



# **Historic Building Assessment for the New Hampton Town House**

**86 Town House Road, New Hampton, New Hampshire**

By

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This report was funded, in part, by a grant from the New Hampshire Preservation Alliance, which receives support for its grant program from New Hampshire's Land and Community Heritage Investment Program (LCHIP)

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## Executive Summary/Introduction

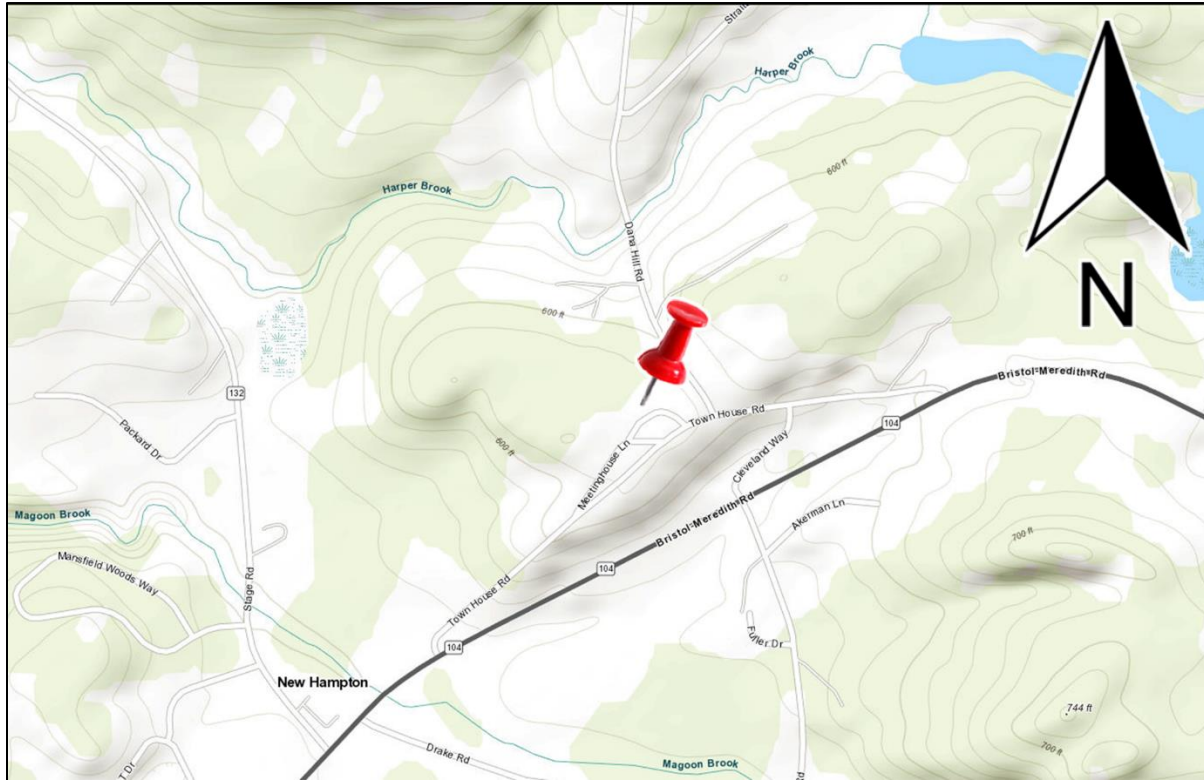


Figure 1: Location of the New Hampton Town House at 86 Town House Road

### Purpose

The historic building assessment of the New Hampton Town House has been funded in part by a 2022 grant from the New Hampshire Preservation Alliance, which receives support for its grants program from New Hampshire's Land and Community Heritage Investment Program (LCHIP). The purpose of this study is to document the history, evolution, character-defining features, and existing condition of the historic building. This information is then used to define the future treatment options for the building as the Town of New Hampton works to ensure the continued use of the building into the twenty-first century.

### Methodology

Over the years, the Town has noticed that the floor of the Town House appears to be settling. Over the summer of 2021, the Town put out a Request for Proposals to have a local preservation carpenter fix the floor. After receiving a proposal that called for extensive rehabilitation, the Town contacted the New Hampshire Preservation Alliance and invited field-service representative Nicole Flynn for a site-visit in March of 2022 to look at the condition of the building's floor, talk about the community's long-term goals for the building, and discuss preservation grant funding opportunities to repair the building. Preservation consultant Mae H. Williams was contacted by local resident, member of the Planning Board, Trustee of the Trust-funds, and Lakes Region Planning Commission member David Katz on behalf of the Town of New Hampton in April of 2022. The Town then successfully applied for an Assessment Grant through the NH Preservation Alliance with the intention of performing a holistic building study ahead of future NH Conservation License Plate (Moose Plate) and Land and Community Heritage Investment Program (LCHIP) grant applications.

## Executive Summary/Introduction

A field inspection of the Town House was conducted in September of 2022 with the preservation consultant meeting on site with Steve Bedard, Preservation Carpenter; Selectmen Michael Drake, Eric Shaw, and Bruce Harvey; Neil Irvine (New Hampton Town Administrator); David Katz (Trustee of the Trust Funds, Planning Board and Chair, Capital Improvements Committee); Mark Denoncour (New Hampton Historical Society, Director at Large); and Kevin Lang (New Hampton Fire Chief). The entire exterior and interior of the building were explored, documented and analyzed, with notes taken regarding the current condition of the structure, its current and historic systems and its historic integrity. The group also discussed the community's concerns for the building, and the present and future intended use. Currently, the building is used seasonally for Town Meeting, voting, a summer farmer's market, and for some historical society meetings. The Town would like to increase the usability and access to the building to allow for greater public use in the future.<sup>1</sup>

### Summary

The New Hampton Town House was individually listed to the National Register of Historic Places in 1998 with local level significance for connections with town government and politics. Originally constructed in 1798 as a twin-porch meetinghouse, the building was heavily altered in 1872, when the twin porches, gallery seating, and a section of wall plate at the second-floor level were removed and the roof dropped down to create the present main block. In the 1930s and 1940s, a series of single-story additions were constructed off of the rear of the building to accommodate a privy, stage, and small kitchen to allow for the expanded use of the building as a centralized town gathering place.

The Town House is in generally good condition, with some significant concerns relating to the settlement of the west side of the building and shifting of the piers under the 1940 addition. These shifts, relating to water infiltration beneath the building, have led to concerns about the hall's floor. Other building conditions of lesser immediacy (such as minor maintenance and building code concerns) were also noted as part of this report, and were given lower prioritization in the Part IV: Recommendations.

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<sup>1</sup> The Assessment has garnered local support, and as a result, the New Hampton Heritage Commission (which has been on hiatus since 2015) has been reconvened by Bruce Harvey, Mark Denoncour, and David Katz.

## Part I: History and Development of the New Hampton Town House

The New Hampton Town House was constructed in 1798 as the Town Meetinghouse: serving as a centralized hall for both municipal and religious activities. The original twin-porch meetinghouse was heavily renovated in 1872, when the porches and galleries were removed, and the building height reduced to its current configuration. In the 1930s and 1940s, a series of small additions were constructed off of the rear of the building in an effort to increase the usability of the building by adding privies, a kitchen, and a stage. Aside from a few exterior changes to increase the accessibility of the building, it has changed very little over the past eighty years. The New Hampton Town House was individually listed to the National Register of Historic Places in 1998, and continues to serve as the primary meeting place and polling station for the Town of New Hampton: a purpose it has served for over 200 years.

### EARLY HISTORY OF NEW HAMPTON (CA. 1763-CA 1798)

It is helpful to understand the history of the town of New Hampton as a whole in order to understand the context surrounding the construction of the Town House. New Hampton is bounded by Ashland (granted 1868, when it split from Holderness, which was granted in 1761), Center Harbor (1797), Meredith (1768), Sanbornton (1770), New Chester (1778, later Hill), Bristol (1819), and Bridgewater (1788). The Town House sits on a small hill at the historic town center (sometimes referred to as “Old Institution Village”). The present village center is located in the Village District to the southwest, across modern Interstate 93. There is a third small village to the northeast at Winona.

The Lakes Region was home to Native Americans long before European settlement: The Lakes Region was rich in food resources with reliable water and convenient transportation and trade routes for Native people during the pre-Contact period. The Penacook group of the Abenaki lived throughout much of the Merrimack River valley in villages surrounded by fields with settlements documented in Meredith Village, the Weirs, Stonedam Island, Holderness Village and Center Harbor. In the 1950s, a major native trail was identified along the Pemigewasset River, intersecting with the Aquadactan overland trail in Bristol, joining the Msquamchumaukee trail north of Ashland, and connecting to the Pemigewasset Village at Plymouth before continuing northwest along the Baker River.<sup>2</sup>

Like much of inland New Hampshire, the area that would become New Hampton was not settled by Europeans until after the conclusion of the French and Indian Wars in the 1760s. The Masonian Proprietors granted the nearby territory of Moultonborough as Moultonboro to Col **Jonathan Moulton** (1726-87) and others on November 17, 1763.<sup>3</sup> Moulton was from Hampton, NH and received a series of grants as reward for his services in the Indian Wars.<sup>4</sup> As settlement began, the proprietors discovered that a section of land adjoining the original grant had been overlooked when Holderness (granted 1761), Sanbornton (1770), and New Salem (1768, later renamed Meredith) had been laid out. This oddly-shaped gore<sup>5</sup> of land became known as **Moultonboro Gore**.

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<sup>2</sup> John D. Bardwell and Ronald P. Bergeron, *The Lakes Region New Hampshire: A Visual History* (Norfolk, VA: The Donning Company, 1989), 32 and Chester B. Price, “Indian Trails: The Lake Region of New Hampshire” (The Libby Museum, 1957).

<sup>3</sup> Isaac W. Hammond, *Town Papers: Documents Relating to Towns in New Hampshire Gilmanton to New Ipswich...* (Concord, NH: Parsons B. Cogswell, State Printer, 1883), 616.

<sup>4</sup> Elmer Munson Hunt, *New Hampshire Town names and Whence They Came* (Peterborough, NH: Noone House, 1970), 66.

<sup>5</sup> A gore or gap (sometimes called a grant or purchase) refers to an unincorporated portion of land that was left over and overlooked by land surveys and maps, usually as the result of errors from when the land was first surveyed.

The Addition to the Township of Moultonborough Bounded South  
 55° West from Winnepiscussett pond on New Salem & Sanborn town to Pemigasset  
 River, thence on said River to New Holderness thence on the line of Sd Holderness  
 to the Township of Moultonborough. The said Addition to the Township of  
 Moultonborough Divided into five Ranges. Each Range 250 Rods wide, are numbered, as in  
 this Plan all the Square lots are 160 Rods wide Number 1 in the first Range &  
 those Triangular lots on New Holderness & Pemigasset River are laid out according  
 to this Plan which is Drawn One mile to an inch.

Nov. 6th 1765. Each of the said lots contain 250 acres

<sup>7</sup> The legend does not, however, appear on any contemporary records, which seem to indicate that the additional land was granted after the original grantees found the land in Moultonboro “to be much inferior in quality to what it was supposed to be, which is discouraging to the grantees...” (Batchellor, 111).

## Part I: History and Development of the New Hampton Town House

The act of incorporation allowed the calling of the first town meeting in Moultonboro Addition, and the election of the customary officers which included Moulton as Moderator.<sup>8</sup> Unfortunately, the early town records were destroyed by a fire in 1887, obscuring the specific activities of the first 20 years of Town meetings (the extant Town Meeting Books begin in 1797).<sup>9</sup>

John Moulton, Joseph Senter, and Bradbury Richardson, Esq. petitioned on behalf of the inhabitants to incorporate the Territory of Moultonborough (including the Addition) into two Towns in 1777.<sup>10</sup> The Town of Moultonborough was incorporated November 24, 1777.<sup>11</sup> When it was incorporated on November 27, 1777, Moultonborough Addition became the Town of **New Hampton** in reference to Col. Moulton's hometown of Hampton, NH.<sup>12</sup>

The first organized religious society in New Hampton was a Baptist church, which was organized in 1782 with members from Holderness (then New Holderness), Bridgewater (then Chester), and New Hampton and led by Elder/Rev. Jeremiah Ward (d. 1816).<sup>13</sup>

By this time, the first highway had been constructed through the Town, passing the common on a north-south axis (figure 3). The road led from Holderness Village (now Ashland) south along what is now Dana Hill Road to what is now Pinnacle Hill Road, over Kelley Hill, to Eastman Hill Road to Sanbornton and points south.

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<sup>8</sup> Hunt, 66.

<sup>9</sup> New Hampshire Historical Records Survey, Division of Community Service Programs Work Projects Administration, *Inventory of the Town Archives of New Hampshire: No. 1 Belknap County, Vol. VIII New Hampton* (Manchester, NH: New Hampshire Historical Records Survey, 1941), 3.

<sup>10</sup> Hammond, 617.

<sup>11</sup> Hammond, 616.

<sup>12</sup> Batchellor, 110; and Hammond, 707. Hampton, in turn, was named after Moulton's ancestor's home town of Hampton, England. "The New Hampton grant was among the last to be parceled out by Governor Benning Wentworth, and probably the largest ever granted by him (Hunt, 66).

<sup>13</sup> Edwin A. Charlton, *New Hampshire as it is...* (Claremont, NH: Tracy and Sanford, 1855), 322-323; John Farmer and Jacob B. Moore, *Gazetteer of the State of New Hampshire* (Concord, NH: Jacob B. Moore, 1828), 196; and John Hayward, *A Gazetteer of New Hampshire, Containing Descriptions of All the Counties, Towns, and Districts in the State...* (Boston: John P. Jewett, 1849), 106.



## Part I: History and Development of the New Hampton Town House



Figure 3: Samuel Holland "Topographical Map of the Province of New Hampshire" ca. 1784, showing the approximate location of the as yet unbuilt Town House

Benning Moulton (1761-1834), Col. Jonathan Moulton's son, and 50 others signed the first petition to the General Court of New Hampshire for the incorporation of Watertown (as Center Harbor was first proposed to be called) in June 1788.<sup>14</sup> By this time the approximate population of the large sprawling town of New Hampton had reached 652.<sup>15</sup> The settlers living in the northeast part of New Hampton argued that the large hilly town should be split in two, due to the difficulty in traveling to town meetings and church activities. A second petition was made at the March 6, 1796 New Hampton Town Meeting to set off the northeast corner of the Town,<sup>16</sup> and the Town of Center Harbor was incorporated on December 7, 1797.<sup>17</sup>

<sup>14</sup> Hurd, *History of Merrimack and Belknap Counties...*, 725. Benning Moulton had settled in Center Harbor in 1783 (Anonymous, *Biographical Review XXI: Containing Life Sketches of Leading Citizens of Strafford and Belknap Counties, New Hampshire* (Boston: Biographical Review Publishing Company, 1897), 334).

<sup>15</sup> 1790 United States Federal Census of New Hampton.

<sup>16</sup> Hammond, 709.

<sup>17</sup> Batchellor, 110, and Hammond, 707.

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### NEW HAMPTON MEETINGHOUSE (1798-CA. 1871)

The Town of New Hampton voted to build a new meeting house on the Minister's Lot "as near Phineas Doloff house as the ground will allow"<sup>18</sup> at the March 6, 1798 annual town meeting, the next meeting after the territorial split with Center Harbor. At the meeting it was decided that the Town would erect just the frame and foundation of the building, "provided that forty persons bonded themselves to finish the building within five years, in exchange for pew rights."<sup>19</sup> At an April 4, 1798 continuation of this town meeting, the earlier votes were rescinded, and it was voted that the Town would build and finish the meetinghouse. The building was stipulated to be 52 feet in length, 40 feet in width, with posts 22 feet high and stairway porches erected at each end.<sup>20</sup> A five-man building committee consisting of **William Bowdoin Kelley** (1765-1825),<sup>21</sup> Maj. **Thomas Simpson** (1755-1835)<sup>22</sup> (later replaced by **Peter Hanaford** (1751-1834)<sup>23</sup> after he was dismissed from the committee on September 4, 1798<sup>24</sup>), **Josiah Magoon** (1758-1841),<sup>25</sup> **Jeremiah Marston**,<sup>26</sup> and **Benjamin Smith, Jr.** was chosen 'draw a draught of the Meetinghouse and sell pews and lay the money out on the Meetinghouse'.<sup>27</sup> At the same meeting, the Town voted to pay Lieut. **Samuel Kelly, Jr.** \$200 for the construction of the building's frame by the end of September. The Town also specified that the braces be constructed of red oak, and other framing elements of Norway pine, and that

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<sup>18</sup> Town of New Hampton, *Town Records, Vol. 1: 1755-1847*, 17 (March 6, 1798). Prior to 1904, a sign was hung on the front of the building stated that the Town House had been constructed in 1789, not 1798. This sign was not corrected until 1964, when local historian Pauline Merrill did additional research and had the sign changed (Raymond C. Smith, "Historical Sketch of the New Hampton Town House", handwritten note on page 1). Over the years this discrepancy has led to much speculation regarding the date of construction for the building, as local historians have wondered if the building frame was constructed nine years before Kelley was paid. However, town records indicate that as late as 1798 Town Meetings were held in the home of Jeremiah Marston, indicating that the Town did not have a meeting place of its own. Further, the timing for the March 1798 vote to construct a new meetinghouse on the Minister's Lot corresponds with the separation of Center Harbor and the dimensions specified in April 1798 correspond with the extant building frame.

<sup>19</sup>David Ruell, *The Historic Churches of Belknap County* (Meredith, NH: Lakes Region Planning Commission, 1995), 150.

<sup>20</sup> Town of New Hampton, *Town Records, Vol. 1: 1755-1847*, 18 (April 4, 1798).

<sup>21</sup> Anonymous, "Find A Grave – Millions of Cemetery Records Online" ([www.findagrave.com](http://www.findagrave.com)), William Bowdoin Kelley (1765-1825) is buried at New Hampton Village Cemetery. Kelley was the first New Hampton postmaster and distributed the mails from his house at what is now 74 Sinclair Hill Rd until sometime after 1800, when the office was removed to Smith's Village. He was also a Justice of the Peace, a member of the New Hampshire Legislature, and co-founder of the New Hampton Academy (Frank Harrison Kelley, *Reminiscences of New Hampton, N. H.* (Worcester, MA: Printed by Charles Hamilton, 1889), 97).

<sup>22</sup> Anonymous, "Find A Grave..." ([www.findagrave.com](http://www.findagrave.com)), Maj. Thomas Simpson (1755-1835) is buried at the Samuel Kelley Graveyard in New Hampton and was married to William B. Kelley's sister, Betsey Bowden Kelley (1757-1828). For additional information on Simpson, please see Kelley, 128ff.

<sup>23</sup> Anonymous, "Find A Grave..." ([www.findagrave.com](http://www.findagrave.com)), Peter Hanaford (1751-1834) is buried at the Hanaford Cemetery in New Hampton. This Peter Hanaford should not be confused with Peter Hanaford (1794-1833) who, along with his wife, was killed by a lightning strike on July 14, 1833 (Kelley, 24ff).

<sup>24</sup> Town of New Hampton, *Town Records, Vol. 1: 1755-1847*, 19 (September 4, 1798).

<sup>25</sup> Anonymous, "Find A Grave..." ([www.findagrave.com](http://www.findagrave.com)), Josiah Magoon (1758-1841) is buried at the Magoon Cemetery in New Hampton. He moved to New Hampton in 1793 from Kingston and was the first New Hampton constable. In 1802 he was ordained over the Free Will Baptist Church and is associated with the history of the Dana Hill Meetinghouse.

<sup>26</sup> This may be the Jeremiah Marston who lived in New Hampton died in 1804 (Anonymous, "Find A Grave..." ([www.findagrave.com](http://www.findagrave.com)), Jeremiah Marston (ND-1804) is buried at the Dow-Drake Cemetery in New Hampton).

<sup>27</sup> Town of New Hampton, *Town Records, Vol. 1: 1755-1847*, 18 (April 4, 1798).



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the “business of the timbers and quantity to be adjudged by Mr. **William Durgin** of Sanbornton”.<sup>28</sup> Finally, the voters appropriated \$333.33 to defray the price of constructing the meeting house.<sup>29</sup>

Samuel Kelley, Jr. (1759-1832)<sup>30</sup> was the eldest son of carpenter Samuel A. Kelley (1733-1813) and Elizabeth Bowden (1740-1816). His father was born in Exeter and served in the Revolutionary War in 1766 and 1799.<sup>31</sup> He and his wife moved to New Hampton from Brentwood in 1775 with at least two of their children.<sup>32</sup> The couple settled “under the brow of the Pinnacle, and here they pitched their tents and commenced clearing land. They chopped down trees and burnt over the ground, making a place to plant corn and Irish potatoes, their first crops.”<sup>33</sup> By 1776 they built a log cabin.<sup>34</sup> In total, the couple had at least 9 children: Betsey Bowdoin *Kelley* Simpson (1757-1829),<sup>35</sup> Samuel Kelley (1759-1832), John Kelley, Maj. Nathaniel Kelley (d. abt. 1850 in Akron, OH),<sup>36</sup> Sarah (aka Sally) *Kelley* Smith (d. 1840 Machias, ME),<sup>37</sup> Col. William B. Kelley (1769-1825),<sup>38</sup> Jonathan Kelley, David (or Daniel or Dudley) Kelley (moved to Youngstown, PA), and Martha (or Polly) *Kelley* Page (died Stubenville, OH).<sup>39</sup>

Samuel A. Kelley died in New Hampton in 1813 at the age of 80 and is buried at the Samuel Kelley Graveyard adjacent to his farm (off of the north side of Pinnacle Hill Road, Map R04 lot 36).<sup>40</sup>

Though Samuel Sr. was a carpenter by trade,<sup>41</sup> he was approximately 65 in 1798. Though later historians have attributed the frame to him,<sup>42</sup> it is more likely that the work was undertaken by his approximately 39-year-old son, Samuel Kelley, Jr., whose brother, William, and brother-in-law, Thomas Simpson, were both members of the building committee.

While Kelley was at work on the building frame, the Building Committee set to work selling the pews to help offset the cost of construction. During this period, pews could be purchased with the ownership transferred over time by a deed. There was a strict hierarchy of pews within the meetinghouse with those of the most affluent and influential citizens located nearest to the minister at the front of the church. June 5, 1798 **Ebenezer Sanborn** (1768-1818) of New Hampton purchased pew no. 12 in the “New Meetinghouse” for \$71 from the building committee, “Said pew to be completed workman like and fit for delivery within two years and eight months from this date” (figure 4).

<sup>28</sup> Town of New Hampton, *Town Records, Vol. 1: 1755-1847*, 18 (April 4, 1798).

<sup>29</sup> Town of New Hampton, *Town Records, Vol. 1: 1755-1847*, 18 (April 4, 1798).

<sup>30</sup> Kelley, 92, and Anonymous, “Find A Grave...” ([www.findagrave.com](http://www.findagrave.com)), Lt. Samuel Kelley (d. 1832) is buried at the Samuel Kelley Graveyard in New Hampton.

<sup>31</sup> Kelley, 91.

<sup>32</sup> *Ibid.*

<sup>33</sup> Kelley, 92.

<sup>34</sup> *Ibid.*

<sup>35</sup> Kelley, 95.

<sup>36</sup> Kelley, 97.

<sup>37</sup> Kelley, 93 and 95.

<sup>38</sup> Kelley, 95.

<sup>39</sup> Kelley, 93 and 95.

<sup>40</sup> Anonymous, “Find A Grave...” ([www.findagrave.com](http://www.findagrave.com)), Samuel Kelley (1733-1813) is buried at the Samuel Kelley Graveyard in New Hampton.

<sup>41</sup> Kelley, 92.

<sup>42</sup> Kelley, 93.

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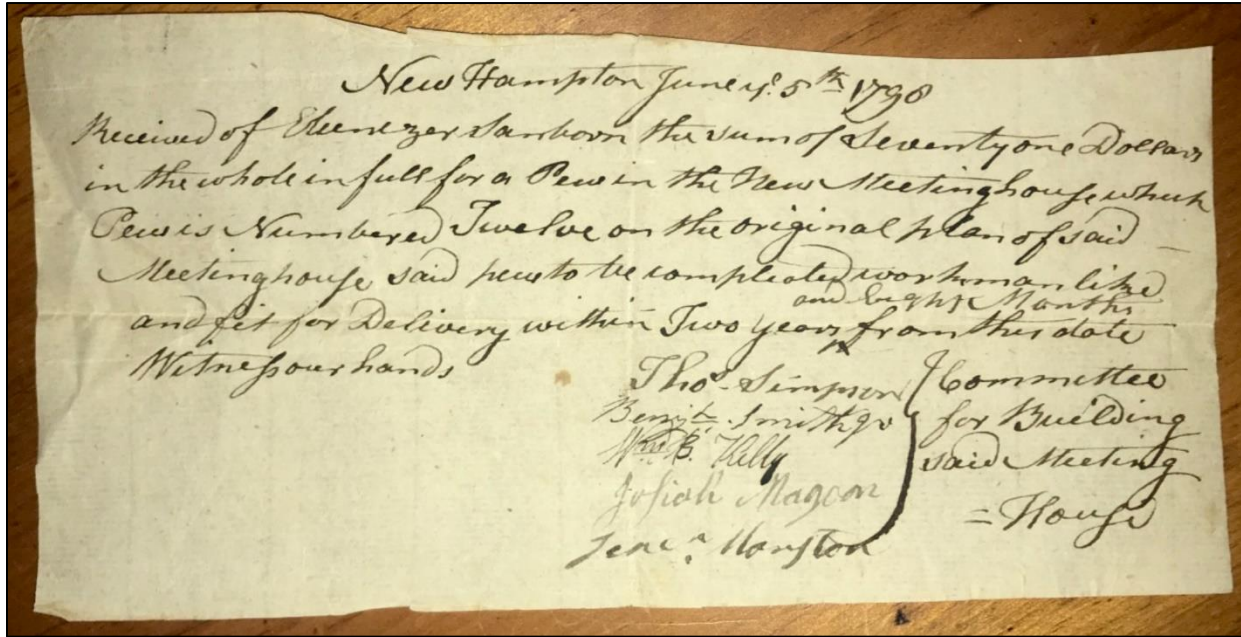


Figure 4: Ebenezer Sanborn's receipt for Pew No. 12 at the "New Meetinghouse" dated June 5, 1798 (South Berwick Collection on permanent loan to the Gordon-Nash Library)

Plans were made for the raising of the meetinghouse frame at a meeting on September 4, 1798.<sup>43</sup> The building committee was instructed to lay out £40 for procuring "wassailing rum", "beef and mutton", "and cider with the victuals."<sup>44</sup>

When constructed, the New Hampton Meetinghouse was quite typical of a Revolutionary War era reformed meetinghouse that was intended for the accommodation of the entire town. Second-period meetinghouses were often built to resemble large barns or houses in overall shape. Like contemporary Georgian and Federal houses, these meetinghouses were usually side-gabled, and usually had five or seven ranked windows along the façade. Paneled doors were located at the center of the façade, beneath a decorative crown supported by pilasters. Windows were double-hung with 9 or 12 panes per sash and were set in rigid symmetry. Second-floor windows were located just below the cornice, which was often decorated with dentil moldings.

The building had matching exterior porches at either gable end that sheltered the stairs to the gallery-level. The twin-porch layout was very common, particularly along the Contoocook River Valley between 1772 and 1804. "So densely concentrated was the style that at the beginning of the nineteenth century it was possible to ride north from Brookline [NH] to Bridgewater and pass through seventeen contiguous towns and see sixteen twin-porch meetinghouses."<sup>45</sup>

Though there are no known contemporary descriptions of the building, physical examination of the current structure (which was heavily altered in 1872) suggests that the exterior walls were once significantly higher,

<sup>43</sup> Town of New Hampton, *Town Records, Vol. 1: 1755-1847*, 19 (September 4, 1798).

<sup>44</sup> Town of New Hampton, *Town Records, Vol. 1: 1755-1847*, 19 (September 4, 1798). Interestingly, the post-revolutionary source specifies the use of British pounds instead of dollars as currency.

<sup>45</sup> Peter Benes, "Twin-Porch versus Single-Porch Stairwells: Two Examples of Cluster Diffusion in Rural Meetinghouse Architecture" (*Old Time New England*, Vol. 69, 1979), 56.

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with a set of second-floor windows beneath the building's cornice. From accounts we know that the building was never painted until many years later.<sup>46</sup>

The interior space was two-stories in height, with a gallery extending along the west, south, and east sides of the building and supported by interior posts and accessed by exterior porches at the east and west ends of the building. The high pulpit would have been located directly across from the doorway, at the center of the north wall beneath an arch-topped window. "A familiar sight was **Uncle Shores**, a crippled and deformed revolutionary soldier, who sat with the minister because he was very deaf...There was some propriety in having the pulpit well elevated, since the galleries would accommodate nearly as many as would the body of the house".<sup>47</sup> There would have been a large 'sounding board' above the pulpit to amplify the voice of the preacher. "This 'board' might represent in form the roof of an octagonal house, the under surface being plastered. A small piece of wood extended nearly to the ceiling, and a rod of iron framed into it attached to the wall, the structure projecting a few feet above the preacher's head."<sup>48</sup>

The main floor was divided into approximately 8' square box pews, with those around the sides of the building raised about eight inches above the general level. Each pew had hinged seats that could be raised when the congregation was standing for prayer. The walls of the box pews were paneled, with turned wooden pieces decorating the upper rails.<sup>49</sup>

The exterior porches each contained the stairs to the gallery-level. The galleries were built on an inclined plain, with long seats extending from aisle-to-aisle with steps leading up and down and a single row of square pews around the exterior walls. The choir was located opposite the preacher and "was quite large, with more on the bass and treble than the tenor and counter, the latter part being rarely sung".<sup>50</sup> At this time there was seldom instrumental accompaniment, as "a strong prejudice existed in some parts of the town against 'wooden' singing..."<sup>51</sup>

The building was sufficiently completed to host the March 5, 1799 town meeting.<sup>52</sup> Of note, winter meetings would have been extremely chilly affairs, as it is unlikely that the building had any form of artificial heat until after at least the 1830s, when airtight woodstoves became available to the masses. By and large meetinghouses did not have central heat, and people were forced to rely on heat from foot stoves during long sermons and meetings. In winter, many services were given an intermission at noon, during which people would retire to neighboring houses and taverns, to warm themselves and restock their stoves for the afternoon service.

Though cast-iron Dutch plate woodstoves were available in America as early as the 1630s, high-price and custom kept them from being common in Anglo-American households.<sup>53</sup> Woodstoves did not gain popularity in America until after David Ritterhouse added an L-shaped stovepipe to the late eighteenth-century Franklin-stove to provide better draft. As the manufacture of cast iron was further industrialized in the 1820s, the price of stoves dropped considerably, leading to increased availability of air-tight cooking

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<sup>46</sup> Kelley, 74.

<sup>47</sup> Kelley, 74.

<sup>48</sup> Kelley, 75.

<sup>49</sup> Kelley, 74.

<sup>50</sup> Kelley, 74.

<sup>51</sup> Kelley, 74.

<sup>52</sup> Town of New Hampton, *Town Records, Vol. 1: 1755-1847*, 25 (March 5, 1799).

<sup>53</sup> Priscilla J. Brewer, *From Fireplace to Cookstove: Technology and the Domestic Ideal in America* (Syracuse, NY: Syracuse University Press, 2000), 24.

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and heating stoves by the late 1830s.<sup>54</sup> Even then, thrifty Yankees often saw them as an extravagance that was detrimental to health.

Up until the passage of the “Toleration Act” in 1819, the Church was a town function and town responsibility with town meeting and religious services held in the same ‘meeting house.’ These meeting houses were the only public buildings that existed during the first century for many New England towns, and the town employed the minister, whose salary was a separate tax on all voters, regardless of denomination. Most of New Hampshire towns supported a Reformed or Congregational Church, as this branch of Christianity was the official state church. The Town of New Hampton first voted at a meeting on December 16, 1799 to enlist a **Salmon Hebard/Hibard/Hibbard** (1764-1824)<sup>55</sup> to preach six Sabbaths upon probation.<sup>56</sup> Up until this time, Congregational Services were held periodically by Rev. **Noah Ward** of Plymouth. Ward was purported to be so elderly that his son had to carry him into and out of the pulpit.<sup>57</sup>

At a public meeting at the meetinghouse on March 20, 1800, the Town voted 73 for and 45 against the permanent settlement of Mr. Hibbard as the Town’s minister.<sup>58</sup> They appointed a committee of nine men to negotiate a contract. In May, the committee reported that they were offering Mr. Hibbard one hundred acres of land off of the northwesterly end of the minister’s lot exclusive of the six-acres surrounding the meetinghouse which were reserved for the Meetinghouse, Common, and Burying Ground.<sup>59</sup> He was also to have approximately 50 acres of land adjoining the 100-acre ministerial lot, “as a compensation to him as a settlement for to erect building, &c” and another 50-acres adjoining “to be laid out as a parsonage lot, for the use of the town’s minister”. He was also to be given a salary of \$150/year for ministering the gospel, and have two or three Sabbath days a year to visit his friends.<sup>60</sup> In a letter dated June 21, 1800 Mr. Hibbard accepted the call,<sup>61</sup> and he was ordained on June 25, 1800 with an ordination council consisting of Rev. Eden Burroughs of Hanover; Rev. Thomas Page of Hebron; Rev. Samuel Cheever of Hartland, VT; and Rev. Edward Evans of Enfield.<sup>62</sup>

Part of the reason that so many had voted against Rev. Hibbard in 1800 was that many of the town’s 1,095<sup>63</sup> citizens were not members of the Congregational church. By 1800 the Freewill Baptist Church was also active in New Hampton and petitioned to the Selectmen to use the meeting-house in “proportion for the

<sup>54</sup> James L. Garvin, *A Building History of Northern New England* (Hanover, NH: University Press of New England, 2001), 116.

<sup>55</sup> For additional information on the biography of Rev. Salmon Hibbard, please refer to Augustine George Hibbard, compiler, *Genealogy of the Hibbard Family Who are Descendants of Robert Hibbard of Salem, Massachusetts* (Hartford: The Case, Lockwood & Brainard Company, 1901), 61-62.

<sup>56</sup> Town of New Hampton, *Town Records, Vol. 1: 1755-1847*, 33 (December 16, 1799).

<sup>57</sup> Kelley, 32. Although at present there is no known Rev. Noah Ward of Plymouth during this period, the Rev. **Nathan Ward** (1721-1804) became the first settled minister of Plymouth in 1765 and settled in that town on May 4, 1766 in a cabin on “Ward Hill” (now Highland St) (Mae H. Williams, “New Hampshire Division of Historical Resources Individual Inventory Form – Calley Homestead/1820 House (PLY0044)” (2021), 4-5). Nathan Ward would have been quite advanced in age by the 1790s and it is possible that “Noah” is a mis-transcription of the name Nathan.

<sup>58</sup> Hurd, 870 and Robert F. Lawrence, *The New Hampshire Churches...* (Claremont, NH: Office of the Claremont Power-Press, N. W. Goddard Printer, 1856), 504.

<sup>59</sup> There is no known record of a burying ground ever materializing on the site.

<sup>60</sup> Lawrence, 504. The remaining 40 acres of land in the Minister’s Lot was to be divided into two pieces and sold at public auction to create an account to be used to fund the minister’s salary.

<sup>61</sup> Town of New Hampton, *Town Records, Vol. 1: 1755-1847*, 38-41 (1800).

<sup>62</sup> Hurd, 870 and Lawrence, 504..

<sup>63</sup> 1800 United States Federal Census of New Hampton.



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money they have paid and are holden to pay toward the building and completing said Meeting House”.<sup>64</sup> Although allowed to use the building on special occasions, the Freewill Baptists withdrew their support from the Town Church, and began the construction of their own meeting house: the ca. 1800 Dana Hill Meetinghouse at 288 Dana Hill Road.<sup>65</sup>

Hibbard’s church maintained a membership of 135 in 1801, likely half of whom were residents of the eastern part of Bridgewater (then New Chester).<sup>66</sup> As the Freewill Baptists gained traction and a small society of Methodists formed, the membership of Hibbard’s congregation waned. The last recorded entry into town records by Rev. Hibbard (who acted as church clerk as well as pastor) is dated August 6, 1815.<sup>67</sup> After the Town dismissed Hibbard in 1816,<sup>68</sup> he moved to New York.<sup>69</sup> After the dismissal of the town minister, the meetinghouse seems to have been used rarely (if at all) for religious services.<sup>70</sup> In 1820, the meetings of the Congregational Church were discontinued.<sup>71</sup>

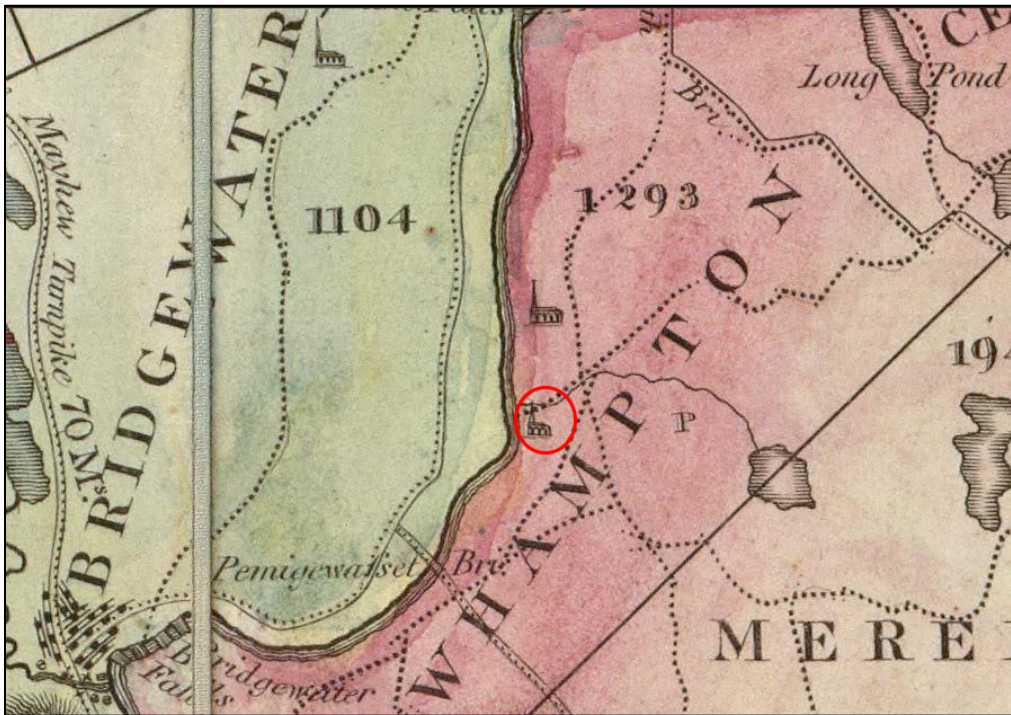


Figure 5: Excerpt from Philip Carrigan’s “Map of New Hampshire in 1816”, showing intersections of several roads adjacent to the Meetinghouse (circled) and Dana Hill Meetinghouse to the north along what is now Dana Hill Road.

<sup>64</sup> New Hampshire Historical Records Survey, Division of Community Services Programs Work Projects Administration, *Inventory of the Town Archives of New Hampshire: No. 1 Belnap County, Vol. VIII, New Hampton* (Manchester, NH: New Hampshire Historical Records Survey, 1941), 3.

<sup>65</sup> Ruell, *The Historic Churches of Belnap County*, 145.

<sup>66</sup> Hurd, 870 and Lawrence, 505.

<sup>67</sup> Lawrence, 505.

<sup>68</sup> Farmer & Moore, 196; Hayward, 106; and Hurd, 870.

<sup>69</sup> He moved to first Attica and then lived out the remainder of his life in Elba, NY (Hibbard, 61).

<sup>70</sup> Ruell, *The Historic Churches of Belnap County*, 151.

<sup>71</sup> In 1833, the church consisted of just 12 members and met at the Meeting-house at Smith’s Village after a 12-year hiatus (Lawrence, 505). Meetings were revived in 1842, but by that time were held at the residence of Rufus G. Lewis (Hurd, 870 and Lawrence, 505). In 1843, the New Hampton Congregational Church joined the Bristol Congregational Church.

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By 1817, New Hampton had a population of 1,293 and two meetinghouses: The Town Meetinghouse and the Dana Meetinghouse.<sup>72</sup> The town also had two school houses and two distilleries and was said to be favorable for the growing of grain and grass. By this time several additional roads had been constructed through the town including the highway from Smith's Village over Shingle Camp Hill to the Common then east to Meredith Centre, creating a crossroads at the center of the Town, adjacent to the Meetinghouse (figure 5). Another west-east corridor was also constructed north of the Meetinghouse connecting the Pemigewasset River over what is now Magoon Road to what is now Straits Road to Winona Lake (then known as Long Pond) and Center Harbor.

The area surrounding the Town Common and use of the New Hampton Meetinghouse changed significantly in the years following the June 27, 1821 incorporation of the **New Hampton Academy**.<sup>73</sup> The management of this institution was initially placed in the hands of three trustees. School commenced at the Seminary on Monday, September 17, 1821 in an elegant building constructed six rods (99 feet) northeast of the Meetinghouse.<sup>74</sup> The two-story frame building measured 24' by 32' and was heated with an open fireplace.

The little building stood on the town common in a county with such a sparse population that scarce a dozen buildings of any kind could be found within a radius of half a mile, and was surrounded by a community who quite generally entertained the notation that education spoiled people for work, and that learning was an aristocratical luxury...<sup>75</sup>

The lower part was devoted to the tutelage of the boys. A Sabbath school was established in connection with the Academy, "as the professors were prominent among the preachers in the meeting house".<sup>76</sup> The Meetinghouse was also used for graduation exercises and literary readings.<sup>77</sup> The students of the school were boarded in the local farmhouses.

In 1826, the legal name of the institution was changed to **the Academical and Theological Institution in New Hampton** and the number of trustees was increased to 11, five of whom were to be appointed by the proprietors and five by the Baptist Convention.<sup>78</sup>

The patronage of the Baptists immediately secured a large attendance of students from every New England State, besides occasional representations from New York, New Jersey, Pennsylvania and the Canadas. The slender accommodates were soon filled to overflowing, and a new building became necessary.<sup>79</sup>

In response to this rapid growth, a second larger building (known as the Chapel) was constructed west of the Meetinghouse for recitations. Both the Chapel and the Academy were painted, making them stand out from the largely unpainted local residences.<sup>80</sup>

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<sup>72</sup> Eliphalet & Phinehas Merrill, *A Gazetteer of the State of New Hampshire in Three Parts* (Exeter, NH: C. Norris & Co., 1817), 168.

<sup>73</sup> Farmer & Moore, 34; Hammond, 707; and Hurd, 871.

<sup>74</sup> Hurd, 871.

<sup>75</sup> Hurd, 871.

<sup>76</sup> Kelley, 75.

<sup>77</sup> Raymond C. Smith, "Historical Sketch of the New Hampton Town House" (1950), 3.

<sup>78</sup> Hurd, 871.

<sup>79</sup> Hurd, 872.

<sup>80</sup> The houses of Capt. Peter Hanaford about a mile north of the Academy, of Col. Kelley to the south, and of John Harper were notable exceptions, as they were all painted at this time (Kelley, 76).

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The growth of the Academy certainly led to the rapid growth of the Town. By 1828, the Town of New Hampton had three meeting houses, 12 school districts/district schools, 2 taverns, 2 stores, 3 sawmills, 4 grain mills, 2 clothing mills, 2 carding machines, and three bark mills.<sup>81</sup>

The Academical and Theological Institution in New Hampton continued to grow, and in 1829, a large, three-story brick block was erected for dormitories.<sup>82</sup> The same year, a “Female Department” was opened by the people at the Village District to the southwest to complement the Academy for boys at New Hampton Center/Old Institution Village.

The school, and all of the supporting infrastructure in the surrounding village of New Hampton Center continued to grow until July 6, 1849, when the control of the academy passed to the Baptist Convention. By this time, the average number of male and female scholars was about 400, a significant number for a town of less than 2,000.<sup>83</sup> In 1852, the institution removed to Fairfax, Vermont.<sup>84</sup> On January 5, 1853, a new charter was made with the name **New Hampton Literary and Biblical Institution**, and it was voted that all departments should be removed to New Hampton Village.<sup>85</sup> The old school buildings were purchased from the Baptist Convention, and removed from the Center.<sup>86</sup>

After the Academy was removed from New Hampton Center, the thriving business center began to slowly wane with the economic center of the Town shifting to New Hampton Village. The Town continued to hold their annual Town Meetings in the New Hampton Meetinghouse (or **New Hampton Town House** as the now purely secular building was known) and hold state and national elections within its walls despite the economic shift away from the area surrounding the village and the steady loss of overall Town population as people moved west to larger and less rocky fields or traded in their farming lives for more steady paychecks doing factory work in urban centers like Laconia, Franklin, and Manchester. During this period, the Common in front of the Town House continued to be used for militia drills and regular musters, and many of New Hampton’s Civil War fighters trained on the area in front of the building.<sup>87</sup> Still, by 1860 New Hampton Center retained several businesses including a store & shop, cabinet shop, two sawmills, and a blacksmith shop (figure 6).

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<sup>81</sup> Farmer & Moore, 53.

<sup>82</sup> Hurd, 872.

<sup>83</sup> Hayward, 106. The early population of New Hampton peaked at the time of the 1830 census, when it was recorded as 1,904. The numbers then began to drop, reaching 1,612 by 1860 and falling to as low as 692 in 1930. The town’s population did not recover to the pre-Civil War levels until 2000, when it again reached 1,950. According to the 2020 Census, the town population is now at 2,377.

<sup>84</sup> Hammond, 707 and Hurd, 871.

<sup>85</sup> Hammond, 707 and Hurd, 872.

<sup>86</sup> The 1826 “Chapel” was moved about 2 miles southwest to the Village with the New Hampton School. The building was moved again to Main Street in the 1930s and repurposed for use as a Grange Hall. In September 2017, the building was demolished to make room for additional parking for the adjacent New Hampton Community Church.

<sup>87</sup> Smith, “Historical Sketch of the New Hampton Town House”, 3.



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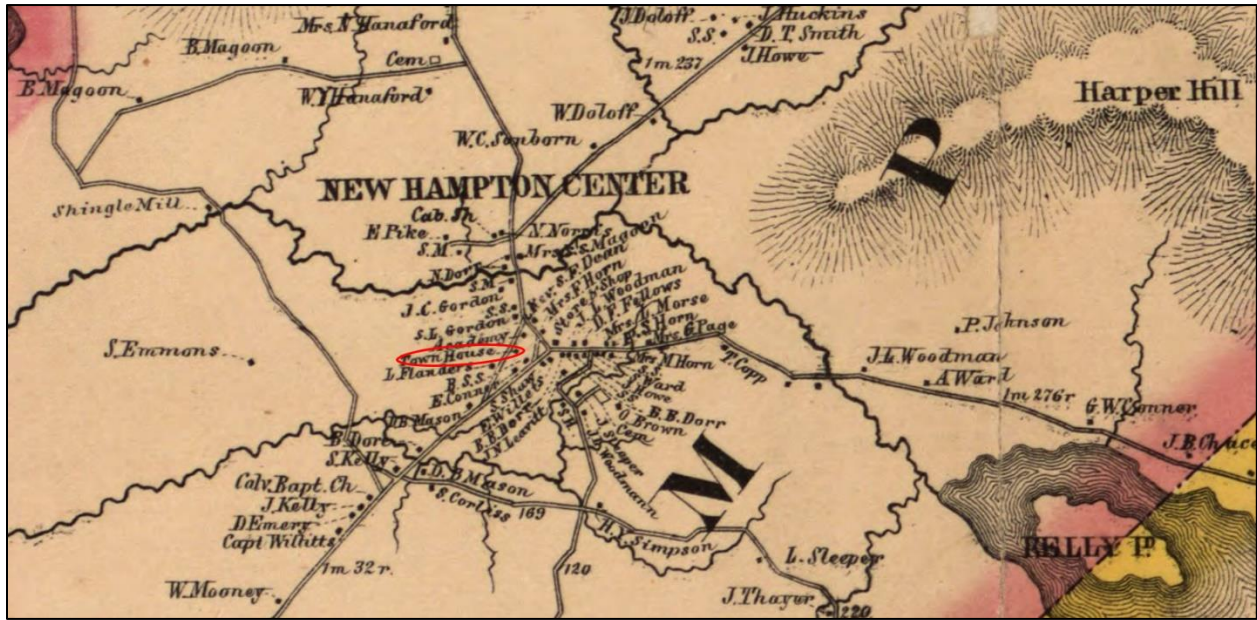


Figure 6: New Hampton Center in 1860 from E. M. Woodward's "Map of Belknap County, New Hampshire"

### THE NEW HAMPTON TOWN HOUSE (1872-PRESENT)

By the early 1870s, the Town House was in disrepair and the community began to question their need for such a large building. As early as March 1870, a tabled Warrant Article asked to build a new town house.<sup>88</sup> A similar article brought by resident petition was tabled again in March 1872.<sup>89</sup> A Warrant Article for a special town meeting in April of 1872 asked the voters if they wished to build a new town hall or repair the old building. Upon motion of Oliver Brown, the Town voted to "repair" the town house at the present location and appropriate \$700 for the cause.<sup>90</sup> At another special meeting on June 8<sup>th</sup>, the townspeople approved an additional fund of up to \$500 to finish the project.<sup>91</sup>

The "repairs" were, in reality, a rather extensive renovation. The twin porches and their stairs were removed from the exterior of the building, as were the interior galleries. Sections of the second-floor wall were removed, and the posts were cut down and the roof lowered. The twin-porch second-period meetinghouse was transformed into a 1 ½ story rectangular building. Though a **J. S. Piper** is known to have been paid \$1,195.74 for the renovation, no complete description of his work has been located.<sup>92</sup>

Physical analysis of the building (explained further in the [Architectural Description](#)) suggests that Piper also extended the building eaves, installed the present boxed cornice (the original roof likely had close eaves with simple decoration), added corner pilasters to the building that once had narrow corner trim, added the front entry porch, and installed the two stove chimneys. These combined alterations drastically altered the appearance of the late 18<sup>th</sup> century meetinghouse, giving it the late 19<sup>th</sup>-century vernacular façade we see today.

<sup>88</sup> Town of New Hampton, *Town Records, Vol. 4 1860-1874*, 344-345 (1870).

<sup>89</sup> Town of New Hampton, *Town Records, Vol. 4 1860-1874*, 440 & 443 (1872).

<sup>90</sup> Town of New Hampton, *Town Records, Vol. 4 1860-1874*, 445 (April 13, 1872).

<sup>91</sup> Town of New Hampton, *Town Records, Vol. 4 1860-1874*, 468 (June 8, 1872).

<sup>92</sup> *Ibid*, 151. Nor are there any known photographs, paintings, or drawings of the building prior to the renovation.

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J. S. Piper was likely **John S. Piper** (1845-1891).<sup>93</sup> Born in Holderness to John Sheppard Piper and Mary J. Edgerly, he enlisted in Company H of the New Hampshire 1st Calvary Regiment on March 27, 1865.<sup>94</sup> Upon his return, he married Mary J. Clark, and the couple settled in Laconia by 1870 where he worked in one of the city's many "cotton mills".<sup>95</sup> By 1880 the couple and their young family had moved into their own house in Meredith and John (36) was identified as employed as a carpenter.<sup>96</sup> When he died in Meredith in 1891 at the young age of 46, the cause was listed as gangrene of the lungs caused by complications from mitral valve regurgitation.<sup>97</sup> With further research it may be possible to learn more about the impact of his short career on other local landmarks.

The large multi-purpose town meetinghouses of the turn of the nineteenth-century often proved to be too large for rural communities after the formal separation of church and state brought by the Toleration Act of 1819. The mass migrations of the decades leading up to the Civil War in which rural farmers moved to easier farmland in the newly opened west or to the more consistent pay offered by factory work in nearby cities. Often the buildings were torn down and replaced, or a full second floor was added at the gallery level to create two distinct interior spaces with separate meeting halls for town and religious function. Though the "decapitation" of the New Hampton Meetinghouse to create a smaller Town House seems a rather labor-intensive way to create a smaller building more suited to the community, the renovation was by no means unique. The ca. 1792 two-story **Province Road Meetinghouse** (251 Province Road, Belmont) was cut down to a single story in 1835-36.<sup>98</sup> In 1838 the 1770 **New Durham Meetinghouse** (207 Old Bay Rd, New Durham) was also reduced to a single-story.<sup>99</sup> The 1803 **Milton Town House** (Town House Rd, Milton) was also cut down to a single-story in 1855.<sup>100</sup> Possibly serving as inspiration to the Town of New Hampton was the mid-nineteenth-century renovation to the 42x52' ca. 1795 **Groton Town House**, where the entire first floor structure appears to have been removed and the gallery-level and roof dropped down.<sup>101</sup> Another nearby example that may have been inspired by New Hampton's renovations is the 1804 **Bridgewater Townhouse** which was first bifurcated in 1849 prior to the removal of the first floor in 1881, when the building was dropped down to a single-story.<sup>102</sup>

In 1874, New Hampton was described as a bucolic rural town with agriculture as the primary economy supplemented by the sawing of lumber, "wheelwrights, blacksmiths, tailors, etc.". <sup>103</sup> The *Gazetteer* of that

<sup>93</sup> Anonymous, "Find A Grave..." ([www.findagrave.com](http://www.findagrave.com)), John S. Piper (1845-1891) is buried at Meredith Village Cemetery.

<sup>94</sup> 1900 United States Federal Census of Meredith, Special Schedule: Surviving Soldiers, sailors, and Marines, and Windows, etc., John S. Piper (house no 80, family 81).

<sup>95</sup> 1870 United States Federal Census of Laconia, household of John S. Piper (dwelling 163, family 197).

<sup>96</sup> 1880 United States Federal Census of Meredith, household of John S. Piper (dwelling 301, family 319).

<sup>97</sup> New Hampshire Bureau of Vital Records, "New Hampshire Death Records, 1654-1947," death of John S. Piper.

<sup>98</sup> For more information on the Province Road Meeting House, please refer to Wallace F. Rhodes, "New Hampshire Division of Historical Resources Individual Inventory: Province Road Meetinghouse (BEL0088)" (2002).

<sup>99</sup> For more information on the New Durham Meetinghouse, please refer to Gretchen Langheld, "National Register of Historic Places Inventory-Nomination Form: New Durham Meetinghouse and Pound" (1980).

<sup>100</sup> For more information on the Milton Town House, please refer to Charlotte T. Stewart, "National Register of Historic Places Inventory-Nomination Form: Milton Town House" (1980).

<sup>101</sup> For more information on the Groton Town House, please refer to James L. Garvin, "Report on the Groton Town House, Groton, New Hampshire", September 7, 1998.

<sup>102</sup> For additional information on the history of the Bridgewater Townhouse, please refer to Thomas S. Curren, *A Bicentennial History of Bridgewater, New Hampshire 1788-1988* (Tilton, NH: Sant Bani Press, 1988).

<sup>103</sup> Alonzo J. Fogg, *The Statistics and Gazetteer of New Hampshire...* (Concord, NH: D. L. Guernsey Booksellers and Publisher, 1874), 275.

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year specified that the town at that time had two churches (a Freewill Baptist Church with pastor Rev. E. H. Prescott and a Calvinist Baptist church led by Rev. D. M. Dearborn), 13 schools, a literary institution (New Hampton School), five or six stores, and approximately 70 or 80 dwellings.<sup>104</sup>

Significant repairs were made to the roof of the New Hampton Town House in the fall of 1890. On December 6, the Town paid local laborer **William P. Dolloff** (ca. 1817-1894)<sup>105</sup> \$4.13 for unspecified labor at the building. The following day, local carpenter **J[oseph] C. Tilton** (d. 1929)<sup>106</sup> was paid \$78.70 for “shingling the town house”.<sup>107</sup> This fee included \$47.04 paid for 17 ¾ M shingles; \$4.22 for 384 feet of boards; \$1.40 for 70 feet of pine; \$3.66 for nails; \$688 for 5 ½ days of J. C. Tilton’s labor; \$1.88 for 1 ½ days of **Ralph Tilton**’s labor; \$0.60 for 1 day of **Burt Tilton**’s labor; \$7.50 for 6 days of **James Huckins**’ labor;<sup>108</sup> and \$5.00 for 4 days labor from William Dolloff’s son, **George Dolloff** (d. 898)<sup>109, 110</sup>.

A photograph taken just five years later, on March 1, 1895 (figure 7), shows the new wood shingle roof. By 1895, the exterior paint was quite thin, suggesting that it had been some time since the building was painted. Of interest, some kind of temporary roof was constructed to the west of the building’s entrance at the time of the photograph, which shows a large crowd gathered outside of the rather snowy façade.

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<sup>104</sup> Fogg, 274-75.

<sup>105</sup> New Hampshire Bureau of Vital Records, “New Hampshire Death Records...” death of William P. Dolloff on March 2, 1894

<sup>106</sup> New Hampshire Bureau of Vital Records, “New Hampshire Death Records...” death of Joseph C. Tilton on July 1, 1929.

<sup>107</sup> Town of New Hampton, *Reports of the Treasurer, Selectmen and School Board of the Town of New Hampton for the Year Ending March 1, 1891* (Bristol, NH: R. W. Musgrove, 1891), 45.

<sup>108</sup> James Huckins may refer to local farm laborer/farmer James B. Huckins (Anonymous, “Find A Grave...” ([www.findagrave.com](http://www.findagrave.com)), James B. Huckins (1856-1934) who is buried at the New Hampton Village Cemetery).

<sup>109</sup> New Hampshire Bureau of Vital Records, “New Hampshire Death Records...” death of carpenter George A. Dolloff on January 5, 1898.

<sup>110</sup> *Ibid.*



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*Figure 7: New Hampton Town House, March 1, 1895 (Courtesy of the New Hampton Historical Society)*



*Figure 8: New Hampton Town House bef. 1940 (Courtesy of the New Hampton Historical Society)*

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The next significant changes to the New Hampton Town House came in the 1930s and 1940s. The population of New Hampton had been in steady decline since the peak of 1,904 in 1830 and reached a low of just 692 in 1930.<sup>111</sup> In the wake of the Great Depression and in an effort to increase the usefulness of the building as a public meeting space that could be used for Old Home Day observances, suppers and community gatherings in addition to the Town's annual meeting, several updates were made to the Town House over the decade. "Much of the credit for this updating has been given to a group of women from the neighborhood who promoted the repair and remodeling of the building."<sup>112</sup>

Article 9 of the March 13, 1934 Town Meeting Warrant asked, "to see how much money the town will vote to raise for the repair of [the] Town House and make appropriation for the same."<sup>113</sup> A rear addition was constructed at the northeast corner of the building in the fall of 1934 to house a privy. The Town Report from January 1935 indicates that the work was predominantly undertaken by **Joseph Forbes** (b. abt. 1889),<sup>114</sup> **George Beal** (b. abt. 1885),<sup>115</sup> and **Julian Seavey** (b. abt. 1891).<sup>116</sup> The lumber for the project was purchased from **Clement Marden** and **Lester M. Avery** (b. abt. 1861),<sup>117</sup> paint from Burgess Fobes Co., "pulp plaster" from Farmers Grain Store, and "merchandise" (likely tanks, toilet seats, etc.) from J. E. Lachance and W. B. Brown.<sup>118</sup>

Article 18 of the March 9, 1937 Town Meeting Warrant asked "to see what action the town will take in regard to installing electric lights in the town house and raise and appropriate money to do the same."<sup>119</sup> The wiring of the building was completed by Bristol Wiring Co. for \$101.40, Chaloner L. Bickford was paid \$2.75 for lamps, and Public Service Co. was paid \$18 to tie the building in to the electric grid.<sup>120</sup>

Article 15 of the March 12, 1940 Town Meeting Warrant asked "to see what action the Town will take in regard to building an addition to the Town House for a stage and kitchen and raise and appropriate money for the same."<sup>121</sup> The article was approved, and the addition was constructed for a total cost of \$838.55.<sup>122</sup> The construction was done by Bristol building contractor **Norman McDougall**<sup>123</sup> (paid \$745), the kitchen

<sup>111</sup> 1930 US Federal Population Census of New Hampton.

<sup>112</sup> David Ruell, "National Register of Historic Places Registration Form: New Hampton Town House" (1998), 26.

<sup>113</sup> Town of New Hampton, *Annual Report of the Selectmen, Clerk, Treasurer, Road Agent, School Board, and Other Officials of the Town of New Hampton for the Year Ending Jan. 31, 1934* (Bristol, NH: Musgrove Printing House, 1934), 5.

<sup>114</sup> 1930 US Federal Census of New Hampton, Household of Joseph D. Forbes (carpenter), dwelling 140, family 145.

<sup>115</sup> 1930 US Federal Census of New Hampton, Household of George W. Beal (farmer), dwelling 78, family 82.

<sup>116</sup> 1930 US Federal Census of New Hampton, Household of Julian E. Seavey (house carpenter), dwelling 55, family 58.

<sup>117</sup> 1930 US Federal Census of Holderness, Household of Lester M. Avery (merchant of building materials), dwelling 103, family 107.

<sup>118</sup> Town of New Hampton., *Annual Reports...for the Year Ending Jan. 31, 1935* (Bristol, NH: Musgrove Printing House, 1935), 15.

<sup>119</sup> Town of New Hampton., *Annual Reports...for the Year Ending Jan. 31, 1937* (Bristol, NH: Musgrove Printing House, 1937), 4.

<sup>120</sup> Town of New Hampton., *Annual Reports...for the Year Ending Jan. 31, 1938* (Bristol, NH: Musgrove Printing House, 1938), 14.

<sup>121</sup> Town of New Hampton., *Annual Reports...for the Year Ending Jan. 31, 1940* (Bristol, NH: Musgrove Printing House, 1940), 6.

<sup>122</sup> Town of New Hampton., *Annual Reports...for the Year Ending Jan. 31, 1941* (Bristol, NH: Musgrove Printing House, 1941), 9 and 16.

<sup>123</sup> 1940 US Federal Census of Bristol, Household of building contractor Norman S. McDougall (49 Pleasant St).

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chimney was constructed by **E. C. Wallace** (\$42.50), and the additional wiring was done by Bristol Wiring Co. (\$23.80). **Richard Smith** painted the addition (\$20) with paint supplied by **J. C. LaChance** (\$7.25).<sup>124</sup>

A new oak floor was installed over heavy sheathing paper, as level as possible, by Home Builders Inc. of Laconia in 1941 for \$600.<sup>125</sup> The rear entrance through the privy was also likely added at this time.<sup>126</sup>

It was also in about 1955 that NH Route 104 was reconfigured, bypassing both New Hampton Center/Old Institution and New Hampton Village.<sup>127</sup>

In the 1960s, Interstate 93 was constructed, creating a new north-south route through New Hampton, directing still more traffic away from Old Institution Village and Dana Hill Road.

Very few changes have been made to the New Hampton Town House since the 1930s and 1940s: the majority of the efforts that the town has undertaken are simply to maintain the structure as it is. Article 23 of the March 15, 1986 New Hampton Town Warrant asked to raise and appropriate \$2,000 for “repairs to the Town House”.<sup>128</sup> Only \$960.63 of the \$2,000 was expended with \$298.83 paid to Horace E. Boynton and \$661.80 to Leslie Goumillout<sup>129</sup> for the construction of an exterior ramp along the east side of the building to the rear porch/privy entrance to increase the building’s accessibility.<sup>130</sup> A Town Building Maintenance Fund was created in 1996 to pay for the repairs and maintenance of the Town House and Town Office buildings.<sup>131</sup> In 1996, a new oak floor was installed at the Town House (replacing the 1941 floor), as well as some painting, stove repairs, and rewiring. With many repairs remaining, Article 24 of the March 15, 1997 Town Warrant asked to appropriate another \$4,200 to the fund.<sup>132</sup> In 1997, Winnepesaukee Electric was paid \$2,050 to replace the existing electrical service with a 200-amp service, install a new 40-circuit electrical panel in the kitchen, and adding 3 illuminated exit signs (with battery back-ups).<sup>133</sup>

In 1998, on the 200<sup>th</sup> anniversary of its construction, the building was individually listed to the National Register of Historic Places with significance under criterion A for its association with the Political and Governmental History of New Hampton with a period of significance that ranged from 1872 (when the building was remodeled to the present form), to 1948 (the arbitrary 50-year cut-off for National Register eligibility at that time).

<sup>124</sup> Town of New Hampton., *Annual Reports...for the Year Ending Jan. 31, 1941* (Bristol, NH: Musgrove Printing House, 1941), 16.

<sup>125</sup> Town of New Hampton., *Annual Reports...for the Year Ending Jan. 31, 1942* (Bristol, NH: Musgrove Printing House, 1942), 11.

<sup>126</sup> Town House Binder, New Hampton Town Offices, proposal from Home Builders, Inc. of Laconia.

<sup>127</sup> Pauline S. Merrill for the New Hampton Historical Society, *A Brief History of the Town of New Hampton* (Meredith, NH: Meredith News, 1955 [revised 1963]), no page numbers.

<sup>128</sup> Town of New Hampton, *Annual Report...for the Year Ending December 31, 1985* (Meredith, NH: Meredith Media, Inc., 1986), 27 and 32.

<sup>129</sup> Town of New Hampton, *Annual Report...for the Year Ending December 31, 1986* (Meredith, NH: Meredith Media, Inc., 1987), 28 and 53.

<sup>130</sup> Ruell, “National Register of Historic Places Registration Form...”, 151.

<sup>131</sup> An initial balance of \$7,500 was raised in 1996 (Town of New Hampton, *Annual Report...for the Year Ending December 31, 1997* (New Hampton, NH: Fred B. Estabrook Company, Inc., 1998), 28).

<sup>132</sup> Town of New Hampton, *Annual Report...for the Year Ending December 31, 1997* (New Hampton, NH: Fred B. Estabrook Company, Inc., 1998), 28.

<sup>133</sup> Town House Binder, New Hampton Town Office, April 1997 proposal from Winnepesaukee Electric.

## Part I: History and Development of the New Hampton Town House

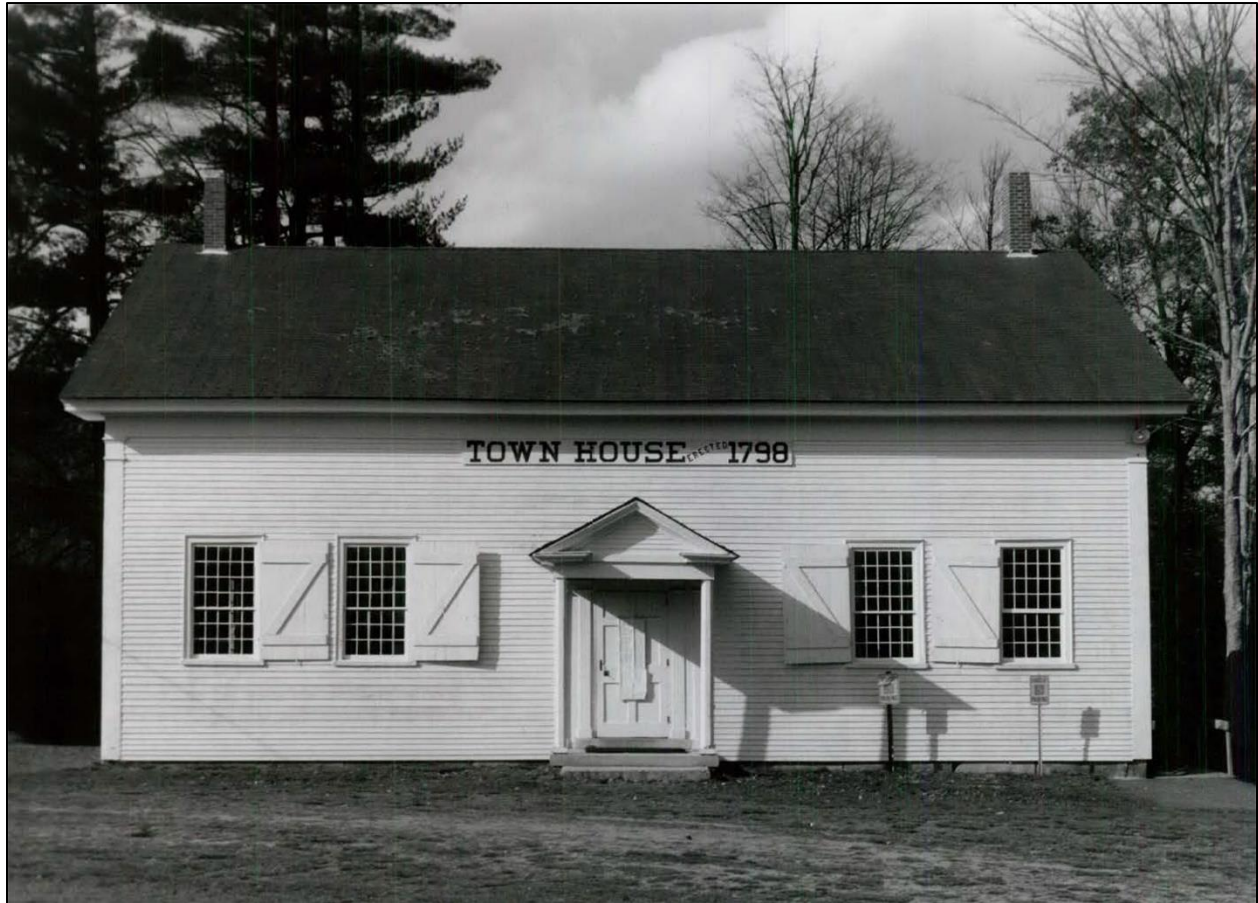


Figure 9: The New Hampton Town House in 1998 (National Register of Historic Places Nomination, Photo 1)

By the early 2000s, the Town House needed another round of attention, and the newly formed Heritage Commission (formed in 2000) began to work with the Town to restore the building in 2002. Article 5 of the 2002 Town Warrant asked to raise and appropriate \$27,000 “to repair, restore, or replace the roof and window sashes of the Old Town House”, conditional of further investigation of potential grant moneys available for such purposes.<sup>134</sup>

In the summer of 2002, the Heritage Commission hired preservation contractor **Robert Pothier** of First Period Colonials in Kingston to physically examine the building and help them determine the best course of action as particularly related to the building’s roof and windows. Mr. Pothier visited the building on August 13 and November 4, 2002 to conduct a conditions assessment. Mr. Pothier explained that the roof was nearing the end of its serviceable life, and listed its replacement as the highest priority for the building.<sup>135</sup> The second, closely related priority was to repair rodent damage at the attic level of the building. The third priority was given to the 200-year-old windows, which Pothier noted were in remarkable shape having been protected by the exterior shutters. Pothier noted that the “survival of these original windows are extremely rare, especially since the building had gone through a major transformation

<sup>134</sup> Town of New Hampton, *Annual Report...for the year ending December 31, 2001* (New Hampton: Fred B. Estabrook Company, Inc., 2002), 22.

<sup>135</sup> Robert L. Pothier, Jr. “An assessment and structural conditions report Prepared for the Town of New Hampton Heritage Commission: The New Hampton Town House 1798” (May 25, 2003), 7.



## Part I: History and Development of the New Hampton Town House

in 1873”.<sup>136</sup> To the Selectmen, he explained that the cost of replacing the 35 panes of glass in each window at \$40/pane would cost \$1,400 per window and that the windows are a very large measure of the historic importance of the building.<sup>137</sup> Mr. Pothier’s fourth and final recommendation was to monitor the west gable-end chimney stack for movement.<sup>138</sup> While Mr. Pothier was completing writing up his assessment, Article 6 of the February 4, 2003 Town meeting repeated the request, adding another \$27,000 to the restoration fund.<sup>139</sup>

The first two items in Mr. Pothier’s prioritized list of repairs were completed before snow fell in the fall of 2003. An October 15, 2003 estimate from Keith Corriveau of Corriveau Builders, LLC of New Hampton was accepted. Corriveau removed two layers of shingles and replaced rotted boards to match, installed “Grace” ice and water shield, 30lb felt paper, and an 8” aluminum drip edge. He also installed a “Cobra” ridge vent, and then laid IKO “Chateau” 40-year architectural roof shingles, replacing 8” of lead flashing at both chimneys as part of the process. Corriveau also repaired damaged fascia and soffit boards as needed, and primed and painted them to match. The metal roofs of the additions were also replaced with “American Ideal” metal roofing.<sup>140</sup> New stove pipes and chimney crowns were installed on each chimney in October as well, with each chimney repointed “as needed” by Fire Tite Chimney Systems of Sanbornton.<sup>141</sup>



Figures 10 & 11: Fall 2003 progress photographs of roof restoration at New Hampton Townhouse.

Repainting the building and the restoration of the windows was planned for the summer of 2004.<sup>142</sup> Article 9 of the 2004 Town Warrant raised another \$7,500 specifically for the repair of the sash.<sup>143</sup> Robert Pothier’s 2002-3 Condition Assessment had noted that the south windows, in particular, were significantly deteriorated due to the sun and that several panes of glass were missing from the sash. In May 2004 Stephen

<sup>136</sup> Pothier, 3.

<sup>137</sup> Town of New Hampton, *Annual Report...for the year ending December 31, 2003* (New Hampton: Fred B. Estabrook Company, Inc., 2004), 2003 Town Meeting Summary, 15.

<sup>138</sup> Pothier, 8-9.

<sup>139</sup> Town of New Hampton, *Annual Report...for the year ending December 31, 2003* (New Hampton: Fred B. Estabrook Company, Inc., 2004), 15.

<sup>140</sup> Town of New Hampton, Town House Binder, October 15, 2003 estimate from Corriveau Builders, LLC.

<sup>141</sup> Town of New Hampton, Town House Binder, October 20, 2003 invoice from FireTite Chimney Systems of Sanbornton.

<sup>142</sup> Town of New Hampton, *Annual Report...for the year ending December 31, 2003* (New Hampton: Fred B. Estabrook Company, Inc., 2004), Heritage Commission Report, 79.

<sup>143</sup> Town of New Hampton, *Annual Report...for the year ending December 31, 2003* (New Hampton: Fred B. Estabrook Company, Inc., 2004), 37.

## Part I: History and Development of the New Hampton Town House

Decatur of the Decatur Company in Alton submitted a successful proposal for the window restoration. On July 27, 2004, the New Hampshire Division of Historical Resources informed the Town that they were recommending awarding them a \$10,000 New Hampshire Conservation License Plate (Moose-Plate) grant for the “Town House Window Restoration” to the Governor and Council. Meanwhile, Decatur began to carefully strip, restore, re-glaze, and paint the historic windows while Target, New England of Wolfeboro painted the exterior of the Town House. August 4, 2005, the Town of New Hampton submitted their final paperwork for the grant, stating:

Over the last year the Board of Selectmen, with the support of the townspeople, began an effort to restore the Town House. The roof was stripped and re-shingled, soffits and trim were repaired (caused by squirrel damage), the building was repainted, and it was completed with the restoration of the Town House windows. The 1798 Town House is an important symbol of our community’s heritage. The community takes great pride in this building and still enjoys the use of the building for Town Meetings, elections, and other public functions.<sup>144</sup>

Since the 2002 restoration, the Town has done some cyclical maintenance to the building. The building was treated with BoraCare for powder-post beetles near the privy in 2007.<sup>145</sup> The building was also spot primed and painted with Benjamin Moore soft gloss white paint in August of 2008.<sup>146</sup> Crown Chimney of Candia installed new 6” liners in each chimney and replaced the stove-pipes in January of 2012,<sup>147</sup> and swept the chimneys in 2013,<sup>148</sup> and 2016.<sup>149</sup> In October 2019 some repairs were made to the footings under the kitchen area which had slipped off of the original 1940s cinderblock foundations.

The New Hampton Town House has been used as the official polling location for the Town of New Hampton continuously since 1800 and, as such is one of the longest continuing polling sites in the State. Local officials and concerned citizens contacted the New Hampshire Preservation Alliance in 2022, after they had sent out a request for proposals in 2021 to repair the sagging floor at the southeast corner of the building. Receiving only one bid in response to the request (for a price that exceeded the Town’s expectations), the Town realized that they needed to develop a long-term holistic plan for the building that would allow them to both more accurately plan for upcoming repairs and apply for potential grant funding opportunities to ensure its continued use well into the future. While they worked toward getting an assessment, the Town hired local preservation carpenter, Stan Graton II/3G Construction Inc. of Holderness, to do some emergency stabilization of the southwest corner of the floor and chimney while a long-term rehabilitation plan was developed. In the fall of 2021, Graton installed temporary support on lally columns beneath the southwest corner of the hall’s floor and sistered some of the historic floor joists with modern material. He secured the west chimney, removed the historic crumbled red brick base and installed a poured concrete footing beneath the chimney. The Town paid Graton \$12,500 for his work.

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<sup>144</sup> Town of New Hampton, Town House Binder, August 4, 2005 letter from Town Administrator Barbara A. Lucas to the NH Division of Historical Resources.

<sup>145</sup> Town of New Hampton, Town House Binder, April 23, 2007 invoice from Ecological Pest Services (Mark Beaudoin) of Meredith.

<sup>146</sup> Town of New Hampton, Town House Binder, August 1, 2007 invoice from Don D??de [illegible] from New Hampton for painting.

<sup>147</sup> Town of New Hampton, Town House Binder, January 5, 2012 invoice from Crown Chimney of Candia.

<sup>148</sup> Town of New Hampton, Town House Binder, February 28, 2013 invoice from Crown Chimney & Tree, LLC of Candia.

<sup>149</sup> Town of New Hampton, Town House Binder, April 8, 2016 invoice from Crown Chimney of Hooksett.

## **Part I: History and Development of the New Hampton Town House**

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## Part II: Architectural Description with Character-Defining Features

When the New Hampton Town House was individually listed to the National Register of Historic Places in 1998, the period of significance was specified as 1872-1948. This period of significance does not include the first period of history of the building and cuts off at what was then the 50-year cut-off date for being considered “historic” by the National Park Service. Although the official period of significance of the building does not include the first era of its history, the surviving Federal-era features offer important clues about the early use of the building as the town meetinghouse and how it evolved to fit the changing needs of the community. Likewise, the period of significance may be extended from 1948 until 1973 (the present arbitrary 50-year cut-off) as the building has continued to serve as a centralized communal meeting space and polling place for the community.

The identification of the character-defining features of historic properties like the New Hampton Town House is a critical first step in planning for its future life. Before applying *The Secretary of the Interior’s Standards*, it is important to understand what physical features of the building help to tell the story of its history and architectural importance. The *Standards* recognize the importance of maintaining these original features and spaces while rehabilitating the property for a compatible use and future life. Recognizing that a property may have original features throughout that are all “character defining,” the *Standards* allow for the categorization of the features into **primary** and **secondary** spaces and features.

**Primary** spaces and features are those that should not be changed or removed to as great an extent as is practical for compatible rehabilitation (at which time they should be replaced to match the old in design, color, texture and materials).

**Secondary** spaces and features are those that are more mutable and can be altered *when necessary* to accommodate compatible change that allows new and continued use of the property.

Further, the guidelines of the *Secretary of the Interior’s Standards* state that “identification, retention, protection and repair” should be given first priority in every rehabilitation project. Interior spaces are not only defined by their finishes and features, but by the size and proportion of the rooms themselves and how they functioned in the historic use of the space. Distinctive features and finishes should be retained as much as possible in primary interior spaces, whereas changes are more acceptable in the secondary interior spaces that service the primary or functional portion of the building. This does not mean that secondary spaces are insignificant or that all character-defining finishes can be removed from secondary spaces; it just means that more leeway is given for change needed to accommodate modern use in these areas.

## Part II: Architectural Description with Character-Defining Features



Figure 12: Aerial view of the New Hampton Town House with approximate lot line in red (google maps)

### SITE DESCRIPTION

The New Hampton Town House is located on a 5.5-acre parcel at 86 Town House Road (Map R11, Lot 34), near the historic municipal center of New Hampton, approximately 1.8 miles to the northeast of the present New Hampton Village/Village District. Though now largely residential, this area was once a mixed-use community with residences, an academy, blacksmith shop, mills, stores, and a schoolhouse in the area around the intersection. After the academy moved to New Hampton Village in the 1850s, and traffic patterns shifted away from the area, the businesses slowly followed, leaving a residential village.

The Town House stands at the top of a rise of land on the north side of Town House Road in the center of New Hampton Center (sometimes referred to as Old Institution Village) and faces roughly south, overlooking the Town Common. The area immediately surrounding the building has changed significantly since the structure was erected in 1798. The building stands on what was originally delineated as the Minister's Lot, which was situated as near as possible to the geographic center of the Town to create a



## Part II: Architectural Description with Character-Defining Features

relatively convenient centralized meeting place for both church and state affairs for the fledgling community.

As the town developed, the road systems converged adjacent to the building and entrepreneurial citizens developed businesses to cater to those traveling to the location for meetings. In 1821, this development was spurred by the construction of the Academy northeast of the Town Meetinghouse (as the dual-purpose Town House was then referred). The site of this building is marked by a granite boulder with a bronze plaque that states “Site of first building / erected by / New Hampton Academy / 1821 / marker set 1975 / by N. H. L. I. class of 1921” (figure 13). A boulder to the southwest of the Town House indicates the location of the Academy’s second building, which was added to the site in 1826 and removed in 1853. A similar memorial on this boulder states, “Site of the chapel / of / New Hampton Academical / And Theological / Institution / Erected 1825 / Removed to / New Hampton Village / 1853 / Marker set 1971 / by N. H.L.I class of 1921” (figure 14).



Figure 13: Memorial marking site of Academy



Figure 14: Memorial marking site of Academy Chapel

An “American Liberty Elm” was planted on the lawn, across the driveway and to the south of the building, on the Town Common by the Boy Scouts of America Troop 50. A plaque mounted near the base of the tree states

This American Liberty Elm was named after ‘The Liberty Tree: Our Country’s first Symbol of Freedom’ On the morning of August 14, 1765, the people of Boston awakened to discover two effigies suspended from an elm tree in protest of the hated Stamp Act. From that day forward, the elm became known as ‘The Liberty Tree.’ It stood in silent witness to countless meetings, speeches and celebrations, and became the rallying place for the Sons of Liberty. In August of 1775, as a last act of violence prior to the evacuation of Boston, British soldiers cut it down because it bore the name ‘Liberty.’ – Elm Research Institute, Keene, New Hampshire”

A flagpole is located next to the tree, above the granite memorial to the “New Hampton Honor Roll” of those engaged in World War II from 1941-1945 (figure 15). The Honor Roll memorial is planted with perennial bushes.

## Part II: Architectural Description with Character-Defining Features



*Figure 15: New Hampton Honor Roll, flag pole, & Liberty Elm    Figure 16: Area west of Town House*

A small picnic area is located to the west of the Town House, along the abandoned road behind the building (figure 16). Here a wooden structure stands above a couple of subterranean ovens that are used on Old Home Day for cooking bean-hole beans.

Historically, a diagonal road behind the building connected Meetinghouse Lane with Dana Hill Road. The exact date at which this road was abandoned, and Meetinghouse Lane reconfigured to run in front of the façade of the building before reconnecting with Town House Road is unknown as of this writing. USGS maps indicate that the reconfiguration took place sometime between 1927 and 1955. Though there is no formally delineated parking area at the Town House and visitors park on the lawn along either side of the dirt driveway, there are two posted accessible parking spaces at the southeast corner of the building, adjacent to the foot of the entry ramp.

The area immediately surrounding the building is lawn, and there is a stand of pine trees to the northeast and northwest of the building. Of note, there is a memorial lilac bush planted at the southwest corner of the building that was “planted in loving memory of Bernard ‘Bud’ Howell by his family, dedicated servant to the town of New Hampton, May 2001”. There is a large hosta planted to the west side of the main entrance, and a clump of day lilies to the east beneath a community sign board.

The New Hampton Town Hall electrical service enters the northwest corner of the building via overhead wires from a utility pole in the lawn at the south side of the dirt driveway. The property has no well, nor septic system.



## Part II: Architectural Description with Character-Defining Features

<i>Character-Defining Features of the Site</i>		
<i>Primary Features</i>	<i>Secondary Features</i>	<i>Non-Historic Features</i>
<ul style="list-style-type: none"> <li>• <i>Location overlooking New Hampton Center at intersection of Dana Hill and Town House Road</i></li> <li>• <i>Open Town Common to the south of the building</i></li> </ul>	<ul style="list-style-type: none"> <li>• <i>Site of New Hampton Academy (1821-1853)</i></li> <li>• <i>Site of New Hampton Academy Chapel (1826-1853)</i></li> <li>• <i>Soldier's Memorial</i></li> <li>• <i>Abandoned section of Meetinghouse Lane behind building (pre. 1955)</i></li> <li>• <i>Stand of Mature Pine Trees</i></li> </ul>	<ul style="list-style-type: none"> <li>• <i>Barrier-free ramp (1986)</i></li> <li>• <i>Liberty Elm</i></li> <li>• <i>Memorial Lilac (2001)</i></li> <li>• <i>Picnic area</i></li> <li>• <i>Gravel drive</i></li> </ul>



Figure 17: West and south elevation of the New Hampton Town House, facing northeast

### EXTERIOR DESCRIPTION

The New Hampton Town House faces approximately south, overlooking the intersection of Dana Hill and Town House Roads. The building continues to fulfill its historic function and serves as the town's polling place, meeting hall, and as a community gathering space for meetings, a weekly summer farmer's market, and community celebrations.

## Part II: Architectural Description with Character-Defining Features

The single-story main block of the vernacular town hall is approximately 52'11" by 40' 8" with a five-bay façade (figures 17 & 18). Constructed in 1798 as a large twin-porch meetinghouse, the building was heavily altered in 1872 to create the present structure. The approximately 12' deep addition off of the rear (north) of the building that was constructed in two phases in 1934 and 1940 to house privies, a kitchen, and a central stage.



*Figure 18: South and east elevations of New Hampton Town House*

The main block has a side-gable roof with boxed eaves and cornice returns. There is a short fascia with decorative bead, a wide, flat soffit and bed molding above a wide frieze. Prior to the renovation in 1872, the building had close eaves as was common in 18<sup>th</sup> century buildings. These eaves were extended as part of the renovation in an effort to modernize the building. The roof is covered in modern architectural asphalt shingles and is interrupted by two interior end chimneys. The single-flue stove chimneys are constructed of brick that tapers slightly at the top. Each is fitted with a metal liner and square chimney cap.

The main block of the New Hampton Town House sits on cut granite underpinning. The granite is unmortared, and has a tooled finish on the exterior side. The initials "J.B.S." are carved into the face of one of the underpinning stones at the north elevation of the building, in the area that is now under the 1940 stage (figure 19). As of writing, the identity of "J.B.S." is unknown and suspected to be that of the granite supplier or mason.



## Part II: Architectural Description with Character-Defining Features



Figure 19: "J.B.S." carved into granite underpinning



Figure 20: Skived and lapped original clapboards

The main block has clapboard siding. The siding is covered in many layers of paint, making it difficult to discern the type of nails used for the majority of the siding; however, most of the siding is butted together at the ends, evidence that strongly suggests that it is not original and dates to the 1872 renovation. There is a section of original siding at the west elevation of the building (figure 20). Here, beneath several layers of paint, one can see that the clapboards are skived and lapped, a meticulous process that was used to create a water-right joint prior to about 1830 or so, when the technique was abandoned in favor of employing simple butt joints at the ends of the clapboards. A second section of original clapboard siding was discovered at the north elevation, beneath the 1940 stage. In this location where there have been a few less layers of paint, one can see that the skived and lapped clapboards are affixed with hand-forged nails.

The building has a wide cornice that is supported by corner pilasters. There is a wide trim board at the base of the primary façade (south). Though there are full pilasters at the rear corners of the building, the water table at the base of the wall does not encircle the building. There is a painted sign at the center of the primary façade which states, "TOWN HOUSE ERECTED 1798".

The New Hampton Town House has a central door flanked on either side by evenly-spaced windows. The Federal-style wooden door has six flat panels (figure 22). The door has a heavy pediment that is supported on either side by paired pilasters. Though the door hangs on modern slip-pin butt hinges, the door retains a hand-forged Norfolk latch and large rim lock-box (figure 21). The metal backplate of the Norfolk latch is affixed to the door with hand-forged nails.<sup>150</sup> The door is still locked with a replica of the original skeleton key (the original key is kept on display in the Town Offices). The design of the door and hardware suggest that it is likely original to the building's construction in 1798.

<sup>150</sup> Norfolk latches were popular from about 1800 to about 1840.

## Part II: Architectural Description with Character-Defining Features



Figure 22: ca. 1798 door with ca. 1872 portico



Figure 21: Detail, ca. 1798 door

There is a small entrance portico over the primary entrance that was likely added to the building in 1872. The gable-roofed projection has boxed eaves with eave returns to match the main block and a wide cornice. The south end of the portico is supported by octagonal posts on simple square plinths. The portico ceiling is unpainted beaded boards and there is an early globe light fixture at the center. The portico covers a large rectangular granite step. A set of metal hand rails is located on

either side of the entry, and a modern plywood ramp runs from the adjacent parking area over the granite stoop to the threshold.

Remarkably, the New Hampton Town House retains the original 1798 twenty-over-fifteen wooden windows at the first-floor level (figure 23). The window surrounds are very narrow, with an applied band of simple narrow molding and very slightly protruding cap. The sill is also quite delicate, protruding slightly from the wall-plane and providing a shelf for the exterior shutters. The windows are pegged, with narrow muntins with an ovolo (quarter round) on each side of a central fillet. This window muntin profile was popular from about 1790 to 1830.<sup>151</sup> There is a fifteen-over-fifteen window at either gable end of the building as well, however these attic windows have a more robust muntin profile that is typical of a slightly earlier period (ca. 1705-90). Though it is possible that the attic windows were reused from an earlier building, it is also possible that they were made contemporarily by a different joiner. These windows also appear to be original to the construction of the building.

The original windows have survived, thanks, in large part, to the surviving exterior shutters. Each window on the main block is accompanied by batten exterior shutter that hangs on hand-forged strap hinges. The hinges are set onto pintels at the window jambs. The windows are held open by shutter fasteners; and held closed by hand-forged hooks. Two extra window shutters were observed in the crawlspace at the north elevation, beneath the stage. These likely correspond with the western and eastern windows of the north elevation, which are located inside of the early 20<sup>th</sup> century addition.

<sup>151</sup> Garvin, 147.



## Part II: Architectural Description with Character-Defining Features



*Figure 23: Typical first-floor window, New Hampton Town House*

Though constructed in two-phases, the rear (north) additions are quite similar in exterior appearance. The additions were made at the rear elevation of the building, in a way that is subservient to the main structure and does not take away from the 1872 appearance of the building. The design and materials of the 1934 privy addition and 1940 stage/kitchen addition are similar to, but slightly different from the main block: in other words, they are compatible yet differentiated from the older section of the building.

The privy addition was constructed in 1934 at the northeast corner of the Town House (figure 24). This nearly square projection has a shed roof that is clad in standing-seam metal. The eaves are open with exposed rafter-tails. The foundation beneath the privies is poured concrete with two clean-out holes at the north elevation that have been infilled with rigid insulation. The addition has novelty drop-siding, and the fixed four-lite windows have wide flat trim and projecting sills. The addition also has wide-flat corner boards, and there is a secondary entrance at the southeast corner of the addition that exits onto a small porch that connects to a wooden ramp to allow barrier-free access to the building. A roof was constructed over the door and porch in approximately 1986, at about the same time as the ramp was added. The exterior door is wood with nine lights above the lock-rail.

The slightly later kitchen/stage addition of 1940 is very similar to the privy addition with a two-level shed roof covered in ribbed metal (figure 25). Like the adjacent addition, the 1940 addition has exposed rafter-tails and novelty drop siding. The kitchen windows are larger, however, with a set of paired six-light windows at the center of the north wall, and a single six-over-six window at the west. The 1940 addition, however, does not have a poured concrete foundation: instead it sits on poured concrete piers. Most of the piers have screened panels between them to prevent pests while allowing for air-flow beneath the building. A set of paired batten doors with strip hinges at the west end of the stage allows access into the crawl-space beneath the building.

## Part II: Architectural Description with Character-Defining Features



*Figure 24: 1934 Privy Addition from east*



*Figure 25: 1940 Addition with stage (left) and kitchen (right)*



## Part II: Architectural Description with Character-Defining Features

The main block largely reflects the renovation of the building in the 1870s. Surviving original Federal-era details include the first-floor fenestration pattern, windows, window shutters, primary door and surround, as well as sections of original exterior clapboards. Victorian-era vernacular details from the renovation in the 1870s include the overall massing of the building, corner pilasters, entrance portico, and brick chimneys. The rear additions also retain character-defining mid-twentieth-century vernacular details such as the exposed rafter-tails and novelty siding, helping to tell the story of the building's continued adaptation for use into the twentieth century.

When it was first constructed in 1798, the first floor of the New Hampton Meetinghouse (as the building was then called) was likely quite similar to the building we see today with a central entrance at the south façade flanked on either side by two windows. We know that the building once had a second-floor gallery level, which was truncated in 1872 when the roof was lowered. We also know that the original building had porches on either gable end, providing secondary entrances to the building, and enclosing stairways that gave access to the gallery seating. Second-period meetinghouses were often built to resemble large barns or houses in overall shape. Like the contemporary Georgian and Federal houses, these meetinghouses were usually side-gabled, with five or seven symmetrically placed windows along the façade. Paneled doors were located at the center of the façade, beneath a decorative crown supported by pilasters as is still extant in New Hampton. The second-floor windows were located just below the cornice, which was often decorated with dentil moldings.

Many of the second-period meetinghouses are known to have had a twin-porch layout, with exterior porches at either gable end, sheltering stairs to the gallery level. The twin-porch layout was particularly common along the Contoocook River Valley between 1772 and 1804, but was also common at the interior of the state. The 1800 Fremont Meetinghouse is the only surviving twin-porch meetinghouse in New Hampshire and it, along with the surviving Rockingham Meetinghouse in nearby Vermont, offers examples of what the New Hampton Meetinghouse may have once looked like (figure 26).



Figure 26: Conjectural drawing of south elevation of New Hampton Meetinghouse in 1798 superimposed on 2022 photograph of New Hampton Town House

## Part II: Architectural Description with Character-Defining Features

<i>Character-Defining Features of the Building's Exterior</i>		
<i>Primary Features</i>	<i>Secondary Features</i>	<i>Non-Historic Features</i>
<ul style="list-style-type: none"> <li>• Height &amp; massing of the building and historic additions as well as roof pitch</li> <li>• Window and door locations (fenestration)</li> <li>• Clapboard siding</li> <li>• Original window sash (1798)</li> <li>• Window shutters and associated hardware (1798)</li> <li>• Federal-era front door with original latch and lock (1798)</li> </ul>	<ul style="list-style-type: none"> <li>• Brick chimneys (ca. 1872)</li> <li>• Eave details of main block (ca. 1872)</li> <li>• Novelty siding of 1934 &amp; 1940 additions</li> <li>• Exposed rafter-tails at mid-20<sup>th</sup> century additions</li> </ul>	<ul style="list-style-type: none"> <li>• Modern secondary entrance porch at northeast corner</li> <li>• Modern exterior door</li> <li>• Exterior wooden ramps</li> </ul>

### INTERIOR DESCRIPTION

The interior of the New Hampton Town House strongly reflects two distinct periods: the 1872 renovation of the 1798 building, and the 1934/1940 additions to the rear. A large open meeting hall occupies the main block, with the kitchen, stage, hallway, and privies located in the 1934 and 1940 additions at the north side.

#### *Crawlspace*

There is an unfinished crawlspace beneath the New Hampton Town House. The crawlspace is accessed through a set of exterior doors at the north elevation that lead to the area beneath the stage (added in 1940). From within this area (which is about 4' in height), one can see the modern dimensional lumber frame of the stage. One can also see clearly the exterior siding at the west elevation of the privy addition, indicating that the privy addition of 1934 predates the stage addition of 1940 (the east wall of the kitchen which was constructed at the same time as the stage is unfinished) (figure 27). As stated earlier, there are original skived and lapped clapboards at the original north meetinghouse wall. Two interior posts set on concrete blocks support the interior of the stage. The floor is loose dirt.

To access either the area beneath the kitchen or the main block, one must crawl on one's stomach through the narrow crawlspace. A small hole in the north wall of the main block, beneath the kitchen, allows entrance to the area beneath the main block/1798 meetinghouse (figures 28 & 29). The floor is largely dirt, with a few intermittent stones. The main cellar girts are large hand-hewn timbers and are supported at regular intervals by piled stones that are wedged with wooden shims. The floor joists are all half-round logs, that are flattened on the top to accept the floor but otherwise left natural and are slotted into the cellar girts from above. The sub-floor throughout was manufactured on a reciprocating (up-and-down) water-powered saw as is typical of a building constructed before approximately 1850.



## Part II: Architectural Description with Character-Defining Features



*Figure 27: Area beneath stage with 1934 privy addition at left (note novelty siding) and original 1798 clapboards at original north exterior wall of main block.*



*Figures 28 & 29: Views in crawlspace beneath main block. Left: facing slightly east of south, toward Town House door with heavy cellar girt at left and half-round floor joists. Right: facing west, toward corner of building showing exterior wall.*

## Part II: Architectural Description with Character-Defining Features

### First-Floor

Inside, the New Hampton Town House is composed of a large open hall (inside the main block), a kitchen and stage (in the 1940 addition), a small corridor and two privies (inside the 1934 addition) (figure 29).

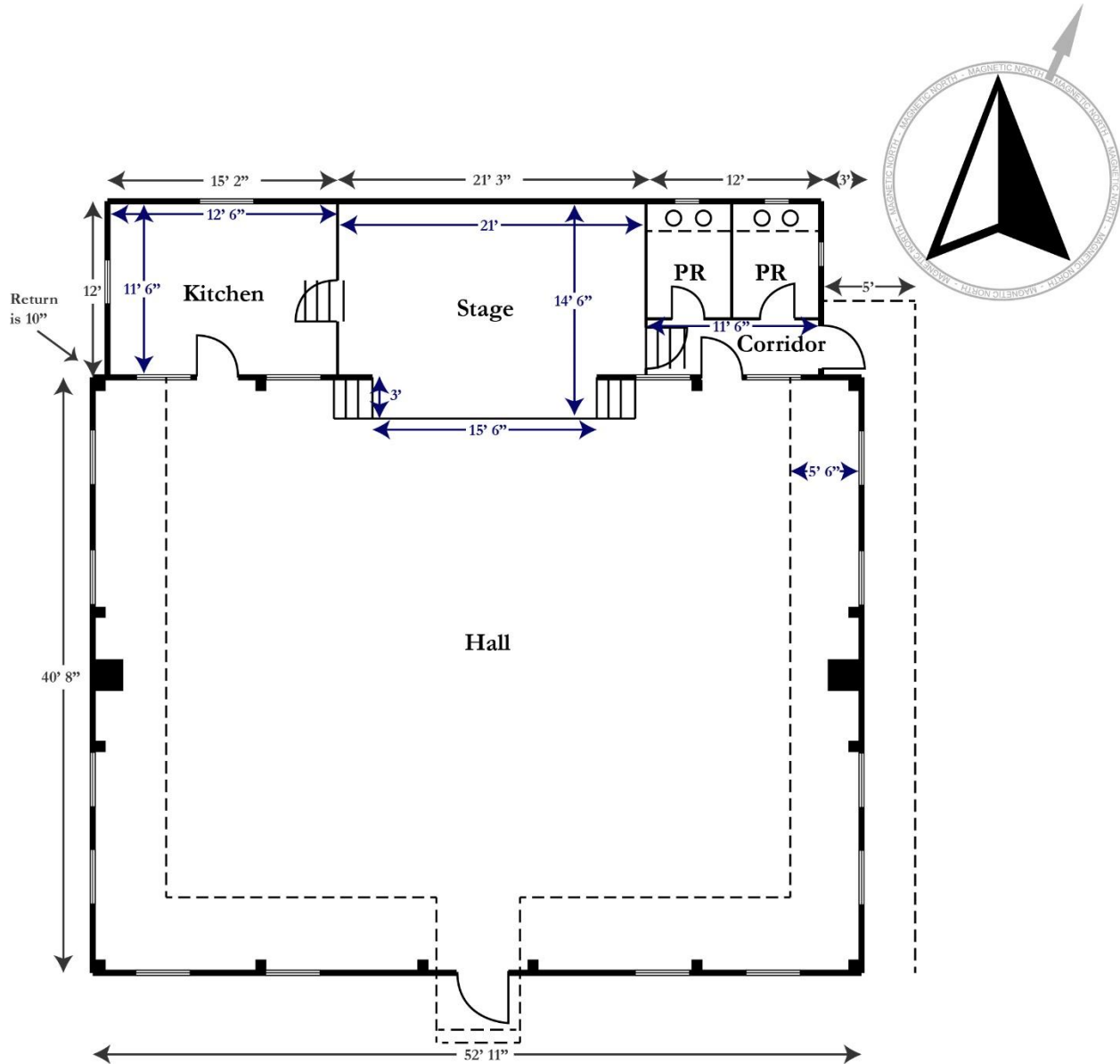


Figure 30: First floor plan (not to scale) with approximate dimensions and project north oriented up

The primary entrance at the center of the south elevation leads directly into the large open **hall**. This large room is the original New Hampton Meetinghouse that was constructed in 1798 and remodeled to the current layout in 1872. When constructed, the building layout was typical of what is referred to as a Type II twin-porch meetinghouse and very similar to that of the still extant 1800 Rockingham, Vermont Meetinghouse (figure 31). The pulpit would have been raised at the center of the north wall, directly opposite the entry. The first floor would have been divided into approximately 8' square box pews, with those at the south, east, and west walls elevated slightly above the main floor to allow for greater visibility. A series of posts

## Part II: Architectural Description with Character-Defining Features

within the volume supported the second-floor gallery seating, which was constructed on a slope with box pews around the exterior walls and bench seating toward the front. Doors at the center of the east and west walls (in the present chimney bays) would have allowed access to porches that housed the stairs between the two levels of seating.

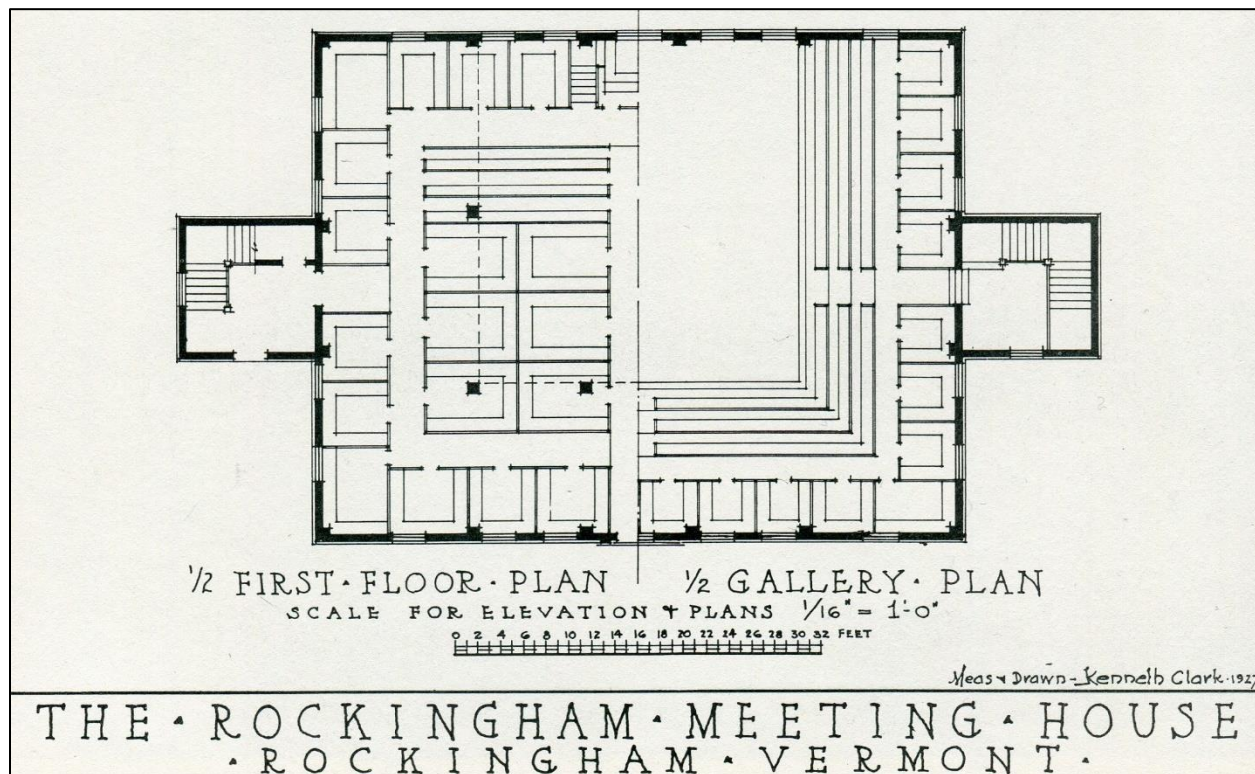


Figure 31: 1927 Floor plans of the Rockingham, Vermont Meetinghouse by Kenneth Clark illustrating what the interior layout of the New Hampton Town House may have originally looked like.

When the Town House was renovated in 1872, part of the gallery level was removed and the roof of the building was dropped down to the present height. The twin porches were removed, and the doorways sealed up, and the box pews were also removed creating the open space we see today.

The present Hall has an oak floor and plaster walls and ceiling (figures 32 & 33). There is a horizontal flush-board wainscot around the walls that is capped by a simple horizontal board. A raised platform along the south, east, and walls marks the location of the outer box pews. Intermittent infilled areas in the top of the wainscot indicate the locations of the walls separating these pews (figure 34).

The corner and wall posts of the building's frame are located inside the wall-plane and have been painted to match the wainscot and contrast with the plaster walls. The lower portion of each post is carved back to sit just inside of the wall, adding a layer of decoration. The front and rear plates of the frame are also clearly visible inside of the room.



## Part II: Architectural Description with Character-Defining Features



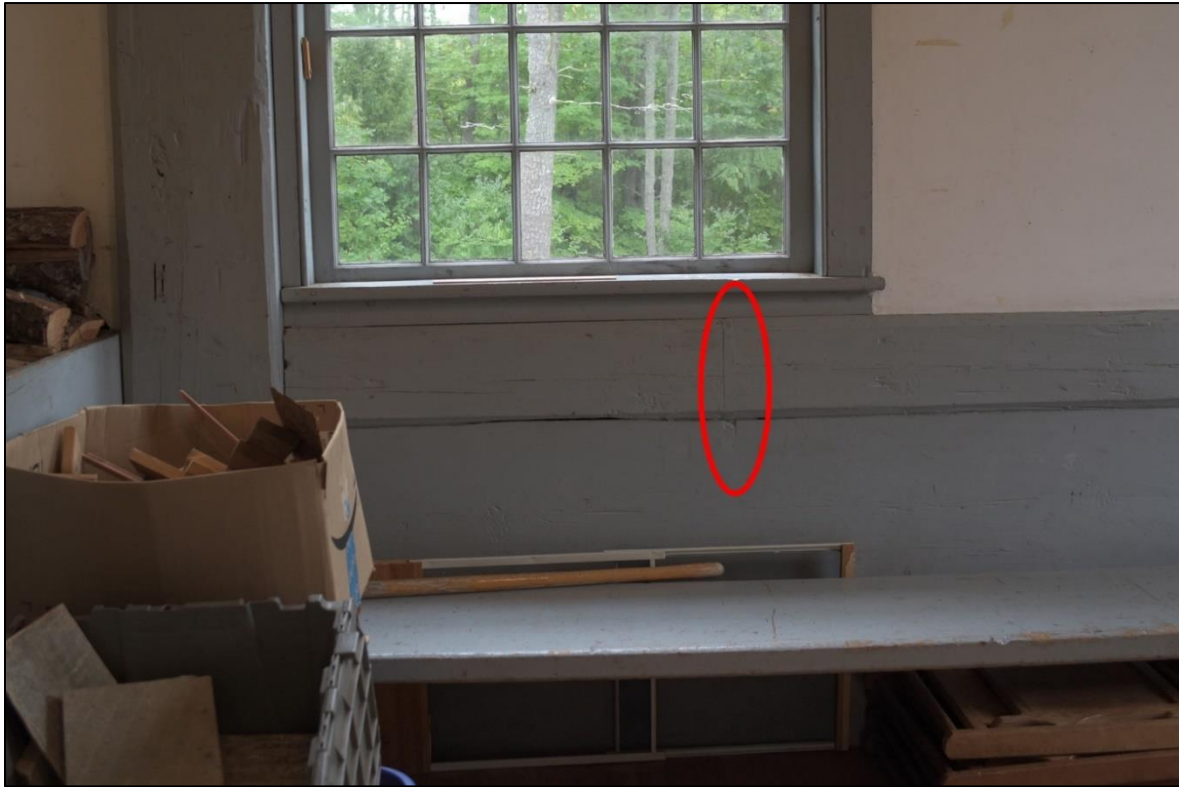
Figure 32: New Hampton Town House, facing south from 1940 stage



Figure 33: New Hampton Town House, facing southwest from stage



## Part II: Architectural Description with Character-Defining Features



*Figure 34: Infilled spot in 1798 wainscot indicating where former box pew wall was located (east wall)*



*Figure 35: Infilled mortise that once held up the front of the gallery seating and approximate angle of gallery floor (northwest corner of hall)*

## Part II: Architectural Description with Character-Defining Features

Though the gallery was removed in 1872, physical clues within the present building indicate how it was constructed, and where it was located. Filled mortises at the wall posts of the second and fifth bents indicate the location of the horizontal beam that held up the front of the galleries and was supported by columns within the volume of the room (figure 35).<sup>152</sup> From historic accounts, we know that the gallery was constructed on a slant, and ghost-marks on the wall suggest that the galleries sloped up to the approximate location that is now the intersection between the wall and ceiling (location of the top plate at the north and south walls).



Figure 36: Victorian stove clean-out

Stove chimneys are located at the center of the east and west walls. The brick chimney stacks are each parged and the corners of each are covered with simple board trim. The bases are covered in horizontal flush-boards and tied into the wainscot. The chimneys are located inside the exterior wall and are finished to mimic the wainscot and plaster of the walls. Each chimney has a Victorian cast-iron clean-out door near the base that is manufactured by “Euse & Carleton Boston” (figure 36). L-shaped stove pipes out of each of these chimneys connect to actively used woodstoves which to this day provide the only means of heat in the building. The east stove is a relatively modern stove of the late 20<sup>th</sup> century (figure 32). The west

stove, however, is historic and was made by the Waterbury Stove Corporation of Minneapolis, Minnesota. This No. 25 Standard Heater with “patented ventilating regular” was marketed for use in schoolhouses and other similar types of installations and was probably installed in ca. 1920 to 1930<sup>153</sup> (figures 37 & 38). The heavy furnace is protected inside a casing which protects children from the direct heat of the furnace. The No. 25 was the largest in the Standard line of heaters in 1930, with a room heating capacity of 15,000 cubic feet. There was likely a local representative of the Waterman-Waterbury Company nearby, as a very similar No. 23 Standard Stove was installed at approximately the same time in the nearby Center Harbor Town House, which did serve as a one-room schoolhouse from 1934 through 1945.<sup>154</sup>

A large wooden wood box is located next to each chimney. Each wood box is made of horizontal flush-boards with a simple top rail and held together by cut nails, suggesting that they were added as part of the 1872 renovation of the building.

<sup>152</sup> Loosely stacked stones beneath the cellar girts supported the bases of these columns and are still visible within the crawlspace.

<sup>153</sup> For a contemporary catalogue of stoves, please refer to Waterman-Waterbury Company, “The Waterbury System: Healthful Heat and Ventilation for Village and Rural Schools” (1930), APT Building Technology Heritage Library Collection, Internet Archie ([archive.org](http://archive.org)).

<sup>154</sup> For additional information on the Center Harbor Townhouse, please refer to Mae H. Williams, “New Hampshire Division of Historical Resources Individual Inventory Form – Center Harbor Townhouse (CEN0007)” (2014).

## Part II: Architectural Description with Character-Defining Features



Figure 37: No. 25 Waterbury Stove (Courtesy Nicole Flynn)

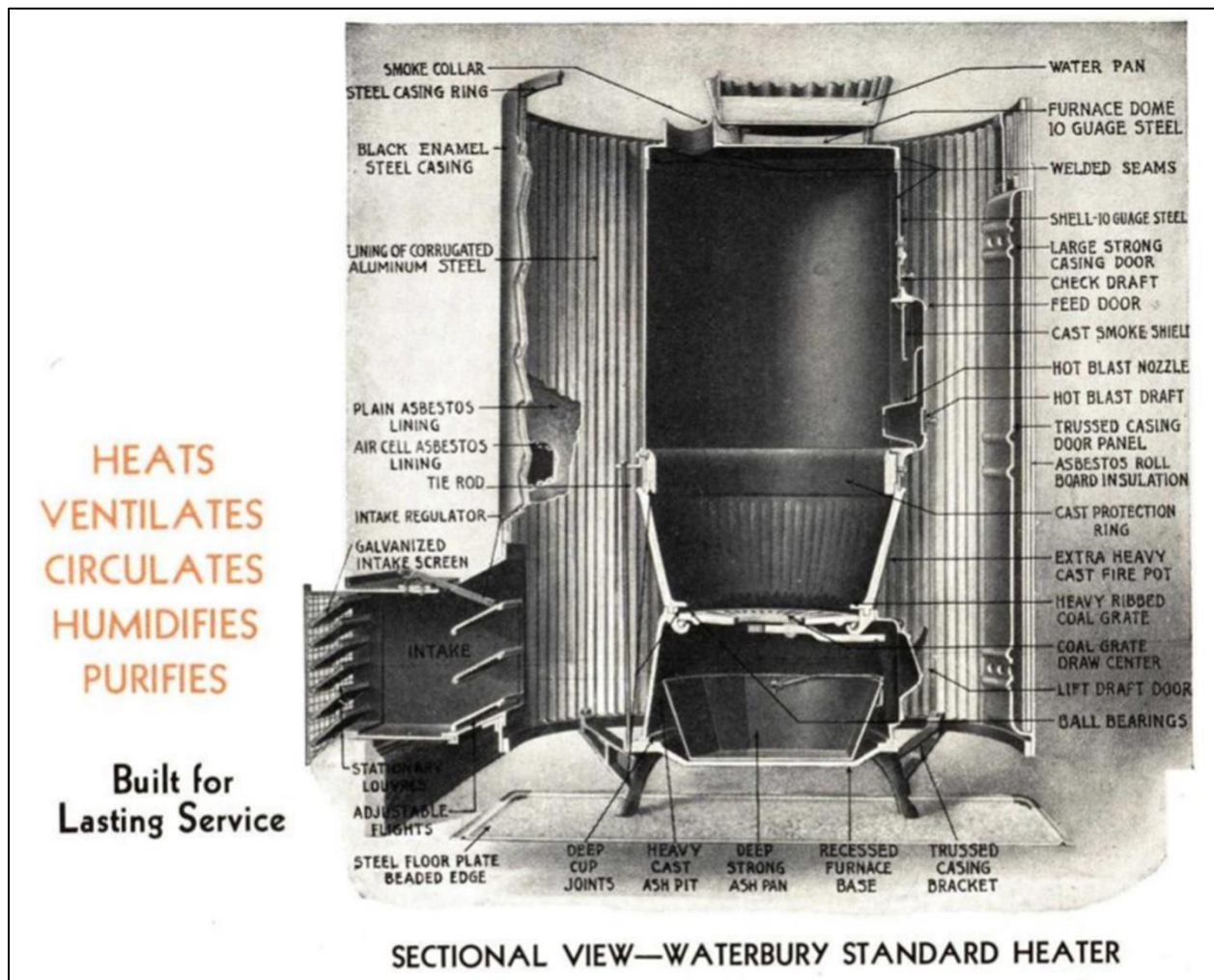


Figure 38: 1930s cross-section of a Waterbury Standard Heater from 1930 trade catalogue ([archive.org](https://archive.org))



## Part II: Architectural Description with Character-Defining Features

In addition to the natural light provided by the large windows, the New Hampton Town House is lit by several 1930s-vintage schoolhouse light fixtures. There is a hard-wired smoke detector located at the center of the hall's ceiling.



Figure 39: Door between 1798 hall and 1934 privy addition

A door at the northeast corner of the main hall leads into the 1934 privy addition (figure 39). The door between the main hall and corridor is a modern six panel door with modern hinges and handle. This addition is composed of a small corridor and two single-occupancy gendered privies. The 1934 addition is quite rustic: the exterior walls and roof of the addition are unfinished and retain exposed unpainted studs. The interior dividing walls are knotty yellow pine or fir flush horizontal boards. The door casings are flat.

Of note, inside the **corridor**, the original exterior clapboards and windows have been very well preserved. Here, where the surface has received significantly less paint than the building exterior, one can clearly see the skived and lapped ends of the meetinghouse clapboards affixed with hand-made nails.

Privies (**PR** on plan) at the northeast corner of the building are marked “ladies” and “gents”. The restroom doors are typical of the 1920s-1940s and have five horizontal panels and metal knobs and backplates (figure 40). Each room has a two-hole bench at the north wall above a concrete cesspit (figure 41). Small King brand electric space-heaters are installed in each room to provide minimal heat. Each privy has a single four light hopper window for ventilation.



## Part II: Architectural Description with Character-Defining Features



Figure 40: 1934 privy door



Figure 41: Privy interior

A door at the northwest corner of the main hall leads into the 1940 addition, which houses a kitchen and stage.

The exterior walls of the **kitchen** are covered in gypsum board, and the east wall is covered in horizontal beaded board. The south wall is original north exterior wall of the meetinghouse. The walls of the kitchen are all painted white. The ceiling rafters are exposed and have been painted white to contrast with the unpainted roof sheathing boards. There is a late nineteenth or early twentieth-century cast-iron cookstove in the northwest corner of the kitchen (figure 42). A dry sink with cast-iron sink is located at the center of the north wall, beneath a window, and there is a ca. 1940 built-in cabinet at the northeast corner of the kitchen (figures 43 & 44). The room is lit by a single 1940's era ceiling light with schoolhouse shade.

## Part II: Architectural Description with Character-Defining Features



Figure 42: Cast-iron cookstove in kitchen



Figure 43: Dry-sink at north wall of kitchen

A set of stairs at the east kitchen wall lead up through a batten door to the **stage** (figure 45). The stage is raised 29" above the floor of the hall, and is accessed either from the kitchen, corridor of the privy addition, or from either side within the volume of the hall.

The stage is finished similarly to the kitchen and privy: the east wall is the original exterior novelty drop siding of the privy addition, and the west wall is exposed studs at the back of the horizontal bead-board. The rafters are exposed at the ceiling. Voting booths have been added to the north wall. When the stage opening was created in the north wall of the Town House, four sistered 2 x 12" boards were used to create the header (almost mimicking a modern laminated beam).



Figure 44: Kitchen built-in



## Part II: Architectural Description with Character-Defining Features



Figure 45: 1940 stage addition, photographed from hall (Courtesy Nicole Flynn)

### Attic

The only access to the attic above the New Hampton Town House is through a small hatch in the ceiling of the hall (figure 46). The ceiling of the hall is quite high, and the New Hampton fire department had to supply an extension ladder that was tall enough to grant access during the site visit.



Figure 46: Attic access

## Part II: Architectural Description with Character-Defining Features



Figure 47: New Hampton Town House Attic, facing east

There is no floor in the attic of the New Hampton Town House and the open room is extremely dark, lit only by the light coming through the hatch and between the cracks between the shutters at the gable-end windows.

The 1798 frame is fully visible at the attic level (figure 47). The building roof is rafter-and-purlin with a square ridge pole and four purlins per slope. The frame is six bents (five bays) in length. Each of the interior bents has a queen post truss to help maintain the open space in the hall below. The queen posts connected by braced girts between bents, creating a very rigid roof frame. All of the frame is hand-hewn, and the majority of the roof and wall sheathing boards were manufactured on a reciprocating, water-powered saw. A section of lighter colored, circular sawn roof sheathing boards at the south slope indicates where repairs were made in 2003 (figure 47). There are also a few replaced boards on the north slope.

Of interest, there is evidence of an historic repair at the south side of the attic tie beam of the second girt. Here a new section of beam has been added and attached with a scarf joint to the original material. The date of this historic repair is unknown (Robert Pothier noted it in his 2002-2003 study). The common rafter above the tie beam was also been repaired prior to 2003.

Samuel Kelley, Jr. constructed the 1798 frame utilizing the scribe rule of timber framing. During this type of timber-frame construction, a master builder individually creates all of the mortises, tenons, pins, etc. on the ground, incising matching numerals (sometimes called “marriage marks”) on each side of a joint in



## Part II: Architectural Description with Character-Defining Features

order to assist him when reassembling the frame in an upright position.<sup>155</sup> The matching roman numerals Kelly inscribed at individual members of each joint is clearly visible inside the attic space (figures 48 & 49). From looking carefully at the frame, it became apparent that the center bent was raised into an upright position first, followed by those on either side (bents 2 and 4), and finally the ends. The tie beams are tapered from the center (slightly narrower where they intersect with the top plates) to help support the open space below. The lower rafters/principal rafters, supporting the ceiling below were added after the upper cords/common rafters, that support the weight of the snow-load on the roof. The ceiling joists were then slotted in between the girts last, and there are still clear marks from a beetle that was used to get them into place.



Figures 48 & 49: Samuel Kelly, Jr.'s "marriage marks" are clearly visible at the attic frame

The ceiling joists are all manufactured on a reciprocating, water-powered saw. The exposed split-board lath of the hall's ceiling is visible between the bays, which are uninsulated (figure 50).<sup>156</sup> Many of the



original plaster keys are broken off, and in some areas, one can also see the back of exposed expanded metal lath between the earlier split-board lath, indicating the locations of 20<sup>th</sup> century plaster repairs.

Figure 50: 20<sup>th</sup> century metal lath (circled) between original 1798 split-board lath

<sup>155</sup> This labor-intensive method of creating a building frame was slowly replaced by the 1830s by the "square rule", which allowed framing members to be cut *en mass* with prepared patterns used for each type of joint, thus creating interchangeable joints throughout the frame.

<sup>156</sup> Split board lath was superseded by circular-sawn cut lath, which became universally popular from about the mid-1800s until after World War II (Garvin, 67).

## Part II: Architectural Description with Character-Defining Features

The gable end widows differ slightly from those of the first-floor of the building and are fifteen-over-fifteen with a wider ovolo muntin profile than those of the first-floor level. This profile is often associated with earlier Georgian-style windows compared with the narrower Federal-style ovolo profile of the ground floor sash. Pothier suggests that

though it is possible that the attic window sash are re-used from an earlier building...it is more likely that the sash were made by a local joiner, still using his now outdated sash planes at a reduced cost, compared to the main windows that were made to be refined and more delicate as a reflection of the changing Federal period style of architecture.<sup>157</sup>

He goes on to elaborate that the joiner who was responsible for the twenty-over-fifteen windows may have even traveled from the coast “where the new styles emerged from” to fashion the sash for the new Meetinghouse.

In the 1870s, when the building was heavily renovated, the close eaves were extended to create the present overhanging boxed eaves. At that time, additional blocking was added at the gable ends (figure 51). Other than this 1870s alteration to the eaves, the note left by painter Frank Bergh of Bristol on June 14, 1964 at the east gable end (to the right of the chimney stack and window in figure 48), and a few repairs, the attic of the New Hampton Town House has changed little since 1798.



*Figure 51: Blocking at west gable end added in the 1870s to extend the eaves as part of the building renovation*

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<sup>157</sup> Pothier, 3.



## Part II: Architectural Description with Character-Defining Features



Figure 52: West gable end of New Hampton Town House (note that the chimney was constructed on an angle)

<b>Character-Defining Features of the Building's Interior</b>		
<b>Primary Features/Spaces</b>	<b>Secondary Features/Spaces</b>	<b>Non-Historic Features/Spaces</b>
<ul style="list-style-type: none"> <li>• General floor-plan with large open hall</li> <li>• Hand-hewn timber frame (1798)</li> <li>• Primary entrance door and hardware (1798)</li> <li>• Window Sash (1798)</li> <li>• Remaining historic plaster</li> </ul>	<ul style="list-style-type: none"> <li>• Additions (1934 &amp; 1940)</li> <li>• Historic interior doors and hardware</li> <li>• Window and door trim</li> <li>• Chimneys &amp; wood boxes (1870s)</li> <li>• Beaded board and knotty-pine finishes (1930s-40s)</li> <li>• Light fixtures (1930s-40s)</li> <li>• Cast-iron stoves in hall and kitchen</li> </ul>	<ul style="list-style-type: none"> <li>• Modern gypsum board walls (kitchen)</li> <li>• Modern interior/exterior doors</li> <li>• Modern stove in hall</li> <li>• Modern oak floor (1996)</li> </ul>

## **Part II: Architectural Description with Character-Defining Features**

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### Part III: Existing Conditions Assessment

The New Hampton Town House is in overall fair to good condition, having been restored twenty years ago. Though the building has been well-maintained, it does have some considerable condition issues relating to water-run-off and site-grading that have caused ongoing issues with the west chimney and floor of the hall. Additionally, the 1940 addition has shifted over time and appears to have never had an adequate foundation. Less concerning additional issues relating to deferred maintenance and deficiencies with respect to modern building codes for life-safety and accessibility were also noted, as are common for a building of its age.

The Town of New Hampton would like to expand the continued use of the building in the future. The building is currently used for town meetings, voting, and seasonally for historical society meetings and by a town farmer's market. One of the long-term community goals is to increase the public's access to the building by installing code-compliant modern restrooms, a basic kitchen for community gatherings, and trash facilities (which are currently lacking). The building is currently only used in the summer and shoulder seasons, and there is no expectation of eventually utilizing the building year-round.<sup>158</sup>

#### SITE INSPECTION

The New Hampton Town House site is in fair to good condition. The building is in a shallow hollow near the apex of a hill, with a fairly flat ground at the east, south, and west and significant declivity to the north side of the building.

- **Parking:** Aside from two designated accessible parking spots on the lawn adjacent to the southeast corner of the New Hampton Town House (near the base of the ramp), there are no specifically designated parking spaces at the building. For events, people park along either side of the dirt driveway in the lawn surrounding the building. Concerns regarding parking have not been raised, and the present system is adequate for the current building use.



Figure 53: New Hampton Town House from South, across Common (note overhead electrical service at left)

<sup>158</sup> Many town organizations meet in the renovated basement of the Gordon-Nash library in the Village District during the winter months.

### Part III: Existing Conditions Assessment

- **Drainage:** There are significant issues with site drainage at the New Hampton Town House. The areas immediately east and south of the building are approximately flat, and there is actually a slight swale pitching water toward the west side of the building, before away and down the hill (figure 54). The ground slopes away significantly from the north elevation of the building, toward the abandoned road behind the structure, but for a brief time, the water flows toward the building.



Figure 54: Slope at west side of Town House (from north). The arrows indicate the flow of surface run-off

- **Landscaping:** The trees at the north side of the building have grown up significantly since the building was photographed in 2004, shortly after the roof was finished (figure 55). In 2022 it is not possible to photograph the building from the 2004 angle, as there are too many trees in the way (figure 56). Though most of these trees are sufficiently distant from the building, several branches are in close proximity to the structure. It is generally recommended that a two- or three-foot boundary should be maintained around the exterior of the building to prevent damage to the foundation by growing roots, rubbing of the paint by moving branches, and to keep moisture from being trapped against the building. The maintenance of this gap between the building and adjacent plants will also help discourage building pests.



### Part III: Existing Conditions Assessment



*Figure 55: North (rear) elevation of New Hampton Town House in 2004 (Courtesy Town of New Hampton)*



*Figure 56: North (rear) elevation of New Hampton Town House in 2022 with branches circled*

## Part III: Existing Conditions Assessment

### EXTERIOR INSPECTION

The exterior of the main block of the New Hampton Town House is in generally good condition, with some significant areas of concern at the 1934 and 1940 additions.

- Roof: As observed from the ground, the 40-year architectural shingles that were installed in 2004 appear to be in excellent condition after 18 years of exposure to the elements.
- Exterior Wall Cladding: Overall, the wood clapboard siding of the New Hampton Town House is in good condition. There are some areas of paint loss, particularly on the south (front) elevation where the building has the most ultraviolet exposure. The paint loss is most prevalent adjacent to roof/wall junctures throughout the building (figure 57) and at the horizontal surfaces of the building sills, as is typical.



*Figure 57: Detail of south elevation, showing paint loss over entrance portico*

Additional paint loss was observed at the bottom of the exterior walls, where the clapboards are in close proximity to the ground (figure 58). Though not actually in direct contact with the ground, the clapboards are in contact with grass in several places, because there is no crushed stone drip-line around the building, allowing rainwater to splash up against the clapboards.



### Part III: Existing Conditions Assessment



Figure 58: Detail of west elevation, showing grass against the foundation and walls of the Town House

Like the main block, the 1934 privy and 1940 kitchen/stage additions have some fairly typical areas of paint loss. Areas of the novelty siding are damaged, particularly at the north elevation of the privy addition where the building receives little sunlight and is more likely to stay damp, as are areas adjacent roof-wall junctions, and at the horizontal surfaces of windowsills. Paint loss is more significant at the building's ramp, likely because of the close proximity to the ground coupled with the shady location at the eastern elevation.

- **Windows:** The windows of the New Hampton Town House are in good condition, having been properly restored in 2004. The use of the exterior shutters when the building is not in use, coupled with the rare winter use of the building (creating little thermal variation between exterior and interior) has maintained the integrity of the original windows. The southern windows have areas of missing paint; however, the windows and their associated Federal-era shutters appear to be in excellent working condition.
- **Exterior Doors:** The historic primary entrance door to the New Hampton Town House is in excellent condition, having been well protected beneath the 1870s entrance portico. The original door hardware's survival is quite rare and an important historic architectural element.

The secondary entrance at the east elevation, at the top of the ramp, is through a more modern door that was added in ca. 1941 (figure 59). This door has been adapted with modern ADA-compliant handle. Of note, the door does not appear to be square within the frame, and there is a significant gap between the top of the door and header, likely resulting from the gradual settling of the 1934 addition. This gap creates a draft and potential access point for pests.



Figure 59: ADA entrance at east elevation, showing gap at top of door

### Part III: Existing Conditions Assessment

- Fascia, Trim, Soffits & Overhangs: The majority of the exterior architectural ornamentation is in good condition. As stated earlier, several of the window sills, especially along the sunny south elevation, were noted as having peeling paint, however, the wood beneath appeared to be in good condition. The fascia, soffits and overhangs are in excellent condition, having been repaired in 2004.
- Chimneys: The east chimney at the New Hampton Town Hall is in good condition. The exposed brick has some areas of mortar loss that are visible from the ground, however, the bricks appear to be in good structural condition and were last repointed in 2004. At the same time as the chimney cap was installed, the flashing, which was installed with the roof in 2004, appears to be adequate, and there are no signs in the attic of active water infiltration. The chimney was lined in 2012 and swept in 2016.

The west chimney was first noted as an area of potential concern in 2002 and does not raise cause for alarm at the building exterior, however, interior inspection shows that the chimney has settled significantly over time. In 2003, Robert Pothier noted that this chimney is inadequately supported, stacked on an unstable base due to the lack of space between ledge and the floor of the building.<sup>159</sup> As part of his inspection, he was also able to look down the chimney flue from above prior to the installation of the cap (2004) and lining (2012) and did not discover any breaks in the brickwork as a result from the settling. When he was working to stabilize the southwest corner of the hall's floor in the fall of 2021, Stan Graton also temporarily supported the base of the west chimney, removed the heavily spalled and crumbling brick, and poured a proper concrete footing beneath the chimney to keep it from continuing to settle.

The interior trim around the base of the chimney shows that the stack has dropped at least an inch, as seen at the ceiling (figure 61), wainscot (figure 62), and floor junction (figure 63). It may be possible to further investigate the base of the chimney by accessing it through the floor of the woodbox, however, it is not possible to do this without carefully removing quite a bit of historic fabric. As Robert Pothier suggested in 2003, the least-invasive way to determine if the chimney is still actively moving will be to carefully monitor the structure.



Figure 60: Mortar loss at east chimney

<sup>159</sup> Pothier, 6.

### Part III: Existing Conditions Assessment



*Figures 61 & 62: Damage to ceiling adjacent to top of west ceiling caused by settling of the chimney stack (left); and at intersection with wainscot (right)*



*Figure 63: Gap between floor and wainscot where chimney has pulled down adjacent floor as it has settled*



### Part III: Existing Conditions Assessment

- **Foundation:** The foundation of the main block appears to be in good condition and to have shifted relatively little over time. The foundations of the 1934 and 1940 additions, on the other hand, are in poor condition and require significant attention. A very significant crack is located near the northeast corner of the 1934 privy addition (figure 64). It is likely that the crack has formed as the concrete has shifted and that the cistern was improperly footed from the start. As stated earlier, as the 1934 privy addition has settled, the east entrance to the building has become out of plumb.



*Figure 64: Crack at northeast corner of 1934 privy addition*

The 1940 kitchen /stage addition was built on concrete piers that have slipped considerably over time. The piers have likely shifted as a result of not having adequately deep footings beneath the frost-line (figure 65). Through sixty years of freeze-thaw cycles, the piers have shifted, destabilizing the corner of the building. Though some piers beneath the building were put back into place in 2019, a more extensive repair is required to ensure the stability of the addition.



*Figure 65: Slipped concrete pier beneath kitchen/stage addition*



### Part III: Existing Conditions Assessment

The area between the piers is largely open, allowing for needed air-circulation beneath the building and also (unfortunately) a very easy entrance for unwanted animals (figures 65 & 25). Although three of the open areas are somewhat covered by screening and three others are covered with ill-fitting rigid insulation, many of the coverings have slipped out of position, have decayed, and/or have large gaps resulting from the seasonal movement.

The rear batten doors to this open crawlspace are in poor condition as well (figure 66). The doors are in direct contact with the dirt and wick moisture upward through capillary action into the doors which have become quite unstable with rot. This has led to the degradation of the paint, which has accelerated the decay.



*Figure 66: Doors to crawlspace beneath 1940 addition*

#### INTERIOR INSPECTION

The interior condition of the New Hampton Town House is generally good, with some minor condition issues throughout, some minor concerns relating to modern building code, and some issues relating to expanding the building's functional use.

- **Structural:** Despite the concerns raised regarding the strength of the floor of the meeting hall, the present condition was of lesser concern than anticipated for the current use of the building. The floor feels relatively solid, with a little bit of extra “bounce” in the southwest corner, adjacent to the slipped chimney.

Examination of the subfloor and framing from the crawlspace beneath was relatively limited due to the narrow confines of the space, however, the original flooring members appeared to be relatively dry and free of indications of rot or insect damage. The floor girts are supported intermittently by dry fieldstone piers that are wedged with wooden shims, and there is no support between the girts, which are approximately 10 feet apart.

In the fall of 2021, Stan Graton added a concrete block and short lally columns to support the southwest corner of the hall's floor. In the extremely narrow space of the crawlspace, Graton also added a few pieces of pressure-treated wood on modern joist hangers to sister the original joists and add some rigidity to the floor (figure 67). This recent extra support has solved the “spongy” floor for the time-being, but the fix is not ideal as a long-term solution.

### Part III: Existing Conditions Assessment



Figure 67: View southwest in crawlspace toward recent repairs

- Crawlspace: The crawlspace beneath the building is actually quite clean with very minimal detritus. Though a very tight space, the loose dirt surface is relatively even and was relatively dry at the time of the site visit (however it should be noted that the visit was made on a rainy September day).
- Floors: The modern oak floor is in fair to good condition, thanks to the emergency structural stabilization of the fall of 2021. Prior to this work, sections of the flooring were bubbled, creating trip-hazards. Though these hazards have been eliminated, and the floor stabilized, it does still slant toward the western chimney.
- Walls/Ceilings: The walls and ceilings throughout the New Hampton Town House are in good condition overall. Despite the plaster cracks and the unpainted plaster patch in the ceiling of the hall, adjacent to the west chimney, the plaster is in overall good condition. There are some stains on the north wall of the hall, just above the stage that appear to be from an historic roof leak between the stage and privy additions.

There is some staining to the bottom of the wooden bench privy in each bathroom (figure 68).



Figure 68: Staining of porous wooden surface in privy

### Part III: Existing Conditions Assessment

A section of the southwest wall of the kitchen was cut out when the new electrical panel was installed in 1997, and the gypsum board was never patched back in, leaving exposed wiring and studs in this location (figure 69).

Significant staining was observed at the upper side-walls of the stage area: on the wall plane above the roofs of the privy and kitchen. The west, kitchen wall, was significantly more degraded, and some of the lower extent of the wall at this location is rotten (figure 70). The rot likely relates to improperly installed flashing at the roof-wall junction, although it may also relate to a formerly leaky roof (the 2004 metal roof is water-tight).



Figure 69: Hole in gypsum board next to electrical panel



Figure 70: Signs of rot and mildew/water-staining on west stage side-wall at intersection with kitchen roof



## Part III: Existing Conditions Assessment

- Trim: The painted interior trim throughout was found to be in good condition.
- Insulation: The New Hampton Town House does not appear to have any insulation. There is no insulation in the crawlspace beneath the building, nor is there any insulation in the attic. Because of the age of the structure and the fact that it is used seasonally, it is assumed that there is no insulation in the walls of the building either.
- Life-Safety and Code: The New Hampton Town House appears to have adequate egress with multiple points of egress, all of which are lit by appropriate signage with safety lighting.

The Town should be commended for their efforts to meet ADA with the exterior ramp. Since the ramp was installed, however, the ADA code has been modified slightly. The exterior ramp meets the width requirements of New Hampshire building code, the door is of adequate width (35 ¼”), and the door itself is retrofitted with accessible hardware. The turning area outside the side (privy) entry is slightly undersized, and the ramp may exceed the length requirements for a continual slope. The handles at the base of the ramp are also slightly undersized, and the door itself does not have an ADA-compliant automatic opener. Though the hallway between the door and hall is of adequate width, and the two areas are on the same plane, the interior door is slightly too narrow to meet modern building code at 31” (ADA requires a 32” opening).

The secondary ramp to the front entrance is somewhat flimsy and non-code-compliant: the hand-rails are inadequate and the entrance door hardware does not meet code. This secondary ramp is not needed by code, thanks to the side ramp. The Town may consider replacing this added semi-permanent ramp with a removable aluminum ramp to enhance the appearance and safety of the entry.

The restroom of the New Hampton Town House is not ADA-compliant and, as it currently functions, must comply with NH State rules as they relate to outhouses. The toilets are not made of impervious material, and there is no running-water available for hand-washing.

### BRIEF DESCRIPTION AND EVALUATION OF MEP SYSTEMS

The MEP systems of the New Hampton Town House are somewhat outdated and quite limiting to the building use.

- Heating & Cooling: On chilly days during the shoulder seasons, the Town of New Hampton utilizes the two wood stoves in the hall for heat. Supplemental heat in the privies is provided by wall-mounted electric space-heaters. The New Hampton Town House has no back-up heating system, nor any cooling.
- Ventilation: There is no mechanical ventilation in the New Hampton Town House.
- Electrical: The New Hampton Town House electrical service is fed to the building via an overhead 200-amp service at the northwest corner of the building. The electrical service panel is located at the west wall of the kitchen and is relatively modern, having been installed in 1997 (figure 69). At that time, illuminated exit signs were installed throughout the building.

Though some of the wiring of the Town House was updated in the late 1990s, not all of the circuits and fixtures are up to modern code. The wiring throughout the building is a mixture of generations of modern grounded insulated wiring (“Romex”) and mid-twentieth century non-grounded cloth-covered

### **Part III: Existing Conditions Assessment**

nonmetallic-sheathed cable (the sheathing for which may contain asbestos). Many of the light fixtures date to the 1930s-1950s, and have similarly aged wiring.

- Plumbing: There is no running water nor septic system at the New Hampton Town House.
- Fire-Protection: A single hard-wired smoke detector is located at the center of the hall's ceiling.

### **Part III: Existing Conditions Assessment**

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## Part IV: Recommendations for the New Hampton Town House

It is recommended that all work to the New Hampton Town House be undertaken in accordance with the *Secretary of the Interior's Standards for Rehabilitation* (Appendix A). There are four different treatment approaches under the guidelines of the Secretary of the Interior: Preservation, Rehabilitation, Restoration, and Reconstruction. Because the Town House evolved over time to fit the changing needs of the community, the *Standards for Rehabilitation* are the most appropriate guidelines to use for the building. These *Standards* acknowledge the need to alter and add to historic properties to meeting continuing or changing use while maintaining the property's historic character.

As the New Hampton Town House was listed in the National Register of Historic Places in 1998, the building is defined as "historic" in relation to modern building codes. For instance, the Americans with Disabilities Act (ADA) explicitly includes particular and more flexible allowances for historic properties, so that modifications do not "threaten or destroy" architecturally and historically significant building elements. Further, the 2015 International Existing Building Code (effective in NH as of Sept. 2019), and NH State Fire Code NFPA 909, explicitly grant variances for historic structures.

The recommendations listed in this Historic Building Assessment provide a list of needed building improvements in an effort to physically secure the existing building and refurbish the character-defining features while also adapting the structure to comply with the appropriate modern building codes for continued use as a communal meeting space. The recommendations are made in a suggested phased approach according to the immediacy of the condition issues and programmatic needs of the Town. As funding becomes available, the Town will want to create more detailed architectural and engineering drawings and specifications for each item, based on National Park Service recommendations. It is recommended that the Town consult with the NH Division of Historical Resources and New Hampshire Land and Community Heritage Investment Program (if utilizing grant funding) prior to beginning any construction.

Though it is most cost-effective to tackle all of the suggested renovations at once, the building renovations can easily be broken down into short, mid, and long-range priorities to create more manageable projects that may appeal to various granting agencies. As with any historic building, the greatest priority should be given to keep water out of the building and prevent further decay and making sure that the building is structurally-sound. Once the building is safe and secure, efforts can focus on building maintenance and compliance with life-safety codes. The division into short, mid, and long-range recommendations is made as a general guideline with things relating to securing the building listed as high priority, the mid-range recommendations focused on increasing current functionality, and the long-range recommendations devoted to long-term planning and more aesthetic issues. The preliminary cost estimates are made to the best of our ability in a very volatile market with many materials doubling and tripling in recent months and should be used for planning purposes only. The specific prices may be higher or lower in your area, and it is possible that the Town is able to find a local person who is willing to donate time or materials for the project. The Town may choose to move items up on the list for economic and construction efficiency as funding becomes available.

## Part IV: Recommendations for the New Hampton Town House

GENERAL REPAIRS AND MAINTENANCE BY PRIORITY	
SHORT-RANGE RECOMMENDATIONS (AS SOON AS POSSIBLE/LEVEL 1)	ANTICIPATED COST*
<b>1. Contact an Archaeologist</b> - Prior to any ground-disturbing activities, it is important to contact an archaeologist to mitigate any the destruction of any potential archaeological evidence relating to the history of the site.	\$1,500
<b>2. Cut the Trees/Shrubs Back Around the Building</b> – Trim and/or cut and dispose of trees and brush at the north elevation of the building to establish a barrier of at least two- or three-feet between the leaves and branches of the trees and the wooden siding. This includes cutting overhead branches. It may be possible to utilize volunteer labor for this endeavor, or the town may choose to hire someone to do the work.	\$0-1,000
<b>3. Improve Site Drainage</b> – Improve drainage around the entire building by slightly pulling down some of the excess soil to ensure that water is directed away from the building. This may include creating a slight swale between the south elevation and driveway to direct water out and around the west end of the building before traveling downhill to the north.  After the area is regraded with the sod pulled back from the edges of the building, create a pea-stone drip-line. The drip line should be 2 feet wide, with the pea stone added so that is above the sod, and drains into the grass and away from the building to help prevent water from splashing up against the bottom rows of clapboards and to keep grass from direct contact with the porous wood.	\$2,500
<b>4. Consider Burying the Electrical Service</b> – The Town may consider working with their utility provider to move the electrical service to the building underground in tandem with the site improvements and while equipment is on site. Although it is an extra up-front cost, moving the electrical service underground will significantly aid in the aesthetics of the site.	\$0-5,000
<b>5A. Option A: Repair Foundations/Modify Crawlspcse/Repair First-Floor Framing/Repair West Chimney (Recommended)</b> (This option favors repair over replacement, and prioritizes the preservation of historic building fabric such as the original sub-flooring of the building) <ul style="list-style-type: none"> <li> <b>Rebuild Addition Foundations</b> – The concrete tank beneath the privy addition and concrete piers beneath the kitchen and stage have begun to fail after 80+ years of freeze and thaw cycles. To prevent the additions from continuing to move, it is recommended that the Town replace these foundations with more frost-resistant footings. Carefully jack up the building onto temporary footings and remove the existing foundations. Dig down four feet and install new concrete perimeter walls on the three exterior sides with intermediate interior posts supported on circular tube formed concrete piers that have also been buried to a depth of 4' to create           </li> </ul>	OPTION A: \$115,000

## Part IV: Recommendations for the New Hampton Town House

<p>a sturdy foundation for the building. Estimated cost includes the disposal of the existing concrete. <span style="float: right;">\$40,000</span></p> <ul style="list-style-type: none"> <li> <b>Modifications to Crawlspace/First Floor Framing Repairs</b> – In order to ensure that the building stays dry, while maintaining as much of the historic building material as possible, it is recommended that the Town approach the repairs to the first-floor framing and modifications of the crawlspace to mitigate moisture from beneath. While some level of deterioration to first floor framing was observed from within the crawlspace, the visible evidence strongly suggests that the first floor will not need to be replaced and can be strengthened through repairs. This approach will retain historic fabric (IE framing and sub-flooring) while adding strength to the floor and mitigating moisture beneath the building and keeping down overall project costs.         </li> </ul> <p>At present, the only access to the crawlspace is through a small access hole at the southwest corner of the building (beneath the kitchen). In order to properly mitigate the moisture beneath the building, this access hole will need to be enlarge. As the building is on ledge, it is doubtful that it will be possible to dig down evenly throughout the crawlspace. It is recommended that additional soil be removed from the Town House crawlspace to as great an extent as is possible to increase the air-flow beneath the building. Cleaning out the crawlspace will also help keep the wooden support structure out of direct contact with the ground and discourage rot and pests. Level the dirt floor to as great an extent as is practical and install a minimum of 10-mil vapor barrier beneath pea stone to further mitigate rising damp from beneath the building.</p> <p>Repoint the granite underpinning around the building from the crawlspace at this time to help seal the interior space and further prevent water infiltration, and pests; and mitigate drafts in the hall above.</p> <p>Carefully inspect historic floor framing system for signs of failure. Sister damaged girts and floor joists with pressure-treated 2x12 joists. If damage is found that is beyond repair, replace in kind to match the existing in terms of material, texture, dimensions, and design. All work to be done in accordance with National Park Service <i>Preservation Brief 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings</i>.</p> <p style="text-align: right;">\$75,000</p>	
<p><b>5B.Option B: Repair Foundations/Modify Crawlspace/Replace First-Floor Framing/Repair West Chimney</b></p> <p>(This option will provide a replacement first floor and associated framing system and was presented by Stan Graton II in his July 29, 2021 proposal. This option removes a considerable amount of 1798 material and is not recommended for this reason. Though this material is not easily viewed, care should be taken to avoid destroying historic fabric to as great an extent as is practicable so as to adhere with the <i>Secretary of the Interior's Standards</i>. Per</p>	<p style="text-align: right;">\$248,000</p>



## Part IV: Recommendations for the New Hampton Town House

<p>the visual analysis of our site-visit the condition of the floor system did not appear to warrant such a destructive approach, however, it is difficult to fully assess the condition of the wood with non-invasive techniques and it may be that the floor system is in worse condition than anticipated)</p> <ul style="list-style-type: none"> <li> <b>Remove &amp; Replace First Floor and Framing/Shore up Addition–</b> Remove modern (1996) oak floor and historic (1797) sub-floor throughout hall. Once interior floor is removed, dig down to the bottom elevation of the granite foundation in the crawlspace, and install a vapor barrier and crushed stone throughout the entire area. Install a new floor system with new concrete pads and pressure-treated posts as necessary, 8x8” pressure-treated floor joists installed 12” on center, pressure-treated plywood subfloor and replacement hardwood floor with clear oak to match the existing.  Repoint the granite underpinning around the building from the crawlspace at this time to help seal the interior space and further prevent water infiltration, and pests; and mitigate drafts in the hall above.  Shore up the addition to install a new frost wall and pads, posts and carrying timber installed midway of the 12’ span or sister the existing floor joists with 2x12 joists. Pump out the privy cistern and remove the concrete and replace to match the existing. </li> </ul> <p style="text-align: right;">\$248,000</p>	
<b>TOTAL SHORT-RANGE</b>	<b>\$119,000-258,000</b>

*\*All preliminary estimates are provided for planning purposes only and are based on December 2022 prices. A new quote or RFP will be required for each phase of this project as prices may vary over time.*

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## Part IV: Recommendations for the New Hampton Town House

<p>location. In order to allow adequate space for the door to swing open, the landing at the top of the ramp will have to be approximately 7' with the ramp sloping down into the adjacent parking area at the south side of the building.</p> <p><i>Cost of Installing Automatic Door Opener</i> <span style="float: right;"><i>\$1,560</i></span></p> <p><i>Cost of Building New Ramp to Front Door</i> <span style="float: right;"><i>\$4,000</i></span></p> <p>All work to be done in accordance with National Park Service <i>Preservation Brief 32: Making Historic Properties Accessible</i>.</p>	
<p><b>8. Electrical Upgrades</b> – Though the 200-amp electrical service and panel were updated in 1997, several of the circuits within the building remain ungrounded and do not comply with modern electrical code. Ungrounded woven-wire and is not up to modern building code (in addition to creating a potential fire-hazard). As funding becomes available, older wiring and fixtures should be rewired and fitted with LED lamps to improve safety and energy-efficiency while preserving original fixtures to as great an extent as is practical. All other light fixtures should be fitted with LED lamps to increase energy efficiency.</p>	\$5,000
<p><b>Total Mid-Range Recommendations</b></p>	<p><b><i>\$14,510-22,560</i></b></p>

*\*All preliminary estimates are provided for planning purposes only and are based on December 2022 prices. A new quote or RFP will be required for each phase of this project as prices may vary over time.*



## Part IV: Recommendations for the New Hampton Town House

LONG-RANGE RECOMMENDATIONS (5-10 YEARS/LEVEL 3)	ANTICIPATED COST*
<p><b>9. Exterior Painting</b> – Once all exterior siding and trim is repaired, all exterior surfaces shall then be completely cleaned of all dirt and grime, and any loose paint shall be removed by lightly scraping and hand sanding. As the building predates 1978, one may assume that the building has lead paint, and it is imperative that Lead Safe practices are followed. Where required, additional sanding by mechanical means may occur, in the most sensitive fashion to remove unstable paint. The use of pressure-washing is NOT recommended in historic buildings. Once surfaces are prepared, spot prime with an oil-based primer, followed by two coats of high-quality latex paint to encapsulate any remaining lead paint.</p> <p>All work is to be performed in accordance with the National Park Service <i>Preservation Brief 10: Exterior Paint Problems on Historic Woodwork</i>, <i>Preservation Brief 37: Appropriate Methods for Reducing Lead-Paint Hazards in Historic Housing</i> and following appropriate lead-safety protocols.</p>	\$35,000
<p><b>10. Develop and Install Septic System</b> – Consult with a septic engineer to site and size a septic location for the Town Hall that allows the Town to increase the comfortable use of the seasonal space. A septic engineer will be able to help the Town negotiate where to site the tank.</p>	\$15,000
<p><b>11. Site and Install a Well</b> – The lack of running water at the Town House is quite limiting to the use of the building as it prohibits the installation of modern restroom facilities or a serviceable kitchen that can be used for town events. Because of the seasonal use of the building, it is imperative that the plumbing be done in such a way that it is easy to drain the water system for the winter to prevent frozen pipes.</p>	\$8,000
<p><b>12. Install Modern Code-Compliant Restrooms</b> – Once running water has been established at the Town House, it will be possible to upgrade the restrooms to create more comfortable and code-compliant spaces that can be used by anyone in the community. Either install small on-demand water heaters in each restroom or install a single larger tank in the new kitchen. The present privy locations can likely be reconfigured to allow for two non-gender specific restrooms, one of which is barrier-free and complies with ADA.</p>	\$12,000
<p><b>13. Install Basic Kitchen</b> – Installing a basic kitchen with heated running water and modern oven/stove will allow for the expanded use of the Town House by local groups and increase the possibility of the Town potentially renting out the use of the space to local citizens for private events (parties, weddings, memorials, etc.), should the Town decide to offer the hall for use in the future.</p>	\$15,000-20,000
<p><b>Total Long-Range Recommendations</b></p>	<b>\$85,000-90,000</b>

\*All preliminary estimates are provided for planning purposes only and are based on December 2022 prices. A new quote or RFP will be required for each phase of this project as prices may vary over time.

## Part IV: Recommendations for the New Hampton Town House

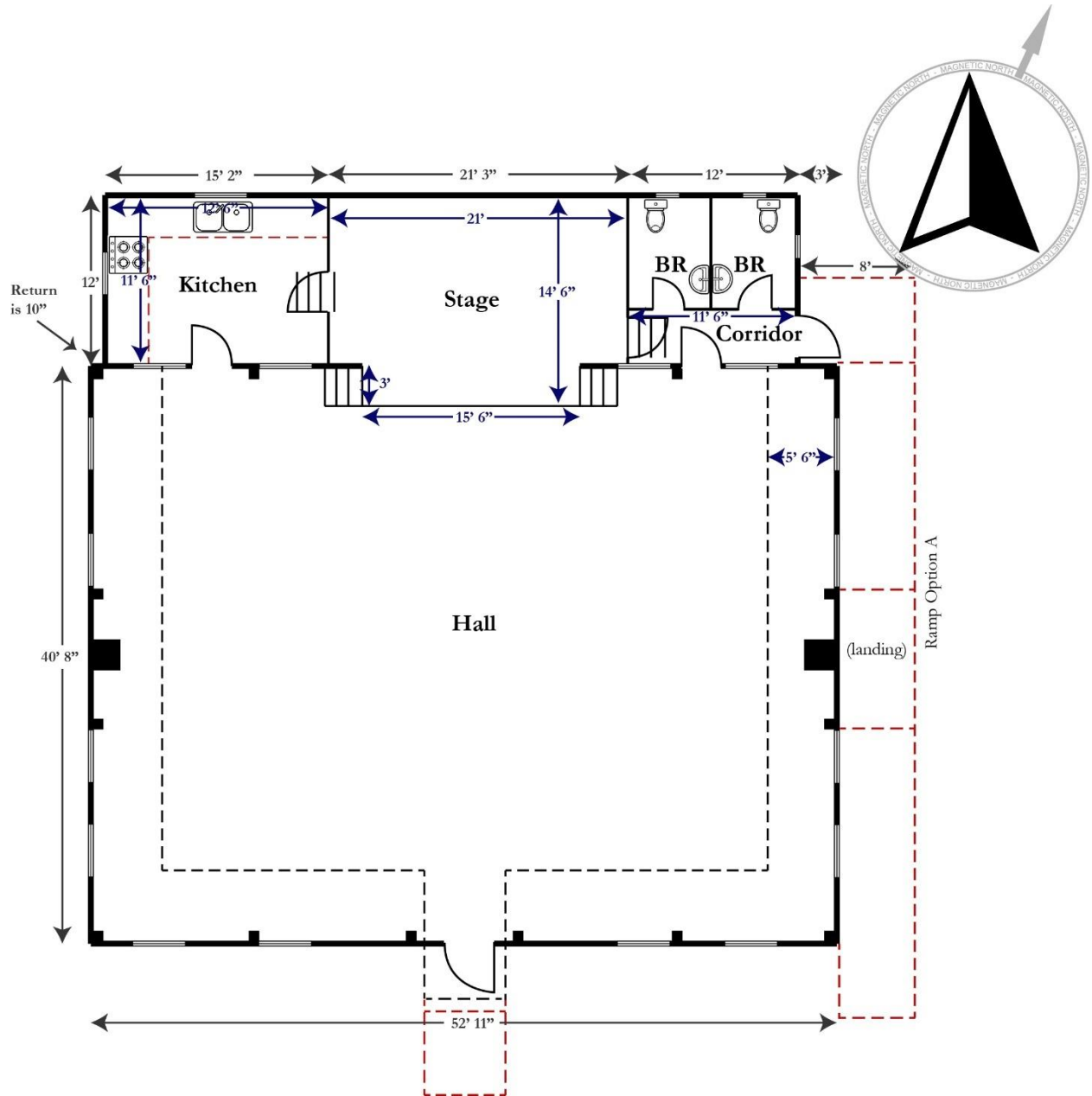


Figure 71: Conceptual floor plan illustrating recommendations (not to scale).

## Part IV: Recommendations for the New Hampton Town House

<b>SUMMARY OF COSTS:</b>	
<b>SHORT-RANGE RECOMMENDATIONS (AS SOON AS POSSIBLE)</b>	<b>ANTICIPATED COST</b>
1. Contact an Archaeologist	\$1,500
2. Cut the Trees/Shrubs Back Around the Building	\$0-1,000
3. Improve Site Drainage	\$2,500
4. Consider Burying the Electrical Service	\$0-5,000
5A.Option A: Repair Foundations/Modify Crawlspace/Repair First-Floor Framing & Repair West Chimney (Recommended)	\$115,000
5B.Option B: Repair Foundations/Modify Crawlspace/Replace First Floor & Framing/Repair West Chimney	\$248,000
<b>Total Short-Range Recommendation Range</b>	<b>\$119,000-258,000</b>
<b>MID-RANGE RECOMMENDATIONS (1-5 YEARS)</b>	<b>ANTICIPATED COST</b>
6. Exterior Siding & Trim Repair	\$3,000
7. Increase Accessibility	\$6,510-14,560
8. Electrical Upgrades	\$5,000
<b>Total Mid-Range Recommendations</b>	<b>\$14,510-22,560</b>
<b>LONG-RANGE RECOMMENDATIONS (5-10 YEARS)</b>	<b>ANTICIPATED COST</b>
9. Exterior Painting	\$35,000
10. Develop and Install Septic System	\$15,000
11. Site and Install a Well	\$8,000
12. Install Modern Code-Compliant Restrooms	\$12,000
13. Install Basic Kitchen	\$15,000-20,000
<b>Total Long-Range Recommendations</b>	<b>\$85,000-90,000</b>
<b>Project Subtotal</b>	<b>\$218,510-370,560</b>
<b>Contingency (+10%)</b>	<b>\$21,851-37,056</b>
<b>Management Fee/General Conditions (+10%)</b>	<b>\$21,851-37,056</b>
<b>Total Project Construction Cost</b>	<b>\$254,212-444,672</b>

*\*All preliminary estimates are provided for planning purposes only and are based on December 2022 prices. A new quote or RFP will be required for each phase of this project as prices may vary over time.*



## **Part IV: Recommendations for the New Hampton Town House**

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## Appendices/Supplemental Information

The following appendices have been assembled as supplementary information to accompany the *New Hampton Town House Historic Building Assessment*. The information is added for any reader who wishes to read further into reports and discussion points raised by this report, and for use in creating finalized plans for implementing the recommendations. This report aims to create a general list of recommendations for future work on the building, to be further explored as funding becomes available. Because the report does not include Specifications for the future work, the information from appropriate National Park Service guiding documents has been included here for use in helping to create the Architectural & Engineering Specifications ahead of specific construction projects.

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## **Appendix A: Secretary of the Interior's Standards**

### **The Secretary of the Interior's Standards for the Treatment of Historic Properties**

National Park Service, U.S. Department of the Interior

The Standards are a series of concepts about maintaining, repairing, and replacing historic materials, as well as designing new additions or making alterations. They provide practical guidance for decision-making about work or changes to a historic property. Applicants to the Land and Community Heritage Investment Program (LCHIP) and some other preservation grant programs must be willing to adhere to these Standards. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility. Of the four treatment approaches, the Standards for Rehabilitation apply to most buildings in current use.

#### **Standards for Rehabilitation**

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

More on the Standards and associated Guidelines, which offer general design and technical recommendations to assist in applying the Standards, can be found at:

<https://www.nps.gov/tps/standards.htm>. Together, the Standards and Guidelines provide guidance and a framework for decision-making about work or changes to an historic property.

## Appendix B: Excerpts from the New Hampton Town House National Register Nomination

NR # 98000198 215780 3/23/98 NWH 0010

NPS Form 10-900  
(Oct. 1990)

OMB No. 10024-0018

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

**1. Name of Property**

historic name New Hampton Town House

other names/site number New Hampton Meeting House, Center Meeting House

**2. Location**

street & number corner of Town House Road and Dana Hill Road ☐ not for publication N/A

city or town New Hampton ☐ vicinity N/A

state New Hampshire code NH county Belknap code 001 zip code 03256

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☐ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☐ locally. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title \_\_\_\_\_ Date \_\_\_\_\_

State of Federal agency and bureau \_\_\_\_\_

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title \_\_\_\_\_ Date \_\_\_\_\_

State or Federal agency and bureau \_\_\_\_\_

**4. National Park Service Certification**

I hereby certify that the property is:

☐ entered in the National Register.  
☐ See continuation sheet.

☐ determined eligible for the National Register  
☐ See continuation sheet.

☐ determined not eligible for the National Register.

☐ removed from the National Register.

☐ other, (explain): \_\_\_\_\_

Signature of the Keeper \_\_\_\_\_ Date of Action \_\_\_\_\_

page 1

**Appendix B: Excerpts from the New Hampton Town House National Register Nomination**

<u>New Hampton Town House</u> Name of Property		<u>Belknap County</u> <u>NH</u> County and State																			
<b>5. Classification</b>																					
<b>Ownership of Property</b> (Check as many boxes as apply)	<b>Category of Property</b> (Check only one box)	<b>Number of Resources within Property</b> (Do not include previously listed resources in the count.)																			
<input type="checkbox"/> private <input checked="" type="checkbox"/> public-local <input type="checkbox"/> public-State <input type="checkbox"/> public-Federal	<input checked="" type="checkbox"/> building(s) <input type="checkbox"/> district <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%; text-align: center;">Contributing</th> <th style="width: 50%; text-align: center;">Noncontributing</th> <th></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">0</td> <td>buildings</td> </tr> <tr> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td>sites</td> </tr> <tr> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td>structures</td> </tr> <tr> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td>objects</td> </tr> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">0</td> <td>Total</td> </tr> </tbody> </table>		Contributing	Noncontributing		1	0	buildings	0	0	sites	0	0	structures	0	0	objects	1	0	Total
Contributing	Noncontributing																				
1	0	buildings																			
0	0	sites																			
0	0	structures																			
0	0	objects																			
1	0	Total																			
<b>Name of related multiple property listing</b> (Enter "N/A" if property is not part of a multiple property listing.)		<b>Number of contributing resources previously listed in the National Register</b>																			
<u>N/A</u>		<u>0</u>																			
<b>6. Function or Use</b>																					
<b>Historic Functions</b> (Enter categories from instructions)		<b>Current Functions</b> (Enter categories from instructions)																			
<u>Government / City Hall</u>		<u>Government / City Hall</u>																			
<u>Religion / religious facility</u>																					
<b>7. Description</b>																					
<b>Architectural Classification</b> (Enter categories from instructions)		<b>Materials</b> (Enter categories from instructions)																			
<u>Mid-19th Century</u>		foundation <u>Granite</u>																			
		walls <u>Weatherboard</u>																			
		roof <u>Asphalt</u>																			
		other <u>Brick</u>																			
<b>Narrative Description</b> (Describe the historic and current condition of the property on one or more continuation sheets.)																					

## Appendix B: Excerpts from the New Hampton Town House National Register Nomination

<p><u>New Hampton Town House</u> Name of Property</p>	<p><u>Belknap County, N H</u> County and State</p>
<p><b>8. Statement of Significance</b></p>	
<p><b>Applicable National Register Criteria</b> (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)</p> <p><input checked="" type="checkbox"/> <b>A</b> Property is associated with events that have made a significant contribution to the broad patterns of our history.</p> <p><input type="checkbox"/> <b>B</b> Property is associated with the lives of persons significant in our past.</p> <p><input type="checkbox"/> <b>C</b> Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.</p> <p><input type="checkbox"/> <b>D</b> Property has yielded, or is likely to yield, information important in prehistory or history.</p> <p><b>Criteria Considerations</b> (Mark "x" in all the boxes that apply.)</p> <p>Property is:</p> <p><input type="checkbox"/> <b>A</b> owned by a religious institution or used for religious purposes.</p> <p><input type="checkbox"/> <b>B</b> removed from its original location.</p> <p><input type="checkbox"/> <b>C</b> a birthplace or grave.</p> <p><input type="checkbox"/> <b>D</b> a cemetery.</p> <p><input type="checkbox"/> <b>E</b> a reconstructed building, object, or structure.</p> <p><input type="checkbox"/> <b>F</b> a commemorative property.</p> <p><input type="checkbox"/> <b>G</b> less than 50 years of age or achieved significance within the past 50 years.</p>	<p><b>Areas of Significance</b> (Enter categories from instructions)</p> <p><u>Politics /Government</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p><b>Period of Significance</b> <u>1872 - 1948</u></p> <p>_____</p> <p>_____</p> <p><b>Significant Dates</b> <u>N/A</u></p> <p>_____</p> <p><b>Significant Person</b> (Complete if Criterion B is marked above) <u>N/A</u></p> <p><b>Cultural Affiliation</b> <u>N/A</u></p> <p>_____</p> <p><b>Architect/Builder</b> <u>Samuel Kelley</u></p> <p>_____</p>
<p><b>Narrative Statement of Significance</b> (Explain the significance of the property on one or more continuation sheets.)</p>	
<p><b>9. Major Bibliographical References</b></p>	
<p><b>Bibliography</b> (Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)</p>	
<p><b>Previous documentation on file (NPS):</b></p> <p><input type="checkbox"/> preliminary determination of individual listing (36 CFR 67) has been requested</p> <p><input type="checkbox"/> previously listed in the National Register</p> <p><input type="checkbox"/> previously determined eligible by the National Register</p> <p><input type="checkbox"/> designated a National Historic Landmark</p> <p><input type="checkbox"/> recorded by Historic American Buildings Survey # _____</p> <p><input type="checkbox"/> recorded by Historic American Engineering</p>	<p><b>Primary location of additional data:</b></p> <p><input type="checkbox"/> State Historic Preservation Office</p> <p><input type="checkbox"/> Other State agency</p> <p><input type="checkbox"/> Federal agency</p> <p><input checked="" type="checkbox"/> Local government</p> <p><input type="checkbox"/> University</p> <p><input type="checkbox"/> Other</p> <p><b>Name of repository:</b> <u>New Hampton Town Office</u></p>



## Appendix B: Excerpts from the New Hampton Town House National Register Nomination

New Hampton Town House

Name of Property

Belknap County, NH

County and State

**10. Geographical Data**Acreage of Property <1 Acre**UTM References**

(Place additional UTM references on a continuation sheet.)

1	19	287910	4833280
Zone	Easting	North	ing

2			
Zone	Easting	North	ing

3			
Zone	Easting	North	ing

4			
Zone	Easting	North	ing

☐ See continuation sheet

*NH STATE PLANE NAD83 (F1)*  
*X=994,463 Y=409,713*

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**name/title David Ruellorganization \_\_\_\_\_ date November 21, 1997street & number 16 Hill Street telephone 603-968-7716city or town Ashland state NH zip code 03217**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets****Maps**A **USGS map** (7.5 or 15 minute series) indicating the property's location.A **Sketch map** for historic districts and properties having large acreage or numerous resources.**Photographs**Representative **black and white photographs** of the property.**Additional items**

(Check with the SHPO or FPO for any additional items)

**Property Owner**

(Complete this item at the request of SHPO or FPO.)

name Town of New Hamptonstreet & number Main Street, P. O. Box 428 telephone (603) 744-3559city or town New Hampton state NH zip code 03256-0428

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503.

**Appendix B: Excerpts from the New Hampton Town House National Register Nomination**

NPS Form 10-900-a  
(8-86)

OMB Approval No. 1024-0018

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section number 10 Page 30

New Hampton Town House  
Belknap County, New Hampshire

The site plan shows a triangular-shaped property. A solid line represents the boundary. Inside the boundary, a rectangular building is labeled 'MEETING HOUSE'. A curved line within the property is labeled 'DRIVEWAY'. A curved line along the left side of the property is labeled 'ANCIENT ROAD'. Three numbered circles with arrows indicate photo locations: (1) is at the bottom center, (2) is at the bottom left, and (3) is at the top right. A north arrow points towards the top right, labeled 'N'. A scale bar indicates 50 feet. A legend shows a solid line for 'Boundary'. The site area is noted as '.45 Acres'. A photo number and camera location are indicated by a circle with a hash symbol '#'. The title 'New Hampton Town House' and location 'New Hampton, New Hampshire' are at the bottom.

Boundary ———

Site Area = .45 Acres

Scale: ———  
50 feet

Photo # & Camera Location (#)

New Hampton Town House  
New Hampton, New Hampshire

page 34

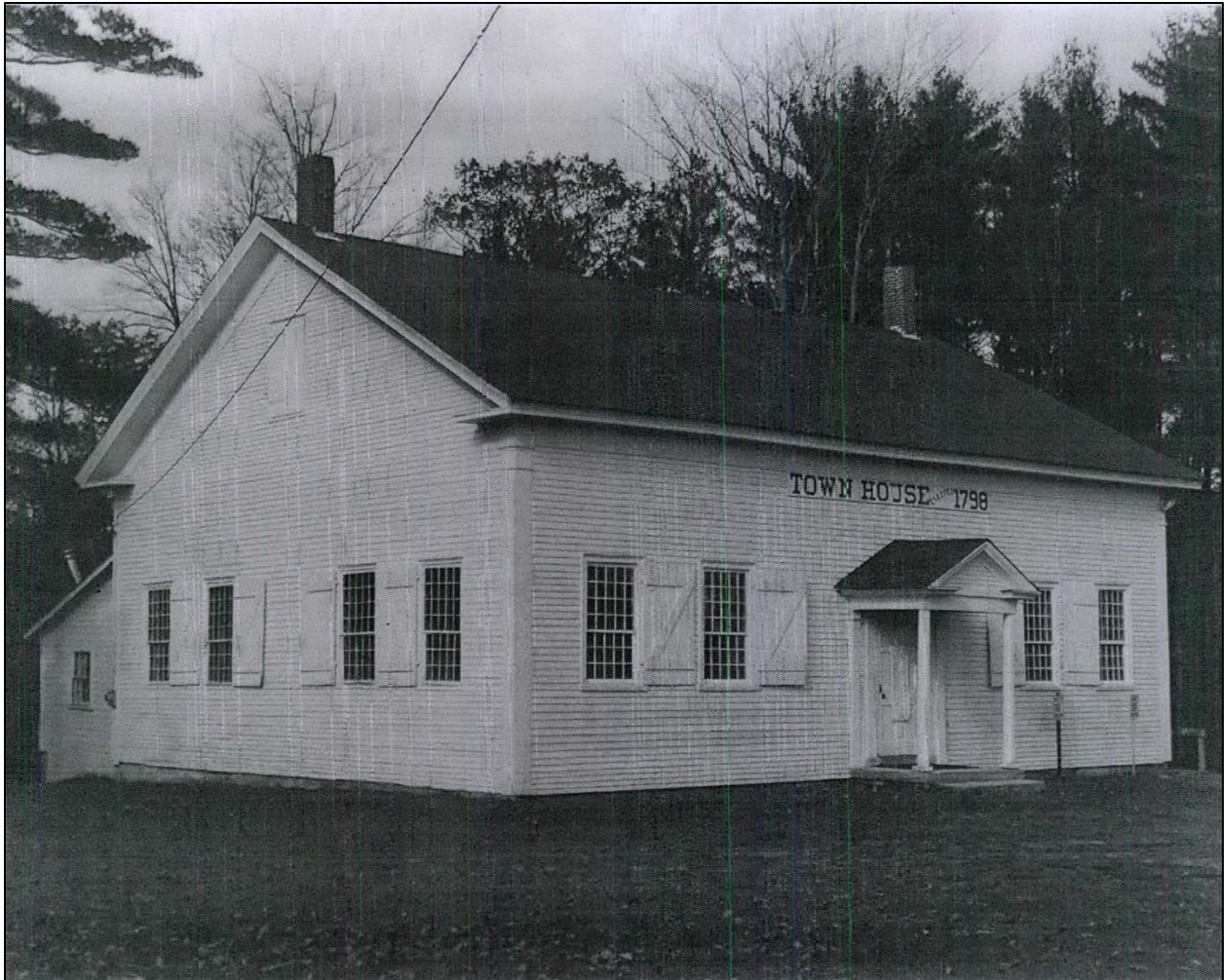
**Appendix B: Excerpts from the New Hampton Town House National Register Nomination**



*Figure 72: National Register Nomination, photo 1: South façade of main block, photographed facing north on October 30, 1997 by Robert L. Thompson*



**Appendix B: Excerpts from the New Hampton Town House National Register Nomination**



*Figure 73: National Register Nomination, photo 2: West and south walls of main block, photographer facing northeast on October 30, 1997 by Robert L. Thompson*



**Appendix B: Excerpts from the New Hampton Town House National Register Nomination**



*Figure 74: National Register Nomination, photo 3: East and north walls of main block, privy and stage additions, north wall of kitchen on October 30, 1997 by Robert L. Thompson*

## **Appendix C: Weblinks for Preservation Briefs Mentioned in IV: Recommendations**

The following National Park Service Preservation Briefs were referenced in the IV-Recommendations section of this report. To find these reports in full, please refer to the website links below:

**Preservation Brief 9: The Repair of Historic Wooden Windows**, by John H. Myers, 1981:

<https://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>

**Preservation Brief 10: Exterior Paint Problems on Historic Woodwork**, by Kay D. Weeks and David W. Look, AIA, 1982:

<https://www.nps.gov/tps/how-to-preserve/briefs/10-paint-problems.htm>

**Preservation Brief 32: Making Historic Properties Accessible**, by Thomas C. Jester and Sharon C. Park, AIA, 1993:

<https://www.nps.gov/tps/how-to-preserve/briefs/32-accessibility.htm>

**Preservation Brief 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings**, Sharon C. Park, AIA, 1996:

<https://www.nps.gov/tps/how-to-preserve/briefs/39-control-unwanted-moisture.htm>