

HISTORIC STRUCTURE REPORT

CAPTAIN EDWARD PENNIMAN HOUSE

Cape Cod National Seashore
Eastham, Massachusetts

By

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PREFACE

This report was prepared by the North Atlantic Historic Preservation Center, for the North Atlantic Region of the National Park Service. The Preservation Center is part of the Division of Planning and Resource Preservation, North Atlantic Region. It contains laboratories and analytical equipment, and is staffed by historic preservation conservators and exhibit specialists who provide technical support to the parks primarily within the North Atlantic Region. The document presented here was edited and prepared for publication by Preservation Center employee Sharon K. Ofenstein.

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I. ADMINISTRATIVE DATA

The Captain Edward Penniman House, its barn, and 6.6 acres of land in Eastham, Massachusetts, were purchased on June 7, 1963, by the Cape Cod National Seashore, U.S. Department of the Interior. The price was \$28,000; the sellers were Maurice Broun and Irma Penniman Broun.¹ Included with the property were a few of the Penniman family's household furnishings. These were removed from the house, and are presently stored at the park's Salt Pond Visitors Center.

Upon acquisition, the house was added to the List of Classified Structures that is compiled by the Historic Architecture Division of the National Park Service. The LCS number for the house is 00105. Its management category is Historic Category A, meaning that it is a structure that must be preserved and maintained. The proposed treatment for the house is adaptive restoration. Both the exterior and interior of the house will be restored to their appearance during Captain Penniman's residence, which ended in 1913.

Once restored, the Penniman House will be used as a principal interpretive site at the Cape Cod National Seashore. To date, an interpretive prospectus has not been prepared for the site. However, the story of Captain Penniman--one of Cape Cod's most successful whaling captains--and the building's outstanding architectural detail and interior finishes, will undoubtedly dictate the focus of its interpretation. The significance of Captain Penniman's life and the house's architectural merit has been amply substantiated.

E.G. Perry, writing in 1898, described Captain Penniman as:

that arctic whaleman, Chief of his clan - himself a history, with his house full of arctic bear robes, himself hunted down, and a man whose record Cape Cod history will not willingly let die.²

Captain Penniman's obituary further describes his prominence in Cape Cod history.

With his stalwart physique and commanding features, he looked every inch the sea captain of romance in the days of Cape Cod's prominence on the seas, and where the square-rigged sailing ship was still the beautiful queen of the ocean. He sailed all over the globe in search of those valuable commodities which can only be obtained from the great mammals and leviathans of the deep, and was so successful that at fifty-three he was able to retire with his family with a considerable fortune to the comfortable home on the premises of which he was born, on the hill overlooking a beautiful, far-spreading tract of land and ocean, a striking symbol of the commanding and distinguished position which for twenty-nine years, as gentleman-farmer and citizen, he has occupied in [this] section of the Cape.³

Architecturally, the Penniman House is an outstanding example of a Second Empire residence (Ills. 1-4). The quality and detail of the original drawings and specifications for the house indicate that it was designed by an established architect (see Appendix A). Unfortunately, the identity of the architect remains unknown. The elaborate exterior trim--cornices and window and door hoods outlined with intricate dentil courses and highlighted with brackets--epitomizes the exuberance of wooden architectural trim applied to the exterior of American buildings following the mechanization of the wood-molding industry.

The interior of the house is noteworthy for its remarkable state of preservation. The interior room plan remains as built. With minor exceptions, all of the original woodwork remains intact, with its original hardware. Abundant evidence for the water-supply and interior-plumbing system, installed when the house was built, will enable the accurate reproduction of this unique system. More noteworthy than these features, however, are the well-preserved interior finishes. The northwest parlor's wallpaper and ceiling paper are outstanding examples of 19th-century wall and ceiling coverings. When writing Wallpaper in America, Catherine Lynn specifically requested photographs of this ceiling paper to include in her book, since it is such a fine example of this 19th-century decorative treatment. Of similar merit is the grained finish on selected woodwork. A variety of woods are imitated, in very intricate and detailed graining patterns. With the exception of limited overpainting, specifically to the kitchen woodwork and minor nicks and scratches, this graining remains in almost-pristine condition.

Development of the interpretive themes of Captain Penniman's life and the house's architectural history should compliment one another. Restoration of the architectural fabric of the house to its appearance during Captain Penniman's residence will reveal much about his taste and wealth after retiring from a career in whaling. Partial furnishing of the house with the Penniman family furniture owned by the Cape Cod National Seashore will further aid in the interpretation of these themes. Another outstanding interpretive resource is the collection of historic photographs, printed from glass negatives found in the house when it was acquired by the National Park Service. These photographs date from between 1880 and 1913, and many--though not all--are reputed to have been taken by Captain Penniman's daughter, Bessie. They show both the interior and exterior of the house, as well as members of the Penniman family. In rooms where complete refurnishing will not be possible, these photographs will provide invaluable information for the visitor about the appearance of the rooms during Captain Penniman's residence. An exhibit about Captain Penniman's whaling expeditions might also be located in one or more of the unfinished rooms.

Since acquisition by the National Park Service, several reports have been prepared by the Cape Cod National Seashore about the Captain Edward Penniman House and its barn, or that refer to these structures. They include:

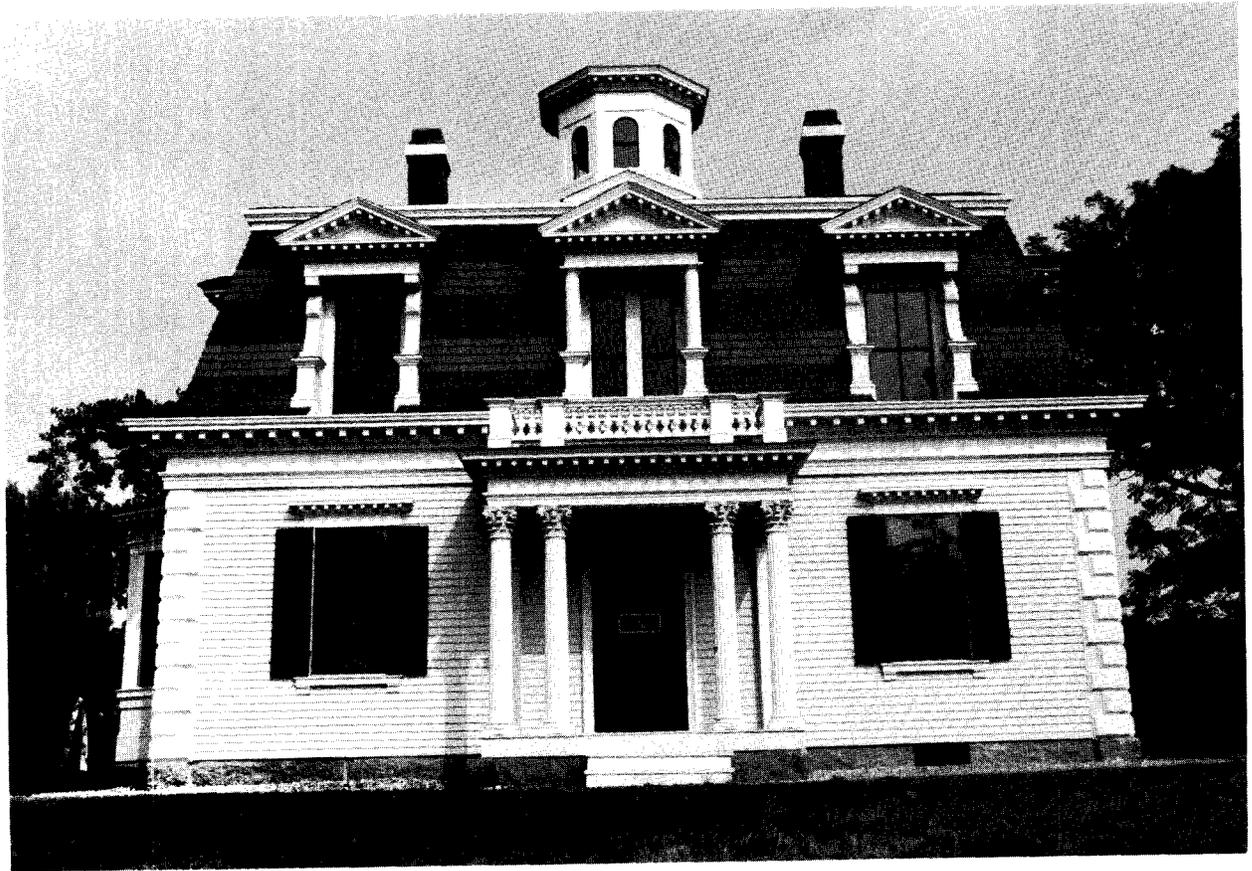


Illustration 1. Penniman House: West Facade (1984).



Illustration 2. Penniman House: East Facade (1984).



Illustration 3. Penniman House: North Facade (1984).

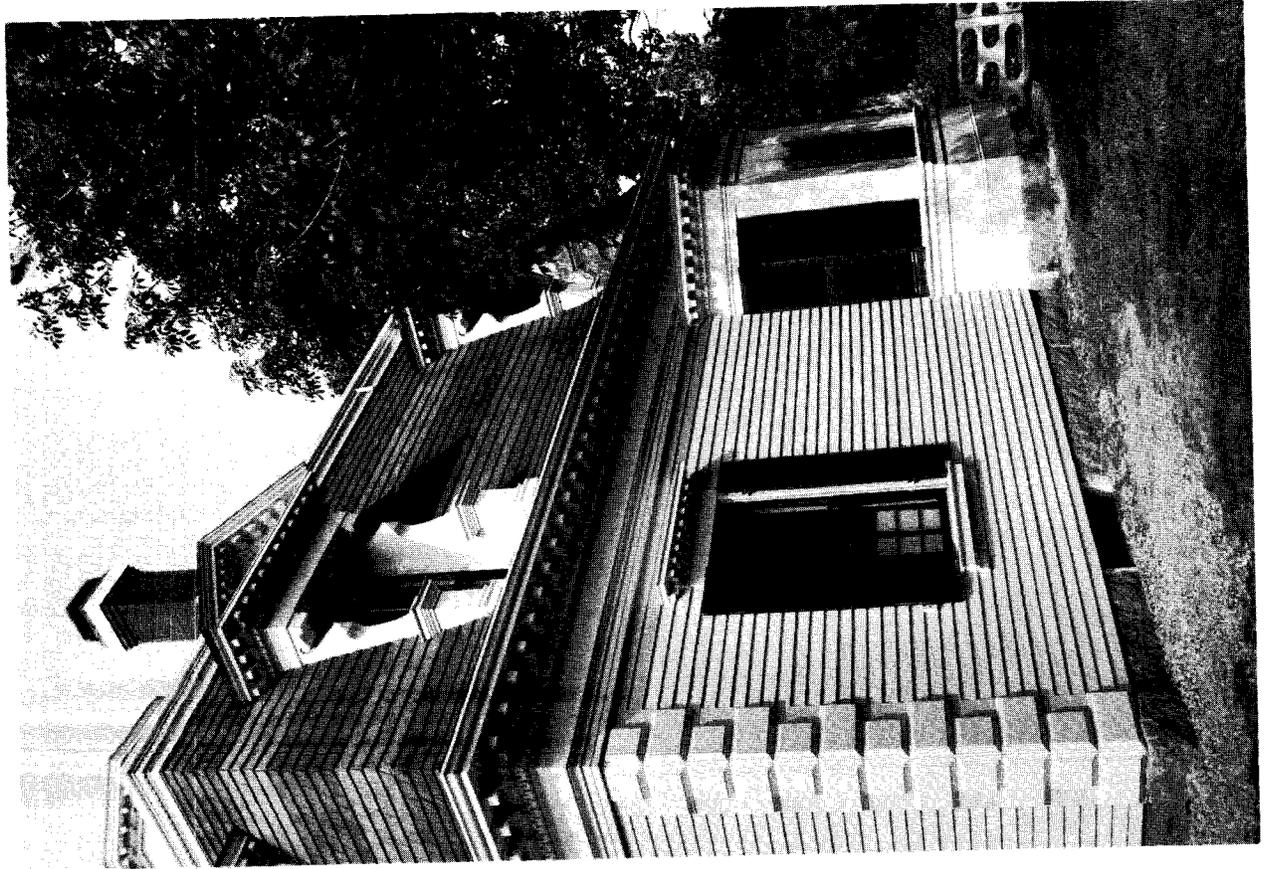


Illustration 4. Penniman House: South Facade (1984).

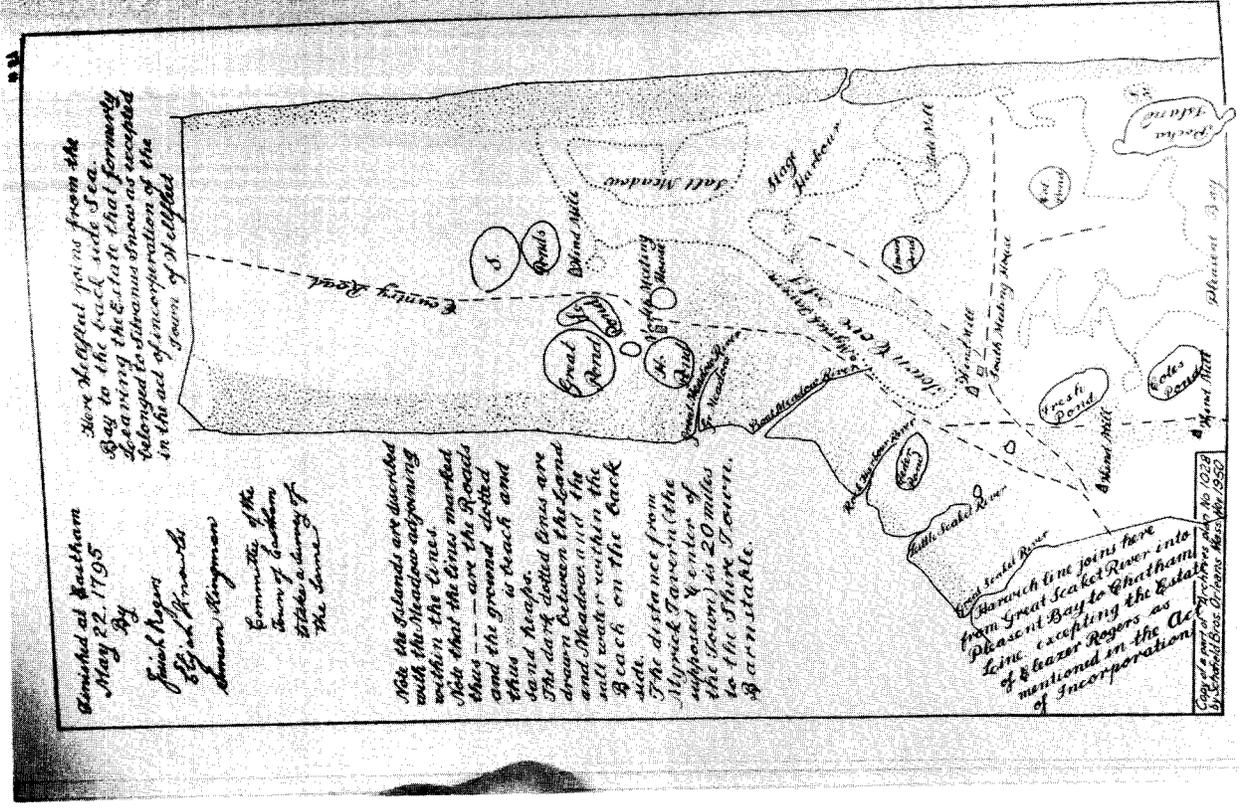


Illustration 5. Map of Eastham (1795).

- Historic Structures Report - Part I: Captain Edward Penniman House and Barn; draft by Edison Lohr, George Von der Lippe, Arnold Gustavson, and F. Cliff Pearce (November 1963, February 1964)
- Historic Structures Report - Part II: Captain Edward Penniman House and Barn; draft by Edison Lohr and F. Cliff Pearce (November 1964)
- Cape Cod National Seashore - Master Plan, by John Bright (February 1970)
- Historic Resource Study - Cape Cod National Seashore, Massachusetts, by Berle Clemensen (1979)
- Documentary Review of Historical Archeology of the Cape Cod National Seashore, by Marlene Rockmore (1979)
- Historic Structure Inventory - Cape Cod National Seashore, by Brian Pfeiffer (1981)

Measured drawings also were done for the house by the Historic American Buildings Survey in 1962. These drawings are included in Appendix C of this report.

Preparation of this historic structure report began in the spring of 1983. Physical investigation, historical research, and the organizational outline for this report were based on the December 1981 draft of the Cultural Resources Management Guidelines (NPS 28). That version of NPS 28 defined a historic structure report as follows:

A Historic Structure Report consists of the collection, presentation, and evaluation of anthropological/archeological, historical, and architectural/engineering research findings on a historic or prehistoric structure and its setting, along with the recommendation for treatment and use. Each HSR must include an administrative section, a physical history and analysis section, and an appendix. It is usually written and coordinated by historical architects and historians at the level necessary to execute the recommended treatment, i.e., preservation, restoration, or reconstruction. It analyzes and records all periods of construction (not just "significant" periods), modification, source materials, building techniques, other evidence of its use, and its cultural and social setting and history. It can present alternatives for treatment based on fabric investigation. The report must be reviewed in draft by the park manager; the regional historical architect; and the chief historical architect, Office of Cultural Resources Management, Washington. Approval rests with the regional director subject to review and consideration of comments received.

The proposed treatment for the Captain Edward Penniman House is restoration, so the most comprehensive levels of physical investigation and historical research have been conducted to gather data for the writing of this report. This level of physical investigation involved the removal and destruction of some later architectural fabric to uncover, or locate evidence of, original building fabric.

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NOTES

1. Two deeds exist for this property transaction. The first deed is dated June 7, 1963; the second is dated February 10, 1964. The later deed corrected the omission of a parcel of land from the earlier deed.
2. E. G. Perry, A Trip Around Cape Cod, p. 128.
3. George W. Penniman and Paul Biegelow, The Penniman Family 1661 - 1900, pp. 480-81.

II. HISTORICAL BACKGROUND

THE TOWN OF EASTHAM

The Captain Edward Penniman House is located on the west side of Town Cove, in the Fort Hill section of Eastham, Massachusetts. Eastham is in Barnstable County, the county comprising the southeastern peninsula of Massachusetts known as Cape Cod.¹ Situated at the southerly end of the northerly extending arm of the cape, Eastham is bounded on the north by the town of Wellfleet, on the east by the Atlantic Ocean, on the south by the town of Orleans, and on the west by Cape Cod Bay.

Eastham was settled in 1664 by seven families from the Plymouth colony. The original tract of land purchased for settlement by these families extended beyond the present-day boundaries of the town of Eastham, encompassing in addition most of the land in present-day Orleans and Wellfleet. This land was incorporated into a township called Nauset in 1646. Simeon Deyo describes the incorporation of this town and its later division as follows:

In 1646 the entire tract received from the court an incorporation as follows: June 2d, Nauset is granted to be a township, and to have all the privileges of a township as other towns within the government have." Town officers were elected and in 1647 the first deputy from Nauset appeared at general court. In 1651 it was ordered by the court "that the town of Nauset be henceforth called and known as Eastham"; which name the entire territory bore until the erection of Wellfleet in 1763 and Orleans in 1797; and which name the central portion of the original purchase still bears.²

Thus the town named Eastham dates from 1651, and its present boundaries from 1797 (Ill. 5).

The town of Eastham that emerged from the late 18th-century boundary changes is three miles wide and approximately six miles long. Its terrain is gently rolling and dominated by eight freshwater ponds, and by its ocean and bay coastlines. Frederick Freeman, writing in 1862, says the following about Eastham's "superabounding waters":

So distinguishing a feature of the township are its superabounding waters that we may most readily describe the place by reference to these. There are eight fresh-water ponds. The most considerable is Great Pond, situated about one-fourth m. from the western shore, north of which pond the explorers landed Dec. 6, 1620, and spent the night. The next is Long Pond, separated from the former by a narrow neck only about 40 feet wide. The next largest is Mill Pond, about one-eighth m. from Long Pond and connected with the northern arm of Nauset Harbor. This small harbor, sometimes called Stage Harbor was formerly the first opening into the beach affording any convenient haven, that, in sailing from Race Point south, was to

be found on the east side of the Cape. Its entrance was in this town, narrow and obstructed by a bar; but for many years it has been moving south and is now in Orleans. The harbor consists of two arms, one extending north, shallow and accompanied by almost 200 acres of salt marsh protected from the ocean by a narrow beach; the other reaching southwest, and denominated Town Cove, having, in ordinary tides, about 14 feet in its main channel, and being secure against winds.³

Another notable characteristic of the Eastham landscape by the beginning of the 19th century was the absence of woodland in the township.⁴ The virgin forests that had covered the town had been cut down for firewood and shipbuilding. Early photographs of the Captain Edward Penniman House show the surrounding land cleared, in marked contrast to the brush and small trees that have grown up around the property in the last 50 years.

The principal occupation of Eastham's early residents was agriculture. Wheat, corn, and other grains were grown for local use and export. The first gristmill was built in Eastham in 1684, and a second was built in 1703. The windmill that presently stands in the center of Eastham was reputedly built in Plymouth in 1793 and moved to Eastham in 1797.⁵

Eastham also had numerous maritime-related industries. Shipbuilding was one of the earliest local industries, but died out quickly because the supply of lumber for shipbuilding was rapidly depleted. Whaling was another early industry that flourished for a short time, until the whales were eliminated from the coastal waters. During the first half of the 19th century, the town supported cod and mackerel fisheries, as well as a productive shellfish industry along Town Cove. Saltmaking was another prominent industry during this time. An 1831 map (Ill. 6) shows the large number of saltworks located in the town. Alice Lowe describes this industry as follows:

Another of the early industries was the manufacture of salt from seawater. In 1799 the method of salt manufacture was the boiling down of seawater in large kettles. At that time, salt was selling at \$1 a bushel. Soon after that it was discovered that sun evaporation produced more salt more quickly and a more elaborate method of manufacture was devised. The water was pumped by windmills from the bay or cove through wooden troughs or pipes into large wooden vats and exposed to solar heat for evaporation. These vats had moveable covers which could be closed against the rain when necessary. The process took about three weeks, the water usually going through three sets of vats. In time a deposit of salt crystals began to develop. They were scraped from the vat with wooden paddles and stored for drying, a bushel of salt being obtained from about 250 gallons of seawater. These "salt works" as they were called, flourished all over the Cape. In 1837 there were fifty-four

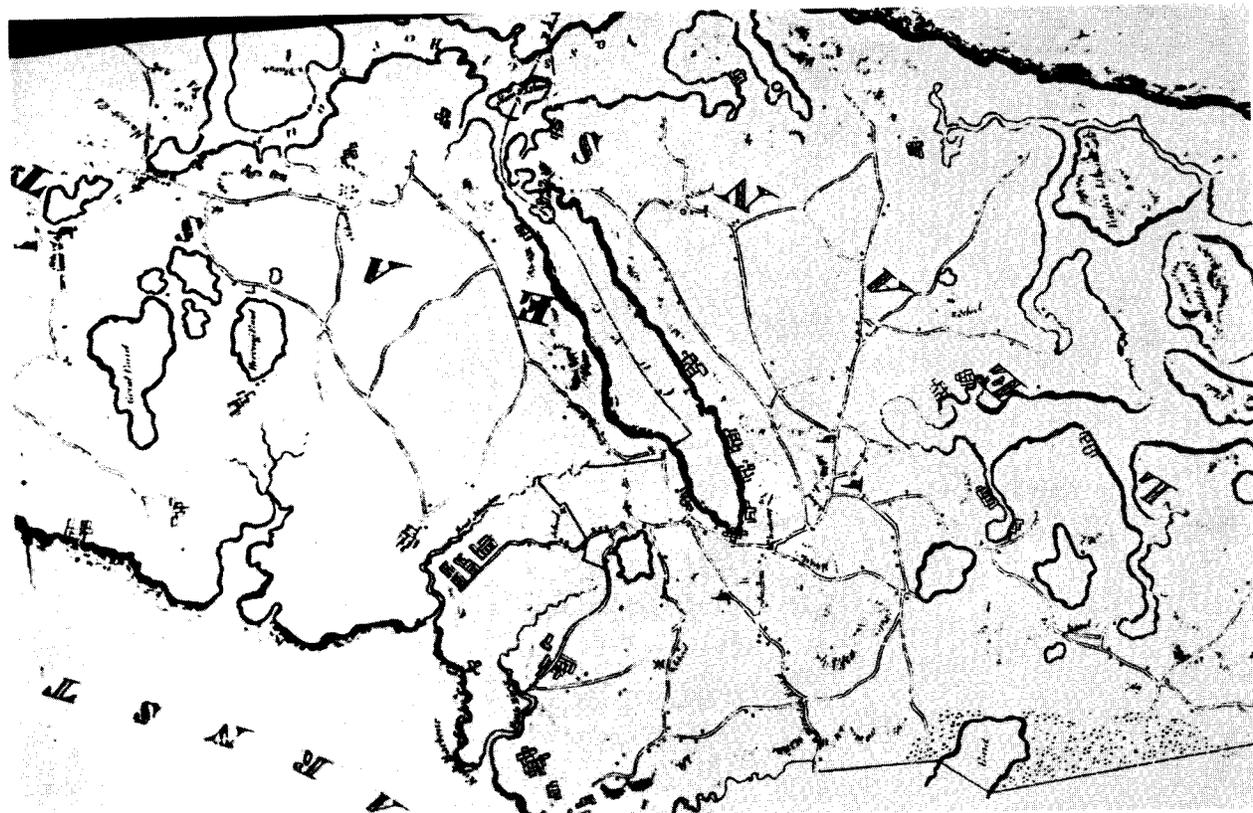


Illustration 6. Map of Eastham (1831).



Edward Penniman

Illustration 7. Captain Edward Penniman.

operating in Eastham, yielding 22,370 bushels annually. After 1840 the business began to decline, but continued in some locations until the 1800s when it was replaced by the manufacture of rock salt in other states.

The 1831 map shows several saltworks around Town Cove. In the deed dated June 4, 1846, cited below, Daniel Penniman sold a saltworks to his sisters. This is probably the saltworks shown at the head of Town Cove.

By 1850, both the fishing and the saltmaking industries had declined, and the principal occupation of the residents of Eastham reverted to agriculture. Deyo describes this change in the economy as follows:

The declination of fishing and other industries has created new ones, of which cranberry culture is most prominent. The peculiar adaptation of the soil to the culture of turnips and asparagus, and the increasing demand of these vegetables as export, has led to a thorough trial which promises good results.⁷

The early homes built in Eastham were scattered throughout the township, rather than grouped around a green, as was typical in New England towns. This settlement pattern persisted throughout the 19th century, and was described by Freeman in 1862 as follows:

Different parts of the township have distinct appellations but there can scarcely be said to be a village within its bounds; the dwellings are scattered. The Indian name of Nauset still inures to the northeastern portion; the northwestern part a little north of the center township, is Silver Spring; the portion a little southward of the camp-ground glories in a name unhistoric and less euphonious, Half-Way Ponds; the westerly part, lying west of the meeting house, south of Great and Long Ponds, and north of Great-Meadow, rejoices in the name of Great Neck; the extreme southwest is Skaket. The post office designations are Eastham and North Eastham.⁸

No mention is made by Freeman of the Fort Hill area, where the Penniman House was built.⁹ It is located in the southeast corner of the township, on the northeast side of Town Cove. Fort Hill was one of the early areas of settlement in Eastham; however, the division of land into small tracts did not occur until the first half of the 19th century.

The Fort Hill area was included in the 200 acres of land purchased by Thomas Prence in 1644. Prence built a house, near the present-day junction of Route 6 and Fort Hill Road, and farmed his extensive acreage. The first town meetinghouse was built near the Town Cove, soon after Eastham was incorporated. A second meetinghouse, built for the locally prominent Reverend Treat, replaced the original meeting house in 1676.¹⁰ The first member of the Penniman family to acquire property at Fort Hill was Scammel Penniman, Captain Edward Penniman's grandfather.

In 1829, he purchased the former Thomas Knowles homestead from Jefse Collins. He purchased an additional five acres adjoining his property in 1834 from Timothy Cole.

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1. The meaning of the name Cape Cod and the boundaries defining the geographic region have changed over time. The Historic Structure Report (Architectural Data Section), the Atwood-Higgins House says the following about Cape Cod:

This name originally described only the head of land at the northeast end of the peninsula, which is now Provincetown. Subsequently, the name came to include all of the peninsula up to the bend, and finally up to the isthmus. Today, Cape Cod has a convenient western boundary at the canal, which was built before the First World War. At the southeastern extremity of Massachusetts, Cape Cod may also be defined as the present county of Barnstable. This land mass extends easterly into the Atlantic Ocean 40 miles, before ascending northerly 35 miles to its extremity in the north latitude 42 degrees-0 4'.

2. Simeon Deyo, History of Barnstable County, p. 721.
3. Frederick Freeman, History of Cape Cod, p. 352.
4. Freeman, p. 352.
5. Alice Lowe, Nauset on Cape Cod, A History of Eastham, p. 29.

6. Lowe, p. 35.

7. Deyo, p. 726.

8. Freeman, p. 352.

9. The source of the name Fort Hill is unknown. None of the early maps consulted during the preparation of this report call this area Fort Hill, nor is any mention made of Fort Hill in the early town histories.

10. Donald G. Frayser, Eastham, Massachusetts 1651-1951, p. 35.

THE PENNIMAN FAMILY

Scammell Penniman was the first member of the Penniman family to purchase property in Eastham; he did so in 1829. Scammell was a sixth-generation descendant of James Penniman, who came to America in 1631.¹ Scammell Penniman was born in Bellingham, Massachusetts, on October 12, 1772. His early training was as a carpenter; he later became a merchant dealing with dry goods and real estate. The Penniman family geneology says the following about Scammell:

"Scammell was assistant assessor of town, Boston(2) 1821 and same for City of Boston 1823. He had a large West Indian store on Commercial Street at the north end of Boston and accumulated quite a property."²

Upon his death in 1836, the Eastham property passed to Scammell's second wife, Hannah. On June 13, 1838, Hannah transferred the property to Scammell's children--Fanny, Daniel, and Maria. The two sisters never married. The following entry appears in the Penniman family geneology describing the sisters:

'Maria, when about two years old fell down some steps at her father's store and injured her head. The doctor mistreated the hurt, so that she lost her eyesight. At 12, she was sent to Dr. Howe's School and educated there until 30 years of age. She wrote well and read much, having a library in raised letters, did fancy work, her touch being so delicate that she could select colors. She, as well as her elder sister Fanny, were excellent musicians. Fanny taught music in Cambridge for many years. Maria taught piano at the Blind Asylum. She also taught and tuned pianos in Cambridge and was for many years organist at the Congregational Church on Prospect Street. The sisters lost much of their money by land speculations and to lessen the expense of living, bought a house in Salisbury, NH. and removed there. Maria for a time had a music store in Concord, NH. but lost money and gave it up. Fanny dying in 1870, blind Maria insisted on living alone for many years, building her own fires and doing all her own work, but at last she consented to having a family occupy a part of her house, which family remained until after her death. These ladies were very fond of pets and while in Cambridgeport had a large dog named "Soldier." He always wore a wrapper, a sort of blouse and trousers combined, fastened at the neck and ankles to protect the carpets.³

This description suggests that Fanny and Maria never lived in Eastham, even though they owned property there. Daniel, on the other hand, appears to have been living in Eastham from at least as early as 1829. He continued to live in the town until he sold his property to his son and moved to Franklin Falls, New Hampshire. The 1860 agricultural census lists Daniel Penniman as owning eight acres of land in Eastham, Massachusetts, as well as one horse, two milk cows, and two pigs. He raised rye, corn, and potatoes.⁴

Captain Edward Penniman, who purchased the property from his father in 1867, was responsible for the construction of the existing structures on the site, and is the renowned member of the Penniman family with who the site is associated (Ill. 7). Edward Penniman was born in Eastham on August 16, 1831. At age 11, he began his career at sea as a cook on a schooner bound for the Grand Banks. This expedition ended in a wreck in which only the crew and cargo were saved. Possibly tempered by this experience, Edward Penniman spent his adolescent years fishing in the Eastham area. In 1852, at the age of 21, he went to New Bedford, from where he embarked on his first whaling expedition to the Pacific aboard the *Isabella*. This expedition began Edward Penniman's long and highly successful career as a whaling captain. Captain Penniman made seven whaling voyages to the Pacific and Arctic oceans.

| <u>Ship Sailed</u> | <u>Duration</u> | <u>Destination</u> |
|--------------------|-----------------|---------------------|
| <i>Isabella</i> | 1852-1855 | North Pacific |
| <i>Minerva</i> | 1855-1859 | South Pacific |
| <i>Minerva</i> | 1860-1864 | South Pacific |
| <i>Minerva</i> | 1864-1868 | Arctic |
| <i>Cicero</i> | 1874-1875 | South Pacific |
| <i>Europa</i> | 1876-1879 | Coast of Patagonia |
| Jacob A. Howland | 1881-1884 | Arctic ⁵ |

A tally of the whale oil and bone acquired by Captain Penniman on these voyages, listed in the History of Barnstable County, Massachusetts, reveals how successful these expeditions were.

On various voyages, he [Captain Penniman] took 4237 bbls. of sperm oil, 12,096 bbls. of whale oil and 166,871 pounds of whale bone.⁶

In addition to being highly successful, Captain Penniman's whaling voyages were also adventuresome. On his fourth voyage, as captain of the *Minerva*, he narrowly escaped capture by the *Shenandoah*, a privateer ship attempting to burn whaling vessels. Other whaling adventures are recorded by Captain Penniman's daughter in her "Remarks," written in 1943 and included as Appendix D of this report. Between whaling voyages Captain Penniman would return to Eastham, and it was here that he retired at the end of his whaling career in 1884. Having amassed a substantial fortune as a whaling captain, Penniman never sought gainful employment upon retiring to Eastham. He occupied his time with small-scale farming. He owned a house and barn, two cows, and a flock of chickens. In addition, he had a large vegetable garden and a greenhouse where he raised chrysanthemums. Penniman also was active in community affairs, most notably the Eastham Universalist Church. His obituary states the following:

He was the stalwart pillar of the Eastham Universalist Church, and to that his loss will be a staggering blow....⁷

Captain Edward Penniman died at his home in Eastham on October 16, 1913. Upon the death of Captain Penniman, ownership of the Fort Hill

property passed to his wife, Betsey Augusta Knowles Penniman. Betsey Knowles Penniman, like her husband, was a truly remarkable woman. She accompanied Captain Penniman on three of his seven whaling voyages, each time taking one of the children along. She was an active participant in the whaling expeditions, as demonstrated in 1836 when Captain Penniman and most of the crew were ashore and the ship was blown out to sea by a gale. Under her direction the ship weathered the storm at sea and then returned, two days later, to pick up Captain Penniman and his crew.

At the time of Betsey Knowles Penniman's death, ownership of the Eastham property passed to Captain Penniman's daughter, Betsey Augusta Penniman. Betsey had never married and was living in the house at the time of her mother's death. Both of her brothers, Eugene and Edward, had moved to Dorchester, where they were in the hardware business--Penniman Brothers Hardware, founded in 1894. Betsey A. Penniman was an amateur photographer.⁸ She died in 1957, leaving the house to her niece, Irma Penniman Broun. Broun and her husband sold the house to the National Park Service in 1963.

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NOTES

1. The history of the Penniman family is fully documented in the genealogy, The Penniman Family 1631-1900, by George W. Penniman and Paul Bigelow. For the purposes of the report, only members of the Penniman family who owned the Eastham property are described.

2. Penniman and Bigelow, p. 216.

3. Penniman and Bigelow, pp. 216-17.

4. Marlene Rockmore, Documentary Review of the Historical Archaeology of the Cape Cod National Seashore, p. 7.

5. Simeon Deyo, History of Barnstable County, pp. 743-44.
6. Penniman and Bigelow, p. 485.
7. Penniman and Bigelow, p. 481.
8. "Eastham Now and Then-Miss Bessie Had a Camera," The Magazine, February 19, 1976.

HISTORY OF OWNERSHIP

Maurice Broun and Irma Penniman Broun to U.S. Department of the Interior
(family relationship: Captain Edward Penniman's granddaughter)

Barnstable County Registry of Deeds - Book 1239, p. 48, February 10, 1964, Corrective Deed for June 7, 1963, Deed.

All that certain piece or parcel of land situated in the town of Eastham, County of Barnstable, Commonwealth of Massachusetts, more particularly described as follows:

NORTH by Road;
EAST by land of James H. Knowles;
SOUTH by a Creek in the meadow;
WEST by County Road.

For our title see deed from Samuel Penniman to Edward Penniman dated January 2, 1866, and recorded Feb. 23, 1866, on Book 90 at page 162 of the Barnstable, Massachusetts, Land Records, and Will of Betsey A. Penniman, Barnstable Probate Case No. 36559.

This instrument is a corrective deed to the deed from the same grantors to the same grantee dated June 7, 1963, and recorded on June 7, 1973, in Barnstable County Land Records said last referenced deed erroneously omitted the above described parcel of land.

Maurice Broun and Irma Penniman Broun to U.S. Department of the Interior

Barnstable County Registry of Deeds - Book 1204, p. 378, June 7, 1963, for the sum of \$28,200.

All that certain piece or parcel of land situated in the town of Eastham, County of Barnstable, Commonwealth of Massachusetts, more particularly described as follows:

WESTERLY by Governor Prence Road;
NORTHERLY By Fort Hill Road, so-called;
EASTERLY by a fence to the East of the Driveway on the herein described premises and the prolongation thereof;
SOUTHERLY by a line parallel with and 25 feet Southerly from the Southerly side line of the Barn situated on the

above described premises, which line intersects the Easterly boundary of the herein described premises and Governor Prence Road.

For our title see deed of Town of Eastham, Trustee under the Will of Betsey A. Penniman dated August 1959 and recorded in Barnstable Deeds Book 1053, Page 240.

Betsey A. Penniman to Maurice Broun and Irma Penniman Broun (family relationship: Captain Edward Penniman's daughter to her niece--Captain Penniman's granddaughter--and husband)

Barnstable County Registry of Deeds - Book 1053, p. 240, September 8, 1959.

A remainder interest under Section Third of the will of the said Betsey A. Penniman in the land and buildings in said Eastham, County of Barnstable, Massachusetts, bounded and described as follows:

- WESTERLY by Governor Prence Road;
- NORTHERLY by Fort Hill Road (so called);
- EASTERLY by a fence to the east of the driveway (on the herein described premises) and the prolongation thereof; and
- SOUTHERLY by a line parallel with and twenty-five (25) feet southerly from the southerly side of the barn on the aforesaid described premises; which line intersects the easterly boundary of the described premises and Governor Prence Road, all as described in the 'Third' section of the will of the said Betsey A. Penniman.

Daniel Penniman to Captain Edward Penniman (family relationship: father to son)

Barnstable County Registry of Deeds - Book 90, p. 162, February 23, 1866, for \$1,000.

Edward Penniman his heirs and assigns forever a piece of Land and meadow situated in said Eastham together with all the buildings consisting of a Dwelling House, Two Barns, outbuildings and improvements. bounded on the North by the road, on the East by land and meadow of James H. Knowles, on the south by the Creek in the meadow, on the West by the County road. The above described and bounded premises is the homestead recently occupied by said Daniel Penniman. containing about twelve acres of land and meadow, more or less.

Fanny Penniman and Maria Penniman to Daniel Penniman (family relationship: sisters to their brother, Captain Edward Penniman's father)

Barnstable County Registry of Deeds - Book 87, p. 504, February 7, 1866.

Know all men of these Presents, That we, Fanny F. Penniman and Maria Penniman the Mortgagees named in a [?] dated June fourth, 1846, and Recorded with the Barnstable Deeds Lib. 38, Fol. 89, hereby acknowledge that the [?] of money secured by said Mortgage, and the interest have been paid to us by Daniel Penniman of Franklin in the State of New Hampshire, formerly of Eastham, in the County of Barnstable, and State of Massachusetts the Mortgagor marked in said Mortgage: and in consideration thereof, we do fully discharge said Mortgage, and release and quit claim unto the said Daniel Penniman, his heirs, and assigns forever, the premises therein described, said Mortgage is hereto annexed. Witness our hands and seals, this seventh day of February, A.D. 1866.

Daniel Penniman to Fanny Penniman and Maria Penniman (family relationship: Captain Edward Penniman's father to his sisters)

Barnstable County Registry of Deeds - Book 38, p. 89-91, June 4, 1846, for \$1,600.

The following described of lands and buildings thereon situated in said Eastham and described as follows to wit. The first lot is called the homestead, formerly owned by Thomas Knowles, beginning at the corner of James Knowles dooryard and running southerly to the main creek in the meadow, thence westerly to the creek to a dike or ditch which separates what is called the Ministerial lot, thence northerly by the fence as it now stands to the road near William Knowles, thence Easterly by the road, to the first mentioned corner, including the meadow. - Also a piece of land and meadow bounded on the west and north by the county and town road leading to James Knowles and adjoining the land above described on the East part and Samuel Freeman's farm on the south, said land measures about five acres, and is the same which said Fanny F. and Maria conveyed to me by the deed dated October 6, 1838. Also one string or lot of salt water, containing eight hundred feet of salt-works together with the land on which they stand, situated in Eastham, adjoining on Seth Pain's saltworks and bounded beginning at the southwest corner of said works running Easterly to the end of the staging to the south end of said works, thence westerly by said works to the first mentioned bounds together with the mill belonging to said works. Also the privilege of passing around and going to and from said works and taking off salt by land or water. Also a certain tract of land being an undivided half part hereof situate in said Eastham and being the same which Freeman D. Mayo and wife conveyed to me by deed dated October 30th, 1837.

Hannah Penniman to Daniel Penniman and Fanny and Maria Penniman (family relationship: stepmother to stepson and stepdaughters; Hannah was Scammell Penniman's second wife. Hannah Penniman was Captain Edward Penniman's step-grandmother; Daniel was his father, and Fanny and Marie were his aunts)

Barnstable County Registry of Deeds - Book 17, p. 267, June 18, 1838.

All my right, title, interest and estate in and to two combined lots of land with the buildings thereon situated in the said Eastham, bounded and described as follows: to wit the first lot is the homestead formerly owned by Thomas Knowles, late of said Eastham, bounded beginning at the corner of James Knowles door yard and running southerly to the main creek in the meadow, thence westerly by the creek to a dike or ditch which separates what is called the Ministerial lot, thence northerly by the fence as it now stands to the road near William Knowles thence easterly by the road to the first mentioned corner, including the meadow. The premises were conveyed to Scammell Penniman by the Deed of Jefse Collins recorded in the Barnstable Registry, Book 2, page 120. Also a piece of land and meadow bounded on the West and North by the County and Town Road leading to James H. Knowles and adjoining the lands above described on the last part, and Samuel Freeman's farm on the south part said land measures about five acres and is the same which Timothy Cole conveyed to said Scammell Penniman by Deed dated May 21, 1834, and recorded in Barnstable Registry, Book 18, page [?] meaning to convey all my right, title and interest in and to all the real estate and land of Scammell Penniman deceased, situate in Eastham.

Timothy Cole to Daniel Penniman (family relationship: Captain Edward Penniman's grandfather)

Barnstable County Registry of Deeds - Book 18, p. 1, May 22, 1834, for the sum of \$208.

A piece of land and meadow situated in Eastham and bounded as follows, [?]. On the West and North by the county and town road that leads to James H. Knowles and adjoining the said Penniman homestead on the East part and Samuel Freeman on the South part. The land and meadow contains about five acres.

Jefse Collins to Daniel Penniman

Barnstable County Registry of Deeds - Book 2, p. 120, May 1, 1829, for the sum of \$700.

All the homestead formerly owned by Thomas Knowles, late of Eastham deceased, said property is situated in Eastham aforesaid and is bounded as follows: [?] beginning at the corner of James Knowles door yard and running southerly to the main creek in the

meadow, thence Westerly by the creek to a dike or ditch which separates what is called the Ministerial lot, thence Northerly by the fence as it now stands to the road near William Knowles, thence Easterly by the road to the first specified bound including the meadow, fruit trees and all the buildings now standing on said land which is within the bounds specified, with all the privileges and appurtenances to the aforesaid granted premises belonging. Reserving to myself the right of improving one half of the dwelling house, right in common in all the outbuildings until September next and the privilege of moving from said place all furniture, provisions, stock, wood, counter and shelves from the North room of the dwelling house and everything that does not belong directly to said place.

A fire in 1827 at the Barnstable County Courthouse destroyed all of the deeds that had been filed for the county up to that date, so the May 1, 1829, deed cited above is the earliest formal record of ownership for the Captain Edward Penniman House property.¹ It is known that the property was included in the 200 acres purchased by Thomas Prence in 1644, and that upon his death in 1672, ownership of the property passed to his son-in-law, Samuel Freeman. From 1672 until 1829, the ownership of the property remains largely unknown.

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1. Marsha L. Fader, Historic Structure Report, Architectural Data Section, The Atwood-Higgins House, p. 14.

III. ARCHITECTURAL HISTORY

DESIGN

The Captain Edward Penniman House was built in 1868. The most conclusive documentation for this date of construction is the entries in Captain Edward Penniman's Accountbook for the expenses he incurred building the house from June 17 through December 8, 1868.¹ Original drawings and specifications for the house also exist (see Appendix A); unfortunately, they bear neither the signature of the architect nor a date. The last two pages of the specifications, where the date and name of the architect probably were written, have been lost.

For the present, the architect of the Penniman House remains unknown. However, it seems likely that a Boston architect prepared these drawings and specifications. The theory that the plans for the house were either bought by the captain from France, or ordered by him directly from France, is completely unfounded.² There are no records of Captain Edward Penniman ever traveling to France. From September 11, 1864, to April 2, 1868--the years immediately preceding the building of the house--Penniman served as captain of the *Minerva*, on a whaling voyage to the South Pacific. Furthermore, the specifications and drawing labels are written in English, and there is no indication they are a translation. In fact, two items in the specifications rule out this possibility with almost positive certainty. First, interspersed throughout the text are sketches of architectural details. Second, and even more persuasive, is the architect's reference to the materials from the old house then still on the site that could be reused in the new house--chimney bricks, floorboards, etc. This indicates a familiarity with the site that an architect living in France would not have had.

Another myth about the house, which is equally unfounded, is that it is "a unique piece of architecture for the area with only one reputed twin on the outskirts of Paris."³ Although the Penniman House may be one of the few Second Empire houses in Eastham, there are numerous houses of this architectural style in nearby Brewster and Provincetown. Elsewhere in the United States, the Second Empire style enjoyed great popularity during the 1860's and 1870's. The existence of a twin house on the outskirts of Paris, although not positively refuted by information during the preparation of this report, seems highly unlikely.

The master builder of the Penniman House was Nathaniel Nickerson. His name is written on the back of one of the original drawings of the house, suggesting that they were the drawings and specifications from which he worked. Nathaniel Nickerson is also the most highly paid of the men who worked on the construction of the house.⁴ The other men who were involved with its construction are listed in Captain Penniman's Accountbook, as well.

NOTES

1. Captain Edward Penniman, Accountbook, 1867-1880.
2. Cape Cod Compass, Vol. No. 19, 1966.
3. John J. Clark, "Eastham's Most Expensive House," p. 2.
4. Accountbook.

SETTING

The property that Captain Penniman purchased from his father in 1868 consisted of approximately 12 acres of land, on which were located a dwelling house, two barns, and several outbuildings.¹ The exact locations of these structures has not been determined by archeological investigations. Local history states that the dwelling house was located southeast of the existing house, so evidence of its foundation may have been obliterated by the building of the present barn in 1880.² Physical evidence of some of the other structures may have been destroyed by the excavation of land to create the 8-foot-high mound on which Captain Penniman built his house, or it may have been covered over by the mound.³

Not all of the early structures were torn down immediately, however. Tax records for the property for 1878--10 years after the construction of the present house--describe a house with a mansard roof, a barn, a woodhouse, and an "old house."⁴ The old house apparently was pillaged for building materials for the 1868 house, so its usage after that time seems problematic. Nevertheless, this and several other early buildings were standing a decade after the construction of the present house. One thus must attempt to visualize Captain Penniman's elegant Second Empire house, perched on its 8-foot-high artificial mound, surrounded by a variety of simple wooden structures.

By 1880, however, all of the pre-1868 structures had disappeared. The earliest photograph of the property (Ill. 8) shows only the present house and the mansard-roofed barn built by Penniman in 1880. The old house, barn, and woodhouse thus must have been taken down between 1878 and 1880.

Soon after the barn was built, a greenhouse was constructed along the north wall of the courtyard (Ill. 9). It was a rectangular structure of wood and glass that extended along the full length of the courtyard's north stone wall. With the building of this greenhouse, Captain Penniman appears to have completed his master plan for the property; all of the old buildings had been demolished, and three new structures erected.

In the 1920's, the greenhouse was destroyed in a hurricane; it was not rebuilt. With this exception, the property retains its late 19th-century site plan.

In addition to the outbuildings that stood on the Penniman property, several other properties on Fort Hill were visible from the house. Like the Penniman property, they were small farms, consisting of a house, barn, and outbuildings, surrounded by open fields and marshes (Ills. 10-12).

The open fields and marshes that characterized the 19th-century Fort Hill landscape stand in marked contrast to the scrub trees and brush that

cover the hill today, obscuring the views of--and from--the house. Irma Penniman Kahn describes the early 20th-century views from the house as follows:

Until the Park bought the property, trees were not allowed to grow in the field facing the ocean. We had a beautiful view of the Town Cove, the ocean and the sand dunes. The views were the prime reason for building the house where it stands. The sun rising out of the sea was spectacular, some nights it was the full moon we saw - again spectacular. We watched whales blow as they swam and cavorted in the water, as seen from our dining room window. Now all that is gone as the trees have been allowed to grow. The land was clear and planted to hay which was harvested for our golden Gurnsey cow, Daisy, and our horse, Molly.⁵

Similarly, the views of the house from the town of Eastham have been obscured by the trees and brush. An architectural landmark, visible for miles in the 19th and early years of the 20th century, the Penniman House can now be seen only from Fort Hill Road.

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1. See deed dated February 23, 1866.
2. Captain Edward Penniman, Accountbook, 1867-1880.
3. Captain Penniman had his house built on an 8-foot elevated terrace so he could view the Atlantic Ocean and Cape Cod Bay from the cupola (see Appendix E).
4. Assessor's records for the Town of Eastham.
5. Appendix E.

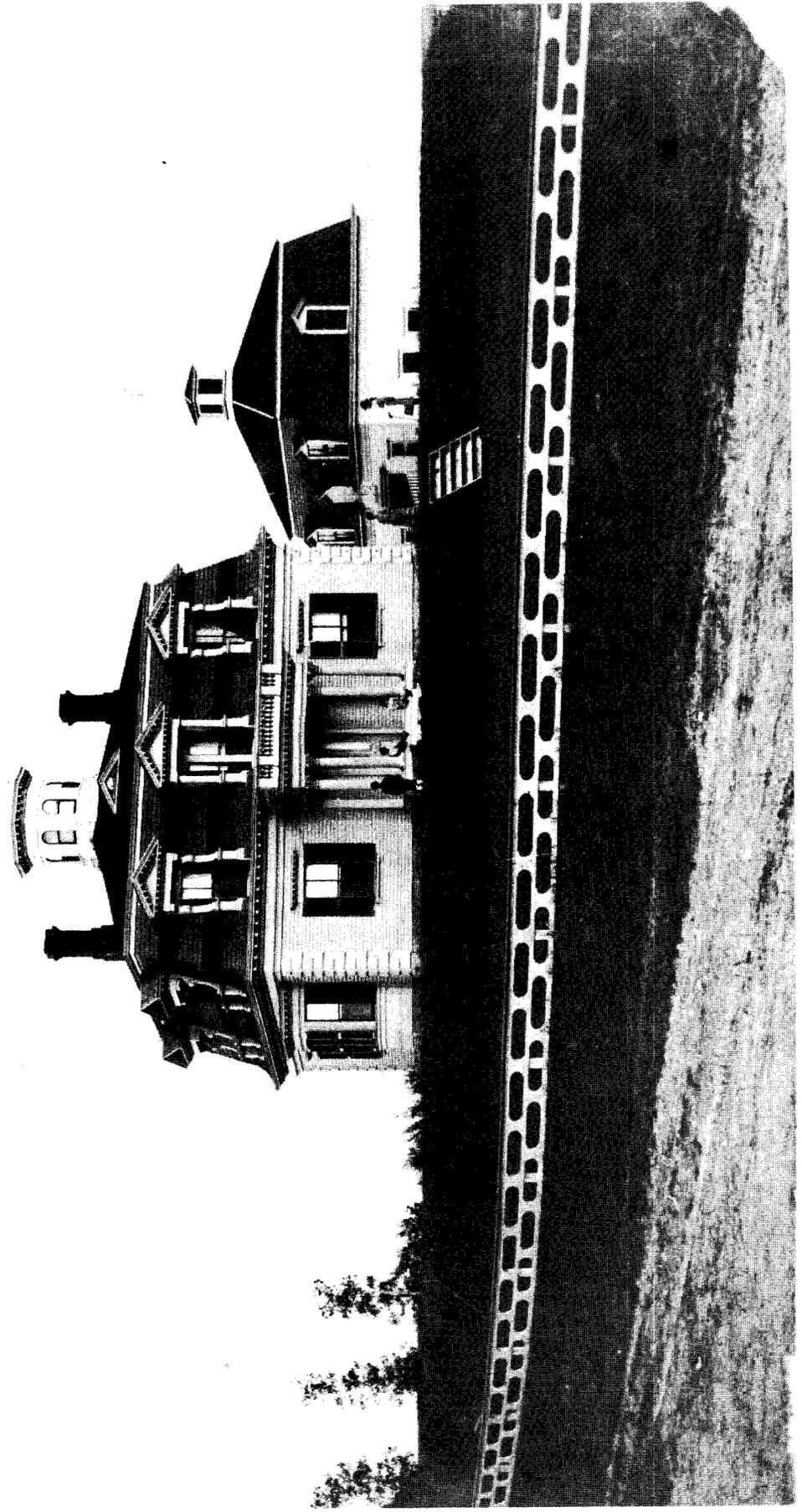


Illustration 8. Penniman House and Barn (Circa 1898).



Illustration 9. Penniman House: The Greenhouse (Circa 1890).

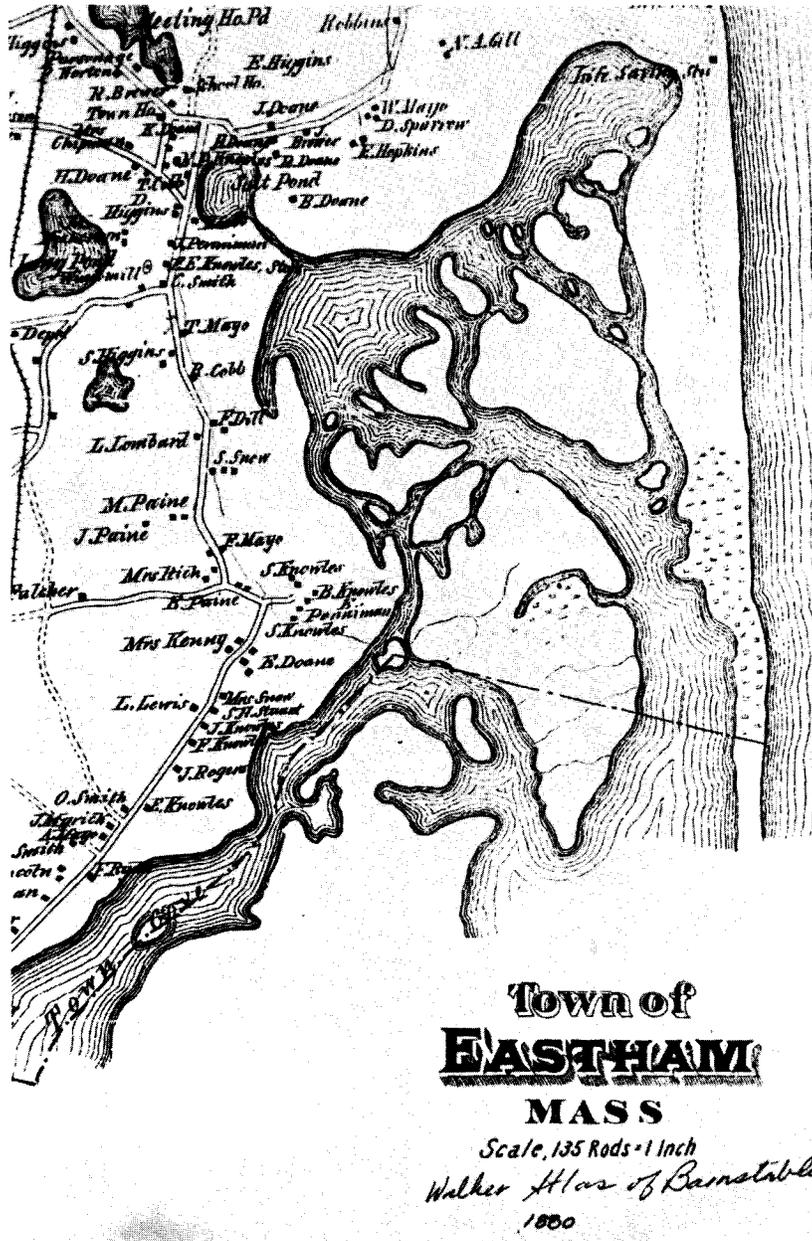


Illustration 10. Map Showing Structures in the Fort Hill Section of Eastham (1880).



Illustration 11. View Northward from the Penniman House (Circa 1890).



Illustration 12. View Northeastward from the Penniman House (Circa 1890).

IV. SUMMARY ARCHITECTURAL DESCRIPTION

EXTERIOR

The Captain Edward Penniman House, built in 1868, is a 2-1/2 story, wood-frame structure with a mansard roof.¹ The mansard roof is the characteristic feature of Second Empire-style architecture in mid 19th-century America.² The house is located along the west side of Town Cove, in the Fort Hill section of Eastham. The principal elevation of the house faces west.

The house is symmetrical in design--three bays wide (40 feet 4-3/4 inches) and two bays deep (34 feet 3-1/4 inches). A doorway is centered at first-story level in each of the west and east (front and back) facades; bay windows are located diagonally opposite each other at first-story level on the north and south sides (see Illustrations 1-4).

The house has a stone foundation. Below grade, it is constructed with rubblestone and mortar; above grade, it is constructed with cut granite blocks and mortar. The exterior walls of the house are wood-framed and clad with clapboards. Exuberant architectural millwork trims the windows, doorways, and cornice that punctuate the exterior walls. Most of the first-floor windows are also fitted with louvered wooden blinds. The principal, west facade of the house is dominated by an elaborate entrance portico, featuring Corinthian columns and a hipped roof crowned with a balustrade.

The mansard roof, like the walls of the house, is wood-framed. It is clad with wooden shingles. The sloping sides of the lower part of the mansard roof, which form the second-story exterior walls, are not curved, but rather flared at their lower edges. They are fenestrated with the same symmetry as the first story. The upper part of the mansard roof is ridge-hipped. The ridge is surmounted with an octagonal cupola. Brick chimneys are located in the north and south roof slopes; the east and west roof slopes contain small triangular windows.

The exterior of the house is presently painted with its ca.-1890 color scheme. The clapboards are yellow; the trim, white; the window sash, black; the window blinds, green; and the roof shingles, brown and red.

INTERIOR

The interior of the house, which remains remarkably unaltered, is characterized by the same symmetry and elaborate embellishment as seen on the exterior of the house.

The interior plan consists of four rooms, two on each side of a central hall. The plan deviates slightly from a traditional central-hall plan, in that the hall does not extend the full length of the house. The hall had to be shortened to accommodate the first-story pantry, the enclosed back stair, and the second-story bathroom.

Unlike the interior room plan, which is relatively simple, the interior woodwork and finishes are ornate and of high quality. The one exception to this statement is the floors, which consist of pine boards; however, they were originally covered with carpeting. The interior woodwork, which is soft wood everywhere except in the dining room, is elaborately molded. The dining room woodwork is oak. The windows in the southwest parlor, northwest parlor, and dining room have molded, recessed panels below them extending from window apron to baseboard. The front stair has a handsome mahogany newel, handrail, and turned balusters. Much of the interior woodwork retains its 19th-century finish. Doors on both the first and second stories have fine grained finishes. The grained woodwork in the kitchen has been covered over by a layer of latex paint. The northwest parlor retains the paint scheme applied when the flocked wallpaper and ceiling paper were hung, ca. 1880.

The interior walls and ceilings of the house are plastered. Except for the kitchen, pantry, back hall, and bathroom, the walls were originally wallpapered. The only rooms retaining their historic wallpapers are the northwest parlor and northwest bedroom. The walls of the other rooms of the house are presently covered with later wallpapers or modern latex paints. The ceilings in the house historically were painted with white calcimine paint, except for the ceilings in the dining room and northwest parlor, which were papered. The historic dining room ceiling paper was replaced by the existing paper by ca. 1920; the northwest parlor ceiling paper remains intact.

The house was built with interior plumbing. The kitchen contained two sinks, and a full bath was located on the second story. Water was supplied to this system by two cisterns, one located in the attic and the other underground at the northeast corner of the house. All of the historic bathroom furniture and fixtures have been removed. The kitchen retains its original marble sink and cabinet; the tin kitchen sink has been removed.

The original heat source for the house was wood or coal stoves. All the fireplaces in the house are purely decorative. Most have recessed areas in the plaster below their marble mantelshelves that contain metal stovepipe thimbles. Circa 1890, a hot-air, coal-fired furnace was

installed to supplement the stoves. It has since been replaced with an oil-fired, hot-air furnace.

When first built, the house was lighted with kerosene lamps. The house is presently wired with minimal electrical service, installed ca. 1930.

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1. Cyril Harris, in his Historic Architecture Sourcebook, defines Second Empire style in the U.S.A. as, "A stylistic designation named after the French Second Empire after Napoleon III (1852-1870), but referring to grand eclectic architecture in the U.S.A., not only in the 1860's but also the 1870's, primarily public buildings. Its characteristic feature is the high mansard roof, for which it is also called Mansard style."

V. ARCHITECTURAL FABRIC: EXTERIOR ELEMENTS

The exterior of the Penniman House underwent few significant alterations from the time of its construction in 1868 until its acquisition by the National Park Service in 1964. It is assumed that the 1964-65 exterior restoration work performed by the Park Service only repaired or replaced in kind deteriorated fabric. (Since this work was only minimally documented, the specifics of the architectural fabric involved are not known; see Appendix F.) Therefore, the extant fabric described below can be considered to be the historic fabric, unless otherwise noted in the text.

INTRODUCTION

A. Dimensions

40 feet 4-1/2 inches wide by 34 feet 5-1/2 inches deep

B. Number of Stories

Two and a half, plus a cupola

C. Height

Above grade, including the cupola: 37 feet 2-1/4 inches

D. Orientation

The house faces west.

FOUNDATION

The foundation walls of the Penniman House are approximately 7 feet high, 1 foot 6 inches thick, and built of stone. The portion of the walls below grade (5 feet 6 inches high) consist of random-size fieldstone. The portion above grade (1 foot 6 inches high) is constructed of cut granite blocks (Ill. 13). The stone is laid with a natural cement mortar; the mix is one part natural cement to three parts sand. An exception to this type of stone construction is found at the south end of the east foundation wall. This portion of the foundation is exposed and constructed of brick. The brick is laid in stretcher courses (Ill. 14).

The basement of the house is only partially excavated. Under Room 103 (northwest parlor) and Room 104 (kitchen) there is only a crawl space. A stone partition wall, 4 feet 3 inches high, separates the basement from the crawl space. The foundation dimensions given above apply only to the fully excavated portions of the basement. It is assumed that the crawl-space foundation walls are more shallow than 7 feet.

The specifications for the house detailed the construction of the foundation as follows:

Masonry: To excavate and stone up a cellar the entire size of the House (Exclusive of the projections) 7-1/2 feet deep in the clear of floor joists. Said wall to be built of good stones to make a strong wall. to build an outside cellarway with stone steps....The underpinning to be 2 feet wide of split stones, to be plinths on the corners to receive the quoins. said plinths project 4 inches from the sill and to be 18 inches broad on the face. To lay all foundations below the frost for the Portico, Bay Windows, and Back Porch. The underpinning to be well backed up and the underpinning, as also the cellar wall, to be well pointed, with mortar. The underpinning to be handsomely lined off on the Top Edge to receive the sill.

Comparison of this text and the existing foundation reveal that there are several discrepancies between the specifications and the foundation as built. First, there does not appear to have been any significant excavation required for the building of the foundation. As discussed above, Captain Penniman raised the house site approximately 8 feet, so that he could view both Cape Cod Bay and the Atlantic Ocean from the cupola. Physical evidence, specifically the courtyard's retaining walls, indicate that this was accomplished by building the foundation walls and then filling around them. The courtyard retaining walls are built with the same stone and mortar as the house foundation, indicating the same date of construction. The placement of the basement doorway and double-hung window in the brick portion at the south end of the east foundation wall further supports the theory that the foundation and courtyard walls were built and then dirt pushed against them. One entry



Illustration 13. Penniman House: West Foundation Wall (1984).



Illustration 14. Penniman House: East Foundation Wall, Showing Basement Doorway and Window (1984).

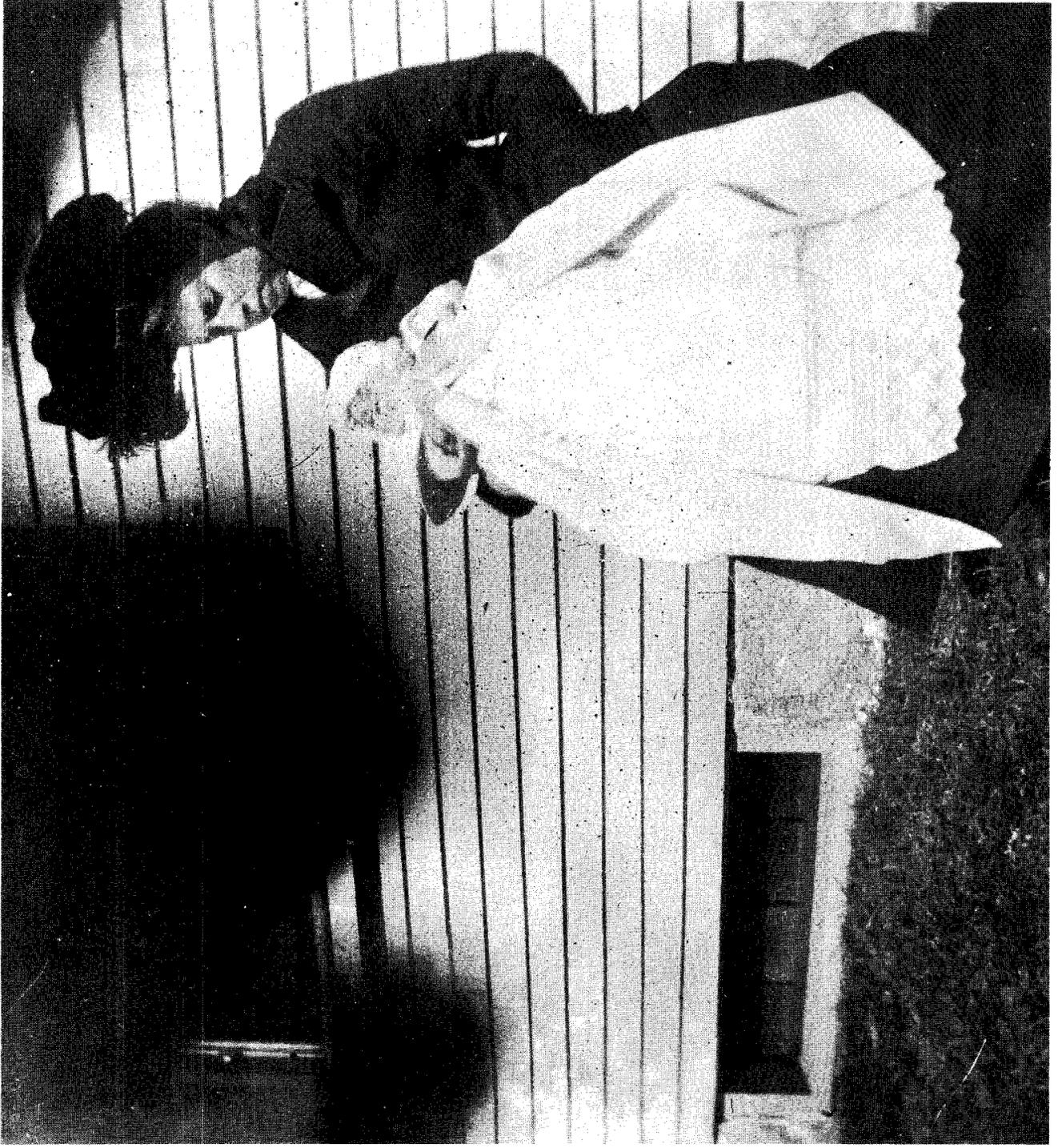


Illustration 15. Penniman House: South Facade, Showing Basement Window (Circa 1890).

in Captain Penniman's Accountbook reads, "July 1, 1868: paid James Rogers for digging basement \$15.00." This suggests that there was some excavation associated with the building of the basement. However, it seems highly improbable that the mound was built up and then excavated for the house's foundation.

Another discrepancy between the specifications and the basement as built is that the basement is not fully excavated. This seems odd in light of the theory that the foundation walls were built and then dirt piles against them. One possible explanation for the crawl space is that the hill was higher on the north side of the house, and that the height of the foundation walls conformed to the existing terrain. This theory has not been confirmed by archeological investigation. The uniform surface of the dirt floor in the crawl space suggests that it was partially filled for leveling. The most likely explanation for these discrepancies is that the specifications were written prior to Captain Penniman's decision to raise the house site 8 feet.

The foundation walls of the crawl space contain no openings. The foundation walls of the fully excavated portion of the basement contain two small windows, one in the west and one in the south wall. The south foundation wall's window opening is 3 feet 5 inches wide and 1 foot high. It has a simple wooden frame and four panes of glass. This window appears in the ca. 1890 photograph of the south elevation of the house (Ill. 15), and is assumed to be original. The west foundation wall's window opening measures 2 feet wide and 1 foot high. Patching around this window indicates that it is not original. It is not visible in the historic photographs of the west elevation, but it does appear in a photograph of the house taken in 1951. Its date of installation is thus unknown. Since there is no brick patching or much mortar patching around the window, it is assumed the granite foundation wall was cut to size for this window.

The exposed portion of the foundation, at the south end of the east wall, opens into the courtyard (Ill. 14). This brick wall contains a doorway and window. The door has two recessed lower panels and four glazed upper panels. The window is double-hung, with two-over-two sash. Both the doorway and window have simple, wooden frames. Pintles mounted on the north side of the doorway casing are for a screen door presently stored in the barn. It is a simple two-panel screen door with handsome metal corner brackets. The door is painted black. The hinges for this screen door are visible in the ca.-1890 historic photographs, so it dates to the historic period. The basement window was fitted with blinds.

WALLS

A. Framing

Only limited portions of the wall framing--in the basement and in the attic--were exposed for examination during the preparation of this report. The exposed framing, however, matches that shown on the specification drawings. In the absence of better documentation, these drawings will serve as the basis for the description of the wall framing that follows. The framing shown incorporates a combination of balloon-frame and traditional post-and-beam construction. The walls are constructed with standard framing members--sills, posts, girts and braces. However, the floor joists are not set into the girts: rather, the floor joists rest on ledgers that are set into the vertical framing members. F.E. Kidder in his Building Construction and Superintendence manual described this type of combination frame as follows:

Combination frame - the better class of wooden buildings are now framed on a sort of combination of the balloon and old-fashioned methods. The braced frame is adopted as far as the sills, posts, girts and braces are concerned, but the common studding is generally mortised at the lower end only and spiked at the upper end, and generally the plate is made of two thicknesses of 2" x 4" or 2" x 6" plank spiked to the top of the studding and breaking joint.

The specifications described the sizes of the framing members as follows:

Frame: the frame to be of spruce or hemlock. to be good sound square edged lumber. Outside sills 6 x 7 in. Tie sills 7 x 7 in. Joist for the first floor 3 x 7 in. Posts 4 x 7 in. Plates 6 x 6 in. Tie beams 6 x 7 in. Floor joist for the second floor 2 x 10 inches. Studding 3 x 4 in. Tuck or cap studding may be 2 x 4 in. Joist for the third floor 2 x 7 in. Rafters for the sharp roof to be 3 x 5 in. Hip rafters, 2 x 7 in. For other rafters see Bill of frame. The frame of the floor joist where they come to the outside walls to be supported by halving a board into the Studding and the Rafters. The joist to be spiked into the studding and the rafters. The plates to be stayed to the floor joist to prevent the roof from spreading. Floor joist framed 16 inches from center to center.

The exposed framing members reveal that, for the most part, the size lumber cited in specifications was used. A known exception is the plates, which measure 5 by 4 inches, rather than 6 by 6 inches.



Illustration 16. Penniman House: East Facade, Showing Ends of Vertical Sheathing Boards Under Clapboards (1984).

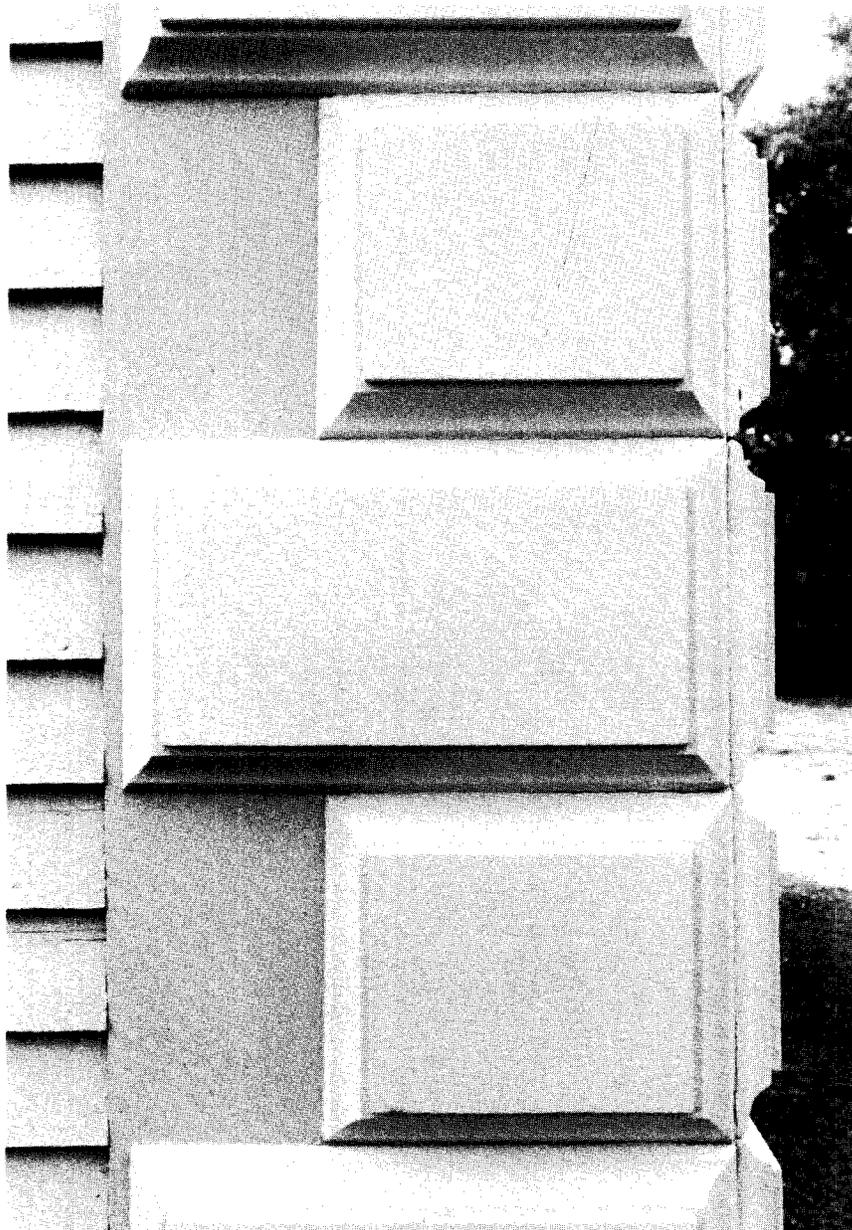


Illustration 17. Penniman House: Corner Quoins (1984).

B. Sheathing

The sheathing boards are of random width, 1 inch thick, and laid vertically (Ill. 16). The specifications call for "Inclosing Boards - the walls and roofs to be covered with good square edged sound seasoned inch boards. May be of pine or hemlock. All to be thoroughly nailed."

C. Cladding

The exterior walls of the house are covered with clapboards. The original clapboards are circular sawn and have a 3-1/2-inch reveal. The specifications state: "The walls to be clapboarded with first quality of Eastern pine clapboards. Laid to weather not to exceed 4 inches."

D. Trim

The corners of the walls are trimmed with 12 quoins of alternating size (Ill. 17). The large quoins measure 1 foot 6-1/4 inches by 10-1/4 inches; the small quoins measure 1 foot by 10-1/4 inches. The quoins are 1-3/4 inches thick. They are nailed to a cornerboard 1 foot 6-3/4 inches wide. The specifications called for:

Quoins on the corner of the house. All to be put up agreeable to detail drawings. Of the best of lumber and workmanship. The corners of the house to be ceiled with narrow boards before the quoins are put on. The quoins will be 1-3/4 inches thick.

E. Cornice

The main house cornice consists of a pair of fillets, a bead, a cavetto, a fillet, a fascia, a cavetto, a dentil course, a fillet, a quarter-round, a row of brackets trimmed with a cavetto molding, and a fillet. A wooden gutter also is present (see 'MAIN ROOF,' Section E). These architectural elements are the same as those used for the cornices of the bay windows and west entry portico, except that they are larger in scale.

F. Alterations

In 1964-65, the exterior of the Penniman House was extensively restored by the National Park Service. Among other work, deteriorated woodwork was repaired and replaced. The minimal documentation that exists for this work has been assembled in Appendix F. Examination of this documentation reveals the general scope of the work, but provides few specifics about the architectural fabric that was altered or replaced. Short of disassembling the exterior woodwork--an exercise deemed unjustifiable at this time--this information must remain unknown.

FENESTRATION

A. Facade Windows

The walls of the Penniman House are three bays wide and two bays deep. Both the east and west elevations have windows placed symmetrically on either side of their centrally located entrance doorway. The north and south walls each have a single window and a bay window, located diagonally opposite each other. On the north wall, the single window is at the east end, while the bay window is at the west end. On the south wall, the locations of these windows are reversed. The placement of the windows, although not strictly symmetrical, is balanced.

Single Windows

Architraves. The single, first-story windows have unmolded, vertical casings $4\frac{3}{4}$ inches wide. The lower 1 foot 4 inches of the casing flares and is $5\frac{3}{4}$ inches wide. The sills are 6 inches wide, $1\frac{1}{2}$ inches thick, and have a rounded edge. The sills extend 3 inches beyond the vertical casings. The window aprons are $2\frac{3}{4}$ inches thick, $2\frac{1}{2}$ inches wide, and 3 feet $11\frac{3}{4}$ inches long. The window aprons are fitted with a pair of cyma recta brackets. The tops of the windows have a 6-inch-wide horizontal casing, capped by elaborately molded window hoods. The moldings comprising the window hood, from bottom to top, are: a cavetto, a quarter-round, a row of ogee brackets trimmed out with quarter-rounds, a fillet, and a quarter-round. The window hoods have flat tops that were originally covered with tin.

Sash. The single, first-story windows are two-over-two, double-hung windows (Ill. 18). The lower sash measures 2 feet $11\frac{1}{2}$ inches long and 3 feet wide; the upper sash measures 2 feet $10\frac{1}{4}$ inches long and 3 feet wide. The window sash is $1\frac{3}{4}$ inches thick. The panes of glass in this sash measure 1 foot $3\frac{1}{2}$ inches wide and 2 feet 8 inches long. The specifications state: "Windows as per plan - sashes $1\frac{1}{2}$ inches thick. All to be hung with weights in the usual way. The pullies, cords and sash fastenings to be of good quality. Glass in the first story to be 16x32 in....Glass to be the first quality of French glass under plate."

Blinds. All of the first-story windows have louvered blinds. The blinds measure 5 feet 9 inches long, 1 foot 6 inches wide, and $1\frac{1}{8}$ inches thick. They are of mortise and tenon construction. Most of the louvers are fixed, but the louvers on the lower half of the right blinds are movable. The movable louvers are set into holes drilled into the stiles. They are connected, with a loose-fitting staple, to a movable wooden dowel that opens and closes the louvers. The blinds are hung with pintle-type butt hinges $1\frac{3}{4}$ inches long. The bottoms of the blinds are fitted with metal strip latches. These latches hook over staples mounted on the window sills, to hold the blinds closed, and staples mounted on the clapboards, to hold the blinds open.

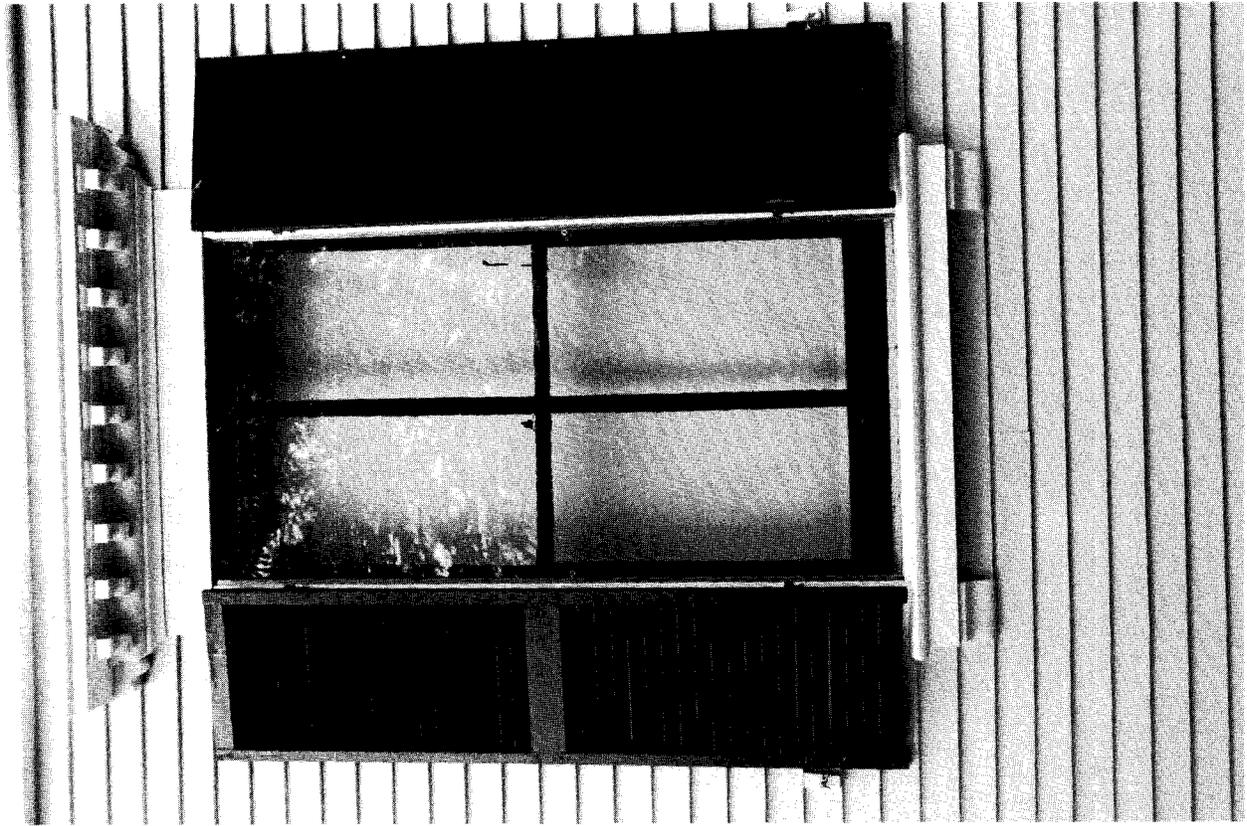


Illustration 18. Penniman House: Typical First-Story Single Window (1984).

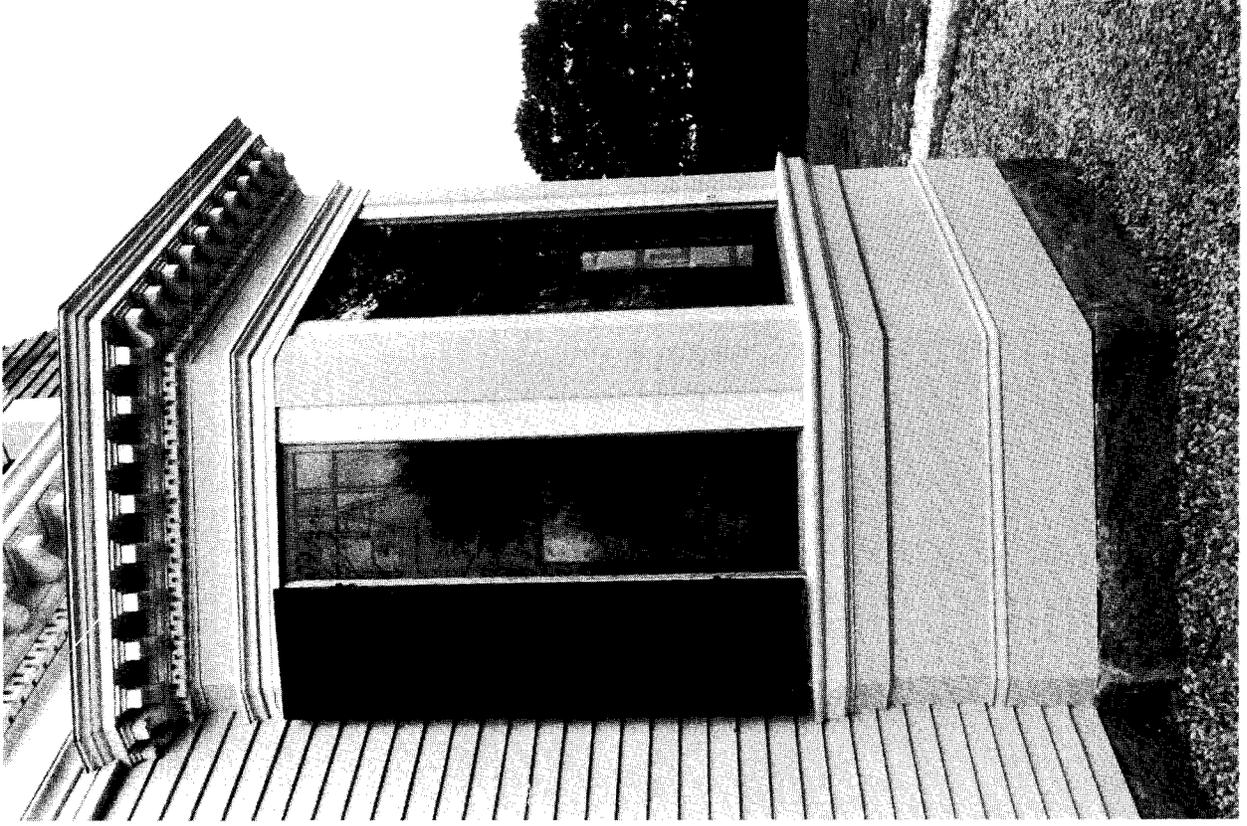


Illustration 19. Penniman House: North-Facade Bay Window (1984).

Bay Windows

Reference to the bay windows in the specifications included:

The Bay Windows full size. get the width of your sashes and then equalize the width on the corners...The foundation for the Bay Windows to be three inches larger than the sills to admit of a moulding outside of the boarding...The portico and bay window roofs to be Tinned. The tin to be the first quality roofing tin. And to be put on in the usual way locked and soldered joints. All projections made tight where they connect with the main building.

Architraves. The bay windows have foundation fascias 11-1/2 inches wide, separated--with an ovolo and bead molding--from the panel that extends up to the base of the window trim. The window apron consists of a fillet, a cavetto, and a fillet molding. The window sill is 6 inches wide and 1-1/2 inches thick. Its edge is cut in the shape of a quarter-round. The sides of the windows are trimmed with unmolded boards. A complex molding, consisting of two fillets, a bead, a cavetto, and two fillets, runs along the top of these windows. Above this complex molding is another fascia and the molded wooden detail comprising the bay window's roof cornice. The cornice consists of a cavetto, a quarter-round, a row of ogee brackets trimmed out with cavettos, a fillet, a quarter-round, and a cavetto. The bay windows each have a flat roof that was originally covered with tin.

Sash. The bay windows contain three double-hung windows (Ill. 19). The upper sash in the side windows measures 1 foot 7 inches wide and 2 feet 11-1/4 inches long. The single panes of glass in the side windows measure 1 foot 3-1/2 inches wide and 1 foot 8 inches long. The center bay windows are the same size as the single, first-story windows. Originally, both the north and south bay windows had clear glass (Ill. 8). By ca. 1890, the glass in the upper sash in the north bay window had been replaced with small panes of colored glass. The shapes and colors of the panels of glass are shown in Illustration 20.

Blinds. Exterior blinds are seen on the bay windows in photographs taken ca. 1898. Later photographs show that they were removed before 1951, but that those on the angled side windows were rehung before 1962.

B. Dormer Windows

The lower slopes of the mansard roof are fenestrated with the same basic symmetry as the first-story walls. The north and south sides of the roof contain two single windows, while the west and east sides contain two single windows on either side of a double, center window. The upper west and east slopes each contain one small triangular window. All dormers are roofed with wooden shingles.

A series of HABS photographs taken in 1962 (Ills. 21-26) depict clearly the design of the dormer windows.

Single Windows

The only reference to these windows in the specifications stated: "Windows on the roof to have pilaster with brackets."

Architraves. The single windows are recessed into the steeply sloping lower portions of the mansard roof. This creates a flat area at their feet, which is flashed with sheet metal. On either side of this area is a simple wooden pedestal supporting a pilaster-like member that curves concavely upward to end in a rectangular boss. Atop each boss is a bracket that supports the window's projecting pediment. These pediments, like the other prominent architectural features of the house, are decorated with a collection of molded wooden trim (Ill. 27). The horizontal cornice of the pediment is trimmed with a cavetto, a dentil course, and a row of brackets surrounded with quarter-rounds. The tympanum is similarly trimmed, while the raking cornice consist of a cyma recta molding and fillet.

Sash. The single windows have two-over-two, double-hung sash. These measure 2 feet 10 inches wide, 2 feet 9 inches long, and 1-3/8 inches thick; the panes of glass are 1 foot 1-1/2 inches wide by 2 feet 5-1/2 inches long.

Double Windows

Architrave of West Window. The trim for the dormer window centered on the west roof slope resembles that of the single windows. It has the same sheet-metal flashing (Ill. 28) and simple pedestals, except that these latter support freestanding columns (Ill. 29). The specifications state: "Have the middle [west] dormer window wider than the others. Make a mullion window of it. The window to have columns on sides as it will be seen on drawing."

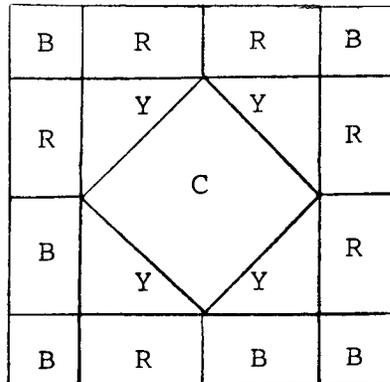
Architrave of East Window. The double window on the east side of the roof is not recessed as deeply into the roof slope as the other windows are (Ill. 23). The specifications stated: "The center window on the back side to be the same size as the front but to be plain without columns. The sashes to project on a line of the studding below. I do this to save all the room in the bathroom." This window has a plain casing topped by the usual ornate pediment.

Sash. Both double windows are single-paned, double-hung windows. Their sash measure 1 foot 6 inches wide by 2 feet 9-1/4 inches long by 1-3/8 inches thick; the panes of glass are the same size as those for the single windows.

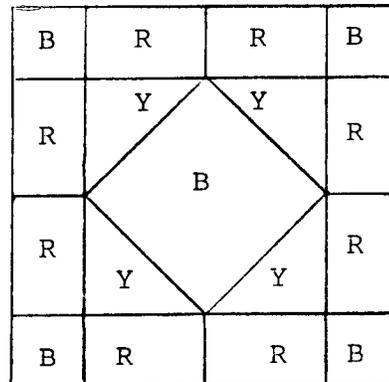
Blinds

All of the dormer windows were fitted with louvered blinds, judging by photographs taken ca. 1898. The second-story blinds were of the same construction as the blinds on the first story, but were smaller. They

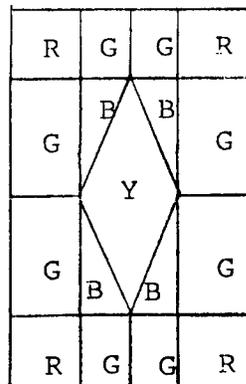
Colored Window Glass in the
Upper Sash of the Bay
on the North Elevation



Center Window
Existing Glass Colors



Center Window
Probable Historic
Glass Colors



Color Keys:

- B - Blue
- R - Rose
- Y - Yellow
- G - Green
- C - Clear

Illustration 20. Diagram of Colored-Glass Panes in Upper Sash
of North-Facade Bay Window (1984).



Illustration 21. Penniman House: West Facade (1962).

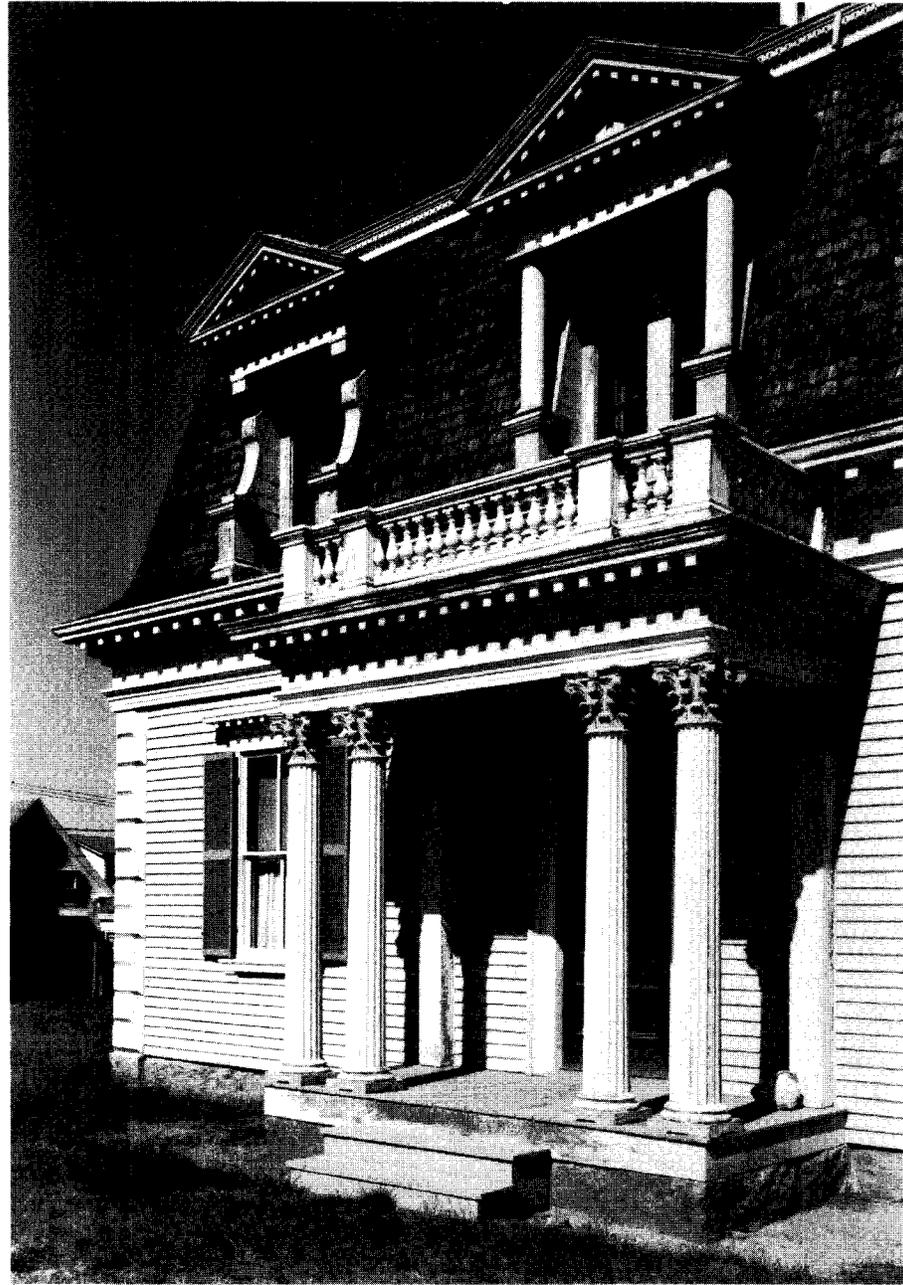


Illustration 22. Penniman House: West Facade (1962).



Illustration 23. Penniman House: East Facade (1962).

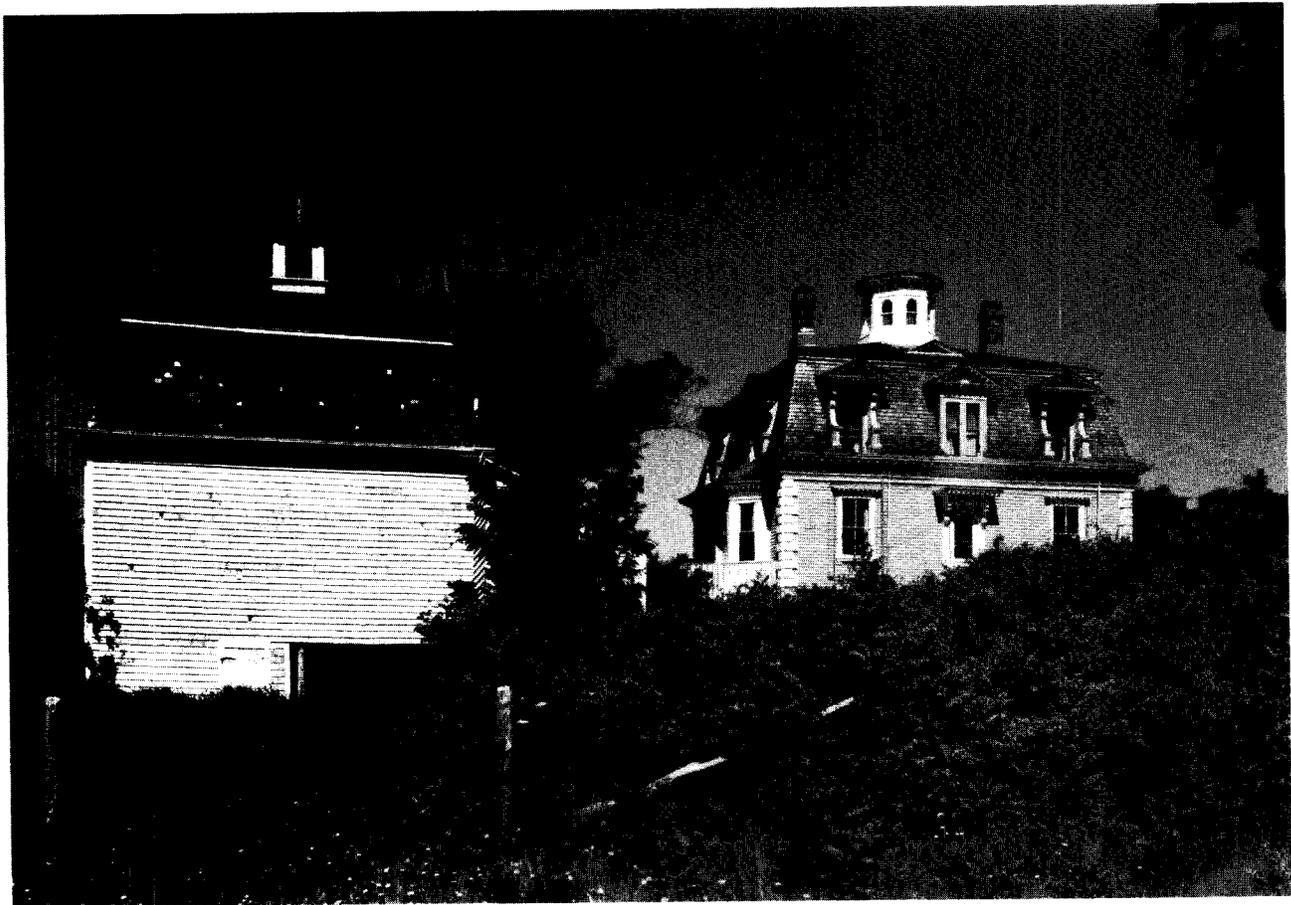


Illustration 24. Penniman House: East Facade of House and Barn (1962).



Illustration 25. Penniman House: North Facade of House and Barn (1962).



Illustration 26. Penniman House: West and South Facades
of House and Barn (1962).



Illustration 27. Penniman House: Detail of Typical
Dormer-Window Hood (1984).

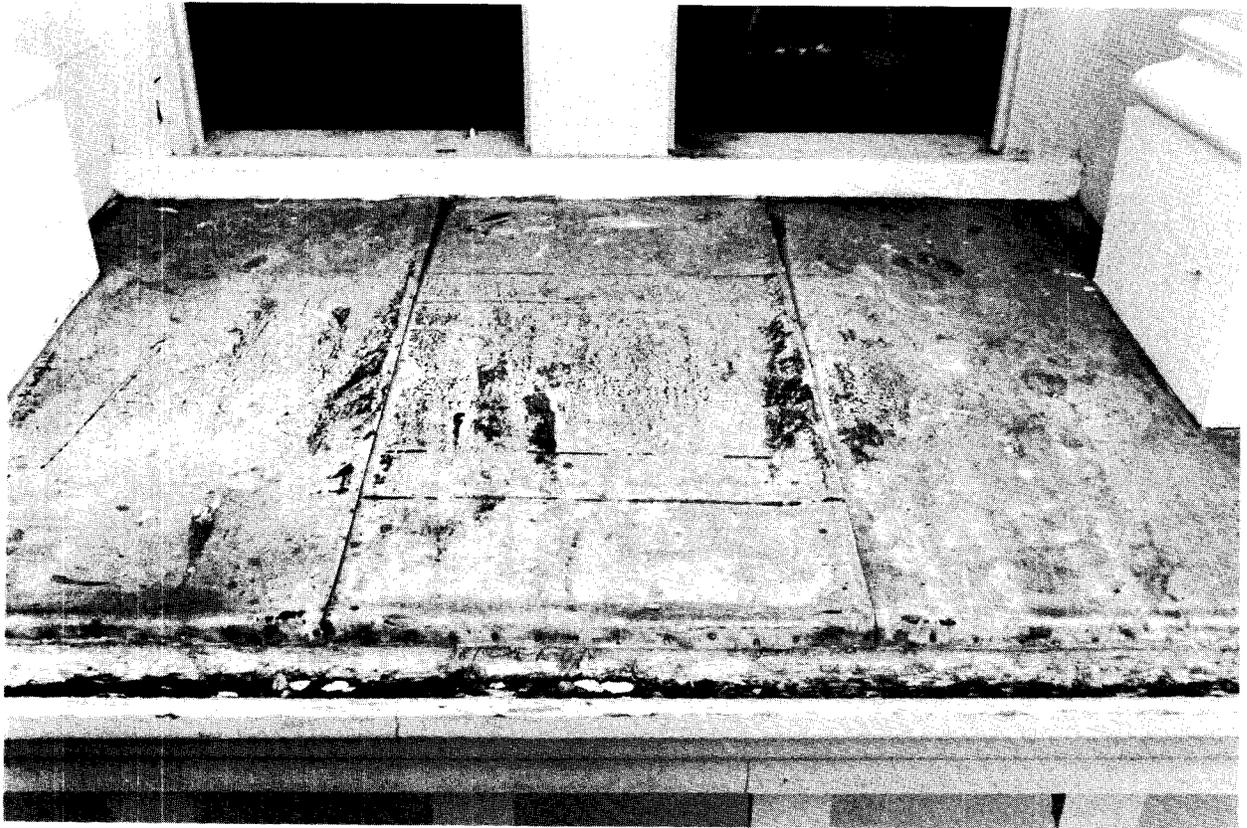


Illustration 28. Penniman House: West Facade, Flashing at Base of Center Dormer Window (1984).



Illustration 29. Penniman House: West Facade, Pedestal
for Colonette of Center Dormer Window (1984).

measured 1 foot 5 inches by 5 feet 5 inches long. These blinds were removed prior to 1951 and were not replaced.

Triangular Windows

There are small triangular windows in the east and west slopes of the top portion of the mansard roof. The sash in these windows each contain three panes of glass.

C. Cupola Windows

The octagonally shaped cupola has a window in each of its eight sides. They are double-hung, single-sash windows. The glass in the upper sash has a curved top. The lower sash measures 1 foot 7-1/2 inches long by 1 foot 5 inches wide by 1-1/4 inches thick. The glass measures 1 foot 3-1/2 inches by 1 foot 1-1/2 inches. The upper sash measures 1 foot 6-1/2 inches long by 1 foot 5 inches wide by 1-1/4 inches thick. The glass measures 1 foot 3-1/4 inches (to the top of the curve) by 1 foot 1-1/2 inches. All of the ca.-1868 cupola window sash has been replaced; however, the historic photographs reveal that the new sash closely matches the original. The window sills are 6-1/2 inches wide and 1-3/4 inches thick. The window casings are 4 to 4-1/2 inches wide and unmolded.

D. Alterations

As indicated, the flat hoods over the single windows and the flat roofs over the bay windows originally were covered with tin. This was replaced with modern sheet metal at some point--probably lead-coated copper in 1964-65.

A photograph taken ca. 1951 (Ill. 30) shows that the shutter blinds had been removed by that time. However, they must have been placed in storage, because some of the historic blinds were rehung before 1962 (Ills. 21-26), while others were found still in storage by this author.

DOORWAYS

A. West Portico

The west entry portico is a rectangular structure 11 feet 2 inches long by 5 feet 3-1/4 inches wide. It has a granite-block foundation. The portico deck consists of boards 4-1/2 to 4-3/4 inches wide, running east/west. They are approximately three-quarters of an inch thick (Ill. 31). The original portico steps have been replaced. The existing steps are 4 feet 10 inches long; the treads are 1 foot wide, and the risers are 5 inches high. Pairs of Corinthian columns (Ill. 32) support the northwest and southwest corners of the portico roof, while single Corinthian pilasters support the northeast and southeast corners. The columns have bases 1 foot 2-1/4 inches square. The bases are 2-1/2 inches high. The shafts of the columns are fluted and slightly tapered. At their base, the columns are 1 to 2 inches in diameter. The Corinthian capitals are Roman in style--bell-shaped with volutes, and covered by three rows of acanthus leaves. The pilasters are plain, except for their Corinthian capitals. They are 8-1/4 inches wide and 5-3/4 inches deep. The portico cornice consists of a pair of fillets, a bead, a cavetto, a fillet, a fascia, a cavetto, a dentil course, a quarter-round, a row of brackets trimmed with a cavetto molding, a fillet, a quarter-round, and a cavetto.

The portico has a shallow hipped roof (Ill. 33) that was originally covered with tin. A balustrade runs along the perimeter of the portico roof (Ill. 34). The balustrade is constructed with pairs of pedestals on its west side. The pedestals are located above the portico columns. Two full balusters and two half balusters are located between the corner pedestals; 12 full balusters and two half balusters are located between the center pedestals. The north and south sides of the balustrade contain eight full balusters and two half balusters.

B. West (Front) Doorway

The west doorway is the formal entrance of the house. It is covered by the rectangular portico described above.

Architecture

The casing of the west doorway is 8 inches wide, and consists of a torus, cavetto, fillet, and quarter-round (Appendix G, Molding B).

Door

The door (Ill. 31) measures 3 feet 2 inches wide by 7 feet 3-1/4 inches high, and has a curved top (see Appendix H). It is a four-panel door: the lower panels are wood and trimmed with a complex molding (Appendix G, Molding C). The upper panels originally held glass etched with a floral pattern (Ill. 35). The hardware on the door includes



Illustration 31. Penniman House: West-Portico Deck
and West Entry (Circa 1890).



Illustration 32. Penniman House: Paired Columns of West Portico (1984).

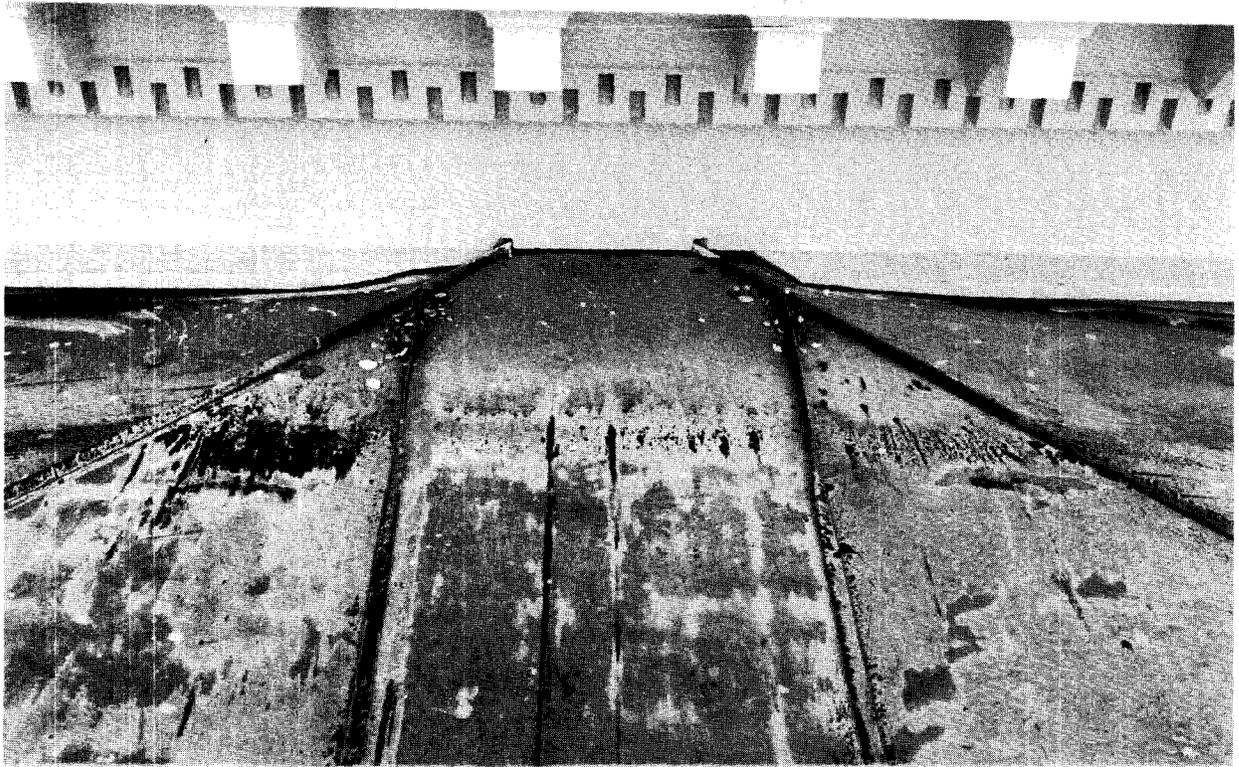


Illustration 33. Penniman House: Hipped Roof of West Portico (1984).

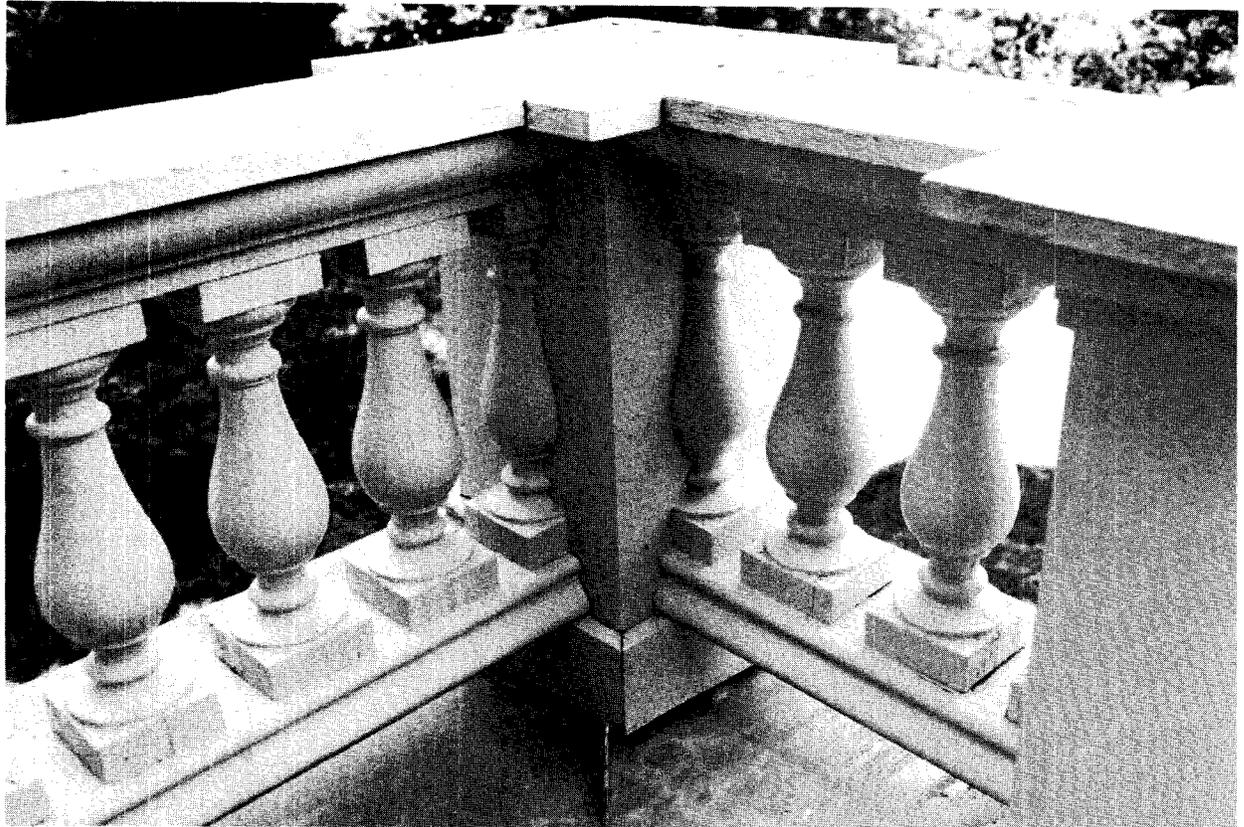


Illustration 34. Penniman House: Roof Balustrade of West Portico (1984).

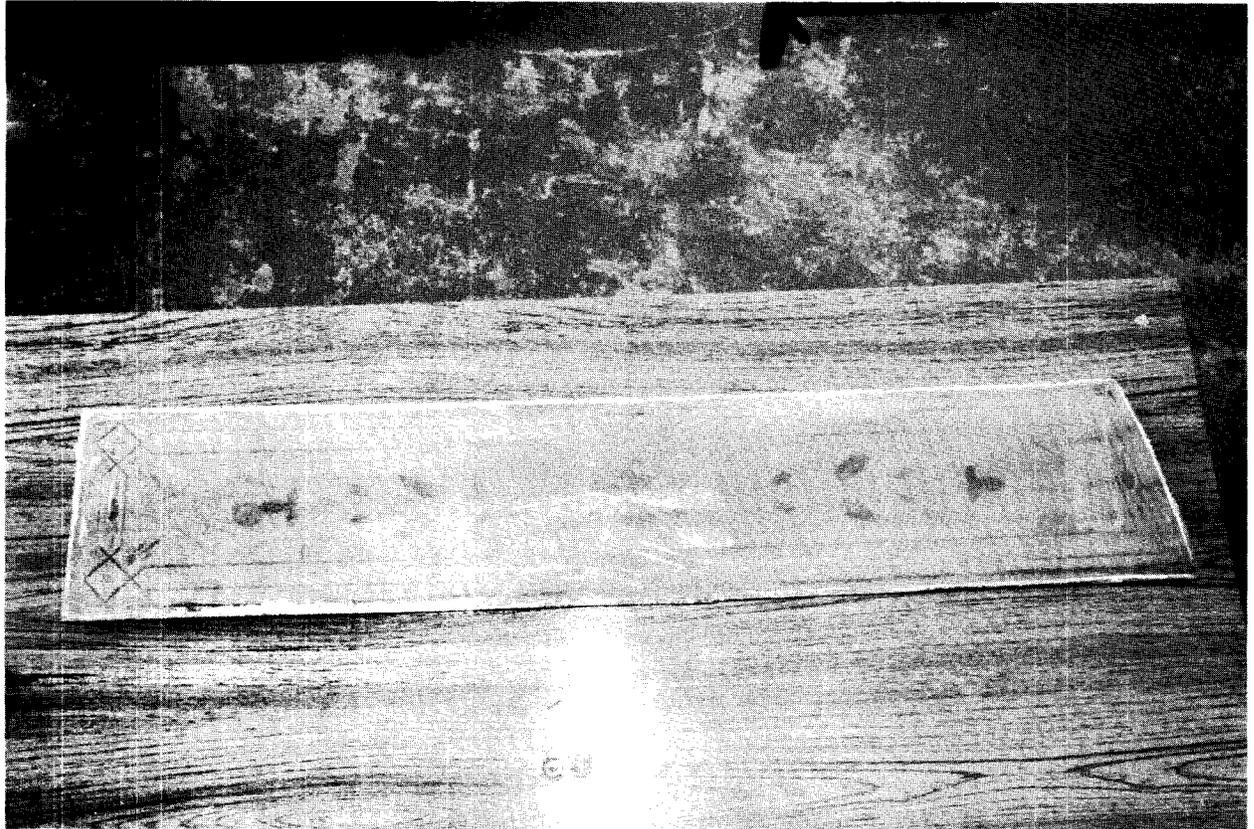


Illustration 35. Penniman House: Etched Glass
from West-Entry Door (1984).

two-knuckle butt hinges 4-1/2 inches long. It has a mortise lock with a silver-plated exterior knob. The door knob, which appears in Illustration 31, is missing. The door also had a mechanical door bell, which has been removed. The bell was circular in shape, and had a curved handle with a white porcelain knob.

The specifications stated the following about the west entry doorway:

The front door to be in form agreeable to Design. to be 1-7/8 inches thick and made to receive Glass in the upper panels. To be 7 feet 8 inches high, 3 feet 2 inches wide....The knobs for the front door to be silverplated....(The Glass in the front door to be furnished by the proprietor).

C. East (Back) Doorway

Architrave

The original doorway casing and hood for the east entry door remain intact (Ills. 36-37). The casing is 6 inches wide with a molded inner edge. The side moldings consist of a fillet, ovolo, fillet, and cavetto (Appendix G, Molding A). The doorway hood is supported by ornately carved brackets. The brackets are mounted on the doorway casing. The hood consists of a five-inch-wide fascia and a projecting cornice composed of a cavetto, dentil course, quarter-round, row of brackets trimmed with quarter-rounds, a fillet, a quarter-round, and a cavetto. The hood has a flat roof that was originally covered with tin.

Door

The original east entry door has been replaced, and the only reference to it in the specifications is that the "back door to be 1-3/4 inch thick." Therefore, most of the information about this door must be gleaned from the historic photographs. The opening for this door measures 3 feet by 6 feet 11 inches. Illustration 38 shows the door with four panels, the lower two of wood and the upper two glazed. The wooden and glazed panels are surrounded by a wooden molding. The profile of this molding is unknown, but probably either matched the molding on the west exterior door or on the interior doors. Nothing is known about the original back door hardware.

The doorway casing retains one leaf each of two-leaf butt hinges that appear to have been for the screen door shown in one of the 1962 HABS photographs of the house (Ill. 23). Cutouts for the hinges of an earlier screen door are also found on the doorway casing. This screen door is presently stored in the barn. It has four screened panels and is painted black. Although not visible in any of the historic photographs, its style suggests that it dates to the historic period.

Steps

The original east entry steps have also been rebuilt, and no documentation for their design has been found. It is assumed that they were a pair of simple wooden steps, roughly the width of the doorway opening. The area in front of the steps is paved with brick. A walk leads from the back doorway to the steps in the wall along Fort Hill Road.

The original drawings for the house show an enclosed porch, 8 feet long and 5 feet 3 inches wide, at the east entry doorway. All physical evidence and photographic documentation indicate that this porch was never built. In addition, no mention was made in the written portion of the specifications, which seems unusual in light of the detail with which it is drawn.

D. Alterations

West Portico

Like the flat roofs over the bay windows, the shallow hipped roof of the west entry portico was originally covered with tin. This was replaced with modern sheet metal at some point--probably lead-coated copper in 1964-65.

West Doorway

Illustration 30 indicates that by ca. 1951, a storm door had been installed here. The etched-glass panels of the main door were removed and stored at the site. The doorknob and mechanical doorbell are gone.

East Doorway

As indicated, the original east entry door was replaced sometime after ca. 1890. The presumably historic screen door here was removed and stored in the barn prior to 1962, when the present screen door is first seen. The flat hood over the doorway was originally roofed with tin. This was replaced with modern sheet metal at some point--probably lead-coated copper in 1964-65. The east entry steps were rebuilt.

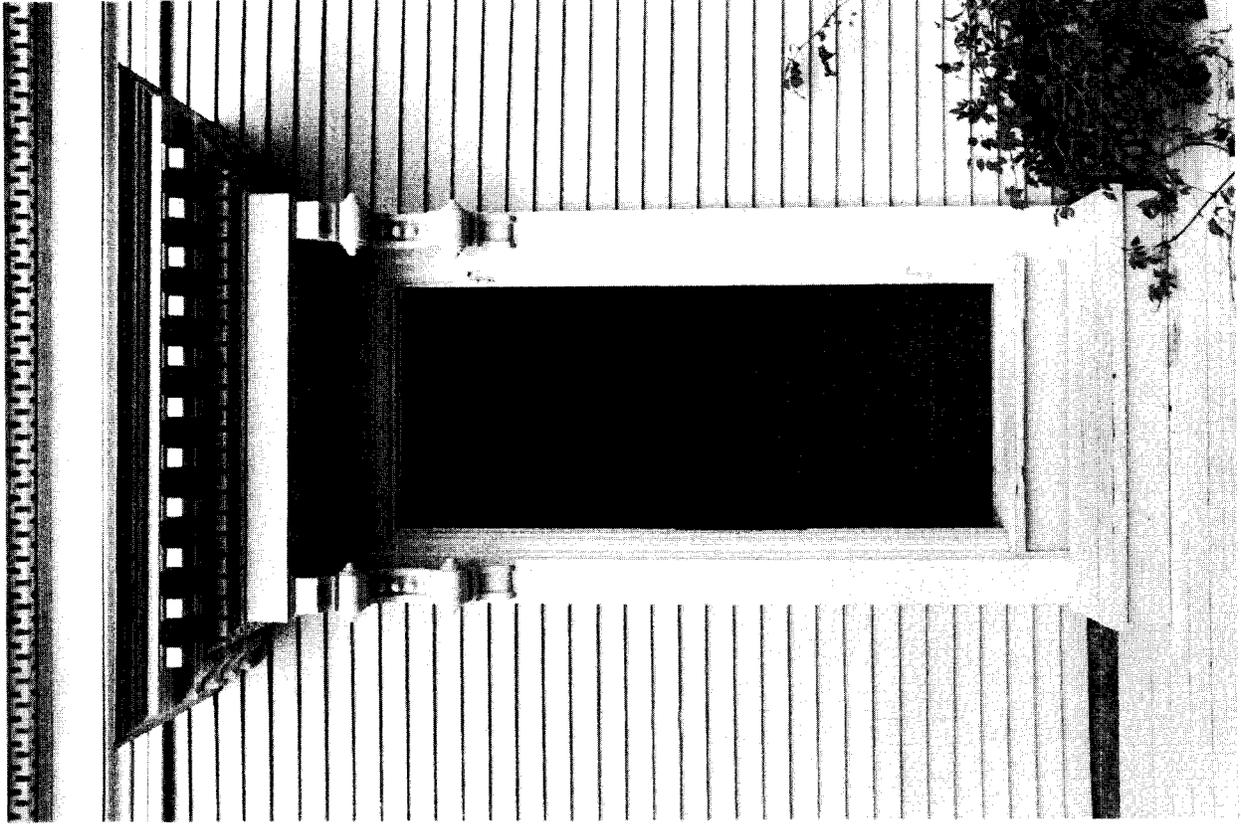


Illustration 36. Penniman House: East Entry (1984).

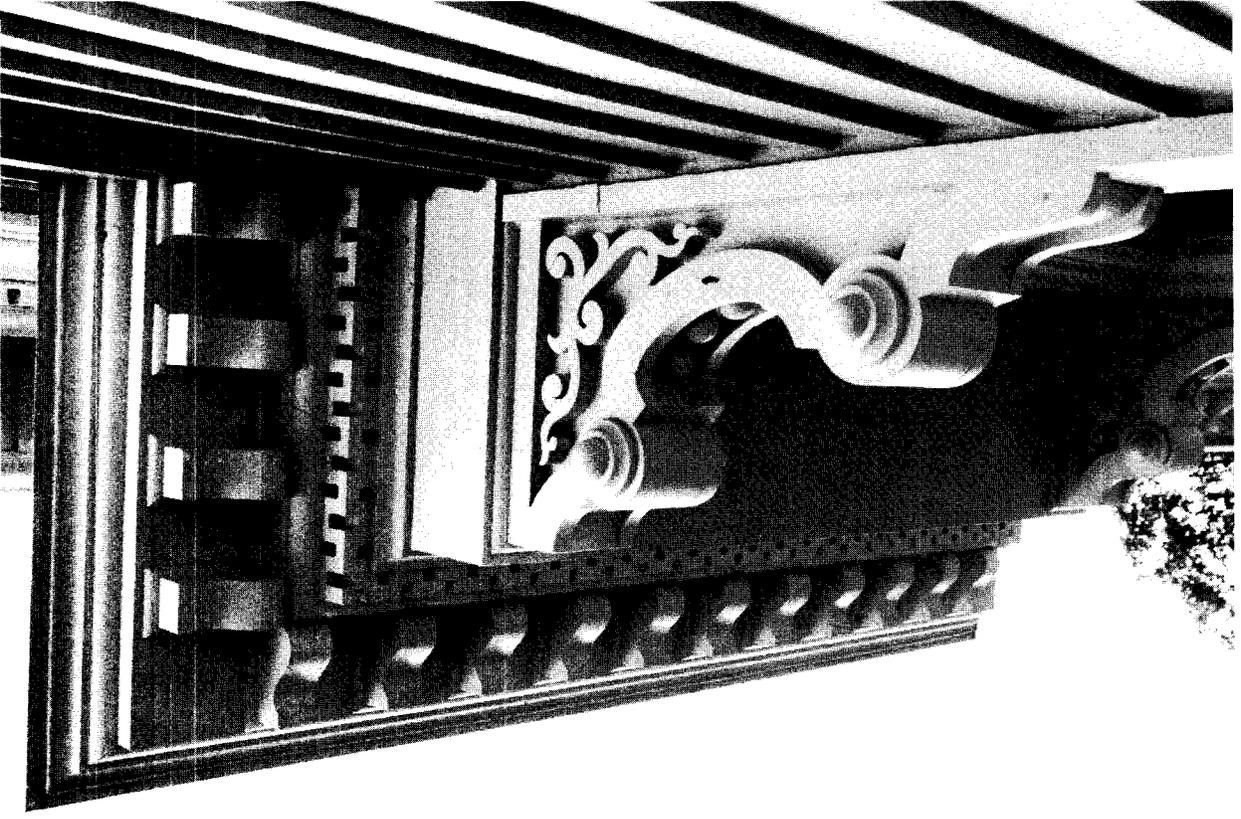


Illustration 37. Penniman House: Detail of East-Entry Hood (1984).



Illustration 38. Penniman House: East Facade and Courtyard,
Showing Part of East-Entry Door (Circa 1890).

MAIN ROOF

A. Framing

The Penniman House has a 1-1/2 story mansard roof. The lower sides of the roof are canted and flared out at their bottom edges; the top portion is hipped. Unlike the framing for the walls, nearly all of the roof framing was exposed in the attic during the preparation of this report. As shown in the specification drawings, the rafters in the sloping sides of the mansard are 3 by 5's placed approximately 16 inches on center. These rafters are toenailed to the girt and plate.

The sides of the dormer-window openings are framed with 3 by 5's. The bottoms of the openings are framed by the girts, while the tops are framed by the attic-floor ledger strip. The framing of the dormer windows illustrates well how the combination frame--described previously in "WALLS," Section A-- functions.

The hip rafters in the top of the mansard roof are 2 by 7's, while the vertical rafters that join the plates and hip rafters are 2 by 4's. These rafters are placed approximately 26 inches on center. They are toenailed to the plates and hip rafters. An exception to the rafter size is the rafters that run from the plates to the base of the cupola. These rafters are 3 by 4's, rather than 2 by 4's. The chimneys are framed with 3 by 4's; the triangular windows located in the east and west hips are framed with 2 by 4's.

B. Sheathing

The roof sheathing boards are 1 inch thick and of random widths, varying from 10 to 15 inches. On the lower sides of the mansard, they run horizontally.

C. Cladding

The roof was originally covered with wooden shingles. The specifications call for:

The shingles to be of the first quality of Eastern Cedar Rift Shingles. The sharp Roof, the shingles may be laid 4-3/4 inches to the weather. On the flat roofs, laid not over 4-1/4 inches. All slash or swallow-tailed shingles will be rejected. Shingle to be nailed with Sweeds Iron Nails.

Since the roof shingles have been replaced at least three times, it is impossible to say how closely the specifications were followed. The lower sides of the mansard roof are presently covered with 25 courses of shingles, the same number of courses as shown on the earliest photograph of the house (Ill. 8). The existing shingles on the mansard roof have an exposure of 4-3/4 inches.

D. Trim

The curb where the lower sides and the top of the mansard roof meet is trimmed with the typical exterior architectural detail. The trim consists of a bead, a fillet, a cyma recta, a dentil course, and a fillet, plus a gutter (Ill. 39).

E. Gutter System

The Penniman House has wooden gutters at the eaves level and at the curb of the mansard roof. Portions of the original gutters appear to have been replaced as part of the 1964-65 restoration of the exterior of the house, but large sections of the historic gutter remain. The gutters are spiked to the girts and plates.

In the original design for the house, the gutters functioned as part of the water supply system. The upper gutter had no downspouts; rather, a lead pipe ran from the back of the east gutter into the attic cistern. The lower gutter had two downspouts, both located on the east side of the house. The downspout at the north end of the east wall ran into the underground cistern at the northeast corner of the house. The downspout at the south end of the east wall ran into the courtyard.

The original downspouts are visible in the historic photographs of the east elevation of the house (Ills. 40-41). They appear to be 2 inches in diameter. They run from the back of the gutters, across the cornice fascia and bed molding, then down the wall. The downspouts appear to have been secured with metal strap brackets, mounted on the bed molding and on the 10th clapboard, counting from the bottom to the top of the wall.

There were no gutters on the dormer windows, the bay windows, or the portico.

The specifications for the house stated the following about the gutters and conductors:

To be 4 Tin Conductors [downspouts] from the main cornice to the cistern in the cellar. Also 2 from the upper roof to the cistern in the attic. to be 2 inches in diameter, to be painted two coats on the outside and one inside. to be connected with the gutters in the usual way with Lead Pipe. to be short lead Pipes from the Portico and Bay Windows.



Illustration 39. Penniman House: Trim at Curb of Mansard Roof (1984).



Illustration 40. Penniman House: East Facade, Showing South Downspout (Circa 1890).



Illustration 41. Penniman House: East Facade, Showing North Downspout (Circa 1890).

As described above and as seen in the historic photographs, the actual placement of the conductors on the house varied considerably from what was called for in the specifications. First, there were only two conductors from the main roof cornice; one ran into the courtyard and the other into the underground cistern located at the northeast corner of the house. The cellar cistern mentioned in the specifications was never built. Second, there is no photograph or physical evidence to indicate that originally there were ever any short lead pipes from the portico roof and bay windows. Neither of these appendages has gutters, and water runoff appears to have been controlled by sloping their roofs away from the main house.

F. Alterations

Cladding

As stated previously, the wooden roof shingles have been replaced at least three times since the house was built. The present wood-shingle roof dates to the 1964-65 NPS restoration.

Gutter System

The 1962 HABS photographs (Ills. 21-26) show that additional conductors had been added by that time. This installation probably coincided with the abandonment of the cistern-based water-supply system.

CHIMNEYS

A. Original Appearance

The Penniman House has two brick chimneys, located in the north and south slopes of the hipped part of the roof. The chimneys were built for stoves and contain two flues each. The base of the south chimney is exposed in the basement. It has been extensively rebuilt. A hinged iron clean-out door is located in its west side. The base of the north chimney is concealed in the crawl space.

Through the first and second stories, the chimneys are concealed; only the metal stovepipe-hole cover plates are visible on these floors. In the attic, both chimneys are exposed. Here, their shape is flared. Their bases measure 1 foot 8-1/2 inches by 1 foot 10-1/2 inches; their tops measure 2 feet 6 inches by 2 feet 8 inches. This flared shape facilitated the transition from the narrow portion of the chimneys, running through the first and second floors, and the wider, more proportionally correct chimneys built above the roof line.

The chimneys above the roofline have been completely rebuilt; therefore, the description of their original appearance is taken from the earliest known photograph of the house (Ill. 8), and the specification drawings. The base of the chimneys appear to have been approximately 3 feet square, and 8 to 9 courses high on the lower side of the slope. Above the base, the chimneys step in approximately 2 inches and rise five courses. They then step in again approximately 2 inches and rise 18 to 20 courses, for the main shaft. The chimneys' cornices are constructed with four projecting courses of brick--two single courses and a double course. The chimney head, which steps in from the projecting cornice approximately 3 inches, is constructed of three courses of brick.

The specifications stated the following about the construction of the chimneys:

To be two chimneys as will be seen in Drawing to commence on good stone foundations and topped [sic] out agreeable to design with the first quality of hand weathered Bricks. to be two flues in Each Chimney equal to 8 x 12 inches. Each to be plastered or pargeted. Stove pipe thimbles put in where directed. To furnish and set a Wash Boiler in the Basement....Bricks in the old chimney may be used in the new where not exposed to view.

B. Alterations

The photograph of the Penniman House taken ca. 1951 (Ill. 30) reveals that the chimneys had been rebuilt by this time. The existing chimneys are narrower and taller than the original chimneys.

CUPOLA

The cupola is an octagonal structure with a flat roof, located at the center of the hipped top portion of the mansard roof (Ill. 42). On the original elevation drawings for the house, the cupola is shown as a square structure with a hipped roof. On the south elevation "Flat" has been written in beside the cupola roof, indicating that this change was made before the cupola was built. In the original specifications, the cupola was called "observatory." The following statements were made about its construction:

All projections made tight where they connect with the main building. The exterior finish, such as cornices, portico, bay windows, observatory, dormer or [?] windows....Those [windows] in the observatory to be 14 x 16 in....The stairs to the attic and observatory must be carried forward as will be seen by dotted lines on chamber floor plan at A to give head room.... Also to ceil the observatory up to the window sills....the observatory...to be lathed and plastered.

A. Framing

As built, the cupola is 8 feet 8 inches wide at its base and 8 feet 3 inches high. Its vertical framing consists of eight 3 by 4 posts. The posts on the north and south sides of the octagon are supported by 3 by 4 posts that carry the load of the cupola down to the second-floor framing. The east and west posts have no vertical support. The vertical posts are lined with 3 by 4's, spiked to their bases. It is assumed that the cupola plates are also 3 by 4's; however, they were not exposed during the preparation of this report. The cupola roof rafters are 2-1/2 by 4's, running east/west and located approximately 18 inches on center.

B. Cladding and Trim

The design of the cupola includes a base, a center portion containing the windows, and a top portion consisting of a very wide fascia topped by the usual dentiled and bracketed cornice.

The base is formed by two fascia boards. The lower one measures 9-3/4 inches wide; the upper one, which steps back about three-quarters of an inch, is 7 inches wide. Atop the upper board, stepped back 3 inches farther, are a fillet and a cavetto that abut the underside of the continuous sill that serves all of the windows (Ill. 43).

The wall area of the middle portion of the cupola features one unmolded, recessed panel on each of the eight sides. Each panel contains one of the eight windows of the cupola, which have already been described

in "FENESTRATION," Section C. The corners of the sides are trimmed with a pair of boards 5 to 5-1/2 inches wide that extend from the continuous sill up to the wide fascia of the cornice.

The cupola cornice consists of a 1-foot-wide fascia, a cavetto, a dentil course, a quarter-round, a row of brackets trimmed with cavettos, a fillet, a quarter-round, and a cavetto (Ill. 44).

C. Roof

The roof of the cupola was originally covered with tin. A lightning rod was located in its center.

D. Alterations

Roof

The original tin covering was replaced with modern sheet metal at some point--probably lead-coated copper in 1964-65.



Illustration 42. Penniman House: Cupola (1984).

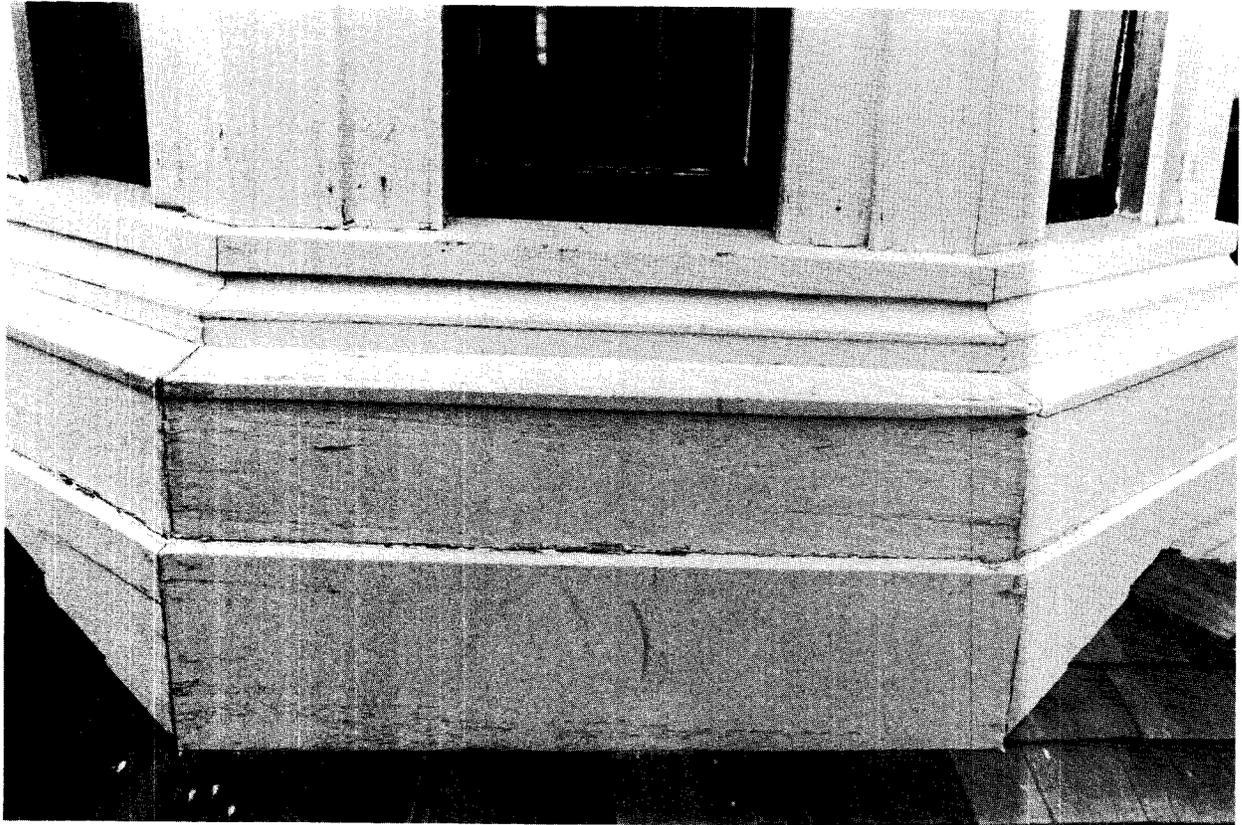
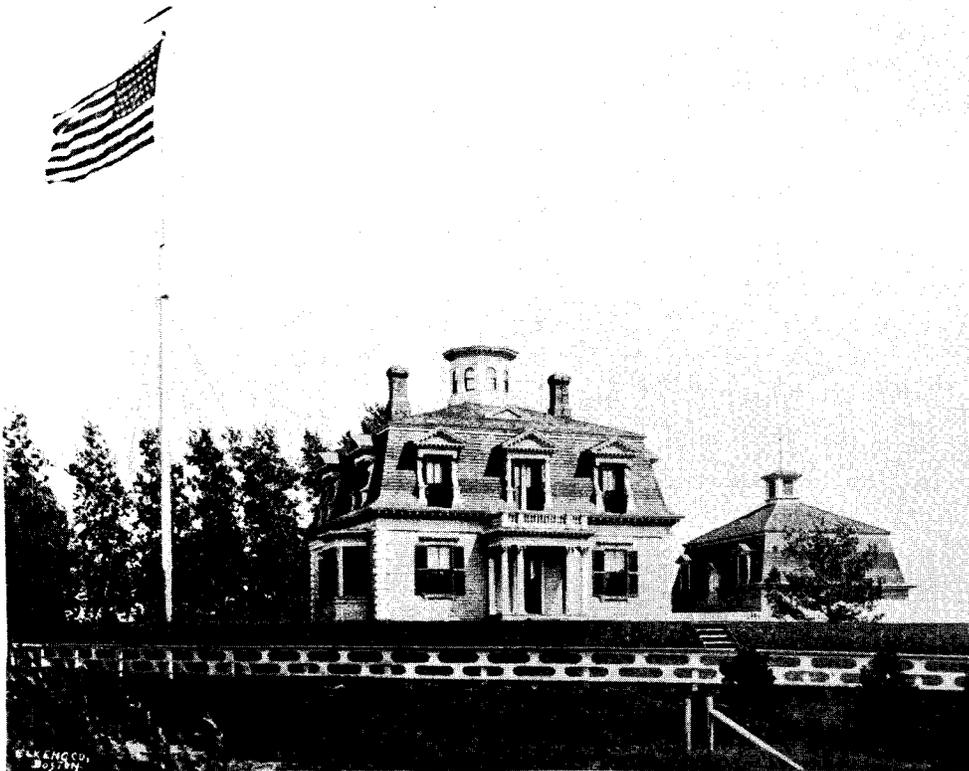


Illustration 43. Penniman House: Base of Cupola (1984).



Illustration 44. Penniman House: Cornice of Cupola (1984).



Residence of Capt. Edward Penniman, Eastham, Mass.

Illustration 45. Penniman House and Barn (Circa 1898).

LIGHTNING RODS

A. Original Appearance

The earliest photograph of the house, taken ca. 1880 (Ill. 8), shows the house with lightning rods. This indicates that they were either installed at the time the house was built or shortly afterwards. All of the physical evidence for the lightning rods, except for four metal fasteners that held glass insulators, has been destroyed. The best photograph showing the lightning rods is from E. G. Perry's book, A Trip Around Cape Cod, published in 1898 (Ill. 45). It shows air terminals of the ball-and-spear type on the northwest and southwest corners of the hipped top of the mansard roof, on the west sides of the chimneys, and on the west side of the cupola. Since lightning rods are installed with a balancing symmetry, for effectiveness, it is assumed that lightning rods were also located on the northeast and southeast corners of the top of the mansard roof, and on the other three sides of the cupola.

The system was grounded at diagonal corners of the house: one cable ran up the quoins at the south end of the west facade, while another ran up the quoins at the east end of the north facade. The cables were attached via glass insulators held with cast-iron fasteners that seem to have been mounted on every third quoin. The cables ran up over the projecting cornice, and up the edges of the lower part of the mansard roof to the lightning rods located at their respective corners. The cables continued up the hips of the upper part of the roof to the ridge. (Illustration 45 shows eight fasteners located along the roof's hip.) From there, a branch dropped down along each of the other two hips to the lightning rods located at the southeast and northwest corners of the lower roof. Another branch ran long the ridge of the upper roof and around the base of the cupola to link up with the cable system on the opposite side of the roof. Other branches ran out to the lightning rods on the chimneys, and up to those on the roof of the cupola.

B. Alterations

The lightning rods were gone from the house by 1951 (Ill. 30).

PAINT SCHEMES

A. Original Appearance

The original paint scheme for the house was determined by paint analysis (see Appendix I) and an examination of the earliest known photograph taken of the house. The colors were as follows:

| | | |
|---------------|---------------------------------------------------|-------------------|
| Clapboards | brown | Munsell 10 YR 5/2 |
| Trim | light brown | Munsell 10 YR 6/2 |
| Doors | brown | Munsell 10 YR 5/2 |
| Blinds | unknown, probably either dark brown or dark green | |
| Window sash | black | Munsell N 1.5 |
| Roof shingles | red | Munsell 7.5 R 3/8 |
| Roof shingles | brown | Munsell 5YR 2/2 |

The same colors were used for the first repainting of the house, done sometime prior to 1890.

B. Alterations

Around 1890, the color scheme was changed. The clapboards were painted yellow, the trim white, the window blinds and doors dark green, and the window sash black. This paint scheme remained on the house throughout the 20th century, although the color of the yellow paint darkened with successive repaintings (see Appendix I).

The restoration work performed by the National Park Service in 1964-65 included the stripping of exterior paint, via chemicals, and repainting. Since that time, the house has been repainted once, in 1978. At that time paint samples were taken from the areas of the house that had escaped chemical stripping. The paint colors from ca. 1890 were color-matched for this repainting. They are identified in Appendix I.

VI. ARCHITECTURAL FABRIC: INTERIOR ELEMENTS

Much of the information known about the interior elements of the Penniman House has been gained by technical analysis, especially of samples of paint, wallpaper, and mortar and plaster. Whenever samples of these materials have been used to establish a fact about an element, the identification numbers of the samples are cited in the text.

The identification numbers for the samples have been assigned on the basis of the Integrated Research Organization System (IROS) used by the North Atlantic Historic Preservation Center. In this system, a typical sample identification number will include a four-letter park code, a one- or two-digit structure code, a letter denoting the type of sample, and a three-digit number unique to that sample. For the Penniman House, the park code is CACO, while the structure code is 77. The letter "P" denotes a paint sample; the letter "W" identifies a wallpaper sample; and the letter "M" signifies a mortar or plaster sample. Thus, the sample "CACO 77 P001" would be the first paint sample taken at the Penniman House, while the sample "CACO 77 M022" would be the 22nd mortar/plaster sample taken there.

Since all of the samples cited in the text are from the Penniman House, the numbers of the samples have been abbreviated to include only the type and number of the sample (i.e., P001).

FRAMING

Only limited portions of the interior framing of the Penniman House were exposed for study during the preparation of this report. They included the south bay of the first-floor framing, exposed in the basement; the framing for the kitchen floor, visible through a cutout in the kitchen floor; and a small portion of the floor framing for the second-story northeast bedroom, visible through a cutout in the closet of the northwest bedroom.

The original drawings for the house include floor plans for the first-floor framing. The specifications state the following about the size and placement of the first-floor framing members: "Outside sills 6 x 7 in. Tie sills 7 x 7 in. Joist for the first floor 3 x 7 in....Floor joist framed 16 inches from center to center." Examination of the first-floor framing, exposed in the basement, reveals that it was assembled according to the specifications, with only one minor exception. The exception was, that: the floor joists under the front entry hall are 2 by 7's, rather than 3 by 7's. The floor joists are set into the sills and tie beams with cog-butt joints. The joint cut is 3-1/2 inches deep.

The specifications call for the "Floor joist for the second floor 2 x 10 inches." The limited area of the second-floor framing available for inspection consists of 2 by 10 floor joists spaced 16-18 inches on

center. It is assumed that the general placement of the second-floor framing members is the same as that of the first floor, except that the front hall contains the opening for the stair. The framing for the third floor is also assumed to be similar to that of the first floor, with regard to its general plan. The specifications call for "Joist for the third floor 2 x 7 in." The specifications further state that "The floor joist where they come to the outside walls [second- and third-floor joists] to be supported by halveing a board into the studding and the rafters. The joist to be spiked to the studding and rafters. The plates to be stayed to the floor joist to prevent the roof from spreading." The joists are probably set into the tie girts and plates with cog-butt joints; however, this has not been verified.

None of the framing of the interior partition walls was exposed during the preparation of this report. The specifications call for "studding 3 x 4 in. Tuck or cap studding may be 2x4 in." They go on to describe the partitions as follows:

Partitions set of 2 in. plank. Those side of the doors to be 7 in. wide all others 4 in. The partition side of the back stairs, and all others where they are supported in the middle may be of inch boards, all partitions set for 16 inch nailings.

PLAN

The ca.-1868 proposed floor plans for the Penniman House (I11s. 46-48) were changed somewhat during the construction of the house. The original, as-built room arrangement closely resembles the present arrangement, seen in the HABS floor plans (I11s. 49-52). The main differences are the partition wall that carved Room 002 out of Room 001, and the closet of Room 201. Both of these are later alterations, as described below.

A. Basement

The basement floor plan as built in 1868 consisted of one finished room (Room 001), located in the northeast corner of the fully excavated portion of the basement. The portion of the basement under the northwest parlor and kitchen was excavated only to a depth of 1 foot 10 inches to 2 feet. Access to the finished basement room was possible from the kitchen, via the basement stair, and from the unfinished portion of the basement, through doorways located in the finished room's west and south walls.

Comparison of the ca.-1868 "Plan of Basement" with the HABS basement plan reveals that the division of the basement space, as built, differed considerably from the way in which it was originally proposed. The most notable difference is that the original plan shows the basement fully excavated, which--as described above--it was not. The "Sistern," located along the east side of the basement stair, was never built. The underground cistern constructed at the northeast corner of the house undoubtedly replaced this cistern. In addition, the finished room is shown on the original plan in the southeast corner of the basement, rather than in its present location, 4 feet 6 inches north of the south foundation wall.

B. First Floor

The original first-floor plan as built in 1868 consisted of four principal rooms: two parlors (Rooms 101 and 103), the kitchen (Room 104), and the dining room (Room 106), grouped around the front and back halls. The front, center entry hall (Room 102), with its curving east wall, provided access to the parlors and dining room. The front stair was located along the south wall of Room 102. The back entry hall (Room 105) provided passage between the dining room and kitchen. Passage between these rooms was also possible through the pantry (Room 107). The rear stair, which was enclosed, was located between the back entry hall and the pantry.

Comparison of the proposed plan for the first floor with the 1962 HABS first-floor plan reveals that the proposed plan was followed closely. The only variation occurred in the placement of the kitchen cabinets and sinks. On the proposed plan, they are located only along the north wall, extending across the window. As built, they were located between the windows on the north and east walls.

C. Second Floor

The second-floor plan as built in 1868--like that of the first floor--consisted of four principal rooms (Rooms 201, 203, 204, 206) grouped around the front and back stair halls. All of the principal second-floor rooms are bedrooms. Access to the west bedrooms (Rooms 201 and 203) was from the front stair hall (Room 202), while the east bedrooms (Rooms 204 and 206) were reached through the back hall (Room 205). The bathroom (Room 207) was accessible through the back hall. In addition, the bathroom could be entered from both of the east bedrooms (Rooms 204 and 206). The back stair ran north/south between the bathroom and back hall.

On the second floor, the most notable variation between the proposed and as-built plans is the location of the attic stair. The proposed second-floor plan shows the attic stair running up perpendicular to the back stair. As built, the attic stair was above the back stair. The placement of the attic stair in this location required that a doorway be located in the east wall of the back hall, for access to this stair. An additional doorway was cut through at the foot of the attic stair, to provide access from the back hall to the bathroom. On the proposed second-floor plan, the only access to the bathroom was from the east bedrooms. Related to these variations in plan is the east wall of the front stair hall. On the original second-floor plan, it is drawn as a single, solid line with square corners. As built, this wall was curved and had a doorway at the end leading into the back hall. One additional difference between the plans is that the closet shown on the original plan on the south side of the chimney between Rooms 201 and 204 was never built. Passage between these two rooms has always been possible, although the door separating the rooms originally hung on the Room-201 side of the passage.

D. Attic

The proposed drawings for the house do not include an attic plan, so that the original layout intended for this space is unknown. The as-built attic story included one finished room (Room 302) measuring 15 feet 8-1/2 inches by 8 feet 10 inches, located in the center of the west half of this story. Access to this room was through a doorway located in its east wall. The remainder of the attic (Room 301) was unfinished. The stair from the second floor was located in roughly the center of the east wall, approximately 1 foot 9 inches in from the wall's edge. The attic cistern stood along the east side of this stair. The cupola stair was located on the south side of the doorway leading into Room 302.

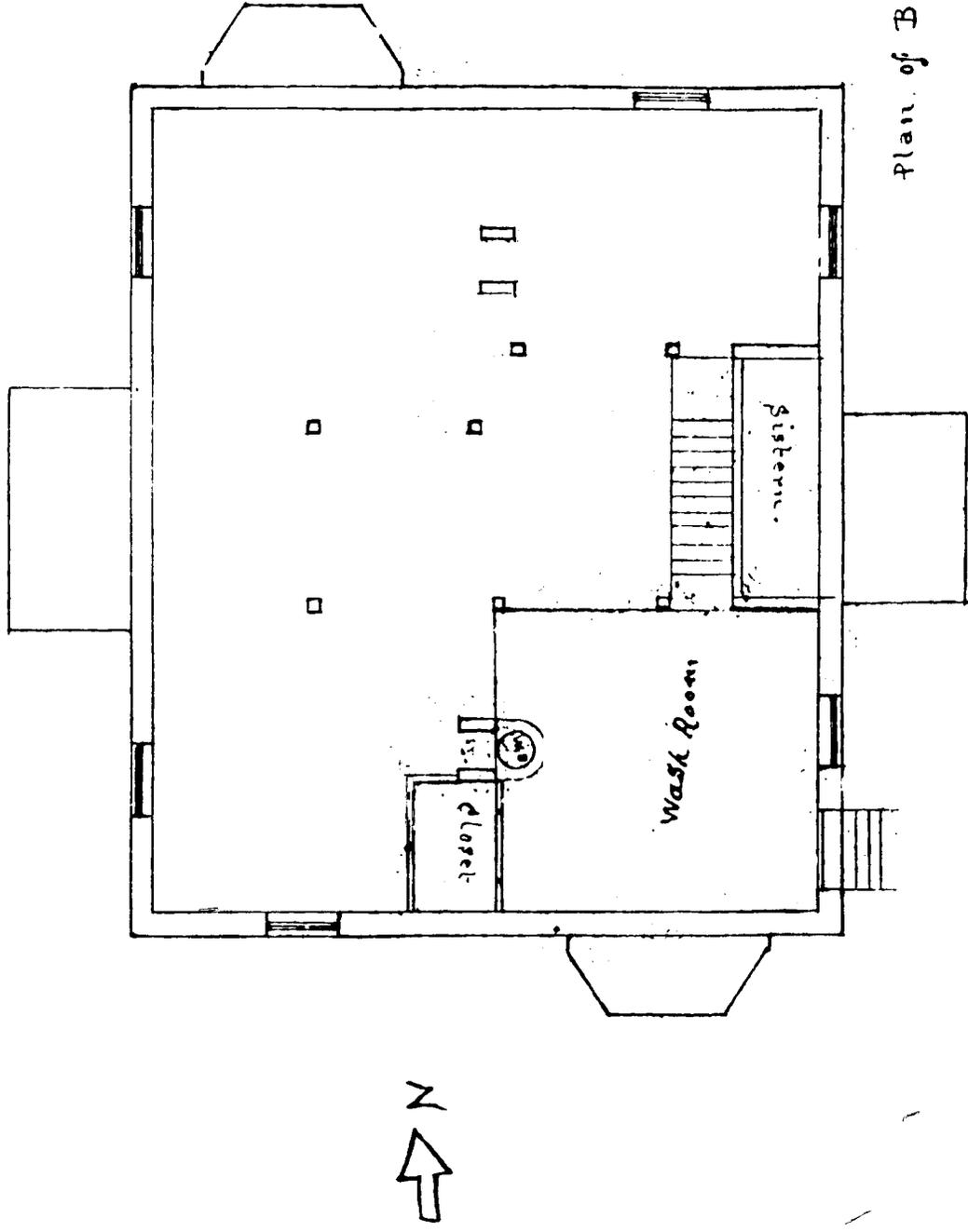
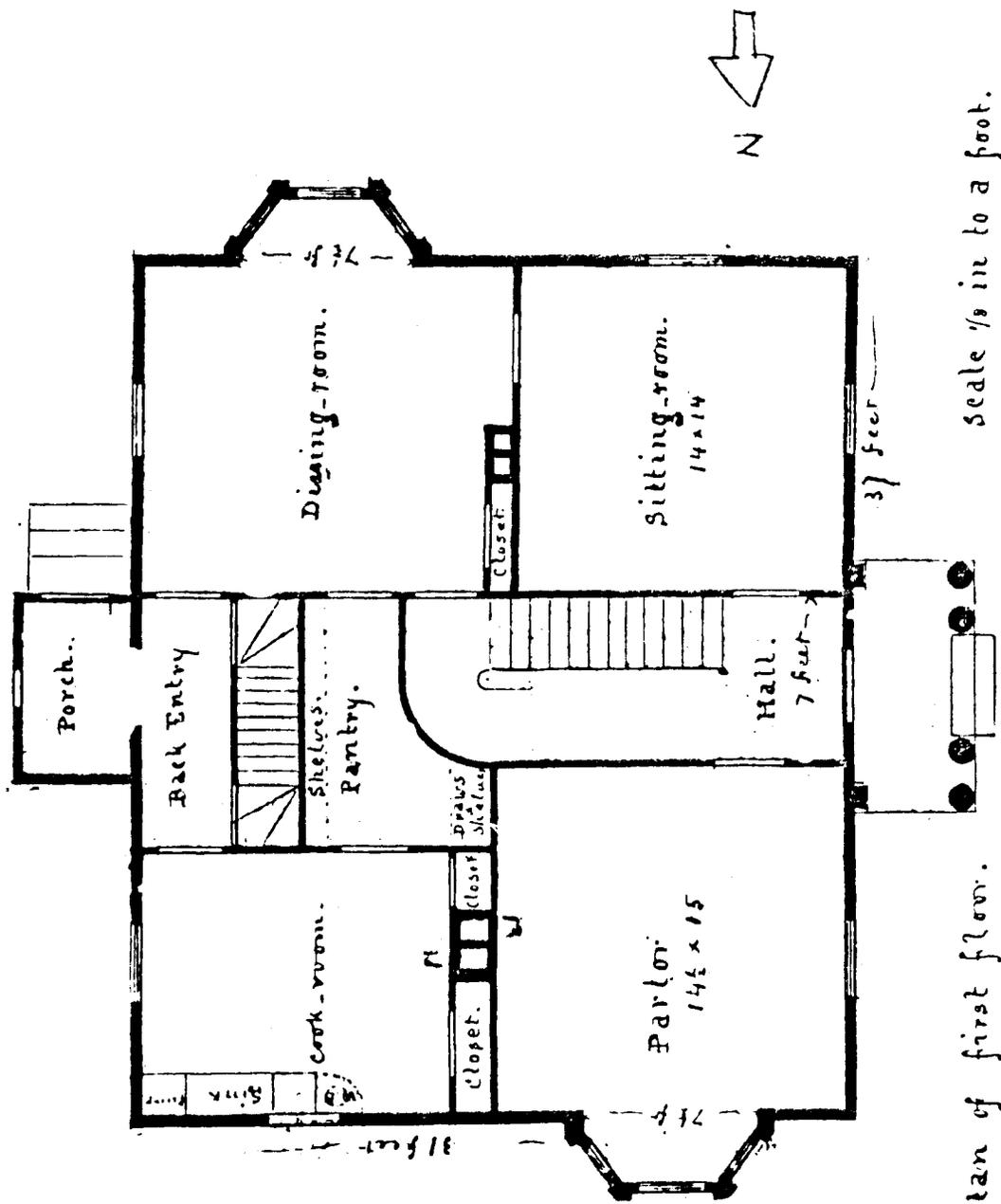


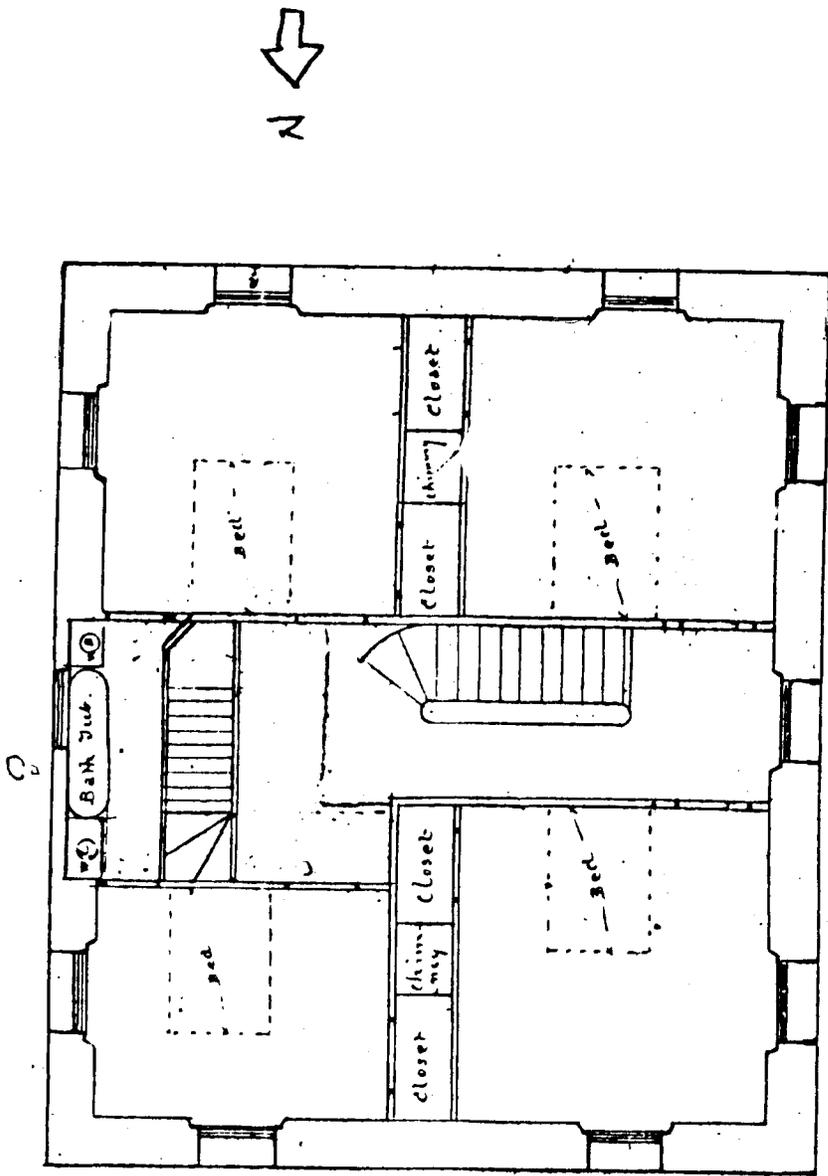
Illustration 46. Penniman House: Proposed Basement Plan (Circa 1868).



Scale 1/8 in to a foot.

Plan of first floor.

Illustration 47. Penniman House: Proposed First-Floor Plan (Circa 1868).



Stair
 Plan of second floor. Scale 1/8 in to a foot.

Illustration 48. Penniman House: Proposed Second-Floor Plan (Circa 1868).

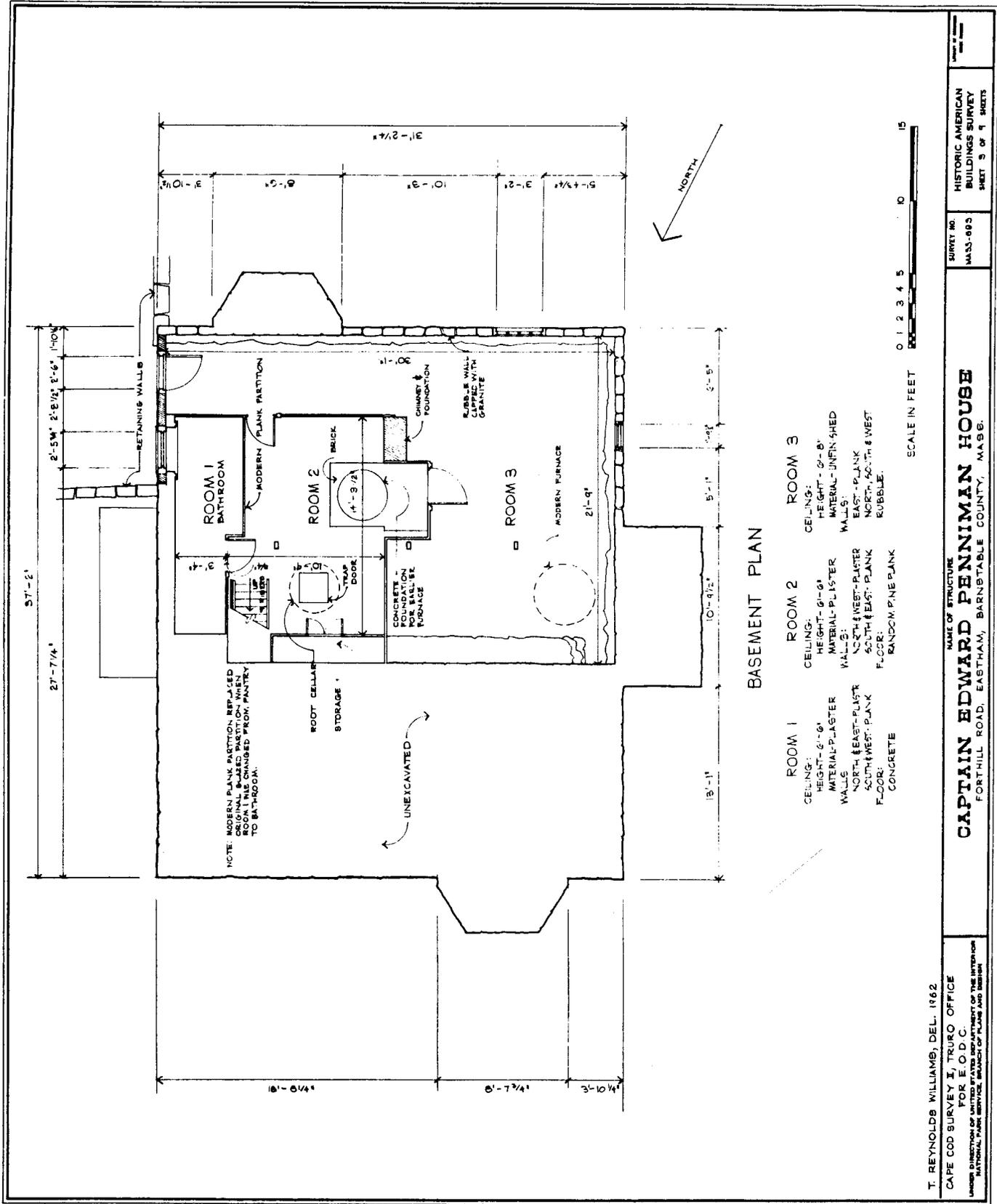
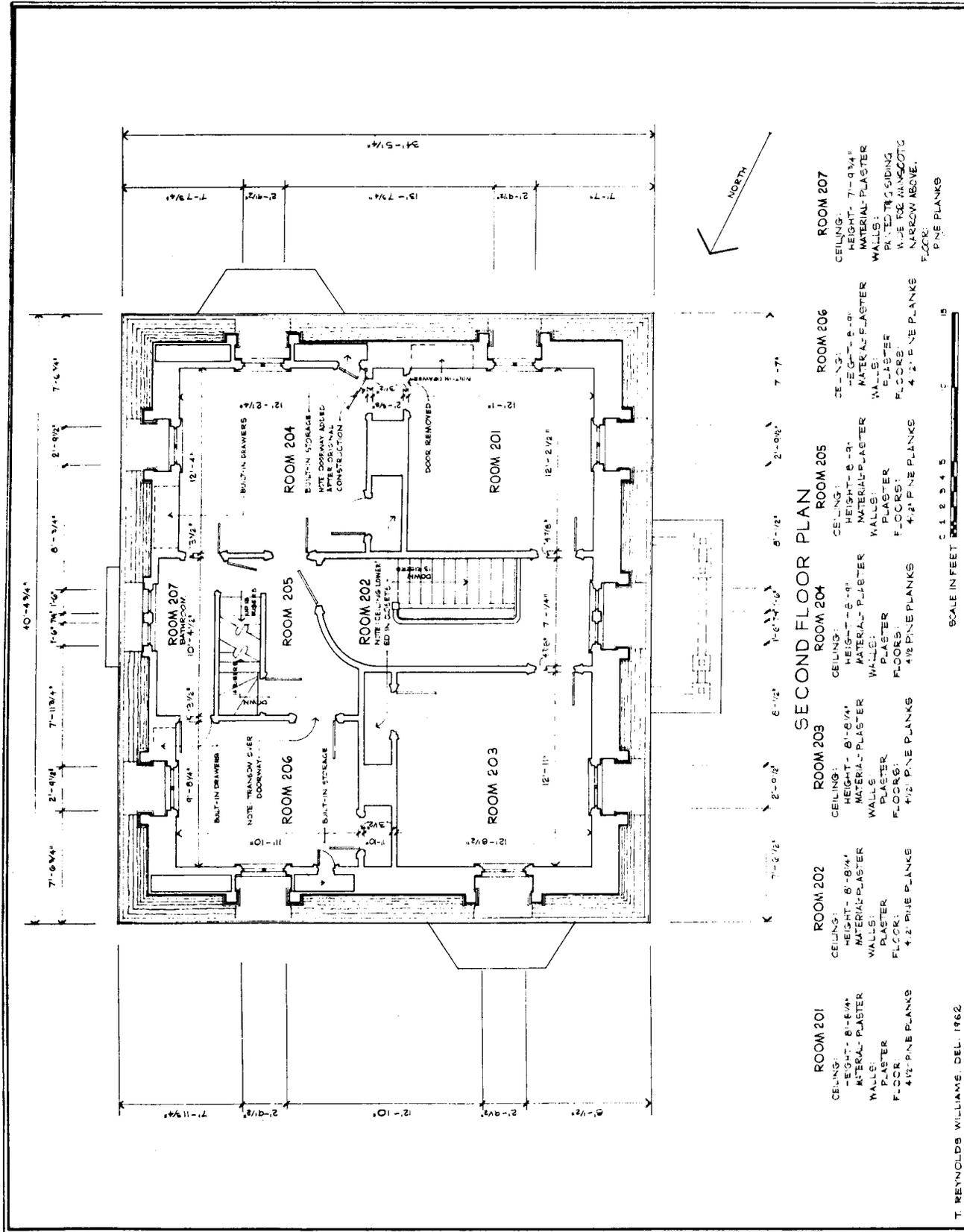


Illustration 49. Penniman House: Existing Basement Plan (1962).



SECOND FLOOR PLAN

| ROOM 201 | ROOM 202 | ROOM 203 | ROOM 204 | ROOM 205 | ROOM 206 | ROOM 207 |
|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|
| CEILING: 8'-0" | CEILING: 7'-9 3/4" |
| HEIGHT: 8'-0" | HEIGHT: 7'-9 3/4" |
| MATERIAL: PLASTER |
| WALLS: PLASTER |
| FLOOR: 4 1/2" PINE PLANKS |

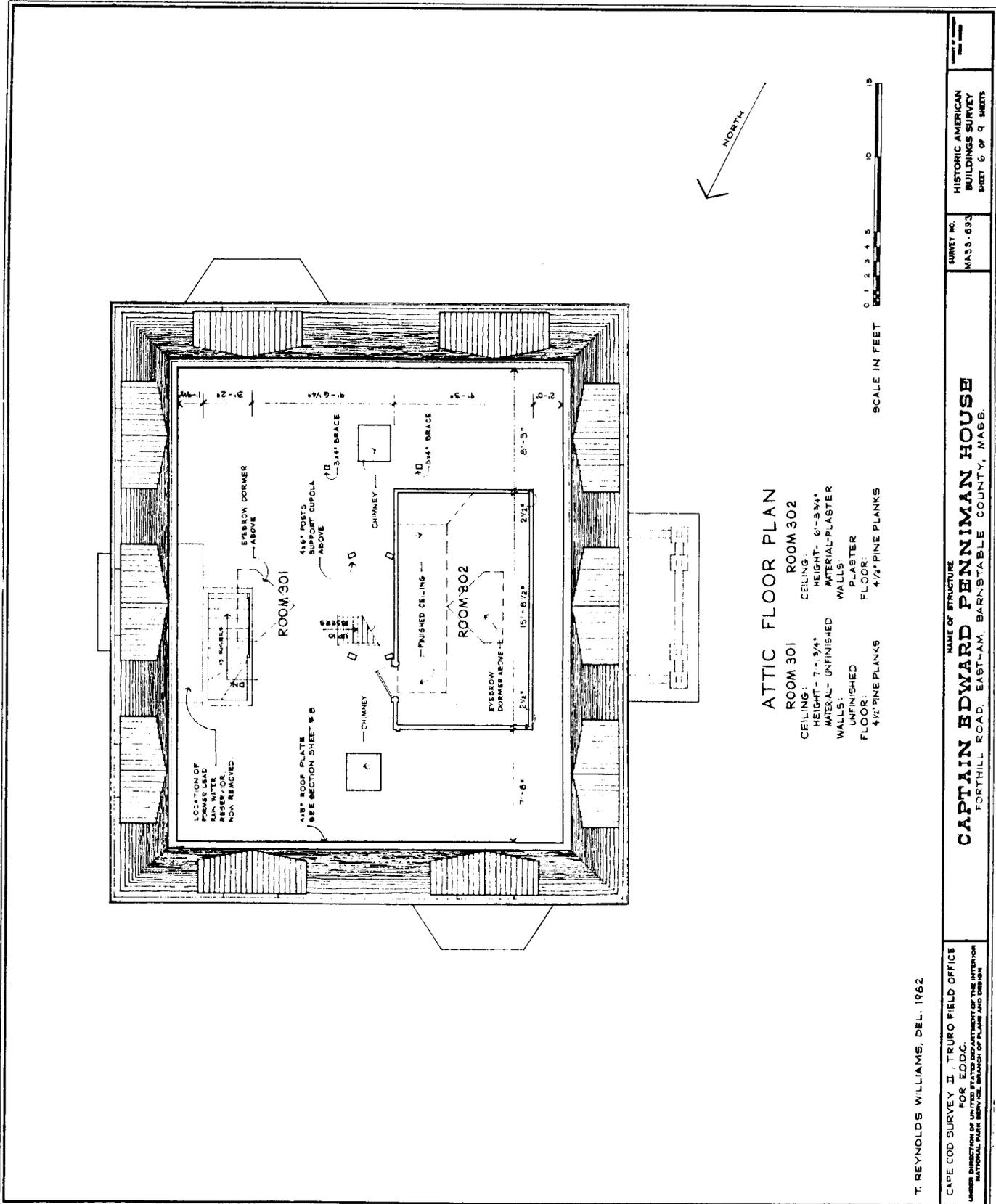
SCALE IN FEET: 1" = 5'

T. REYNOLDS WILLIAMS, DEL. 1962.
 CAPE COD SURVEY CO., TRURO FIELD OFFICE
 FOR E.C.C.C.
 UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR
 NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN

CAPTAIN EDWARD PENNIMAN HOUSE
 FORT HILL ROAD, EAST HAM, BARNSTABLE COUNTY, MASS.

SURVEY NO. MASS-583
 HISTORIC AMERICAN BUILDINGS SURVEY SHEET 6 OF 9 SHEETS

Illustration 51. Penniman House: Existing Second-Floor Plan (1962).



ATTIC FLOOR PLAN

| | |
|----------------------|--------------------|
| ROOM 301 | ROOM 302 |
| CEILING: | CEILING: |
| HEIGHT- 7'-7 1/4" | HEIGHT- 6'-8 3/4" |
| MATERIAL- UNFINISHED | MATERIAL- PLASTER |
| WALLS: | WALLS: |
| UNFINISHED | PLASTER |
| FLOOR: | FLOOR: |
| 4 1/2" PINE PLANKS | 4 1/2" PINE PLANKS |

T. REYNOLDS WILLIAMS, DEL. 1962

CAPE COD SURVEY, II, TRURO FIELD OFFICE
FOR E.O.D.C.
UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN

NAME OF STRUCTURE
CAPTAIN EDWARD PENNIMAN HOUSE
FORTHILL ROAD, EAST-HAM, BARNSTABLE COUNTY, MASS.

SHEET NO.
MASS.-693

HISTORIC AMERICAN
BUILDINGS SURVEY
SHEET 6 OF 9 SHEETS

Illustration 52. Penniman House: Existing Attic Plan (1962).

BASEMENT ROOMS

A. Rooms 001 and 002: Finished Spaces

Room 001 is the primary finished basement room (Ill. 53). It originally occupied the entire northeast corner of the excavated part of the basement; it measured 13 feet 8 inches by 14 feet 3-1/2 inches. On the ca.-1868 proposed basement plan, Room 001 is labeled "Wash Room." However, Irma Penniman Kahn remembers the wash stove for the laundry as being on the west side of the south chimney, in the unfinished part of the basement, rather than in Room 001.¹ Room 001 probably was used for drying clothes, and for storage. Room 002 was created later, but still during the historic period, by partitioning off the east end of the original Room 001.

Floor

Room 001 has a wooden floor. This floor is constructed with a single layer of boards, nailed to 2 by 4 sleepers laid in the sand of the cellar floor. The floorboards are random-width pine boards 1 inch thick and laid east/west. Located in roughly the center of the north half of the floor is a circular root cellar. The root cellar is constructed of natural cement and is 3 feet 2 inches in diameter and 2 feet 10 inches deep. Its inner walls are whitewashed. The root cellar had a hinged wooden cover, 2 feet square. The hinges for this have been removed, but cutouts on the floorboards mark their former locations. Room 002 has a modern, poured-concrete floor.

Walls and Ceiling

The walls of Room 001 and 002--excluding the partition--are constructed with wooden planks, placed vertically and toenailed to the basement and first-floor framing members. Paint and other markings on many of these planks indicate that they were reused from the old house. Machine-cut lath is nailed with cut nails to the planks, and plaster is applied to the lath. The ceilings of these rooms are also plastered. The lath to which this plaster is keyed is nailed to the underside of the first-floor joists. The walls and ceilings in Rooms 001 and 002 were originally whitewashed.

Woodwork

Baseboards. The baseboards are 7 inches high and unmolded. They are set nearly flush with the plaster.

Doorways. The south and west doorways of Room 001--both leading to the unfinished part of the basement--are original. The south doorway's casing is 4 inches wide. It is constructed with two overlapping pieces of wood. The inner edge of the casing is beaded. The west doorway's casing is a plain board 5 inches wide on the sides, and 2-3/4 inches on the top. Both doorways contain doors apparently reused from the earlier

house on the property. The south door has five panels; the panels are raised and have a beveled edge (Appendix G, Molding GG). The door retains its original Norfolk latch, but appears to be hung with later five-knuckle hinges 2-1/2 inches long. The west door has four panels; the panels are raised and have a beaded edge (Appendix G, Molding FF). This door is hung with H hinges and has a Norfolk latch. Markings on the door from an earlier set of hinges and latch indicate that the existing hardware is not original to the door. The doorway between Rooms 001 and 002 will be described in "Alterations."

Windows. There are no windows in Room 001. The only window in Room 002 is in the east foundation wall. Its casing is the same as that used for the south doorway. The window sill is 10-1/4 inches wide (to span the thickness of the basement wall) and 3/4 inches thick. The window apron is 3-1/2 inches wide, with a beaded lower edge. The sash is two-over-two, double-hung sash, with ogee muntins (Appendix G, Molding Z).

Basement Stair. The basement stair is of open-tread design. The stair consists of nine steps, each with a 7-inch rise. The existing treads are 1-1/2 inches thick and 7-1/2 inches wide, and are replacements. The stringer cutouts indicate that the treads were originally 8-1/2 inches wide.

Other Woodwork. In addition to the more standard woodwork described above, the finished basement rooms in the Penniman House also has a variety of wooden hook racks, shelves, and built-in cupboards.

The wooden hook racks are located on the south and west walls. They are 3 inches wide. The hooks are spaced 10-12 inches on center. The rack on the west wall is at a height of 4 feet 6-3/4 inches up from the baseboard; the rack on the south wall is at a height of 5 feet.

The shelves are located in the northwest corner of Room 001 and along the east wall of Room 002. The northwest corner shelf is triangular in shape. It is supported with wooden ledger strips, nailed through the plaster walls with cut nails. The east-wall shelves were removed when the bathroom was installed ca. 1960; however, markings on the plaster walls identify their size and location. The east wall had four shelves running from the north wall over to the window. They were 7/8 inches thick, 11-1/2 inches wide, and supported by ledgers 1-1/2 inches wide. The shelves were located at the following heights: 1 foot 3 inches, 2 feet 6 inches, 3 feet 8-3/4 inches, and 4 feet 6-1/2 inches, measuring down from the ceiling.

The built-in cupboards are located along the north wall, on either side of the basement stairs. They are built into the crawl space. The west cupboard is 1 foot 9 inches deep, 7 feet 6 inches long, and 2 feet 1 inch high. The cupboard doorway's casing consists of plain boards 3 inches wide. The doorway contains double doors constructed with beaded boards and measuring 1 foot 3 inches by 2 feet. These are hung on butt hinges 2 inches long, and they have wooden knobs. Inside, the west cupboard has one shelf 1 foot 2-1/2 inches wide and located at a height of 1 foot 2 inches. The shelf is supported on wooden ledger strips.

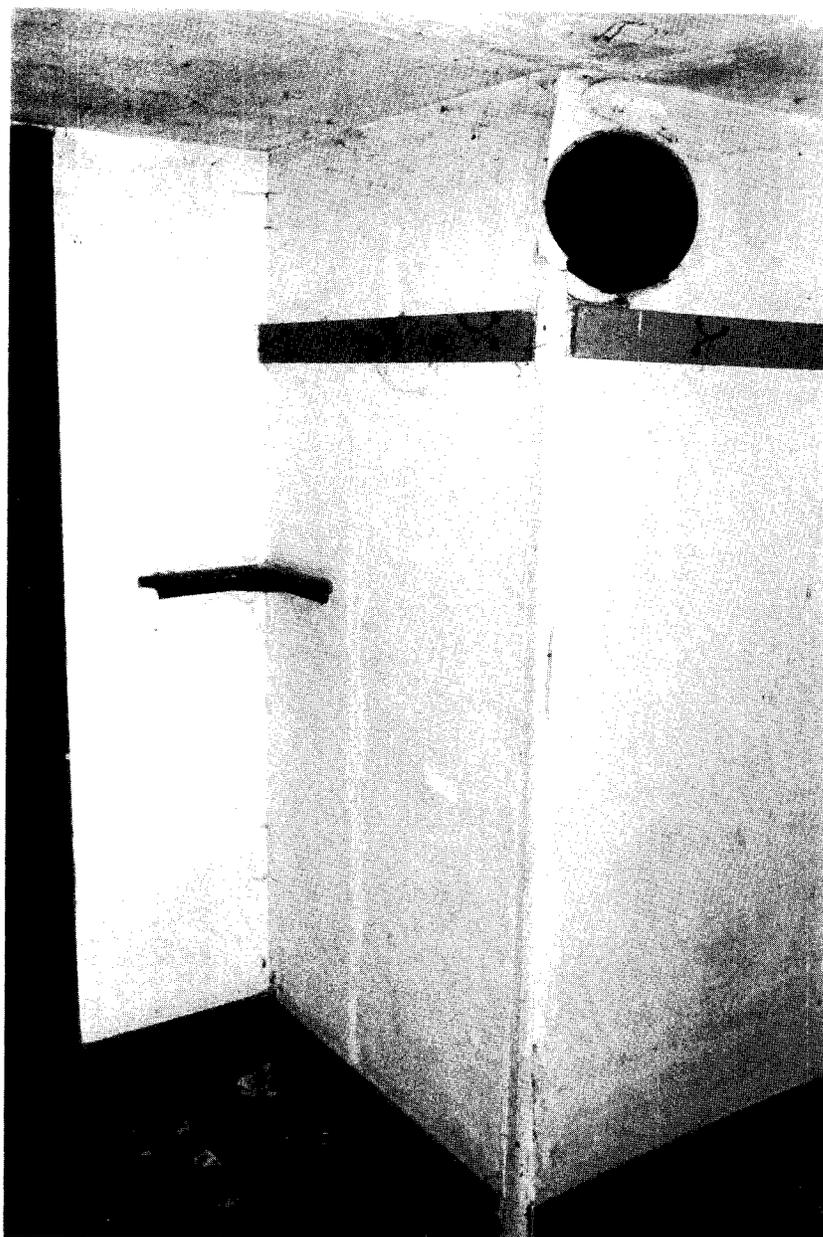


Illustration 53. Penniman House: Finished Basement Space (Room 001), Southwest Corner (1984).



Illustration 54. Penniman House: Finished Basement Space (Room 001),
Looking East at Partition Forming Room 002 (1984).

The east cupboard is 1 foot 9 inches deep, 3 feet 10 inches long, and 2 feet high. It has a single door measuring 2 feet by 1 foot 3-3/4 inches. Its construction, hardware, and casing are the same as those for the west cupboard. However, this cupboard does not have an interior shelf.

Finishes. Most of the woodwork was originally painted gray. The exception was the south and west doors, which were grained and have never been overpainted. Room 001 retains its original paint scheme--whitewashed walls and gray woodwork--except in the area that became Room 002.

Alterations

Numerous alterations have been made to Room 001. The earliest change was the building of the east partition wall creating Room 002 (Ill. 54). Physical evidence indicating that this partition was not part of the original basement construction includes the extension of the wooden floor under, and the plaster ceiling above, the partition. In addition, if this wall had been constructed at the same time as the other basement partition walls, the vertical boards would have been covered with lath and plaster. Instead, they are simply whitewashed. Although not original, the partition's cut nails and random-width vertical boards indicate that it was an early alteration.

As built, the center portion of the wall was originally glazed, to allow light to pass from the east basement window into Room 001. The glazed portion of this wall was removed and replaced with unpainted vertical boards when the bathroom was installed ca. 1960. At the north end of the partition is a doorway between Rooms 001 and 002. The door here features two raised, molded panels (Appendix G, Molding EE) and a Suffolk latch that appears to be an old one simply tacked on to this door when it was installed. It is hung with cabinet-size, two-knuckle hinges--not its original hardware--and so appears to have been reused, but not from the old house here previously. All elements of the doorway were whitewashed, to match the rest of the partition. Room 002 was used to store canned fruits and vegetables. A second icebox was also housed in this room (see Appendix E).

By 1897, a coal-fired furnace was installed in the southwest corner of Room 002.² This furnace stood on a concrete slab 3 feet 3 inches in diameter, surrounded by brick laid in sand. Prior to the pouring of the concrete slab and laying the brick, the wooden floor in this part of Room 001 was removed. The manufacturer of the original coal-fired furnace is unknown. Extant physical evidence indicates, however, that hot-air ducts ran from the furnace through the west wall of Room 001 to floor registers in Rooms 101 and 103, and through the ceiling of Room 001 to a floor register in Room 106.

The original coal-fired furnace was replaced ca. 1915. Parts of the second furnace are still stored in the basement. They are marked "Crawford No. 127 - Walker & Pratt Mfg. Co., Boston, patented Oct. 22,

1901, Aug. 18, 1911 and Sept. 28, 1915." This coal furnace was replaced by an oil furnace, located in the northwest corner of the unfinished part of the basement, by 1940.

Between 1958 and 1962, Room 002 was remodeled for use as a bathroom. The work involved removing the glazed portion of the partition wall and replacing it with vertical boards; the replacing of the wooden floor with a concrete floor; and the installation of a shower, toilet, sink, hot-water heater, and pump. The walls and woodwork were also painted blue at this time.

Another minor alteration that was made in Room 001 was the replacing of the stair treads. The new treads are held in place with wire nails and are unpainted, indicating that they were changed recently. Part of the west wall has also been removed. The specific dates of these alterations are unknown.

B. Room 003: Unfinished Space

Room 003 is the unfinished portion of the basement. This area has always been used for storage. The coal bin was located in the southwest corner of this room, and the laundry stove stood along the west wall of the south chimney. Access to Room 003 is possible from the courtyard, via the east exterior doorway, and from Room 001, through that room's two original doorways.

Original Fabric

The floor in Room 003 is covered with concrete. Its surface is rough and irregular. Room 003's walls consist of the stone foundation walls and the vertical planks that form the backside of the walls of Room 001. The stone walls are whitewashed; the vertical planks are unfinished. The first-floor joists and subflooring serve as the ceiling in this portion of the basement. Many of the boards used for the first-floor subflooring are reused. Some are painted, and others are covered with wallpaper. The window opening in the south wall is historic, but it is now filled with plywood.

Alterations

Very few alterations have been made to Room 003. The four-pane sash seen in the south window in the historic photographs has disappeared, and been replaced with plywood. The window opening in the west wall is also covered with plywood, but it retains its sash. As indicated in Chapter V, this opening represents an alteration of unknown date. In addition, the coal bin and the wash stove have been removed. No evidence for the water supply or the heat source for the wash stove remains. The west end of the north stone wall, separating the fully excavated portion of the basement from the crawl space, has been rebuilt with portland cement. This work appears to have been done ca. 1940. An oil-fired, hot-air

furnace also was installed in the northwest corner of this portion of the basement at that time. This furnace heated the house with a single register located in the front hall. The register measured 3 feet 1 inch square, and required that the first-floor framing be cut and boxed in to accommodate its placement. The oil tank for the furnace is located in the southwest corner of Room 003. The existing hot-air furnace, which replaced the ca.-1940 furnace, was installed by the National Park Service in 1976.

*

*

*

NOTES

1. Appendix E.
2. The exact date of this furnace installation is unknown. The earliest interior photographs show the floor registers, so the furnace must have been in place by the 1890's. However, it may have been installed as much as 20 years earlier: the fact that it needed replacement ca. 1915 supports a pre-1890 date of installation.

FIRST-STORY ROOMS

A. Room 101: Southwest Parlor

Room 101 is the southwest parlor. On the original floor plans for the house, this room is called the "Sitting-room." Historic photographs taken in the sitting room (Iills. 55-60) suggest that this was the room where the family spent most of its leisure time; the northwest parlor appears to have been used for more formal entertaining.

Room 101 is roughly square in shape, measuring 13 feet 11-1/4 inches by 13 feet 9-1/2 inches. Access to this room is possible through the front hall (Room 102), and from the dining room (Room 106). Single windows are centered in the south and west walls. A marble mantelshelf is mounted on the east wall.

Floor

The finish floor in Room 101 is random-width, flush pine boards 4 to 10 inches wide. They are 1-1/2 inches thick and held in place with cut nails. The floor was originally unfinished and covered with a patterned wall-to-wall carpet. The carpet has been removed; however, the historic photographs confirm its existence and show its pattern. Tack holes around the perimeter of the room also verify that carpeting was the original floor covering.

The floor in Room 101 has two patched areas. One of the patches is in front of the east-wall mantelpiece. It measures 1 foot 2-1/2 inches by 1 foot 8 inches and is the location of a former register for the hot-air furnace. The design of this floor register matches the existing floor register in Room 103. The second patched area is in the northwest corner of the room. It measures 3 feet square. The framing for this opening, visible in the basement, indicates that it was original or a very early alteration. The function of this opening is unknown.

Walls and Ceiling

The walls and ceiling in the sitting room are finished with lath and plaster. The original specifications for the house state the following about the lath and plaster:

All the rooms, walls, closets, and stairways, as also the observatory and a room in the back loft to be lathed and plastered. The laths to be of a good quality free from sap stained knots. Plastering, the first coat to be a common brown coat, of lime, sand, and hair, in proportions to make a strong mortar and to be put on to a good thickness.

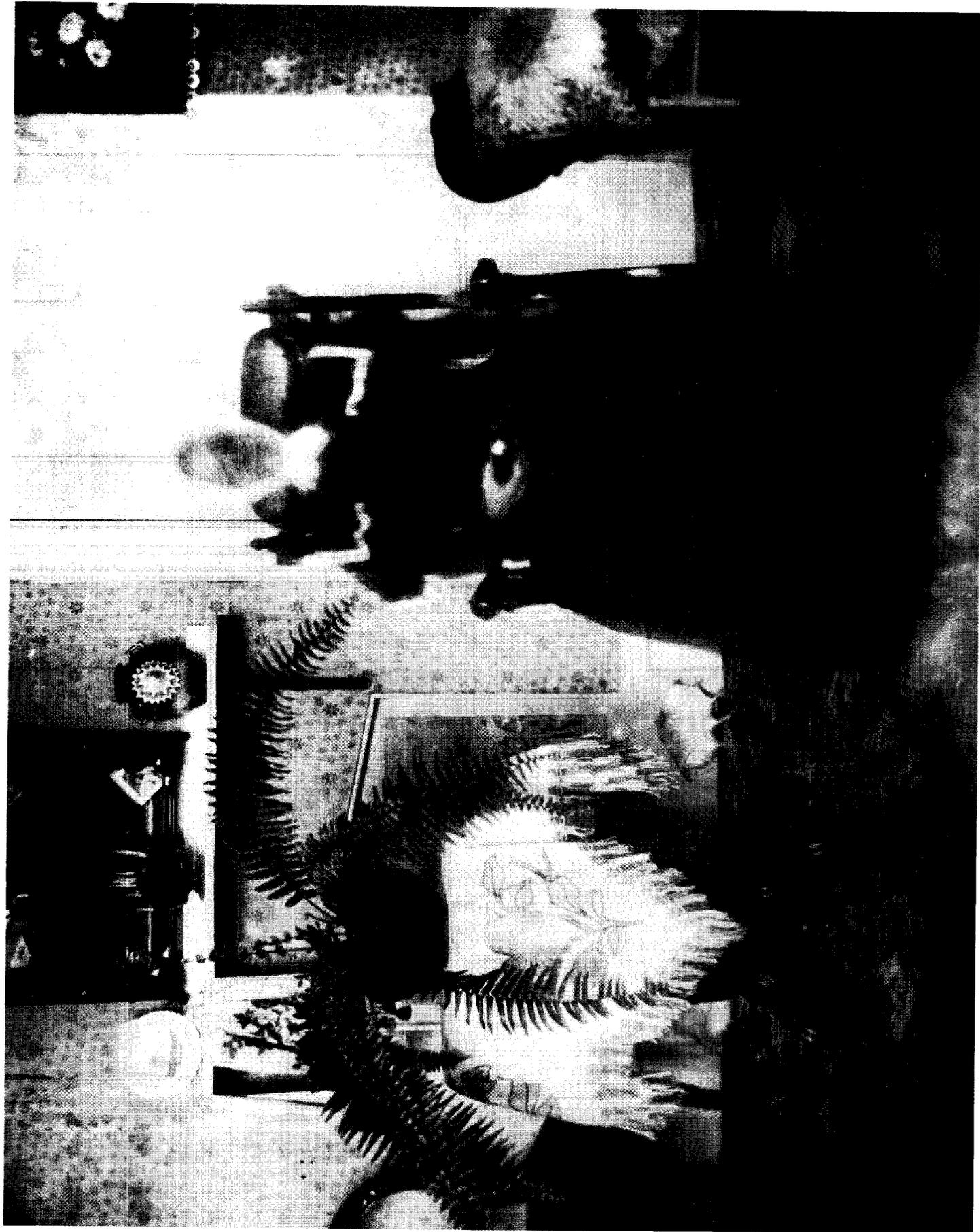


Illustration 55. Penniman House: Southwest Parlor (Room 101), Southeast Corner (Circa 1890).



Illustration 56. Penniman House: Southwest Parlor (Room 101), Southeast Corner (Circa 1890);
Also Shows Ceiling Paper of Dining Room (Room 106).



Illustration 57. Penniman House: Southwest Parlor (Room 101), Southeast Corner, Showing Hot-Air Register Installed in Front of Mantelshelf (Circa 1890).



Illustration 58. Penniman House: Southwest Parlor (Room 101), Southeast Corner, Showing Second Wallpaper (Circa 1900).



Illustration 59. Penniman House: Southwest Parlor (Room 101), Southeast Corner (Circa 1900).



Illustration 60. Penniman House: Southwest Parlor (Room 101), Southeast Corner (Circa 1890).

The ceiling has an ornate cast-plaster medallion located in its center (Ill. 61). The diameter of the medallion is 1 foot 10 inches. The medallion consists of an egg-and-dart border, with surrounding concentric circles of foliate and rope motifs. A large metal hook projects from the center of the medallion. This hook held a kerosene lamp. The walls of the room originally were wallpapered. Samples of this wallpaper were found in the attic and under the metal brackets supporting the marble mantelshelf. It is a small repeating pattern of stars and circles; it has a salmon background with gold stars. The ceiling was originally painted with a white calcimine paint.

Woodwork

Baseboard. The baseboard in Room 101 is 9-3/4 inches high, with a molded upper edge (Appendix G, Molding L).

Doorways. There are two original doorways in the southwest parlor--one in the north wall, leading to the front hall, and one in the east wall, leading to the dining room. The doorway casings are 5-1/4 inches wide and elaborately molded (Appendix G, Molding E). The top and side members of the casings are joined with miters. The doors are of mortise and tenon construction. They have four recessed, molded panels (Molding BB). The measurements of these doors are given in Appendix H. The specifications say the following about the first-floor doors:

Inside doors on the first floor to be 7 feet 4 inches high. Those from the Main Hall to be 3 feet wide... All doors to be well-proportioned four paneled. Those on the first and second floors to have mouldings. All the doors to be made of the best Eastern soft pine, thoroughly seasoned.

Windows. The south and west windows have the same casings as the doorways. The sides of the casings extend beyond the bottom of the window to the floor. The area between the window and the floor is filled with a molded, recessed panel (Appendix G, Molding CC). The window sill is 2 inches wide and 1 inch thick, and has a squared edge. The window apron consists of a pair of fillets, a quarter-round, and a cavetto (Molding O). The sash is two-over-two, double-hung sash. They have wide ogee muntins (Molding X).

Finishes. All of the woodwork in Room 101 except for the window sash was painted white originally. The window sash was finished with a red-pigmented glaze (Ill. 62).

Hardware

The original hardware on the doors in Room 101 consists of two-knuckle, pintle-type butt hinges 3 inches wide by 4 inches long (Ill. 63), and mortise latches with brass roses and octagonal, clear glass knobs (Ill. 64). The windows have meeting-rail locks. The meeting-rail lock on the south window has a rectangular iron base and an acorn-shaped

knob (Ill. 65). The meeting-rail lock on the west window has a circular iron base and a white porcelain knob (Ill. 66). The sash-cord plates on these windows are iron. They are rectangular, measuring 1 by 3-3/4 inches.

Mantel

The mantelpiece in Room 101 is white marble (Ill. 67). It is 3 feet 7-1/2 inches long and 10 inches wide. The mantelshelf is curved and has a rounded edge. The junction of the mantelshelf and the plaster wall is trimmed with a marble strip 2-3/4 inches wide. The mantelshelf is supported by ornate cast-iron brackets. Most of the plaster wall beneath the mantelshelf is recessed. The recessed area is 2 feet 7-1/2 inches wide, 2 feet 10 inches high, and 1-3/4 inches deep. It is framed with wooden corner beads. Located at a height of 1 foot 10-1/2 inches and centered in the recessed area is a stovepipe thimble. The thimble is 5-1/4 inches in diameter and has a pressed metal frame 6-1/2 inches square with a raised floral pattern. The thimble opening has a circular cover.

Mechanical Equipment

The original heat source for Room 101 was a wood or coal stove. Irma Penniman Kahn describes the stoves used in the house as follows:

Black cast iron about 2-1/2 ft. wide, about 3-1/2 ft. high - burned coal or wood - on claw type legs as I recall. All with front doors with mica windows so that one got a fireplace effect.¹

This stove continued to be used in the spring and fall, when the hot-air, coal-fired furnace was not needed to heat the house. When not in use, the stove was removed and stored in the barn. This accounts for its absence in all of the historic photographs, even though it is assumed that it was still being used when these photographs were taken.

Alterations

With the exception of redecorating, few alterations were made to Room 101. A hot-air register was installed in the floor below the mantelshelf by 1890. The walls were also repapered ca. 1900. The ca.-1900 wallpaper had a swag and fleur-de-lis pattern. This wallpaper shows in several of the historic photographs (e.g., Ills. 58-60), and narrow strips of it were found under the brackets of the mantelshelf. The woodwork and ceiling probably were repainted at this time, as well. Both were painted white. Most likely it is this decorative scheme that Irma Penniman Kahn described in her letter of November 3, 1983:

The northwest parlor, we called it the sitting room. I believe it had white woodwork, had wall-to-wall carpeting in beige and golden colors, with a two-tone beige figured wallpaper which blended with the rug.²

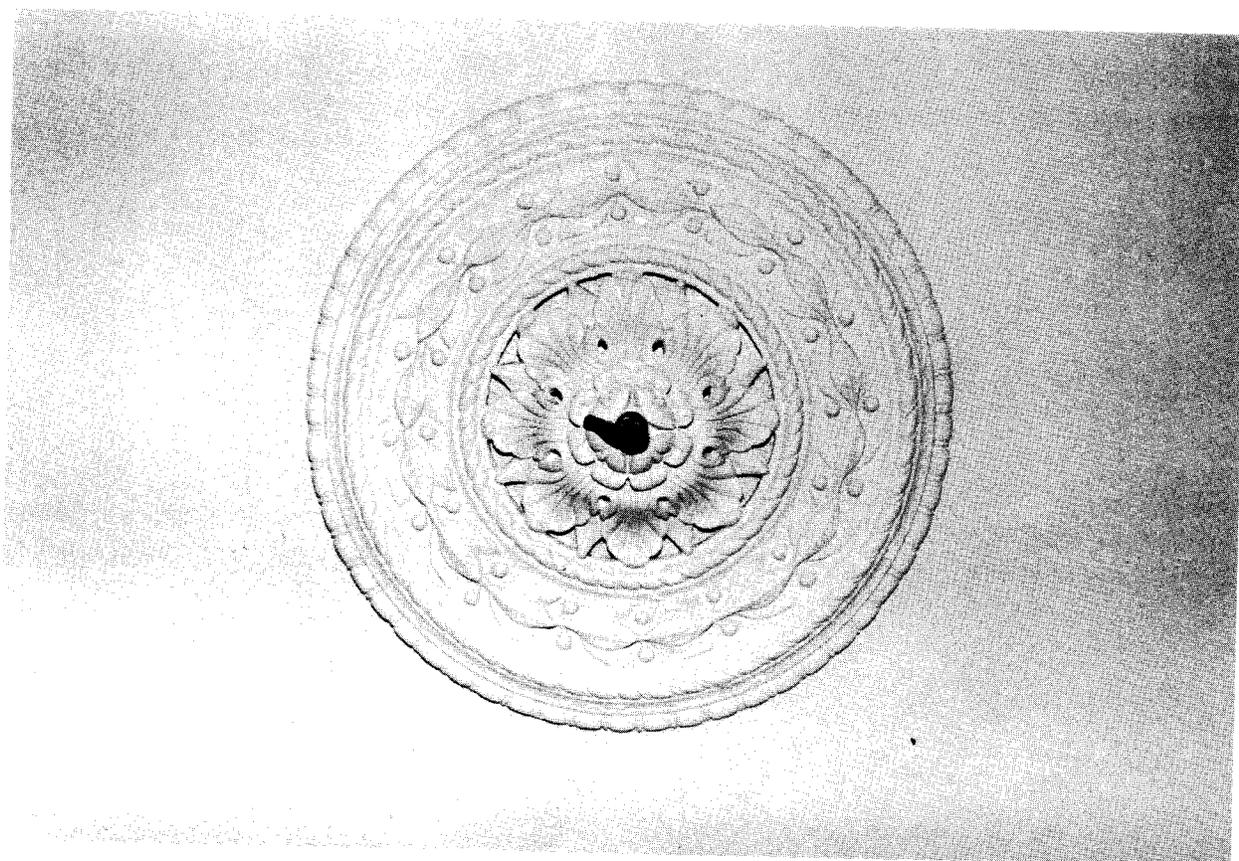


Illustration 61. Penniman House: Southwest Parlor (Room 101), Cast-Plaster Ceiling Medallion (1984).

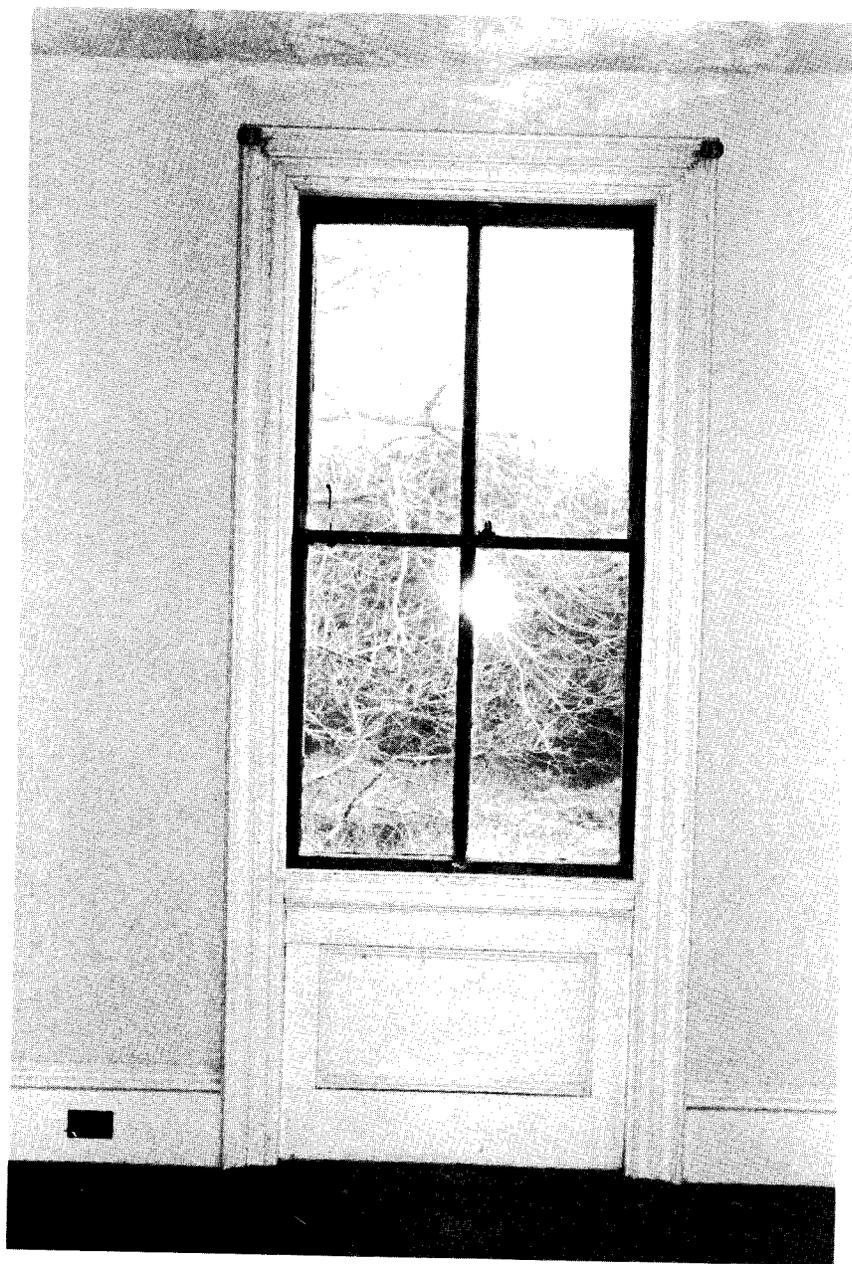


Illustration 62. Penniman House: Southwest Parlor
(Room 101), South-Wall Window (1984).

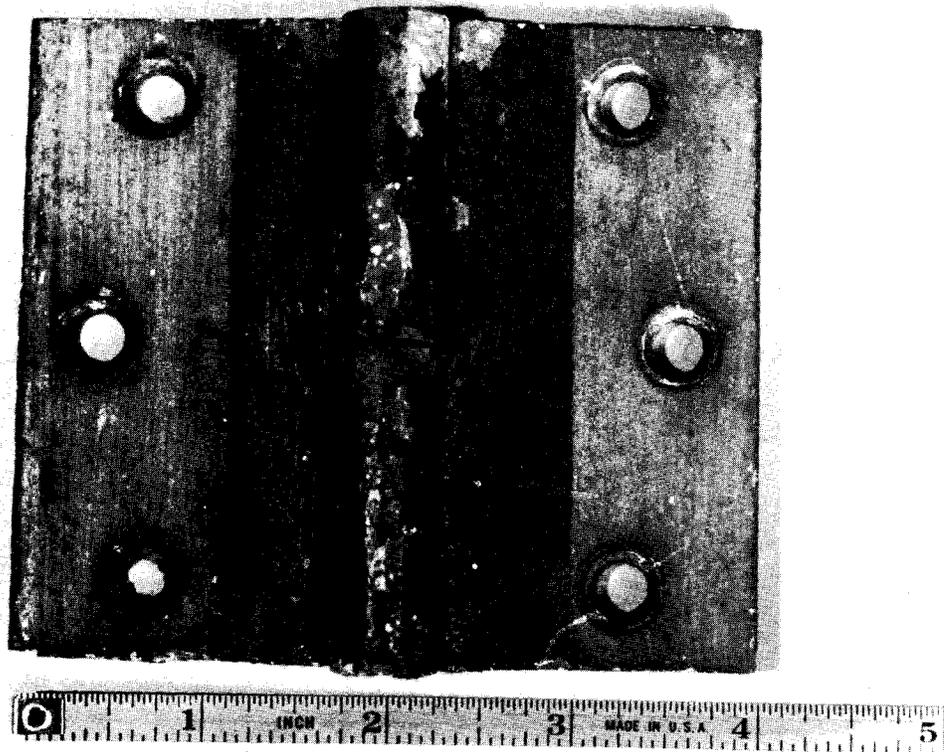


Illustration 63. Penniman House: Typical Two-Butt Interior Door Hinge (1984).

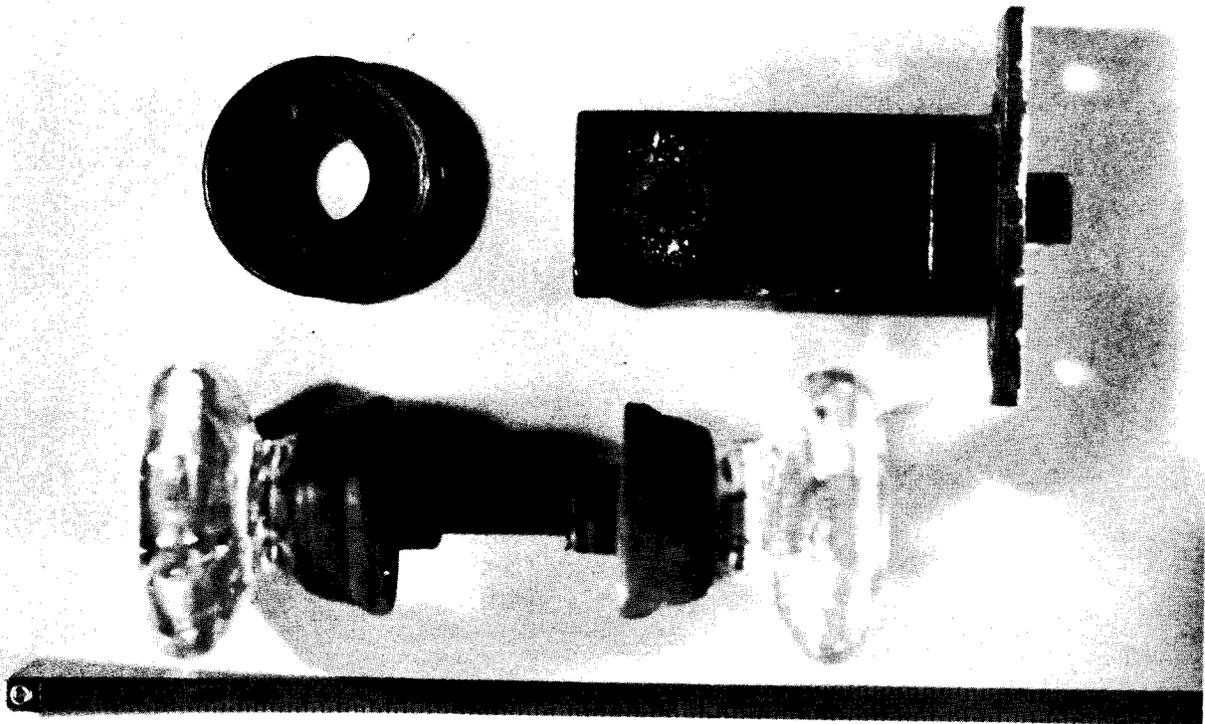


Illustration 64. Penniman House: Typical Mortise Latch and Knob for Interior First-Story Doors (1984).

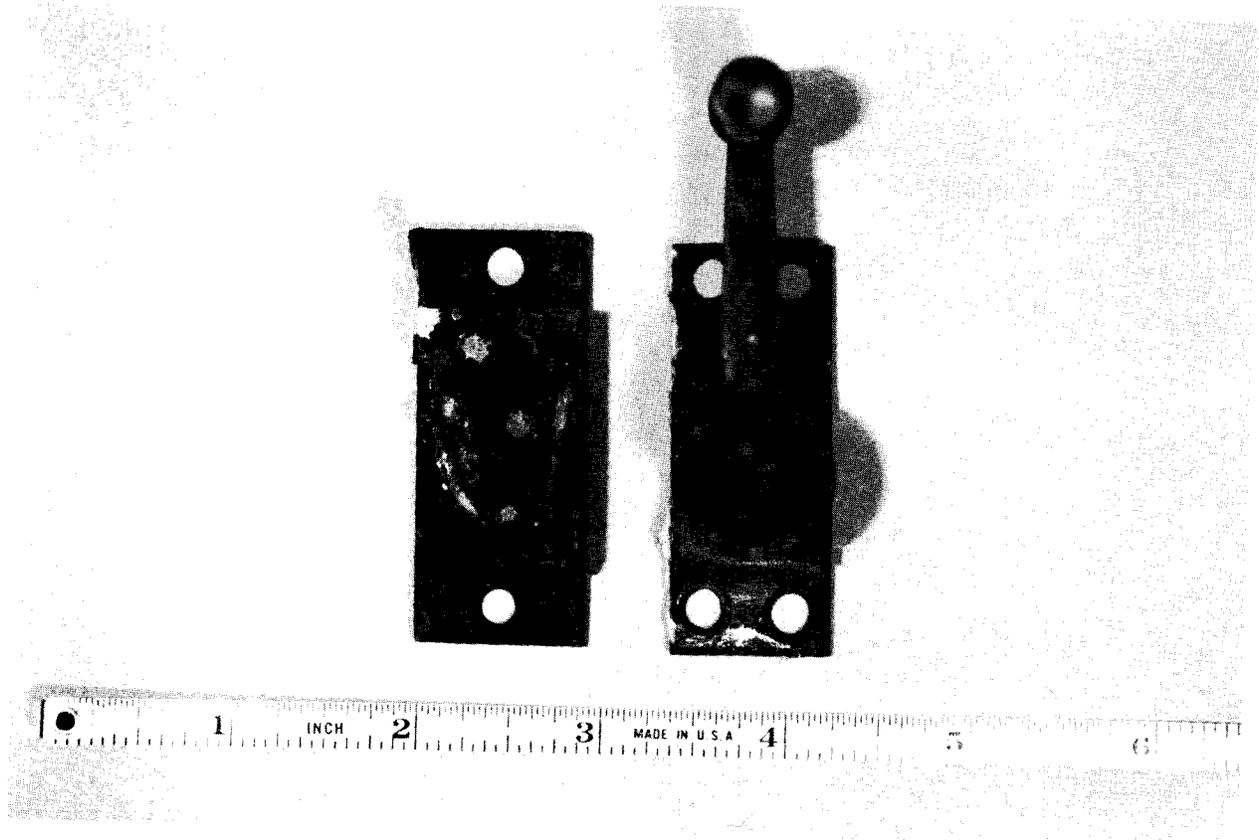


Illustration 65. Penniman House: Meeting-Rail Sash Lock, Acorn Type (1984).

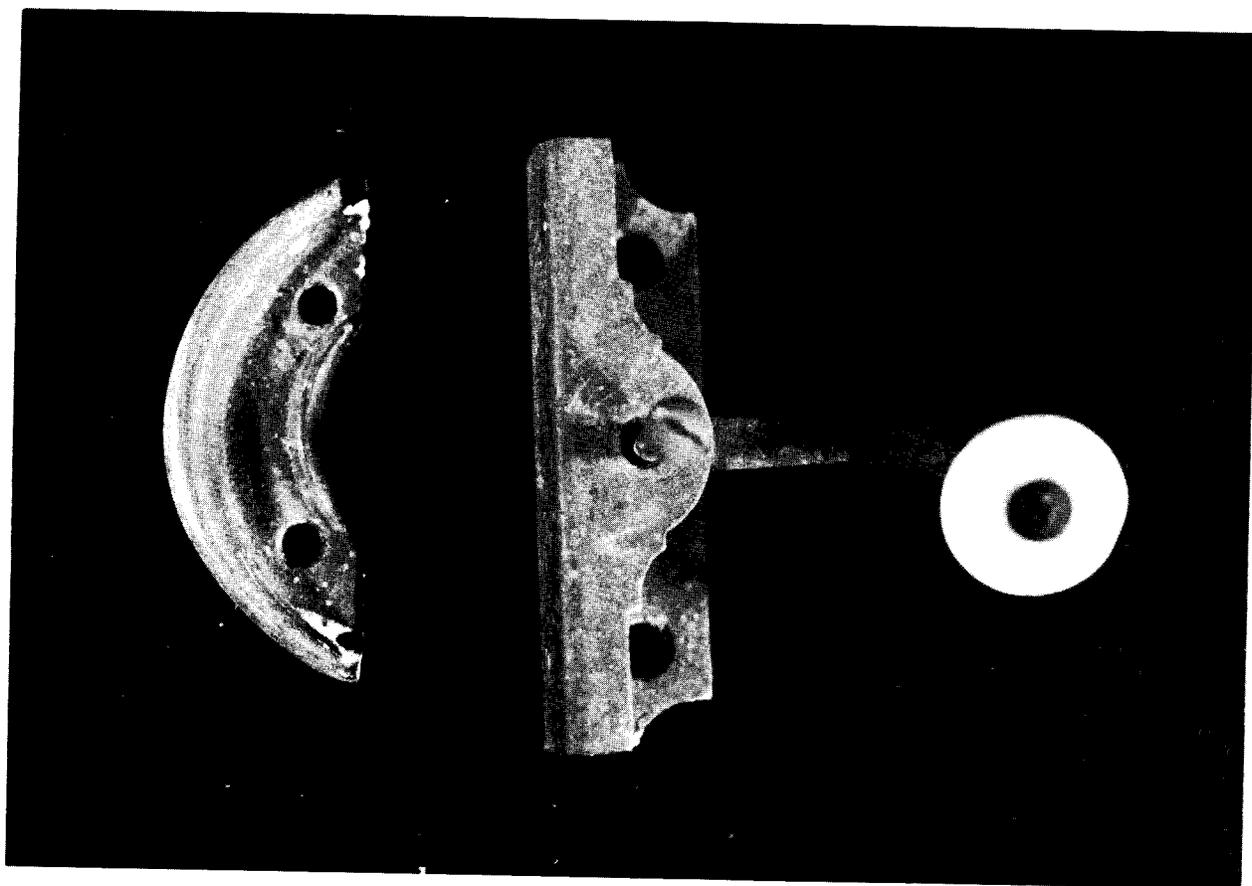


Illustration 66. Penniman House: Meeting-Rail Sash Lock,
Type with White Porcelain Knob (1984).



Illustration 67. Penniman House: Southwest Parlor (Room 101), East-Wall
Mantelshelf, Stovepipe Thimble, and Cover (1984).



Illustration 68. Penniman House: Southwest Parlor (Room 101), Southeast Corner (1984).



Illustration 69. Penniman House: Southwest Parlor (Room 101), Southwest Corner (1984).

Around 1930, when the house was wired for electricity, two baseboard receptacles were installed in Room 101. One receptacle is located in the south wall, on the east side of the window; the other is located on the east wall, at the south end. In the 1950's, the walls in this room were stripped of their wallpaper and painted their present light gray color. The woodwork and ceiling were also painted white at this time. The modern layer of red paint on the edges of the floor, obviously applied in this way for use with an area rug, most likely dates to ca. 1950, as well. Figures 68 and 69 show the existing conditions in Room 101.

B. Room 102: Front Hall and Stair

Room 102 is the front hall. On the ca.-1868 floor plans, it is labeled "Hall." It is rectangular in shape: 7 feet 1-1/4 inches wide and 19 feet long. The east wall of the front hall is curved. The house's principal entry doorway is located in the west wall. A doorway in the north wall leads into the northwest parlor (Room 103); doorways in the south wall lead to the southwest parlor (Room 101) and the dining room (Room 106).

Floor

The finish floor in Room 102 is random-width pine boards 4 to 10 inches wide. The boards are held in place with cut nails. The floor in the hall was originally covered with a patterned wall-to-wall carpet. This carpet has been removed, and since there are no historic photographs of this room, the carpet tack-holes around the perimeter of the room must suffice as evidence of its existence. Irma Penniman Kahn in her letter of November 4, 1983, states: "The front hall, up and down stairs as well, had wall-to-wall carpeting of a deep rose pattern, the same carpeting in the upper hall."³ Although it cannot be positively stated, this is probably the original carpet.

Located in the center of the west end of the floor is a hot-air register 3 feet 1 inch square. It was installed in the floor ca. 1940. Originally there appears to have been no openings in the front-hall floor.

Walls and Ceiling

The walls and ceiling in Room 102 are finished with lath and plaster. The ceiling has a small cast-plaster medallion on its west end (Ill. 70). The medallion consists of a foliate border surrounding a row of beads, a cyma recta molding, and a center circular floral motif. A metal hook, on which a kerosene lamp hung, was connected to the center of this medallion. The presence of only one layer of modern paint on walls in the front hall indicates that they were originally wallpapered. The design of this wallpaper is unknown, since no wallpaper samples have been found in this room, and there are no historic photographs. The ceiling appears to have been painted originally with a white calcimine.

Woodwork

Baseboard. The baseboard in Room 102 is 10-1/4 inches high, with a molded upper edge (Molding M, Appendix G).

Doorways. All four of Room 102's doorways have a casing that is 6 inches wide and elaborately molded (Appendix G, Molding D). The top and side members of the casings are joined with miters. The main entry doorway contains a four-panel door with a rounded top. It is of mortise-and-tenon construction. The upper panels, whose tops are also rounded, were glazed with engraved glass in a floral pattern. Both of these glazed panels have been removed from the door. One is missing; one is broken, but complete, and in storage at the park's Salt Pond Visitor's Center. The lower panels are of wood and recessed. Both the glazed and wooden panels are trimmed with the typical first-floor door-panel moldings. The original specifications of the house called for: "the front door to be in form agreeable to Design. to be 1-7/8 inches thick and made to receive glass in the upper panels. To be seven feet 8 inches high, 3 feet two inches wide."

The three interior doors in Room 102 have four molded, recessed panels. The measurements of these doors are given in Appendix H.

Windows. There are no windows in Room 102.

Front Stair. The main stair of the Penniman House runs up the south wall of the front hall (Ill. 71). The specifications for the house say the following about the stair:

the front stairs to be an open handrail stair case. Treads 1-1/8 inch thick to project with a nosing in this form the Post, Handrail and Balusters to be of Mahogany. The Post to be 8 inches in diameter. Rail 3-1/2 in. Balusters 1-3/4 inches. Post and Balusters turned to some good design...the space under the front stairs may be left open for a Table and Hat rack or it may be partitioned up with door for a Closet. As shall be decided by the proprietor.

The stair as built (Ill. 64) consists of 13 steps. The risers are 8 inches high, 1 inch thick, and 36-1/2 inches long. The treads are 9 inches wide, 1 inch thick, and 37-1/2 inches long; they have a rounded nose. The joints between treads and risers are finished with a simple molding (Appendix G, Molding W). The mahogany blustrade has a newel at both first- and second-floor level. The first-floor newel is 3 feet 2-1/2 inches high and hollow. It has an octagonal base, half of which is built into the first stair. The octagonal base is followed by three circular sections of decreasing diameter. A cyma recta molding forms the base for the main shaft of the newel. The main shaft is also octagonal in shape, and tapers from bottom to top. Each face of the octagon has a

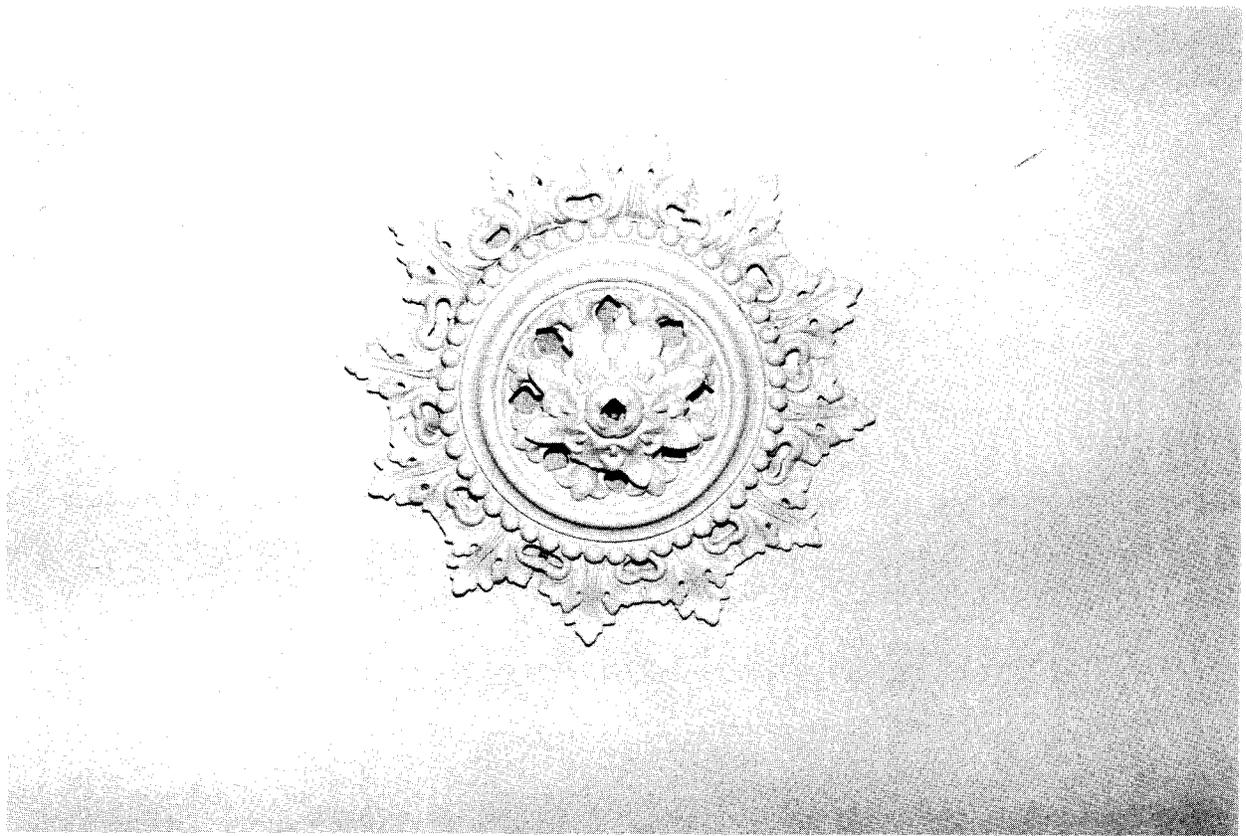


Illustration 70. Penniman House: Front Hall (Room 102), Cast-Plaster Ceiling Medallion (1984).



Illustration 71. Penniman House: Front Hall (Room 102),
Main Stair (1984).



Illustration 72. Penniman House: Front Hall (Room 102), Circa-1940
Hot-Air Floor Register (1984).



Illustration 73. Penniman House: Front Hall (Room 102),
Looking West (1984).

raised panel with rounded edges. The top of the newel consists of several circular shapes of varying diameters. The cap consists of four concentric circular shapes of decreasing diameters. The second-floor newel will be described in connection with Room 202.

Two turned balusters sit on each tread. They are placed approximately 2-1/4 inches apart and three-quarters of an inch in from the end of the tread. The balusters are set into the treads with dovetail joints. These joints are covered by a half-round molding that matches the nosing on the stair treads. The tops of the balusters are set into circular openings in the handrail. The handrail features a double-ogee profile; it is 3-1/2 inches wide and 2-1/4 inches thick. The area under the stair, on the first floor, was left open.

All components of the balustrade originally were finished with stain and lacquer.

Hardware

The original hardware on the interior doors in Room 102 consists of two-knuckle, pintle-type, butt hinges 3 inches wide by 4 inches long and mortise latches with brass roses and octagonal, clear glass knobs. The west exterior door is hung with two-knuckle, pintle-type butt hinges 4-1/2 inches long by 4 inches wide. It has a mortise lock, and on the interior a clear glass, octagonal knob and brass rose. The keyhole is fitted with a rectangular brass escutcheon measuring 2-1/8 inches long by 3/4 inches wide. The escutcheon has a pivoting cover. The original specifications for the house call for: "the knobs for the front door to be silverplated." Whether the interior doorknob was ever a silver-plated knob cannot be positively stated, although it seems unlikely, since the existing clear glass, octagonal knob is typical of the original first-floor door hardware.

The bell portion of the mechanical door bell was located on the door's center rail. It has been removed and is missing. The only remaining evidence of its existence is the circular paint outline that surrounds its former location.

Alterations

No significant structural alterations have been made in Room 102 since its original construction. Around 1940, the coal furnace was abandoned and an oil-fired, hot-air furnace installed. The oil-fired blower furnace has one large register located in the center of the west end of the floor in Room 102 (Ill. 72). Since ca. 1940, this hot-air register has been the sole source of heat for the house, with the heat being controlled by opening and closing the doors to the rooms adjoining the front hall.

The front hall has been redecorated several times. The woodwork has four layers of white paint, indicating it was repainted a minimum of two

times. The walls are covered with one layer of modern gray paint applied ca. 1950. Until this time the walls had been wallpapered. No samples of the wallpaper hung in this room have been found. The floor also is covered with one layer of modern gray paint applied ca. 1950. The painting of the floor indicates that the wall-to-wall carpeting--the original floor covering--had been removed by this time. One other alteration to Room 102 was the addition of an electrical receptacle in the north wall baseboard ca. 1930.

Irma Penniman Kahn remembers the front hall as follows:

The front hall, up and down stairs as well had wall-to-wall carpeting of a deep red rose pattern, the same carpeting in the upper hall. The walls up and down stairs had paper of light cream with a striped fleur-de-lis design. All woodwork was of white. The front hallway up and down stairs had white enamel paint.⁴

Illustration 73 shows the existing condition of the hall.

C. Room 103: Northwest Parlor

Room 103 is the northwest parlor. The original floor plans for the house call this room the "parlor." It was the most elegantly decorated room in the house (Ill. 74-76), and was used by the Penniman family for formal entertaining.

Room 103 is roughly square in shape, measuring 14 feet 5 inches by 14 feet 10-1/2 inches. Access to the northwest parlor is possible only from the front hall (Room 102). A bay 8 feet 10-3/4 inches wide is located in the center of the north wall; it contains three windows. A single window is located in the west wall. A marble mantelpiece is mounted on the east wall.

Floor

The finish floor in the northwest parlor is the same random-width pine boards as used for the other floors that originally were carpeted. The floor is unfinished, since it was originally covered with a wall-to-wall carpet. The carpet shown in the historic photograph of this room is owned by the National Park Service, and is in storage at the Salt Pond Visitor's Center. It exhibits an Anglo-Japanese floral pattern in shades of green, red, and gold.

Whether or not this carpet is the original carpet for this room is unknown. The wallpaper and ceiling paper, as well as the colored glass windows in the north bay's windows, were installed ca. 1885, and there is a good possibility that the carpet may also date to this redecorating. In the floor, along the south wall, is a register for the hot-air furnace (Ill. 77). The register measures 1 foot 4 inches by 11 inches. It is



Illustration 74. Penniman House: Northwest Parlor (Room 103), East Wall (Circa 1890).

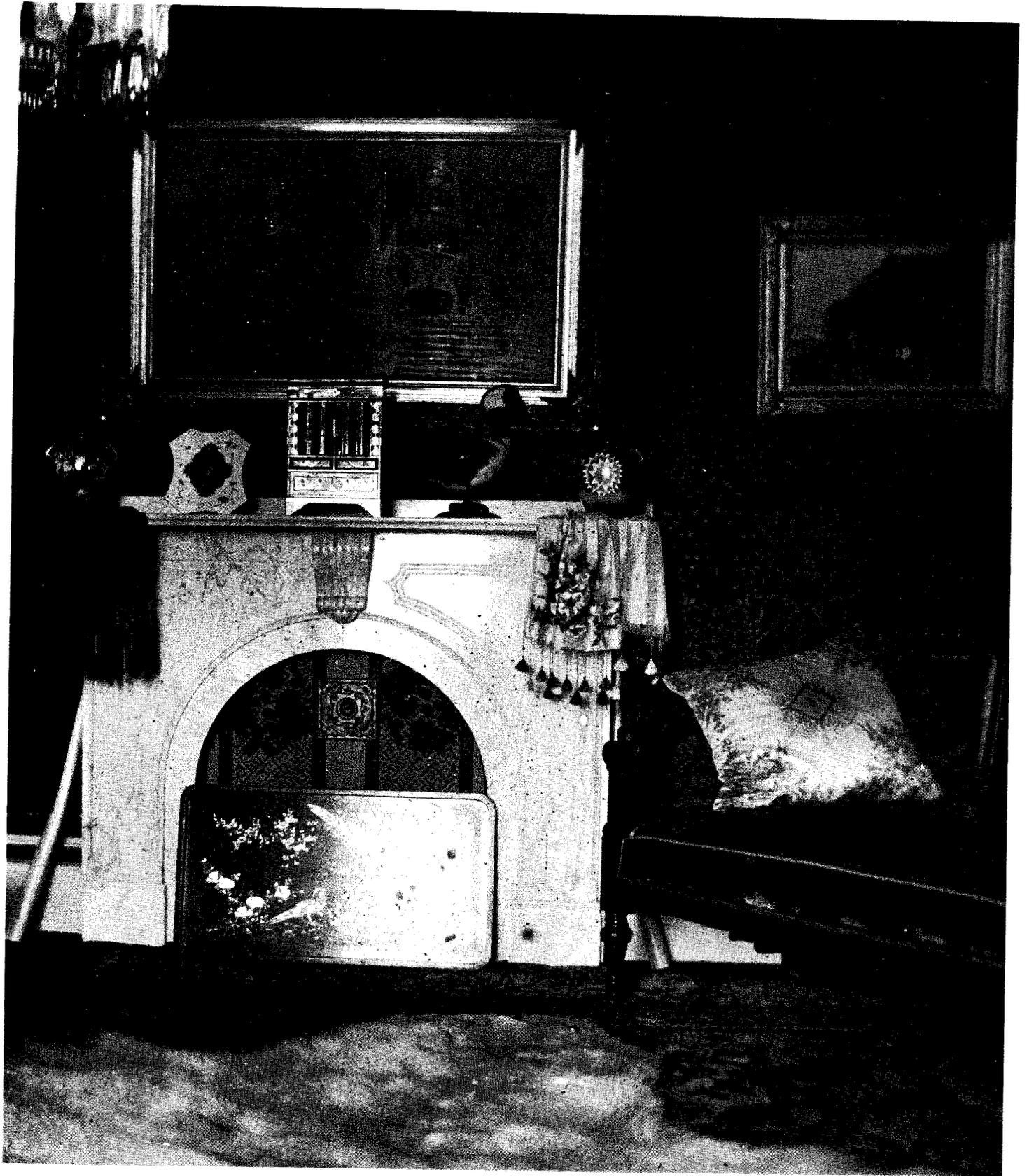


Illustration 75. Penniman House: Northwest Parlor (Room 103),
East Wall (Circa 1890).



Illustration 76. Penniman House: Northwest Parlor (Room 103),
North-Wall Bay Window (Circa 1890).

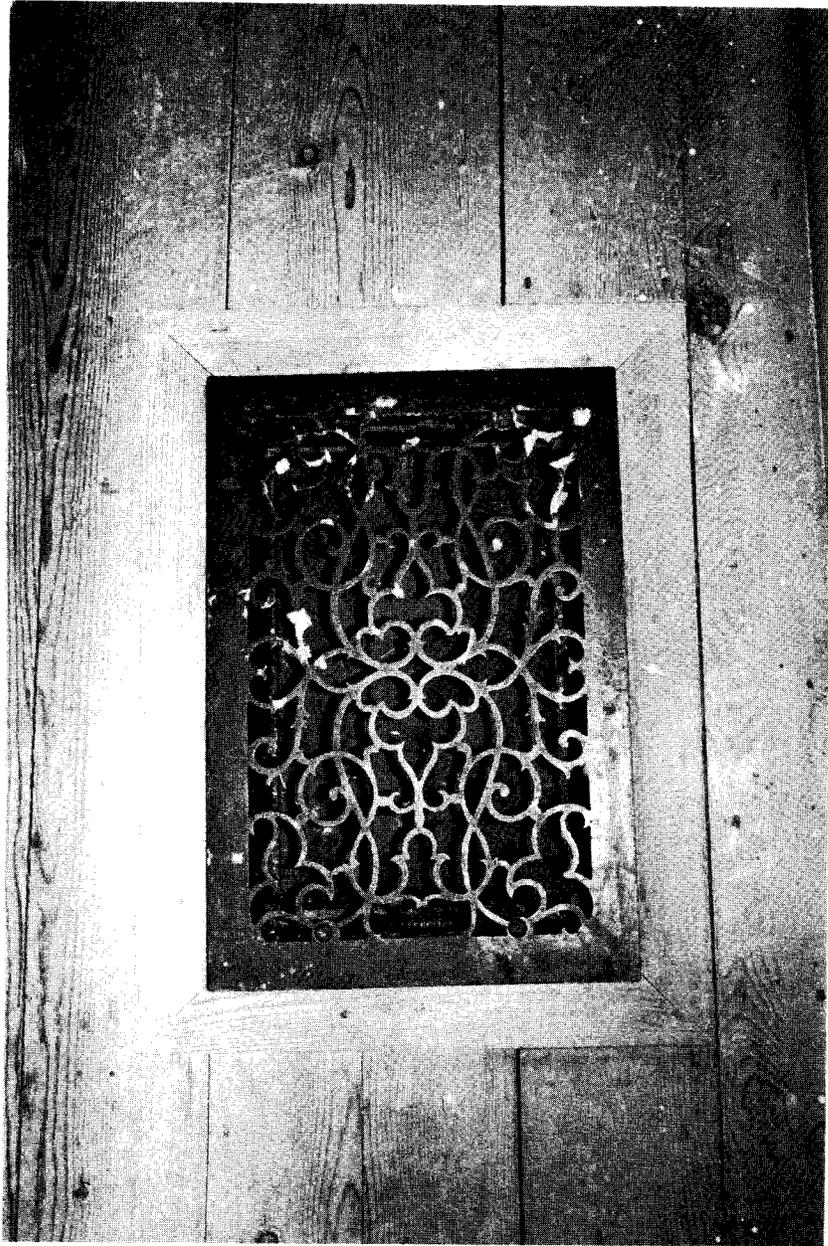


Illustration 77. Penniman House: Northwest Parlor (Room 103), Circa-1890 Hot-Air Floor Register (1984).

made of cast iron and features a curvilinear pattern. It is set into a wooden frame 2-1/2 inches wide.

Walls and Ceilings

The walls and ceiling in the northwest parlor are finished with lath and plaster. The opening in the north wall for the bay is framed by an arch squared off at the top, also constructed of lath and plaster. The edges of the arch are trimmed with a wooden bead molding (Ill. 78). The arch springs from molded plaster imposts.

The walls of Room 103 originally were wallpapered. No samples of the original paper have been found. The original finish on the ceiling was probably calcimine paint, as was used elsewhere in the house. The small areas of the plaster ceiling that are presently exposed do not have an identifiable paint layer. These areas have been subject to water damage that could have caused the calcimine paint to break down. Another possibility is that it was washed off before the ceiling paper was hung.

The existing wallpaper and ceiling papers appear to have been hung ca. 1885. Stylistically, these papers date from the 1880's, rather than the 1860's. The wallpaper, with its horizontal division, is typical of late 19th-century designs. Catherine Lynn, in Wallpaper in America, says the following about the popularity of horizontally sectioned wallpapers during that time period:

If during the 1870s and 1880s most taste makers, as well as manufacturers and consumers, agreed about the superiority of honest flat patterns to picture papers, there was even more general agreement about the advantages of dividing walls into horizontal sections, composed of a wide frieze at cornice level, a dado on the lower portion of the wall--below the chair rail and usually about three feet high, and a "filling" or "screen" of wallpaper between the two. Any and all of these element were often furnished with additional border patterns.

This horizontal scheme of wall division stands out in strong contrast to the mid-nineteenth-century schemes for dividing walls into vertical panels. The horizontal bandings of wallpaper imitated basic architectural division of walls, executed more expensively during this period in wood paneling, carving, painted decoration, and textile hangings.⁵

Ceiling papers like the one hanging in Room 103 are also a typical late 19th-century decorative treatment. Lynn goes on to say:

Not content with the variety of patterns rising from dado level through fill to frieze height on walls, many wallpaper manufacturers printed patterns especially for ceilings during the 1870s and 1880s. These patterns sometimes added a fourth element to the thematic sets.⁶

The redecorating of the northwest parlor ca. 1885 coincides with Captain Penniman's retirement from whaling. He returned from his final whaling voyage on November 18, 1883.

The walls in Room 103 are covered with three papers: a border running above the baseboard, a fill paper, and a frieze paper (Ill. 79). A wood and plaster picture rail separates the screen paper from the frieze paper. The top of the frieze paper is trimmed with a wood and plaster cornice molding. The baseboard border is 2-5/8 inches wide. Its pattern consists of two one-dimensional, dentil-like courses in black and gold, separated by a black horizontal band. The "screen" paper is a rococo-style flocked paper. The pattern consists of red floral and pineapple-like motifs, highlighted with gold, on a dark gray ground. The individual pieces of paper are 1 foot 6 inches wide and 6 feet 3 inches long. The frieze paper is also flocked. The flocked portion, as on the screen paper, is red; the ground, dark gray. There is no gold highlighting in the frieze. The pattern of the frieze is divided into three horizontal bands. The lower band is a narrow Vitruvian wave pattern; the center, an abstract curvilinear pattern; and the upper band, a triangular-shaped geometric pattern. The frieze paper is 1 foot 6 inches wide.

The picture rail is approximately 2 inches wide. It is constructed of a wooden strip to which molded plaster is applied. The plaster moldings consist of a band of egg-and-dart topped with a course of beading. The cornice molding is constructed of the same material as the picture rail. It is approximately 3 inches wide and comprised of a foliate band topped by a row of beads. The cornice molding is used only in the main portion of the room, and not in the north bay. In the bay, the picture-rail molding is used at the junction of the frieze and ceiling papers. Both the picture rail and cornice moldings are covered with one layer of gold paint, indicating that they were installed at the time the wall and ceiling papers were hung.

The ceiling paper in the northwest parlor consists of multiple portions of border papers pieced together to form an elaborate frame around a center field paper (Ill. 80). The outermost border has blue edges surrounding a tan diaper pattern that serves as the background for clusters of pink and yellow flowers. At the center of each of the walls, this border is interrupted by a panel with a white ground and a floral spray with pink flowers. Inside this border is a narrow border with a brown, one-dimensional, floral pattern. It is followed by two borders with brown, curvilinear, two-dimensional floral patterns. At the corners and centers of each of the walls, various other papers have been added to complete the overall border pattern. The field paper has a white ground with a pattern of gold and pale blue geometric shapes.

The ceiling papers from the Penniman House were reputedly imported from France.⁷ However, in the absence of a bill of sale or any written documentation regarding this purchase, the source of the papers cannot be identified positively.



Illustration 78. Penniman House: Northwest Parlor (Room 103), Arch Over North-Wall Bay Window (1984).

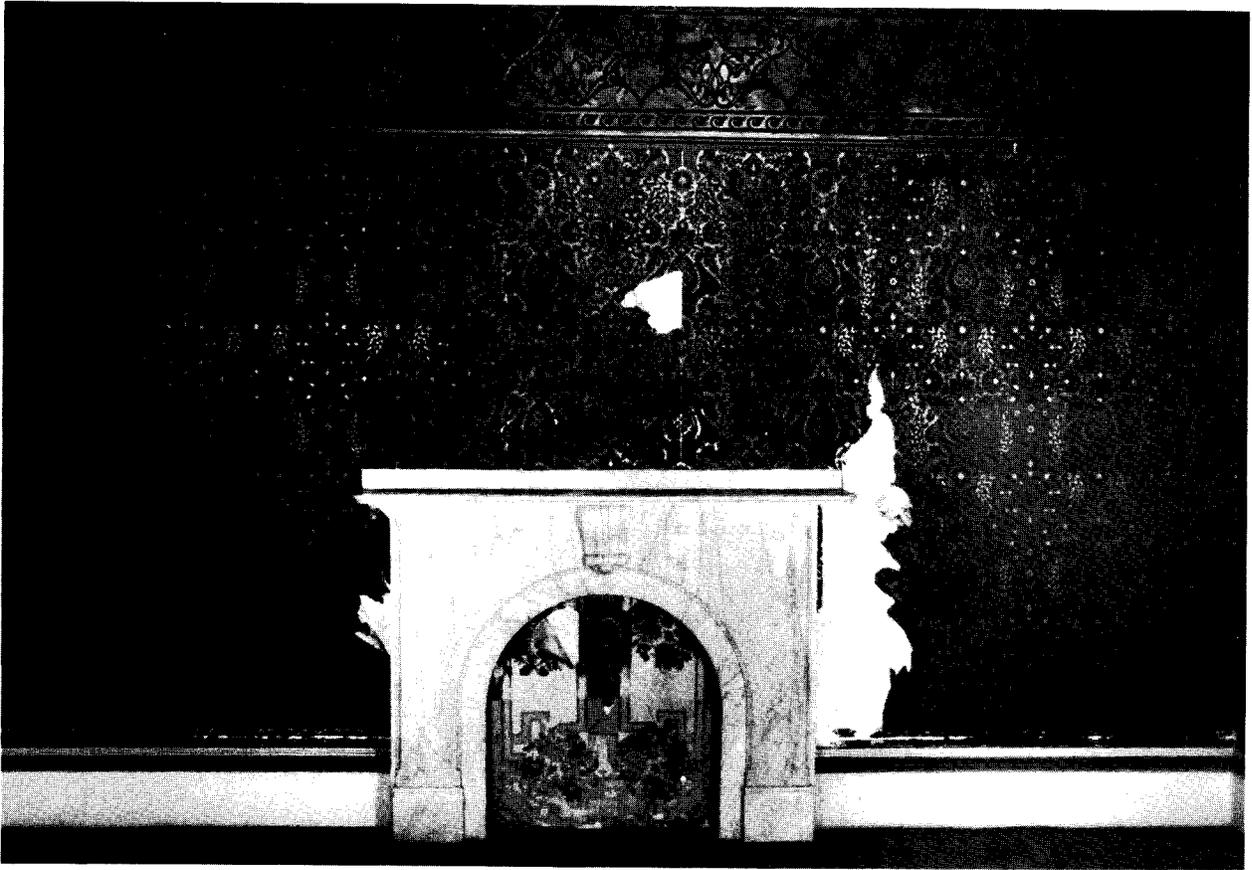


Illustration 79. Penniman House: Northwest Parlor (Room 103), East Wall, Showing Historic Wallpapers (1981).

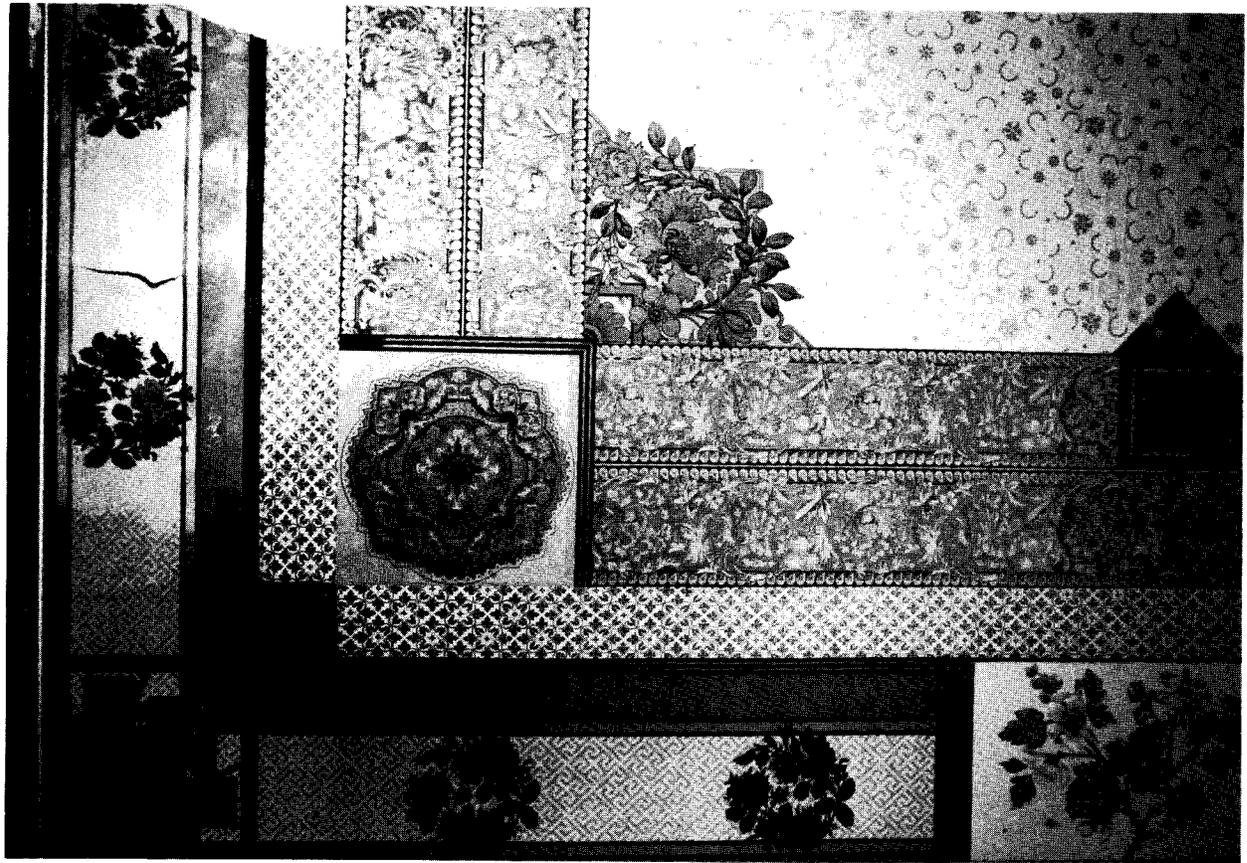


Illustration 80. Penniman House: Northwest Parlor (Room 103),
Detail of Ceiling Paper (1981).

Located in the center of the ceiling in Room 103 is an ornate cast-plaster medallion (Ill. 81). The medallion is divided into eight sections filled with fruit and flowers. The center of the medallion has a projecting pineapple motif, inside of which there was a hook from which the chandelier hung. It is assumed that this cast-plaster medallion was installed as part of the ca.-1885 redecorating because of its relationship to the ceiling paper, and the similarity of its pineapple motif to the pineapple-like shapes in the wallpaper.

Woodwork

Baseboard. The baseboard is the same height and style as that used in Room 102: 10-1/4 inches high and finished with Molding M.

Doorways. The doorway in the south wall has the same casing as found in the adjacent front hall. Its door is the typical first-floor door, with four molded, recessed panels. The measurements for this door are given in Appendix H.

Windows. The casings of the Room-103 windows match that of the doorway. As in Room 101, the casings extend below the bottom of the window down to the floor. The area between the window sill and floor is filled with a recessed, molded panel. The sills and aprons of the Room-103 windows also match those in Room 101.

The window sash in the west window of Room 103 is typical of the original first-floor windows, with its wide ogee muntin profiles. It is assumed that the original window sash in the bay windows also had the same muntin profile. The earliest photograph of the house (Ill. 8) shows the bay windows with clear, single panes in the side windows and two panes in the center windows. The existing window sash, with the small panes of colored glass in the upper sash, appear in the later historic photographs of the northwest parlor. These photographs were taken after the parlor was redecorated ca. 1885, and it is assumed that this sash was installed as part of that work.

The ogee muntins of the sash with the small panes of colored glass are narrower (Appendix G, Molding Y) than those of the other windows in the house. The shapes of the colored glass consist of a diamond-shaped center piece, surrounded by triangular pieces and an outer border of square and rectangular pieces. The colors of the glass are rose, blue, yellow, and green (Ill. 20).

Picture Rail. The wood and plaster picture rail below the frieze wallpaper has been described in the section, "Walls and Ceiling."

Finishes. The paint on the woodwork confirms the idea that the flocked wallpaper and the ceiling paper are the second decorative scheme for Room 103. The paint samples taken from the woodwork indicate the room was painted once prior to its existing paint scheme. Examination of the historic photographs of Room 103 reveal that the existing paint scheme dates to ca. 1885.

Hardware

The original hardware on the door in Room 103 consists of two-knuckle, pintle-type hinges 3 inches wide by 4 inches long, and a mortise lock with brass roses and octagonal, clear glass knobs. The escutcheons are brass, 1 inch wide by 1-1/2 inches long, and have round corners. The windows are fitted with meeting-rail locks. These locks are brass, with a molded decorative pattern. They have rectangular bases, a circular pivoting shaft, and a hinged handle (Ill. 82). The windows also retain some of their drapery hardware. The historic photographs (e.g., Ill. 76) show that red velvet draperies hung at the west window and the arched bay opening. They were suspended from a brass rod 3 inches in diameter, and were tied back to brass hooks.

Mantel

The mantelpiece in Room 103 is white marble (Ill. 75). It is 3 feet 7 inches high and 4 feet 6 inches wide. It has an arched opening 2 feet 7-1/4 inches high and 2 feet 5-1/2 inches wide. The sides of the mantelpiece are incised with decorative panels; its edges are beveled. The keystone is shaped like a scroll. The mantelshelf measures 5 feet 2 inches long by 10 feet 3/4 inches wide, and has rounded edges. The junction of the mantelshelf and the plaster walls is trimmed with a marble strip 2-1/2 inches high. The area inside the arched opening, formed by the sides of the mantelpiece, is plastered. This plastered surface is covered with pieces of the ceiling paper. Located in its center, at a height of 1 foot 10 inches (measuring up from the floor) is a stovepipe thimble and cover. It is the same type of frame and stovepipe cover as found in Room 101.

Mechanical Equipment

The original heat source in Room 103 was a wood or coal stove. As in Room 101, it stood on a metal shield, and was used throughout the 19th century to supplement the coal-fired, hot-air furnace.

The northwest parlor was lighted by an ornate kerosene chandelier (Ill. 83). This chandelier most likely dates to the ca.-1885 redecorating of the room; prior to this, the room probably was lighted with a simpler kerosene lamp. The chandelier that hung in this room from ca. 1885 to ca. 1960 contained five lights. The upper four were mounted on curved brass brackets and had circular, etched-glass globes. The fifth light hung at the bottom of the chandelier and had a painted glass shade. The bottom of the shade was trimmed with glass prisms. A second band of glass prisms hung at the center of the chandelier.

Alterations

As described above, the existing decorating scheme for the northwest parlor dated to ca. 1885, and represents the major alteration to this room. Since then, few changes have been made. Around 1960, the

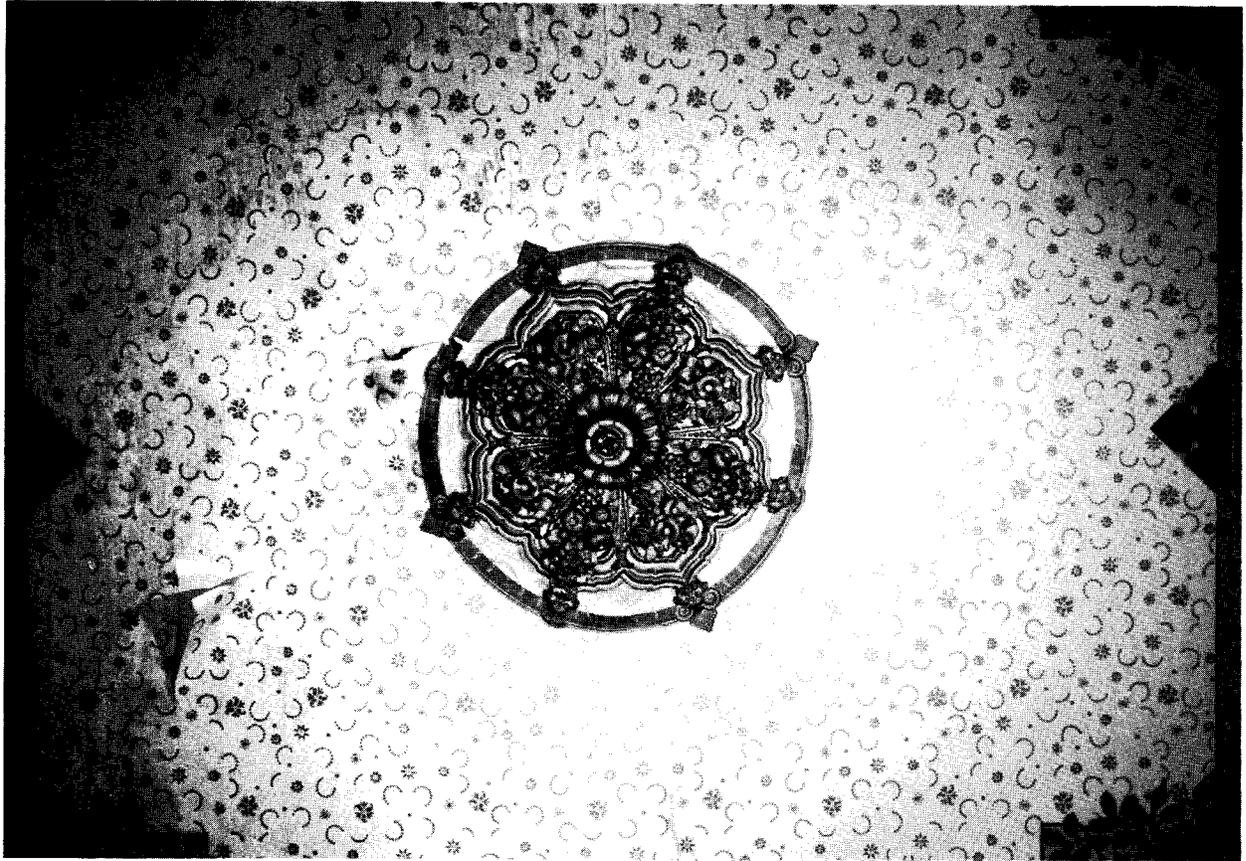


Illustration 81. Penniman House: Northwest Parlor (Room 103), Ceiling Paper and Cast-Plaster Medallion (1984).

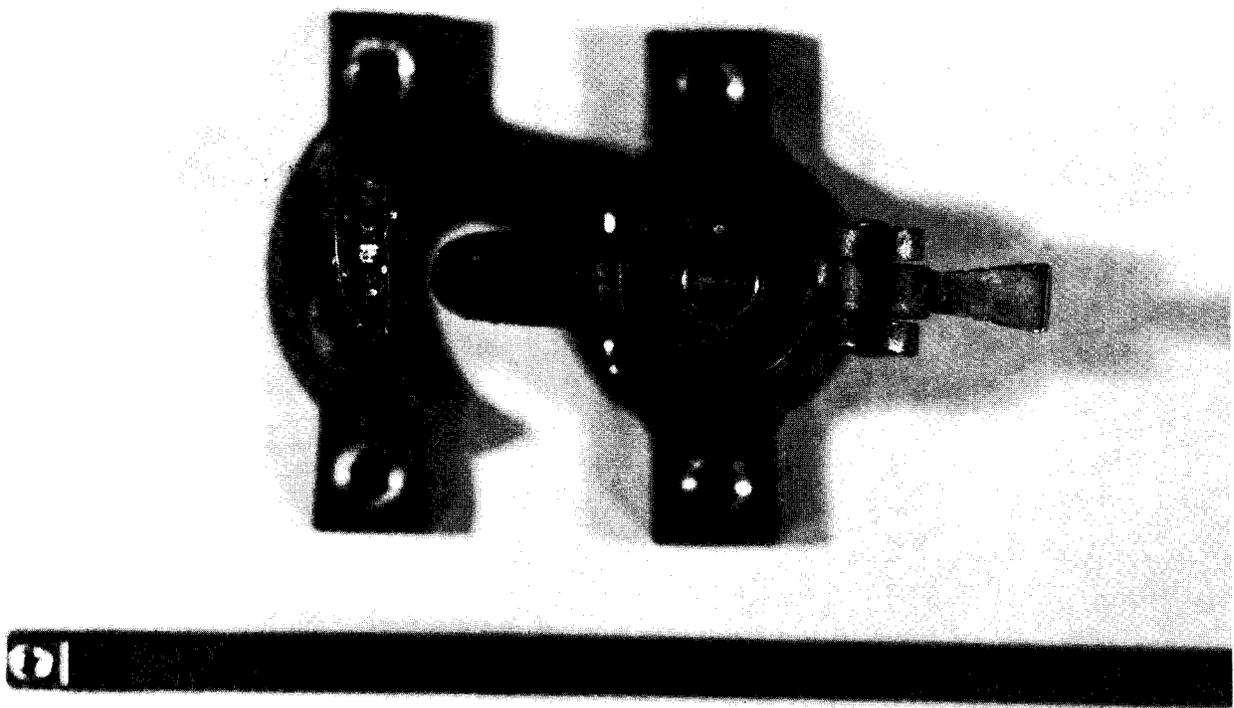


Illustration 82. Penniman House: Meeting-Rail Sash Lock,
Molded Brass Type (1984).



Illustration 83. Penniman House: Northwest Parlor (Room 103), Looking South at Chandelier (1962).



Illustration 84. Penniman House: Northwest Parlor (Room 103), Northeast Corner (1984).

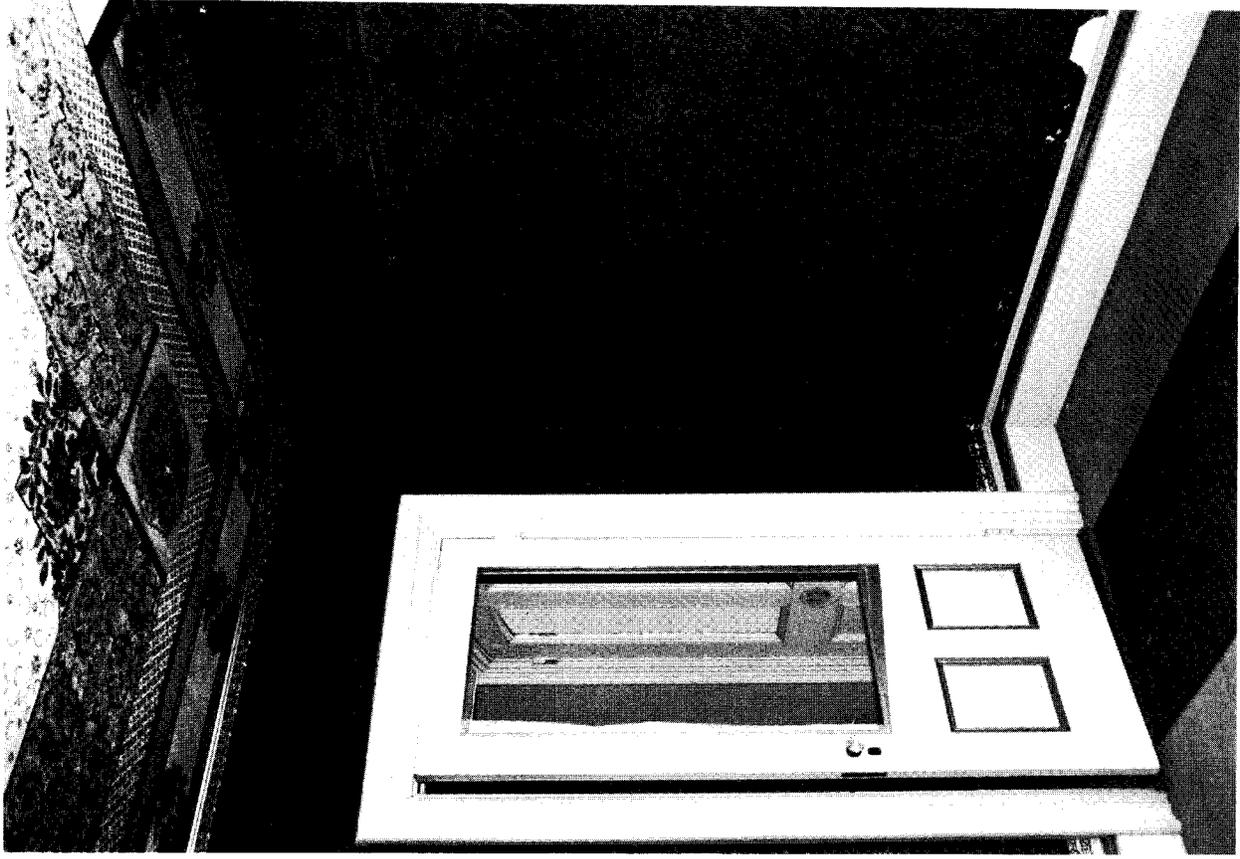


Illustration 85. Penniman House: Northwest Parlor (Room 103), Southwest Corner (1984).



Illustration 86. Penniman House: Kitchen (Room 104),
Northwest Corner, Showing Wainscot (1984).

chandelier was removed and sold; the carpet was taken up and put in storage at the Salt Pond Visitor's Center. Vandals also smashed the upper two panels of the door ca. 1970. With these exceptions, Room 103 retains its ca.-1885 appearance. The remarkable state of preservation of the interior finishes in this room--wallpaper, ceiling paper, and painted woodwork--will require that great care and skill be employed for their restoration. Illustrations 84 and 85 show the existing conditions of Room 103.

D. Room 104: Kitchen

Room 104 is the kitchen; it is called the "cook-room" on the original drawings. The kitchen is the smallest of the first-floor rooms, measuring 13 feet 6-1/2 inches by 11 feet 1-1/2 inches. Three doorways in the south wall provide access into the kitchen. At the east end is the doorway leading to the back hall (Room 105). In the center is the basement doorway. At the west end is the doorway leading to the pantry (Room 107). Single windows are located in the north and east walls. A white porcelain sink and a marble washbowl, with their respective wooden cabinet bases, stand in the northeast corner of the room. The west wall features a cupboard recessed into its south end, a closet recessed into its north end, and a marble mantelshelf mounted on the wall between them. There are no historic photographs of the kitchen.

Floor

The floor in the kitchen consists of pine boards 4-1/2 to 5 inches wide. The specifications for the house say that "the floor in the cook room to be of southern pine." The kitchen floor was originally finished with stain and shellac (P061). There is one opening in the kitchen floor. It is located in front of the east window, and measures 1 foot 2 inches by 1 foot 2-1/2 inches. The opening is unframed and consists merely of cut finish flooring and subflooring. This opening appears to have been made to gain access to the sink drains in the crawl space beneath the kitchen floor.

Walls and Ceiling

The walls (above the wainscot) and the ceiling in the kitchen are finished with lath and plaster. The walls were originally painted with a lead-base, off-white paint (P062); the ceiling was painted with a white calcimine paint (P054).

Woodwork

Baseboard and Wainscot. The woodwork in the kitchen, with the exception of the doors and window sash, is American chestnut. The wainscot is 2 feet 9 inches high (Ill. 86). It consists of an unmolded baseboard 8 inches high, followed by a recessed panel 1 foot 2 inches high with molded edges. Above the panel is a fascia 4-3/4 inches wide,

two fillets 1 inch wide, and a cap seven-eighths of an inch wide, which also functions as the window sill. Above the cap is another strip of wood 2-3/4 inches wide. The specifications called for "The kitchen to be ceiled up to the windows with narrow boards beaded." The cut nails used to assemble the existing wainscoting and its original oil and yellow-varnish finish confirm that it dates to ca. 1868. For this part of the house, the specifications were not followed.

Doorways. The four doorways in the kitchen all have casings 4-3/4 inches wide, with a beaded edge (Appendix G, Molding I). Their doors are typical for those on the first floor, having four recessed, molded panels. The measurements of these doors are given in Appendix H. They originally had a grain-painted finish.

Windows. The casings of the windows are the same as those used for the doorways. The sash is typical of that found elsewhere on the first floor.

Sink Cabinetry. The northeast corner of the kitchen contains an assemblage of three cabinets that support the kitchen sink and washbowl (Ills. 87-88). The original specifications call for:

The Sink, Dresser, and Washbowls, in the Cook-room or Kitchen to be ceiled up with Doors. Also to fit a place for a flour board and pump. The sink to be of large size. The Wash bowl in the Kitchen and Bathroom to have 2 Drawers under each.

The original floor plan for the kitchen shows all of the sink cabinetry located along the north wall. It seems likely that the building of the underground cistern at the northeast corner of the house resulted in the placement of the sink along the east, rather than the north, wall.

The construction details of the three cabinets suggests that they were not all built at the same time, but rather sequentially. The westernmost cabinet in particular appears to have been "added on." However, all three cabinets are constructed with cut nails, and with the same type of beaded matched boards finished with oil and yellow varnish; there is no finish flooring inside of any of the three, nor is there any paint on the portions of the kitchen walls covered by the cabinets. Thus, all three cabinets must have been introduced when the kitchen was built, ca. 1868.

The cabinet along the east wall, which contains the kitchen sink, looks to have been built first. It is 2 feet 7-1/2 inches high, 1 foot 9-3/4 inches wide, and 5 feet 4 inches long. One cabinet door is located under the sink. It is hung with a pair of two-knuckle butt cabinet hinges two inches long. It has a wooden knob for a handle and a brass latch. There is a threshold across the cabinet doorway opening. The kitchen sink was set into the countertop of this cabinet, which was constructed of planks 1 inch thick. The junction of this wooden countertop and the cabinet is trimmed with a bead and quarter-round molding (Appendix G, Molding V).

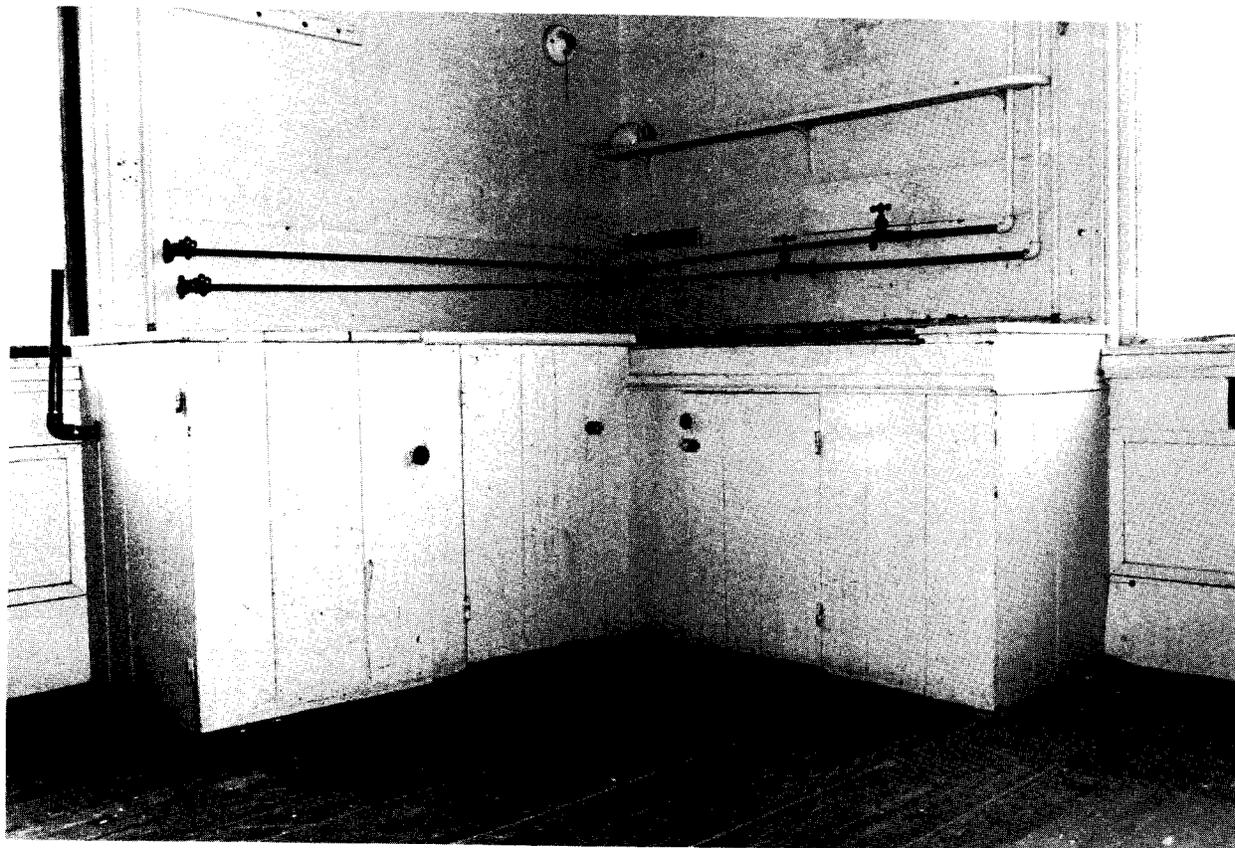


Illustration 87. Penniman House: Kitchen (Room 104), Cabinets in Northeast Corner (1984).



Illustration 88. Penniman House: Kitchen (Room 104), Marble Washbowl on North Wall (1984).

The original kitchen sink has been replaced. Irma Penniman Kahn described it as a "black iron sink."⁸ The existing sink, which is white porcelain, appears to be approximately the same size and in the same location as the original sink. On the south side of the sink there is a hole 1-1/2 inch in diameter in the countertop where the force pump was mounted. This force pump was used to drive water from the underground cistern at the northeast corner of the house up into the attic cistern.

The two cabinets on the north wall together measure 4 feet 2-1/2 inches long, 1 foot 11-3/4 inches wide, and 2 feet 10-3/4 inches high. The easternmost cabinet, supporting the marble washbowl, appears to have been built next. The front of the cabinet has one door that extends its full height. This door is hung with a pair of two-knuckle butt cabinet hinges 2 inches long, and has a brass latch. Both hinges and latch match those on the east cabinet. This cabinet door also has a threshold. The marble sink sits on a wooden base that is nailed to the sides of the cabinets. The original wooden base has been replaced; the existing base is held in place with wire nails. The marble sink top measures 2 feet 4 inches by 1 foot 9-1/2 inches. Its top is cut to drain towards the bowl. The sink bowl is white porcelain, 1 foot 10-1/2 inches in diameter and 7 inches deep. It has an overflow drain on its north side. In the top of the marble sink, at the back of the washbowl, are two faucet openings that are covered with nickel caps. The faucets for this sink were always mounted on the wooden backsplash above the sink.

The north-wall cabinet to the west of the washbowl cabinet appears to have been the last cabinet built. It may well be the "Dresser" cited in the specifications. The front side of the cabinet contains a door that occupies the entire side. The door is hung with the same type of hinges as the other cabinet doors, and has a wooden knob matching that on the east-wall cabinet's door. The latch on this door is a circular, pivoting brass latch. It matches the latch on the lower section of the west-wall cupboard. This cabinet door has no threshold. The countertop of the cabinet is constructed with three flush boards laid north/south. At the counter's edge, the sides of the boards are rounded.

Cupboard. The cupboard recessed into the south end of the west wall (Ill. 89) actually consists of two separate cupboards, a large upper one and a smaller lower one. The upper one, which extends to the ceiling, has a single door 1 foot 6-1/2 inches wide by 5 feet 8-1/2 inches high. This door is hung with the same hinges as used on the sink cabinets, and has the typical wooden knob. The historic hot-water storage tank was housed inside this cupboard. The wooden shelf on which it sat forms the bottom of the cupboard; a hole 5-3/4 inches in diameter with beveled edges (Ill. 90) marks the precise location. There are two other shelves in this cupboard. One is attached to the south wall, at a height of 15 inches above the bottom shelf; it measures 7 inches wide by 17 inches deep. The second shelf is a triangular shelf located in the southwest corner, at a height of 40 inches above the bottom shelf. It measures 16 by 16 inches, and has below it a wooden rack with four metal hooks.

The lower cupboard consists of an original half, to the south, and a later half, to the north. The original half has a single door constructed of beaded matched boards. The door extends the full height of the cupboard. It is hung with a pair of the typical 2-inch, two-knuckle butt hinges, and has a circular, pivoting brass latch like the one found on the third sink-cabinet's door. Marks on the door indicate that it originally had a wooden knob like those found on the sink cabinets; it presently has a smaller, white porcelain knob. This door has a threshold. There is no evidence that this cupboard ever contained shelves. However, its north wall is fitted with a sliding panel. Originally, this gave access into a wall cavity just north of the cupboard, which contained the pipes connecting the hot-water storage tank and the cookstove. The recessed-panel wainscot extended from the mantel area all the way over to the north jamb of the original lower cupboard's door. At some later date, the wainscot was cut back to expose the cavity, and a vertical-board door was installed to create the north half of the present-day lower cupboard (Ill. 91). This probably coincided with the removal of the hot-water storage tank from the upper cupboard.

Closet. The closet recessed into the north end of the west wall was historically fitted with shelves. It had five shelves 1 foot 1/2 inches wide and 5 feet 1 inch long. They were set on 1-1/2 inch ledger strips, nailed through the plaster to the studs. All of these shelves are missing, but the ledger strips are still in place. Paint lines and the ledger strips indicate that the heights of the shelves were 1 foot 10 inches, 3 feet 1 inch, 4 feet 3 inches, 5 feet 4 inches, and 6 feet 3 inches above the floor.

Other Woodwork. On the east wall above the sink is another shelf, 4 feet 10-1/2 inches long and 4 inches wide. It is mounted on black metal brackets. A paint sample taken from the plaster underneath one of the shelf brackets (P064) contains only the two original layers of off-white primer and finish paint, indicating that this shelf was installed ca. 1868.

Also on the east wall, south of the window, is a wooden rack with hooks. This likewise has only the two layers of paint underneath it (P066), and so is part of the original kitchen woodwork. The rack is 2 feet 4-1/4 inches long and 2 inches wide. It has four brass hooks spaced approximately 6-8 inches on center. A second rack with hooks, centered on the north wall east of the window, has an additional layer of green paint on the plaster underneath it (P065). The plaster walls in the kitchen probably were repainted within 20 years of the time the house was built, and the north-wall hook rack most likely was installed at that time. This rack is 1 foot 11-3/4 inches long and 1-3/4 inches wide, with five brass hooks placed approximately 5-1/4 to 5-1/2 inches on center.

Hardware

The hardware on the kitchen doors consists of two-knuckle, pintle-type butt hinges 3 inches wide by 4 inches long, and mortise latches with black iron roses and white porcelain knobs. The exception

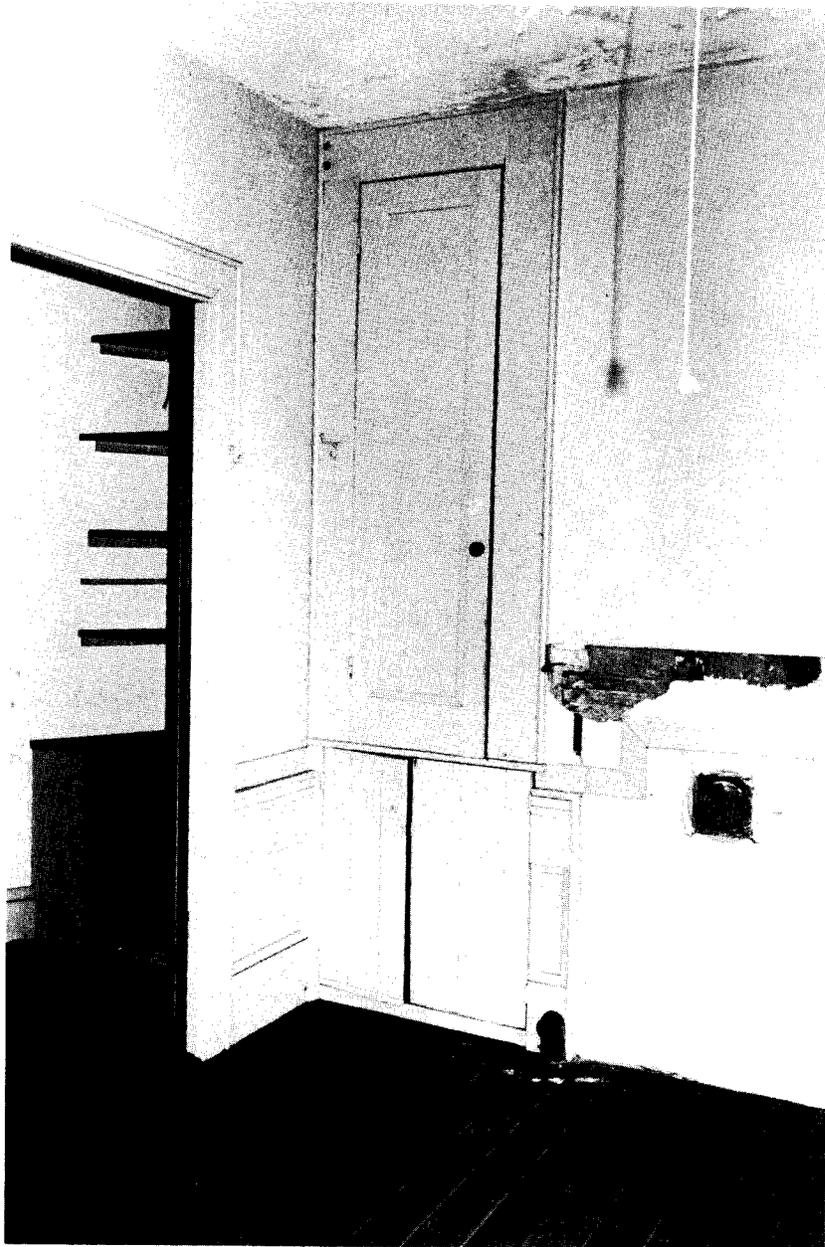


Illustration 89. Penniman House: Kitchen (Room 104),
Cupboards in South End of West Wall (1984).

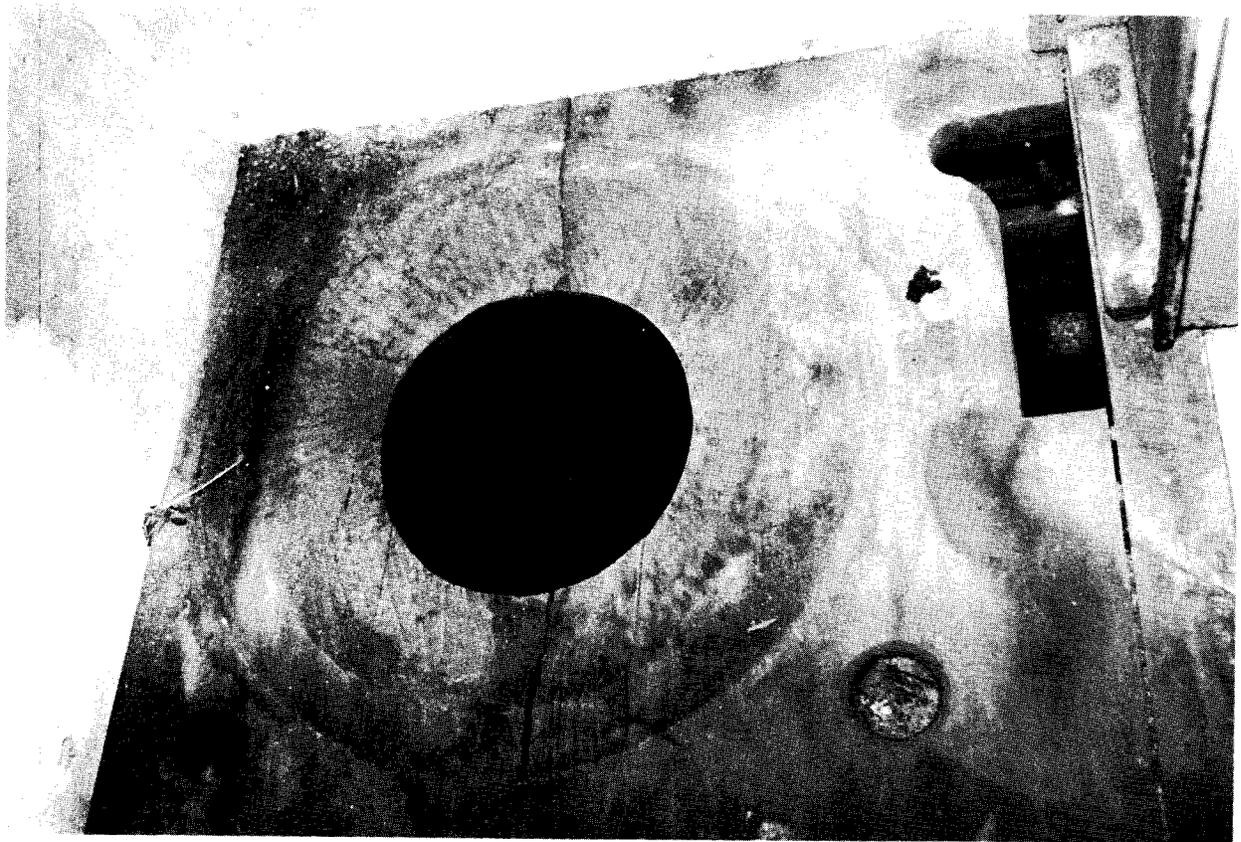


Illustration 90. Penniman House: Kitchen (Room 104), Former Location of Hot-Water Storage Tank in Upper West-Wall Cupboard (1984).

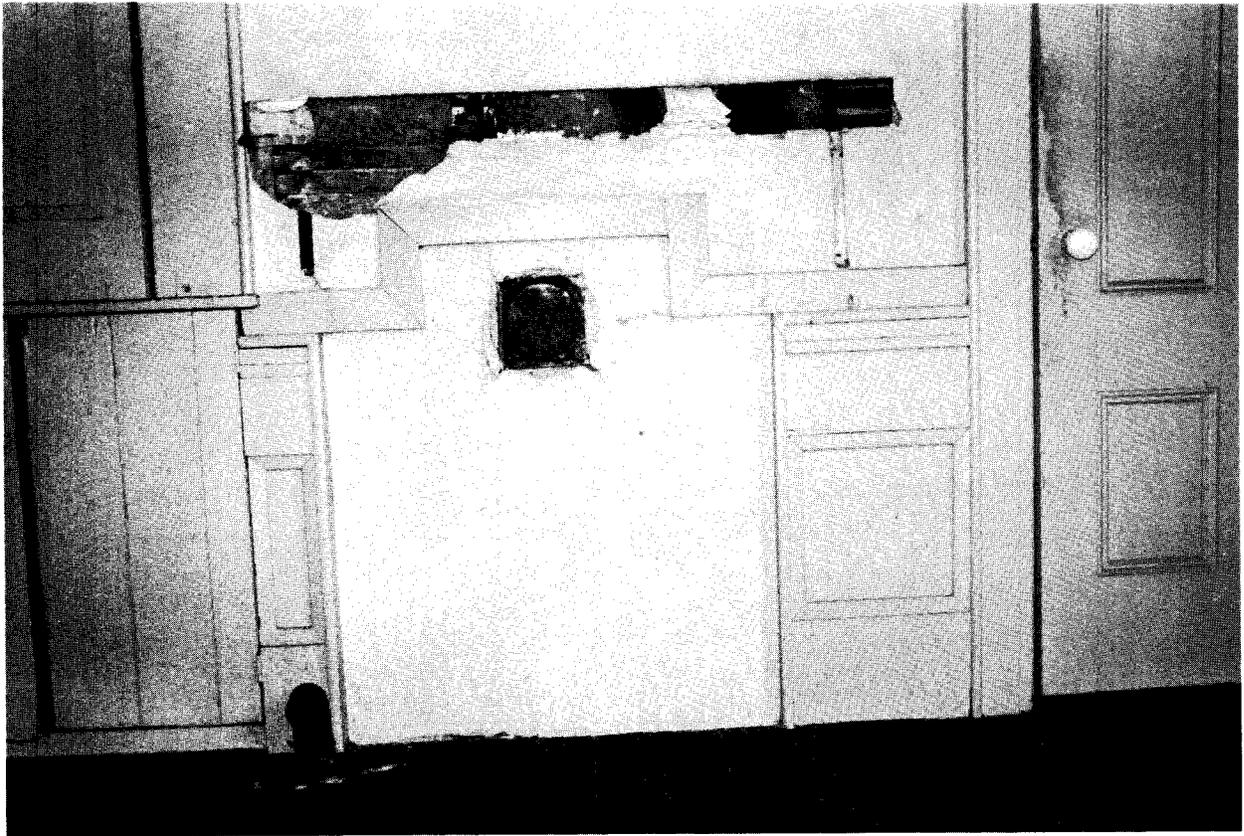


Illustration 91. Penniman House: Kitchen (Room 104), West Wall, Showing Later Lower Cupboard and Former Location of Mantelshelf (1984).

is the basement door, which has a mortise lock marked "R.E. Mfg. Pat. May 29, 1868" (Ill. 92). The escutcheons on the kitchen doors are iron. They are rectangular in shape--1-1/8 by 1-5/8 inches with rounded corners. The kitchen windows have meeting-rail locks. The east window's meeting-rail lock has a rectangular iron base and an acorn-shaped knob. The north window's meeting-rail lock has a circular iron base and a white porcelain knob. The sash cord plates on these windows are iron. They are rectangular, measuring 1 by 3-3/4 inches. The hardware of the sink cabinets and west-wall cupboards has been described in the section, "Woodwork".

Mantel

The design and material of the kitchen mantelpiece on the west wall are unknown, since it has been removed and is missing. The specifications for the house state: "The mantelpiece in the cook room or kitchen to be of good wood." However, the way the plaster is set around the mantelshelf and trim, the absence of any nail holes in the studs behind the mantelpiece, and the supporting of the mantelshelf with metal brackets, suggest that a marble--rather than a wooden--mantelpiece was used in the kitchen. An entry in Captain Penniman's Accountbook for October 15, 1868, that says "Bought of A. Wentworth & Co. 3 marble slabs and top pieces - \$17.25" also suggests that the kitchen had a marble mantelshelf. (The existing marble mantelpieces in the dining room and southwest parlor account for two of the three marble slabs: more than likely, the third was used in the kitchen.) The opening in the plaster into which the mantelpiece was set measures 3 feet 11 inches long by 3-3/8 inches wide.

In the plaster wall beneath the mantelpiece is a metal stovepipe thimble in a frame with cover. The unit is of the same design as the other first-floor covers, and is located at a height of 2 feet 4 inches above the floor. However, in the other first-floor rooms, the stovepipe thimble is located in a recessed area underneath the mantelpiece. In the kitchen, the plaster surface in which the thimble is mounted is flush with the plaster wall.

Mechanical Equipment

The original heat source for the kitchen was the cookstove. The floor in front of the mantelshelf contains an area outlined by nail holes, measuring 3 feet 8 inches by 3 feet 6 inches. It is assumed that these were made by the nails that held a metal floor shield in place. Irma Penniman Kahn described the kitchen stove as follows:

Kitchen stove - large - black - 6 lids - warming closet above stove lids. Large oven - claw feet - stood well up off the floor - all of the stoves had heat resistant - metal and whatever - under them for fire protection.⁹

The historic plumbing system for the kitchen and bathroom was fairly complex. It appears to have functioned as follows:

Water was pumped from the underground cistern at the northeast corner of the house, with a force pump mounted at the south end of the east-wall kitchen sink, up to the attic cistern. The pipe from the underground cistern ran up the east wall of the kitchen into the northeast bedroom (Room 206) and then into the attic. The attic cistern also could be filled with water from the gutter system at the top of the mansard roof.

Two supply lines ran from the attic cistern down the northeast corner of the bathroom (Room 207) and into the back hall (Room 105). They then turned through the wall into the southeast corner of the kitchen. From there, one line ran along the top of the east wall to the northeast corner of the kitchen, and dropped down to provide cold water to the kitchen sink and washbowl. The other line ran along the top of the south wall into the upper west-wall cupboard. It then dropped down to the cookstove adjacent to the cupboard, feeding cold water into a compartment within the cookstove to be warmed. The heated water was pumped back up into the hot-water storage tank in the cupboard. A continuation of the supply line ran from the tank, back along the south wall to the southeast corner of the room. Here, a T-joint split the flow of hot water. One branch ran upward to the bathroom. The other branch ran along the east wall of the kitchen, below the cold-water supply line, to the two sinks in the northeast corner.

Both the cold- and the hot-water supply lines to the sinks ran down to the splashboard behind the kitchen sink. At the splashboard, the pipes turned approximately 90 degrees and ran over to the sink faucets. The faucets, which are still in place, are mounted to the splashboard with oval brackets. The faucets are brass and marked "The Haydenville Co. - Hampshire - Trade -H- Mark" (Ill. 93). From the kitchen-sink faucets, the supply pipes ran along the splashboard to the marble washbowl. This portion of the brass piping has been removed and replaced with modern copper pipe. The faucets for the marble washbowl also have been removed. Oval markings in the paint over the splashboard suggest that the washbowl had the same faucets as the sink.

The drains for the kitchen sink and marble washbowl are 2-inch pipes. They run in the crawl space under the kitchen floor, over to the main waste line located near the southeast corner of the kitchen.

The evidence for this arrangement of supply lines consists of the runs of pipe still in place on the east wall of the kitchen, and the holes and paint "ghosts" of brackets for runs of pipe no longer extant (e.g., Ill. 94). The size of the bracket outlines on the south wall matches the size of the brackets holding the existing brass pipes three-quarters of an inch in diameter that still run along the east wall of the kitchen. It is more than likely that the pipes that ran along the south wall were also brass pipes three-quarters of an inch in diameter.

There also are remnants of what appears to be an earlier supply arrangement to the cookstove and hot-water storage tank. A lead pipe remains in place under the floor of Room 206, running from the southeast

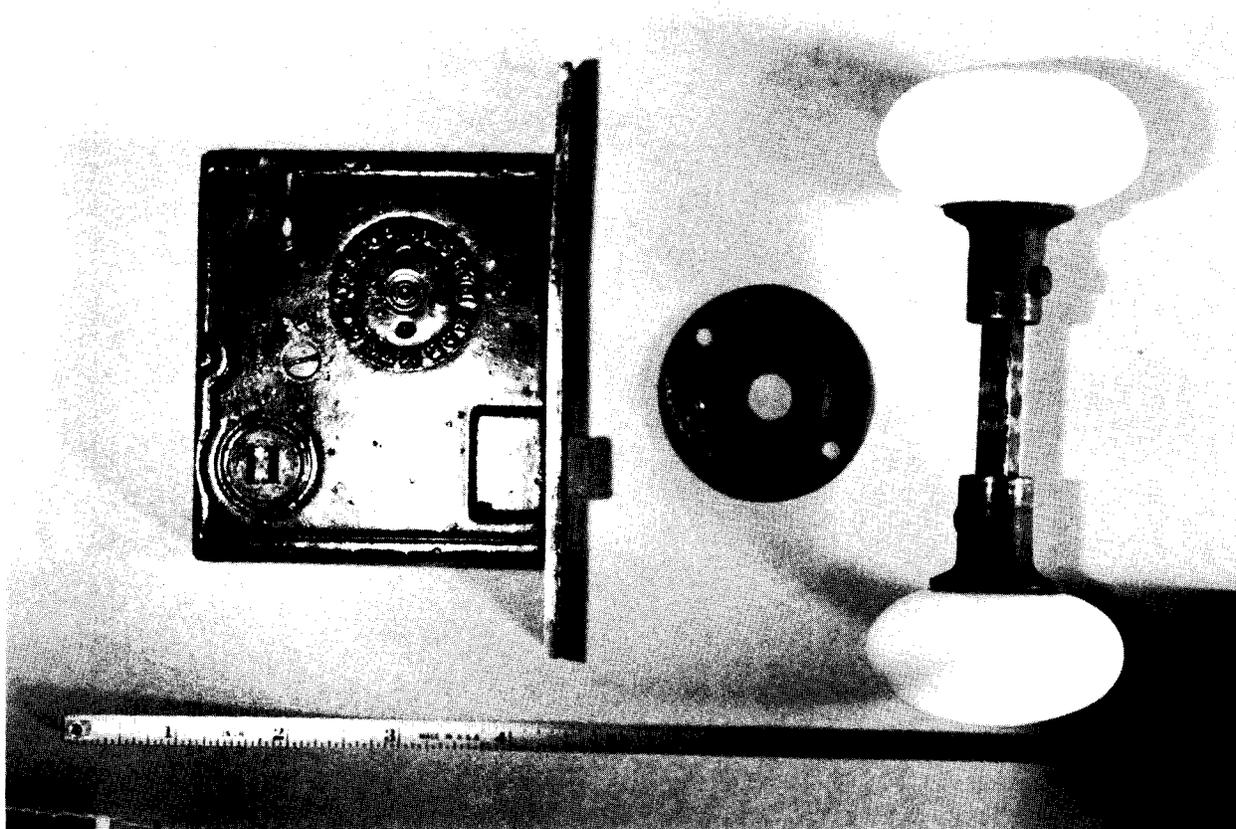


Illustration 92. Penniman House: Kitchen (Room 104), Mortise Lock with White Porcelain Knob (1984).

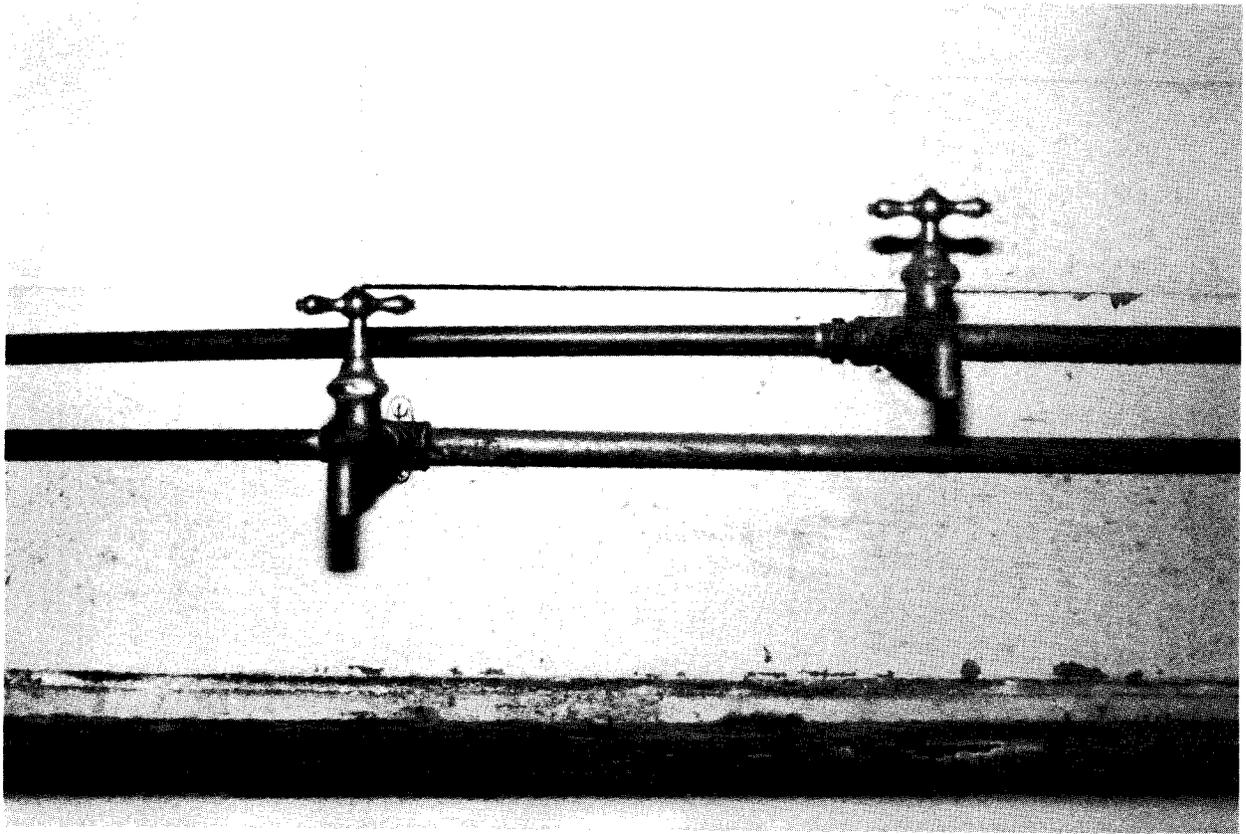


Illustration 93. Penniman House: Kitchen (Room 104), Faucets
for Sink on East Wall (1984).

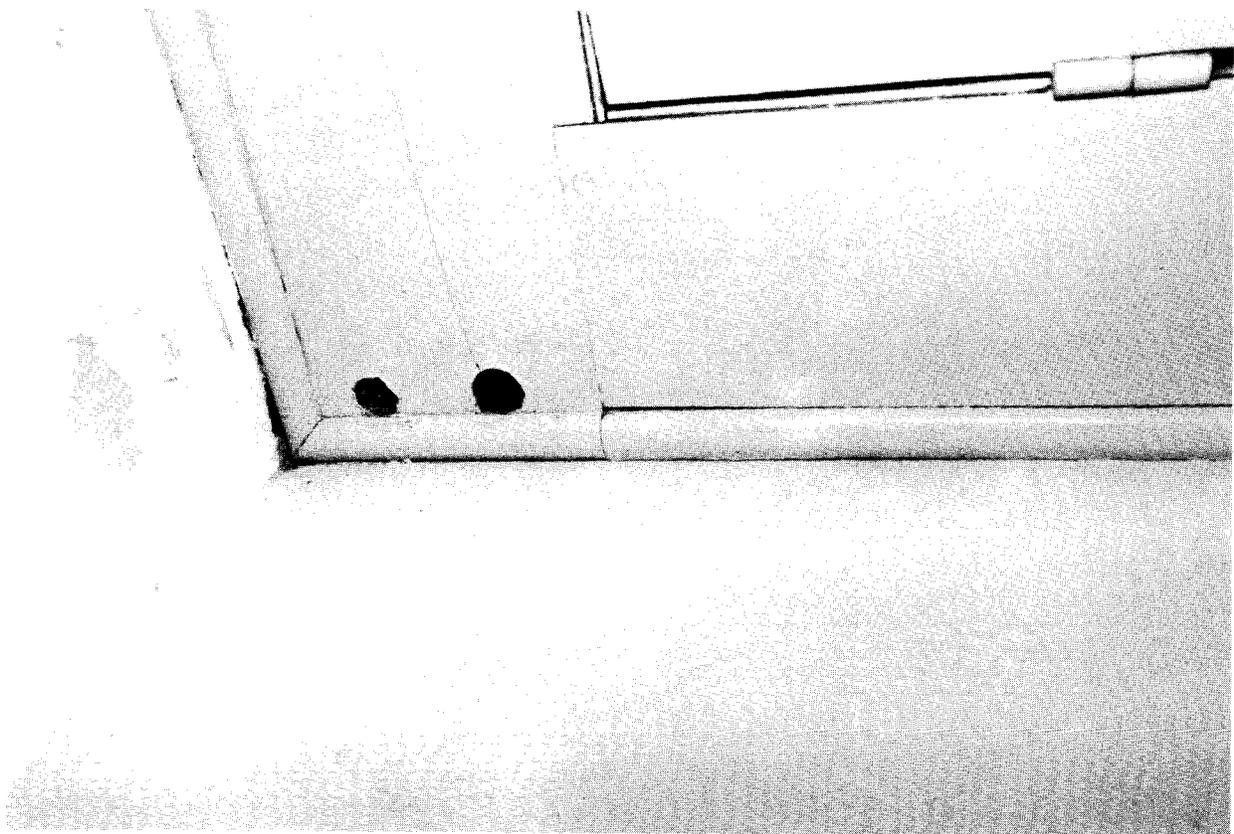


Illustration 94. Penniman House: Kitchen
(Room 104), Holes in Upper West-Wall
Cupboard (1984).



Illustration 95. Penniman House: Kitchen
(Room 104), Southeast Corner (1984).

corner along the south wall into the closet of Room 203. This closet is located right above the west-wall kitchen cupboard; a hole in the ceiling of the cupboard suggests that the lead pipe once dropped down here to feed cold water to the cookstove. The outflow pipe from the hot-water storage tank would still have run along the south wall of the kitchen: there is only one layer of modern paint (P130) within the outlines of the brackets' "ghosts" on the south wall, which indicates that at least one run of pipe was here originally.

The original lighting fixtures in the kitchen probably were wall-mounted kerosene lamps. The design and location of these lamps is unknown.

Alterations

As the most intensively used room in the house, the kitchen has succumbed to the most alterations. The plaster walls were repainted approximately seven times, the first five times a shade of green, the sixth time cream, and the final time pink (P062, 063). The sixth time the plaster walls were painted, ca. 1940, the grained woodwork was painted blue. It was repainted a lighter shade of blue when the plaster walls were painted pink (P053, 055). The floor also was painted ca. 1940, a gray color. It is presently painted red (P061). The ceiling in the kitchen was repainted several times with white calcimine paint (P051).

Paint evidence suggests that the hot-water storage tank and its south-wall water-supply pipes were removed ca. 1960. Paint samples taken from the former locations of the pipe brackets (e.g., P130) contain only one layer of pink paint, indicating that they were removed prior to the last time the kitchen was painted. The right half of the west wall's lower cupboard would have been created at this time, as well. The tank probably was removed when the wood cookstove--which had heated the tank's water--was replaced with an electric stove. From then on, hot water was obtained from an electric hot-water heater located in the basement.

These two new electrical appliances must have required an increase in electrical service. The existing electrical receptacles are located on the north wall, under the window; on the east wall, under the window; and on the south wall, in the plaster wall between the basement and pantry doorways. There is also a receptacle for an electric stove in front of the chimney. The kitchen has two porcelain light fixtures, one in the center of the ceiling and the other on the north wall, above the marble washbowl.

The faucets for the marble washbowl were removed after 1964.¹⁰ New runs of copper pipe and shut-off valves were installed along the north wall splashboard for a washing machine, which stood in front of the north-wall window. At this time the marble washbowl was covered over with a sheet of plywood with a vinyl top.

Irma Penniman Kahn remembers the kitchen as it appeared in the early 20th century as follows:

In the center of the kitchen was a large oval, wooden table where my grandmother Augusta cooked up a storm every Saturday. Baking cakes, pies, bread biscuits, donuts, baked beans, brown bread - a week's supply for the family. At times my father would be seating near the table shucking clams for the chowder. They were fresh from the salt water flats where he had dug them that morning. The walls of the kitchen were cream colored enamel paint and the woodwork and the floors of natural varnished wood. During the 1940's my sister, Muriel, painted the woodwork and floors in the kitchen. A narrow shelf over the sink held six kerosene lamps which people carried when retiring for the night.

The small lamps were about 6" in diameter, three glass ones and three tin ones, all with handles. All lamps were trimmed and chimneys cleaned every Saturday morning. The room between the kitchen and dining room was called the Butler's pantry, where everyday dishes and best dishes were kept. There was the icebox and a drop leaf table for preparing some of the food. The built-in drawers were filled with table linens and kitchen towels. In the small closet in the kitchen with the shelves were stored spices, sugar, flour, and so fourth, plus all the cooking pots and pans. Seldom used cooking utensils were kept under the hot water tank closet. Several times a year, home-made soap was made outdoors in the courtyard. The cooking pot was kept in the cellar. A large brown wick nickel lamp was used on the middle of the kitchen table.¹¹

Figures 86 and 95 show the present condition of the kitchen.

E. Room 105: Back Hall and Stair

Room 105 is the back hall; on the original drawings for the house it is labeled the "Back Entry." Located in the east wall of the back hall is the east entry doorway. The back hall provides access to the kitchen (Room 104), the dining room (Room 106), and the back stair. There are no historic photographs of the back hall.

Floor

The floor in the back hall is the same as the floor in the kitchen, pine boards 4-1/2 to 5 inches wide. This floor was originally stained and shellaced (P069). Directly in front of the east entry doorway, no finish floor was laid. The area not covered with finish flooring measures 3-1/4 inches by 3 feet 6-3/4 inches long, and is trimmed out with a quarter-round molding. Since this area does not encompass the full door swing, it is not obvious why this area was recessed.



Illustration 96. Penniman House: Back Hall
(Room 105), Wainscot (1984).

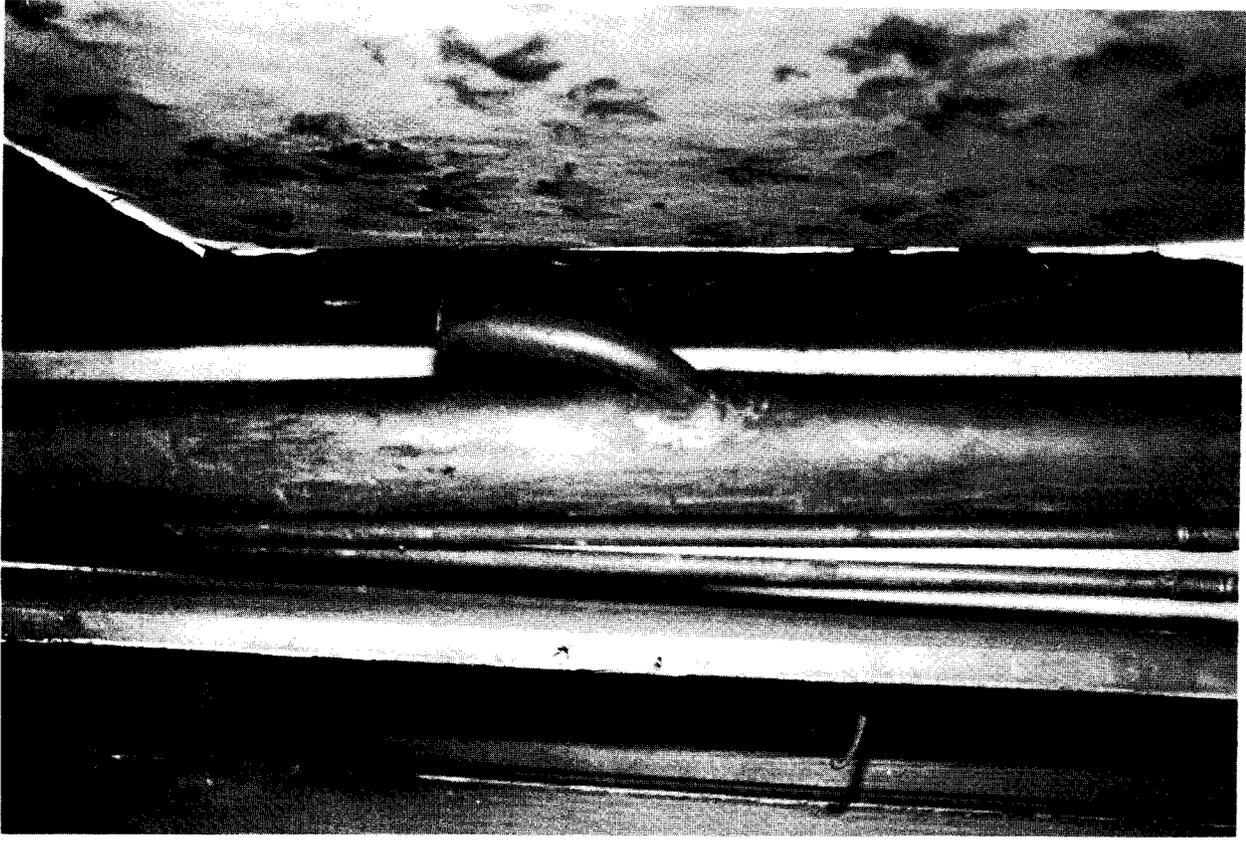


Illustration 97. Penniman House: Back Hall
(Room 105), Northeast-Corner Pipe Chase
(1984).

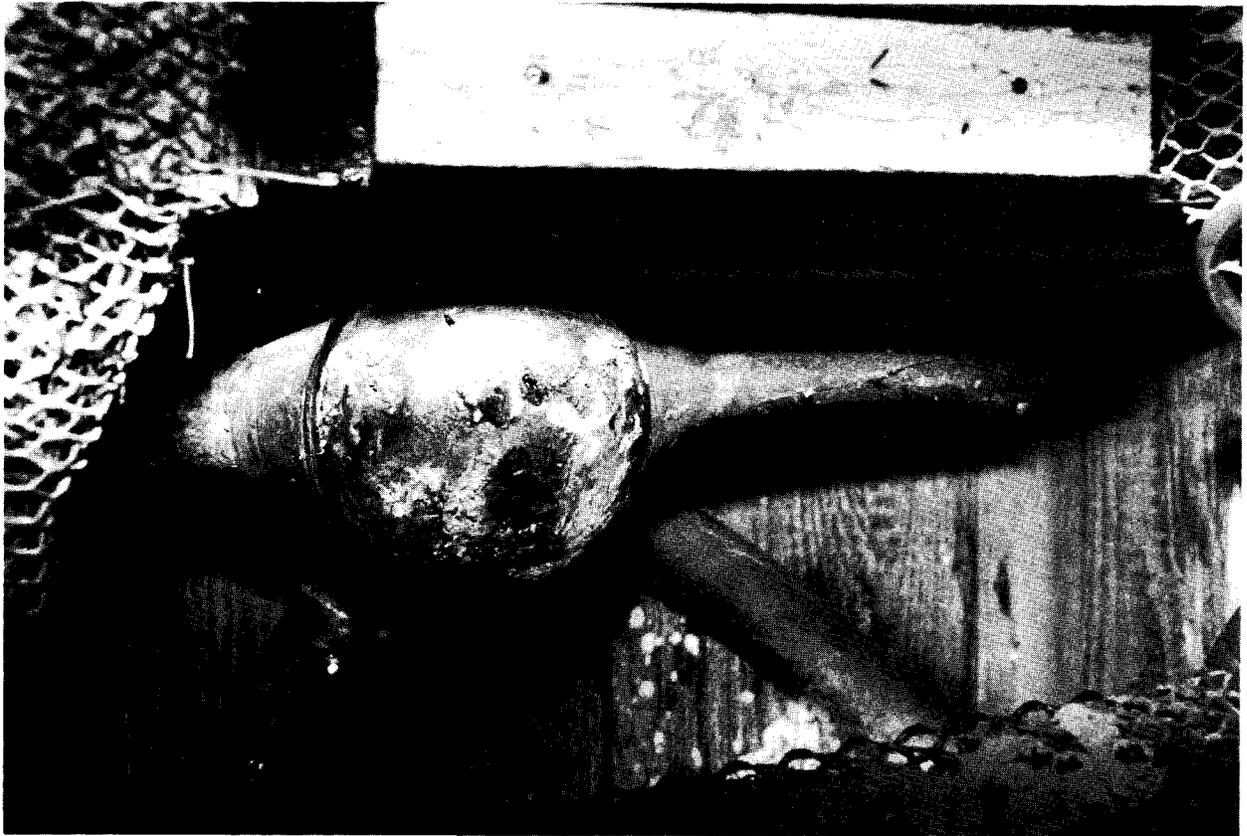


Illustration 98. Penniman House: Back Hall (Room 105), Hole in Ceiling, Showing Drains of Bathroom Sink and Tub (1984).



Illustration 99. Penniman House: Back Hall (Room 105),
North Wall, Showing Pipe Chase (1984).

Walls and Ceiling

The walls (above the wainscoting) and the ceiling in the back hall are finished with lath and plaster. The walls were originally painted with a lead-base light gray paint (P068, 138). The ceiling originally was painted with a white calcimine paint.

Woodwork

Wainscot. The woodwork in the back hall includes wainscoting 2 feet 6 inches high (Ill. 96). It is constructed of beaded boards of varying widths (5-10 inches) placed horizontally. The wainscoting is capped with a piece of wood three-quarters of an inch thick that projects one-quarter of an inch beyond the wainscoting. The wainscoting is American chestnut, and has an oil and yellow-varnish finish.

Doorways. The casings of the four doorways in the back hall are of American chestnut, like the wainscot, with a plain profile (Appendix G, Molding J). They also have the oil and yellow-varnish finish. The existing east exterior door dates to ca. 1920. The only information about the original east entry door is contained in the specifications for the house, and in the historic photographs. The reference to this door in the specifications states: "Back door to be 1-3/4 inch thick." The historic photographs, which include only limited views of the doorway, show a four-panel door with the long, upper panels glazed. Its proportions appear to have been similar to those of the three interior doors. These doors are typical of those on the first floor. Their measurements are given in Appendix H. All four of the doors are grained.

Windows. There are no windows in Room 105.

Back Stair. The back-hall stair is enclosed. The door into this stair is located in the west wall of the back hall. The specifications for the back-hall stair refer to "Back stairs partitioned up with a door at the bottom and three winders at the top, with six straight steps between." The treads of the straight steps are 2 feet 6 inches long, 9 inches wide, and 1 inch thick. The risers are 7-3/4 inches high. The junction of the treads and risers is trimmed with cavetto moldings.

Along the east wall of the stair enclosure is a wooden handrail 1 inch in diameter. It is mounted to the plaster wall with two elaborate cast-iron brackets that match the brackets used for the basement-stair handrail.

Other Woodwork. On the east wall, on either side of the exterior doorway, are wooden hook racks. The rack north of the doorway is at a height of 3 feet 9 inches above the wainscoting cap. It is 2-3/4 inches wide and three-quarters of an inch thick. It is nailed to the studs with cut nails. Mounted on the rack are four hooks, placed approximately 8 inches on center. The rack south of the doorway is at a height of 3 feet above the wainscoting cap. This rack is 2-1/2 inches wide and three-fourths of an inch thick, and has three hooks.

Located in the northeast corner of the back hall is the wooden casing of the chase for the bathroom waste pipe (Ill. 97). The wooden casing measures 9-1/4 by 10-3/4 inches, and is grained.

Hardware

The original hardware on the interior doors in Room 105 consists of two-knuckle, pintle-type butt hinges 3 inches wide and 4 inches long, and mortise latches. The back-stair and kitchen doors have white porcelain knobs; the door into the dining room has an octagonal glass knob. The only original hardware remaining on the east entry door is the hinges. These hinges are two-knuckle, pintle-type butt hinges 4 inches square. All of the other hardware on the existing door dates to ca. 1920.

Alterations

The most significant change made to Room 105 was the replacement of the east entry door. A paint sample taken from underneath the bell on the exterior side of this door (P017) suggest that the existing door was installed ca. 1920. It is a four-panel door. The lower two panels are recessed wooden panels with molded edges; the upper two panels are glazed. This door is hung on the reused hinges of the original east entry door, described above. It has a mortise lock with a bronze knob and escutcheon plates. It also has a mechanical door bell. The bell on the inside of the door is 2-1/2 inches in diameter and plain. The exterior ringing mechanism consists of a decorative, rectangular brass base with a handle that is activated by twisting.

The other changes made to Room 105 have been primarily decorative. The plaster walls in this room were repainted green once prior to being wallpapered. Irma Penniman Kahn describes the wallpaper in the back hall as having been "a washable glossy covered soft covering, soft blue and gray in color."¹² This is probably the wallpaper that still hangs in the back stair and second-floor back hall. The existing wallpaper in Room 105 is a green and red floral print. The ceiling has been repainted several times with white calcimine. At its south end, a hole has been cut in the ceiling for access to the drains for the second-floor bathroom (Ill. 98). The woodwork in Room 105 has never been painted over; it retains its oil and yellow-varnish finish. The floors have been painted twice, the first time gray and the second time red. Illustration 99 shows the existing conditions in the back hall.

F. Room 106: Dining Room

Room 106 is the dining room. It is called the "Dining-room" on the original drawings for the house, and has always been used for this purpose. The dining room is rectangular in shape, measuring 16 feet 2-1/2 inches by 14 feet 1-1/2 inches. A bay 8 feet 10 inches wide and 3 feet deep is located in the center of the south wall of this room. A closet is located in the north end of the west wall.

In addition to the closet door, Room 106 has four other interior doorways, allowing direct passage into the southwest parlor (Room 101), the front hall (Room 102), the back hall (Room 105), and the pantry (Room 107). There also are four windows--a single window located in the east wall, and three windows in the bay. A marble mantelpiece is mounted on the west wall.

Floor

The original finish floor in the dining room was random-width pine boards. This floor was unfinished and was covered with wall-to-wall carpeting. It had a large floral pattern, and was probably the carpeting that Irma Penniman Kahn says had "a pattern of cabbage roses in soft pink colors."¹³ The wall-to-wall carpeting was removed from this room ca. 1940, and a floor laid of oak boards 2-1/2 inches wide.

Walls and Ceiling

The walls and ceiling in the dining room are finished with lath and plaster. The historic photographs showing this room (Ills. 56, 100) indicate that both the walls and ceiling were papered. Stylistically, the wallpapers showing these photographs appear to date to 1880-1900.¹⁴ The portion of the ceiling paper visible in Illustration 56 is too small to date stylistically. It seems probable that, like the northwest parlor, the dining room was redecorated ca. 1885 when the Pennimans returned home after their last whaling voyage. This date is further supported by the fragments of wallpaper found under the mantelshelf brackets. An early striped rag-pulp paper--the first of three layers found under the brackets--was probably the original wallpaper used in the dining room.

The wallpaper shown in the 1897 photograph of the dining room (Ill. 100) had a curvilinear foliate pattern. It was hung with frieze paper 1 foot 6 inches wide, which had a similar foliate pattern and pairs of peony-shaped flowers at its top. Several small fragments of wallpaper were found under the metal brackets supporting the mantelshelf. The fragments are so small that it is difficult to determine if they are part of the wallpaper shown in the historic photographs. A molded plaster picture rail separated the wallpaper and frieze paper. A second molded picture rail was located at the junction of the frieze and ceiling papers.

Only a small portion of the dining room's ceiling paper is visible in Illustration 56. It appears to have had a field paper with a pattern composed of a variety of interconnecting shapes. The center of the ceiling was covered with an octagonally shaped paper that surrounded a cast-plaster medallion. The dining room ceiling paper was composed of a variety of field and border papers, like the ceiling paper in the northwest parlor. No fragments of the historic ceiling paper have been found, but some of its pattern was visible on the ceiling plaster when the nonhistoric wallpaper was removed.

The cast-plaster medallion that was originally located in the center of the ceiling has been removed. Other than the outline of it, which shows in Illustration 56, nothing is known about its size or design.

Woodwork

Most of the woodwork in Room 106 displays the form of the soft-wood painted trim of Room 101, but is made instead of American chestnut with an oil and yellow-varnish finish.

Baseboard. As in Room 101, the baseboard is 9-3/4 inches high, with a molded upper edge (Appendix G, Molding L).

Doorways. The doors of Room 106 are not American chestnut, but are of soft wood grain-painted to resemble two types of wood (Ill. 101).

Windows. The windows of the bay in the dining room match those in the bay of the northwest parlor (Room 103) in design. Their upper sash, however, were not replaced with colored glass; they were panes of clear glass, double panes in the center window and single panes in the side windows.

Picture Moldings. The two picture moldings in this room are described in the previous section, "Walls and Ceiling."

Hardware

The original hardware on the doors of Room 106 consists of two-knuckle, pintle-type butt hinges 3 inches wide by 4 inches long, and mortise latches with brass roses and octagonal, clear glass knobs. The windows have meeting-rail locks. The locks are made of iron, and have rectangular bases and acorn-shaped handles.

Closet

The closet, located in the northwest corner of the room, contains five shelves. The shelves are 4 feet long, 1 foot 1-1/4 inches wide, and seven-eighths of an inch thick. They sit on ledger strips 1 inch wide by three-quarters of an inch thick, and are located at heights of 1 foot 10 inches, 3 feet 1 inch, 4 feet 3 inches, 5 feet 4 inches, and 6 feet 3-1/2 inches above the floor. The plaster walls inside the closet and the shelves are painted.

Mantel

The mantelshelf in the dining room is white marble (Ill. 102). It is 4 feet 2 inches long and 9-1/2 inches wide. The mantelshelf is curved in shape and has rounded edges; it matches the mantelshelf in Room 101. The junction of the mantelshelf and plaster wall is trimmed with a marble strip 2-3/4 inches wide. The mantelshelf is supported on cast-iron brackets having a scroll design. The brackets are painted black. As in