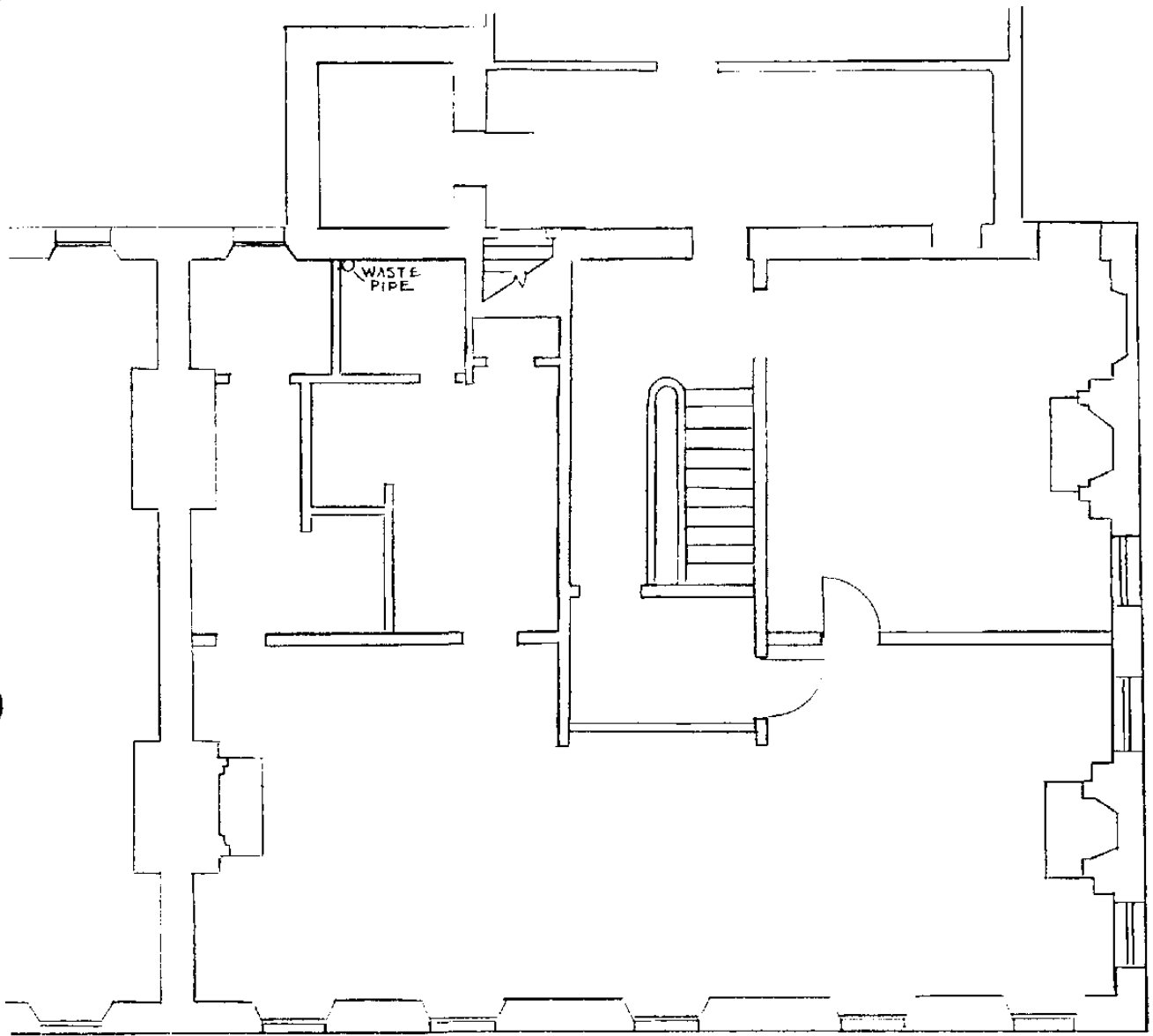
Figure 56. Room E103 (Ell Stair Hall), East Wall: Ca.-1900 "Rococo" Radiator.



Figure 57. Ell, South Elevation: Entrance Doorway D103.



Figure 58. Room S001 (South-Unit Cellar):
Laundry-Chute Opening.



SECOND FLOOR - SOUTH UNIT

CONJECTURED 1922 PLAN

Figure 59. Second Story of South Unit, Conjectured 1922 Plan.

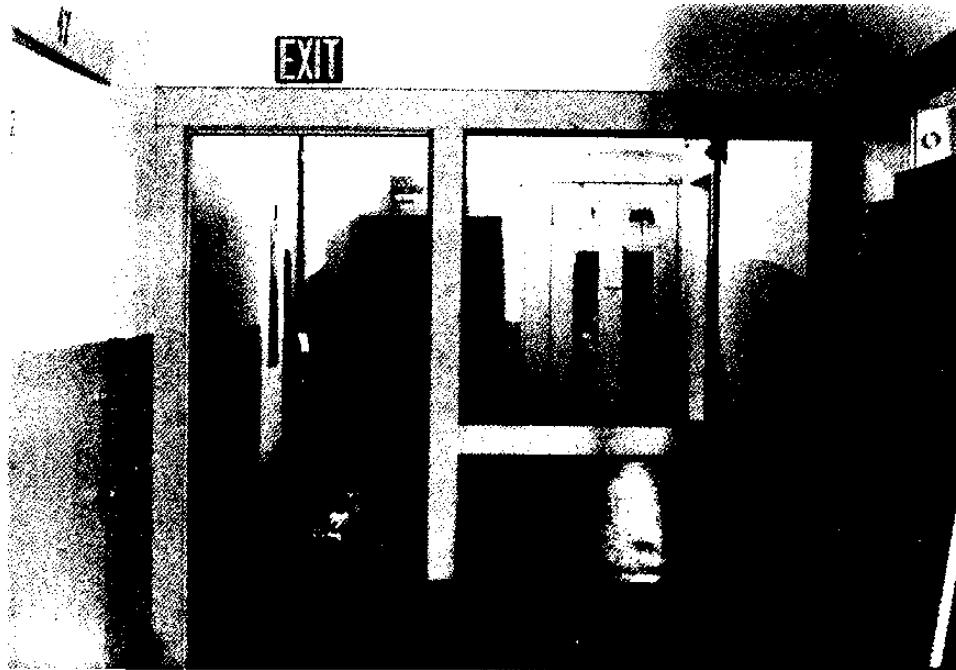


Figure 60. Room S202 (South-Unit Stair Hall), Looking East: Ca.-1922 Room Divider.

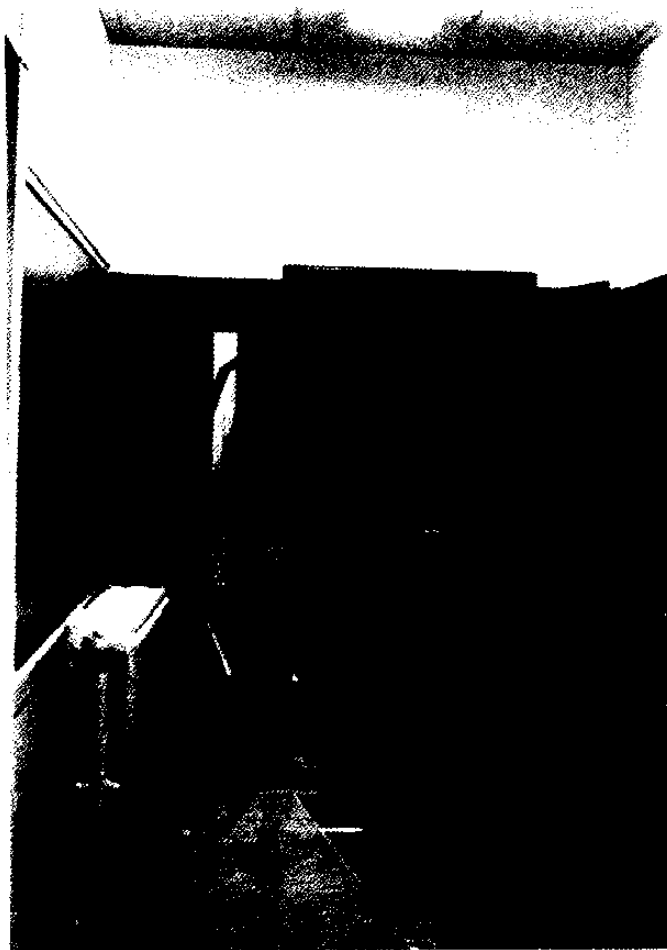


Figure 61. Room S105 (First-Story Stair Tower): Ca.-1922 Vault.

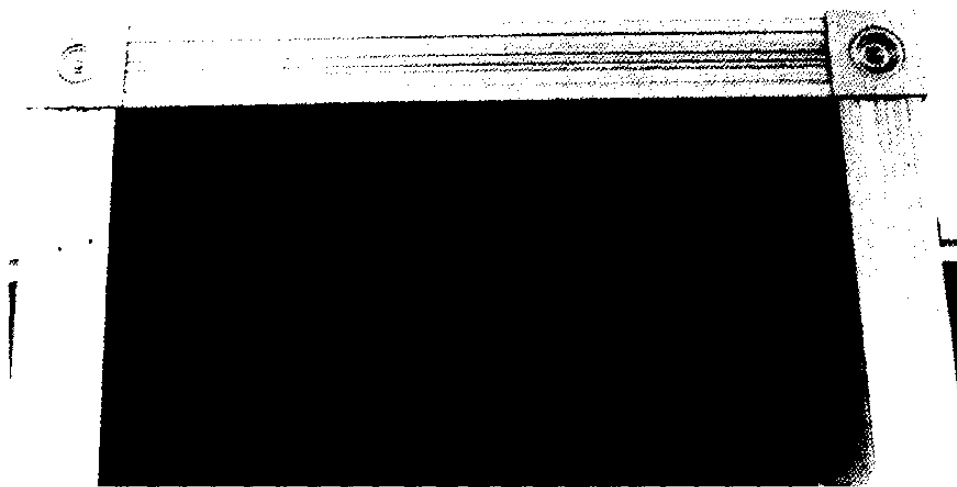


Figure 62. Room S205 (Second-Story Stair Tower), Doorway D212,
Ca.-1922 Surround and Corner Blocks.

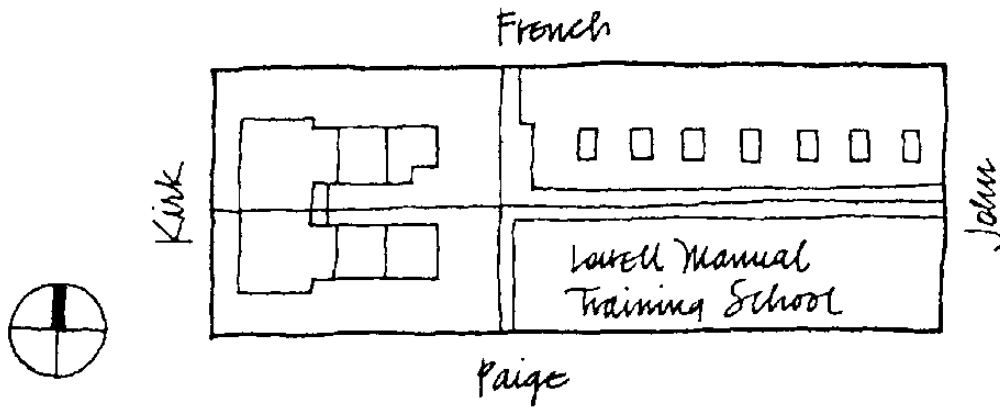


Figure 62(a). Site Plan of Agents' House Block (1901).

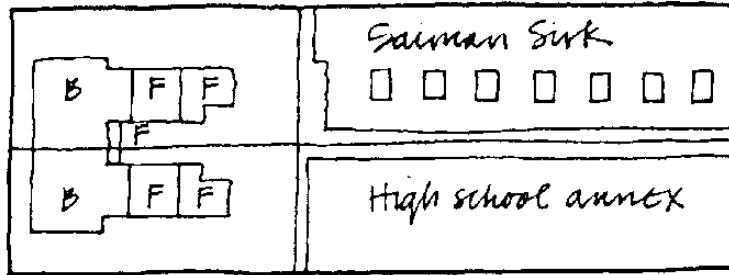


Figure 62 (b). Site Plan of Agents' House Block (1906).

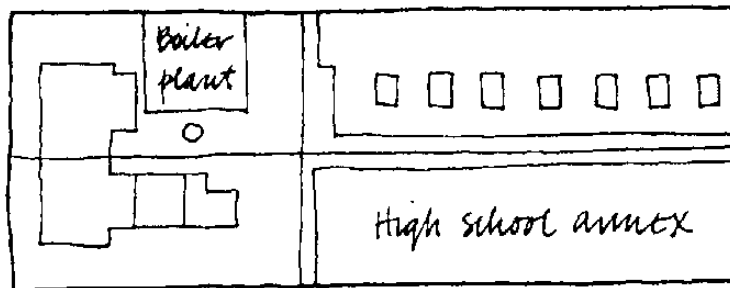


Figure 63(c). Site Plan of Agents' House Block (1924).

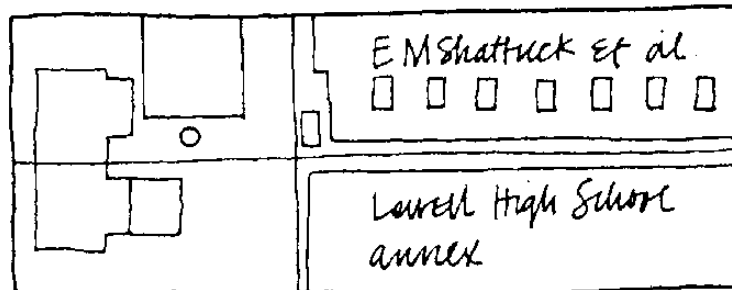


Figure 63(d). Site Plan of Agents' House Block (1936).

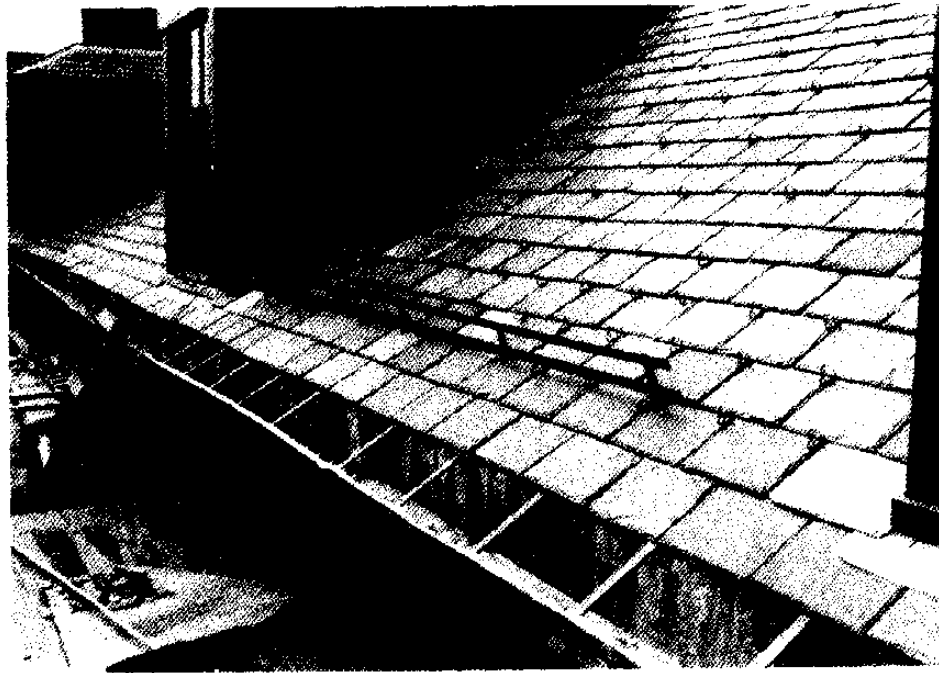


Figure 64. Main Block, West Elevation: Gutters, Snow Guards, and Snow Fence.

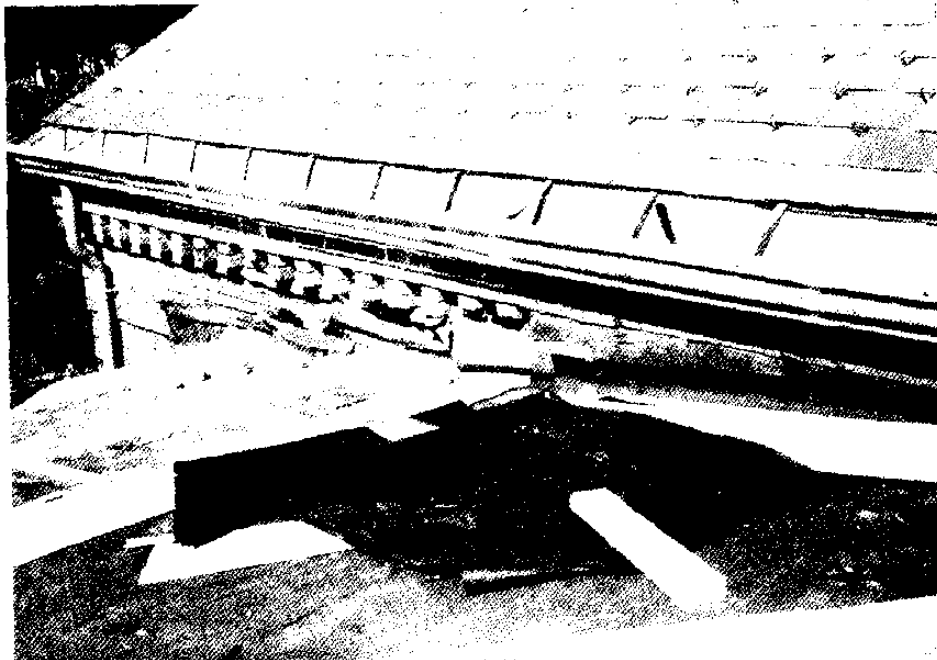


Figure 65. South-Unit Stair Tower: Roof at Junction with Main Block.

IV. EXISTING CONDITIONS AND RECOMMENDATIONS

EXTERIOR ELEMENTS: DESCRIPTION OF CONDITIONS

Overview

The current exterior appearance of the Kirk Street Agents' House is depicted in figures 66-70. The building retains much of its 19th-century fabric. The primary intrusion to the Agents' House site is the boiler plant that was built in 1922 on the former site of the north unit's kitchen ell. The boiler plant now stands within a few feet of the east wall of the north unit's stair tower. Another major intrusion is the two-story brick vault that was built in the corner where the south unit's stair tower intersects the rear wall of the main block. In addition, the passage of time and lack of regular maintenance has contributed to some severe deterioration that will be irreversible if not addressed soon. Most of the evident deterioration is on the west elevation, where the brownstone trim is spalling and the wooden entrance doors have been damaged by the weather.

Site

Fencing

West Boundary

A masonry curb runs along the west, Kirk Street side of the Agents' House property (see figure 66). Most of the curb—from the south boundary to a point 30 feet north of the north unit's entrance walkway—consists of the original beveled granite curb. North of this curb is a 10-foot-long section of replacement granite curbing. The remaining curb consists of modern poured concrete that extends around the corner onto the north boundary.

The original iron picket fence that sat atop the original granite curbing has not survived. The ends of the iron pickets can be seen embedded in the granite at 6-inch intervals (fig. 19). Other extant evidence of the early iron fence includes:

- a base plate from a former gatepost that remains on the granite curbing on the south side of the north unit's entrance steps, which was part of the gate leading from the entrance steps' landing to the front yard;
- clear images of other base plates from former gateposts and fence posts on both sides of the north unit's entrance steps (fig. 20 and Appendix D); and
- a hole in the center of the building's west wall, where the fence separating the two units' front yards intersected the building.

South Boundary

The Paige-Street boundary of the Agents' House property retains portions of the 12-inch granite curb that extended the full length of this boundary at an early date. The wooden picket fence that sat on top of this curb is not extant. The west section of the south boundary today has no fence. The east section is edged with a black chain-link fence that extends out from the east end of the ell, then runs eastward to the rear property line.

North Boundary

There is no fencing along the north boundary of the property. The original granite base for the wood fence at the northern side of the Agents' House has been removed and replaced with 20th-century concrete curbing, apparently a result of changes to French Street and of the construction of the boiler plant. The replacement curb at the west end is crudely formed.

East Boundary

The black chain-link fence that runs along the east section of the south boundary continues halfway across the east side of the property, enclosing a modern parking area. It then turns west, approaches the rear wall of the main block, then runs north to intersect the north unit's stair tower (see figure 66).

Access

Access to the Agents' House is limited, for all practical purposes, to the Paige Street entrance at the east end of the south unit's ell. The south and north units' front entrances—on the west elevation—are not used, although they are still operational. Another doorway is located

in the east wall of the north unit's stair tower; it opens into the fenced area around the boiler plant.

Plantings

The existing planting at the Agents' House site is comprised of two spruce trees at the south end of the main block and shrubs along the south and west fence curb. The trees are approximately 50-75 years old. The existing shrubs were planted in 1979 by the National Park Service.⁶⁵ Holes have been drilled in the tops of stoop cheek walls at each main entrance; these may have held anchors for the arbors evident in historic photographs. No shrubs or trees are planted in the yards between the two front entrances. There is no evidence of foundation planting.

Other Features

Figure 66 shows the present configuration of the Agents' House site. The large 1922 boiler plant is situated where the north unit's ell and its attached shed were formerly located. The shed formerly attached to the rear of the south unit's ell has been removed; the site is now occupied by an asphalt-paved parking lot. Two other buildings are situated behind (to the east of) the Agents' House. On Paige Street is the Clement McDonough Arts Magnet School, built as the Manual Training School circa 1901 on the former site of the Boott stables. On French Street is the 1939 Lowell Trade School, which occupies the former site of the Boott Overseer's Block.

Foundation and Structural System

Background Information

The foundation and structural system of the Agents' House appear to be in good condition. There are no discernible sags, slopes, or cracks that would suggest structural problems. Erosion has caused the grade to drop below the granite facing of the foundation, but the granite foundation blocks exposed beneath the facing are stable, showing no evidence of uneven settlement.

⁶⁵ See landscaping plan of same date filed at Lowell NHP.

The framing of the north unit was reinforced in 1983 during the process of restoring the historic slate roof and dormers. The "sistered" rafters, tie rods, and other reinforcing beams installed at that time are visible and in good condition.

Only the areas that need additional discussion have been listed subsequently.

West (Front) Elevation

Main Block

The south end of the west foundation wall, where a hole was punched through to permit the running of heat pipes from the boiler plant to the Lowell High School, is amply strong.

South (Side-Street) Elevation

Ell

A low, poured-concrete curb is located approximately 18 inches from the south foundation wall of the ell. It runs almost the entire length of the ell, ending just west of the entrance at the east end of the wall. The top of the curb is at the current ground level; the area between the curb and the foundation wall is lower—probably at the original ground level. It is covered with concrete, in which has been installed a drain pipe. This drainage system appears to have been designed to prevent excessive water from penetrating the south foundation wall.

North (Side-Street) Elevation

North-Unit Stair Tower

The dressed-granite facing of the north foundation wall of this stair tower has been cut off, probably when the adjacent ell was demolished. A nonhistoric concrete curb has been poured up against the foundation wall at ground level. This curb covers a section of the upper brick foundation wall that was originally below grade, but which was exposed when the grade was lowered during the construction of the boiler plant in 1922.

North (Rear-Yard) Elevation

South Unit's Stair Tower/Vault

The concrete foundation of the vault, which replaced the original north foundation wall of the south unit's stair tower, is in good condition.

Ell

The brick facing of the north foundation wall of the ell needs to be repointed.

East (Rear) Elevation

Main Block

A concrete curb has been poured up against the extreme north end of the east foundation wall of the main block, north of the north unit's stair tower. The curb sits beneath the granite facing stone on this foundation wall. It covers a section of the upper brick foundation wall that was originally below grade, but which was exposed when the grade was lowered during the construction of the boiler plant in 1922. The curb extends beyond the northeast corner of the main block to edge the small parking area on the north side of the site (see figure 66).

Ell

The brick facing on the east foundation wall of the ell needs to be repointed (fig. 71).

North-Unit Stair Tower

The north end of the east foundation wall, where a hole was punched through to permit the running of heat pipes from the boiler plant to the Lowell High School, is adequately strong.

Walls

West (Front) Elevation

Main Block

The brick walls of the west elevation are generally in good condition. Some areas are in need of repointing, especially above the two entrance doorways. All of the extant brick appears to be original, and no bricks are missing. The brick cornice, which was repaired and partially reconstructed as part of the fiscal-year 1988 roof work, is also in good condition.

Cut nails are embedded in original mortar at several locations up the wall, possibly used to train the vines visible in some of the historic photographs.

South (Side-Street) Elevation

Main Block

The brick wall of the south Paige Street elevation of the main block is generally in good condition. One noticeable area of mortar loss can be seen under the east first-floor window (W111) where an irregular crack runs from the window sill to the brownstone lintel of the cellar window below (fig. 72). Tie plates installed during the south gable structural reinforcement project in FY 1980 are visible on either side of the third-story window lintels.

South-Unit Stair Tower

The south brick wall of the south unit's stair tower is also in good condition. It has been painted the same color as the adjoining ell.

Ell

The wood clapboarding on the south elevation of the south Ell is in good condition. It was painted a cream color in 1981. A modern light fixture, a fire-alarm box, and a mailbox are located at the east end of the south wall to the west of the entrance doorway (fig. 56).

North (Side-Street) Elevation

Main Block

The north brick wall of the main block is in good condition (fig. 73). Some areas show signs of having been repointed. Other areas are in need of repointing, but the mortar loss does not seem to be severe.

Tie plates, which are connected to the tie rods inserted during the repairs to the north gable in 1983, are visible on either side of the third-story window lintels. The gable end and parapeted chimney, which were also repointed and repaired in 1983, are in good condition.

North-Unit Stair Tower

The north brick wall of the stair tower is also in good condition. Some areas show signs of having been repointed, especially under the first-story window (fig. 74). Other areas are in need of repointing, but the mortar loss does not seem to be severe.

Still visible about 1 inch from the east edge of the north wall is an intermittent paint line indicating where the two-story ell was formerly joined to the stair tower.

South (Rear-Yard) Elevation

North-Unit Stair Tower

Because the north unit's ell was removed circa 1922, the only remaining section of the original south rear-yard elevation is the south wall of the north unit's stair tower. This brick wall is in need of repointing, but otherwise appears to be in good condition. The paint "ghost" of the rear porch that was removed circa 1922 can be seen at first-story level (fig. 23). An asphalt-flashing line under the second-story window sill of W228 recalls the porch's roof line. The outline of the porch's cornice is also visible on the brick wall, although barely (fig. 24). A faint, intermittent line of paint, which can be seen all the way up the wall 1 inch from the east edge of the stair tower, marks where a trim board overlapped the juncture between the stair tower and the former two-story ell.

North (Rear-Yard) Elevation

South-Unit Stair Tower/Vault

The north brick wall of the vault, which now covers the original north wall of the south unit's stair tower, is in good condition.

Ell

The clapboards on the north wall of the ell are in good condition and are painted the same cream color as those on the ell's south wall. However, the wood water table is split and generally in a deteriorated condition (fig. 75).

East (Rear) Elevation

Main Block

The brick walls of the east elevation of the main block are in good condition.

South-Unit Stair Tower/Vault

The east brick wall of the ca.-1922 two-story vault, which is located in the corner where the south unit's stair tower joins the main block, is in good condition.

Ell

The gable-end east wall of the ell is clapboarded and painted the same cream color as the south and north walls of the ell. The wood water table is split and is generally in poor condition. The eaves and brackets are in good condition. A modern light fixture is mounted at the peak of the gable.

North-Unit Stair Tower

Brick infill patches on the east wall of the north unit's stair tower mark the former locations of doorways at first- and second-story levels. They also reveal the 1847 ceiling-joint pockets for the original one-story kitchen ell of the north unit. Some mortar deterioration is noticeable but is not extensive. The brick cornice needs repointing, and several of the brick dentils are damaged (fig. 76). This apparently occurred when the gable roof replaced the original pent roof. The clapboards on the gable end of the stair tower are deteriorated. The paint is failing, and clapboards are falling off the gable (see figure 45).

Flaking white paint at first-story level between the two stair towers marks the former location of the 1847 porch that was probably removed circa 1922.

Doorways

West (Front) Elevation

Main Block

Common Conditions. The brownstone surrounds of the two entrance doorways (D101 and D102) are original but in poor condition. Elements are spalling, and the iron tie-rods originally used to hold the pieces together are exposed in some areas (fig. 77). This is accelerating the deterioration and increasing the likelihood of stone loss.

The stairways ascending from the sidewalk to the main entrances of both units consist of two flights of steps separated by a landing and terminating in a stoop. Most of the materials here are original, including the two granite steps that lead from the sidewalk to the landing, the four granite steps from each landing to the front stoop, and the granite stoop. The landings consist of concrete that replaced the original material. The lowest and penultimate steps have the remains of a ca.-1922 pipe handrail cut into the top of the stone. The only deterioration is found at the joints between the cheek walls and the steps of both units' stairs.

South-Unit Entrance. The wooden trim, transom, and double doors of the south unit's doorway (D102) date to the 1870's. The trim (fig. 47) consists of narrow raised paneling surrounding a transom and the doorway opening. The paneling on either side of the doorway opening was edged with a narrow engaged column.

The doors here have a heavily molded skirt board (Base Molding A), a lower panel (Panel Molding H), a pedimented molding with center rosette above the panel (see figure 48), and a large, upper, segmentally arched panel having a raised circular panel in its center.

The doors show severe water damage down near the granite stoop (fig. 78). The molding under the lower, left panel is missing. The doorway frame and doors are painted to match the color of the brownstone, but the paint finish is deteriorated. At this writing, repair and refinishing work has begun on these doors.

North-Unit Entrance. The wooden trim around the north unit's doorway opening (D101) dates to the 1870's. This trim (fig. 50) differs from that of the south unit. It has no transom or

paneling: the doorway opening is surrounded by a molded wood architrave that steps back to the slightly recessed double doors. A narrow rope molding covers the joint between the brownstone pilasters and the wood trim.

The doors here are reproduction doors made in 1983 to match what were thought to be the 1870's doors. The style of these doors differs in some respects from that of the south entrance doors. Each north-unit door (fig. 51) has a molded skirt board (Base Molding B), a small lower panel, and a large upper panel. However, the upper and lower panels are separated not by a pedimented molding, but by a narrow panel. Also, the upper panels consist of glass. Both the upper and lower panels are surrounded by an unusual curvilinear molding studded with rosettes. The upper panel is surmounted by a carved key block.

The doors were stained and protected with a clear finish at the time of installation, but it appears that they have not been refinished since that time. The finish is worn away in some areas and the wood appears to be discoloring. The reproduction hardware that was purchased for the doors has not been installed.

South (Side-Street) Elevation

EH

There is only one doorway on the south elevation, located at the east end of the ell (D103). This doorway is believed to have been created from an original window opening, probably circa 1859-1878, but given new trim circa 1922. The doorway contains a three-light transom above double doors. The lower part of each door has two raised, vertical panels (Panel Molding E), while the upper part is glazed with four lights (fig. 57). Paint analysis suggests that the plain surround of the doorway may have been installed after 1980.

All of the wooden elements of doorway D103, including the double doors, are painted the same cream color as the clapboards. At the time this report was written, the left door had been removed for repair and replaced with a plywood panel.

Four cast-in-place, 20th-century concrete steps lead up from street level to the doorway.

East (Rear) Elevation

North-Unit Stair Tower

Cellar Story. The granite lintel of the former 1847 doorway between the cellars of the north unit's stair tower and original one-story kitchen ell is visible at the center of the stair

tower's east wall, near ground level. It was exposed by the regrading done during the construction of the boiler plant.

First Story. There is only one operative doorway on the east elevation. It is located at the south end of the east wall of the north unit's stair tower (D104). It was created circa 1922 after the removal of the north unit's ell. The doorway's brick surround and granite lintel (fig. 79) are in good condition, as is the wooden door. Poured concrete steps lead up to the doorway.

There is evidence of a former doorway at this level that has been filled in with brick. It is located north of center, and appears to have been the original doorway from the north unit's stair tower into the unit's original kitchen ell.

Second Story. Another former doorway that has been filled in with brick is found at the south end of the east wall (fig. 79). It was probably created circa 1859-1878 to provide access to the second story of the ell, which was added at that time.

Windows

West (Front) Elevation

Main Block

Cellar Story. There are no cellar windows on the west elevation.

First and Second Stories. All west-wall windows at first- and second-story levels are original, with brownstone sills and lintels and Type-A sashes. The sills and lintels show signs of deterioration (fig. 80); those of the first-story windows are spalling severely. The sashes have recently been repaired, stripped of paint, and repainted. The exterior blinds originally hung at these windows are missing, but broken-off iron catches for them are embedded in original mortar joints on either side of all of the window openings.

Third Story. The third-story, dormer windows of the south unit are original openings whose exterior trim and reproduction Type-B sashes with old glass date to 1988. The third-story, dormer windows of the north unit and their reproduction Type-A sashes date to the 1983 re-creation of the dormers.

South (Side-Street) Elevation

Main Block

Common Elements. The brownstone sills and lintels of the original window openings on the south wall of the main block are spalling (fig. 72).

Cellar Story. This level has two window openings, one at the west end (W001) and one at the east end (W002). Window W001 has been blocked with plywood. Window W002 holds a three-light sash with glazing (fig. 72). It is possible that this sash was modeled after the original sash here.

First Story. The three windows at this level are original and contain original Type-A sashes.

Second Story. This level features three original windows (W211, W213, and W214), and one window that was added circa 1922 (W212). Two of the original windows—W211 and W214—retain their original Type-A sashes. Window W213 has Type-C sashes from circa 1922. The ca.-1922 window W212 has a granite sill and lintel and Type-C sashes, all of which are in good condition.

Third Story. There are two original window openings at this level. Window W305, the west window, has an original Type-A top sash and a modern (1983) bottom sash with square muntins. Window W306, the east window, has an original Type-A bottom sash and a post-1950 Type-F top sash.

South-Unit Stair Tower

Common Elements. The original granite sills and lintels of the 1847 window openings on the south unit's stair tower are in good condition.

Cellar Story. The sole window opening here (W003) has been filled in with brick.

First and Second Stories. There is one original window opening at each of these levels, W113 at first-story level and W216 at second-story level. Both of these windows retain their original sashes.

Ell

Common Elements. All of the ell windows received new surrounds with molded cornices and louvered exterior blinds when the ell was heightened circa 1859-1878. These surrounds were removed and replaced with plain surrounds at some point, probably circa 1922. The

exterior blinds likewise have been removed. All window woodwork is painted the same cream color as the clapboards.

Cellar Story. The west cellar window (W004) contains a nonhistoric two-light sash. A former window opening is also visible on this wall (W005); it has been blocked with plywood. Still another former window opening sits at the east end of the wall (W006). It has been filled in with brick and covered over by the concrete steps leading to the entrance doorway here (D103).

First Story. There are currently three window openings on the south wall of the ell, all to the west of doorway D103 (fig. 81). From west to east, the windows are W114, W115, and W116. The first two are thought to be original window openings; W116 is thought to have been created out of an original doorway opening. All three windows contain original Type-B sashes in fair condition. (The sashes in W116 must have been moved from the original window that was converted to doorway D103 at the same time that the original doorway was converted to W116.)

Second Story. There are also three window openings at second-story level, which are taller than the first-story openings. Window W217 is located over W114; window W218 is located over W115; and window W219 is located over the entrance doorway. There is no window over W116, but the symmetrical vertical alignment of doorways and window openings on the Agents' House suggests that there was one here formerly.

All three windows contain sashes installed when the ell was heightened to two stories circa 1859-1878. An air-conditioning unit has been installed in window W216.

North (Side-Street) Elevation

Main Block

Common Elements. The brownstone sills and lintels of the 1847 window openings on the north wall of the main block are deteriorated, although they are not spalling as severely as those on the west elevation.

Cellar Story. Both windows in the north foundation wall (W015 and W016) have been filled in with brick.

First Story. The three windows at first-story level (W126, W127, and W129) retain their original Type-A sashes in fair condition.

Second Story. The windows at the west and east ends of this elevation (W234 and W232, respectively) retain their original Type-A sashes. The window in the middle of the wall (W233) has Type-C sashes from circa 1922.

Third Story. Both of these windows have lost their original sashes; they now contain modern (1983) sashes with square muntins.

North-Unit Stair Tower

Common Elements. The original granite sills and lintels of the windows on the stair tower are in good condition.

Cellar Story. The only window in the north foundation wall (W014) has been filled in with brick.

First Story. The sole window here (W124) retains its original Type-A top sash. The lower sash has been removed; the hole has been blocked with a piece of plywood, with an opening for an exhaust vent located in its upper right corner.

Second Story. The only window here (W230) retains its original Type-A sashes.

South (Rear-Yard) Elevation

North-Unit Stair Tower

Second Story. The only window opening on the south wall of the north unit's stair tower is located at second-story level (W227). Its original granite lintel and sill are in good condition; the exterior surface of its original Type-A sashes is deteriorated.

North (Rear-Yard) Elevation

South-Unit Stair Tower/Vault

There are no windows in the north wall of the vault. The granite lintel of the stair tower's original second-story window opening, which was blocked when the vault was installed, can be seen above the vault's roof.

Ell

Common Conditions. All of the north-wall windows of the ell have the same plain replacement surrounds as found on the south wall. Only one window (W224) retains its molded cornice from the 1859-1878 alterations (fig. 82). The surrounds are in fair to good condition. Several of the wood sills, especially at first-story level, are deteriorating.

First Story. There are three windows on the north wall of the ell. From west to east, these are W119, W118, and W117. (There is no window opening at the east end of the wall.) Window W119 is an original window opening with original Type-B sashes. Window W118 is an original window opening with later sashes. Window W117 is an original doorway that was converted to a window—probably circa 1879-1878—and fitted with reused original Type-B sashes. All of the sashes are in fair to good condition.

Second Story. There are four second-story window openings on the north wall of the ell. From west to east, these are W224, W223, W222, and W221. They are symmetrically placed and of equal size, being taller than the first-story window openings. All four are thought to date to the heightening of the ell circa 1859-1878. The sashes are in fair to good condition. Air-conditioning units have been installed in windows W224 and W223.

East (Rear) Elevation

Main Block

Common Elements. The original granite sills and lintels of the east-wall window openings on the main block are in good condition.

Cellar Story. All four of the original cellar windows on the main block have been filled in with brick. Some of the bricks show evidence of whitewash and are apparently reused.

First Story. Three of the four original windows here remain. From south to north, these are W120, W121, and W122. (A fourth, south window was covered over by the construction of the vault circa 1922. Both sashes in W120 and the top sash in W121 are original Type-A material that is severely deteriorated. Both sashes in W122 and the bottom sash in W121 are post-1922 Type-E sashes; these are in poor condition.

Second Story. As at first-story level, three of the four original windows here remain. From south to north, these are W225, W226, and W227. (A fourth, south window was covered over by the construction of the vault circa 1922.) All three windows contain original Type-A sashes in fair condition. A window fitted with a three-light awning-type sash is located at the south end of the wall, above the vault roof. This window dates to circa 1922.

Third Story. The third-story, dormer windows of the south unit are original openings whose exterior trim and reproduction Type-B sashes with old glass date to 1988. The third-story, dormer windows of the north unit and their reproduction Type-A sashes date to the 1983 re-creation of the dormers.

South-Unit Stair Tower/Vault

There are no windows on the east elevations of the south unit's stair tower or attached vault.

Ell

The only window on the east wall of the ell is roughly centered in the foundation (W007). This post-1922 window holds a single two-light sash. There are no windows at the first- or second-story levels of the ell.

North-Unit Stair Tower

Common Elements. The now-exposed east wall of the north unit's stair tower has two windows (fig. 79), one at first-story and one at second-story level. Both windows date to 1922, and so have brick sills and steel lintels. Both also have original sashes that were moved here from other locations. They probably came from the portion of the main block's east wall that was covered over by the brick vault circa 1922.

First Story. The window here (W123) is roughly centered on the wall. It is the same size as the tall, first-story 1847 window openings on the east wall of the main block. Its sashes probably came from the southernmost of the first-story windows on the east wall of the main block, which was closed up when the vault was built.

Second Story. The window at this level (W229) is located directly above the first-story window. It is the same size as the majority of the 1847 windows on the main block. Its sashes probably came from the southernmost of the second-story windows on the east wall of the main block, which was closed up when the vault was built.

Roofs

Roof Coverings and Flashing

Main Block

South Unit. The slates and flashing on the south roof, which was repaired in 1988, are in good condition. The same is true of the new snow guards and reconditioned snow fences installed the same year.

North Unit. Many of the slates installed on the roof of the north unit in 1983 were reused material; these are now in poor condition.

Stair Towers and Ell

South Unit. The painted, lead-coated copper roofing and flashing installed on the south unit's stair tower and ell in 1988 are in good condition.

North Unit. The present gable roof on the north unit's stair tower dates to the ca.-1922 remodeling. As stated in Chapter III, the physical evidence indicates that this roof was rebuilt when the north unit's ell was removed. The north unit's tower roof now has a steeper pitch than that of the south unit's tower roof, whose configuration dates to circa 1859-1878. The extant soffit board under the eaves of the north unit's tower is only half as wide as the soffit board under the eaves of the south unit's tower and ell. Imprints of only the inner halves of the cornice brackets—which match the pattern of those still under the south unit's eave, are visible on the remaining half of the soffit board. In sum, the roof of the north unit's stair tower was rebuilt with a steeper pitch, which involved cutting off half of the soffit board.

The extant roof covering here—galvanized metal plates soldered together—also probably dates to circa 1922. This covering is typical of late 19th-early 20th century construction. Both the roof framing and covering appear to be in good condition.

Chimneys

Main Block

The chimneys, caps, and flashing of the chimneys on the main block are all in good condition, as are the parapet walls.

Stair Towers and Ell

The stair towers have never had chimneys. The chimney formerly on the ell has been removed.

Gutters

Main Block

West (Front) Elevation. There is a lead-coated copper gutter built into the eave of the west elevation, and downspouts of the same material at the north and south ends of the elevation. These are in good condition, having been installed in fiscal year 1982 and repaired in 1988.

East (Rear) Elevation. There is also a lead-coated copper gutter (not built in) running along the eave of the east elevation. Downspouts of the same material are located at the extreme south and north ends of the elevation (fig. 83). The downspout at the south end is connected to a PVC drain that runs into the ground. The gutter and downspouts are in good condition, having been installed in fiscal year 1983 and repaired in 1988.

South-Unit Stair Tower and Ell

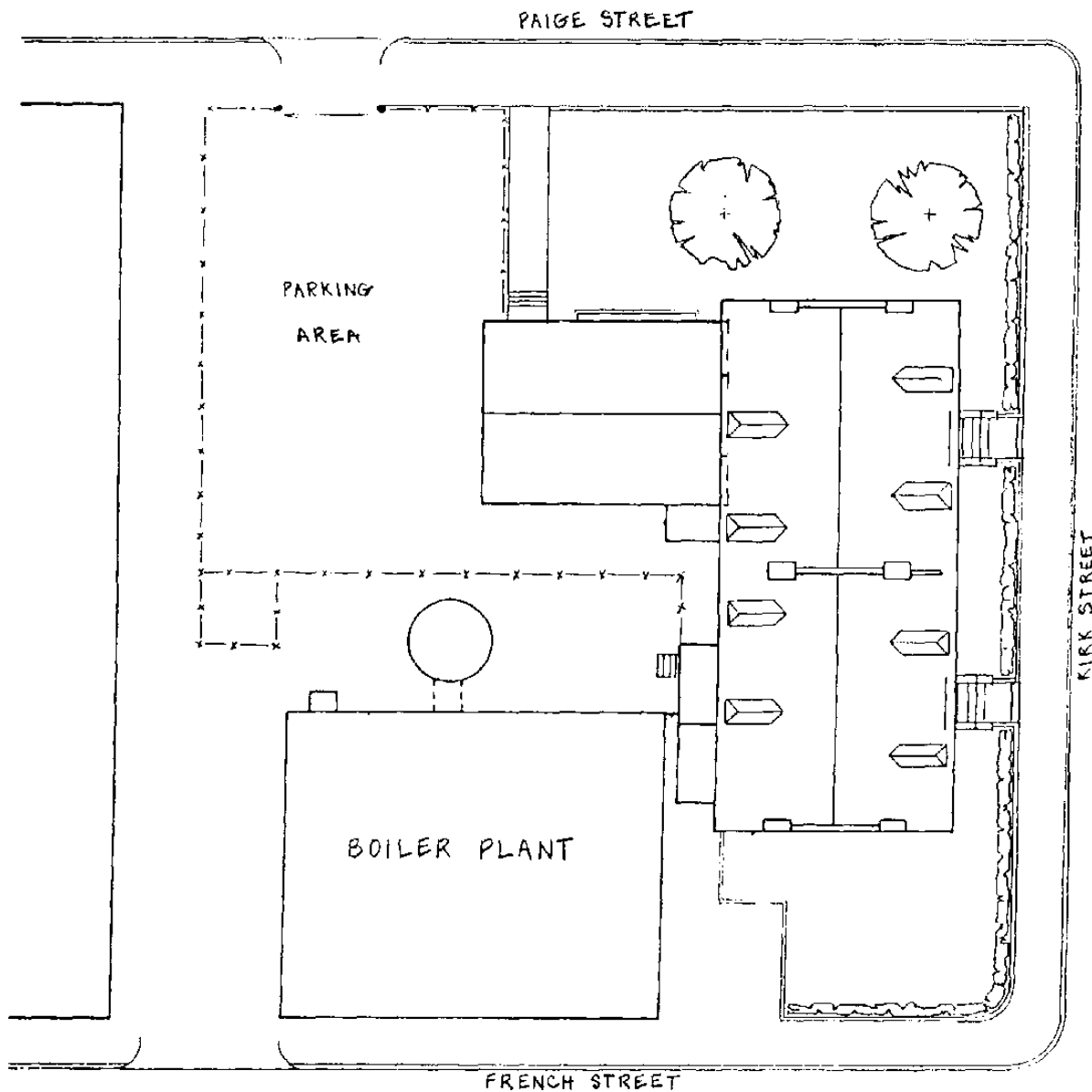
South (Side-Street) Elevation. A wooden gutter is built into the south eave of the roof that covers both the stair tower and ell. Aluminum downspouts are located at the west and east ends of the gutter; these are in good condition. The west downspout runs into a clay drain pipe embedded in the ground, while the east downspout runs into a cast-iron drain pipe. Both appear to be connected to storm drains.

North (Rear-Yard) Elevation. As on the south side of the roof, there is a wooden gutter built into the north eave of the roof of the south unit's stair tower and ell. At the east end of the gutter, an aluminum downspout descends through a hole in the soffit to a drain embedded in the ground. These elements were refurbished in 1988 and are in good condition. The eave's soffit and fascia boards, and the decorative brackets here, appear to be in good condition. A modern light fixture is mounted under the eave between windows W222 and W223.

North-Unit Stair Tower

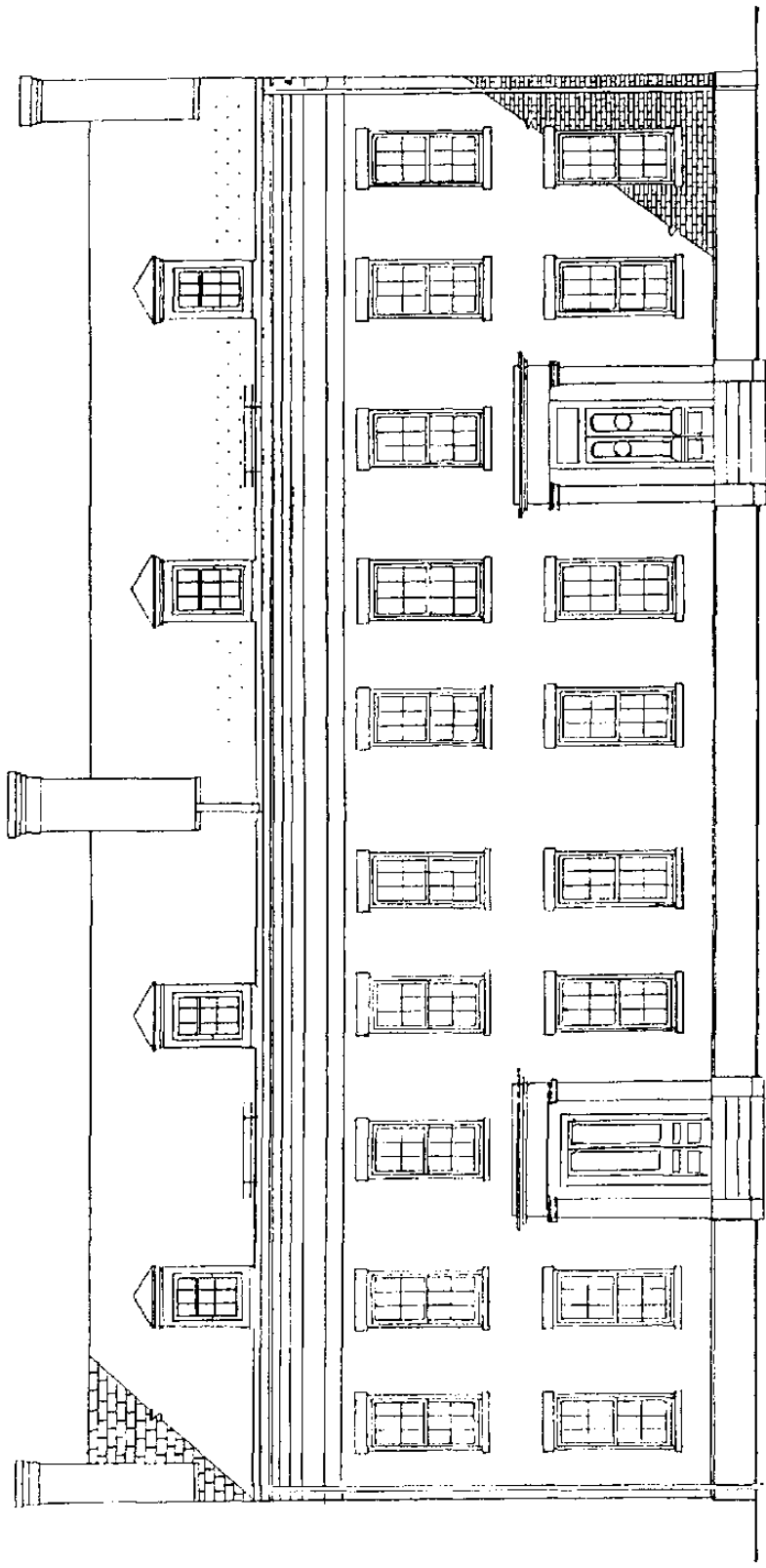
North (Side-Street) Elevation. A remnant of a wood gutter is visible along this elevation under the extant roofing. This was probably part of a gutter system that served the former roof over the stair tower and the north unit's ell, before the latter was demolished circa 1922. Metal downspout holders from another early gutter system are extant at the west edge of the wall.

South (Rear-Yard) Elevation. As on the north side of the roof, a remnant of an early wood gutter can be seen under the extant roofing (fig. 76). It, too, was part of a gutter system that served the former roof over the stair tower and the north unit's ell.



KIRK STREET AGENTS' HOUSE
SITE PLAN

Figure 66. Site Plan of Kirk Street Agents' House.

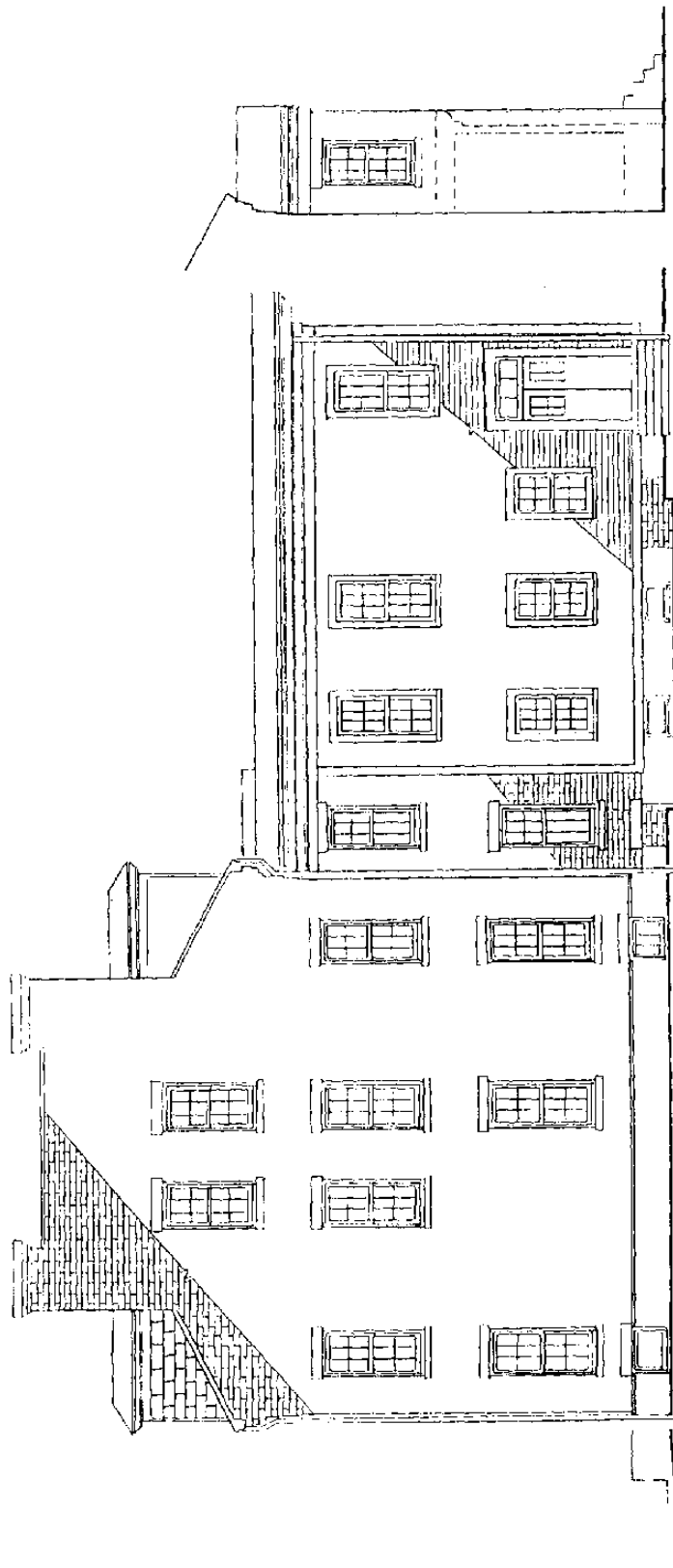


WEST ELEVATION

Figure 67. Kirk Street Agents' House: West (Front) Elevation of Main Block.

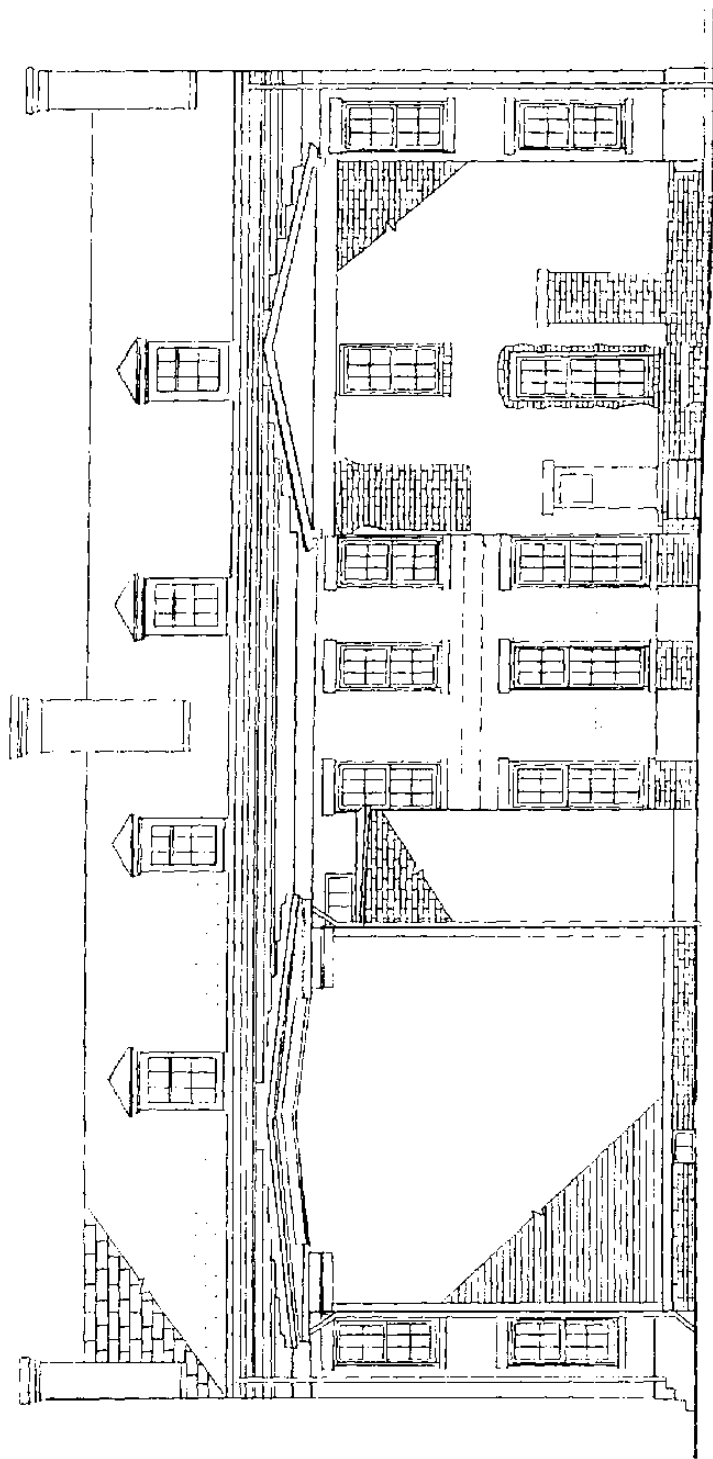


NORTH ELEVATION



SOUTH ELEVATION

Figure 69. Kirk Street Agents' House: South Elevations of Main Block, Stair Towers, and Ell.



EAST ELEVATION

Figure 70. East (Rear) Elevations of Main Block, Ell, Vault, and North-Unit Stair Tower.

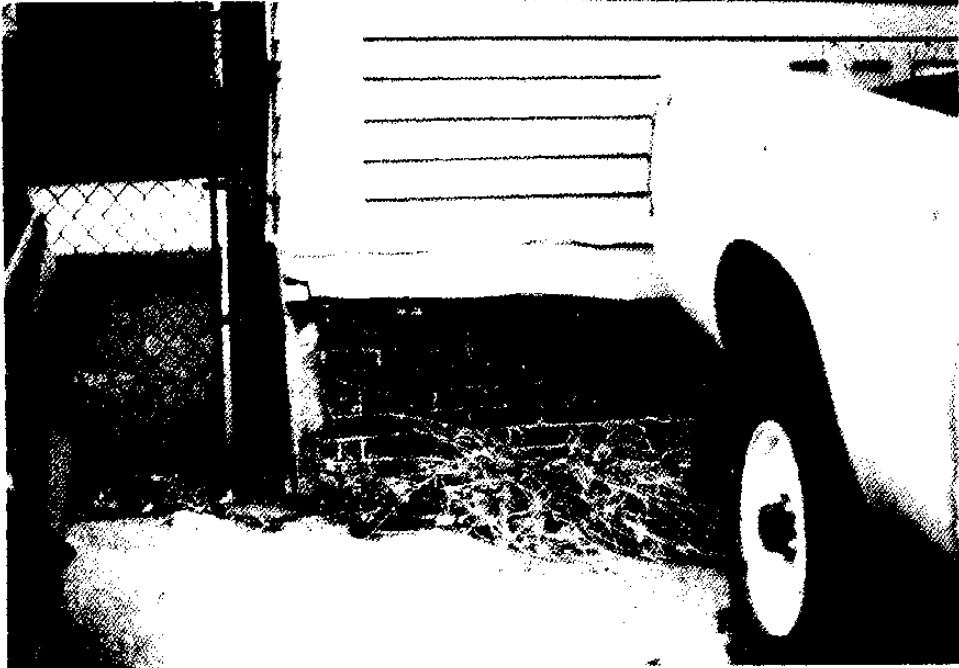


Figure 71. Ell, East Elevation: Foundation and Water Table at South End.



Figure 72. Main Block, South Elevation: Brownstone and Mortar Deterioration between Windows W002 and W111.



Figure 74. North-Unit Stair Tower, North
Elevation: Window W124.

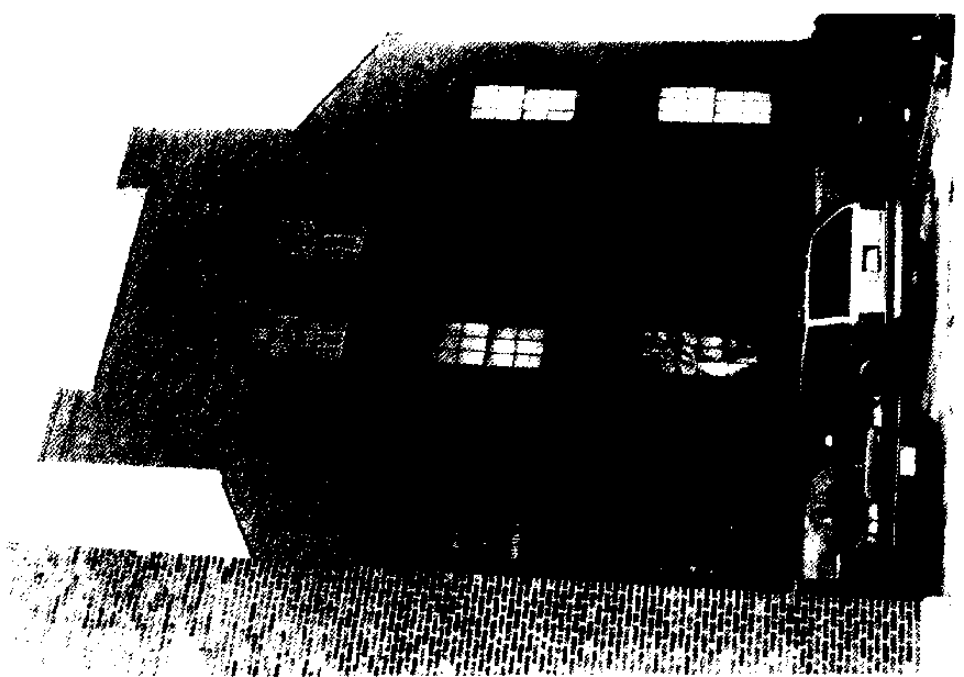


Figure 73. Main Block: North (Side-Street)
Elevation.



Figure 75. Ell, North (Rear-Yard Elevation): Foundation and Water Table.



Figure 76. Main Block, East Elevation: Cornice and Eaves at Stair Tower.



Figure 77. Main Block, West Elevation: Deteriorated Brownstone Surround of South-Unit Entrance.



Figure 78. Main Block, West Elevation: Detail of Deteriorated South-Unit Entrance Door.



Figure 79. North Stair Tower: East Elevation.



Figure 80. Main Block, West Elevation: Deteriorated Lintel over Window W106.



Figure 81. Ell: South Elevation, Looking Southeast.



Figure 82. Ell, North (Rear-Yard) Elevation: Window W224 with Cornice Hood (circa 1859-1878).



Figure 83. Main Block, East Elevation: South End, Cornice and Eaves at Junction of South-Unit Stair Tower.

INTERIOR ELEMENTS: DESCRIPTION OF CONDITIONS

Overview

The current interior floor plans of the Kirk Street Agents' House are shown in figures 84-87. Major changes from the original, 1847 plans include the removal of room partitions, the remodeling of the two entrance vestibules and the first-story rooms of the north unit, and removal of the staircases in the stair towers. Fire has destroyed the original room partitions in the north attic, and unsympathetic alterations were made during the period of the building's institutional use from 1922 to 1973. Little original ceiling fabric or flooring remains, except in the attic rooms of the south unit.

Another major change to the original plan was the removal of the north unit's ell. The interior of the south unit's ell has been extensively altered; no original fabric remains in situ, except for some structural elements in the cellar.

Nevertheless, the main block retains much of its original interior material, including mantels; doorway surrounds and doors; and window sash, surrounds, and interior blinds. This is particularly true of the first and third stories of the south unit, and the second story of the north unit.

Cellar Story

South Unit

Room S001 (Main-Block Cellar)

Plan. The main-block cellar of the south unit remains largely as constructed in 1847. The primary exceptions are the alterations made circa 1922 to accommodate the passage of heating pipes through the cellar.

Flooring. Concrete has been poured as flooring in most of the cellar, but portions of what appears to be the original brick floor are visible.

Walls. The west and south walls, being exterior foundation walls, consist of granite blocks topped by brickwork. The same is true of the ends of the east wall. However, the center of the east wall, which abuts the stair tower, consists entirely of brick. The north, party wall is built of rubblestone topped with brickwork.

All of the foundation walls are in good condition. A small opening was knocked through the west end of the north wall circa 1922. At the same time, a doorway was cut through the south end of the west wall to connect with a utility tunnel built under Kirk Street. Both the opening and the doorway were created to allow heat pipes to pass from the main-block cellar of the north unit, across the south unit's cellar, and into the utility tunnel. Concrete has been used to reinforce the walls around the doorway. There is some water penetration through the west foundation wall.

Ceiling. The ceiling of the main block consists mostly of the exposed framing and subfloor of the first floor. Most of the original wooden members have been whitewashed. The six granite posts that originally supported the girders of this framing are also extant.

The first-floor framing has been cut away in two places, directly below the boxed-in metal chutes in Rooms S101 and S103. (The area under the chute in S103 has been partitioned off and finished with 20th-century ceiling materials, but the bottom of the metal chute can be seen above the ceiling.) Two metal chutes are clearly visible under S101; one has a metal door operated by an attached chain.

Doorways. There are three doorways in the main-block cellar of the south unit. The one roughly centered on the east wall is an original opening that leads to the adjacent stair tower's cellar. The one roughly centered on the north wall, leading to the main-block cellar of the north unit, has been dated by mortar analysis to circa 1922. The same date obtains for the doorway at the south end of the west wall, which leads to the utility tunnel that runs under Kirk Street to the high school. This doorway has a door.

Windows. Three of the four original windows in the main-block cellar of the south unit have been filled in with brick or otherwise blocked. The exception is the window at the east end of the south wall (W002), which has a presumably original three-light sash.

Heating and Plumbing Equipment. Large heating pipes run through a hole in the north, party wall of the cellar and across the room at ceiling level. They then run into the utility tunnel to the high school.

Room S002 (Stair-Tower Cellar)

Plan. The plan and use of the cellar of the south unit's stair tower remains largely as it was in 1847. The hypothesized service stairway here has been removed, such that the room no longer acts as a vertical link to the first and second stories. However, the room continues to serve as a horizontal link between the main-block and ell cellars.

Flooring. The floor is of poured concrete that appears to be older than the concrete floor of the north unit's stair tower.

Walls. The south and north walls of the stair tower, being original exterior foundation walls, consist of granite blocks topped by brick. The west and east walls, being original interior walls, are entirely of brick. All of the walls are in good condition. The paint lines of a chair rail, handrail, or wainscoting that ran along the original stairway from the cellar to the first story of the stair tower can be seen.

Ceiling. The ceiling of the stair tower is composed of the exposed framing and subfloor of the first floor. The original wooden members not have been whitewashed.

Doorways. The wood lintels of the cellar doorways from the stair tower into the cellars of the main block and ell are visible in the first-floor framing that comprises the ceiling.

Windows. The sole window opening in the cellar of the south unit's stair tower (W003) has been filled in with brick.

Ell

Room E001

Plan. The ell cellar remains largely as constructed in 1847. The primary exception appears to have been the removal of the original chimney base and the relocation of the stairway to the first story.

Flooring. Most of the ell's cellar floor consists of poured concrete. There is an area of exposed dirt approximately 1 foot square; here, four rusted reinforced iron bars protrude from the ground.

Walls. The south, east, and north walls of the ell's cellar are original exterior foundation walls. They thus consist of granite blocks topped by brickwork. The west wall, being an interior wall, consists entirely of original brickwork.

Ceiling. The ceiling of the ell is formed by the exposed original framing and subfloor of the first floor. This is largely intact, as are the two original granite posts that supported the first-floor framing. Most of the subfloor is whitewashed; some portions appear to have been painted.

Several alterations in the floor framing are evident. An original opening measuring approximately 10 feet square in the center of the cellar has been closed up. This opening is

thought to have been the location of the original 1847 chimney opening (fig. 31). Another former opening near the north wall, just to the west of W008, has also been closed. This opening measured approximately 2 feet square; its date of construction and purpose are unknown.

The granite posts are supplemented by three wooden posts that apparently were installed to provide adequate support for the second story added circa 1859-1878. Two of these posts appear to be reused portions of the beams that formerly framed the 10-foot-square opening. The third wooden post appears to be a reused joist beam from the top of the brick wall between the ell and stair-tower cellars.

Doorways. There are currently no doorways in the ell cellar. The remnants of two former doorway-type openings can be seen in the walls of the ell. One is a bricked-up opening in the north wall, east of W009 (fig. 33); see Chapter III for further discussion of this feature. The other former doorway is thought to have been an original bulkhead (fig. 88); it is now blocked with concrete blocks and bricks.

Windows. All but two of the window openings in the ell cellar have been filled in with brick or otherwise blocked. Those remaining operational are W004, an original window at the east end of the south wall, and W007, a ca.-1922 window centered on the east wall. Each window holds one nonhistoric two-light sash.

Stairway. The stairway in the northeast corner of the ell cellar is thought to date to the ca.-1922 remodeling. As indicated in Chapter III, there is a slight possibility that the stairway was built between 1924 and 1936 to replace an earlier stairway.

Heating and Plumbing Equipment. Heating pipes run throughout the cellar.

Electrical Equipment. Electrical wires also run throughout the cellar. The main electrical panel board and circuit boxes are located on the east wall next to the stairs.

Telephone Service. A telephone terminal is located on the west wall.

Protection Equipment. On the east end of the north wall are a fire annunciator and a security-alarm control panel.

North Unit

N001 (Main-Block Cellar)

Plan. The main-block cellar of the north unit remains largely as constructed in 1847. The primary exception is the alterations made circa 1922 to accommodate the passage of heating pipes through the cellar.

Flooring. Concrete has been poured as flooring in most of the cellar, but portions of what appears to be the original brick floor are visible.

Walls. The west and north walls, being exterior foundation walls, consist of granite blocks topped by brickwork. The same is true of the ends of the east wall. However, the center of the east wall, which abuts the stair tower, consists entirely of brick. The south, party wall is built of rubblestone topped with brickwork.

All of the foundation walls are in good condition. A small opening was knocked through the north end of the east wall circa 1922. This opening is directly opposite a doorway cut through the east wall of the stair tower at the same time. The heat pipes run from the boiler plant, across the stair-tower cellar, and through the opening into the main-block cellar of the north unit.

The pipes exit the north unit's cellar through a small opening in the west end of the south, party wall. This opening has already been described in connection with the south unit's cellar (S001), as has the ca.-1922 doorway in the party wall leading to S001.

Ceiling. The ceiling of the main block consists mostly of the exposed original framing and subfloor of the first floor. Most of the original wooden members have been whitewashed. The six granite posts that originally supported the girders of this framing are also extant.

Doorways. A large doorway in the east wall of the cellar (see figure 89) leads to the adjacent stair-tower cellar. This is an original doorway that was enlarged circa 1922.

Windows. All of the windows in the main-block cellar of the north unit have been filled in with brick or otherwise blocked.

Heating and Plumbing Equipment. Large heating pipes run through a hole in the east foundation wall and across the room at ceiling level (see figure 89). They pass through a hole in the south, party wall to reach the south unit's main-block cellar.

Room N002 (Stair-Tower Cellar)

Plan. The plan and use of the cellar of the north unit's stair tower remains largely as it was in 1847. The hypothesized service stairway here has been removed, such that the room no longer acts as a vertical link to the first and second stories. The north unit's ell was also removed, but it was replaced by the boiler plant, so that the room continues to serve as a horizontal link.

Flooring. Concrete steps installed circa 1922 lead down from the doorway to the main-block cellar (N001); similar steps lead up to the doorway to the boiler plant. Concrete has been used extensively in the stair tower to build platforms and to reinforce the foundation.

Walls. The south and north walls of the stair tower, being original exterior foundation walls, consist of granite blocks topped by brick. The west and east walls, being original interior walls, are entirely of brick.

Most of the original cellar walls of the north unit's stair tower are generally extant and in good condition. As will be discussed subsequently in "Doorways," a large doorway was knocked through the east wall circa 1922. A smaller hole was knocked in the west wall directly opposite the new doorway, so that heat pipes could run through the doorway, across the stair tower's cellar, and into the main-block cellar of the north unit. The paint lines of a chair rail, handrail, or wainscoting (fig. 32) that ran along the original stairway from the cellar to the first story can be seen.

Doorways. The west-wall doorway to the main-block cellar is an original doorway that was enlarged circa 1922. The east-wall doorway to the boiler plant was created at that time. To the south of this doorway is the former original doorway to the north unit's ell. This opening was blocked up circa 1922, but its lintel remains embedded in the wall.

Windows. The sole window in the cellar of the north unit's stair tower (W014) has been filled in with brick.

First Story

South Unit

Room S101 (Parlor)

Plan. Room S101 is now one large room. It was so originally, but was partitioned into two rooms from 1850 to about 1922.

Flooring. The extant flooring in S101 is composed mostly of black-and-green vinyl tiles that are 9 inches square. In some areas, the ca.-1922 narrow-board flooring can be seen. A slate or granite threshold is visible under the vinyl in the two doorways to N103 (D115 and D116). The flooring is severely water-damaged at the west end from a leaking radiator in the room above.

Walls. Most of the walls in S101 are the original plaster on wood lath. The south wall is bisected by a vertical enclosure that protrudes into the room. It measures 31 inches wide by 27 inches deep, and encloses what is thought to have been ca.-1922 laundry chutes. Areas of nonhistoric plaster are found on and around the protrusion; as patches on the north and south walls, where the 1850-1922 partition intersected them; and on the east wall where a window was removed when the vault was built. The middle of the west wall is water-damaged from the leaking radiator in the room above.

The baseboard in S101 is the 1847 Type-1 baseboard. It runs continuously around the room, including around the ca.-1922 laundry-chute enclosure. The east-wall baseboard is patched where a tall original window was closed up during the construction of the vault circa 1922. The baseboards on the north and south walls are also patched, where the post-1847 partition was located.

Ceiling. The ceiling is textured paint over plaster. It is failing along the middle of the west wall, where there appears to be water damage from the leaking radiator in the room above. The two ceiling medallions are not original, but very early (circa 1850); they are in good condition, although their detail has been obscured by several layers of paint (fig. 36). The wooden Type-G ceiling cornice is not original. It extends around the perimeter of the room, except around the chase on the south wall. The portion of cornice along the east wall is missing its top molding.

Doorways. There are two original doorways in the south wall of S101 (D117 and D118). Both lead into the stair hall, and both retain their original, Type-J surrounds. The east doorway (D118) also retains its original six-panel door, which has been removed for refinishing. The original door in D117 has been replaced with a plywood-panel door.

There are also two original doorways in the north wall (D115 and D116). Both lead to the north unit, and both retain their original Type-J surrounds. D116 has an original six-panel door; D115 has a metal door.

Windows. Of the two original tall windows in the east wall, only the north one (W120) remains. (The south one was closed up when the vault was built circa 1922.) Window W120 has retained its original Type-J surround, paneled interior blinds, bottom paneling, and Type-A sashes. All elements are in good condition.

Both of the two original windows in the west wall (W105 and W106) survive. They have retained most of their original elements—Type-J surrounds, paneled interior blinds, bottom paneling, and Type-A sashes. The sash stop has been removed, and W105 is missing the panel from the bottom left side of its reveal. The blinds have been painted into their reveal pockets. Some of the panels at the bottoms of the reveals are cracking and separating. The finish appears to have suffered water damage from a leaking radiator in the room above. Both windows' sashes have been repaired, stripped, and painted.

Fireplaces. Both original white-marble fireplace mantels are extant. Both appear to be in good condition; they retain their original parlor grates (see figure 38). Both fireplaces' black slate hearths are also extant and in good condition.

Heating and Plumbing Equipment. Two radiators are located in S101, one on the middle of the west wall, and one on the middle of the east wall. Both of these are Type-1 radiators, which postdate the 1920's; both are painted silver and measure 37 inches high by 30 inches long. A water or heating pipe is located in the southeast corner of the room.

A small wall-mounted sink dating from the 1930's or 1940's is located at the east end of the south wall.

Lighting Fixtures. Six large fluorescent-light ceiling fixtures hang in two long strips.

Finishes. The entire room—walls and woodwork—is painted a pink-tan color.

Room S102 (Stair Hall)

Plan. Room S102 has not changed in configuration or use since its construction in 1847.

Flooring. The extant flooring is 9-inch-square black and green vinyl tiles. In some areas, the ca.-1922 narrow-board floor is visible.

Walls. The walls are of wood lath and plaster, much of which is original material. Evidence of paint build-up and plaster patching is visible. Original Type-1 baseboard is extant around the perimeter of the room.

Ceiling. Much of the plaster ceiling appears to be original and has several coats of paint. Sections of the original ceiling cornice (Type A) are extant (fig. 90). Several holes have been drilled into the section on the north wall to accommodate electrical wiring. A small, original plaster medallion is located at the west end of the room.

Doorways. The south, east, and north walls of this room originally held a total of six doorways. All of these remain today, and all retain their 1847 Type-J surrounds. The left side of doorway D123's surround has been partially stripped, leaving gouges in the wood. The surround around doorway D122, at the east end of the south wall, has been trimmed to accommodate the later installation of a closet under the staircase.

All but one of the six original doorways hold their original six-panel doors. Doorway D117 has had its original door replaced with plywood. The doors of the two doorways in the south wall (D122 and D123) have each been covered with a sheet of metal, presumably for fire-protection purposes. The same is true of the door in doorway D118.

The west wall of the stair hall contains a double doorway (D106) leading to the entrance vestibule. Most aspects of this doorway date to the 1870's. It has a Type-R surround. Its doors each have a molded skirt board (Base Molding A), a solid lower panel (Panel Molding H), a pedimented molding with center rosette (see figure 48), and an upper glazed panel containing wire glass. All of these elements are in good condition, but need to be refinished. Push handles have replaced the original hardware.

Windows. There are no windows in Room S102.

Staircase. The staircase is original, but many of its elements date to the 1870's. These include the Type-C baseboard; the Italianate-style handrail of the stairway balustrade; and the recessed paneling of the stair stringer and stairwell fascia board. The 1870's newel and balusters have been replaced with a modern newel and a solid balustrade of plywood.

The Type-C baseboard and the handrail are in good condition. The paneling is also in good condition, but it needs to be refinished. The stair treads have been covered with vinyl tiles.

Closets. The small original closet in the east wall remains. Another closet was installed recently under the staircase. This closet's introduction does not appear to have affected much original fabric, except for the trimming of the surround of D122 (described previously).

Heating and Plumbing Equipment. Two large, silver-painted radiators are located at the west end of the stair hall, on the north and south walls on either side of the entry (D106). These are Type-2, "Rococo" radiators dating to circa 1900.

A small, wall-mounted sink has been installed in the original closet in the east wall.

Lighting Fixtures. A single fluorescent-light fixture hangs in the approximate center of the room.

Protection Systems. A security-monitoring device is mounted on the east wall over doorway D119, and a fire-alarm pull box is located to the right of the entrance-vestibule doorway (D106). A smoke detector sits on the ceiling.

Finishes. The walls of the room are painted gold on their lower portions and white on their upper portions. The doors in the entrance-vestibule doorway (D106), the staircase and handrail, and the wainscot on the staircase are all stained and have a clear finish. All other woodwork is painted pink-tan, except the baseboard up the stair wall and the lower portion of the baseboard in the stair hall, which are painted black.

Room S103 (Drawing and Dining Rooms)

Plan. Room S103 is now one large room. It was originally partitioned into two rooms, which are thought to have been a drawing room (at the west end) and a dining room (at the east end). The partition was removed circa 1922.

Flooring. The floor covering consists of black-and-green vinyl tiles 9 inches square in the west half of the room, and 9-inch-square gray tiles in the east half. There are no signs of partitions in or on the tile. As in the parlor and the stair hall, the tile covers the ca.-1922 narrow-board flooring.

Walls. The west and east walls, and most of the north and south walls, consist of original plaster. They are cracked and patched in several areas, but are generally intact. Nonhistoric wall material includes patches on the north and south walls, which mark the former location of the original partition, and a 3- by 4-foot piece of wallboard that has been inserted at the west end of the north wall, about 3 feet above the floor. Another nonhistoric element is the vertical enclosure that bisects the north wall and protrudes into the room. It measures 31 inches wide by

27 1/2 inches deep, and encloses what is thought to have been laundry chutes created circa 1922.

The 1847 Type-1 baseboard is extant and in good condition. There is a patch in the south-wall baseboard that marks the former location of the original partition in this room. No such patch is visible in the north-wall baseboard, because the baseboard in this area was reworked to run continuously around the boxed-in protrusion on this wall.

A short section of plain chair rail 3 inches wide runs along the north wall between doorway D122 and the east wall.

Ceiling. The most recent ceiling in S103 was comprised of textured paint over small sheets of rock lath. These were attached to furring strips that were fastened to the original plaster ceiling. Much of both the original and recent ceiling material was failing and has been removed, leaving the original wood lath exposed. There were several caps covering former fixture locations on the ceiling. It is not known if these fixtures were gaslight or electric.

Doorways. All three doorways in the room are original doorways that have retained their original Type-J surrounds and six-panel doors. The surround of D124 has had a hole drilled through it to accommodate a wire for the security-monitoring device. The door of doorway D123 has some loose panels.

Windows. All six windows in the room are original openings. They retain their original Type-J surrounds, paneled interior blinds, bottom paneling, and Type-A sashes. Most of the interior blinds have remained in place, but those of W107 are missing, as is the right blind of W110. Most of the sash stops also have been removed. The two west-wall windows (W107 and W108) have had their sash stripped, repaired, and painted. Both W108 and W111 display severe paint deterioration, which is probably due to the steam radiators located below them.

Fireplaces. The black-marble mantels on the two north-wall fireplaces are original. They appear to be in very good condition; the east fireplace even retains its parlor grate (fig. 39). Each fireplace retains its original black slate hearths. The west hearth is in good condition, but the east hearth has a large crack in the left corner of the slate.

Heating and Plumbing Equipment. Two radiators are located in the room, one under W108 and one under W111. These are large, Type-2, "Rococo" radiators dating to circa 1900. Pipes for these radiators run down through the ceiling in the northwest corner in front of the right side of the W107 surround, and in the southwest corner in front of the left side of the W108 surround.

Two wall-mounted sinks from the 1930's or 1940's are located at the east end of the room. One sink is mounted on the east wall. The other is mounted on the east end of the north wall; a water pipe runs from the sink, up the right side of the surround of the adjacent D124, over the top of the doorway, and through the north wall.

Lighting Fixtures. The most recent fixture in the room—a large fluorescent-light ceiling fixture in the southwest corner of the room—was removed when the ceiling was removed.

Protection Systems. A fire extinguisher is hung on the north wall to the right of doorway D123. A security-monitoring device is hung on the west wall.

Finishes. The walls in S103 are painted light blue. Most of the woodwork is painted white, except that the baseboard is painted black.

Room S104 (Vault)

Plan. S104 was created circa 1922. It is a walk-in safe that comprises the first-story level of the brick vault built circa 1922. The safe bears the inscription "Herring-Hall-Marvin Safe Co. - Hamilton O." The back of the vault door bears the inscription "Underwriters' Labs Inspected Relocking Device - Group 1 No. 31608." The safe is operational.

Room S105 (Stair Tower)

Plan. This space no longer acts as a vertical link between stories, since it no longer retains its original service stairway. However, the room continues to serve as a horizontal link between the first stories of the main block and the ell. Two toilet stalls have been built at the extreme south end of the space (fig. 91).

Flooring. Most of the extant flooring in S105 is the ca.-1922 narrow-board flooring found throughout the Agents' House. The wood flooring runs in an east-west direction, continuing into Room E101 of the ell with no threshold at doorway D128. The flooring in the toilet stalls is vinyl sheeting, covering the narrow-board flooring.

Walls. The west and south walls of S105 are original brick walls that have remained intact. The north wall is an original brick wall that was altered when the vault was constructed circa 1922. The east wall of S105 is a frame wall that replaced the original brick wall circa 1922. Also of frame construction are the partitions defining and dividing the toilet stalls.

All of the walls and partitions are surfaced with ca.-1922 plaster. Wainscot covers the lower 3 feet of all walls. Type-1 wainscot is found on the east frame wall, and on the west side of the toilet-stall divider. Type-2 wainscot is used on the west, south, and north brick walls. Both types of wainscot have been dated by paint analysis to circa 1922. Thus, the west stall is thought to date to circa 1922. Type-3 wainscot is found on the east side of the toilet-stall divider. Paint analysis indicates that this wainscot postdates the other two types, which suggests that the east stall was created after the west one. Most of the wainscot is topped with a plain cap molding, but portions of Type-B chair rail/cap molding are found in the toilet area.

Type-B baseboard is extant on the west and north walls. There is no baseboard on the east or south walls. A picture molding runs around the perimeter of the room approximately 3 feet below the ceiling. This matches chair rail/cap molding Type B, and is thought to actually be the same molding used as for ca.-1922 chair rails and wainscot caps in the house.

Ceiling. Room S105 features a suspended ceiling with acoustical panels. It was probably installed after 1950, and is in good condition.

Doorways. The two original west-wall doorways in the stair tower (D120 and D124) have survived, along with their original paneled reveals. Their surrounds, however, date to the ca.-1922 renovations; they are Type-K surrounds with Type-Q corner blocks. The ca.-1922 doorways into the toilet stalls (D126 and D127) and the ell (D128) have plain surrounds.

Doorway D120 never had a door, and does not have one now. The door in D124 is an original six-panel door. Doorways D126, D127, and D128 have plain ca.-1922 doors with two large recessed panels.

A safe-type doorway (D125) in the north wall of Room S105 leads to the vault (fig. 61).

Windows. The stair tower has one window, in its south wall (W113). The opening is original, and it retains its original Type-A sashes. However, its Type-L surround with plain, Type-Q corner blocks dates to circa 1922. The partition dividing the two toilet stalls stops at the south wall, and does not extend into the window opening. The lower part of the window is covered with plywood (fig. 91).

Heating and Plumbing Equipment. One silver-painted radiator sits on the west wall. It is a Type-2, "Rococo" radiator that was installed circa 1900; it measures 37 inches high by 40 inches long.

As explained previously, the south end of the stair tower has been partitioned off to form two toilet stalls. The two toilets here today are modern fixtures.

Lighting Fixtures. A fluorescent-light fixture is attached to the suspended ceiling. There is no light fixture in the toilet stalls.

Finishes. In the main part of S105, the lower walls (from the wainscot to the top of the doorways) are painted dark green, while the upper walls are painted white. The woodwork is painted green. The walls and woodwork of the toilet stalls are painted white.

Room S106 (Entrance Vestibule)

Plan. Room S106 has not changed in configuration or use since its construction in 1847.

Flooring. The original black slate floor is extant and in good condition.

Walls. The walls are lined from floor to ceiling with recessed panels of mahogany and walnut dating to the 1870's. The paneled walls have been built out from the original walls, with pockets provided on both sides to accommodate the front entrance doors when they are opened. A panel is missing from one of the pockets, revealing architectural-style wallpaper on what may have be the original plaster wall. The paneling retains its original stained finish.

Ceiling. The extant ceiling is plaster, possibly original, and is in good condition.

Doorways. The entrance doorway (D102) and the doorway to the stair hall (D106) retain the Type-R surrounds installed when the vestibule was remodeled in the 1870's. Doorway D102's double doors date to the 1870's. Their interior moldings are the same as those on the exterior of those doors, which have already been described. The doors of D106 also date to the 1870's. Each has a molded skirt board (Base Molding A), a solid lower panel (Panel Molding H), a pedimented molding with center rosette (fig. 48), and a glazed upper panel containing wire glass. All of the doorways' elements are in good condition and retain a stained finish as they did originally.

Windows. There are no windows in Room S106.

Lighting Fixtures. One electric light fixture of globe design is attached to the ceiling.

Protection Systems. There is a modern security-monitoring device fastened to the ceiling.

Ell

Room E101 (Main Part)

Plan. Little remains of the original interior of the one-story ell. It undoubtedly contained the kitchen-service area, and other areas were probably partitioned off for specialized functions such as the laundry. (No visible evidence remains of original interior partitions.)

Today the ell is partitioned into three spaces. Room E101 is the largest, measuring approximately 22 feet by 25 feet. (This includes the southeast corner occupied by Room E102.)

Flooring. The current flooring in E101 is the ca.-1922 narrow-board flooring. It is laid in an east-west direction that continues from the adjacent stair tower (S105). The floorboards are in good condition. They are finished with red paint, which has worn away in several areas.

Walls. The walls in E101 are ca.-1922 plaster over wire lath, which is visible behind some openings in the wall. Ca.-1922 wainscot covers the lower portion of all of the walls, except for the partitions in the southeast forming Room E102. The wainscot on the west wall is Type 1. This wall is the frame partition that replaced the original brick wall here circa 1922. The same type of baseboard is used on the other side of the partition—i.e., on the east wall of the stair tower (S105). The wainscot on the south, east, and north walls of E101 is Type 2—the same type used on the south, west, and north walls of the stair tower. It seems that, for some reason, both sides of the frame partition received a type of wainscot different from that used elsewhere in Rooms S105 and E101. The wainscot on the partition walls forming Room E102 is Type 3, which has been dated to 1924–1936.

All of the ca.-1922 wainscot is topped by a plain cap molding, except part of the south wall, which has a Type-B chair rail/cap molding. Type-B baseboard rims the bottom of the wainscot. Here again, the usual chair rail/cap molding Type B has been used as a picture molding around the perimeter of the room.

The walls in the northwest corner of the room jog out a little way, apparently to accommodate the southeast corner of the vault. What appears to have been the wall plates of the original one-story kitchen ell can be seen in the north and south walls. The tops of the plates are approximately 1 foot below the current 11-foot ceiling level.

Ceiling. The extant ceiling is a modern suspended ceiling. Part of a former lath-and-plaster ceiling is visible in one area above the suspended ceiling. The plaster ceiling features a large cased beam that runs east-west and bisects the room. It is supported by a large cased post in the middle of the room.

Doorways. There are two doorways in E101. Doorway D128 sits in the ca.-1922 west wall and leads to the stair tower. It has a plain surround and a door with two large recessed panels. Doorway D129, at south end of east wall, leads to the vestibule in the southeast corner of the room (E102). This doorway dates to the construction of the vestibule, shortly after 1922. It has a plain surround and no door.

Evidence of what appears to be a former doorway can be seen roughly centered on the east wall of E101. This evidence consists of an infill patch on the ca.-1922 wall plaster and cuts in the ca.-1922 wainscot and baseboard (fig. 46). The doorway clearly existed circa 1922. Paint analysis suggests that it was closed up within 10 years of the ca.-1922 alterations. (The stratigraphy of the infill patch is very similar to that of the ca.-1922 plaster around it, lacking only the first finish layer.) As will be explained subsequently in "Room E103 (Stair Hall)," this doorway would have conflicted with the present stairway in E103, which is also thought to date to circa 1922.

Windows. The five windows in E101 are a mixture of original and later openings containing several types of sashes. These are as follows:

<u>window no.</u>	<u>age of opening</u>	<u>type of sash</u>
W114	original	original Type B
W115	original	original Type B
W117	not original	original Type B (reused)
W118	original	original Type C (reused?)
W119	original	original Type B

All five windows have Type-K surrounds with Type-Q corner blocks and aprons with stool profile Type M; these date to circa 1922. There is also a pass-through opening in the east end of the south wall, which goes through to the vestibule (E102).

Heating and Plumbing Equipment. A silver-painted "Rococo" radiator of Type-1 design and dating to circa 1900 is located on the north wall. A modern radiator marked with the name "Kennedy" sits on the south wall.

Heating and plumbing pipes are plentiful in the room. At the north wall, a vertical heat pipe ascends from the cellar to the ceiling to the right of W119. A horizontal heat pipe runs from the east wall, along the center beam, and through the west wall. A third heat pipe rises from the cellar along the center post to the ceiling beam; it travels to the west wall, then southward along that wall, to connect in the southwest corner to a large pipe emerging from the cellar.

Plumbing pipes include a large waste pipe that comes down through the ceiling next to the third heating pipe. It presumably serves the second-story bathroom in the stair tower. There are also cabinets and a sink located along the south half of the west wall.

Lighting Fixtures. Lighting is supplied by fluorescent tubes located above translucent panels in the suspended ceiling.

Finishes. The walls in E101 are painted a light cream color. All of the woodwork is painted a cream-gold color.

Room E102 (Vestibule)

Plan. Room E102 is a small entrance vestibule occupying the southeast corner of E101. It measures 8 feet long by 5 feet deep. The physical evidence indicates that it was created shortly after the ca.-1922 renovations.

Flooring. The floor is the same type as found in Room E101.

Walls. The walls of E102 are of frame construction, and are covered with plaster on metal lath. There is wainscot on all four walls. The east and south walls, which were formerly part of Room E101, have the same wainscot (Type 2) on them as found in E101. The wainscot on the north and west walls is Type 3, which postdates 1922. All of the wainscot has a cap molding with profile Type N.

The north wall contains the pass-through opening from Room E101. The opening has a counter.

Ceiling. The ceiling is a modern suspended ceiling.

Doorways. The 1924-1936 doorway into the main part of the ell (D129) has a plain surround and no door. The doorway into the ell stair hall (D130) has a Type-K surround with Type-Q corner blocks dating to circa 1922. D130 holds a original, reused door. It has four vertical raised panels—two long upper panels and two short lower panels—whose molding (Panel Molding D) matches those of the original four-panel doors in doorways D204 and D219.

Windows. The only window in the ell vestibule sits in the south wall (W116). As stated in Chapter III, this window is thought to have been created out of an original doorway before or during the ca.-1922 remodeling. It has the same Type-K surround with Type-Q corner blocks and Type-M apron used around the windows in E101. The sashes in window W116 are original Type-B sashes, however. It appears that these were reused from an original window at the east end of E101's south wall, which was converted to a doorway at the same time the window was created.

Finishes. As in Room E101, the walls in E102 are painted a light cream color. All of the woodwork is painted a cream-gold color.

Room E103 (Stair Hall)

Plan. This room dates to the remodeling of the ell circa 1922.

Flooring. The flooring in E103, as in Rooms E101 and E102, consists of narrow-board, tongue-and-groove flooring laid in an east-west direction circa 1922.

Walls. The walls are covered with ca.-1922 plaster above and Type-1 wainscot below. Interestingly, this is the same type of wainscot used mainly on the frame partition dividing Rooms E101 and S105. The wainscot is topped by a cap molding with profile Type B. The baseboard is Type B from circa 1922.

Ceiling. The ceiling is composed of plasterboard that is in good condition.

Doorways. The ell stair hall has three doorways, one exterior and two interior. All of the doorways' elements are in good condition. Exterior doorway D103 is believed to have been an original window opening that was converted to a doorway before or during the ca.-1922 remodeling. Its exterior appearance has already been described. Its interior side features a ca.-1922 Type-K surround that extends up the sides of the transom, but not across the top of the transom. It thus does not have any corner blocks. The panels of its two doors have the same profile (Panel Molding E) as the panels on the outside of the doors.

Both interior doorways are thought to date to circa 1922. They have Type-K and Type-Q corner blocks. The door in D130, to Room E102, has already been described in the section for that room. The door in the cellar doorway (D131) has one upper and two lower rectangular wood panels, and one large center glass panel. Its panels display the Panel Molding D profile. Paint analysis indicates that this door was part of the original one-story kitchen ell, and was reused from one of its rooms. Its glass panel would not have been original; it probably replaced a solid wooden panel.

Evidence of what appears to be a former doorway can be seen approximately 2 feet 6 inches from the south end of the east wall of E103. This evidence consists of an infill patch on the ca.-1922 wall plaster and cuts in the ca.-1922 wainscot and baseboard. The doorway clearly existed circa 1922; it probably was created circa 1859-1878 to access the one-story shed that was attached to the ell at that time. Paint analysis suggests that the doorway was closed up within 10 years of the ca.-1922 alterations. (The stratigraphy of the infill patch is very similar to that of the ca.-1922 plaster around it, lacking only the first finish layer.) This would coincide with the demolition of the ell sometime between 1924 and 1936, as recorded by the Lowell city atlases.

Windows. There are no windows in Room E103.

Stairway. A large U-shaped stairway occupies the north end of E103. The first run of steps ascends along the west wall; a landing runs the full length of the north wall; and the second run of steps climbs the east wall. A solid partition divides the two runs. The wooden treads are very worn. The floor of the landing consists of the same narrow boards as used elsewhere in the stair hall.

The west, north, and east walls of the stairwell have the same type of trim used elsewhere in E103. This includes the Type-1 wainscot topped by a Type-B wainscot cap, and the Type-B baseboard. However, the wainscot cap along the west wall is topped by another, plain cap molding with beveled edge (profile Type H). The dividing partition is completely covered with the Type-1 wainscot. A wooden handrail with metal supports has been installed both sides of this partition, just below the wainscot cap.

It is thought that the present stairway was built circa 1924-1936. As indicated in Chapter III, "1859-1878: Kitchen Ells and Shed, Interior Elements," the use of the Agents' House as a boardinghouse and the physical evidence suggest that there was an earlier, smaller stairway in this location, constructed circa 1859-1878.

Heating and Plumbing Equipment. A large silver-painted radiator is located along the east wall (fig. 56). It is a Type-2 "Rococo" radiator dating to circa 1900.

Lighting Fixtures. One fluorescent-light fixture is attached to the center of the ceiling.

Protection Systems. A fire extinguisher is mounted on the wall to the right of the exterior doorway (D103).

Finishes. The walls of the ell's stair hall are painted a cream-gold color. The woodwork is painted a gold color, while the floorboards are painted orange. The treads and the risers of the staircase are painted dark orange, and the wooden portion of the handrail is painted orange.

North Unit

Room N101 (Drawing and Dining Rooms)

Plan. Room N101 was formerly partitioned into two rooms, which are thought to have been a drawing room (at the west end) and a dining room (at the east end). It is currently one large room.

Flooring. The extant flooring in N101 is 6-inch-square vinyl tiles, some of them primarily black in color, others predominately green. Visible in some areas is the ca.-1922 narrow-board flooring, which runs east-west. There is a 7-inch-wide patch in the wood flooring in the middle of the room. This patch runs north-south, marking what is believed to have been the location of the original room-dividing partition. The patch indicates that the partition was still standing when the narrow-board flooring was installed circa 1922.

Walls. Much of the wall material in N101 is original plaster. Patches of nonhistoric plaster are found on the south and north walls where the original room-dividing partition would have intersected them. These patches line up with the patch in the wood flooring.

The south, west, and north walls all have Type-D chair rails from circa 1922, and original Type-1 baseboards. There is no chair rail or baseboard on the east wall.

Ceiling. The ceiling has recently been removed. The most recent ceiling was composed of sheets of rock lath attached to furring strips fastened to the original ceiling's wood lath. A ceiling cornice (Type M) marked the juncture of walls and ceiling until the latter was removed.

Doorways. Room N101 is accessed by three doorways, all of which are original. Two of these sit in the south wall (D107 and D108) and lead to the stair hall. The other sits in the east wall (D109) and leads to the stair tower. All three doorways retain their original, Type-J surrounds. Doorway D109 also retains its original paneled reveals. (Its door, which had been nailed shut circa 1922, was recently reopened.)

All three of the doorways now hold five-panel doors dating to the 1890's (fig. 54). The door in doorway D107 has been covered with a sheet of metal, presumably for fire-protection purposes.

Windows. Six windows illuminate N101: two in the west wall (W101 and W102), three in the north wall (W129, W127, and W126), and one at the north end of the east wall (W125).⁶⁶ All six retain their original Type-J surrounds. However, they are in varying states of disrepair.

The west-wall windows are missing their interior blinds. Their 1847 sashes have been repaired, stripped of paint, and painted.

Window W129, at the west end of the north wall, is in poor condition (fig. 92). The surround, interior blinds, and sashes are original, but the blinds are hanging from a single hinge, some of the lower reveal panels are missing, and the sash stops are gouged and split.

The window in the middle of the north wall (W127) has its paneled blinds intact, but the right lower reveal panel is missing and is covered with a piece of plywood. The sashes are ca.-1922 replacements (Type-C muntin), and the sash stops are broken.

The window at the east end of the north wall (W126) and the one at the north end of the east wall (W125) appear to have original paneled blinds, bottom paneling, and Type-A sashes in fair condition.

Fireplaces. Of the two fireplaces on the north wall of Room N101, only the east one retains a mantel. This is an oak mantel in the Colonial Revival style (fig. 55); it was installed to replace the original marble mantel during the 1890's updating of the north unit. It is thought that the west fireplace received a similar mantel at this time; the outline of the back of the mantel shelf is visible in the paint on the wall. Wallpaper fragments and paint lines on the wall around the west fireplace wall also show the outline of the original marble mantel here.

Both original hearths were replaced with 4 1/2-inch-square clay tiles. The only remnants of the tiles are extant at the east hearth, but their pattern is evident in the underlayment of both hearths.

⁶⁶ The 1980 first-story plan inadvertently omitted the label "W128," such that there is a "W127" and a "W129," but no "W128."

Heating and Plumbing Equipment. There are no radiators in N101, but the former locations of two of them are marked by wall-paint changes and pipes in the floor. These locations are at the west end of the south wall, and on the east wall. Other heating pipes are present on the west wall to the right of W102, and on the north wall to the right of the east fireplace. They rise from the cellar, through the floor, and up through the ceiling.

Lighting Fixtures. Until the ceiling was removed, two fluorescent-light fixtures hung at the west end of the room.

Finishes. The walls of Room N101 are painted dark green on their lower parts and white on their upper parts. The woodwork is painted a pink-tan color, except for the bottom of the baseboard, which is painted black.

Room N102 (Stair Hall)

Plan. Room N102 has not changed in configuration or use since its construction in 1847.

Flooring. The extant flooring in the north unit's stair hall is 9-inch-square vinyl tiles, some of which are predominately green, others brown, and others black. In some areas, the previous floor can be seen beneath the tiles. This consists of wide tongue-and-groove planks, which may constitute the original floor.

Walls. Most of the walls in the stair hall are of original plaster. The main exception is the north wall to the right of the entrance, which is modern wallboard. A chair rail (Type G) rims the room. Virtually all of the baseboard is the original Type 1; it extends into the east-wall closet, under the staircase, and up the stair. A small section at the east end of the south wall has no baseboard.

Ceiling. The ceiling in N102 has mostly failed. There are a few remnants of the sheets of rock lath from the latest ceiling. The furring strips to which the rock lath was attached are visible, as well as the lath for the former plaster ceiling. A simple, nonhistoric concave ceiling cornice (Type M) also remains.

Doorways. The north, south, and east walls of this room originally held a total of six doorways. All of these remain today, and all retain their original Type-J surrounds. Most of the surrounds are in good condition, but the surround of doorway D107 is badly gouged.

The doorways in the north and south walls (D107 and D108, and D113 and D114, respectively) hold five-panel doors installed in the 1890's. (The door in doorway D114 has been removed, but it remains in the room.) Of the two doorways in the east wall, the one to the stair tower (D111) retains its original six-panel door, but this has been covered with a sheet of metal for fire protection purposes. The doorway to the closet (D112) is missing its door.

The west wall of the stair hall contains a double doorway without transom (D105) leading to the entrance vestibule. Most aspects of this doorway date to the 1870's, including its Type-P surround and its double doors. The doors are a simplified version of the exterior doors in nearby D101; they have a molded skirt board (Base Molding B), a solid lower panel, a small panel in lieu of a pedimented molding, and an upper glazed panel (fig. 53). Push handles have replaced the original hardware. The doors are in excellent condition, having recently been repaired, reglazed, and refinished.

Windows. There are no windows in Room N102.

Staircase. The staircase is original, and it has retained its original Type-1 baseboard. It is thought that the original newel and balustrade here were replaced with more elaborate ones, and that the stair stringer and stairwell fascia board were decorated with recessed paneling, in the 1870's. The 1870's paneling remains, but the 1870's newel and balustrade have been replaced with a modern newel and a solid balustrade of boards and plywood (fig. 49). The paneling is in good condition, but it needs to be refinished.

Heating and Plumbing Equipment. There is no evidence of heating or plumbing systems in the north unit's stair hall.

Lighting Fixtures. A fluorescent fixture is attached to the ceiling at the east end of the room.

Protection Equipment. A fire extinguisher is mounted on the modern newel post at the foot of the staircase.

Finishes. The lower walls of the stair hall are painted gold, while the upper portions are white. Most of the woodwork is painted pink-tan. The baseboard up the staircase is painted black; the remaining baseboard has pink-tan paint on its upper molding and black paint on its lower fascia portion.

Room N103 (Parlor)

Plan. Room N101 is now one large room. It was so originally, but was partitioned into two rooms from 1850 to about 1922.

Flooring. The extant flooring is 9-inch-square vinyl tiles. The tiles at the west end of the room are alternatively black and green; those in the center of the room are tan; and those at the east end of the room are alternatively green and cream. In certain areas where the tile flooring is failing, the ca.-1922 narrow-board flooring can be seen.

Walls. The walls of N103 are plaster on wood lath, much of which is original. Areas of nonhistoric plaster are found as patches on the north and south walls, where the 1850-1922 partition intersected them. The wall material under the chair rail around doorway D116, and on the lower portion of the entire north wall, is modern plasterboard.

A chair rail (Type F) rims the walls. Original Type-1 baseboard is extant on the east and west walls of the room. The middle portions of the south and north walls appear to retain only the lower portion of their original baseboards. The baseboard is patched where the 1850-1922 partition intersected it.

Ceiling. There is no finished ceiling in this room now: the wooden lath of the original plaster ceiling is exposed to view. The framing for the original ceiling medallions can clearly be seen (fig. 37). The most recent ceiling was composed of sheets of rock lath on furring strips attached over the original ceiling.

A ceiling cornice with profile Type F (1890's) rings the perimeter of the ceiling. This cornice has been patched where the post-1847 partition intersected it.

Doorways. Four doorways serve Room N103—two in the north wall (D113 and D114), leading to the stair hall, and two in the south wall (D115 and D116), leading to the parlor of the south unit. All four are original doorways, and all retain their original, Type-J surrounds. The two doorways to the stair hall hold the same type of five-panel doors that are found in Room N101, and which date to the 1890's. The door of doorway D115 is a metal door; the door of doorway D116 is missing.

Windows. The north unit's parlor has four original windows, two in the west wall (W103 and W104) and two in the east wall (W121 and W122). All four windows retain their original Type-J surrounds, but the pedimented top members of their surrounds have had their peaks cut off to accommodate a later ceiling cornice.

The west-wall windows retain their original Type-J surrounds and bottom paneling, but they are missing their original interior blinds. Their original sashes (Type A) have been repaired, stripped, and painted.

The east-wall windows are floor-length, since they formerly served as doorways onto the rear porch. They have retained their original paneled blinds, which also extend to the floor. The top sash in W121 is original (Type A). The bottom sash in W121, and both sashes in W122, are nonhistoric (muntin profile Type D). These appear from paint analysis to have been added after 1922.

Fireplaces. Neither of the two fireplaces on the south wall of Room N103 retains a mantel. The former presence of wooden Colonial Revival-style mantels installed in the 1890's is recalled by a paint line around each fireplace opening. What is thought to be one of these mantels is now stored in the south unit's first-story stair tower. Wallpaper fragments and paint lines also indicate the profile of the original marble mantels here.

The original brick firebox openings are surrounded with 3-inch-square tiles, set in thick mortar and painted black. It is likely that these date to the remodeling of the fireplace in the 1890's.

The original slate hearth of the east fireplace was replaced with a thin slab of concrete, which is cracked in one corner. The original slate hearth of the west fireplace has been replaced with terra cotta-colored clay tiles 3 inches square. These tiles, some of which remain, are set in what appears to be a concrete border.

Heating and Plumbing Equipment. A Type-1 radiator is located between the west-wall windows, and another Type-1 radiator is located between the east-wall windows. Heating pipes run up through the ceiling at both locations.

Lighting Fixtures. Five fluorescent-light fixtures hung from the ceiling until it was removed.

Protection Equipment. A security-monitoring device is located on the wall in the northeast corner of the room.

Finishes. Virtually the entire room is painted a pink-tan color. The only exception is the sashes of the windows in the west wall.

Rooms N104 and N105 (Stair Tower)

Plan. The north unit's stair tower is still divided into two rooms of equal size, as it was originally. However, the original service stairway in the south room, and the original pantry in the north room, are gone. The north room (N104) was most recently used as a laboratory in which X-rays from the dental clinic were developed. This room was recently gutted. The south room (N105) is now a rear vestibule with access to the outside.

Flooring. The most recent floor in Room N104, which consisted of red vinyl tiles 9 inches square, was removed when the room was gutted. The earlier narrow-board flooring remains in place. Room N105 features green sheet vinyl over the narrow boards; the latter are exposed along the west wall, where the "ghost" of what appears to have been a former cabinet is visible.

Walls. Until recently, the upper portions of the walls in that room consisted of plaster-board. The lower portions of the east and north walls were covered with sinks, wooden troughs, and cabinets.⁶⁷ The lower 4 feet of the south and west walls were covered with faux-tile wallboard. There was an alcove in the west wall formed by doorway D109; the walls of the alcove were finished in the same manner as the west wall. The door at the far side of this doorway had been nailed shut, and shelves had been installed in the alcove.

The recent gutting of the room removed all of the previously mentioned elements. The door in doorway D109 was freed, and the original paneling on the reveals of the doorway were uncovered. Also exposed was possibly historic tongue-and-groove boarding on the north wall under the window. As stated in Chapter III, it is thought that this boarding may have been the back of a pantry-type cabinet. The boarding is in very poor condition.

The walls in N105 are finished with ca.-1922 plaster. A Type-B baseboard of the same age trims most of the walls. (Original Type-1 baseboard has survived on either side of west-wall doorway D110.)

Ceiling. The most recent ceiling material in N104—thought to be rock lath—was removed when the room was gutted. The ceiling in N105 is of plaster in fair condition.

Doorways. The only doorway in N104 (D109) is an original doorway, but it lacks most of its woodwork. This is because the doorway was stripped of its trim and plastered over during the ca.-1922 remodeling. The doorway's original paneled reveals survived, as did the Type-J surround and original six-panel door on the dining-room side of the doorway. The doorway has recently been reopened. The doorway to N105 has a plain architrave with mitered corners. This latter detail is different from the butted corners of the plain ca.-1922 surrounds, so this particular surround is thought to postdate 1922. The door is missing from this opening.

N105 contains two doorways. The original west-wall doorway to the stair hall (D110) retains its original paneled reveals and ca.-1847 Type-J1 surround (a 6-inch-wide plain surround with plain corner blocks). The doorways into N104 and to the outside (D104) were created circa 1922 and so have plain 4-inch-wide surrounds. As stated previously, the doorway to N104 is missing its door. The door in doorway D104 has already been described in connection with exterior elements.

Windows. The original window in the north wall of N104 (W124) has retained its original sashes. The upper sash is blocked with plywood on the inside; the lower sash has been blocked with plywood on the outside, so that an exhaust vent could be installed through an upper pane (fig. 73). The lower sash retains only remnants of old glass.

⁶⁷ Correspondence from Helen M. Laird, R.N.

The window opening in the east wall of N105 (W123) dates to the ca.-1922 remodeling. It is the same height as the tall original windows in the east walls of both units' parlors. The sashes in W123 are original (Type A). They were probably reused from the south tall window in S101, which was closed up circa 1922. Window W123 has no surround, which appears to have been characteristic of windows created circa 1922.

Heating and Plumbing Equipment. A small Type-3 radiator sits on the northwest corner of N104. A longer Type-3 radiator (11 inches high) sits at the north end of the east wall of N105.

The faucets that were installed to service the various sinks along the east wall of N104 have been removed. Waste pipes descend from the ceiling down through the floor in the northeast corner of the room. A heating or water pipe runs up through the floor and through the ceiling in the southeast corner of N105.

Lighting Fixtures. There is one fluorescent-light fixture attached to the ceiling in N105.

Protection Equipment. Fire alarms are attached to the top of the north wall in each corner.

Finishes. N105 is painted green on the lower walls and white on the upper walls, with green woodwork throughout.

Room N106 (Entrance Vestibule)

Plan. Room N106 has not changed in configuration or use since its construction in 1847.

Flooring. The original black slate floor of the vestibule is extant.

Walls. The mahogany and walnut wall paneling in this room was installed in the 1870's; it is in good condition.

Ceiling. The plaster ceiling here may possibly be original, with the original lath being exposed in areas of plaster failure.

Doorways. The exterior entrance doorway (D101) and the doorway to the stair hall (D105) feature Type-P surrounds installed in the 1870's. Doorway D101's double doors are reproduction doors made in 1983 to match what were thought to be the 1870's doors here. The interior moldings of these doors are the same as those on the exterior of those doors, which have already been described. The double doors in D105 date to the 1870's. They are a simplified version of the doors in nearby D101. They have a molded skirt board (Base Molding B), a solid lower panel, and a glazed upper panel. The doors were removed by the Park Service in the early 1980's, and extensively repaired, reglazed, refinished, and reinstalled.

Windows. There are no windows in the entrance vestibule.

Lighting Fixtures. An electric light fixture from the 1930's is attached to the ceiling.

Protection Equipment. A smoke detector is mounted on the ceiling.

Finishes. The wooden wall paneling has been painted black. The paint is failing, and two panels on the south wall have been stripped of paint.

Second Story

South Unit

Room S201 (East and West Bedrooms)

Plan. Room S201 is now one large room. It was originally partitioned into two rooms. Both of these are thought to have been bedrooms, one at the east end and one at the west end. The partition dividing the rooms actually consisted of two parallel walls. The space between the two walls was probably utilized as closets for the two rooms.

From about 1922 to circa 1945, the west room was incorporated into a large room that also included the west ends of Rooms S202 and S203. Circa 1945, that area was returned to its original configuration, and the partition between the west and east ends of S201 was removed.

Flooring. The extant flooring is comprised mostly of post-1950 vinyl tiles 9 inches square. Some of these are predominately brown; others mostly black; and still others green. Several tiles are missing, exposing the ca.-1922 narrow-board flooring. At the east end of the room the letters "EL" are spelled in the tiles, and "LTH" is spelled out in the approximate center of the floor.

Subflooring is exposed in the doorway leading to the north unit (D208). It consists of plywood over masonite shims and loose mortar.

Walls. Original wall plaster remains on the west wall, at the west and east ends of the north wall, and at the north end of the east wall. Ca.-1922 plaster comprises the center of the north wall, the south end of the east wall, and the east end of the south wall. Plasterboard from circa 1945 covers the west end of the south wall.

Gypsum-plaster patches in the ca.-1922 plaster of the north and south walls mark the location of the original double-walled partition dividing the room in two. This is further proof that the partition was not removed until after the ca.-1922 remodeling.

Original Type-1 baseboard runs along the north and west walls, and along the back of the cupboard in the southeast corner of the room. Most of this baseboard is attached with wire nails, which indicates that it has been reworked. The baseboard on the portion of plaster wall that covers over the former fireplace at the east end of the north wall is patched (fig. 93). The baseboard on the east wall, and on the east end of the south wall, appears to be the lower portion of the original baseboard minus the top molding. The rest of the south wall has Type-B

baseboard (circa 1922) up to doorway D209, and a beveled board 8 inches high (circa 1945) from D209 to the west wall.

Ceiling. The most recent ceiling—textured paint over sheets of rock lath—has been removed to reveal the 1847 lath. There is a short section of Type-L ceiling cornice along the west end of the south wall.

Doorways. No original doorways remain in S201. The south-wall doorway to the stair hall (D209) sits in a ca.-1945 wall, and so dates to that time. Its plain, 4-inch-wide surround and door with two large recessed panels have paint layering suggesting that they were reused ca.-1922 material. The north-wall doorway to the north unit (D208) was created circa 1945. It also has a plain, 4-inch-wide surround and a door with two large recessed panels.

Windows. The two windows in the west wall of S201 (W206 and W207) have retained their 1847 surrounds, paneled interior blinds, and paneled lower reveals. (The right blind of W206 and the left blind of W207 have been removed, but they are stored in the room.) Their sashes have been repaired, stripped, and painted.

Another original window (W225) sits at the north end of the east wall. It has retained its 1847 surround, blinds, bottom paneling, and Type-A sashes. These features are in fair to poor condition. Wood is split or deteriorating on the sash stops, the blinds, and the blinds' pockets. A water pipe runs through the right paneled reveal.

High on the east wall at the south end is a small, awning-style window that overlooks the vault roof. It has no surround, but only a stool and an apron, and contains a three-light sash. It occupies the upper portion of an original window opening that was closed up when the vault was built circa 1922. That original window opening has been plastered over.

Fireplaces. The original fireplace at the west end of the north wall retains its original white marble mantel and black slate hearth. Both are in good condition. The original fireplace at the east end of the north wall has been divested of its mantel and plastered over.

Heating and Plumbing Equipment. Two Type-4 radiators serve the east end of Room S201. One sits at the east end of the north wall and one at the east end of the south wall. They are both stamped with the date 1921. A ca.-1900 "Rococo" radiator (Type 2) is located on the west wall between the two windows.

What appears to be a cast iron waste pipe is located 18 inches south of east-wall window W225.

Lighting Fixtures. Two long bands of fluorescent-light fixtures hung from the most recent ceiling until it was removed.

Finishes. The upper portions of the walls in Room S201 are painted white; the lower portions are blue. The woodwork is painted light blue. The lower portion of the baseboard is painted black.

Room S202 (Stair Hall)

Plan. This room retains its basic original shape. A partition was built across its midpoint circa 1922, which is still extant today. The west end of Room S202 was part of a large room—along with portions of Rooms 201 and 203—from 1922 to circa 1940–1945. That large room was redivided into the original configuration circa 1940–1945.

Flooring. The extant flooring is comprised mostly of post-1950 vinyl tiles 9 inches square. Some of these are predominately black; others are mostly green. A small area at the west end of the room has been repaired with similar tiles, some of which are brown in color, others of which are light green. The tiles cover the earlier narrow-board flooring.

Walls. Original lath and plaster appear to be extant on the east wall and on the south stair wall. Some of this is failing, exposing the 1847 lath (fig. 94). Ca.-1922 plaster is found on most of the north wall. The west ends of the north and south walls (west of D209 and D210) consist of ca.-1945 plasterboard. A section of 1/8-inch plywood covers a 4- by 4 1/2-foot section of the south wall just west of D210.

The ca.-1922 partition that divides the room consists of a half wall along the west edge of the stairwell, and a large doorway north of the stairwell (fig. 60). The partition is framed with wood; the half wall consist of ca.-1922 plaster on metal lath. A seat has been built along the west side of the half wall.

Several baseboard types are found in S202. Original Type-1 baseboard is extant on the east and west walls, on the east half of the north wall, and on the south wall east of D211. Ca.-1922 Type-B baseboard is found on the south wall from the room-dividing partition to D210. A plain baseboard 5 1/2 inches high sits on the west ends of the south and north walls (from D210 and D209 to the west wall). A short section of baseboard 10 1/2 inches high is located on the north wall between D209 and the partition. A chair rail with profile Type D runs down the south stair wall.

Ceiling. The ceiling of Room S202 is plaster over what appears to be remnants of the original plaster ceiling. Caps covering former fixture locations are located at various locations. The paint is failing and peeling on much of the ceiling. A section of Type-M ceiling cornice runs along the west end of the north wall.

Doorways. The two doorways in the east half of the stair hall (D211 and D212) are original. They have retained their original Type-J surrounds and six-panel doors. The paint on both doorways is failing (fig. 94).

The dates of the two doorways in the west half of the stair hall are less clear. Paint analysis of the wall plaster below the doorways' surrounds suggests that the doorway into S203 (D210) dates to circa 1922, and that the one into S201 (D209) is slightly later. However, both doorways have the same type of plain surrounds and two-panel doors, with the same paint stratigraphies. It is possible that the surround and door of D209 is ca.-1922 material that was moved here after the ca.-1922 remodeling.

The surround of the doorway in the ca.-1922 partition consists of the same plain, 4-inch-wide boards that frame the partition. The door formerly here has disappeared.

Windows. The only window in the stair hall sits in the west wall. It is an original window, and its Type-J surround, paneled interior blinds, and bottom paneling are extant and in good condition. Its 1847 sash has been repaired, stripped, and painted.

Staircase. The north side of the stairwell opening is edged by a modern balustrade of solid plywood. The balustrade is topped by a handrail remaining from the stairway balustrade installed in the 1870's. The west side of the stairwell is edged by the partition that divides Room S202 in two.

Heating and Plumbing Equipment. There is no evidence of heating or plumbing equipment in S202.

Lighting Fixtures. One fluorescent ceiling-light fixture hangs at the west end of the room. Two round electric ceiling fixtures with milk-glass shades are located at the east end of the room. A modern electrical circuit box is located at the east end of the north wall.

Protection Systems. A security-monitoring device is mounted on the south wall west of D211.

Finishes. The room is painted white on the upper walls and gold on the lower walls, with pink-tan woodwork throughout.

Room S203 (Agent's Bedroom and Sitting Room)

Plan. Room S203 is now one large room. It was originally partitioned into two rooms, which are thought to have been a bedroom (at the east end) and a sitting room (at the west end). The two rooms were the same size, but the usable space of the sitting room was reduced by a closet, which served the bedroom but jutted into the sitting room.

From about 1922 to the 1950's, the west room was incorporated into a large room that also included the west ends of Rooms S201 and S202. In the 1950's, that area was returned to its original configuration, and the partition between the west and east ends of S203 was removed. Until recently, S203 was used by the Lowell National Historical Park staff as a locker room and lounge.

Flooring. The extant flooring in S203 is composed of 9-inch-square vinyl tiles that postdate 1950. Those at the west half of the room are a mixture of black and green tiles, while those at the east half of the room are gray. The ca.-1922 narrow-board flooring is visible under the tile. A linear patch is visible in the narrow-board flooring at about the midpoint of the room, indicating the former location of the original partition wall.

Walls. Original wall plaster remains in Room S203 on the west wall, on the extreme west end of the south wall, and on the south-wall chimney breasts. Ca.-1922 plaster is used on the east wall, the center of the south wall, and the east half of the north wall. Plasterboard from circa 1945 covers the west end of the north wall.

Patches of gypsum plaster are located on the north and south walls in a line with the patching in the narrow-board flooring. This is further evidence that the original partition wall here was retained during the ca.-1922 remodeling, and not removed until circa 1945.

Original Type-1 baseboard is extant on the west wall and on the two south-wall chimney breasts. Ca.-1922 Type-B baseboard is used elsewhere, except on the north walls's plasterboard, where there is no baseboard.

Ceiling. The most recent ceiling was plaster over wire lath. It has recently been removed, revealing the 1847 wood lath.

Doorways. A doorway at the east end of the north wall (D211) leads into the stair hall. It is an original opening and has retained its original Type-J surround and six-panel door. The door is covered with a sheet of metal, presumably for fire-protection purposes.

A doorway at the west end of the north wall (D210) is a nonhistoric opening. As indicated in the discussion of Room 202, it has been dated by paint analysis to circa 1922. It has a plain 4-inch-wide surround and a door with two large recessed panels.

Windows. Room 203 has seven windows, six of them original. Two of the original windows (W209 and W210) sit in the west wall. A third original window (W211) is located nearby, at the west end of the south wall. All three windows retain their original Type-J surrounds, paneled interior blinds, bottom paneling, and Type-A sashes. However, pieces of the woodwork have separated and cracked. This is especially true of W209, which is located over a radiator. All three windows' sashes have been repaired, stripped, and painted.

There are two windows at the center of the south wall. The east window (W212) dates to circa 1922. It has no surround, blinds, or paneled reveals, and its sashes display muntins with profile Type C. The west window (W213) is an original opening. However, it has lost its original Type-J surround and paneled blinds; the former recessed, paneled area below the window opening has been brought out flush with the plane of the wall and plastered. Like

W212, it holds replacement sashes with muntin profile Type C. The reason for the alteration of W213 is unknown. Perhaps it was desired to have it match the newly created W212.

Two additional original windows are found in the southeast corner of the room. Window W214 sits at the east end of the south wall, while W216 is located at the south end of the east wall. Both have retained their 1847 Type-J surrounds, interior blinds, bottom paneling, and Type-A sashes. Until recently, the former recessed, paneled area below each of these two window openings had been brought out flush with the plane of the wall and paneled, with a shelf on top. This infill has since been removed, revealing pipes running horizontally in the recess. These two windows are in poor condition, especially W214, which has suffered heat and water damage from the radiator installed below it.

Fireplaces. Both south-wall fireplaces retain their original marble mantels, but a number of alterations are evident. The west fireplace is missing the keystone of its white marble mantle (fig. 43). The brick walls of the firebox have been painted black, and the original hearth has been replaced with yellow and red glazed clay tiles set in a concrete border (fig. 95). The east fireplace has its black marble mantel intact, as well as its original black slate hearth. The walls of its firebox have also been painted black. It appears that the back wall of the firebox was built out with brick: the firebox measures only 12 inches deep, whereas the firebox of the west fireplace measures 18 inches deep.

Heating and Plumbing Equipment. Two ca.-1900 "Rococo" radiators (Type 2) serve Room 203. One is located under window W209, while the other sits under window W214. The latter radiator may be supplied by the pipes running through the recesses of W214 and W215.

Lighting Fixtures. Two long bands of fluorescent-light fixtures, three fixtures on each band, hung from the ceiling until the latter was removed.

Finishes. The room is painted white on the upper walls and blue on the lower walls. The woodwork is painted light blue, except for the bottom portion of the baseboard, which is black.

Room S204 (Vault)

Plan. Room S204 is the second floor of the vault installed during the ca.-1922 remodeling. It is in good condition, and is used by the Lowell National Historical Park staff for storage.

Room S205 (Stair Tower)

Plan. This space is now divided into a larger, north area and a smaller, south area. The larger area is used by the Lowell National Historical Park staff for storage. Two closets are built along the east wall south of doorway D217. The smaller area is outfitted as a bathroom.

Flooring. Industrial carpeting covers the floor of the storage area. It has been laid over vinyl tiles, which are visible in the closets. The bathroom is floored with 12-inch-square, white and gold vinyl tiles in a checkerboard pattern.

Walls. The upper walls of both the storage area and the bathroom consist of ca.-1922 plaster. The lower walls of both the storage area and the bathroom are covered with ca.-1922 Type-4 wainscot. The storage area's wainscot has a cap molding similar to Type G, but wider. The bathroom's wainscot has a Type-B cap molding except east of the window, where Type I is used.

Ca.-1922 Type-B baseboard is extant in most of the storage room and bathroom. The sink on the west wall of the bathroom sits in an alcove that was formerly a doorway to Room S203 (described subsequently).

Ceiling. The ceiling is composed of sheets of rock lath in good condition.

Doorways. There are two original doorways in the stair tower, both located in the west wall. One of these leads to S202 (D212). It has retained its 1847 six-panel door and paneled reveals, but has been trimmed with the ca.-1922 Type-K surround with Type-Q corner blocks (fig. 62). The other doorway (D219) leads to the stairway to the attic. It holds what appears to be its original four-panel door, but has been fitted with a ca.-1922 Type-L surround with Type-Q corner blocks.

The doorways into the bathroom (D214), to the two closets (D215 and D216), and into E201 (D217) all have plain 4-inch-wide surrounds and two-panel doors. They are thought to date to the ca.-1922 remodeling.

All extant doorways and doors are in good condition. There is also an alcove at the south end of the west wall, which is a former doorway. This was an original doorway to the Agent's Sitting Room; it was deep, due to the brick wall in which it sat, and so had paneled reveals. The doorway was plastered over on its S203 side, but its paneled reveals are extant as the sides of the alcove. The S205 side of the alcove has a ca.-1922 Type-K surround with Type-Q corner blocks.

Windows. The only window in the stair tower is an original opening in the south wall (W216). It has retained its basic original configuration, which differed substantially from the 1847 windows in the main block. Although it sat in the brick wall of the stair tower, it did not have deep, floor-length reveals fitted with interior blinds and bottom paneling. The window was simply recessed 6 inches from the plane of the wall. The window holds its original Type-A sashes. However, it does not retain its original Type-J1 surround. It is currently trimmed with a ca.-1922 Type-K surround with Type-Q corner blocks and a Type-M apron.

Heating and Plumbing Equipment. A ca.-1900 "Rococo" radiator (Type 2) is located on the west wall of the storage room. The bathroom contains a modern toilet and shower stall on the east wall, and a sink located in the alcove on the west wall.

Lighting Fixtures. Two fluorescent-light fixtures are attached to the ceiling of the storage area; another hangs from the bathroom ceiling.

Protection Systems. A security-monitoring device is hung above eye level on the north end of the east wall of the room.

Finishes. All of the walls are painted white. The woodwork in the storage area is painted a deep salmon color. The woodwork in the bathroom is painted orange.

EII

Room E201 (Main Part)

Plan. As on the first floor of the south EII, the original partitions on the second floor of the ell have been removed, and no visible evidence remains that would indicate where these partitions may have been located. It is quite possible that E201's east wall—and the stair hall on the other side of that wall—dates to circa 1859-1878.

Flooring. The extant flooring is the same industrial carpeting found in S205. It appears to have been laid over ca.-1922 narrow-board flooring.

Walls. The upper portions of the walls are covered with ca.-1922 plaster. The lower portions are covered with Type 4-wainscot that is trimmed with a plain cap molding.

A ca.-1922 picture molding (chair rail/cap molding Type B) exists on the north wall between the center window and the west windows, and all along the south wall. A post-1922 picture molding (chair rail/cap molding Type I) is used on the north wall east of the center window, and on the entire east wall.

Ca.-1922 Type-B baseboard is extant along the north, east, and south walls. There is no baseboard on the west wall.

Ceiling. The ceiling is composed of sheets of rock lath in good condition.

Doorways. The doorway into the stair tower (D217) dates to the ca.-1922 remodeling. It has a plain surround and a ca.-1922 door with two recessed panels. The doorway into the stair hall (D218) has a ca.-1922 Type-K surround with Type-Q corner blocks. It is thought that this doorway existed prior to the ca.-1922 remodeling, and that it received a new surround during

that work. It holds an 1847 six-panel door that was apparently moved here from the west end of Room 201 during ca.-1922 work in that area.

Windows. There are five windows in Room E201. Three of these sit in the north wall; from east to west, they are W222, W223, and W224. The other two sit in the south wall; they are W217 and W218. All five window openings date to the heightening of the ell circa 1859-1878. All but W222 retain their Type-D sashes from that time, but were fitted circa 1922 with Type-K surrounds, Type-Q corner blocks, and aprons with Type-M stools. Window W222 has a plain surround and apron; its sashes have muntin profile Type F. These elements date to the 1950's.

Heating and Plumbing Equipment. A large, ca.-1900 "Rococo" radiator (Type 2) is located along the south wall.

Lighting Fixtures. Four fluorescent-light fixtures are attached to the ceiling.

Protection Systems. A security-monitoring device is mounted on the right side of the surround of D217. A fire-alarm pull station is mounted on the south end of the east wall.

Finishes. The walls in the room are painted white. All of the woodwork is painted a deep salmon color.

Room E202 (Stair Hall)

Plan. This room probably was partitioned off from E201 when the second floor of the ell was added circa 1859-1878, but most of its finishes are later.

Flooring. The most recent flooring in E202 is post-1950 vinyl tiles 9 inches square. Some of these are predominately black; others are mostly green. The ca.-1922 narrow-board flooring is visible under the tiles at the top of the stairway.

Walls. The upper portions of the walls consist of ca.-1922 plaster. The lower portions are covered with ca.-1922 Type-1 wainscot that has a Type-B cap molding. Type-B baseboard from circa 1922 runs along all walls.

Ceiling. The ceiling is composed of sheets of rock lath in good condition.

Doorways. The doorway into E201 (D218) has a ca.-1922 Type-K surround with Type-Q corner blocks. Its original, six-panel door has already been discussed in connection with Room E201. It is thought that this doorway existed prior to the ca.-1922 remodeling, and that it received a new surround during that work.

Windows. There are two windows in the stair hall, one in the south wall (W219) and one in the north wall over the stair landing (W221). Both of these openings date to the ca.-

1859-1878 heightening of the ell, and contain the Type-D sashes characteristic of that period. However, both display the same ca.-1922 Type-K surround, Type-Q corner blocks, and aprons with Type-M stools used on the majority of the windows in Room E201.

At the south end of the east wall, patches in the plaster and cuts in the baseboard, wainscot, and wainscot cap indicate the possible location of a former opening. As explained in Chapter III, "APPEARANCE OF ELEMENTS AFTER SIGNIFICANT PERIODS OF CHANGE, 1859-1878: Kitchen Ells and Sheds," it is thought that this opening was a window, even though it appears to have been long enough to have been a doorway.

Lighting Fixtures. Two fluorescent-light fixtures are attached to the ceiling.

Protection Systems. A smoke detector is mounted on the ceiling between the light fixtures.

Finishes. The walls of the ell's stair hall are painted a gold-cream color. Most of the woodwork is painted gold.

North Unit

Room N201 (Agent's Bedroom and Sitting Room)

Plan. Room N201 is now one large room. It was originally partitioned into two rooms, which are thought to have been a bedroom (at the east end) and a sitting room (at the west end). The bedroom was larger than the sitting room, but its space was reduced by a closet built along the partition in the southwest corner of the bedroom.

The partition was removed during the ca.-1922 remodeling. Sometime thereafter, other partitions were built in the west end of the room. These in turn were removed after 1950.

Flooring. The most recent flooring was red linoleum, which was in extremely poor condition and was recently removed. The ca.-1922 narrow-board floor is generally visible, although much residue from the linoleum remains adhered to the floor.

The flooring is severely deteriorated around the radiator pipe under W202. Four rectangular holes in the linoleum at the center of the west end appear to show the former locations of partitions built of 2- by 4-inch studs. These partitions were built on top of the ca.-1922 narrow-board floor. The cutouts are patched with pieces of the vinyl tiles used in that area.

Walls. Most of the walls consist of original plaster, with many patches and cracks. Until recently, most of the lower east wall was covered with cabinets, with a faux-tile wallboard "backsplash" above it. Both cabinets and wallboard were a light green color. The cabinets, wallboard, and plaster of the east wall has since been removed.

There are two ca.-1922 patches in the plaster of the south wall. The east patch, at about the midpoint of the wall, marks the former location of the front wall of an original closet. The west patch marks the former south end of the original partition that divided the room in two. (This partition also formed the rear wall of the closet.) Where the plaster patches have been removed, patches in the original wood lath are also visible. The former north end of the partition actually survives, as the east wall of the closet on the north wall. (See the subsequent section, "Closet.")

The 1847 Type-1 baseboard is extant on all walls except the east. It is continuous around the north-wall chimney breasts of both former fireplaces. It is patched on the south wall at the locations of original partition walls. The baseboard under the west-wall windows is split and in poor condition.

Ceiling. The most recent ceiling of rock lath, and the ca.-1922 ceiling of metal lath and plaster above it, have been removed. A Type-L ceiling cornice is extant in most of the room.

Doorways. The two 1847 doorways in the south wall (D201 and D202) retain their original Type-J surrounds and six-panel doors. The doorway opening of the north-wall closet is not original, but is thought to predate 1890, because of the cut nails used in its construction. It has an original Type-J surround and six-panel door that paint analysis indicates came from somewhere else in the west end of the room. It is thought that this work was done circa 1922, when the original partition dividing the room was removed. The partition is thought to have contained an original doorway, which would thus have been made available for reuse. Incongruously, a Yale lock has been installed on the inside of the closet door.

All three of these doorways are in fair condition. Doorway D201 has damage to the right edge of its surround and door. The surround of D202 is pieced where a new latch was installed.

There is also a ca.-1922 doorway at the south end of the east wall (D203), which leads into N204, now fitted up as a bathroom. It had a plain 4-inch-wide surround and two-panel door, which were removed when the east wall was stripped of its plaster. The stripping revealed the original doorway from N201 into the stair tower, which was located at the north end of the east wall (fig. 96).

Windows. There are six windows in Room N201. All of them are original, but they are in varying states of repair.

The two windows in the west wall (W201 and W202) have retained much of their original woodwork, but are in poor condition. The left panel from the bottom paneling of W201 is lying on the floor, and the resulting hole has been blocked with plywood. Stripping of the paint from the bottom paneling of W202 was started several years ago, and some of the woodwork has been

gouged. The left interior blind has been removed from this window, and its sash stops are missing. The sashes in these two windows have recently been repaired, stripped, and painted.

The window in the center of the north wall (W233) has lost its original Type-J surround and paneled blinds; the former recessed, paneled area below the window opening has been brought out flush with the plane of the wall and plastered. It holds ca.-1922 sashes with muntin profile Type C. This is the same type of treatment received by the corresponding window in the south wall of the Main block--W213. The reason for the alteration is unknown.

The window at the east end of the north wall (W232), and the one at the north end of the east wall (W231), are in fair to good condition. They have retained their 1847 Type-J surrounds, interior blinds, bottom paneling, and Type-A sashes. The paint finish of both windows is failing, and W232 has heat and water damage from the radiator under it.

Fireplaces. Both of the original north-wall fireplaces have been plastered over, and their mantels removed.

Heating and Plumbing Equipment. Type-1 radiators are located under windows W201 and W232. A heating pipe protrudes from the floor at the right edge of W202, marking the former location of a radiator between windows W201 and W202.

Lighting Fixtures. Two bands of fluorescent-light fixtures containing three sections each hung from the ceiling until it was removed.

Finishes. The upper portions of the walls are painted white, while the lower portions are painted dark green. The woodwork is painted light green.

Closet. The flooring in the closet consists of painted boards 7 1/2 to 8 1/2 inches wide. This may be a remnant of the original 1847 flooring.

The west and east interior walls of the closet are 1847 material that was originally exposed to view. (The west wall was the east side of the chimney breast, while the east wall was the north end of the original partition dividing Room N201 in two.) Both walls retain sections of original plaster with pieces of historic wallpaper and border on them (fig. 42). The north interior wall of the closet is covered with tongue-and-groove paneling featuring beaded boards 5 inches wide. The paneling is attached with cut nails; it presumably was installed when the closet was created sometime prior to 1890. It runs the full height of the walls (10 feet). There are supports for four shelves on the interior walls; only one shelf remains, which is attached with wire nails.

Remnants of a dropped ceiling inside the closet can be seen, as well as some of the original wood lath and ceiling plaster several feet above it. The lath of the dropped ceiling is also secured with cut nails. The north-wall paneling is stained above the dropped ceiling, and is painted below the ceiling.

Room N202 (Stair Hall)

Plan. This room retains its basic original shape. A partition was built across its midpoint circa 1922, which is still extant today.

Flooring. The most recent flooring in N202 is red linoleum. Most of this has been removed, exposing the ca.-1922 narrow-board flooring below it.

Walls. Most of the walls appear to consist of original lath and plaster. At the east end of the south wall, the upper wall has original plaster with hair fibers; the lower wall—roughly corresponding to where a wainscot might be located—has later plaster with no hair fibers. A great deal of plaster has failed in this area, possibly due to the installation of an electrical circuit box here.

The ca.-1922 partition that divides the room consists of a half wall along the west edge of the stairwell, and a large doorway north of the stairwell (see figure 60). The partition is framed with wood; the half wall consist of ca.-1922 plaster on metal lath.

A Type-D chair rail runs around the room approximately 4 feet above the floor. Type-G chair rail is located on the north wall of the stairwell; this matches the chair rail used in the first-story stair hall (N101) below.

Most of the 1847 Type-1 baseboard is extant. There is a section of plain baseboard with a beveled top edge at the south end of the east wall.

Ceiling. Sheets of rock lath hung on furring strips over (possibly original) wood lath and plaster are all visible. The ceiling has a simple concave ceiling cornice (Type M) around the entire room. The ceiling is in poor condition.

Doorways. All five doorways in the stair hall are original. Two are located in the north wall, one at the west (D201) and one at the east (D202) ends of the wall. Both lead into Room N201. Two others are located in the south wall, one at the west end (D207) and one in the east half (D206). Both of these access Room 203. The fifth original doorway (D204) sits at the north end of the east wall, and leads to Room N205 in the stair tower.

All five doorways have retained their 1847 Type-J surrounds. Four of them hold their original six-panel doors. Doorway D204 does not retain its original six-panel door. Instead, it holds an original four-panel door (fig. 97) that paint analysis indicates was originally located elsewhere in the north unit's stair tower. It is thought that the door came from the partition that originally divided the stair tower in half.

The ca.-1922 doorway in the partition dividing the stair hall in two has a simple, 4-inch-wide architrave and a plain door. Because two-panel doors were used predominately during the ca.-1922 work, it is thought that this is a post-1922 replacement door.

The doors in doorways D202, D204, D206, and D207 have each been covered with a sheet of metal, presumably for fire-protection purposes. The east side of the door in the partition is also covered with a sheet of metal.

Windows. The only window in the stair hall sits in the west wall. It is an original window; its Type-J surround, paneled interior blinds, and bottom paneling are extant and in good condition, except that the top of the pedimented surround has been cut off, as it was in N103. The 1847 sashes have been repaired, stripped, and painted.

Staircase. The south side of the stairwell opening is edged by a solid balustrade of boards and plywood. The west side of the stairwell is edged by the partition that divides Room N202 in two.

Heating and Plumbing Equipment. There is no heating or plumbing equipment in N202.

Lighting Fixtures. A fluorescent-light fixture hangs from the ceiling at the west end of the room. An electrical circuit box is located at the east end of the south wall.

Finishes. The walls of the east half of the room are painted white (on the upper portions) and gold (on the lower portions). The woodwork is pink-tan. At the west end of the room, the walls are painted white (on the upper portions) and dark green on the lower portions). The woodwork painted light green.

Room N203 (East and West Bedrooms)

Plan. Room N203 is now one large room. It was originally partitioned into two rooms, both of which are thought to have been bedrooms, one at the east end and one at the west end. The partition dividing the rooms actually consisted of two parallel walls. The space between the two walls was probably utilized as closets for the two rooms.

The partition was removed during the ca.-1922 remodeling. Sometime thereafter, other partitions were built in the west end of the room. These in turn were removed after 1950.

Flooring. The most recent flooring was red linoleum, which was in very poor condition and was recently removed. The ca.-1922 narrow-board floor is now exposed. Sixteen rectangular holes in the linoleum at the center of the north side to show the former locations of partitions built of 2- by 4-inch studs. These partitions were built on top of the ca.-1922 narrow-board floor; they formed what appear to have been small cubicles. The cutouts are patched with pieces of the vinyl tiles installed after 1950 elsewhere in the house.

Walls. Most of the walls consist of original plaster, with many patches and cracks. Two lines of ca.-1922 plaster patches on each of the north and south walls mark the location of the original double-walled partition dividing the room in two. Patching in the original wood lath is visible underneath the patched plaster.

Type-1 wainscot lines the rear portion of the closet in the northeast corner of the room, below the stairway to the attic (fig. 98). This is the same ca.-1922 wainscot as used in the ell's stair halls (E103 and E202) and the south unit's stair tower (S105).

Original Type-1 baseboard is found around the entire room. It runs continuously around the chimney breasts of the former fireplaces, which have been plastered over, and in the closet under the attic stairway. The south-wall baseboard is patched at the former location of the original double partition in this room. There are not similar patches on the north wall, because a longer piece of original baseboard has been reused here.

Ceiling. The most recent ceiling consisted of sheets of rock lath attached over the original plaster. The rock lath and the plaster have been removed, revealing the 1847 wood lath.

Doorways. Two original doorways in the north wall (D206 and D207) lead to the stair hall. They have retained their original Type-J surrounds and six-panel doors. A ca.-1922 doorway in the south wall (D208) leads to Room S201 in the south unit. It has the plain 4-inch-wide surround and two-panel door characteristic of that remodeling.

Windows. The two original windows in the west wall (W203 and W204) have retained their original Type-J surrounds, interior blinds, and bottom paneling, which are in fair condition. Their 1847 sashes have been repaired, stripped, and painted.

The two original window openings in the east wall (W226 and W227) have retained most of their 1847 elements in fair condition. The right bottom panel is missing from both windows' reveals. A box has been built into the recess under W227, through which a large cast-iron pipe runs (fig. 99).

Fireplaces. Both of the original north-wall fireplaces have been plastered over, and their mantels removed.

Heating and Plumbing Equipment. A Type-5 radiator is located between the two west wall windows. Paint marks under W226 and a capped pipe to the right of that window mark the former location of another radiator.

Wall-mounted sinks from the 1930's are located in the closet under the attic stairway (fig. 98) and at the extreme east end of the north wall. The large cast-iron pipe below window W227 appears to be a sewer pipe, perhaps related to these two sinks.

Lighting Fixtures. Several fluorescent-light fixtures hung from the ceiling until it was recently removed.

Finishes. The upper portions of the walls of N203 are painted white, while the lower portions are painted blue. All of the woodwork is painted light blue, except for the lower portion of the baseboard, which is painted black.

Rooms N204 and N205 (Stair Tower)

Plan. It is thought that Room N204 was originally a dressing room off the Agent's bedroom. As indicated in Chapter III, "INTERIOR ELEMENTS: APPEARANCE AT TIME OF CONSTRUCTION," it is possible that N204 contained a shower area and a water closet. The room most recently was equipped with two toilet stalls, but it has now been gutted.

Room N205 originally housed the service stairway to the first story and cellar. It has no particular function now.

Flooring. The most recent flooring in N204 and N205 was red linoleum. The linoleum was recently removed, exposing the ca.-1922 narrow-board flooring.

Walls. The walls in N204 were plaster; it is not known if this material dated to 1847 or circa 1922. The partition between Rooms N204 and N205 displays wood lath fastened with wire nails; this material is thought to date to circa 1922. The partitions separating the two toilet stalls consisted of plasterboard, which suggests that they postdate 1922. Many intrusions interrupted the walls in Room N204, including a large waste pipe in the northeast corner that ran up through the ceiling. The walls in Room N205 are of ca.-1922 plaster.

The baseboard used most recently in N204 was Type D (post-1922). Room N205 has Type-B baseboard (circa 1922) on its north, east, and south walls; the west wall has a plain baseboard.

Ceiling. The ceiling in N204 has been removed. The most recent ceiling material is sheets of rock lath. These sheets are failing, and a ca.-1922 ceiling of plaster on metal lath is visible above it. A Type-M ceiling cornice runs around the edge of the ceiling.

Doorways. The only doorway in N204 sits in the south end of the west brick wall (203). It is a ca.-1922 doorway that leads into Room N201. Before the room was gutted, this doorway had a plain, narrow surround and a plain door with two large recessed panels. The two toilet stalls had doorways with plain surrounds; their doors had disappeared, so their appearance is not known. The demolition work revealed the rough edges in the west brick wall where D203 had been punched through it. It also exposed the original doorway to N201, located at the north end of the west wall (fig. 96).

Room N205 retains two original doorway, both in the west wall. Doorway D204 to the stair hall has retained its original paneled reveals and its Type-J1 surround. It does not retain its original door—a six-panel door that has disappeared. It does hold an original four-panel door, however. It is thought that this door originally sat in the partition dividing the stair tower in half; when the partition was altered circa 1922, the door was saved and reused in D204. Doorway 205, to the attic stairway, has also retained its original Type-J1 surround. Its nonhistoric door is flush on the stair-tower side, but is lined with tongue-and-groove boarding on the attic side. Its original four-panel door is stored in the south unit's attic (Room S302).

There is also a doorway to a nonhistoric closet on the north wall. It has a plain 4-inch-wide surround and no door.

Windows. Room N204 has one original window (W230) in its north wall. The window retains its 1847 configuration, which differed substantially from the 1847 windows in the main block. Although it sat in the brick wall of the stair tower, it did not have deep reveals fitted with interior blinds and bottom paneling. The window was simply recessed 6 inches from the plane of the wall. It has retained its original surround, which is the Type-J1 used for secondary spaces in the Agents' House (6-inch-wide plain surround with plain corner blocks). It also holds its original Type-A sashes.

Room N205 has two windows. The one in the south wall (W228) is original. It has retained its 6-inch recessed position, its Type-J1 surround, and its Type-A sashes. The window in the east wall (W229) is not original; it presumably was created when the north unit's ell was demolished. It has no surround, which was characteristic of windows created during the ca.-1922 remodeling. Its sashes appears to be original Type-A sashes. These are thought to have been reused from an original window in the east wall of S201, which had to be removed when the vault was built circa 1922.

Heating and Plumbing Equipment. A Type-2 "Rococo" radiator from circa 1900 sat beneath window W230 in N204 until it was gutted. A Type-1 radiator 11 inches long is located at the south end of the east wall of N205.

Lighting Fixtures. There is one fluorescent-light fixture hanging from the ceiling in N205.

Finishes. Before being gutted, the walls of Room N204 were painted white (upper portions) and dark green (lower portions). The woodwork was painted green. Room N205 is painted white (upper portions) and green (lower portions). The woodwork is painted light green.

Third Story — Attic

South Unit

Rooms S301 to S306

Plan. The south unit's attic is still divided by original partitions into its 1847 plan. It is accessed by a steep stairway that ascends from the stair tower (Room S205).

Floors. The flooring in the south unit's attic consists of the original butt-edge planks, 8 to 14 inches wide. Most of the flooring is extant and in good condition. Planks have been pulled up or are missing from several areas; Room S306 in particular is missing many of its planks. The wide boards have been painted, but this finish is severely deteriorated.

Walls. The extant attic walls are composed of original wood lath and plaster. They are severely deteriorated in all of the rooms. The plaster covering was removed from the south brick walls of Rooms S303 and S304 in 1982 when the south gable end was repaired in 1982; the brick walls remain exposed.

Much of the 1847 Type-A baseboard, which was used in all of the rooms, remains in place.

Ceilings. The ceilings are of original wood lath and plaster. They are severely deteriorated, and the lath is exposed in many areas (fig. 100).

Doorways. All of the original doorways in the south unit's attic have survived. They retain most of their 1847 Type-J1 surrounds (fig. 101). The surrounds on the inside of several closet doorways are missing. No doors are extant; judging by the door to the attic stairway (D219), the original doors here probably would have been four-paneled. Some of the 1847 six-panel doors from the first and second stories of the main block are stored in the storage room (S302).

There is a small opening at floor level in the east brick wall of Room S305, between the stairway and former window W307. This leads to the low attic of the adjacent stair tower.

Windows. All six original window openings are extant. Four of these are dormer windows—two in the west roof slope (W303 and W304) and two in the east roof slope (W307 and W308). All four retain their original Type-J1 surrounds and hold reproduction Type-B sashes with old glass. Based on the two original sashes extant in the south-wall windows

(described subsequently), it would appear that the dormer sashes should be Type-A reproductions, rather than Type-B reproductions.

The two south-wall windows had their original Type-J1 surrounds removed during the structural stabilization work of 1982. The west window (W305) has an original Type-A top sash and a modern bottom sash with square muntins. The east window (W306) has an original Type-A bottom sash and a Type-F top sash from the 1950's.

Latches for interior blinds no longer extant are found on the surrounds of many of the windows.

Fireplaces. Rooms S301 and S306 retain their original plain wooden mantels (fig. 44). These have been painted black. Rooms S303 and S304 have had their mantels removed. There was never any fireplace in Room 302.

Staircase. The treads and risers of the stairway appear to be original, although the treads are covered with plywood. The walls of the stair enclosure retain their 1847 lath and plaster and Type-A baseboard. Large remnants of wallpaper can be found on the walls (see Appendix F).

Closets. Room S301 has a shallow closet on its north wall, east of the fireplace. The closet's interior dimensions are 1 foot deep by 4 1/2 feet wide. Room S303 has an even larger closet in its north wall. It measures 2 feet deep by 8 feet wide. However, much of its interior space is taken up by a boxed-in rafter that slopes down to the west. Room S304 has an equally large closet in its north wall, which is not impacted by a roof rafter. Room S306 has a narrow closet in its north wall, west of the fireplace; it measures 1 foot deep by 5 feet long.

Heating and Plumbing Equipment. There is no evidence that the third floor was ever served by a central heating system. A large cast-iron pipe runs through S306 to the central hall (S305), which may have been connected to a coal- or wood-burning stove.

There is also no evidence of indoor plumbing on the third floor. Cast-iron vent pipes run through some of the rooms from the floor below. One is located along the north wall of the central hall (S305); another pipe runs up and through Room S306.

Lighting Fixtures. Gas-supply pipes for gaslight fixtures can be seen in the central hall (S305), and fixture caps are located on several ceilings. There is no electric service to the third floor.

Protective Equipment. Smoke alarms are located on the ceilings of all the rooms, including the closet (S302), and a fire-alarm box is located on the north wall of S305 east of D308.

Finishes. The woodwork in most of the rooms is finished with graining. The woodwork in S304 and S306 is painted blue-green. Large pieces and fragments of wallpaper (fig. 100) can be found in all of the rooms except Room S302, the storage room (see Appendix F).

North Unit

Room N301

Plan. The north attic is now one large room, having lost all of its original partitions to the 1955 fire. However, the flooring bears scars and retains original doorway thresholds that clearly show the locations of original partition walls and doorways. These marks indicate that the north unit's attic was originally subdivided into the same room configuration as the south unit's attic.

Flooring. Much of the original butt-edge subfloor, and some of the original finish floor of butt-edge planks, is extant.

Ceiling. Many of the exposed rafters are charred.

Doorways. The small opening to the low attic of the adjacent stair tower has been filled in with brick.

Windows. Of the six original windows in the north unit's attic, only the two in the north wall (W311 and W312) remain. Neither of them has retained its original Type-J1 surround; indeed, neither has any surround whatsoever. Both windows hold modern sashes with squared muntins 3/4 of an inch wide and 1 1/4 inches deep. These sashes were installed during the 1983 repair of the north attic roof.

The other four original windows were located in the dormers, which were removed after the 1955 fire. The dormers and their windows were rebuilt in 1983. The two in the west roof slope are W301 and W302; the two in the east roof slope are W309 and W310. All four windows have reproduction Type-A sashes.

Fireplaces. All four of the original Rumford-style fireplace openings are extant, but all mantels and hearths are gone.

Staircase. The stairway to the north unit's attic has survived. Plywood boards cover what are probably the original treads. The north wall of the stairway enclosure has 1847 Type-A baseboard on it; the south wall appears to retain the same baseboard minus its top molding.

PLAN - BASEMENT

WITH MAJOR FRAMING

T = TUSK TENON

P = DRAW BORE PIN

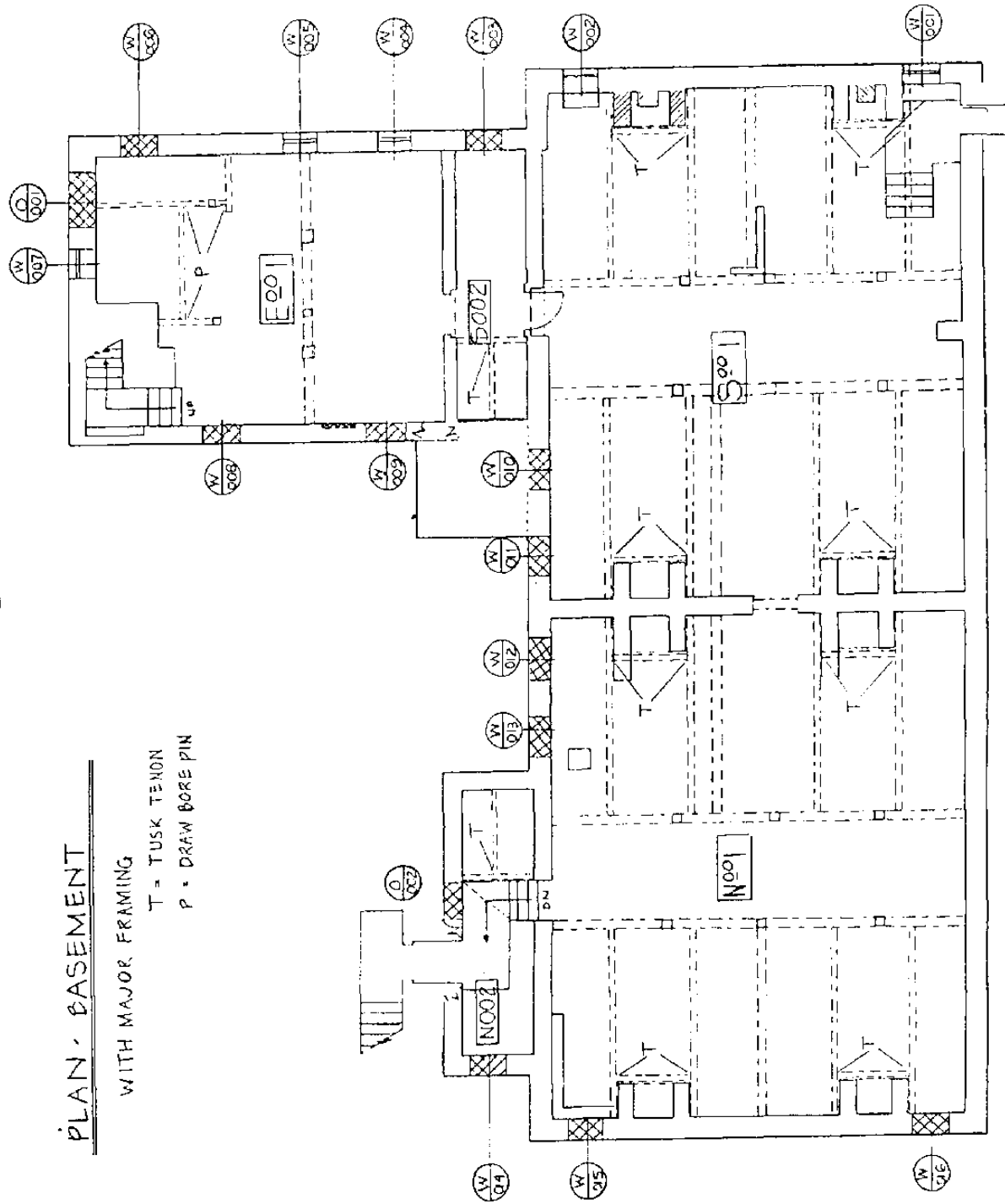
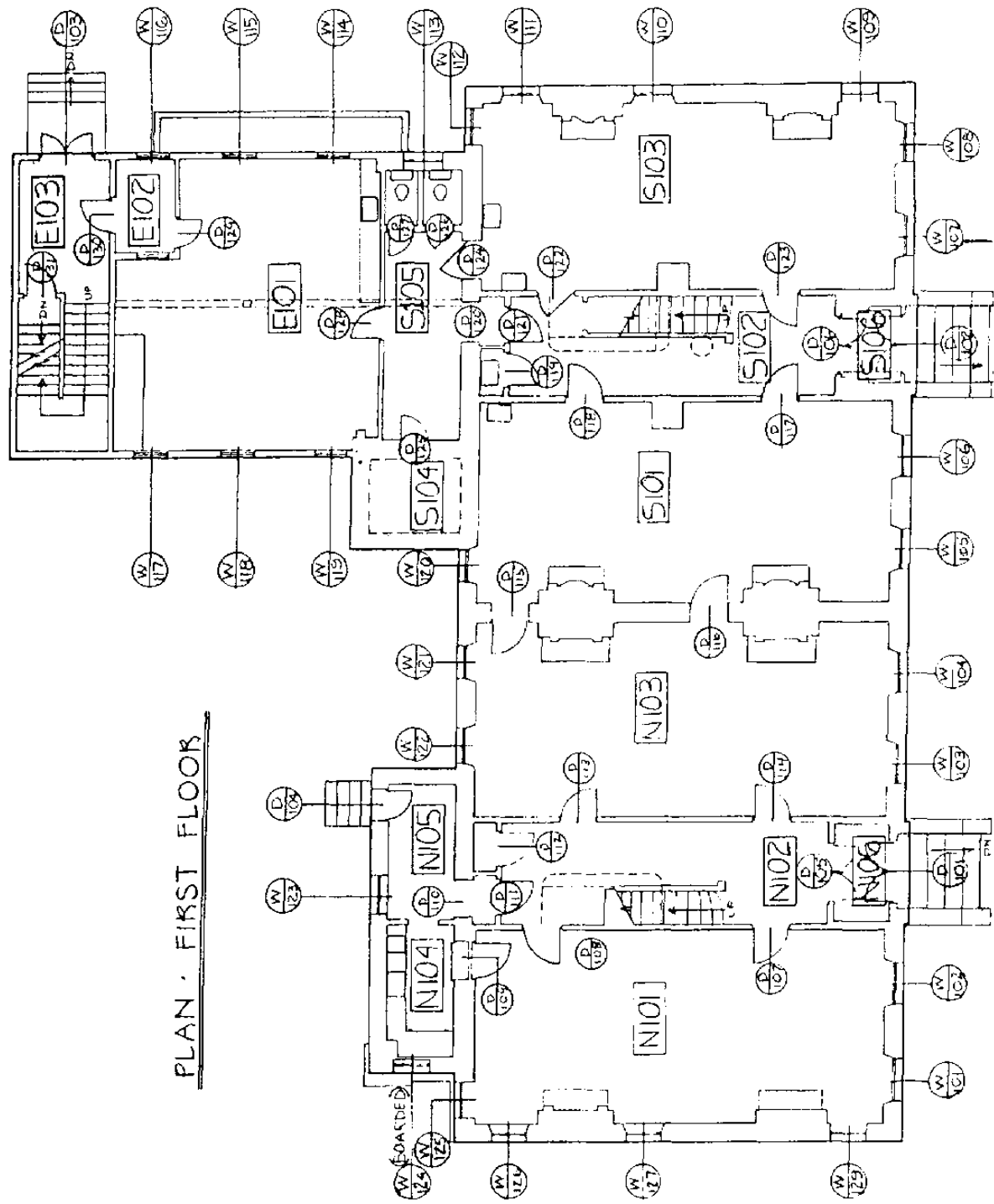


Figure 84. Kirk Street Agents' House, Basement Plan.



PLAN - FIRST FLOOR

Figure 85. Kirk Street Agents' House, First-Floor Plan.

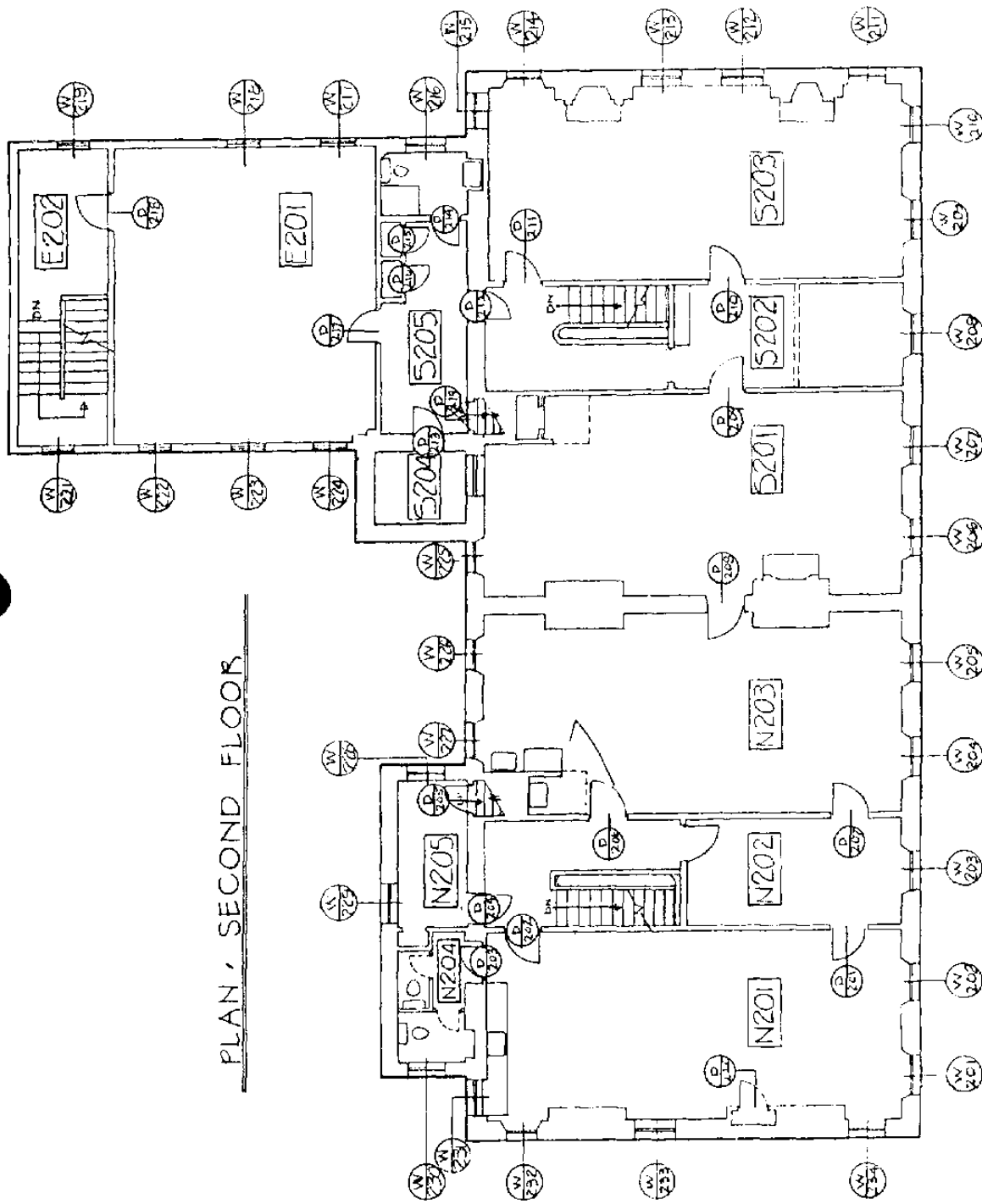


Figure 86. Kirk Street Agents' House, Second-Floor Plan.

PLAN - THIRD FLOOR

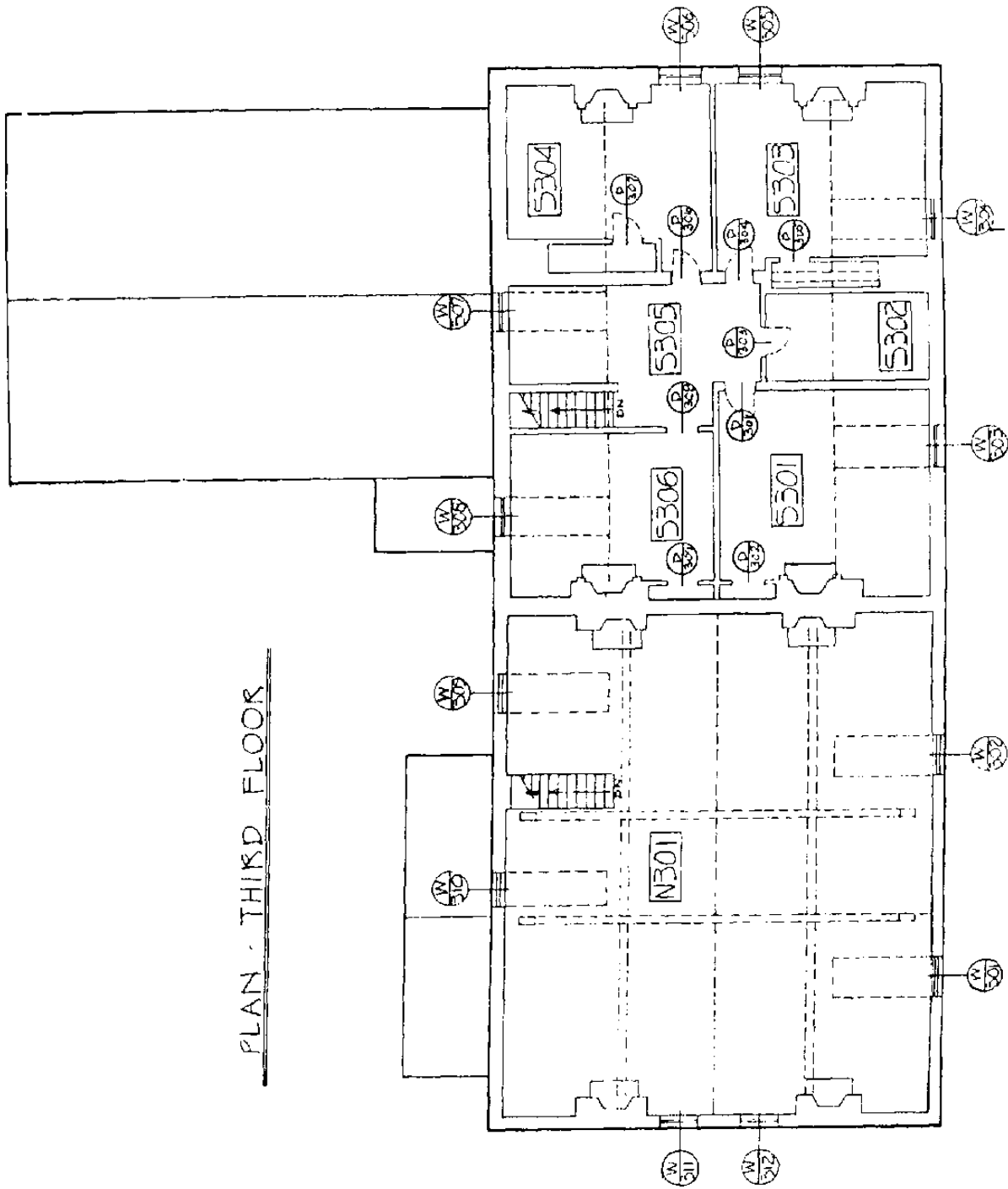


Figure 87. Kirk Street Agents' House, Third-Floor Plan.



Figure 88. Room E001 (Ell Cellar), East Wall: Blocked 1847 Bulkhead Opening.



Figure 89. Room N001 (Main-Block Cellar of North Unit), Looking East.



Figure 90. Room S102 (South-Unit Stair Hall): 1847 Ceiling Cornice.

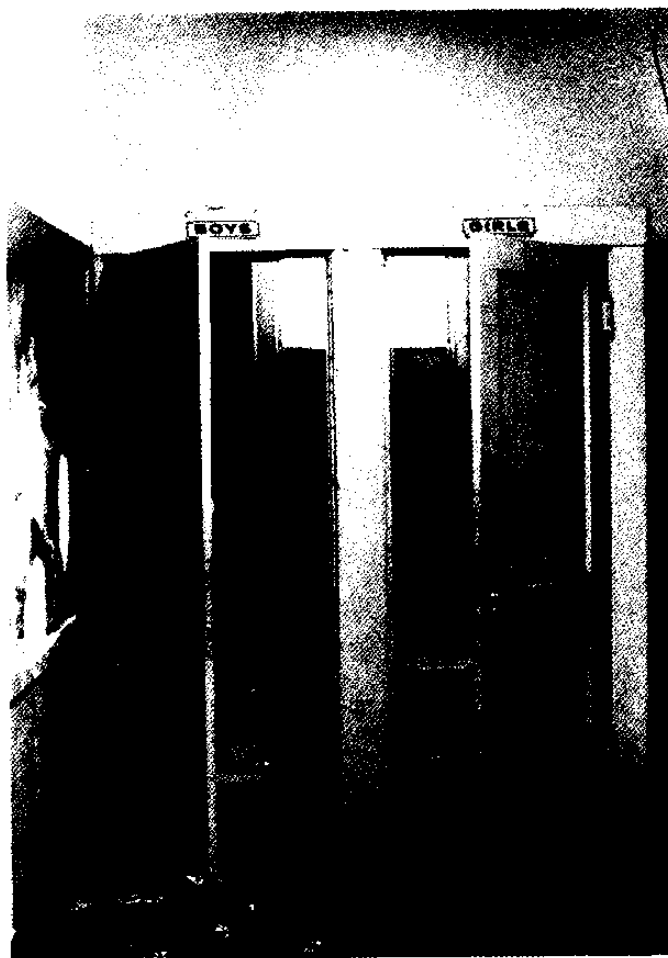


Figure 91. Room S105 (South-Unit Stair Tower): Toilet Area.



Figure 92. Room N101, West (Drawing Room) Portion,
North Wall: Window W129.



Figure 93. Room S201 (East Bedroom Portion): Baseboard Patch at Former Fireplace Opening.



Figure 94. Room S202 (South-Unit Stair Hall), East End.

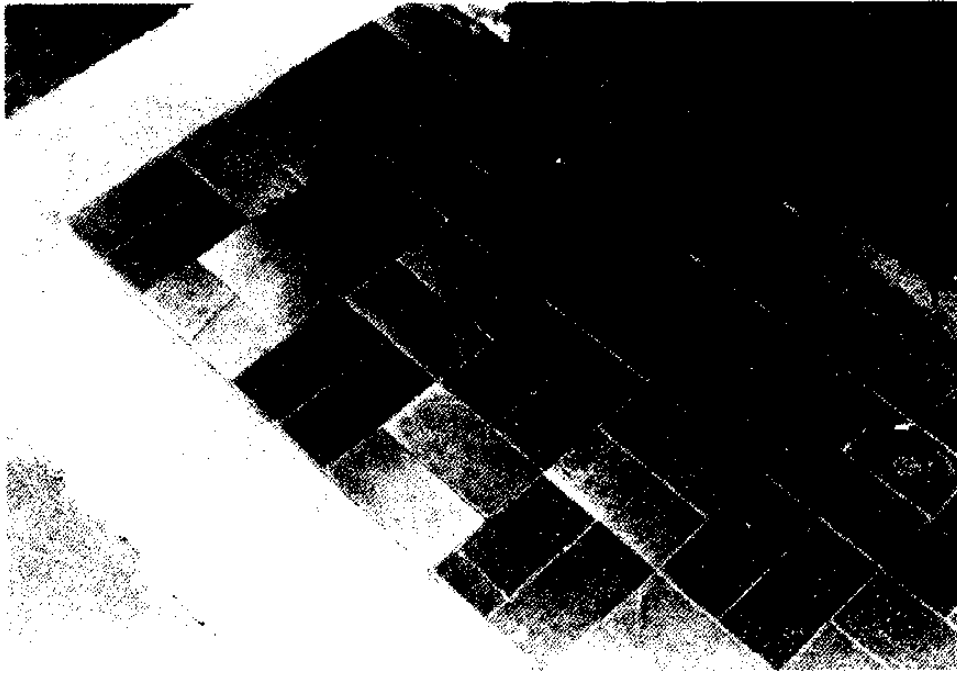


Figure 95. Room S203, West (Sitting Room) Portion:
20th-Century Hearth Tiles.



Figure 96. Room N201, East (Bedroom) Portion, East Wall:
Exposed 1847 Doorway.

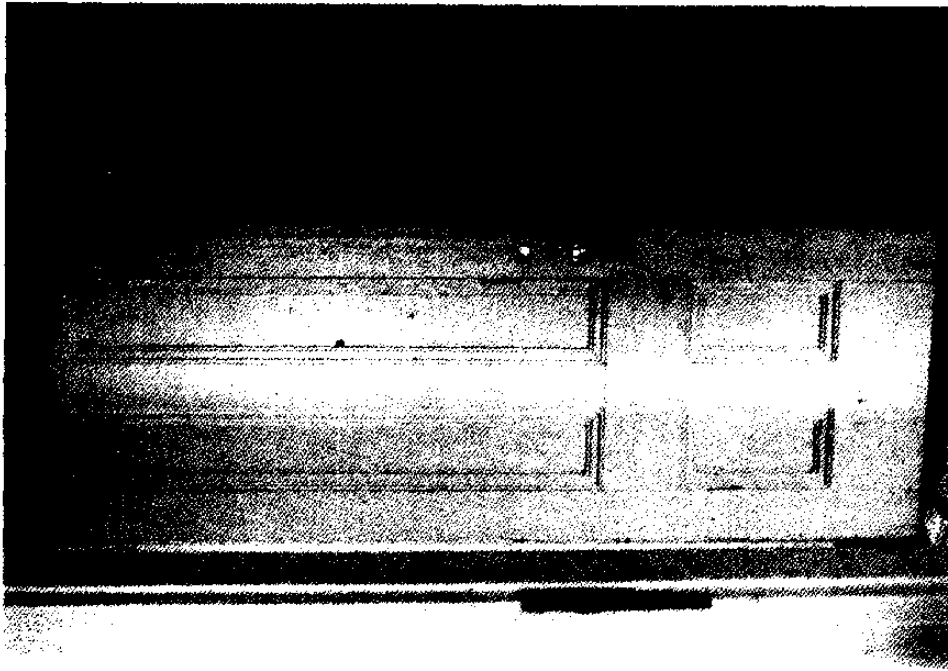


Figure 97. Room N202 (North-Unit Stair Hall), East Wall: 1847 Four-Panel Door.

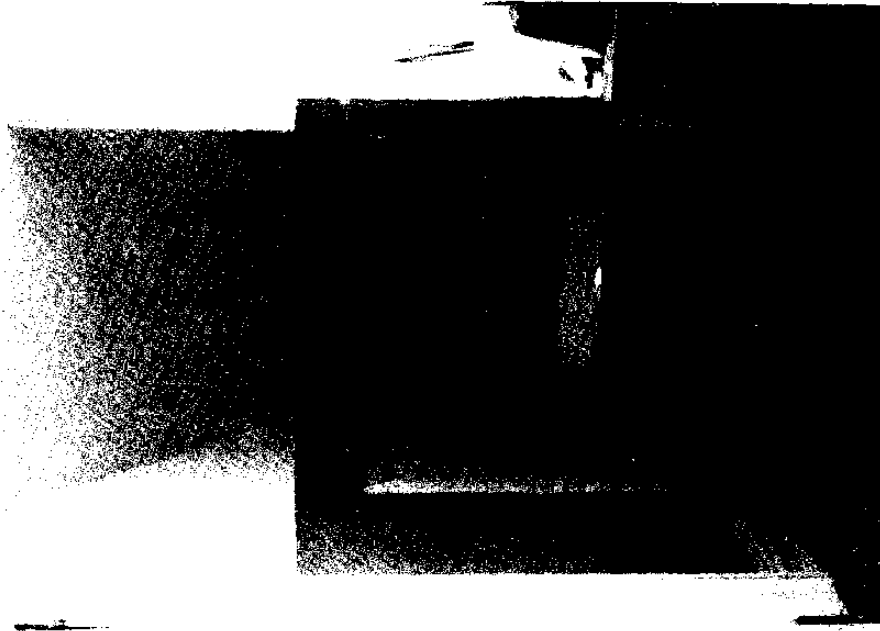


Figure 98. Room N203, East-Bedroom
Portion: 20th-Century Sink in
Closet under Attic Stairway.

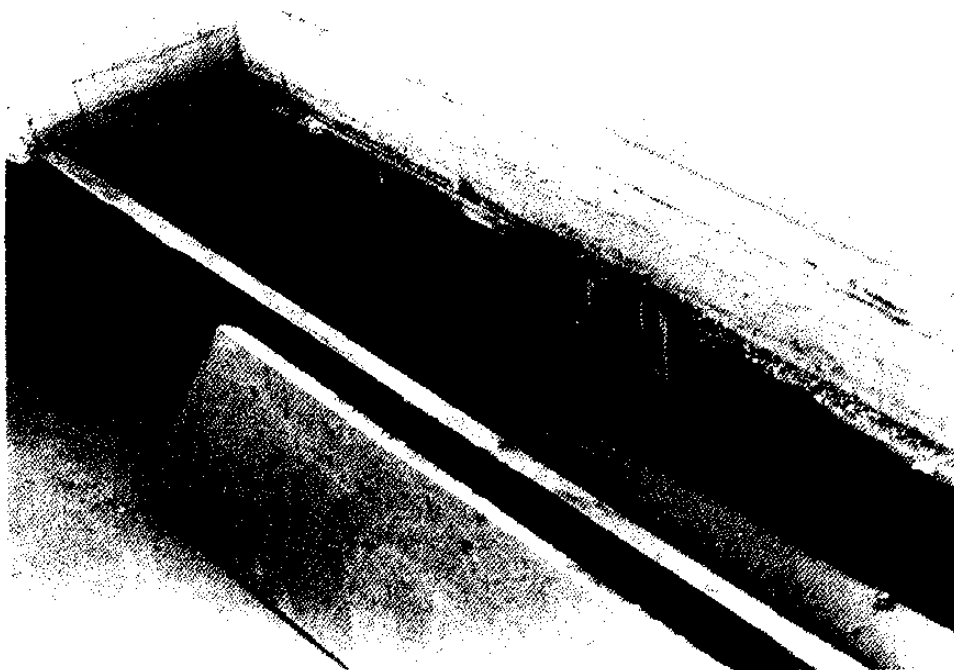


Figure 99. Room N203 (East and West Bedrooms in North Unit), East Wall:
Box under W227 Concealing Waste Pipe.



Figure 100. Room S304 (South-Unit Attic Bedroom), East Wall.



Figure 101. Room S304: Doorway D304 with 1847 Surround and Corner Blocks.

CAUSES OF DETERIORATION

Unsympathetic additions and alterations during the years that the Kirk Street Agents' House was used for institutional purposes have damaged or obliterated much of the exterior and interior historic fabric. Lack of consistent and long-term maintenance is the primary cause of the deterioration seen on the exterior of the Agents' House. No regular maintenance was performed in the 1970's, prior to the time that the National Park Service became involved with the building. Since 1979, the Lowell National Historical Park has attempted to maintain, preserve and restore the Agents' House in spite of staffing and budget constraints.

Most of the damage evident on the exterior of the Agents' House has occurred due to excessive water/moisture levels that have gone uncorrected. For example, the building had no gutters when the NPS assumed responsibility for it. The roof and gutter work performed by the NPS over the last few years has corrected a significant contributing factor to the deterioration. However, water damage continues to affect already deteriorating masonry. Severe spalling is occurring at the brownstone lintels and sills of the west-elevation entrance doorways, and of the windows on the west, north, and south walls of the main block. The spalling appears to be the result of incorrect installation (with the bedding plane of the stone placed vertically), combined with excessive moisture (from which the stone has had little protection).

Lack of consistent and long-term maintenance and moisture-related problems are also the primary causes of the deterioration afflicting the interior fabric of the Agents' House. The excessive moisture on the interior mostly results from antiquated heating and plumbing systems. Several of the radiators are located directly under historic windows, resulting in heat and moisture damage to the windows' original woodwork and current paint finishes. Many of the radiators actually leak, causing considerable water damage to walls, floors, and ceilings. There is also water leakage in the south unit's cellar. Some of this comes from heating pipes. However, water is also penetrating through the west foundation wall, which may be the result of inadequate exterior drainage, or else leaking water and sewer pipes beneath Kirk Street.

RECOMMENDATIONS

General Information

The rehabilitation of the Kirk Street Agents' House, which is projected to begin in fiscal year 1991, will address many of the problems cited previously. It is understood that every effort will be made to preserve and repair existing historic fabric, a significant portion of which remains in the main block.

It is also recommended that, as work on the Agents' House is conducted and formerly concealed features are revealed, each element is recorded (if possible) by a conservation/preservation team familiar with the Agents' House and this report. At the same time, an inventory of removed architectural elements and the extant hardware should be taken.

Exterior Recommendations

Restoration Efforts

The 1981 General Management Plan (GMP) for the Agents' House states that "the building's exterior will be returned to its original appearance when it last served as housing for mill agents" (emphasis supplied). The building's original appearance, and its appearance when mill agents last lived there (in the late 19th century) appearance, were somewhat different. Therefore, this directive needs to be clarified.

A total restoration of the exterior appearance of the building to either period would require the removal of the boiler plant and the reconstruction of the north ell. This is obviously not practical. Even the restoration of the building to its original appearance minus the north ell is problematic. In the last quarter of the 19th century, the original Greek Revival treatments of the two front entrances on Kirk Street were replaced with Victorian-period doorway treatments. The current appearance of the south unit's ell also dates to the late 19th century, with its two-story height and Italianate bracketing under the eaves.

Therefore, the exterior of the Agents' House should be restored to reflect its probable appearance during the last part of the agents' residency in the late 19th century, rather than its

appearance as constructed in 1847. This approach would require the re-creation of the iron picket fence that originally ran along Kirk Street, and of the wood-picket fencing along the Paige and French Street boundaries. The late 19th-century historic photographs should be used as guides. Exterior louvered blinds should be fabricated for all of the window openings that formerly had them, again using the historic photographs for reference. The colors for any painted exterior features should be determined from the results of the paint analysis, or—if the feature is no longer extant (e.g., the blinds)—from what is known to be appropriate to the late 19th century.

Stabilization and Preservation Efforts

Certain preservation efforts should be undertaken immediately. The most pressing need is for the stabilization and repair of the brownstone trim on the main block.⁶⁸ Brickwork containing deteriorated mortar also should be repointed as soon as possible. Areas particularly in need of this work are the upper portions of the east and north foundation walls of the ell, and under window openings W111 and W124. Consideration should also be given to removing the brick that fills in most of the cellar windows, and fitting the newly opened windows with sashes.

The wood water tables on the east and north walls of the ell should be repaired or replaced. The sills of the windows in the north wall of the ell also are in poor condition and need to be repaired. Original frames and sashes of the windows in the east wall of the main block are in even worse condition; if they do not receive immediate attention, they will soon be beyond repair.

The slate roof on the north unit is in poor condition, as well. The slates should be removed, and the roof repaired and reslated in a manner similar to the work done on the south unit's roof in 1988.

Handicapped Access

Handicapped access to the building should be located with extreme care in order to avoid affecting extant historic materials, spaces, and room patterns.

⁶⁸ A good starting reference point can be found in Brownstone: An Owner's Care and Repair Guide.

Interior Recommendations

Background Information

In the 1981 General Management Plan (GMP) for the Kirk Street Agents' House, the proposed treatment calls for preserving the 19th-century fabric of the north unit and rehabilitating the south unit "with care taken to preserve its historic fabric." The proposed use for the north unit is stated as "interpreting the role of capital in Lowell, emphasizing the lifestyle and function of the mill agents...", while the south unit is to be "adaptively used." Based on this directive, it is recommended that the historic period for the Agents' House be identified as the period of the mill agents' occupation of the building (1847 to circa 1902), with a focus on the latter part of the agents' residency in the late 19th century (1890 to 1900). It is thought that by this time, all alterations effected by the agents had been completed, including changes to both units' main entrances and stair halls, the partitioning of the parlors (S101 and N103), and the replacement of mantels, doors, and ceiling cornices on the first story of the north unit.

It is strongly recommended that all 19th-century fabric in the Agents' House be considered historic and be preserved. Current plans locate exhibition spaces on the first story of the north unit, and Lowell NHP offices on the first story of the south unit, and on the second and third stories. However, the south unit has retained more original fabric than the north unit, especially at first-story level. Its doorway and window elements are more intact; all four original mantels, three original parlor grates, most of the original doors, and the 1870's handrail of the main stairway are extant.

Therefore, it is recommended that the exhibition use proposed for the first story be located in the south unit rather than the north unit. The latter is a more appropriate space for office activities, since it does not retain as much original fabric. However, much original fabric is extant in the north unit, as well as many late 19th century features such as two ca.-1890's mantels, and five-panel doors from the same period. These features document the changing tastes of one of the mill agents, and are as important to preserve as the extant original fabric.

Every effort should be made to avoid damaging, destroying, or removing any historic feature of the building, including but not limited to doorway and window openings, and wall and floor framing and finishes. In those cases in which historic fabric must unavoidably be negatively affected, a conservation/preservation team familiar with the building should be called in prior to any such action to document and (if possible) preserve the historic feature.

Recommended Repairs

Plan

Every effort should be made to preserve existing historic room patterns, and to restore those that are missing. This would restore the feeling of the historic period. Access should not be created between rooms or spaces where none previously existed; this not only would disrupt the historic plan, but also would destroy or irretrievably damage historic fabric.

Flooring

What little original flooring remains, in the stair hall (Room S102) and attic of the south unit, should be preserved. Narrow-board flooring is extant, under linoleum or vinyl tiles, in all first and second-story rooms in the main block except for N101. Although believed to have been installed circa 1922, it is appropriate for the 1890-1900 period, and where possible should be preserved and/or refinished. In those rooms in which the vinyl-tile flooring is to be removed, samples of the tiles should be pretested for asbestos; the removal and disposal of the tiles should proceed according to the test results.

Walls and Ceilings

The original, or at least early, mortar in the rubblestone portions of the foundations should be checked for stability; much of this mortar is very powdery.

Many rooms in the main block retain their original wall plaster, which should be preserved. When this space is converted for office activities and exhibition space, the extant historic partitioning of the rooms should be preserved. Missing original walls should be rebuilt in their original locations. This would restore the feeling of the historic time period with little conjecture. Since much of the extant original baseboard was moved to accommodate the removal of the room partitions circa 1922, the removal and reinstallation of the baseboard in connection with rebuilding the missing original partitions would not disturb the integrity of the rooms.

The room partitioning of the third story of the south unit is original and should not be altered. The third story of the north unit retains no room partitions, but the locations of the original partitions and doorways are clearly visible on the original flooring. These marks indicate that the north unit's attic partitioning was a mirror image of that in the south attic. In converting the attic for office use, consideration should be given to reconstructing the original partitions.

The protrusions on the south wall of S101 and on the north wall of S103 can probably be removed. These encase what are probably former laundry chutes, which are nonhistoric (circa 1922) and nonfunctional.

Doorways

Some of the historic doors have already been removed by the Lowell NHP for repairs and refinishing. Specific attention should be paid to the gouges in the surrounds of doorways D123 and D107, which need repair.

Four original doors are currently being stored in Room S302—three of the six-panel variety and one of four-panel design. Paint analysis suggests that one of the six-panel doors originally hung in doorway D117 in S101, in which there is now a plywood door. This door should be returned to its original location. The other two six-panel doors appear to have originally hung in doorways in the south unit's stair hall (S202) that are no longer extant. Since it would not be feasible to restore these doorways, these doors could be rehung in doorways that have retained original surrounds but not the original doors, such as doorway D116 (between Rooms N203 and S201) and the D112 (the closet doorway in Room N102). The four-panel door should be rehung in what appears to be its original location—in doorway D205, leading to the attic stairway of the north unit.

Although creating an access between the north and south attic areas is planned, it is not recommended. There has never been access between these two areas, and creating one would destroy original fabric.

Windows

All of the woodwork of the windows, most of which is original to 1847, requires special attention. The repair and refinishing of the historic window sashes has already been started. However, the paneled blinds and bottom paneling of many window openings need attention soon, before they become too deteriorated to preserve.

The windows of the third story present a particular challenge. In the attic of the south unit, the four dormer windows have modern, reproduction Type-B sashes. The two south-wall windows in this attic retain one original sash and one later sash each. Window W305 (Room 303) has an original, Type-A top sash and a ca.-1983 bottom sash with square muntins. Window W306 (W304) has an original, Type-A lower sash and a ca.-1950's Type-F top sash. It is recommended that each window have its one nonhistoric sash replaced with one made to match its historic sash.

In the attic of the north unit, the four dormer windows have modern, reproduction Type-B sashes. Both of the two north-wall windows in this attic contain ca.-1983 sashes with square muntins. These sashes should be replaced with reproduction Type-B sashes, to match those in the dormer windows.

Fireplaces

The area of the missing keystone on the original mantel in S203 should be repaired, possibly by replacing with a similar keystone. The slate hearths need refinishing, and the cracked hearth in S103 needs repair. Consideration should be given to refinishing the ca.-1890's painted mantel currently stored in S105 and reinstalling it in room N103, where it is believed to have originally been installed. If possible, replacement mantels appropriate to the 1890 period may be found to install in the remaining two fireplace openings on the first floor of the north unit. If desired, it would also be possible to restore the ca.-1890's hearths in the north unit based on the extant tiles in the east hearth in N101.

Attic Stairways

The stairway leading to the third floor of the south unit has retained its original walls, baseboard, and treads and risers. The stairway to the north unit's third floor has also retained its original treads and risers. These stairways should be preserved.

Finishes

Colors employed for painting interior features should be those used in the Agents' House in the late 19th century, as determined from the results of the finishes analysis. Where evidence for the color of a feature is no longer extant, a color should be chosen that is appropriate to the other colors used during this time period for the same space. The finishes analysis revealed that almost all interior surfaces are covered with lead-based paint. Extreme caution should be used when stripping or refinishing any painted surface.

In the south unit's entrance vestibule (S106), a large piece of what appears to be original 1847 wallpaper is visible behind the wall paneling. However, the piece is not accessible for recording purposes. It is not recommended that the wall paneling be removed for the sole purpose of exposing the wallpaper. However, if the paneling is temporarily removed in the course of rehabilitation work, the wallpaper should be recorded in situ by a conservation/preservation team before the paneling is replaced. (Extreme care should be used to avoid damaging the paneling, and it should be reinstalled in its original location.)

Similarly, the north-wall closet in the west half of Room 201 has fragments of what may be original wallpaper on its interior side walls. This wallpaper has been photographed and tested, and it is best preserved in situ. However, if any rehabilitation work will affect the wallpaper, a conservation/preservation team should be consulted for ways of protecting it, or removing it if necessary for preservation.

V. APPENDICES

APPENDIX A.

SELECTED RECORDS OF THE MASSACHUSETTS COTTON MILLS

Accounts Current⁶⁹

Dr: Agents House

1840

Apr 30th	To Bala from small Acct Current book fo 44	1,186.52
May 30th	" " paid for salt for white wash	0.15
" "	" " wages of men in Repair shop in Payroll to 16th	14.33
" "	" " F F Halls bill for painting fence	<u>19.68</u> 34.16
June 26th	" " Thos Pattens bill of Fire Place	27.79
" "	" " Pay Roll in Repair Shop	<u>0.67</u> 28.46
(Nov) 7th	" " A Browns bill repairing pump	1.50

1841

Decr 14	(To) J M Dodge for carpenter work in fitting the House in 1839	32.05
" 17th	(To paid) for a Parlour Drop Grate etc	39.05

1842

Jany 1st	By cash pd J H Rands bill for double windows	
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⁶⁹ Volume DA-1, of the records of Massachusetts Cotton Mills, pages 28, 199, 200, and 216, as transcribed by John Robbins, 1979.

1845

Aug 8th	To cash pd Alvin D Gold's bill Digging and stoneing Well, 14 1/2 ft @ \$2	29.00
" 20	" " Mr Bartletts expenses to Boston	1.50
" "	" " Locks and Canals bill of Toll bricks	3.66
" "	" " Robt Parks for excavating cellars at Agents Houses. 115 11/100 squares	115.11
" "	" " do stone work 318 34/100 Perches @ 45c	143.25
" "	" " do Teaming stone	
" 22	" " Wm & Luke McFarlands bill 318 34/100 Perches stone, \$1	318.34
" "	" " Pay Roll of Yard hands to 16th inst	5.39
July 18	" " Jesse Parkers bill of 45,682 Pressed Brick \$14/M	639.54
Sept 13th	" " Parker Duttons bill of stone	433.74
" 18	" " B & L R Road bill for Aug	3.72
" 30	" " Pay Roll of Yard hands to 20th inst	19.81
Oct 2d	" " Mixer Pitman & Cos of Glass	333.77
Oct 9th	" " Jos Woodbury's bill for framing Agents Houses	386.00
" "	" " B&S Rail Road bill	10.34

Oct 22nd	" " Wm & Luke McFarlands bill of stone	26.83
" 25th	" " Jesse Parkers bill of 5,127 Pressed Brick \$13/M	66.65
" 31	" " Pay Roll for outdoor labourers to 18th inst	16.73
Novr 6	(To cash pd) Prescott Co for 12,403 ft Boards \$13/M	161.24
Novr 8	" " J Waugh's bill of slateing	571.57
" 15th	" " Wm & Luke McFarlands Bill of Mortar Stone	12.50
" 29th	" " Pay Roll of Outdoor labourers to 15th inst	43.38
" "	" " Cowden & Bowhers bill of Free Stone	319.02
Decr 5	" " Read & Powers bill of Cement	22.50
" 10	" " Benja Days " of Copeing	21.37
" "	" " Boott C Mills toll on 161,199 Bricks	12.91
" 13	" " H Howards bill of lumber	999.62
" "	" " Pay Roll of Yard Hands	25.64
" "	" " Repair Shop for sundry work	<u>92.95</u>
		4,850.08
<hr/>		
Decr 13	To Balance	4,753.56
" 27th	" Cash pd J B Francis bill for Engineering	20.00

Decr 29th	" " Page & Hill " of Carpenter work	702.66
" "	" " Wm Livingston " Lumber	500.32
<u>1846</u>		
Jany 7th	" " Cushing & Macks " Stove & pipe	4.37
" 15th	" " Geo W Fiske " Framing Pins	4.50
" 16th	" " John Templetons " Marble Chimney Pieces	473.70
" 17th	(To cash pd) D Danas (bill) Copper, Tin & Sheet iron work	785.84
" "	" " J S Folsoms bill of Cutting Stone	12.50
Jany 17th	" " Benja Days (bill of) 4 Hearths, 34 ft @ 55c	18.70
" 30th	" " Rand & Place " Transpn of 19 Pieces Stone	2.36
" 31	" " Amos Goodales bill of Labour on Pay Roll	62.78
Jany 9th	" " Prescott Manfg Co for 296,000 Brick & 5.91M	1,749.36
" 17th	" " Interest 3 mos	26.23
" "	" " Herrick & Tuttle for Mason work per bill	2,616.66
Feb 28th	" " Prescott Co " 1 cask, 114 Galls Dutch Linseed Oil, at 81c	92.34

Feb 28th	To Amot brot forward	11,825.88
" "	" Prescott Manfg Co, for loam pd for by them, 13 squares, 2.14	27.82
" 7	" Cash pd C G Spragues bill for loam	7.25
" 12th	" " B & L Rail Road bill	4.82
" "	" " do	1.25
" 19	" " Harrod & Fernalds bill of Lumber	13.82
" 28	" " Livingston & Califs bill for planeing & matchg Boards	188.97
Mar 6	" " Tuck & Co's bill	
" 17th	" " Thos Bratts bill for building 8 Flights of Stairs	242.00
" 31	" " Brooks & Tyler " of Boards	5.63
" "	" " Lowell Lock Cos bill of Locks etc	134.57
" "	(To cash pd) Payroll of labourers	3.72
" "	" " W & T T Baileys bill of lead pipe etc	8.82
April 11th	" " for cleaning windows	7.60
" 14	" " N Carrolls bill of Teaming bricks etc	16.75
" 30	" " Mr Bartletts exp to Boston	1.55
" "	" " Pay Roll of Yard Hands	55.38
" "	" " () Rail Road bill	1.25

May 30	" " Rand & Place for their bill of doors, blinds, etc	1,204.23
" 9th	" paid by Mr Bartlett to Tuck & Co for bringing Paper etc from Boston	3.00
" "	" " Jas H Rand's bill Fare to Boston etc	4.35
" "	" " do for services as Architect on Agents Houses	450.00
" 16	" " by Mr Bartlett, work on hearths etc	2.00
" 30	" " Merrill & Herwood's bill 4 Fire board Prints	1.00
" "	" " Pay Roll of Yard hands	93.93
June 5th	" " J Waughs bill of slateing	4.50
" 8th	" " H Howards bill Brick	1.40
" "	" " " " Lumber	8.97
" 10	" " D Dana's " Tin & Copper work etc	222.36
" "	" " Merrill & Heywoods bill Paper (Masstts Co)	1.25
" "	" " Burbank & Chas's bill Hardware	494.30
" 12	" " Lowell Machine Shop bill of wrights	71.42
(June 12)	(To cash pd) S Folsoms bill Stone	266.74
" "	" " Merrimack Cos bill of Lumber	34.66
" 13	" " Pay Roll of Yard hands to date	20.73

June 13

" " Fifield & Peabody for their bill of
Carpenters & joiner work on Agents Houses

Finishing inside, per (plans &) Contract 961.00
Building 2 Sheds 250.00
" 36 rods fence 67.50
Sundry work & lumber 181.82

" " " " Prescott Manfg Co for 28,878
ft Eastern Boards part of Johnson lot
@ 21.08/M 408.75

" " " " R(epair?) Shop for Sundry work 40.30

17,543.00

June 13

To Bala from fo 200

17,436.21

" 18

" Paid J B Tuttle's bill of Mason
work

36.92

" "

" " Whitewashing Mr Bartletts
cellar

16.00

" 24

" " J H Foster & Sons bill of Paper

174.67

" 29

" " Fletcher & Ayers " Brick

5.25

" 30

" " Boott C Mills (bill) Brick

79.30

July 2d

" " Wm & Luke McFarland (bill)
10 perch stone 7/.

11.67

" "

" " Rand & Place (bill) 2 setts
door blinds

11.00

" 3d

" " Isaac Shepards bill of wire
netting 80 ft

14.76

" 6th

" " H Patch's (bill) hanging bells

65.00

" 7th

" " Wm Fiske (bill) of lumber

133.03

July 10th	" " J F Rogers (bill) of hardware	15.62
" 13th	" " Cushing & Mack (bill) Iron Fence	183.21
" 31	" " Wm F Pennington " Graining	51.50
" "	" " do " "	44.50
Aug 15	(To cash paid) B & L Rail Road transpn of Free Stone	1.00
" 21	" " Mixer, Pitman & Cos bill of glass etc	163.03
" 21	" " Prescott Manfg Co for materials deld from the Prescott Mills, Lumber, Paints etc*	746.71
Sept 5	" " H & F Stimpson's bill for Parlor Grate etc	23.00
" 8	" " Wm Newmans (bill) painting etc	326.83
" "	" " do (bill) "	62.56
" 10	" " J R Adams (bill) for Sods used in Yard	10.00
" 25	" " B & L Rail Road (bill) transpn of Free stone	1.12
Oct 10	" " J B Tuttle (bill) Mason work	35.17
Sept 30	" " Prescott Manfg Co (bill) 20,000 ft Lumber bot of Johnson, in Boston, \$22/M	440.00
Oct 12	" pd Boott C Mills Bill of Paints	20.53

* See detail page 284

Dec 2d	" " Mixer Pitman & Cos bill Glass	6.50
Dec 7th	" " Boott C Mills painting on fence in front of Agents Houses	2.72
" 12th	" " C Crosby for 1000 Bricks	7.12
	" " putting up 4 center pieces	24.00
" "	" " Boott C Mills pd Cushing & Mack for stoves etc	12.00
	" " " board of Marble workers	5.32
(Dec 12)	(To cash pd Boott C Mills) Ochington & Hindmans bill Painting	250.14
" "	" " " deduct for 1,785 ft lumber from this (account) for Lumber etc	44.62
(Dec 12)	" " for the 1,785 ft lumber deducted above which should not have been	44.62
" "	" " Agents House (pd) J N Adams bill of soda, chd by mistake to Agts House	<u>10.00</u>
		20,498.57
" "	To Agents Houses, for one half the acct of Agents Houses, being for one half the expenses for building the Brick Block on Kirk Street	9,792.28
	(To Agents Houses) for charges in this (account?) for labour & for fixing the yard etc, items which do not belong to the (account?) in connection with the Boott Co being for the Massts Co alone.	

Paid Pay Roll of yard hands	107.04
" Boott C Mills bill of Brick for cellar	79.30
" J B Tuttle (bill) whitewashing (cellar)	16.00
" Merrill and Heywood (bill) Paper	2.25
" Miser, Putnam & Co (bill) Blass	6.50
(To) Repair Shop for sundry small jobs on Agents House	96.13

1847

Jan'y 2d	To Cash pd J G Kittridge bill of scrapers	1.00
" 5th	" " Fifield & Peabodys (bill of) 6 windows (outside)	9.00
" 6th	" " Wm T McNeills (bill of) Turf for yard	2.00
" 19th	" " Wm Wade (bill) measuring painting	2.00
Feb 27th	" " for Fire board & putting stove	0.87
Mar 31st	" " Mixer, Pitman & Co for Glass for outside windows	13.25
May 20	" " Cushing & Macks bill for shower Pan etc	2.00
June 15	" " Burbank & Chase (bill) Pump etc	19.25
" 19	" " Repair Shop, sundry carpenter work etc	<u>49.34</u>
		98.91

Agents Houses: Cr

1846 (1847?)

Feb 26th	By cash recd of Merrimack Co for 213 loads of Gravel @ 40c	85.20
Mar 17th	" " of T Pratt for 811 ft E Boards \$26/M	21.08
Sept 30	By Prescott Manfg Co for 28,878 ft Eastern Boards bot in Boston. (Johnson lot) entd June 13th now reversed	608.75
Decr 12	" Agents House. for change in this (account?) which belong to Agents House, being for fitting up the yard etc for which the Boott shd not be charged	
	Pay Roll of Yard in hands in Apr	55.38
	do do " May	93.93
	do do " June	20.73
	J R Adams bill for sods used in Yard	10.00
	Boott C Mills bill of Brick for cellar	79.30
	J B Tuttle (bill) whitewashing do	16.00
	Merrill & Heywoods bill of Paper	2.25
	Mixer, Pitman & Cos (bill) Glass	6.50
	" Boott C Mills, for lumber etc chd this (account?) by mistake	21.18
Dec 12	(By) Agents House for one half this (account?) being one half the expense for building the Brick Block on Kirk Street for Agents House, Mass. C Mills	9,792.28
" "	" Boott Cotton Mills, for do for a house for Agent of Boott C Mills	9,792.27

Journal

August 21, 1846⁷⁰

128. Agents Houses. Dr. to Prescott Manfg Co, for sundry articles deld Agents Houses from the Prescott Mills.

Feb 28th 1846	210 lbs Nails 6d & 10d at 6 1/2c	13.65
Sept 2d 1845	100 " " 10d	6.00
Novr 5th "	200 " " 8d & 10d	12.00
Jany 17/46	200 " Finish nails	14.00
June 22	lot of reffuse board.	1.00
Aug 13	Stone Cutter 1/4 day	0.75
" 18th	Man & Team 1/2 "	1.75
Sept 1	Cement	0.33
Mar 17th/46	2 Galls Japan & Iny (?)	2.63
" 28	load of Sand	
Apr 3d	Carting 3 squares of earth from Bel. 2.14	6.42
" 22d	3 days labour	3.00
" "	Team 1 day	3.50
" 30th	96 posts 20c	19.20
Sept 20th	779 ft Eastern Lumber \$35/M	27.26
" 18	1,004 (ft) do	35.14

⁷⁰ Details of entry of same date in Accounts Current (see page 278), Journal A, vol. BA-12, of the records of Massachusetts Cotton Mills, p. 180, as transcribed by John Robbins, 1979.

Decr 23d	2,412 (ft)	do		84.42
" 29th	845 (ft)	do		29.57
Jany 12 1846	800 ft	(Eastern Lumber	\$35/M)	
" 15	250 (ft)	do	"	
" 26	616 (ft)	do	"	
Mar 31	100 (ft)	do	1,766 "	61.81
Feb 2d	Mooring Board			1.50
" 21	125 ft	Hard Pine	\$16/M	2.00
Mar 17th	10,412 ft	floor Boards (Fishe (?)		
	\$20/M			208.24
" 26th	632 (ft)	do	\$16/M	10.11
	Mooring Lumber			.50
Feb 21st	2,500	Pressed Brick	\$16/M	40.00
May 6th	4 squares	Loam fm Belvidere	3.50	14.00
June 3d	4,800	Bricks	6.75	32.40
" "	recg & delg	9.327 ft Boards	25c	2.34
" "	1,316 lbs	White Lead @ 8 1/2c		94.94
" "	25 Galls	spirits Turpentine	72c	<u>18.00</u>
				746.71

December 21, 1850

164.	Rents Agents House.	53.00
184.	Gas Fixtures. fitting up Gas works	816.19

May 31, 1852

63.	Boott Cotton Mills Dr to Repairs Shop, for one half the cost of drain at Agents House	
	1,190 lbs Pipe at 3c	35.40
181(?)	1 day putting down pipe etc	1.67
	54 Bolts 6c	3.24
	13 1/2 Days digging etc 5/.	11.25
181 (?)	3 " do 1/	3.00
	4 1/4 " Mason 10/6	7.44
	3 3/4 " Tender 4/	3.75
	808 Bricks \$4.50	3.64
	3/4 Cask Cement 9/	1.13
	1 load sand	<u>.63</u>
		71.45
	and half this amot	35.73

June 19, 1852

207.	Rents. Painting Agents House	40.37
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APPENDIX B.

OWNERS AND OCCUPANTS OF THE KIRK STREET AGENTS' HOUSE

Chain of Title

- 1821, November 21 Josiah Fletcher to Thomas Clark for Proprietors of the Locks and Canals on Merrimack River. Recorded as Proprietors of the Locks and Canals on Merrimack River, Deed 16.
- 1845, April 15 Proprietors of the Locks and Canals on Merrimack River to Boott Cotton Mills. Recorded in the Middlesex County Registry of Deeds, Southern District, Book 462, Page 153.
- 1846, July 20 63 Kirk Street⁷¹: Boott Cotton Mills to Massachusetts Cotton Mills. Middlesex County Registry of Deeds, Southern District, Book 491, Page 6.
- 1859, April 22 Portions of Kirk and Paige Streets adjacent to 63 Kirk Street: Boott Cotton Mills to Massachusetts Cotton Mills. Middlesex County Registry of Deeds, Northern District, Book 19, Page 239.
- 1859, May 2 63 Kirk Street: Massachusetts Cotton Mills to Homer Bartlett. Middlesex County Registry of Deeds, Northern District, Book 19, Page 241.
- 1860, July 20 63 Kirk Street: Homer Bartlett to Massachusetts Cotton Mills. Middlesex County Registry of Deeds, Northern District, Book 24, Page 526.
- 1901, April 18 67 Kirk Street: Boott Cotton Mills to Saiman Sirk. Middlesex County Registry of Deeds, Northern District, Book 329, Page 317.
- 1901, May 3 63 Kirk Street: Massachusetts Cotton Mills to Saiman Sirk. Middlesex County Registry of Deeds, Northern District, Book 329, Page 320.
- 1901, May 18 Mortgage from Saiman Sirk to Merrimack River Savings Bank. Middlesex County Registry of Deeds, Northern District, Book 329, Page 510.
- 1912, December 9 Foreclosure Deed, F. Brookings to T. Varnum. Middlesex County Registry of Deeds, Northern District, Book 497, Page 380.
- 1912, December 20 T. Varnum to Merrimack River Savings Bank. Middlesex County Registry of Deeds, Northern District, Book 528, Page 208.

⁷¹ References are to current addresses. See page 294 for address changes of the units. Compiled by John Robbins, 1979.

1914, August 24 Merrimack River Savings Bank to the City of Lowell. Middlesex County Registry of Deeds, Northern District, Book 528, Page 213.

1979 City of Lowell to the United States of America. Middlesex County Registry of Deeds, Northern District.

1846 Deed from Boott Cotton Mills
to Massachusetts Cotton Mills⁷²

Know all Men by these Presents,

That the Boott Cotton Mills,

in consideration of Twenty eight hundred and forty nine dollars paid by the Massachusetts Cotton Mills.

the receipt whereof is hereby acknowledged, do hereby grant, remise, release, and forever Quit Claim unto the said Massachusetts Cotton Mills a corner piece of land situated in Lowell in the county of Middlesex and the Commonwealth of Massachusetts situated on the corner of Paige Street and Kirk Street, containing Thirteen thousand two hundred Sixty Square feet, and thusly bounded, to wit: Beginning at the said corner of Kirk Street, thence northerly on said Kirk Street eighty five feet, thence Easterly at a right angle and through the middle of the partition wall, one hundred fifty six feet, thence Southerly parallel to said Kirk Street eighty five feet to said Paige Street, thence westerly on said Paige Street one hundred fifty six feet to the point of beginning. But the conveyance is made on the express condition that no building shall ever be erected on the aforescribed premises within less than eight feet of either said Paige Street or said Kirk Street, and that the said eight feet shall forever be kept open for the public sidewalk and also that no building more than twelve feet in height shall ever be erected on the aforescribed premises of any other material than brick or Stone and roof covered with incombustible material.

To have and to Hold the above released premises, to the said Massachusetts Cotton Mills, their Successors and assigns, to their use and behalf forever. And the said Boott Cotton Mills do covenant with the said Massachusetts Cotton Mills, their Successors and assigns, that the premises are free from all incumbrances made or suffered by them

and that they will warrant and defend the same to the said Massachusetts Cotton Mills, their Successors and assigns forever against the lawful claims and demands of all persons claiming by, through, or under them but against none other.

⁷² Recorded at the Middlesex Registry of Deeds, Southern District, Book 491, p. 6. Transcribed by Maureen Phillips, 1989.

In Witness Whereof, I, John A. Lowell, Treasurer of said Boott Cotton Mills have affixed their corporate seal and have hereunto set my hand and seal this twentieth day of July in the year of our Lord eighteen hundred and forty six.

Signed, sealed, and delivered in the presence of

J A Lowell
Treasurer
Boott Cotton Mills

Approved Geo H Kuhn
J W Edmonds
Saml A Appleton
Francis C Lowell
Directors
of the
Boott Cotton Mills

1859 Deed from Boott Cotton Mills
to Massachusetts Cotton Mills⁷³

Know all men by these presents that the Boott Cotton Mills, a body corporate created and established by and under the laws of the Commonwealth of Massachusetts, in consideration of one dollar to them paid by the Massachusetts Cotton Mills, also a body corporate created and established by and under the laws of the Commonwealth aforesaid, the receipt whereof is hereby acknowledged, do hereby remise, release and forever quit claim unto the said Massachusetts Cotton Mills, their successors and assigns, all their, said Boott Cotton Mills, right, title, interest, estate and claim in and to a certain parcel of land situate in Lowell in the county of Middlesex and Commonwealth aforesaid, and bounded and described as follows, to wit: -

Beginning at the southwesterly corner of the premises at a point in the middle of Kirk street on the line of the middle of Paige street, thence running northerly along the middle of said Kirk street one hundred and ten feet; thence easterly, at a right angle, twenty five feet to the easterly side of said Kirk street at the northwesterly corner of land conveyed by the said Boott Cotton Mills to the said Massachusetts Cotton Mills by deed dated the twentieth day of July AD 1846, recorded in the Middlesex Registry of Deeds, now Southern District, in Lib. 491, Fol. 6; thence further easterly in the same direction, through the middle of the partition wall of a building and on the northerly line of said land so conveyed by said Boott Cotton Mills to said Massachusetts Cotton Mills as aforesaid, one hundred and fifty six feet to the northeasterly corner of said land so conveyed by said Boott Cotton Mills to said Massachusetts Cotton Mills as aforesaid; thence southerly on the easterly line of said land so conveyed by said Boott Cotton Mills to said Massachusetts Cotton Mills as aforesaid and on a line parallel with the middle of said Kirk street, eighty five feet to the southeasterly corner of said land so conveyed by said Boott Cotton Mills to said Massachusetts Cotton Mills as aforesaid on the northerly side of said Paige street; thence further southerly in the same direction, twenty five feet to the middle of said Paige street; thence westerly through the middle of said Paige street one hundred and eighty one feet to the point of beginning in the middle of said Kirk street.

It being hereby understood that the larger part of the above described premises were formerly conveyed by the said Boott Cotton Mills to the said Massachusetts Cotton Mills by the aforesaid deed dated the twentieth day of July AD 1846, and recorded in said Registry of Deeds in Lib. 491, Fol. 6, as aforesaid. And it is the intention of the said Boott Cotton Mills to release and discharge, and they do hereby release and discharge those parts of the above described premises which were conveyed by them to said Massachusetts Cotton Mills by the aforesaid deed dated the twentieth day of July AD 1846, and recorded as aforesaid, from certain conditions in said

⁷³ Recorded at Middlesex County Registry of Deeds, Northern District, Book 19, Page 239. Transcribed by Maureen Phillips, 1989.

deed contained which are - "That no building shall ever be erected on the . . . premises within less than eight feet of either said Paige street or said Kirk street, and that the said eight feet shall forever be kept open for public sidewalks, and also that no building more than twelve feet in height shall ever be erected on the . . . premises of any other materials than brick or stone and roof covered with incombustible materials" - so that they, the said Massachusetts Cotton Mills, their successors and assigns, may hold said premises, so conveyed to them, the said Massachusetts Cotton Mills by the said Boott Cotton Mills by the aforesaid deed dated the twentieth day of July AD 1846, and recorded as aforesaid, free, quit, released and discharged of the aforesaid conditions, above stated, in said deed contained.

But this release of the premises herein above described is made subject to all rights, privileges and easements which the public or any persons or corporations may have acquired, if any, whether by deed or in any other manner, in or to said premises or any part thereof, and these presents are executed by the said Boott Cotton Mills without any recourse in any event whatever to be had to them, said Boott Cotton Mills by reason hereof or of anything herein contained.

To Have and to Hold the above released premises with all the privileges and appurtenances to the same belonging to them the said Massachusetts Cotton Mills, their successors and assigns, forever, but subject nevertheless to all such rights, privileges and easements which the public or any persons or corporations may have acquired, if any, as aforesaid, in or to said premises, or any part thereof.

In witness whereof, the said Boott Cotton Mills, by Thomas J Coolidge, their Treasurer, have hereunto affixed their corporate seal, and the said Coolidge as Treasurer as aforesaid, has hereunto set his hand this twenty second day of April in the year of our Lord one thousand eight hundred and fifty nine.

Boott Cotton Mills
by T Jefferson Coolidge Treasr

In the Presence of -

The date, which was the tenth
day of November 1858, having
first been altered to the 22d
day of April 1859

Geo Atkinson

Approved by
Geo H Kuhn

F B Crowninshield

J Huntington Wolcott Directors of the
Geo A Gardner Boott Cotton Mills

Kirk Street Agents' House
Address Changes⁷⁴

	<u>Boott Mills</u>	<u>Massachusetts Mills</u>
1845-1876	1 Kirk Street	3 Kirk Street
1876-1894	41 Kirk Street	39 Kirk Street
1894-present	67 Kirk Street	63 Kirk Street

Occupants

<u>Year</u>	<u>67 Kirk Street</u>	<u>63 Kirk Street</u>
1847	Linus Child	Homer Bartlett
1861	"	Frank Battles
1862	Andrew Moody	"
1871	Alexander Cumnock	"
1885	[Victor Cumnock?]	"
1890	"	William Southworth
1892	Victor Cumnock	"
1899	Nathaniel Kerr	"
1902	(vacant)	"
1905	"	Helen Hogan
1906	Peter Clune (boardinghouse)	Rose McNeil (boardinghouse)
1909	Jessie Greenwood (boardinghouse)	Ellen MacDonald (boardinghouse)

⁷⁴ Source: Lowell city directories.

1912	Kirk Boott Chambers (boardinghouse)	Eudora Maynard (lodginghouse)
1914	"	(vacant)
1917	Kirk Boott Chambers Llewelyn & Bessie Gates	(vacant)
1918	Kirk Boott Chambers Mary & John McAfee	Lowell High School
1920	Kirk Boott Chambers Bessie Bleakney	Lowell High School annex
1921	(vacant)	"
1929	Lowell High School annex	"
1930-1972	health clinic	health clinic
1973	(vacant)	(vacant)
1974-1975	Lowell High School annex	Lowell High School annex
1976	drug rehabilitation center	drug rehabilitation center
1979-present	Nat'l Park Service	Nat'l Park Service

APPENDIX C.

MOLDING PROFILES AND WAINSCOT TYPES

Most of the drawings included here were copied from an eight-page set of NPS drawings labeled "Kirk Street Agents' House - Existing Conditions," filed under number G00074 at the Lowell National Historical Park. The muntin profiles were drawn by the author in 1989. The base plates for the 1847 iron picket fence posts were drawn by John Robbins in 1979.

Molding Profiles *(not to scale unless indicated otherwise)*

<u>Element</u>	<u>Page</u>
1847 Mantels	300
1870's Staircase: S102-S202	302
Window Sashes (muntin profiles)	305
1847 Interior Window Blinds	308
Door Base and Panel Moldings	310
Baseboards	314
Doorway and Window Surrounds	318
Chair Rail/Cap Moldings	323
Coved Ceiling Cornice and Ceiling Medallions	327

Wainscot Types

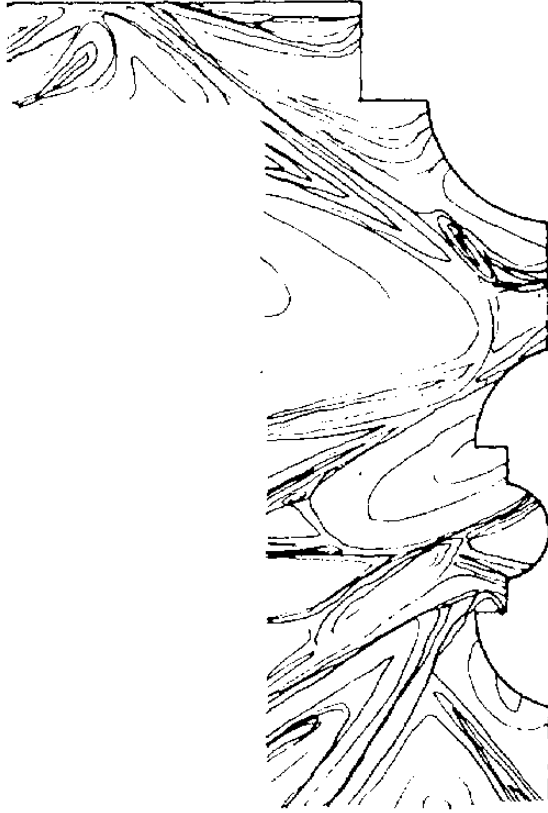
Types 1-4	334
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1847 Mantels

Locations:

Room S101 - East and West Fireplaces

Room S203 - West Fireplace

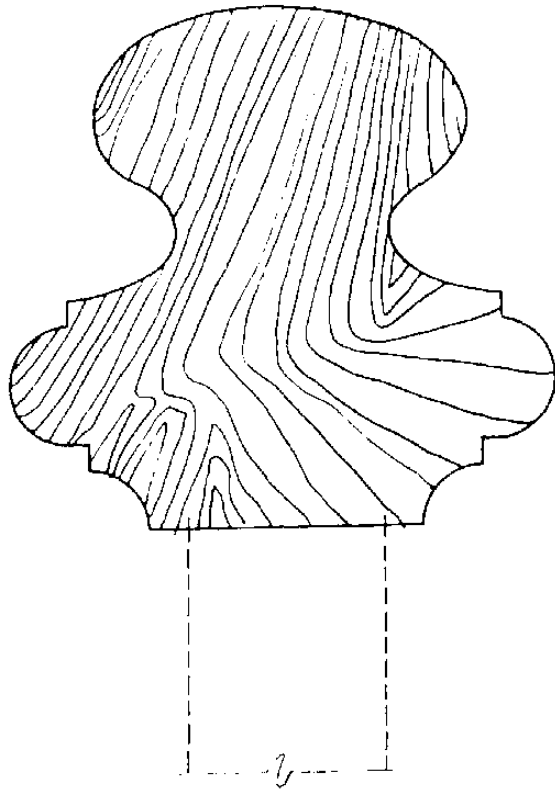


MANTLEPIECE CORNER - PLAN VIEW

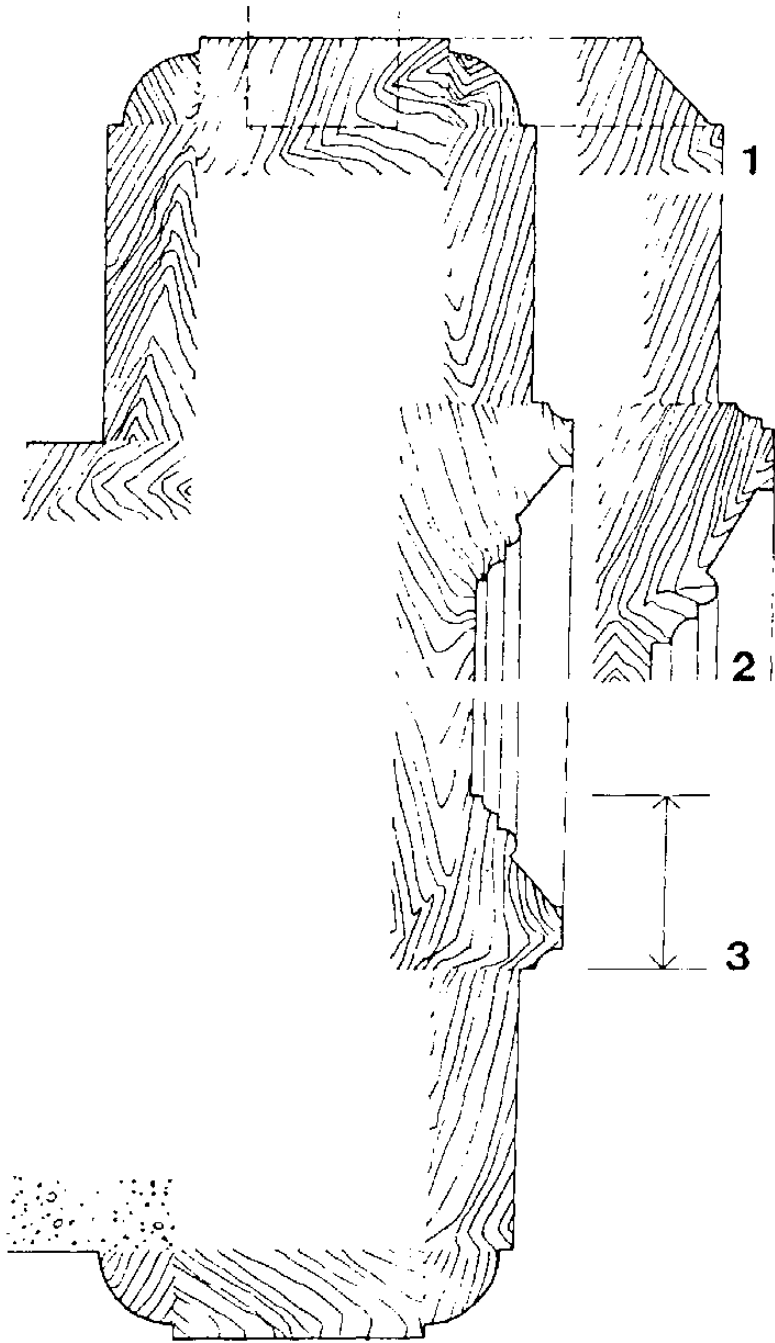
1870's Staircase: S102-S202

Locations:

Handrail
Section through Stair Opening



HANDBAIL



SECTION THROUGH STAIR OPENING

Window Muntins

Profile

Locations

A
(1847)

S101 S201 N201 S303 -
S103 S202 N202 (W305 - bottom)
S105 S203 N203 S304 -
N101 S205 N204 (W306 - top)
N103 N205
N104
N105

B
(1847)

E101 E102

B
(1980's
reproduction)

S301 S305 N300 - (W301)
S303 S306 (W302)
(W309)
(W310)

C
(1922)

E101 - (W118) S203 - (W212)
N201 - (W233) - (W213)

D
(1870)

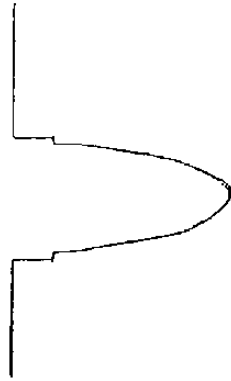
E201 E202

E
(post 1922)

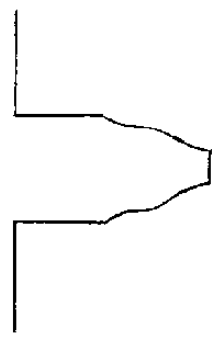
N103 - (W122)
(W121 - bottom)

F
(1950's)

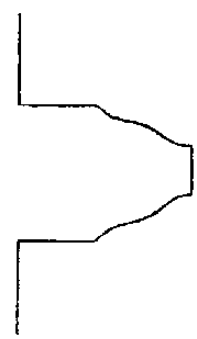
S304 (W306-top)
E201 (W222)



PROFILE A

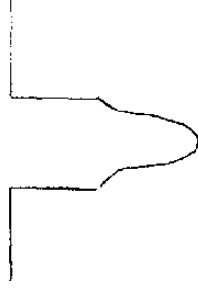


PROFILE B

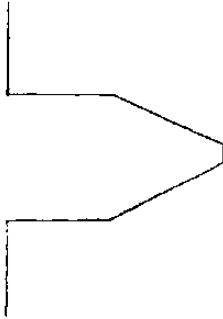


PROFILE C

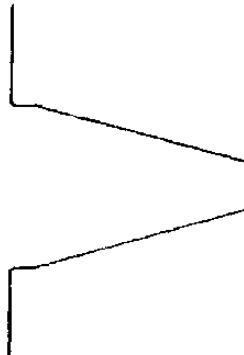
(DRAWN TO SCALE)



PROFILE D



PROFILE E



PROFILE F

(DRAWN TO SCALE)

Interior Blinds - 1847

Locations:

S101	N101
S103	N103
S201	N201
S202	N202
S203	N203



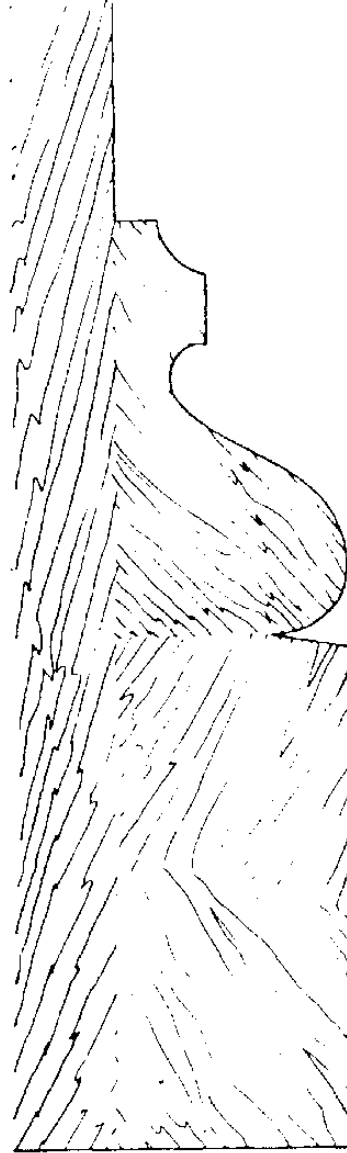
INTERIOR BLIND - PLAN VIEW

Door Base and Panel Moldings

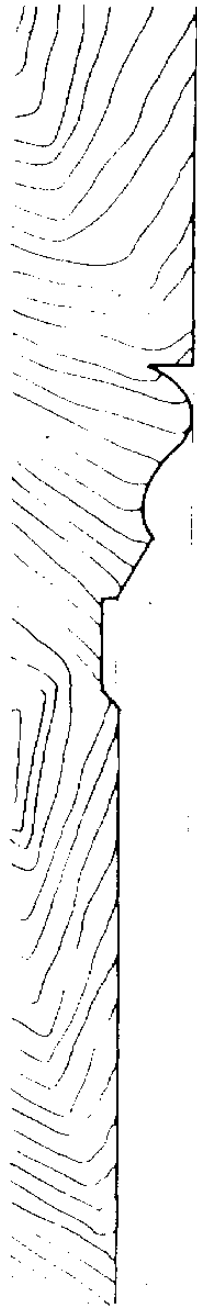
<u>Type</u>	<u>Locations</u>
Base Molding A	South Entrance - D102 - D106
Base Molding B	North Entrance - D101 - D105
Panel Molding D	Ell Stair Hall - D130, D204, D219
Panel Molding E	Ell Entrance - D103
Panel Molding H	South Entrance Vestibule - D106



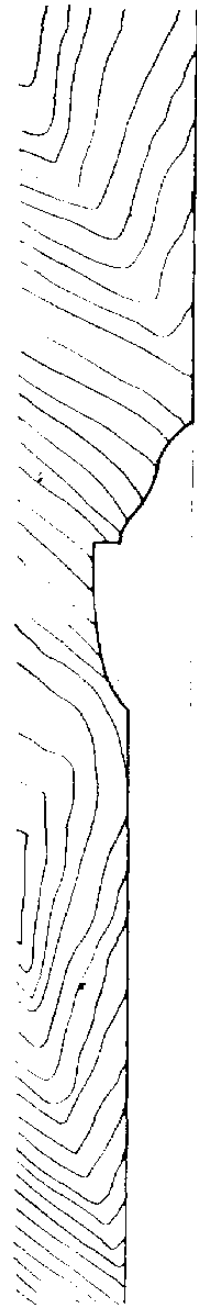
(A) DOOR BASE



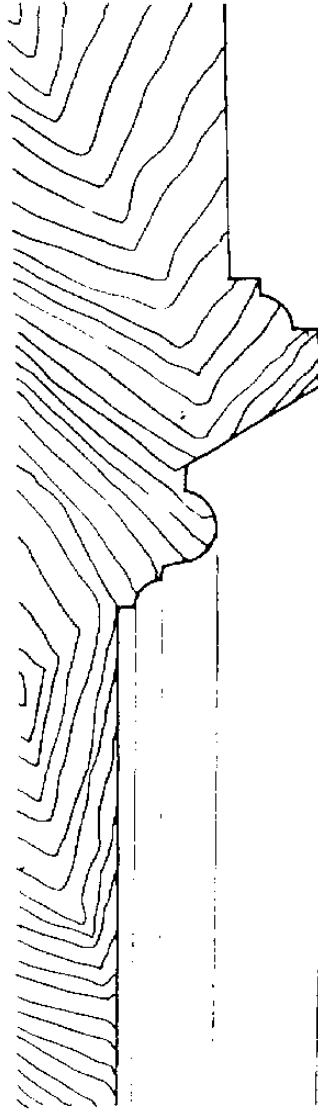
(B) DOOR BASE



D DOOR MOLD - PLAN VIEW



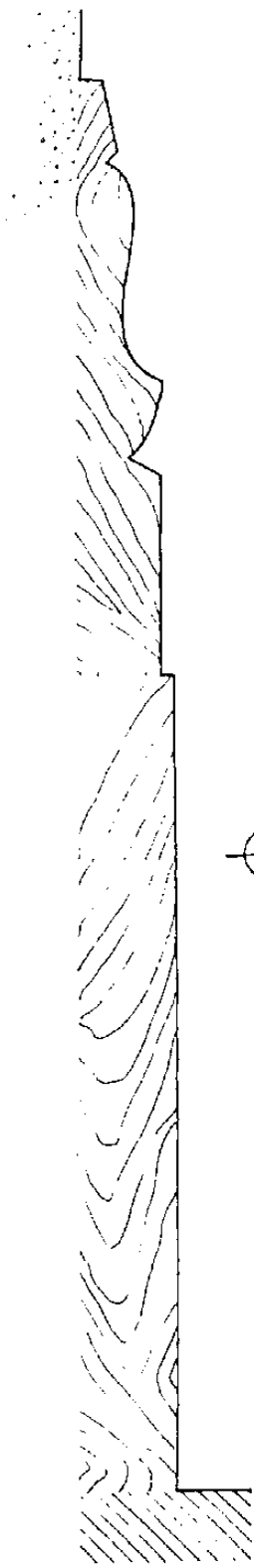
E DOOR MOLD - PLAN VIEW



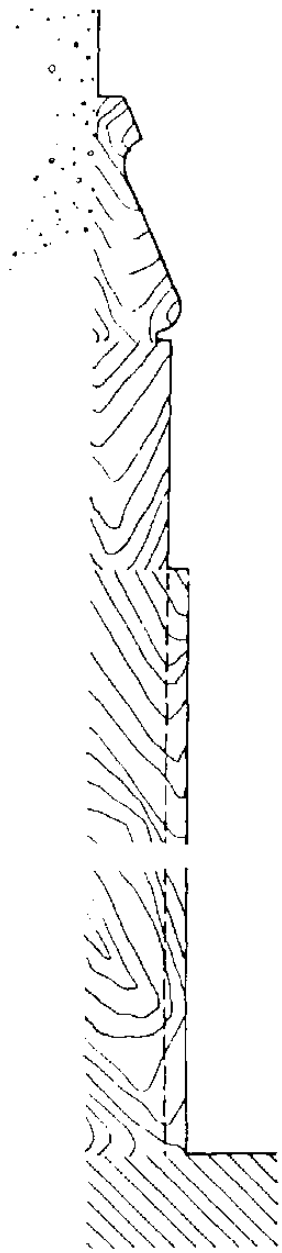
Ⓜ DOOR MOLD • PLAN VIEW

Baseboards

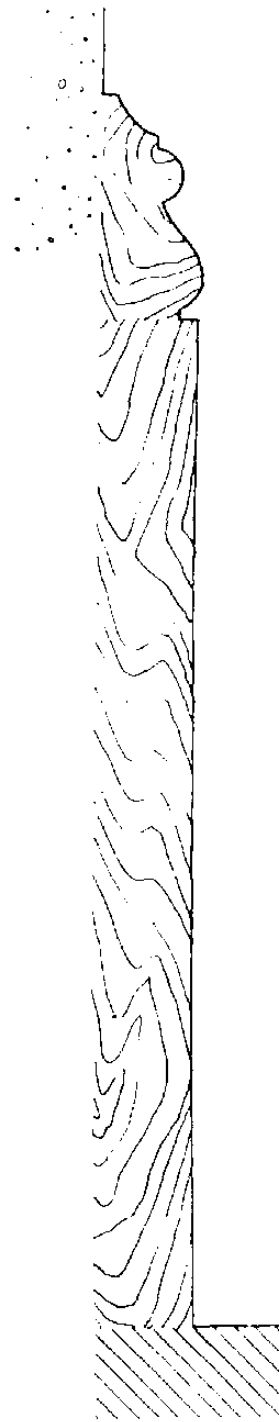
<u>Type</u>	<u>Locations</u>
1 (1847)	S101 N101 S201 N201 S102 N102 S202 N202 S103 N103 S203 N203
A (1847)	S301 - S306 (except S302) N300 (Stair Wall)
B (1922)	S105 S201 E201 E101 S202 E202 E102 S203 N204 E103 S205 N205
C (1870's)	S102 (Stair Wall)
D (post 1922)	N204
E	(Not Found)



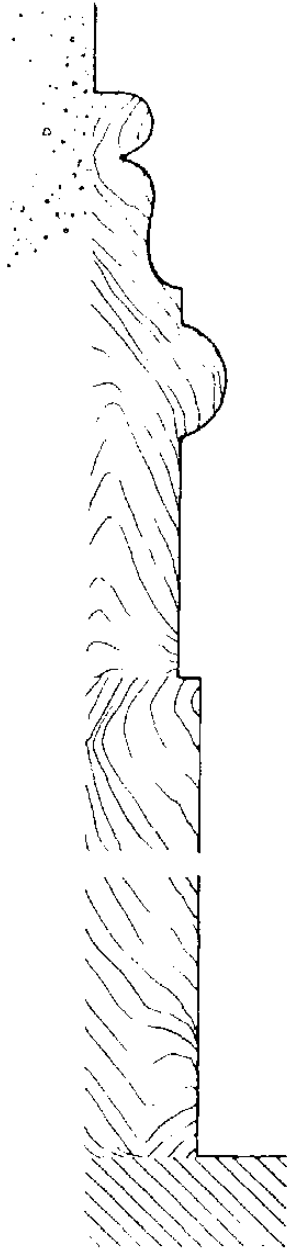
① BASEBOARD



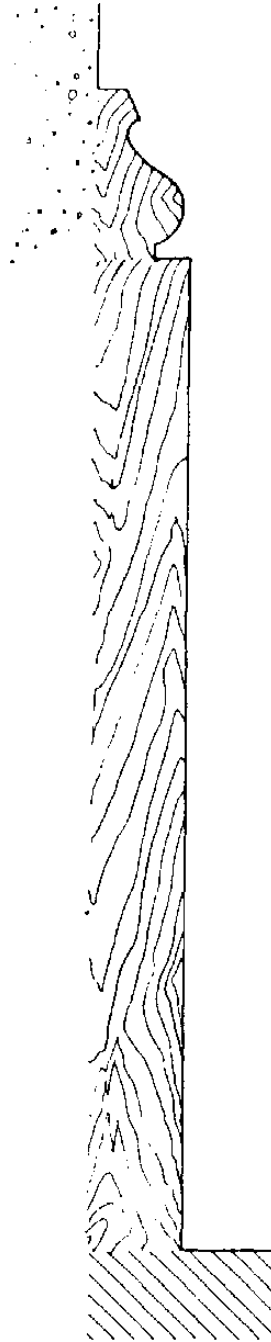
(A) BASEBOARD



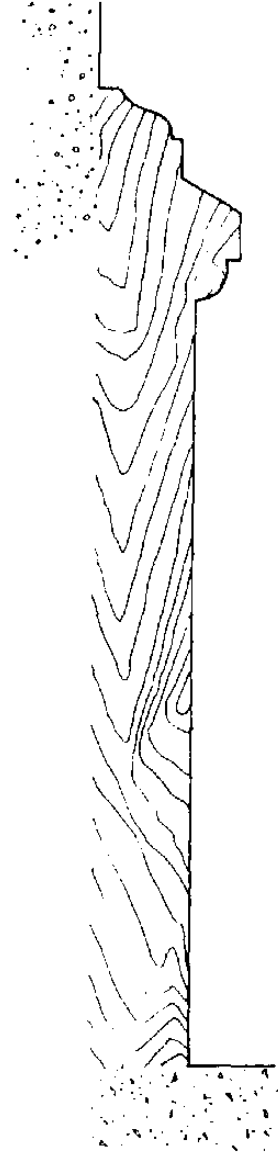
(B) BASEBOARD



ⓐ BASEBOARD



ⓓ BASEBOARD

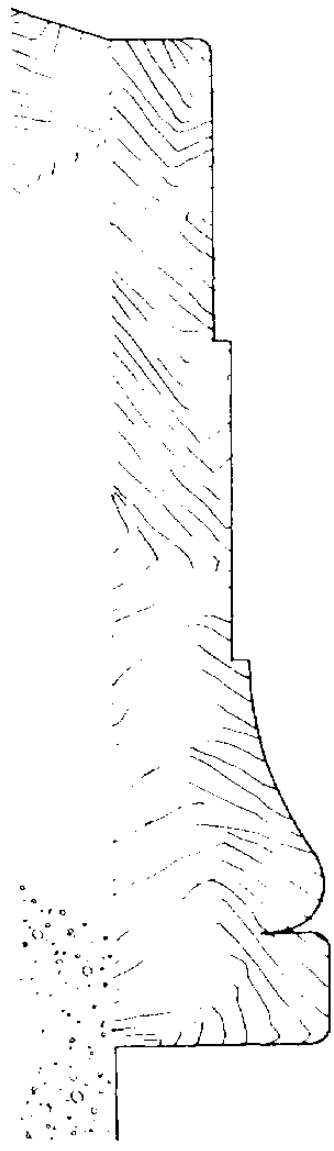


ⓔ BASEBOARD

Doorway and Window Surrounds

<u>Type</u>	<u>Locations</u>			
J (1847)	S101 S102 S103	S201 S202 S203	N101 N102 N103	N201 N202 N203
J1* (1847)	S205	N105	N204	N205
K (w/ Corner Block Q) (1922)	S105 S205	E101 E102 E103	E201 E202	
L (w/ Corner Block Q) (1922)	S105	S205		
P (1890's)	N106 - (D101)			
R (1870's)	S106 - (D102)			

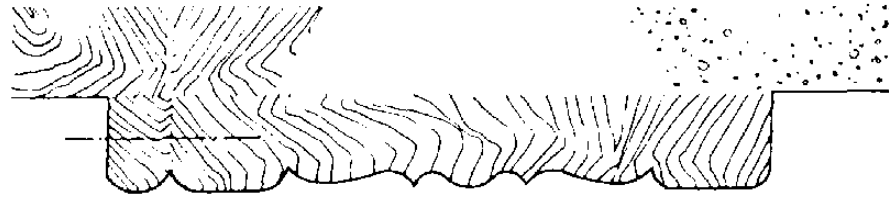
* plain trim 6 inches wide, with plain corner blocks



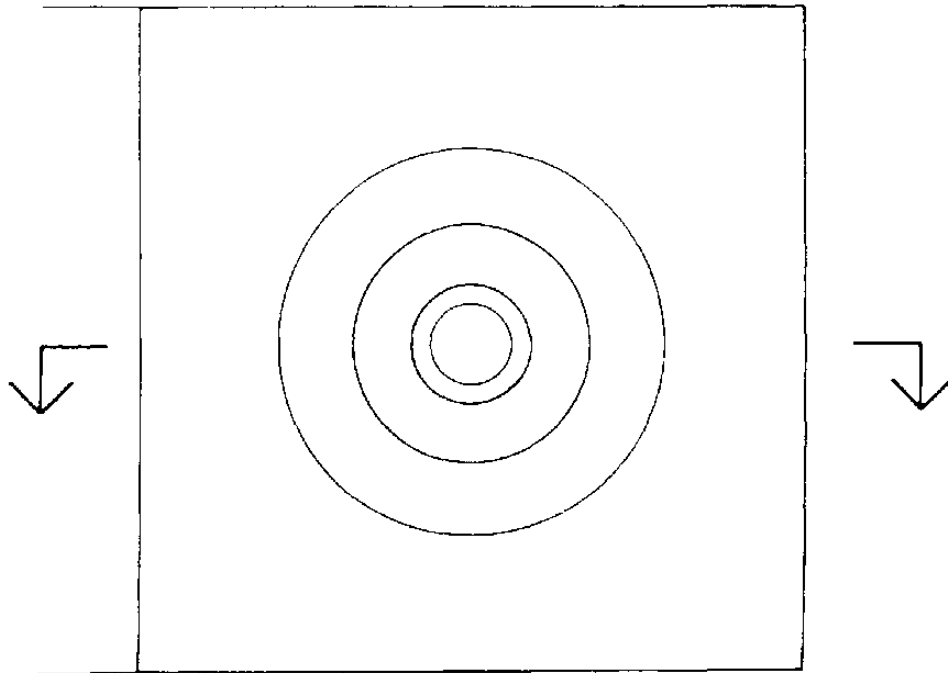
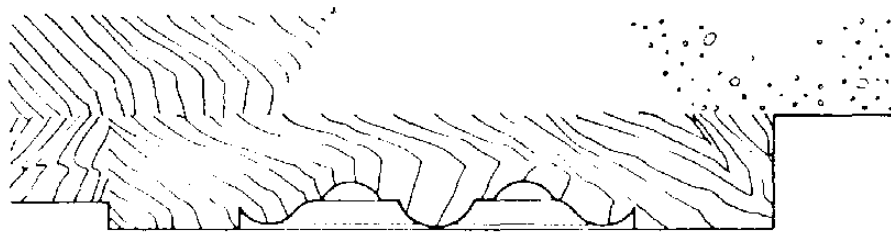
① SURROUND



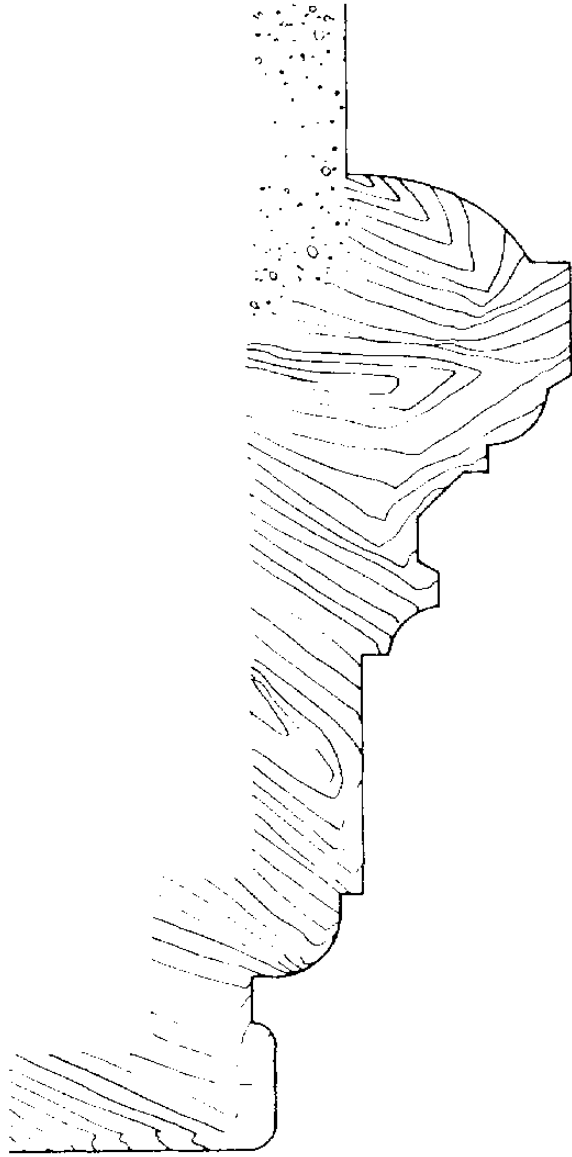
② SURROUND



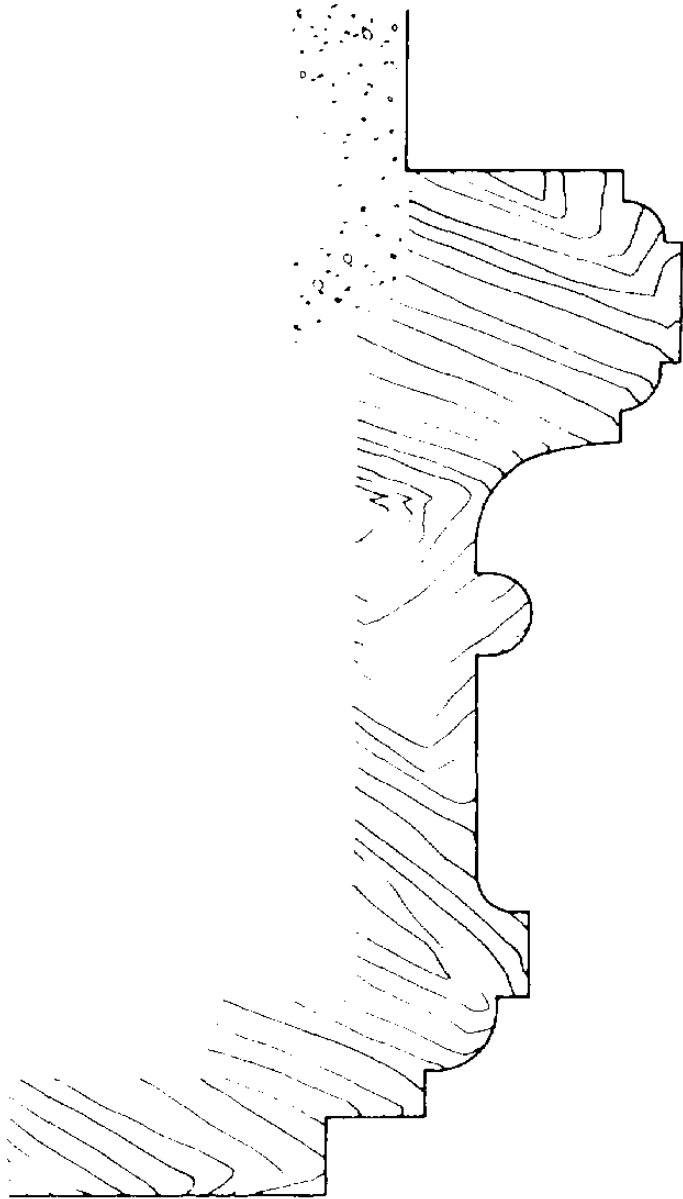
(K) SURROUND



(Q) CORNER BLOCK • PLAN (ABOVE) & ELEVATION



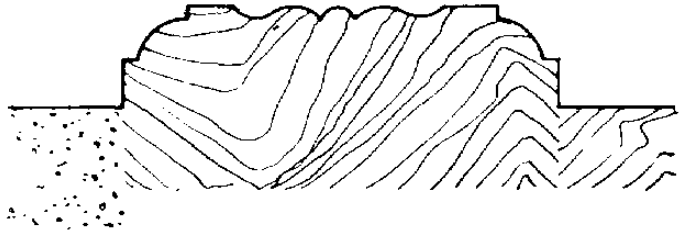
⊕ SURROUND



⊙ R. SURROUND

Chair Rail/Cap Moldings

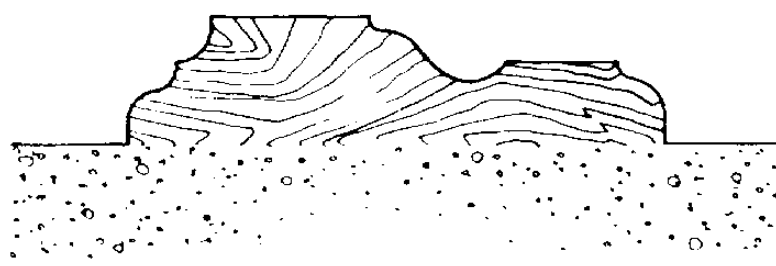
<u>Type</u>	<u>Locations</u>
B (1922)	S105 E103 E201 S205 E202
C	Not Found
D (1922)	N101 S202 (Stair Wall) N202 N203
E (1922)	N203 (Cupboard)
F (1890's)	N103
G (post 1922)	N102 N205 N202 (Stair Wall)
H (post 1922)	E103
I (post 1922)	E201 S205 (Bathroom)
M (1922) - apron	E101 E103 E201 E102 S205 E202
N (post 1922)	E102
O	Not Found



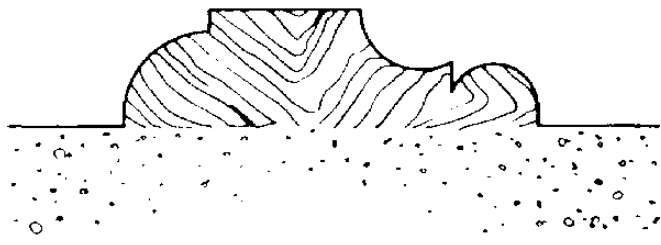
CHAIR
RAIL
E



CHAIR
RAIL
D



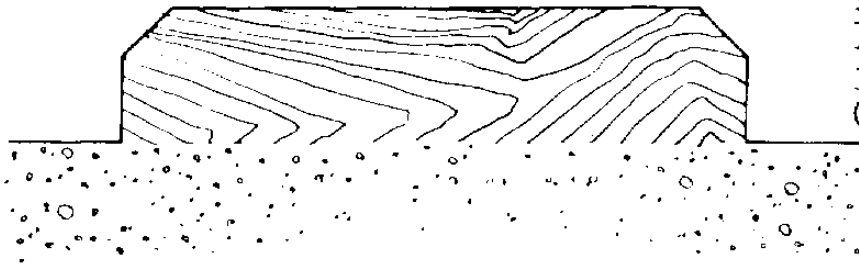
CHAIR
RAIL
C



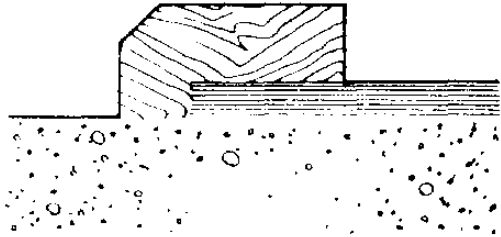
CHAIR
RAIL
B



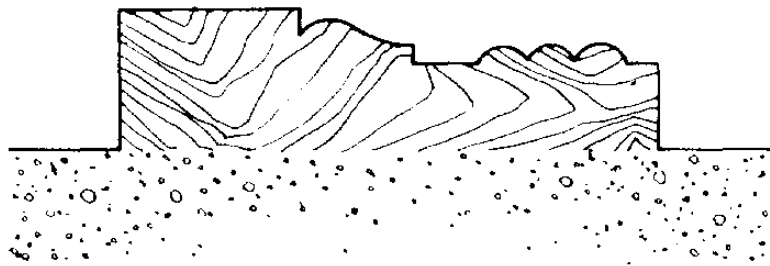
CHAIR-
RAIL
I



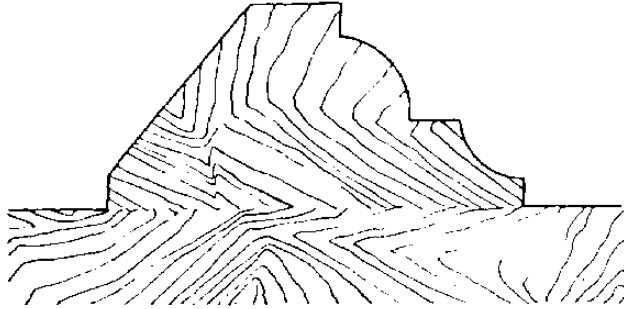
CHAIR-
RAIL
H



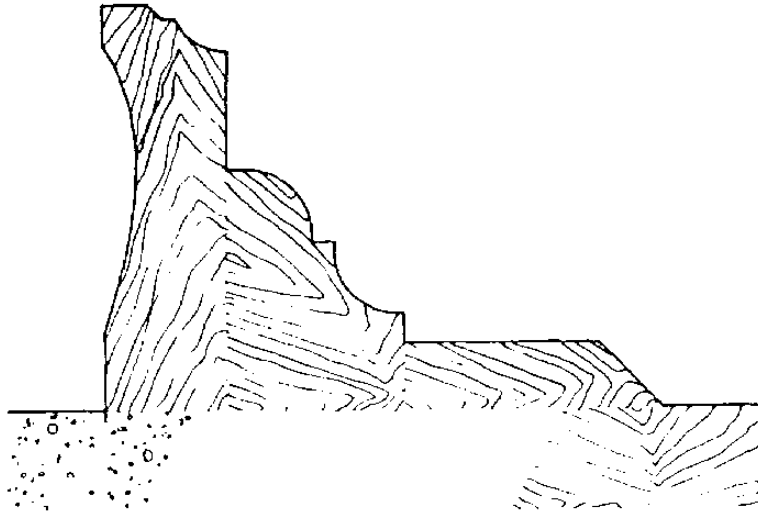
CHAIR-
RAIL
G



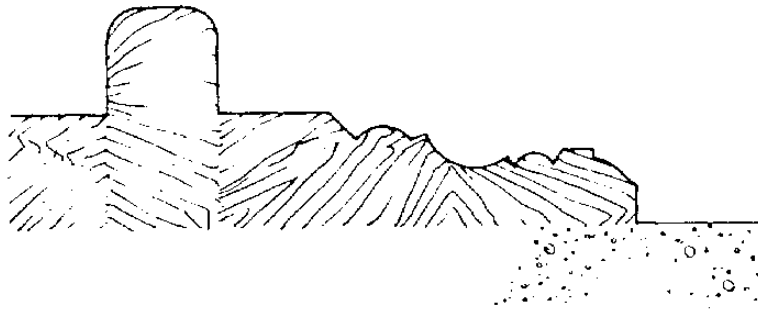
CHAIR-
RAIL
F



○ CHAIRRAIL



○ CHAIRRAIL



○ APRON

Coved Ceiling Cornice and Ceiling Medallions

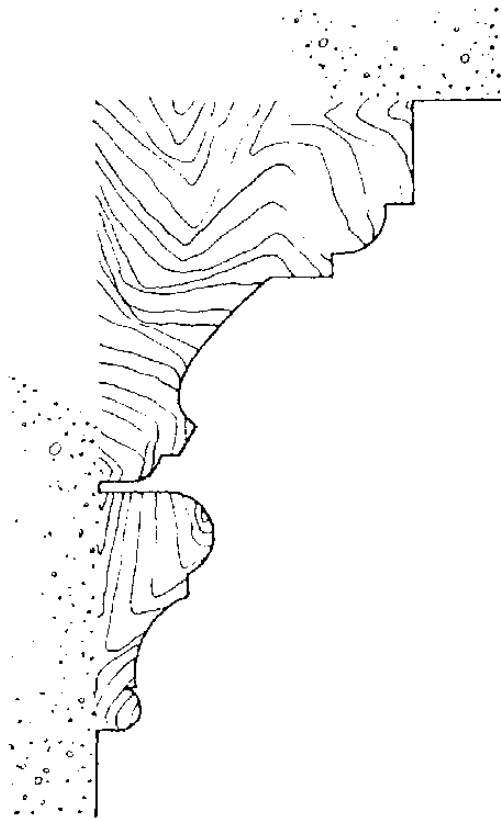
<u>Type</u>	<u>Location</u>
A (1847)	S102
F (1890's)	N103
G (post 1847)	S101
H	Not Found
J	Not Found
K - ceiling medallion (1847)	S101
L (1922)	S201 N201
M (post 1920)	N101 S202 N204 N102 N202 N205 N203
N	Not Found



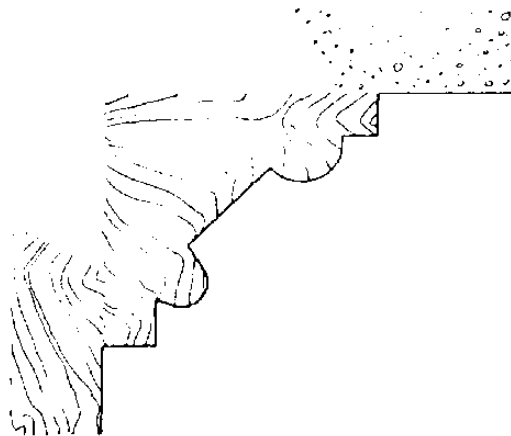
A COVE MOLD



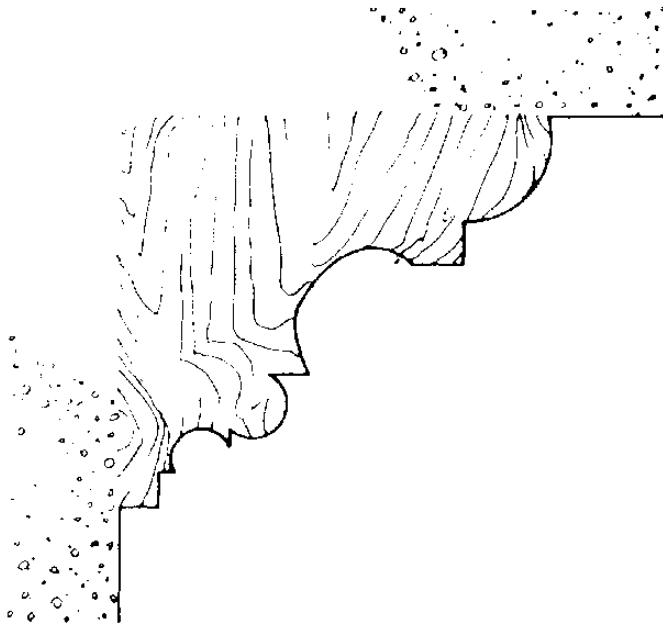
(F) COVE MOLD



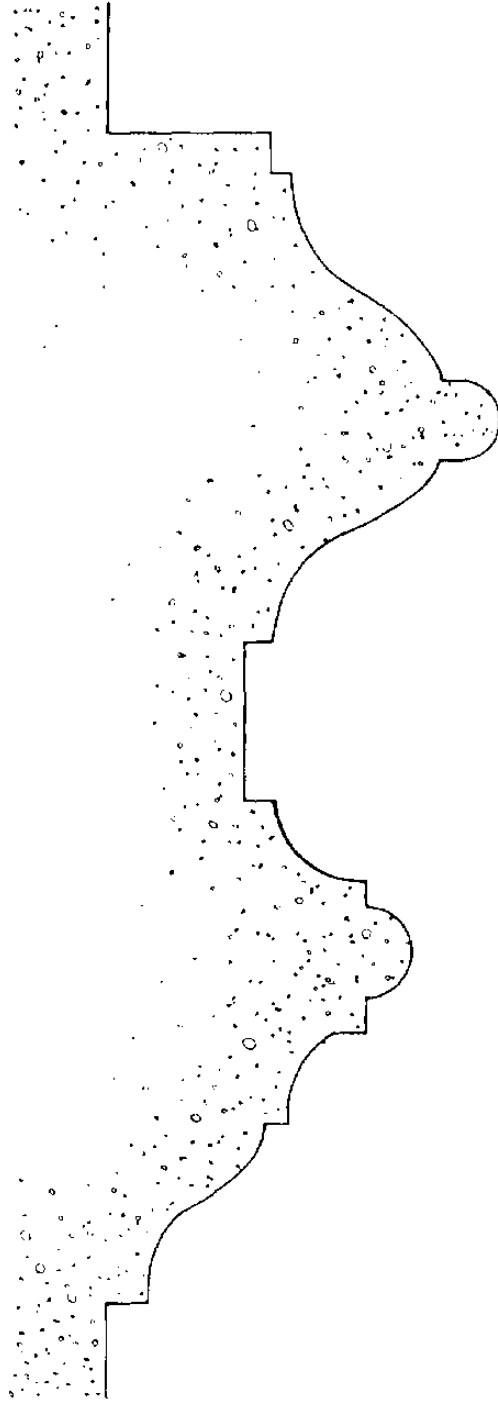
Ⓒ COVE MOLD



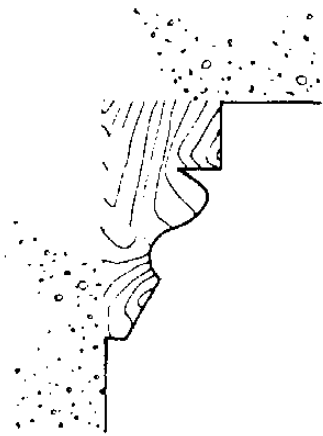
Ⓓ COVE MOLD



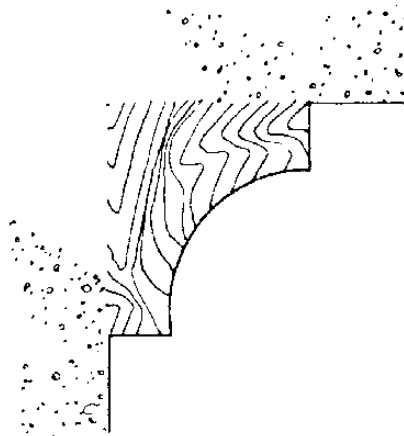
J COVE MOLD



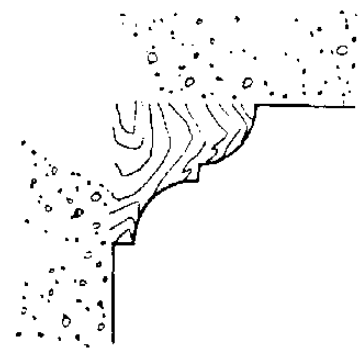
SECTION THROUGH CEILING MEDALLION



(L) COVE MOLD



(M) COVE MOLD



(N) COVE MOLD

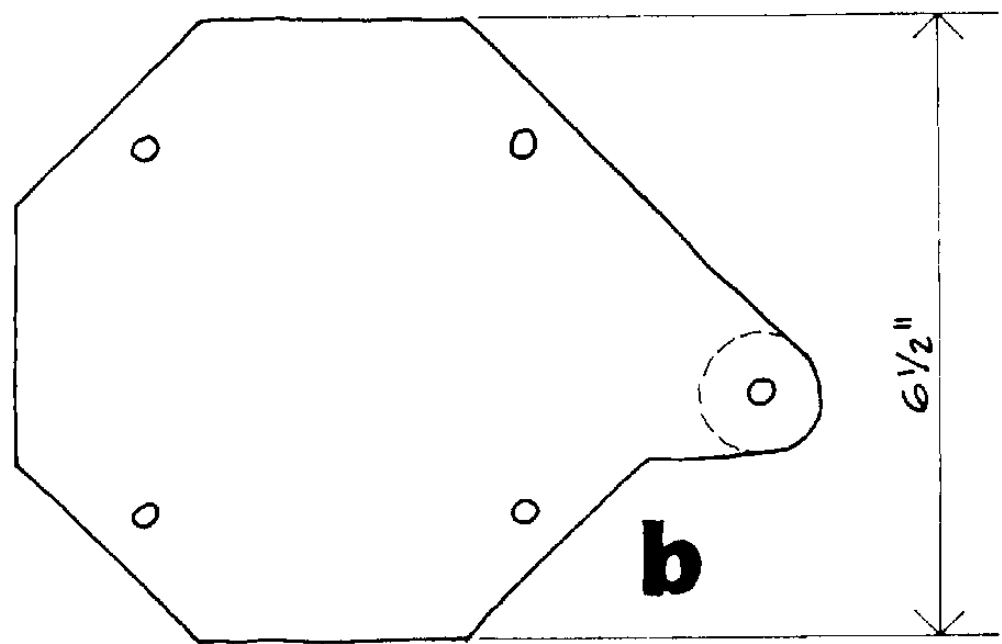
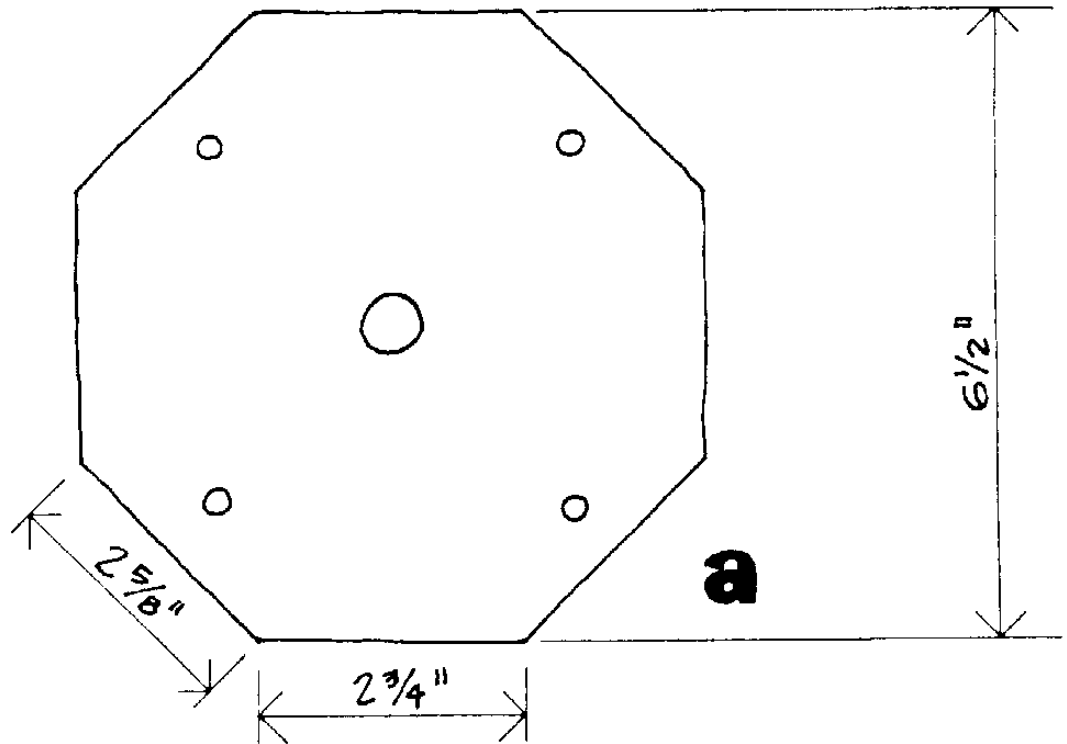
Wainscot Types

<u>Type</u>	<u>Description</u>	<u>Locations</u>
Type 1	tongue & groove board, 3 1/2 inches wide; grooved to look like two boards; no bead; circa 1922	S105 E101 E103 E202
Type 2	tongue & groove board, 3 1/2 inches wide; double bead on one edge; circa 1922	S105 E101 E102
Type 3	tongue & groove board, 5 1/4 inches wide; grooved to look like two boards; single bead on one edge, double bead on other edge; circa 1924-1936	S105 E101 E102
Type 4	tongue & groove board, 3 1/2 inches wide; single bead on one edge; circa 1922	S205 E201 N203

APPENDIX D.
FENCE PROFILES

Base Plates for Gate Posts of 1847 Iron Fence

J. BASE PLATES - 1847 IRON PICKET FENCE POSTS



APPENDIX E.
RADIATOR TYPES

<u>Type</u>	<u>Description</u>	<u>Locations</u>
Type 1	plain unit with squared coils; "American Radiator Company" embossed on one side	S101 N103 N201 N205
Type 2	ornate, circa 1900-1910 unit; "American Radiator Co." embossed on one valve, "Rococo" embossed on other valve	S102 S201 S103 S203 S105 E201 E101 N204 E103
Type 3	plain unit with squared coils; 11 inches high; no discernible markings	N104 N105
Type 4	plain unit with rounded coils; "American Radiator Company" embossed on one side, "Corto" on one valve, and "1921" on other valve	S201
Type 5	plain modern unit with squared coils; "Richmond" embossed on one valve	N203
Type 6	plain modern unit with squared coils; "Kennedy" embossed on one valve	E101

APPENDIX F.
FINISHES ANALYSIS

Methodology

More than 400 paint samples were taken from the exterior and interior painted surfaces of the Kirk Street Agents' House in the winter of 1980-1981 and in 1989-1990. Samples were removed using an "X-acto" knife, placed individually in coin envelopes, and transported to the Cultural Resources Center in Boston (CRC), where they were assigned log numbers and examined *microscopically*.

The log numbers assigned to the samples were derived from the IROS (Integrated Research Organization) System. This system provides a three-part code for each sample that identifies not only the sample but also the building and park from which it came. The first paint sample taken at the Agents' House, for example, was assigned log number "LOWE 01 P001." "LOWE" stands for the Lowell National Historical Park; "01" is the park's number for the Agents' House; and the notation "P001" signifies paint sample number 1. It is common to use only the short form of the three-part code—i.e., "P001"—in discussions when the park and the building are clearly understood.

Samples were mounted in wax-filled petri dishes in the paint lab at the Building Conservation Branch (BCB) of the CRC, and examined using a Bausch & Lomb stereozoom microscope. Paint layer sequences (chromochronologies) were recorded, and spot chemical tests done. Chemicals used included sodium sulfide, which identifies lead paint and helps to correlate similar layers between samples.

A list of the paint samples taken and their locations are included in 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 Agents' House; they have been incorporated into the physical evolution section (Chapter III) of this historic structure report.

Exterior Paint Samples and Locations

[?] indicates ca.-1980 samples where labeling is ambiguous

- P401 Main Block - west wall, D102, right door, upper panel, center
- P402 Main Block - west wall, D102, right door, right side molding around upper panel
- P403 Main Block - west wall, D102, right door, right stile
- P404 Main Block - west wall, D102, left door, left stile
- P411 Ell - south wall, D103, left door, stile
- P412 Ell - south wall, W114, sash
- P412a Ell - southwest window [W114?], frame
- P413 Main Block - east wall, W120, sash trim
- P414 N. Unit Stair Tower - north wall, clapboard line at former ell juncture
- P415 Ell - south wall, D103, surround
- P416 Ell - south wall, W116, surround
- P417 Ell - south wall, clapboards between W114 and W115
- P418 Ell - south wall, W115, surround
- P419 Ell - south wall, W115, sash
- P419a S. Unit Stair Tower - south wall, paint on brick
- P420 Ell - east wall, clapboards at location of former doorway
- P421 Ell - east wall, clapboards at north end
- P422 Ell - east wall, skirt board

- P423 N. Unit Stair Tower – south wall, porch paint
- P424 N. Unit Stair Tower – south wall, clapboard outline
- P425 Main Block – east wall, porch paint
- P426 Main Block – east wall, paint on brick infill of W011
- P427 Ell – north wall, W117, surround
- P428 Ell – north wall, W117, sash
- P429 Ell – north wall, W118, surround
- P430 Ell – north wall, W118, sash
- P431 Ell – north wall, clapboards at east end
- P432 Ell – north wall, clapboards at west end
- P433 Ell – north wall, skirt board
- P433a Ell – north wall, skirt board (west end)
- P433b Ell – north wall, skirt board (east end)
- P436 S. Unit Stair Tower – south wall, W113, sash
- P437 Main Block – west wall, D101, jamb of frame
- P438 Main Block – east wall, W121 or W122, sash
- P439 Main Block – west wall, W103 or W104, frame
- P440 Main Block – front NW window, first floor [west wall, W101 or W102, sash]
- P441 Main Block – west wall, W101 [?], frame
- P442 [?] N. Unit Stair Tower, east wall, D104 [?]
- P443 S. Unit Stair Tower, w[indow ?] frame
- P444 Main Block – west wall, W101 [?], sill

- P445 Main Block – west wall, W105 or W106, sash
- P446 Room 24, west side, sash [west wall, window ?]
- P447 Main Block – west wall, W101, sash
- P448 Hall, west side, sash [west wall, W203 or W209]
- P449 Main Block – west wall, W108 [?], sash
- P450 Room 22, west side, sill [west wall, window ?]
- P451 Room 24, north side, sill [north wall, window ?]
- P452 Main Block – west wall, W105 or W106, sill
- P452a Room 24, west side, frame [west wall, window ?]
- P453 Main Block – west wall, W105 or W106, frame
- P454 Main Block – southwest dormer window, rail
- P455 Main Block – dormer sash, now stored in attic
- P456 Main Block – southwest dormer, bottom of sash
- P457 Main Block – west wall, W107 or W108, frame
- P458 Main Block – east wall, W120, sash
- P459 Main Block – west wall, D101, trim adjacent to rope molding
- P460 Ell – southeast corner [?], corner board, lower portion
- P461 Ell – underside of fascia
- P462 Ell – fascia at east side
- P463 Ell – south wall, second-story window frame
- P464 Ell – lower portion of eaves bracket
- P465 Ell – eaves bracket

- P466 Main Block - west dormer, sash, stored in attic
- P467 Main Block - west wall, D101, rope molding south
- P468 Ell - north wall [?], first-story sill at NE [W117?]
- P469 Ell - north wall, clapboards
- P470 Ell - first-story clapboard siding
- P471 Ell - east wall, clapboards
- P472 Ell - south wall, first-story window sill
- P473 Main Block - east wall, W120, frame
- P474 Main Block - east dormer, frame (weathered)
- P475 Main Block - west wall, D102, south panel
- P476 Main Block - south wall, W110, sash
- P477 Ell - south wall, W005, sash

Interior Paint Samples and Locations

First Floor - Main Block

S101 - Parlor

- P001 D117 - west side of surround
- P002 D116 - east side of surround
- P003 D116 - reveal
- P003a D116 - board nailed onto lock-handle edge
- P003b D116 - door (S101 side)
- P003c D116 - door (N103 side)
- P004 W120 - muntin
- P004a W120 - surround
- P005 Baseboard (Type 1)
- P006 D115 - surround
- P006a D115 - surround (east plinth block)
- P006b Baseboard - north wall (just east of D115's east plinth block)
- P007 D118 - surround
- P008 North wall - at partition patch
- P009 North wall - outside partition patch
- P009a South wall - laundry-chute protrusion
- P009b East wall - location of former window

- P010 D115 – surround (west plinth block)
- P010a Baseboard – north wall (just west of D115's west plinth block)

S102 – Stair Hall

- P011 D121 – surround
- P012 D121 – door (had been covered with metal sheet)
- P013 Baseboard – stair wall
- P014 Baseboard (Type 1)
- P015 D121 – door (had been covered with metal sheet)
- P016 D120 – reveal paneling
- P017 D119 – surround
- P018 D119 – door
- P019 Stair tread, inside paint ghost of former runner
- P020 Stair tread, outside paint ghost of former runner

S103 – Dining and Drawing Rooms

- P021 D123 – surround
- P022 D124 – door
- P023 D124 – surround
- P023a D122 – surround
- P024 Baseboard (Type 1)
- P025 W109 – muntin
- P026 W109 – surround

- P027 W111 - muntin
- P028 W111 - surround
- P029 North wall - outside partition patch
- P030 North wall - at partition patch

N101 - Dining and Drawing Rooms

- P031 Chair-rail molding - south wall
- P032 South wall - at partition patch
- P032a South wall - at partition patch
- P033 D108 - east side of surround
- P034 W125 - south side of surround
- P035 Baseboard - south wall (between partition patches)
- P035a Baseboard - south wall (outside partition patches)
- P036 D109 - north side of surround (graining or dark brown = bottom layer)
- P036a D109 - reveal paneling
- P037 South wall - west of partition patches
- P038 W126 - muntin
- P038a W129 - muntin
- P039 West wall
- P040 D107 - door
- P040a D107 - surround

N102 - Stair Hall

- P041 Baseboard
- P042 D107 - surround
- P043 D110 - surround
- P044 D111 - door (green top layer)
- P045 D112 - surround
- P046 Stair tread - inside paint ghost of former runner
- P047 Stair tread - paint ghost of former runner
- P048 D110 - reveal paneling
- P049 D111 - door (original six-panel)

N103 - Parlor

- P051 D116 - west side of surround
- P051a D115 - reveal trim
- P052 Baseboard - south wall (west of fireplace, near floor)
- P052a Baseboard - south wall (between partition patches)
- P053 D116 - door, molding of center right panel
- P053a D115 - surround
- P053b D116 - surround
- P054 D116 - west side of reveal
- P054a D115 - reveal
- P055 D113 - surround

- P055a W121 – muntin (top, original sash)
- P056 D114 – surround
- P056a W121 – surround
- P057 W121 – muntin
- P057a Chair-rail molding (Type F) – south wall (west of east fireplace)
- P058 North wall – at partition patch
- P059 North wall – west end
- P060 South wall – at partition patch
- P060a South wall – west end

Second Floor – Main Block

S201 – East and West Bedrooms

- P061 Baseboard – north wall (east of D208, between partition patches)
- P061a Baseboard – west wall (south end)
- P061b South wall – wood corner bead at northwest corner of cupboard closet
- P062 Baseboard – north wall (west end)
- P062a South wall – east half (at probable location of former original doorway)
- P062b South wall – just west of D209
- P062c South wall – 12" west of D209
- P062d South wall – east half (east of probable location of former original doorway)
- P062e South wall – east half (at probable location of former original doorway's east surround)

P062f South wall – east half (at probable location of former original doorway)

P063 W225 – north blind (panel visible when folded)

P064 W225 – north wall of recess (inside of blind pocket)

P065 D208 – door

P065b D208 – west side of surround

P066 W206 – surround

P067 Baseboard – west wall

P067a D209 – surround

P067b D209 – door

P068 W225 – surround

P069 W225 – muntin

P070 Baseboard – east wall of west fireplace's chimney breast

P070a North wall – at easternmost partition patch

P070b North wall – east of easternmost partition patch

P070c North wall – just east of D208

P070d North wall – east of P070c

S202 – Stair Hall

P071 D211 – former location of lock (paint exposed)

P072 D211 – door (upper left panel)

P073 D212 – surround (some graining has been exposed by paint failure)

P073a D212 – surround

P073b D209 – right side of surround

- P073c D210 - right side of surround
- P074 D212 - door
- P075 W208 - surround
- P076 Baseboard (Type 1)
- P077 Baseboard (Type B)
- P077a Room-dividing partition - east side
- P078 North wall - east half (at probable location of former original doorway)
- P079 West wall
- P079a North wall - above D209
- P079b North wall - east of D209
- P080 Baseboard - west wall (south end)
- P080a Baseboard - west wall (north end)

S203 - Agent's Bedroom and Study

- P081 W209 - south side of surround (at eye level)
- P082 D210 - surround (later doorway)
- P082a D211 - right side of surround
- P082b D211 - door (had been covered with metal sheet)
- P082c North wall - behind surround of D210
- P082d North wall - behind west side of D210 surround (remnant of former north-south partition running across adjacent stair hall)
- P083 W212 - muntin (later window)
- P083a W211 - muntin

- P083b W211 - surround
- P084 W215 - bottom paneling
- P085 Baseboard - south wall (east of east fireplace)
- P085a Baseboard (Type 1)
- P086 Baseboard - south wall (west of west fireplace)
- P086a Baseboard (Type B)
- P086b Baseboard - west wall (north end)
- P087 W215 - muntin
- P087a W214 - surround
- P087b W214 - muntin
- P088 West wall
- P088a West wall - south end
- P089 North wall - at partition patch
- P089a North wall - center of east half
- P089b North wall - center of west half
- P089c North wall - east end
- P090 South wall - west wall of west fireplace's chimney breast
- P090a South wall - chimney breast of west fireplace
- P090b South wall - between W212 and W213
- P090c South wall - chimney breast of east fireplace

N201 – Agent's Bedroom and Study

- P091 D203 – north side of surround
- P091a D201 – surround
- P091b D201 – door (bottom left panel)
- P091c D202 – door
- P092 South wall
- P092a South wall – at partition patches
- P093 South wall
- P093a West wall
- P094a Baseboard – south wall (outside partition patches)
- P094b Baseboard – south wall (between partition patches)
- P094c Baseboard – north wall (under W233)
- P095 North-wall closet – front of shelf (soft wood)
- P096 North-wall closet – floor
- P096a East outside wall of north-wall closet
- P097 North-wall closet – paneling on left side (at bottom)
- P097a North-wall closet – paneling on back wall
- P098 North-wall closet – interior doorway surround
- P098a D220 – surround
- P098b D220 – door (Room N201-side)
- P098c D220 – door (closet side)
- P098d D220 – west side of surround

P098e Baseboard - north wall (just west of D220)

P099 W233 - later shelf

P099a W233 - muntin

P100 W234 - muntin

P100a W232 - sash

P100b W232 - surround

P100c W232 - surround

N202 - Stair Hall

P094 Chair-rail molding - south wall (east end)

P111 Baseboard (Type 1) - south wall

P112 D202 - east side of surround

P112a D202 - door (right stile)

P112b D202 - door (panel)

P112c D202 - door (center stile)

P113 Baseboard - east wall

P114 Chair-rail molding - south wall (east end)

P115 D204 - south side of surround

P115a D206 - surround

P115b D204 - door (original 4-panel)

P116 D201 - door (right stile)

P116a D207 - surround

- P117 W203 - south side of surround
- P117a Room-dividing partition - east side
- P118 Chair-rail molding - south wall (west end)
- P119 Baseboard - south wall (west of D207)
- P120 D201 - east side of surround

N203 - East and West Bedrooms

- P121 D206 - door (left stile, approx. 3' from bottom)
- P122 North wall - east end, over sink
- P122a North wall - outside partition patches
- P123 North wall - between partition patches
- P123a North wall - between partition patches
- P124a Baseboard - south wall (east of D208)
- P124b Baseboard - east wall (south end, where radiator prevented the application of paint)
- P125 W226 - right interior blind (lower panel)
- P125a W226 - muntin
- P125b W227 - south side of right surround
- P126 D206 - east side of surround
- P126a D207 - surround
- P126b D207 - door
- P126c D208 - door
- P127 D208 - west side of surround
- P128 W204 - north side of surround

- P129 Baseboard - south wall (west of west fireplace)
- P130 Wainscot - north wall (in closet below attic stairway)

Stair Towers

S105 - First Story, South Unit

- P131 D124 - door (lower left panel)
- P131a D126 - door
- P132 D124 - north side of surround
- P132a D126 - surround
- P133 W113 - muntin
- P134 W113 - surround
- P135 Wainscot - west wall
- P135a West wall
- P136 Wainscot - east wall
- P136a East wall
- P136b South wall
- P137 D128 - south side of surround
- P138 Baseboard
- P138a Mantel stored in S105
- P139 D120 - surround

P140 D120 - corner block

P140a D128 - door

S205 - Second Story, South Unit

P141 D212 - reveal paneling

P141a Paneling around west-wall sink alcove (former doorway to Room S203)

P142 D212 - surround

P143 Wainscot - west wall

P144 W216 - muntin

P144a W216 - surround

P145 D219 - surround (cut off at right side by vault wall)

P146 D219 - door (Room-S205 side)

P147 D219 - door (attic side)

P148 D214 - door

P149 D214 - surround

P150 D217 - surround

N104 - First Story, North Unit - Kitchen

P164 W124 - muntin

P169 North wall - tongue-and-groove sheathing

N105 - First Story, North Unit - Back Entry

- P165 D104 - surround
- P166 D110 - surround
- P167 W123 - muntin
- P168 D104 - door
- P170 Baseboard - west wall

N204 - Second Story, North Unit - Bathroom

- P161 D203 - door (right stile)
- P162 W230 - muntin

N205 - Second Story, North Unit - Storage Area

- P151 D204 - reveal paneling (south side, lower panel)
- P152 Doorway to north-wall closet - east side of surround
- P153 W229 - muntin
- P154 W229 - surround
- P155 W228 - muntin
- P156 W228 - surround
- P157 D204 - door (lower right panel)
- P158 D204 - surround (upper left corner block)
- P158a D204 - surround
- P159 D205 - surround
- P160 Baseboard

Ell

E101 - First Story - Main Part

- P171 Wainscot - west wall
- P172 Wainscot - north wall
- P173 W119 - muntin
- P173a W115 - surround
- P174 W119 - surround
- P175 W117 - surround
- P176 W117 - muntin
- P176a W118 - muntin
- P176b W118 - muntin
- P177 Baseboard - south wall
- P178 D129 - surround
- P178a D128 - door
- P179 West wall - plaster (on metal lath)
- P179a South wall - plaster (on metal lath)
- P180 East wall - patch at location of former doorway

E102 - First Story - Ell Vestibule

- P181 W116 - muntin
- P182 D130 - door (panel)
- P182a D130 - door

- P183 D130 - surround
- P184 Baseboard
- P185 Wainscot - north wall
- P186 Wainscot - west wall

E103 - First Story - Ell Stair Hall

- P191 D103 - door (panel)
- P191a D103 - surround
- P192b D131 - upper panel
- P192c D131 - molding around upper panel
- P192d D131 - molding around glass panel
- P192 D131 - door (panel)
- P192a D131 - door (basement side)
- P193 D130 - door (panel)
- P193a D130 - surround
- P194 Wainscot cap molding - east wall (patch at location of former doorway)
- P194a West wall
- P194b Stairway to second story - west wall (at location of former doorway)
- P194c Stairway to second story - north wall (at landing)
- P195 Stairway to second story - tread
- P196 Wainscot cap molding - east wall (north of patch at location of former shed doorway)
- P196a East wall - patch at location of former doorway

P196b West wall - south of D130
P197 Floor
P197a Baseboard - west wall
P198 Stairway to second story - floor of landing
P198a Baseboard - stairway landing (north wall)
P199 Stairway to basement - tread

E201 - Second Story

P201 W218 - surround
P201a W218 - muntin
P202 W217 - muntin
P202a W217 - surround
P203 W222 - surround
P203a W222 - muntin
P204 Wainscot - east wall
P204a Wainscot - west wall
P205 D218 - door (lower panel)
P205a D218 - surround
P206 W223 - muntin
P207 W224 - muntin
P207a W224 - surround
P208 Baseboard - east wall

- P208a Baseboard - east wall
- P209 East wall
- P210 North wall
- P210a South wall - east end (possible location of former window)

E202 - Second Story - Stair Hall

- P211 W219 - muntin
- P211a W219 - muntin
- P212 D218 - door (lower panel)
- P213 Wainscot cap molding - east wall (patch at location of former window/doorway)
- P214 Wainscot cap molding - east wall (south of patch at location of former window/doorway)
- P215 W219 - surround
- P216 Baseboard - stairway (on solid balustrade above stairwell)
- P217 Baseboard - stairway (east wall of stairwell)
- P218 D218 - surround
- P219 D218 - surround (corner block)
- P220 West wall
- P220a East wall - patch at location of former window/doorway
- P220b East wall - south of patch at location of former window/doorway

Third Story - South Unit

General

- P304 Dormer window sash - stored in Room 303
- P305 Door no. 1 (original six-panel) - stored in Room S302
- P306 Door no. 2 (original six-panel) - stored in Room S302
- P307 Door no. 3 (original six-panel with the legend "Social Services" marked in gold - stored in Room 302
- P308 Door no. 4 (original four-panel) - stored in Room S302

S301 - Bedroom

- P321 Mantel
- P322 Baseboard - east wall
- P323 D301 - west side of surround

S303 - Bedroom

- P331 D304 - east side of surround
- P332 Baseboard - east wall
- P333 Floor

S304 - Bedroom

- P341 Baseboard - west wall
- P342 D307 - east side of surround
- P343 D306 - west side of surround

S305 - Central Hall

P351 East wall - trim around opening to stair-tower/ell attic

P352 Baseboard - east wall (north of opening to stair-tower/ell attic)

S306 - Bedroom

P361 Baseboard - south wall

P362 D309 - east side of surround

P363 Mantel

P364 Floor

APPENDIX G.
MORTAR ANALYSIS

Methodology

More than 50 mortar samples were obtained from the Kirk Street Agents' House during the winter and spring of 1989-1990. Samples were removed using a small masonry chisel and a hammer. Each sample was placed in an individually labeled artifact bag. The samples were transported to the Cultural Resources Center (CRC) in Boston, where they were assigned log numbers and analyzed.

The log numbers assigned to the samples were derived from the IROS (Integrated Research Organization) System. This system provides a three-part code for each sample that identifies not only the sample but also the building and park from which it came. The first mortar sample taken at the Agents' House, for example, was assigned log number "LOWE 01 M001." "LOWE" stands for the Lowell National Historical Park; "01" is the park's number for the Agents' House; and the notation "M001" signifies mortar sample number 1. It is common to use only the short form of the three-part code—i.e., "M001"—in discussions when the park and the building are clearly understood.

Mortar analysis was carried out in the mortar lab of the Building Conservation Branch (BCB) of the CRC. Each sample was first pulverized using a mortar and pestle. Approximately 20 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 four samples, 20 grams were not available, so less than 20 grams was analyzed. After drying, the sand and fines were weighed.

A computer program developed by the BCB for mortar analysis was used to help determine the composition of each mortar sample. This includes the percentages and parts per volume of the individual components (i.e., sand, fines, lime, clay, natural cement, and/or portland cement). This program requires that the analyst determine beforehand whether a mortar is hard or soft. This is accomplished during the pulverizing process. When a mortar sample seems to be neither hard nor soft, but somewhere in between, the program is run for these cases, the program is run for both "hard" and "soft" modes.

A list of the mortar samples removed and each sample's location are included in this appendix, along with site drawings on which the sample locations are recorded. Based on the results of the analysis, samples were grouped by shared characteristics and given relative dates.

List of Mortar Samples and Locations

Exterior Samples

<u>Sample</u>	<u>Description</u>
M031	N. Unit Stair Tower – east wall (mortar of brickwork around D104)
M032	N. Unit Stair Tower – south wall (mortar of brickwork under old porch floor line)
M033	Main Block – east wall (mortar of brick infill of W011)
M034	Vault – mortar from northeast corner
M035	E11 – north wall (mortar of brick foundation facing east of W009)
M036	E11 – north wall (mortar of brick foundation facing east of W008)
M037	E11 – north wall (mortar, possibly from repointing, of brick foundation facing at east corner)
M038	E11 – north wall (dark gray repointing mortar of brick foundation facing near east end of wall)
M039	E11 – north wall (mortar of brick foundation facing behind repointing)
M040	E11 – east wall (repointing mortar north of W007)
M041	E11 – east wall (mortar of brickwork behind repointing)
M042	E11 – east wall (repointing at W007)

Interior Samples

Sample Number Description

M001 E001 - east wall (mortar in brick at bottom of basement stair landing)

M002 E001 - east wall (mortar in brick immediately below W007)

M003 E001 - east wall (mortar in brick next to granite under W007)

M004 E001 - east wall (mortar from bricked-up bulkhead)

M005 E001 - south wall (mortar from bricked-up W006)

M006 E001 - south wall (mortar from brick under W004)

M007 S002 - east wall (mortar from brick south of door to E001)

M008 No sample

M009 E001 - north wall (mortar from possibly original brick in bricked-in opening, wythe behind)

M010 E001 - north wall (mortar from possibly original brick at side of bricked-in opening)

M011 No sample

M012 E001 - east wall (mortar from brick next to granite to right of stairway)

M013 No sample

M014 S001 - east wall (mortar from bricked-in W010)

M015 S001 - east wall (mortar from possibly original brick between W010 and W011)

M016 N001 - east wall (mortar from bricked-in W012)

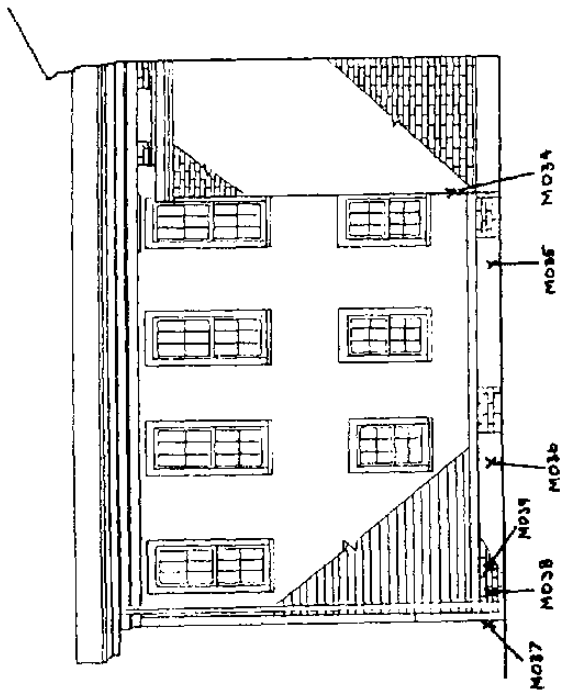
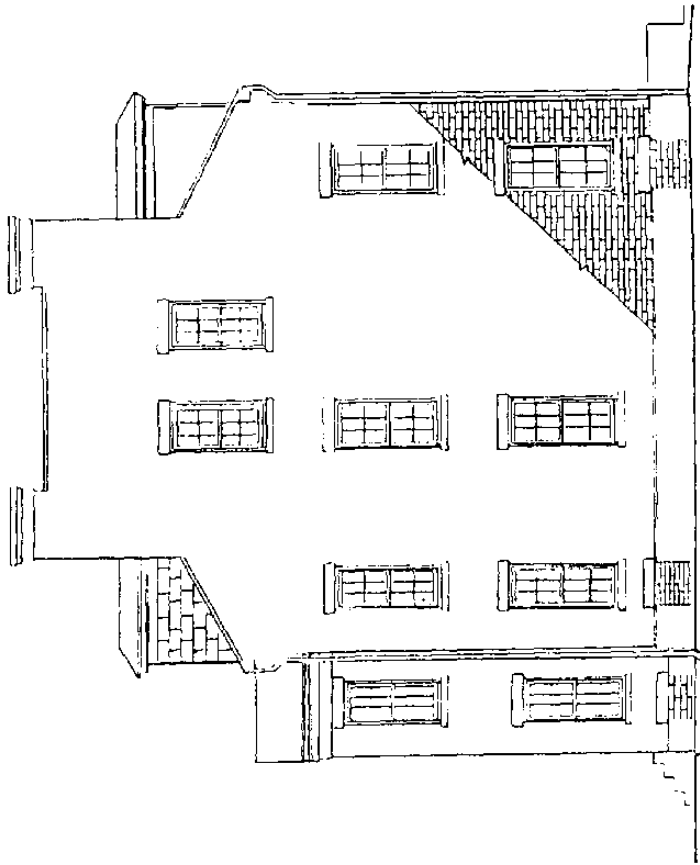
M017 N001 - west wall (mortar from possibly original pointing in granite)

M018 S001 - south wall (mortar from brick support inside east chimney foundation)

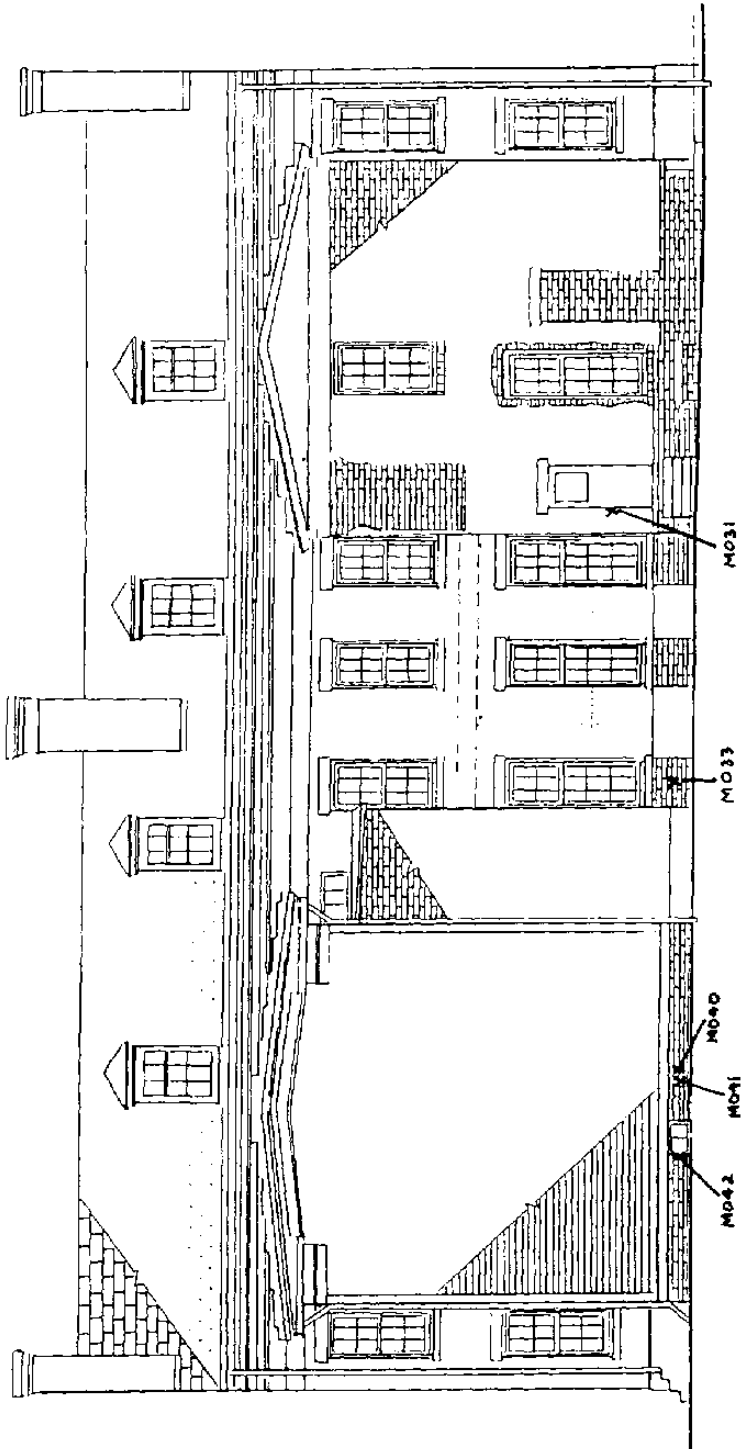
- M019 S001 - south wall (parging over granite under W002)
- M020 S001 - west wall (north end, pointing from lower granite)
- M021 S001 - north wall (mortar from brick around doorway to N001)
- M022 N001 - north wall (pointing in granite on wall inside west chimney foundation)
- M023 N202 - south wall (plaster behind chair-rail molding)
- M024 N205 - north wall (plaster in exposed back of wall, on wood lath)
- M025 N201 - east wall (mortar in brick around ca.-1922 doorway D203)
- M026 E101 - north wall (plaster on metal lath)
- M027 S304 - south-wall fireplace (mortar from brick, formerly behind mantel, at outer corner of firebox)
- M028 S305 - east wall (mortar from between exposed bricks on either side of opening to stair tower/ell attic)
- M029 S305 - east wall (mortar from exposed brick at opening to stair-tower/ell attic)
- M030 S305 - north wall (plaster)
- M043 E001 - east wall (mortar pointing between granite under W007)
- M044 S001 - east wall (pointing in granite at south end of wall)
- M045 N101 - north wall (plaster around west-fireplace firebox opening, later covered by replacement mantel)
- M046 N103 - south wall (very white, gypsum plaster patching behind replacement mantel of west fireplace)
- M047 N201 - north-wall closet (plaster on interior west wall)
- M048 N101 - south wall (plaster behind wallpaper found behind replacement mantel of east fireplace)
- M049 No sample

- M050 N203 - south wall (plaster from center of patch marking west wall of former original double partition, at top of wall)
- M051 N203 - south wall (plaster between patches marking west and east walls of former original double partition, at top of wall)
- M052 N203 - south wall (plaster from center of patch marking east wall of former original double partition, at top of wall)
- M053 N201 - north-wall closet (plaster from interior south wall, over doorway)
- M054 S002 - east wall, top (from brickwork that replaced the original wooden plate here)
- M055 N001 - east chimney foundation, left side, upper hole with remnant of flue
- M056 S203 - south wall, plaster patch on wire lath
- M057 S203 - north wall, plaster just west of D210 (where original wall was cut off circa 1922)

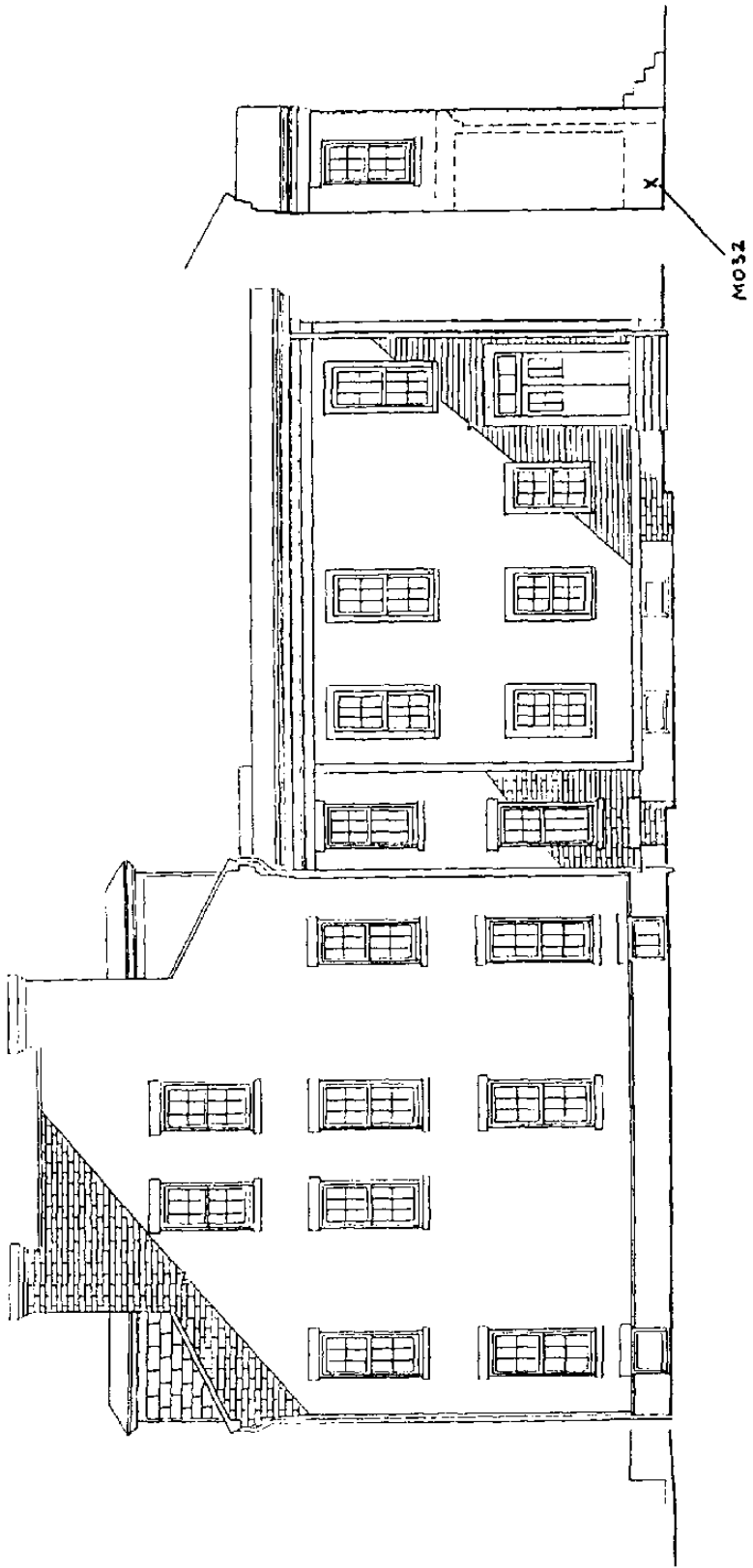
Drawings of Sample Locations



NORTH ELEVATION



EAST ELEVATION

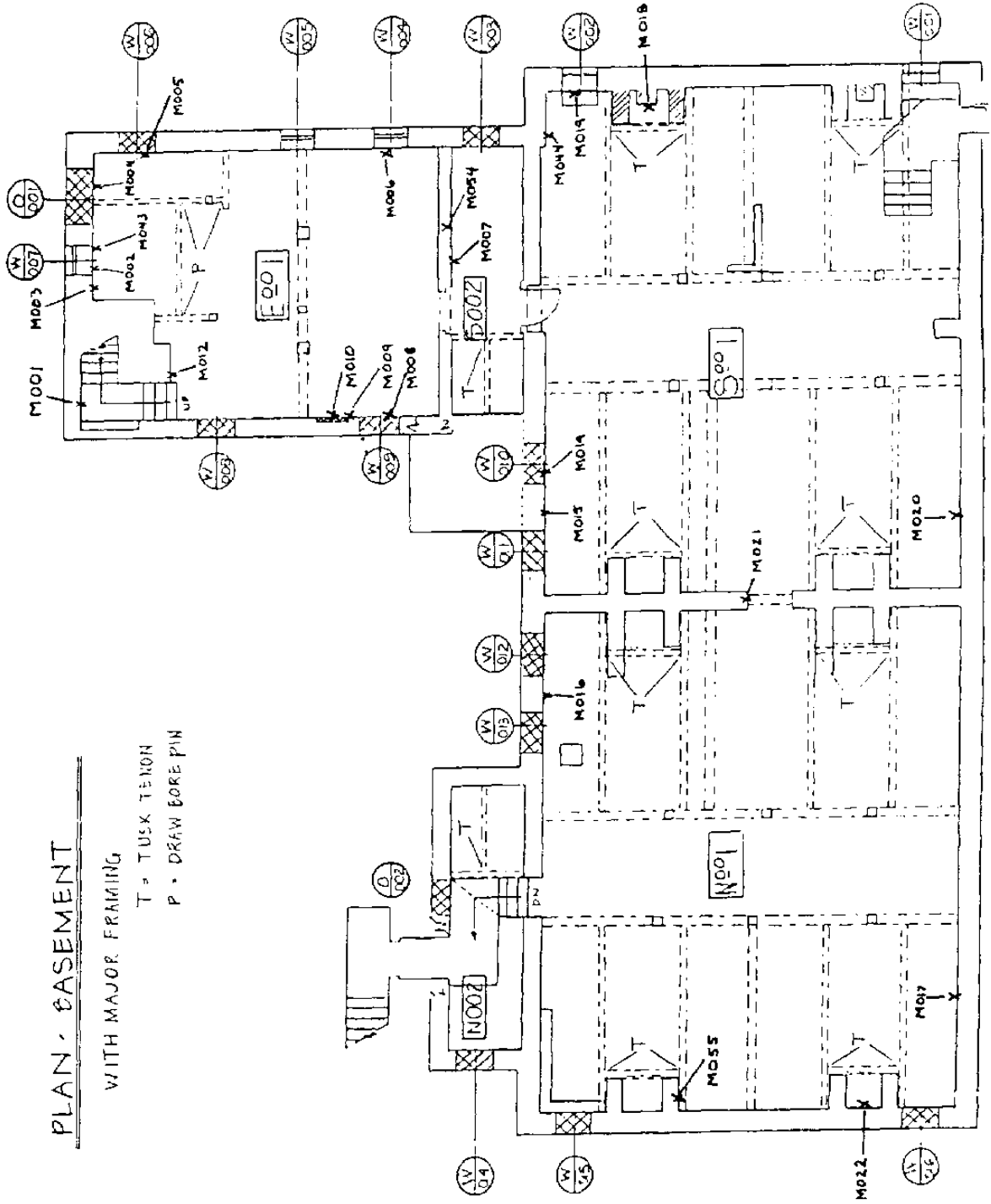


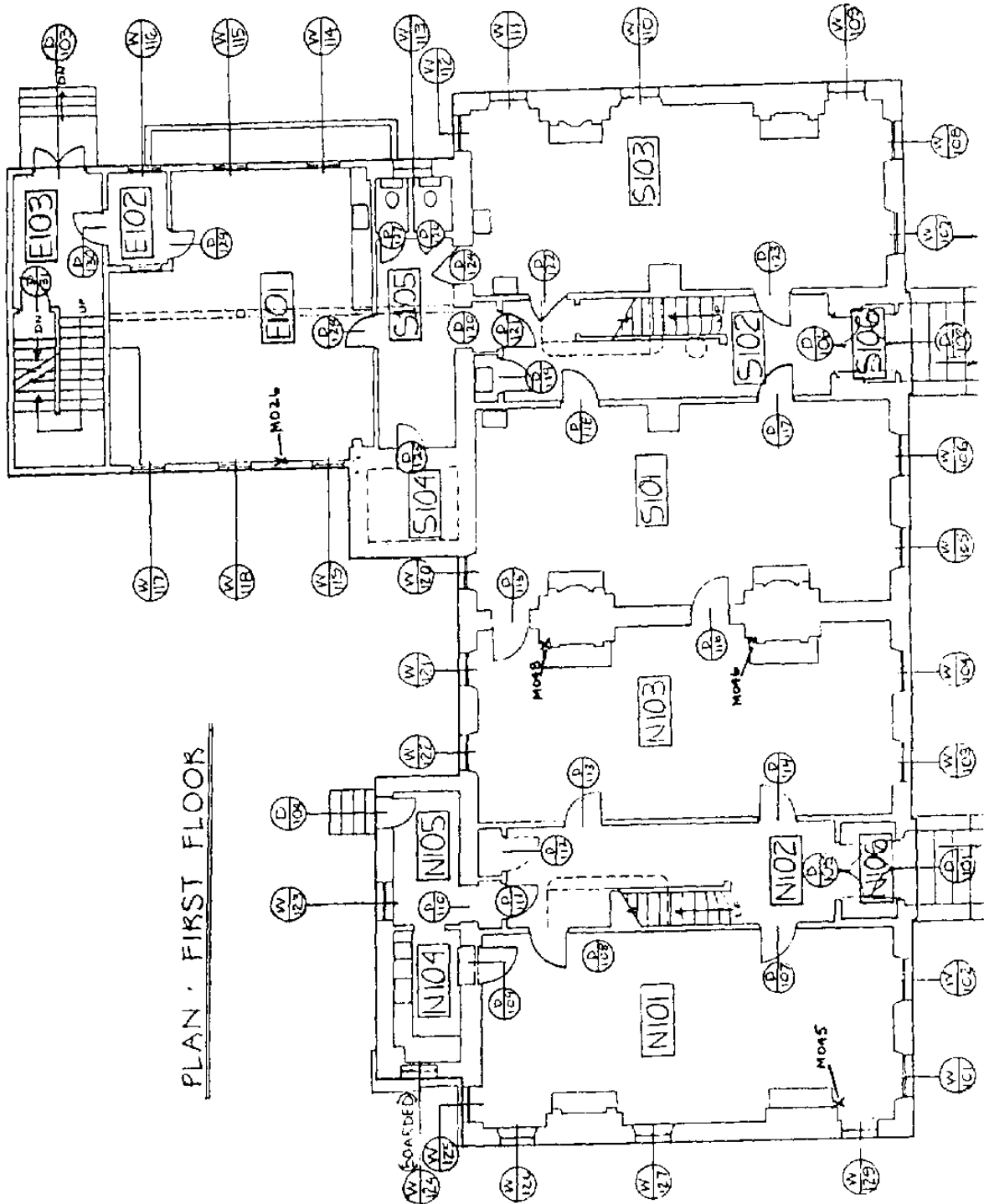
SOUTH ELEVATION

PLAN - BASEMENT

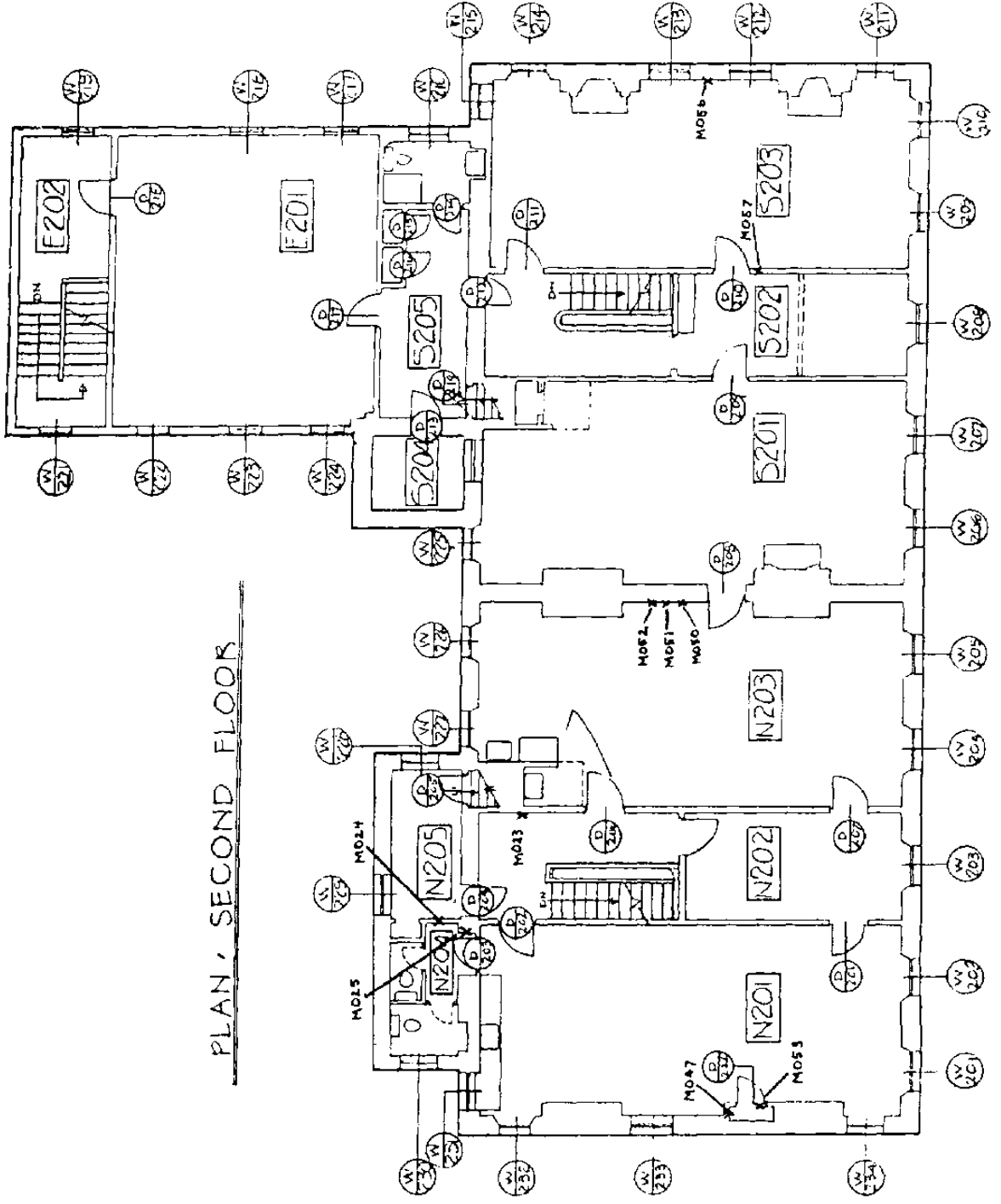
WITH MAJOR FRAMING

T = TUSK TENON
 P = DRAW BORE PIN



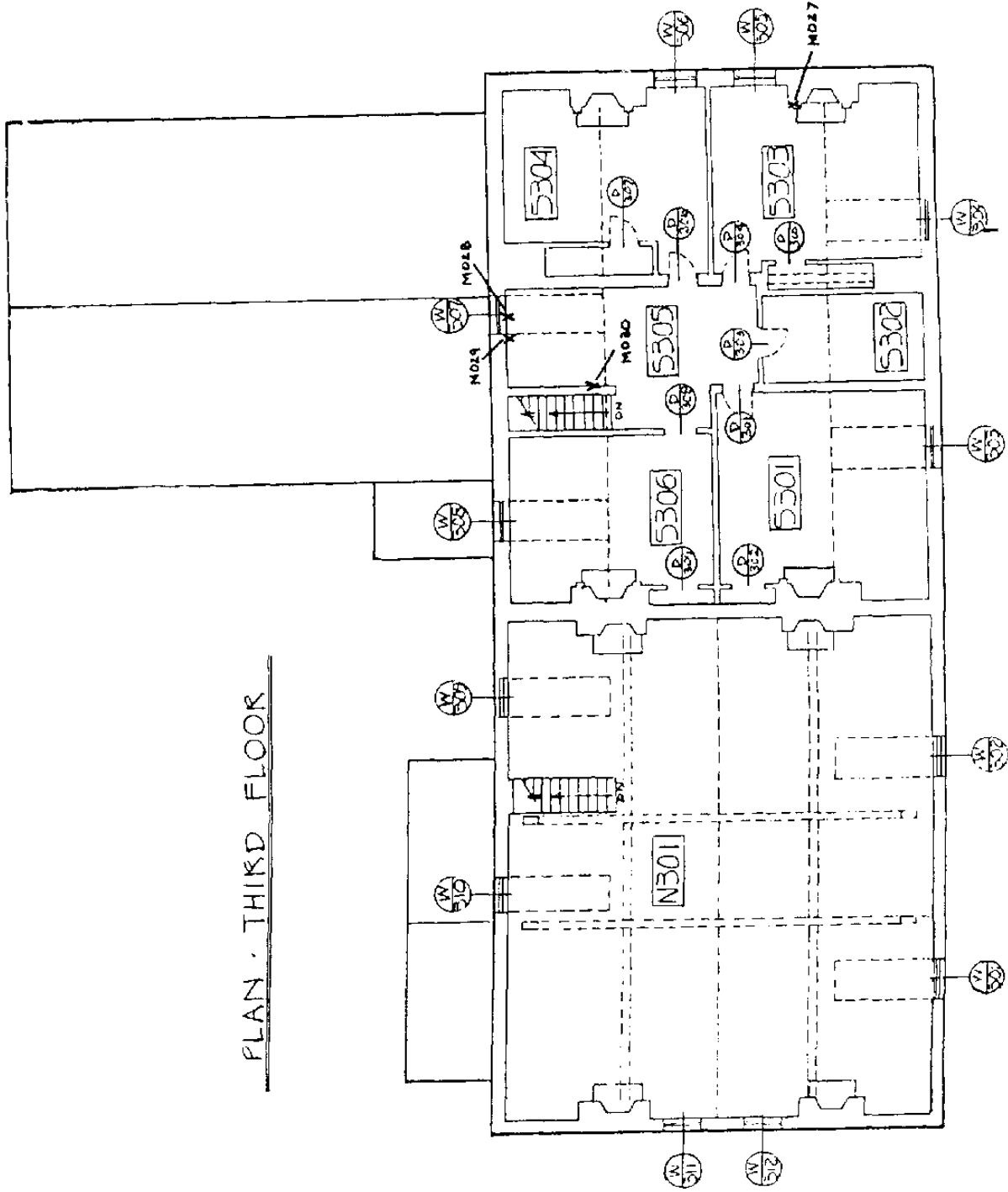


PLAN - FIRST FLOOR



PLAN, SECOND FLOOR

PLAN - THIRD FLOOR



Analysis Results

Group A: Circa 1847

The mortar samples included in this group date to the 1846-1847 construction of the Agents' House. Samples marked with "*" were known to be from original material and were used as controls for the remaining samples. Samples with identical sands as the original mortar samples, but with some variations, are listed separately.

Mortar Type: sand/lime

Fines Color: light tan

Sand Type: a mixture of fine to small/medium size aggregate of light brown color

Consistency: soft

Filtrate: light green-yellow to light amber

CO2 gain: moderate

Samples: M003 M027*
M007* M028*
M015 M029*
M016 M030*
M017 M032
M020 M045*
M022 M047*
M023* M048*
M025 M051*

Questionable: M019 (comparatively high amount of fines)
M039 (fines color - dark brown)
M043 (low CO2 gain)
M044 (sand color - white)

Group B: Very Large Sand Aggregate

The samples in Group B all had very large sand aggregate mixed with smaller sand grains. All of the samples were taken from the exterior and interior foundation level. The group is further divided into three subgroups: one group of sand-lime mixtures and two groups of portland cement mixtures. Chronologically, it is thought that the three subgroups represent at least two phases of alterations: the raising of the ells to two stories circa 1859-1879, and the conversion of the building to school use circa 1922.

Group B-1: Sand/Lime, Tan Fines (Circa 1859-1879)

Mortar Type: sand/lime
Fines Color: tan to gray-tan
Sand Type: small to very large aggregate of light brown color
Consistency: soft (to hard-soft)
Filtrate: amber
CO2 Gain: moderate
Samples: M001 M018
M012 M055

Group B-2: Portland Cement (Circa 1922)

Mortar Type: portland cement/sand/lime
Fines Color: light tan to light gray-tan
Sand Type: small to very large aggregate of light brown color
Consistency: hard to hard-soft
Filtrate: green-yellow

CO2 Gain: moderate

Samples: M009 M014
M010 M021

Group B-3: Portland Cement (Circa 1922)

Mortar Type: natural cement/sand/lime

Fines Color: tan-gray to dark gray

Sand Type: small to very large aggregate of light brown color

Consistency: hard to hard-soft

Filtrate: green-yellow

Samples: M031 M036
M033 M037
M034 M041
M035 M054

Group C: Portland Cement (Circa 1922)

The samples in Group C were grouped because of almost identical appearance and very low CO₂ release, and were taken from interior work, all but one being plaster samples. Most of the samples were taken from elements that featured wire nails, dating the work to at least post-1890, and one sample was taken from a wall with metal lath, dating the work to circa 1920 or after. Two of the samples (M026 and M050) have the very large sand aggregate characteristic of Group B.

Mortar Type: portland cement/sand/lime (if run as "hard")
sand/lime (if run as "soft")

Fines Color: gray-brown

Sand Type: small to medium-size aggregate of a light gray color (M026 and M050 also had a few very large aggregate)

Consistency: hard-soft

Filtrate: green-yellow to questionable amber (very light)
CO₂ Gain: very low
Samples: M006
M024
M026
M050
M052
M053
M057

Group D: Portland Cement (Circa 1924-1936)

Analysis indicated that the samples in Group D were portland cements, as were those in Group B-3, but they do not have the characteristic very large sand aggregate. The samples all have remarkably similar sands and fines composition and amount. Since two of the samples were taken from areas of an obviously later alteration episode than Group B-3, it is thought that this group postdates the ca.-1922 conversion of the Agents' House to school use.

Mortar Type: portland cement/sand/lime
Fines Color: gray-tan (moderately high amount)
Sand Type: fine to medium-size aggregate of light brown color
Consistency: hard (except M004, powdery when taken)
Filtrate: amber (except M002)
CO₂ Gain: high to very high
Samples: M002
M004
M005
M040
M042

Group E: Portland Cement (After 1925)

The sample in this group is a later portland cement used as repointing over earlier portland cement.

Mortar Type: portland cement/sand/lime
Fines Color: charcoal gray
Sand Type: fine to small aggregate
Consistency: hard
Filtrate: very amber (possible location near charcoal)
CO2 Gain: high
Sample: M038

Group F: Gypsum Plaster (Circa 1950's)

Samples M046 and M056 were taken from areas of patching in walls. Analysis of paint samples on the gypsum patches dates this work to after 1950.

APPENDIX H.
WALLPAPER ANALYSIS

Methodology

Wallpaper fragments were found in Rooms N101, N103, S103, and N201 of the Kirk Street Agents' House. Larger sections were also found in several of the south unit's attic rooms, and in S106 behind the extant wall paneling. Very small pieces of the small fragments were removed using an "X-acto" knife, and large panels of the wallpaper found in the south unit's attic rooms were removed using a large, flat spatula and distilled water. The wallpaper behind the paneling in S106 was inaccessible for sampling.

Layers of wallpaper were separated with a small spatula and, where necessary, distilled water. Very small pieces of all wallpaper samples were subjected to the Borrows Groundwood Test, a simple chemical procedure that identifies ground/mechanical wood pulp fibers. The layers were also analyzed under a Bausch & Lomb stereozoom microscope to help confirm the pulp type and to help identify the printing method. This information was used to help in the relative dating of the wallpaper fragments and the features on which they were found. For example, wallpapers made of mechanical wood pulp were not generally available until after 1855.

Samples of each wallpaper layer were then encapsulated in clear mylar and labeled with the rooms in which they were found and with the layer number, paper type, design, method of printing, and estimated date of use. Two sets of the samples were encapsulated and labeled; one complete set will eventually be given to the Lowell National Historical Park collection, and one will be stored at the Building Conservation Branch.

Analysis

Room S103

The wallpaper fragments from this room were found in what had been the original south-unit dining room. The fragments were taken from a section of the original plaster ceiling that had been covered by the ca.-1922 laundry chute built along the north wall. Two layers of wallpaper were found in the one fragment that was analyzed. Layer #1 tested positive to the Borrows Groundwood Test, and was thus determined to be composed of mechanical wood pulp. It was machine-printed in an indeterminate pattern of light gray on a cream ground, with traces of black and glossy gold, and is tentatively dated to circa 1880-1890.

Layer #2 tested negative to the Borrows test, and was probably composed of chemical wood pulp. It was machine-printed in a gold foliate pattern on a glossy light-yellow ground, and is tentatively dated to circa 1900.

Room N101

The wallpaper fragment from this room was found in what had been the north-unit drawing room. It was taken from the chimney breast of the west fireplace, near the firebox opening. It appears to be a piece of the original wallpaper that surrounded the original mantel, but which was covered over (and protected) by the 1890's mantel installed here, which is no longer extant.

There were two layers in the fragment, both of which tested positive to the Borrows test, and were thus composed of mechanical wood pulp. Since mechanical wood pulp was not generally available until after 1855, the fragment can be tentatively dated to between 1855 and the 1890's, when the replacement mantels were installed. Since the Agents' House was built in 1847, none of the layers could have been original to the construction of the house.

The first layer of wallpaper found is extremely faded, but faint gold or brown lines can be seen. Only two small shards of the second layer were found, on which can be seen a dark red line on a medium red ground. The first layer is tentatively dated to circa 1870, and the second layer to circa 1880.

Room N103

The wallpaper fragments in Room N103—originally the north unit's parlors—were found around the firebox openings of both fireplaces. Again, they appear to be pieces of original wallpaper that surrounded the original mantels, but which were covered over (and protected) by the 1890's mantels installed here, which are no longer extant.

There were three layers in the fragments taken, all of which tested positive to varying degrees to the Borrows Groundwood Test and were thus composed at least partially of mechanical wood pulp.

Layer #1 appeared to be a mixture of mechanical wood pulp and rag fibers. This layer was backed by fabric. The paper was machine-printed in an indeterminate pattern of dark gray, brown, gold, and glossy silver on a light-cream ground, and has been dated to circa 1865.

Layer #2 also appeared to be a mixture of mechanical wood pulp and rag fibers. This layer was machine-printed in a foliate pattern of deep reds on a lighter red. The color, pattern, and relative position among the layers would indicate that this wallpaper dated to circa 1875.

Layer #3 was composed of mechanical wood pulp. This layer was machine-printed in a foliate pattern of green on a neutral ground, with narrow white vertical bands. This paper probably dates to the mid-1880's.

Room N201

The wallpaper in N201 was found in what had been the agent's sitting room. It is extant on the east and west interior walls of the shallow closet along the north wall of the room. The east wall of the closet is a section of what had been the original partition wall dividing present-day N201 into two rooms. The west wall of the closet is the east side of the chimney breast, which had originally been exposed. To prevent disturbing the panels, only a minute sample of the east-wall wallpaper was taken.

There were two layers of wallpaper in the fragment. Analysis indicates that these layers may have been the first two layers of wallpaper in the room. Both were composed of rag fibers. Layer #1 had an indeterminate pattern of gold and tan on a white ground. Because of the very small sample, the method of printing could not be determined. Layer #2 (fig. 42) had a dark brown and glossy-gold foliate pattern on a light brown ground, with a garland rope border, and appeared on visual inspection to have been block-printed.

South Attic Rooms

Room S301

Small fragments of wallpaper with three identifiable layers were found in former bedroom S301. Layer #1 was composed of rag fibers. Its design had a background of green painted around white "shamrocks" 2 inches wide (fig. 102). The wallpaper appeared to have been an early machine-printed paper. The rag-fiber paper, the early machine-printing method, and the relatively small pattern indicates that this paper predates 1855, and may be original to the house.

Layer #2 in wallpaper fragments taken from S301 is composed of mechanical wood pulp. It was machine-printed in a foliate pattern outlined in dark green, all on a light ground. Because this paper appears to have been machine-printed, it has been dated to circa 1880.

Layer #3 is also composed of mechanical wood pulp. It is machine-printed in an indeterminate white and pink design on a brown abstract background, and has been dated to circa 1895.

Room S303

This former bedroom has retained large panels of wallpaper on its east and north walls. Four layers of wallpaper are evident.

Layer #1 is the same first "shamrock" layer found in S301 (fig. 102), which has been dated to 1847-1855. Layer #2 is also composed of rag fibers, and has a machine-printed foliate design in blue and green with gold edges on a white ground (fig. 103). This paper has been dated to circa 1855-1865.

Layer #3 is composed of mechanical wood pulp. It has a machine-printed design of white and red medallions on a neutral ground with a brown "hatching" pattern in the background. It also has a matching 9-inch border in a floral pattern and a floral-patterned ceiling paper, both in matching colors. This paper has been dated to circa 1885.

Layer #4 is thought to date to circa 1895-1905. It is a mechanical wood pulp, machine-printed paper with vertical bands of large foliate medallions in burgundy, green, and dark green on a white ground (fig. 104). It was hung in this room with a ceiling paper that had a small white floral pattern on a background of tiny white dots.

S304

This former bedroom has also retained large panels of wallpaper four layers thick. Layer #1 is composed of a combination of rag fibers and mechanical wood pulp. It has a machine-printed floral pattern in light shades of orange, yellow, green, and white. The presence of

mechanical wood pulp dates the paper to after 1855. Because it was printed using what appears to be relatively early machine technology, a circa 1855-1856 date has been given to the wallpaper. The "ghost" of a blue-print pattern on the back of Layer #1 indicates that this layer was not the first paper in the room.

Layer #2 in Room S304 is composed of mechanical wood pulp. It has a machine-printed, small floral pattern of green, lavender and sparkling white arranged in nosegays tied with bows. This pattern is printed on a background of sparkling white vertical bands and narrow horizontal lines. This layer has been dated to circa 1875.

Layer #3 is a wallpaper composed of mechanical wood pulp. It has machine-printed medallions of large white rose bouquets on a deep burgundy background, set on a white and burgundy ground. This wallpaper seems to have incorporated its own border. It has been dated to circa 1885-1890.

Layer #4 has an Art Nouveau design, machine-printed in brown, black, and sparkling turquoise green on a dark green, diamond-shaped background (fig. 105). This paper is also composed of mechanical wood pulp and has been dated to circa 1895-1900.

Room S305

Wallpaper was found in two areas of the central hall in the south unit's attic: on the walls of the hall, and on the walls of the stairway leading up from S205. The central hall has the same four wallpapers in the same sequence as found in Room S303.

Four layers of wallpaper were also found on the stairway walls. Only a very small fragment of the first layer was found. It is composed of rag fibers and has a light blue pattern. This may have been the original wallpaper.

The design of Layer #2 was machine-printed in a large brown and white floral medallion on a white ground. The paper was composed of rag fiber, and appears to have been printed using relatively early technology. However, the large design suggests that it dates closer to 1865 than to 1855.

Layer #3 is machine-printed, with white and green foliate medallions on a red ground. This paper is composed of mechanical wood pulp. The wallpaper's color and design is similar to the second layer in fragments found in Rooms N101 and N103, which have been dated to pre-1890's, and thus it has also been dated to circa 1885.

Layer #4 is the same top layer found on the walls of the central hall and in Room S303 (fig. 104).

Room S306

This former bedroom has retained six layers, more than the other third-story rooms. Layer #1 is composed of rag fibers, and has an early machine-printed, indeterminate design of dark green and brown on white (fig. 106). This paper may be original to the construction of the Agents' House and has been dated to 1847-1850.

Layer #2 is also composed of rag fibers with an early machine-printed design. This small fragment shows yellow cross-hatching on a white ground with a small, arrow-like design in dark blue. Because of its location above Layer #1, this wallpaper has been dated to circa 1855.

Layer #3 is composed of a combination of rag fibers and mechanical wood pulp. Only a very small fragment was found, but it could be determined that the blue and green design on a white ground was machine-printed using relatively early technology. This wallpaper has been dated to circa 1865.

Layer #4 is composed of mechanical wood pulp. It has a large, machine-printed floral design in yellow and white, which is very faded. This wallpaper has been dated to circa 1875.

Layer #5 actually consists of two wallpapers of similar composition, design, and color. Because of the similarity, these papers may have been used at the same time as wall and ceiling papers, or one may have been an almost-matching patch for the other. Both wallpapers are mechanical wood pulp papers that were machine-printed. Both have a design of red and/or pink roses with yellow leaves. However, the roses on one paper are set in a regular diamond pattern composed of blue and white ribbon and bows, whereas the other paper features slightly larger roses set in a background of blue and white "swirls." Both papers have been dated to circa 1885-1890.

Layer #6 in Room S306 is also composed of mechanical wood pulp. It has a machine-printed, Art Nouveau design of large pink and white roses with green leaves. These are on a yellow-green ground covered with irregular tiny black dots and very thin horizontal black cross-hatching. This wallpaper has been dated to circa 1895-1905.



Figure 102. Wallpaper: Layer #1 in Rooms S301, S303, and S305 (circa 1847-1850).



Figure 103. Wallpaper: Layer #2 in Rooms S303 and S305 (circa 1860).



Figure 104. Wallpaper: Layer #4 (Top Layer) in Rooms S303 and S305.

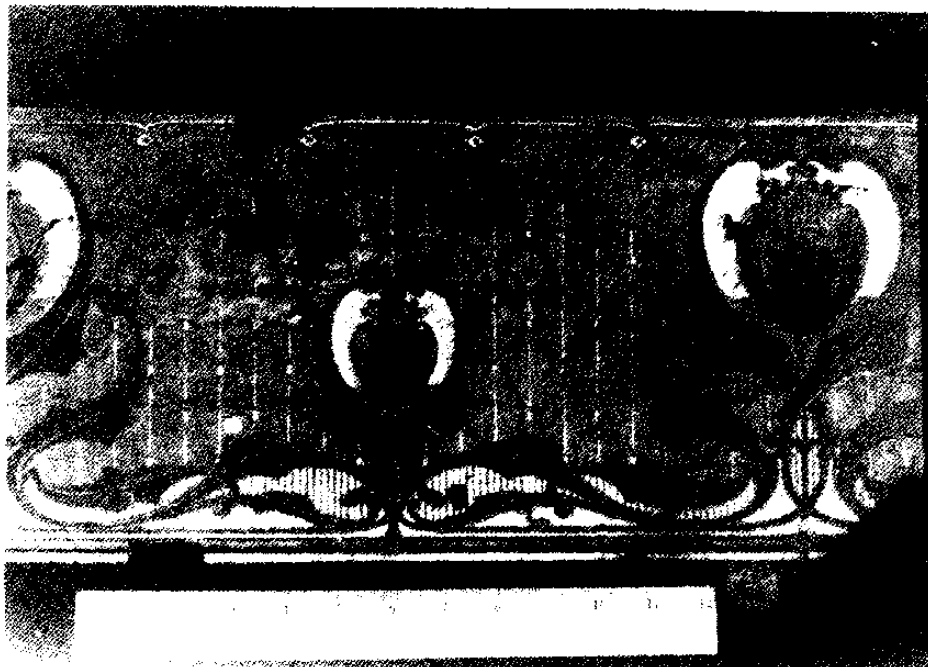


Figure 105. Wallpaper: Layer #4 (Top Layer) in Room S304.

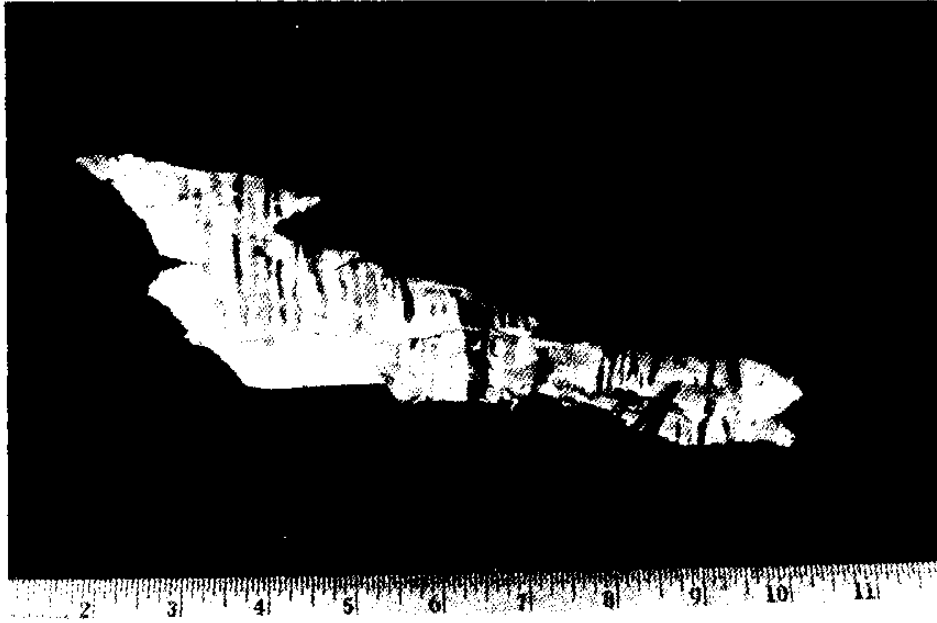


Figure 106. Wallpaper: Layer #1 in Room S306.

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