

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination FormSee instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

For NPS use only

received

FEB 28 1984

date entered

1. Name

historic Captain John Brewer House (preferred)and/or common "Ledge Gardens"

2. Location

street & number Main Road, (Route 23)N/A not for publicationcity, town MontereyN/A vicinity ofstate Massachusettscode 025county Berkshirecode 003

3. Classification

Category	Ownership	Status	Present Use
☐ district	☐ public	☒ occupied	☐ agriculture
☒ building(s)	☒ private	☐ unoccupied	☐ commercial
☐ structure	☐ both	☐ work in progress	☐ educational
☐ site	Public Acquisition	Accessible	☐ entertainment
☐ object	☒ <u>N/A</u> in process	☒ yes: restricted	☐ government
	☐ being considered	☐ yes: unrestricted	☐ industrial
		☐ no	☐ military
			☐ museum
			☐ park
			☒ private residence
			☐ religious
			☐ scientific
			☐ transportation
			☐ other:

4. Owner of Property

name Henry J. and Anne M. Makucstreet & number Main Roadcity, town MontereyN/A vicinity ofstate Massachusetts

5. Location of Legal Description

courthouse, registry of deeds, etc. Southern Berkshire Registry of Deedsstreet & number 334 Main Streetcity, town Great Barringtonstate Massachusetts

6. Representation in Existing Surveys

title Inventory of the Historical Assets
of the Commonwealth (MHC-40)has this property been determined eligible? ☐ yes ☒ nodate 1979☐ federal ☒ state ☐ county ☐ localdepository for survey records Massachusetts Historical Commissioncity, town Bostonstate Massachusetts

7. Description

Captain John Brewer House, Monterey, Massachusetts

Condition

☒ excellent
☐ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date N/A

Describe the present and original (if known) physical appearance

The Captain John Brewer House (1750) is located on the rural Monterey-Otis Road (Route 23) historically a major local east-west road, and is set back 25' from a Y intersection with the Monterey-Sandisfield Road. Originally encompassed by a 75 acre mill lot granted by the proprietors to John Brewer, June 8, 1739, today only 2.12 acres remain associated with the house, well house, modern garage (non contributing), original barn foundation and stone fenced barn yard. This original 75 acre grant extended north to Lake Garfield and included the entire present day village of Monterey.

A 2½ story L-plan building of timber frame construction with two large internal offset chimneys rising behind the ridge line of the roof, the house rests on a dry lain stone foundation faced with rectangular marble/limestone block and is enclosed with a gable roof covered with black asphalt shingle. The structure retains about 80% of its original boards, its beaded sill board and narrow corner boards. A molded cornice and dentils extend under the eaves on the south and east facades. Windows throughout the house possess plain surrounds, exterior shutters and original 12/12 sash.

The south and primary symmetrical five-bay facade is dominated by a handsome, fully developed Georgian entry. Centrally located, the entry surround is composed of flanking narrow pilasters and sidelights with narrow 6/6 sash above panelled plynths supporting a heavy entablature with a double pulvinated frieze and dentilled cornice (photo 1).

Similar entablatures cap the two secondary entries of the east elevation which are evenly spaced so as to divide the wall into three nearly equal sections. Fenestration consists of five windows per story; those in the end sections are arranged symmetrically, those in the center section assymmetrically (photo 2). The north and west gable ends contain one window per story and a small attic vent window in the gable field. The two major rear elevations (north and west) retain much of the original fenestration but have been altered by a sensitive designed one-story kitchen lean to addition erected in the second quarter of the 20th century. This is the only major alteration to the building throughout its history.

In plan, the southern and primary portion of the house exhibits a typical center hall one room deep arrangement. All significant decorative interior features remain intact, including mantels, panelled chimney breasts, chair rails, wainscoating, and cornices. Also, of note is the broad central staircase with original balusters, rail, and newel post which is square in section with rope moulding accenting the corners. The 18th century kitchen is located in the ell and accessed from the east parlor via an entry passage with overlited doors (one with bulls eye panes). Above are three rooms, the largest of which was used as a weaving loft by Rev. Thurston Chase in the 20th century; he was responsible for stabalization and restoration of the house and for construction of the rear kitchen addition.

8. Significance

Captain John Brewer House, Monterey, MA

Period	Areas of Significance—Check and justify below			
☐ prehistoric	☐ archeology-prehistoric	☐ community planning	☐ landscape architecture	☐ religion
☐ 1400–1499	☒ archeology-historic	☐ conservation	☐ law	☐ science
☐ 1500–1599	☒ agriculture	☐ economics	☐ literature	☐ sculpture
☐ 1600–1699	☒ architecture	☐ education	☐ military	☐ social/
☒ 1700–1799	☐ art	☐ engineering	☐ music	☐ humanitarian
☒ 1800–1899	☒ commerce	☒ exploration/settlement	☐ philosophy	☐ theater
☐ 1900–	☐ communications	☒ industry	☐ politics/government	☐ transportation
		☐ invention		☒ other (specify) community development

Specific dates 1750

Builder/Architect Captain John Brewer

Statement of Significance (in one paragraph)

The Captain John Brewer House retains integrity of location, design, setting, materials, workmanship, and association. It stands as an extremely well preserved and excellent local example of Georgian period domestic architecture. Historically, it is notable for its association with a prominent early community leader and industrialist, Captain John Brewer, and his family reflecting the fruits of their labor and their status in the initial period of the areas development from the early 18th through mid-19th centuries. The Captain John Brewer House thus meets Criteria A, B, and C of the National Register of Historic Places.

Under the direction of the Great and General Court in Boston, a few men met on March 10, 1728, and again on July 25, 1737, to choose a committee of five persons to lay out sixty lots and three public lots in Housatonic Township No. 1, Tyringham. The first public lot was reserved for a settled minister, the second for the second settled minister and the third for a Mill. The first Proprietors Meeting was held October 6, 1737 at an Inn in Watertown, Massachusetts. For twelve years thereafter, the original Proprietors conducted meetings on a Bi-annual basis in Watertown, Westborough, Worcester, and Waltham. The demand for lots was greater than expected, however, for seven more lots were voted by the Acts & Resolves of the General Court, and in 1738 the Proprietors added seven more names to the list of Proprietors. The committee made their report and presented plans and specifications to the prospective settlers; each settler had to present a bond to the General Court and agree to "build and furnish a dwelling house upon his lot, 18 feet square with a 7 foot stud" and within five years "to improve five acres either by plowing or mowing or planting same with English grass" and to reside upon the lot.

A Mill lot of 75 acres was offered to any man who would build a mill in the township. The building of a mill was of great importance for the settlement of the township as it would provide the sawn lumber needed for house construction. Samuel Bond accepted the offer, but in a month or so changed his mind. Thomas Slator then assumed the job but also abandoned it a little later. The Proprietors consequently decided to make the offer more attractive and voted to tax each proprietor £.10s to pay for the construction of the mill.

Encouraged by this action, John Brewer of Hopkington accepted the offer. The Proprietors voted June 8, 1739, "that Mr. John Brewer shall have the saw mill lot containing 75 acres, on the condition that he build a good saw mill and grist mill;" Brewer signed the agreement and took the grant to build the saw mill within six months. He further promised "to keep it in good repair and to saw as cheap for 20 years," and also "to build a grist mill within two and one-half years." In 1740 he carried a pair of millstones from the east at his own expense and built a grist mill as well into the saw mill on the outflow of Twelve Mile Pond or Brewers Pond (Lake Garfield). The remains of this mill survive (MHC No. 906) behind the Monterey Village Store (built 1790) in Monterey Village.

Captain Brewer's name appears in the Proprietors Records as being employed to obtain lumber for the first Meeting House, to mend and repair roads in March 1740. He was

9. Major Bibliographical References

See continuation form.

10. Geographical Data

Acreage of nominated property 2.12 acres

Quadrangle name Monterey, MA 1973

Quadrangle scale 1:25,000

UTM References

A

1	8	6	48	0	50	4	67	10	87	10
Zone		Easting				Northing				

B

1	8	6	48	0	50	4	67	10	87	10
Zone		Easting				Northing				

C

1	8	6	47	9	20	4	67	10	8	15	10
Zone		Easting				Northing					

D

1	8	6	47	9	20	4	67	10	8	15	10
Zone		Easting				Northing					

E

Zone		Easting				Northing					

F

Zone		Easting				Northing					

G

Zone		Easting				Northing					

H

Zone		Easting				Northing					

Verbal boundary description and justification

See continuation form.

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	code
-------	-----	------	--------	------

state	code	county	code
-------	------	--------	------

11. Form Prepared By

name/title Virginia A. Fitch, Preservation Planner, Massachusetts Historical Commission with
James N. Parrish, Historic Preservation Planner (BCRPC)

organization Massachusetts Historical Commission date November 30, 1983

street & number 294 Washington Street telephone (617) 727-8470

city or town Boston state Massachusetts

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☐ state ☒ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

Robert L. Weslow

State Historic Preservation Officer
title Massachusetts Historical Commission

date 2/22/84

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the
National Register

date

3/29/84

Keeper of the National Register

Attest:

date

Chief of Registration

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

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date entered

Continuation sheet Captain John Brewer House Item number 8

Page 1

appointed collector for the proprietors and to the committee to select the first minister in 1742. In March, 1750, he was selected as part of a committee to lay out a burial ground, today the Woods Cemetery on Beartown Road. Captain John Brewer and his son, Lt. John Brewer, provided much of the sawn lumber for Colonial period houses constructed in Tyrringham and Monterey.

Brewer's first dwelling was located on the hill in the Y of the Sandisfield-Monterey Road, overlooking both the Lake and the Mills. When the Proprietors at a meeting, August 2, 1744, voted 67 ., "Old Tenor" to fortify said township, "the money was to be distributed equally towards building three forts (stockades) at the dwelling house of Mr. John Brewer, Mr. Thomas Slator and Mr. Josiah Watkins." The timbers from "Brewer's Fort" and house were taken down about 1820 and used in the construction of part of the James M. Fargo Farm House (Fargo-Bills-Parker-Thorn Farm); likely, this first house was of the "Regulation House" style prescribed by the General Court.

In 1750, Captain John Brewer constructed a formal L-plan Georgian House, the subject of this nomination, on the north side of the intersection of the Main Road and the Sandisfield-Monterey Road. The house displays an architectural form which occasionally appears in 18th century houses throughout Massachusetts and New England. The major distinguishing feature of this house type is the near equal scale of both main block and ell. Consequently, when viewed from an oblique angle the house appears as one massive square block. Brewer's house is a particularly fine and well preserved example.

It was in this house that Brewer's son John Brewer was born December 18, 1753 to his wife Ann. Captain John Brewer died December 31, 1756, age 59. His son married Esther Dowd, November 23, 1775 and had thirteen children. Lt. John Brewer, as he was called, continued the mill operations until his death, December 14, 1789; the inventory of the estate was then valued at 643 £:13 s.:6p. This included a farm of 107 acres with dwelling house and barn, the saw mill and lot of 42 acres, one-half of two oat lots, 60 acres each, a ninth part of a 50 acre lot and part of a pine lot in New Marlborough. The real estate was valued at 460 £.

In the distribution of the estate his son John Brewer II (born September 18, 1778) received the farm house and 32 acres. A daughter Ann, born August 29, 1780, received the saw mill and lot of 42 acres, the remainder going to other children. When John Brewer II died April 5, 1816, the same property was distributed this time to his wife Betsy Brewer. The property passed out of the Brewer family; a son, Thomas O. Brewer, sold "all his right and title to the estate of my honored father John Brewer, late of Monterey," June 8, 1849 to Milton Judd. The next owner was Francis G. Heath who purchased the house and eighty acres in April, 1875; until 1909 the Heath's operated a summer boarding house. Arthur R. Wing then owned the property from 1922 to 1930 when it was purchased by Rev. Thurston Chase. Rev. Chase began and completed an extensive and sensitively carried out restoration of the house before selling the house in 1951. There have been five owners between then and to the present, Mr. Henry J. and Mrs. Ann Makuc. Since 1922 the property has been reduced to 2.12 acres.

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National Park Service**

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date entered

Continuation sheet Captain John Brewer House Item number 8 & 9 & 10 Page 2

Located on its original foundation within a relatively undisturbed historical setting, the Captain John Brewer House may potentially provide information important to our understanding of the past through an associated archaeological component. Careful, research guided archaeological examination of the well, barn foundation, and associated stone fences as well as of yet undefined resources (e.g., privy deposits, cultural material scatters, subsurface structural remains of ancillary structures) may be useful in addressing a variety of anthropological, archaeological, and historical concerns. These may include, but are not limited to, farm configuration, owner status, trade and exchange, and rural lifeways as they changed through time from the mid-18th to late-20th century.

9. Major Bibliographical References

- Ferguson, Harry S.D.; Monterey's 100th Anniversary 1947, Private Printing.
Miner, Julius and Margery Mansfield; New England's Monterey; Berkshire Courier Press, 1948.
Unknown; Monterey Congregational Church History, Private Printing, 1900.
Myers, Eloise; A Hinterland Settlement, Private Printing, 1951.
Tryon, Albert Wallace; Memories of Monterey 1847-1972, Private Printing, 1972.
Vital Records of Tyringham, Massachusetts to 1850, New England Historical and Geneological Society, Boston, 1907.
Township No. 1 Proprietors Plan, October 12, 1753, Colonial Records and Proprietary Plans, Middle District Registry of Deeds.
"Administration of the Estate of Lt. John Brewer," No. 1438/1439, Berkshire County Registry of Probate.
"The Will of John Brewer 2nd," No. 3416, Berkshire County Registry of Probate.

10. Verbal Boundary Description - Book 340, Page 263 and 264, Southern Berkshire Registry of Deeds

"Beginning at a stone bound set in the ground in or near the northeasterly line of the said highway which stone bound marks the southwesterly corner of land now or formerly of Henry W. Eaton; thence along the line of land of said Eaton, now or formerly, North 44 degrees 30 minutes East 219.9 feet to a stake located in the westernmost corner of land owned by Staunton L. Brown; thence South 44 degrees 20 minutes East 394.2 feet along other land of the grantors to a stake in the northwesterly line of Eaton Road; thence southwesterly on the northwesterly line of said Eaton Road 177 feet more or less to the intersection of the said Eaton Road and the said highway; thence along said highway in a northwesterly and northeasterly direction 425 feet more or less to the point or place of beginning. Containing 2.12 acres.

Also, hereby conveying a right of access to Lake Garfield, to be used in common with the grantors and others, over the right of way and right of way down past what is commonly known as Indian Cave, as shown on a certain map entitled "Map of Lake Shore Lots of Wing and Anderson" recorded in Book of Maps I page 4 in the Southern Berkshire Registry of Deeds." Monterey Assessors Map Sheet No. 16, Lot No. 36 Scale 1"=200' Cole-East Inc. 1962. The nominated acreage includes a portion of the land historically associated with the house as well as providing a rural immediate setting; it also constitutes the property bounds as they have existed since 1922.

xerox Air Photo.
Cole-East. 1" = 660'



4-13-67

11453-4143

10-25

562.3'

130.5'

707'

266'

254'

10



Capt. John Brewer House 1962

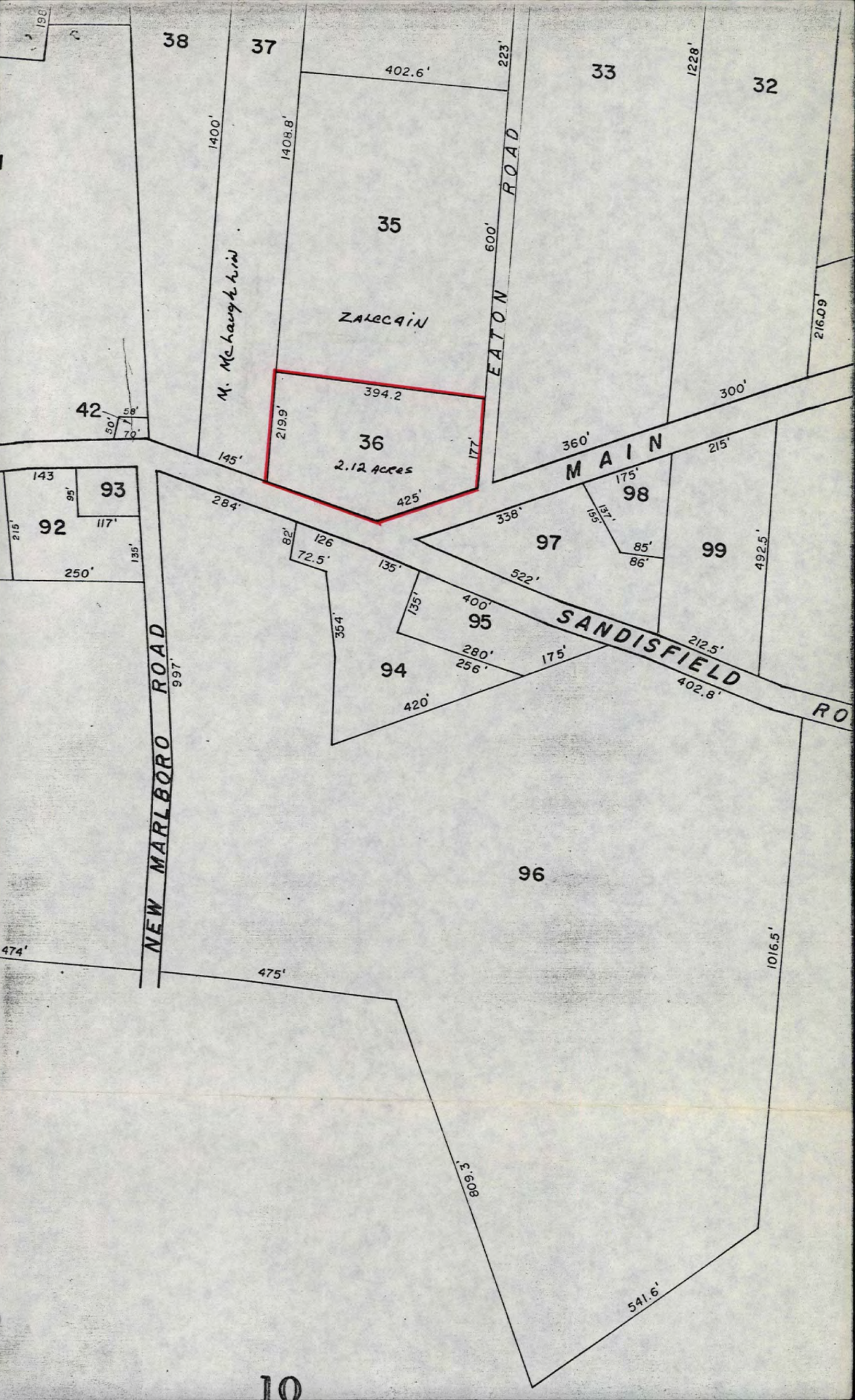
MONTEREY, MASS

SCALE

SHEET NO.

1" = 200'

16



NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Brewer, Capt. John, House
Berkshire County
MASSACHUSETTS

- ☐ resubmission
☐ nomination by person or local government
☐ owner objection
☐ appeal

Entered in the
National Register

Working No. FEB 28 1984
Fed. Reg. Date: 2/5/85
Date Due: 3/29/84 - 4/13/84
Action: ☒ ACCEPT 3-29-84
☐ RETURN
☐ REJECT
Federal Agency: _____

Substantive Review: ☐ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Recom./Criteria _____
Reviewer _____
Discipline _____
Date _____
_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition

- | | |
|------------------------------------|---------------------------------------|
| ☐ excellent | ☐ deteriorated |
| ☐ good | ☐ ruins |
| ☐ fair | ☐ unexposed |

Check one

- ☐ unaltered
☐ altered

Check one

- ☐ original site
☐ moved date _____

Describe the present and original (if known) physical appearance

- ☐ summary paragraph
☐ completeness
☐ clarity
☐ alterations/integrity
☐ dates
☐ boundary selection

8. Significance

Period Areas of Significance—Check and justify below

Specific dates Builder/Architect
Statement of Significance (*in one paragraph*)

- ☐ summary paragraph
- ☐ completeness
- ☐ clarity
- ☐ applicable criteria
- ☐ justification of areas checked
- ☐ relating significance to the resource
- ☐ context
- ☐ relationship of integrity to significance
- ☐ justification of exception
- ☐ other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____
Quadrangle name _____
UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title date

13. Other

- ☐ Maps
- ☐ Photographs
- ☐ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____

Comments for any item may be continued on an attached sheet

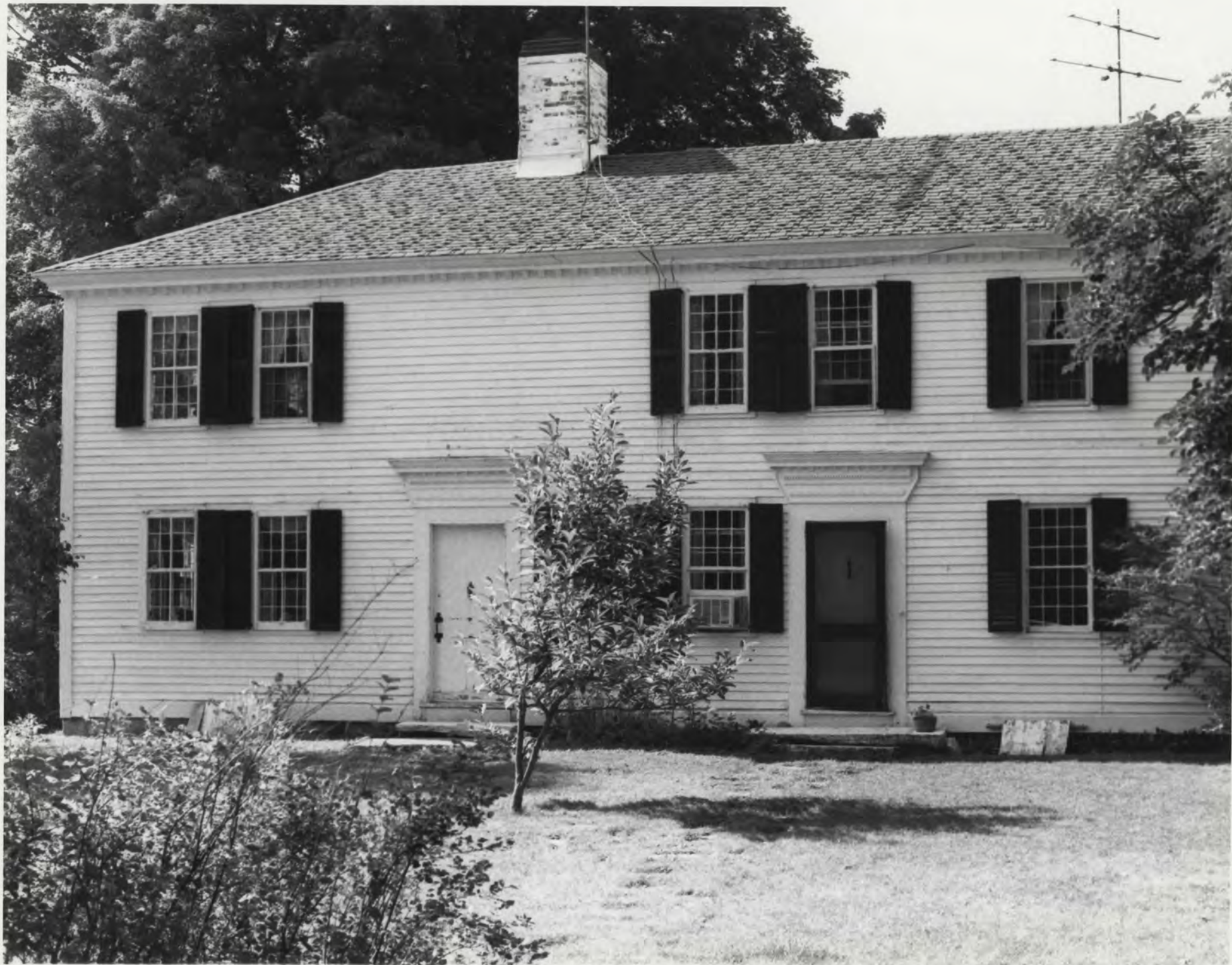


Capt. John Brewer House, 1750
Route 23
Monterey, Massachusetts 01254

James N. Parrish, Sept. 9, 1982
BCRPC, 10 Fenn Street
Pittsfield, Massachusetts 01201

Photo 1 of 2, Roll 8, Frame 35A

View north of front facade, Capt. John Brewer House,
from highway, intersection of Route 23 and
Sandisfield Road. (Note wooden hook to right of
front door.)

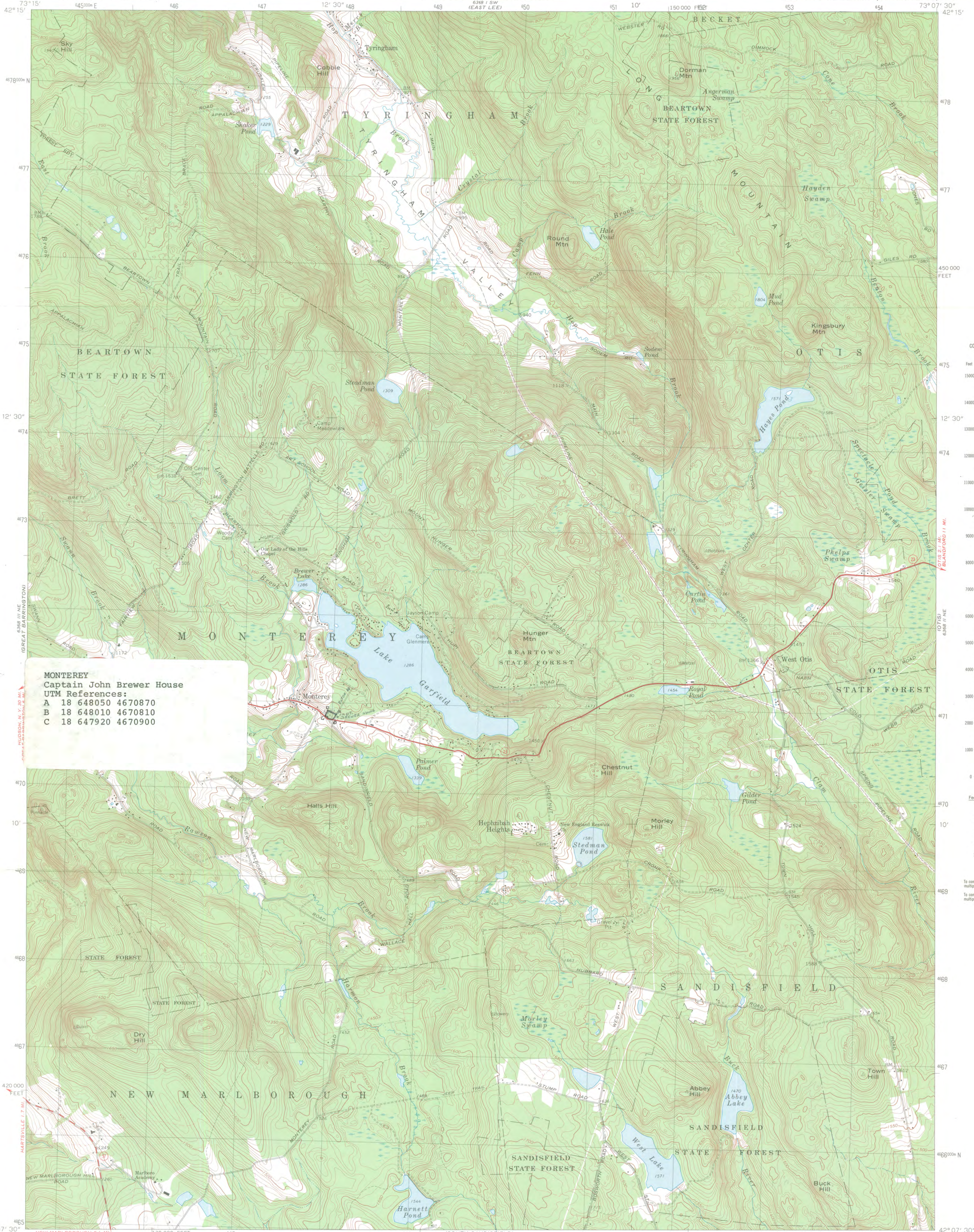


Capt. John Brewer House, 1750
Route 23
Monterey, Massachusetts 01254

James N. Parrish, Sept. 9, 1982
BCRPC, 10 Fenn Street
Pittsfield, Massachusetts 01201

Photo 2 of 2, Roll 106, Frame 17A

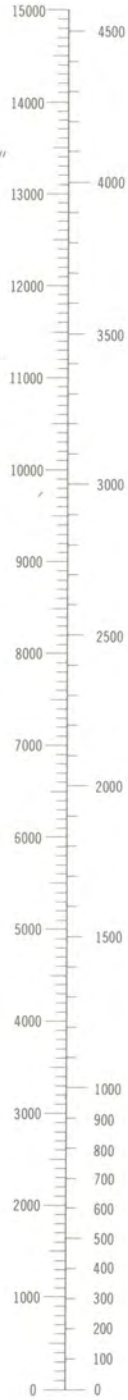
View west of east facade of Capt. John Brewer House,
parlor and kitchen, entries from side yard.



MONTEREY
Captain John Brewer House
UTM References:
A 18 648050 4670870
B 18 648010 4670810
C 18 647920 4670900

CONVERSION
SCALES

Feet Meters

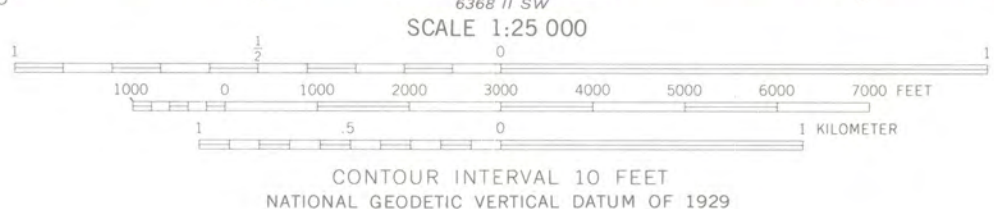


Feet Meters

1	3048
2	6096
3	9144
4	12192
5	15240
6	18288
7	21336
8	24384
9	27432
10	30480

To convert feet to meters
multiply by .3048
To convert meters to feet
multiply by 3.2808

Mapped, edited, and published by the Geological Survey
Control by USGS, USC&GS, and Massachusetts Geodetic Survey
Topography by photogrammetric methods from aerial photographs
taken 1942. Field checked 1946. Revised from aerial
photographs taken 1971. Field checked 1973
Polyconic projection. 1927 North American datum
10,000-foot grid based on Massachusetts coordinate system,
mainland zone
1000-meter Universal Transverse Mercator grid,
zone 18
Fine red dashed lines indicate selected fence and field lines where
generally visible on aerial photographs. This information is unchecked



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929



ROAD CLASSIFICATION
Primary highway, hard surface
Secondary highway, hard surface
Unimproved road
Interstate Route
U. S. Route
State Route

MONTEREY, MASS.
N4207.5-W7307.5/7.5
1973

AMS 6368 II NW-SERIES V814