

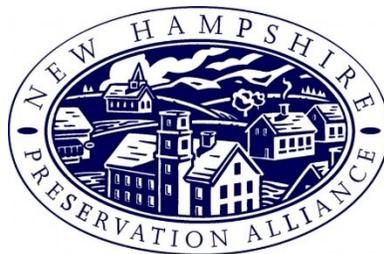
Historic Building Assessment for the Deerfield Town House

10 Church Street, Deerfield, New Hampshire

By

Mae H. Williams, Preservation Consultant and
Stephen Bedard, Bedard Preservation & Restoration, LLC

Completed May 12, 2025



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Executive Summary/Introduction

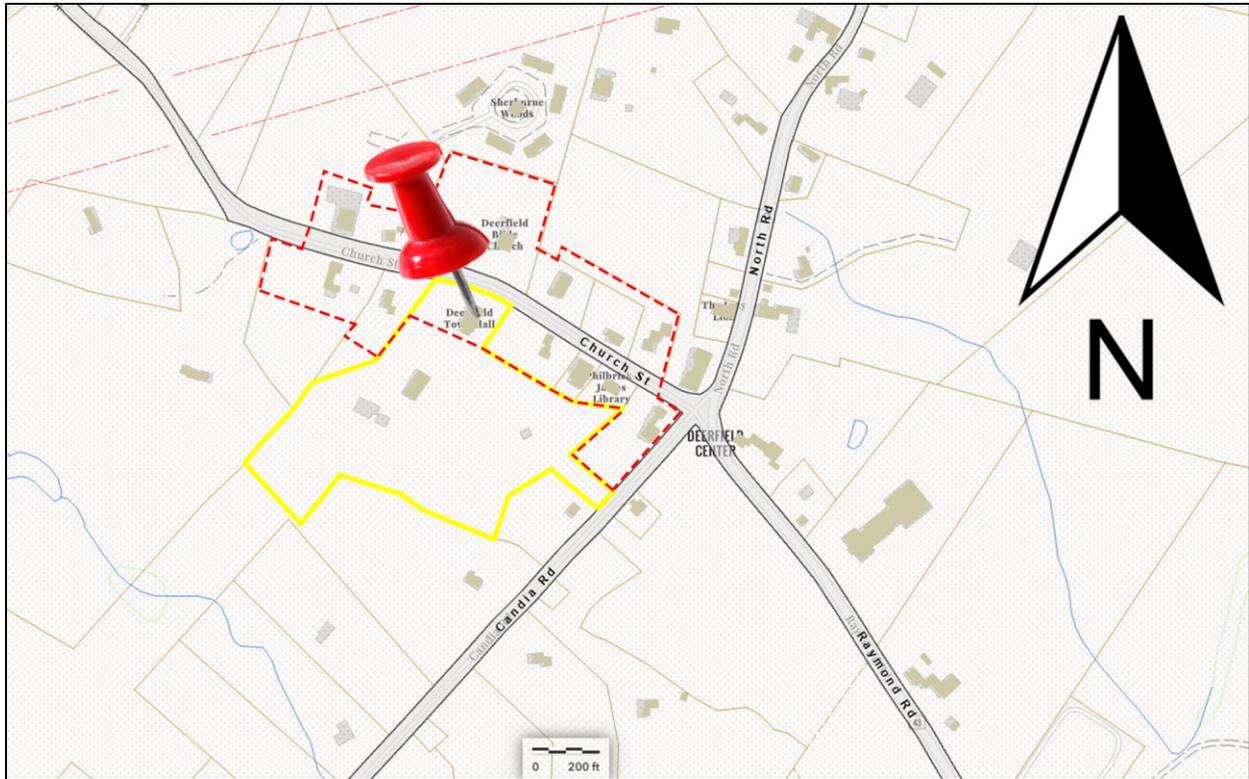


Figure 1: Location of Deerfield Town House at 10 Church Street with modern tax parcel outlined in yellow and 2019 National Register Historic District boundary as dashed red line.

Purpose

This historic building assessment of the Deerfield Town House (AKA Town Hall) has been funded in part by a 2024 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 building, which is owned by the Town of Deerfield. This information is then used to define the future treatment options for the building as the Town of Deerfield and Deerfield Heritage Commission work to ensure the continued use of the building into the twenty-first century.

Methodology

As part of their continued stewardship of the Town-owned building, the Deerfield Heritage Commission decided to conduct an Historic Building Assessment of the structure to guide the Town's long-term planning and assist with acquiring targeted grant funding to make necessary repairs to the building. As with many communities, there has been a growing concern to increase the energy performance of the building, while also trying to make the structure more accessible to the public. The Heritage Commission sees the purpose of the report as two-fold: a road-map for rehabilitating the building and developing a maintenance plan while also addressing how to expand the building's use and eventually have it become self-sustaining through rental fees. Mae H. Williams and Stephen Bedard prepared an estimate for Heritage Commission in April of 2024 ahead of their application to the New Hampshire Preservation Alliance matching

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assessment grant program. The application was successful, and the assessment process commenced in January of 2025.

Summary

The Deerfield Town House was individually listed to the National Register of Historic Places in 1980 for significance in architecture as an example Greek Revival town hall and listed as a contributing resource to the Deerfield Center National Register Historic District in 2002. Built in 1856 to replace an earlier building, the structure and designed by Concord architectural duo J. L. Foster and F. S. Robinson, the Town House has served as a centralized meeting place for the citizens of Deerfield for nearly 170 years.

The Deerfield Town House is in overall good physical condition. A rear addition was added to the 1856 building in 1885. In the 20th century two major rehabilitation campaigns were undertaken by the community: the first in 1963-1964, and the second in the 1990s. Since the rehabilitation in the 1990s, the maintenance needs of the building have been addressed on an as-needed basis, with the town facilities manager working to budget things like cyclical painting and roofing, while addressing other items as necessary. Concerns related to securing the exterior building envelope and improving the operability of the windows are prioritized in this assessment with other building conditions of lesser immediacy (such as minor maintenance issues) given lower prioritization in the Part IV: Recommendations.

Summary of Costs:¹	
Estimated Total Phase I Materials & Labor	\$90,535-100,850
Estimated Total Phase II Materials & Labor	\$79,900-82,900
Estimated Total Phase III Materials & Labor	\$80,000-85,000+
10% Contingency	\$25,044-26,875+
10% Management Fee/General Conditions	\$25,044-26,875+
Estimated Total Project Construction Cost	\$300,523-322,500+

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¹ For a detailed break-down of costs, please refer to the Part IV: Recommendations section of this report.

Part I: History and Development of the Deerfield Town House

The Deerfield Town House (AKA Town Hall) was built in 1856 as the third public meeting house in the community. Designed by Foster & Robinson of Concord in the Greek Revival Style, the large Greek Revival municipally-funded building represents the migration of the municipal center from Old Deerfield Center to the northwest to the present location. An 1885 addition to the rear elevation of the building created a means of egress for the second-floor while also providing indoor privies to replace earlier outhouse facilities. By the 1960s, the town embarked on the first major rehabilitation of the structure, adding insulation, updated power, and plumbing for the first time. In the 1990s, after the Selectmen's and Town Clerk's offices were removed from the building, the Town embarked on a second wave of building rehabilitation guided by the Deerfield Historical Society under the watchful eye of the Deerfield Heritage Commission. Though the Historical Society has now moved into a building of their own, leaving no regular tenant, the Town House continues to be used for local elections and meetings, and the lower hall is available for rent for private gatherings.

THE EARLY HISTORY OF DEERFIELD (BEFORE 1856)

The Deerfield Town House is the third purpose-built structure constructed by the Town to house Deerfield municipal meetings. In order to understand the context of its history it is helpful to understand the early history of the Town. Bounded by Northwood (established in 1773), Nottingham (1722), Raymond (1764), Candia (1763), Allenstown (1831), and Epsom (1727), the area that is now Deerfield was included in the 1722 charter of Nottingham.

The first European settlers to the area that would become Deerfield arrived before 1750, when they began to complain about the “educational and religious advantages” of the citizens of the east side of the territory, who lived in close proximity to the municipal center at Nottingham (approximately 10 miles east of Old Deerfield Center).² At the annual town meeting in 1750, the Town voted to set off a new parish of Deerfield within the larger territory of Nottingham. On February 23, 1756, concerned citizens in the western part of Nottingham submitted an unsuccessful petition to Gov. Benning Wentworth (Governor of the Province of New Hampshire from 1741-1766) to separate from Nottingham. This petition was signed by 26 men viz: Benjamin Batchelder; John Batchelder; Nathaniel Batchelder; Nathaniel Batcheler, Jr.; Steven Batchelder; Thomas Brown; Jeremiah Dearborn; Levi Dearborn; Abraham Drake; Eliphelet Grifeen [sic]; Theophilus Griffin; Nathaniel Healy, Jr.; Daniel Kelley; Green Longfellow; Jonathan Longfellow; Daniel Marston; Isaac Mason; Reuben Masteen; Samuel Page; Ephraim Pettingell; Coffin Sanborn; Timothy Sanborn; Isaac Shepard; David Tilton; and Nathan Tilton.

A second petition to legally separate from Nottingham was presented, and on January 8, 1766 Gov. Benning Wentworth incorporated the Town of Deerfield.³ According to Elmer Munson Hunt, the new town was

² Elliott C. Cogswell, *History of Nottingham, Deerfield and Northwood...* (Manchester, NH: John B. Clarke, 1878), 259 and Charles Albert Hazlett, *History of Rockingham County, New Hampshire, and Representative Citizens* (Chicago, IL: Richmond-Arnold Publishing Company, 1915), 276. Other historians state that the settlement of the territory began in 1756 and 1758 with the arrival of “Robert Johnson, Benjamin Batchelder, and others” Edwin A. Charlton, *New Hampshire As It Is...* (Claremont, NH: Tracy & Company, 1856), 179 or in 1756 by “John Robinson, Jacob Smith, Isaac Shepard, and Benjamin Batchelder (Alonzo J. Fogg, *Gazetteer of New Hampshire...* (Concord, NH: D. L. Guernsey, 1874), 126).

³ Cogswell, 264-265; Hazlett, 276.

Part I: History and Development of the Deerfield Town House

named after Deerfield, Massachusetts, the town from which many of the early settlers hailed.⁴ Writing in the late 19th century, historian Elliott Cogswell narrates that,

While this petition was pending, as tradition has it, a Mr. Batchelder killed a large, fat deer, and presented it to Gov. Wentworth, with which his Excellency was highly pleased, and was thereby disposed to favor the act of incorporation, and suggested the name of ‘Deer-field,’ as that by which this township should be known.⁵

This story is also incorporated in both Edward Charlton’s 1856 description of the Town of Deerfield and that written by Alonzo Fogg in 1874.⁶

The first legal meeting of the new Town was held on January 13, 1766 at the house of Samuel Leavitt to appoint town officials.⁷ At the first annual town meeting on March 18, 1766 at the house of Town Moderator, Wadleigh Cram (b 1702),⁸ a committee, consisting of Nehemiah Cram, Eliphalet Eastman, Abram True, John Robinson, and Samuel Winslow was raised to locate a new Town Meetinghouse and major roads through the township.⁹ Though the construction of this building, which was to provide a meeting place for both town municipal meetings and religious gatherings, was started, it took over five years for the building to be completed and a final location to be chosen. In accordance with their charters, most New Hampshire towns located their meetinghouses along a common near the geographical center of the town. Up until 1819, towns charged a ministerial tax on their citizens to support the services of the town-employed minister (most commonly of the dominant Congregational denomination), who held regular meetings for the inhabitants in the meetinghouse.

Over the next five years, several locations were selected with generations of frames constructed but not enough consensus among the townsfolk to complete the building, the construction of which proved controversial for the non-Congregationalist members of the town.¹⁰ A frame was up by June 2, 1767, when an article was voted down at the Town Meeting to board and shingle the “meeting house frame where it now stands”.¹¹ Somehow the following year, in 1768, a new article was raised to see if “the parish will agree on a plan to set a meeting house on; and what bigness to build said house; to choose a committee to build the frame of said house at the expense of the parish.”¹² and was also voted down. On January 12, 1768 the town voted to build a 55’ x 40’ meetinghouse on the 7th lot in the 4th range “where the frame now stands”.¹³ The following year, on November 16, 1769 the town voted to build a 65 x 45’ meetinghouse on Lot No. 9 in the 4th Range.¹⁴ Though the town accepted an acre of land from Stephen Bachalar onto which

⁴ Elmer Munson Hunt, *New Hampshire Town Names and Whence they Came* (Peterborough, NH: Noone House, 1970), 96.

⁵ Cogswell, 261.

⁶ Charlton, 179 and Fogg, 126.

⁷ Fogg, 126.

⁸ Cogswell, 359. A nephew of this Wadleigh Cram (b.1702) relocated to Pittsfield where he had a son who was also named Wadleigh Cram (ca. 1753-1840) who relocated to Center Harbor in ca. 1780 and settled on the farm now owned by the author of this report.

⁹ Cogswell, 266 and Hazlett, 279.

¹⁰ Cogswell, 302.

¹¹ Cogswell, 267.

¹² Cogswell, 268.

¹³ Cogswell, 268.

¹⁴ Cogswell, 270.

Part I: History and Development of the Deerfield Town House

they planned to move the 65 x 41' meetinghouse frame that had been constructed on Lot No. 9 in the 4th range on July 2, 1770, by 1771 they opted to move the location *again*.¹⁵

In 1771, the Town *finally* settled on a location for their new **Deerfield Meetinghouse**, citing the building “on Chase’s Hill so called” in the original village of Deerfield Center (Old Deerfield Center) about a mile northwest of the present village of Deerfield Center.¹⁶ The following year, in 1772, the Town of Deerfield settled their first Minister, Rev. **Timothy Upham** (d. 1811), who oversaw meetings of the Congregationalist church within the Meetinghouse until his death on February 21, 1811.¹⁷ This first Deerfield Town Meetinghouse is clearly depicted on both the 1784 Holland Map and the 1816 Carrigan Map, which also shows a second church to the East, nearer to Deerfield Parade (figures 2 & 3).



Figure 2: Deerfield in ca. 1784, with original meetinghouse in Old Deerfield Center (Samuel Holland Map of New Hampshire)

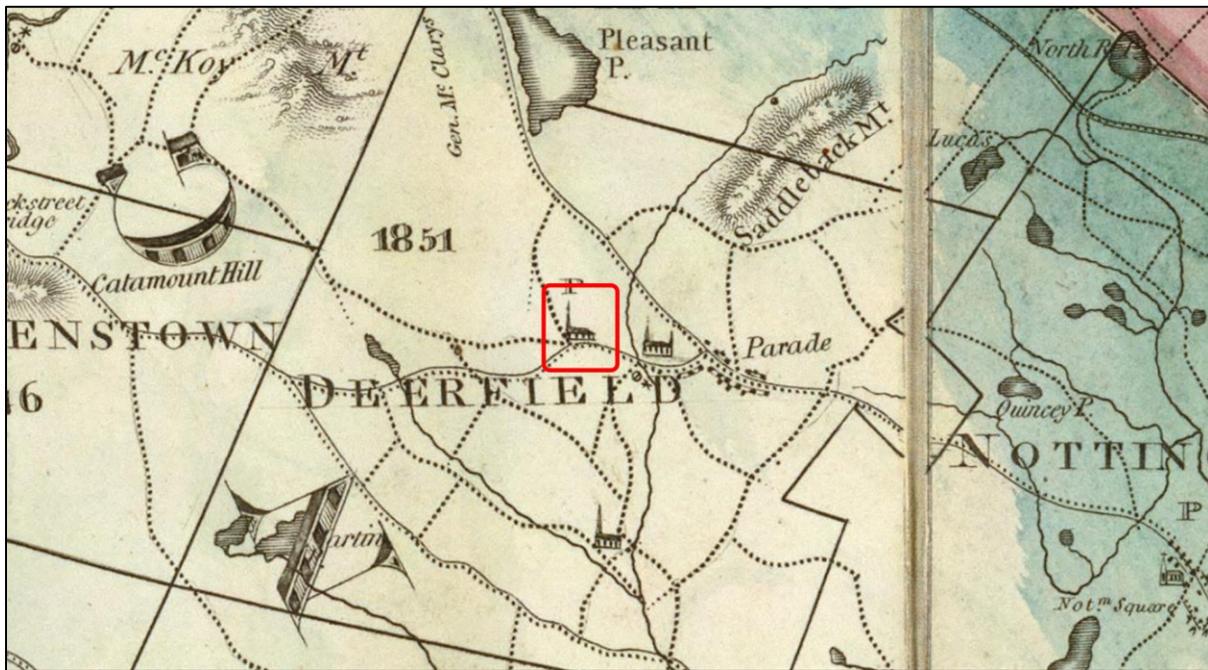


Figure 3: Deerfield in 1816 with original Deerfield Meetinghouse in Old Deerfield Center and second Church to the east, along the road to Deerfield Parade (Phillip Carrigan Map of New Hampshire)

¹⁵ Cogswell, 270 & 271.

¹⁶ Cogswell, 271. This meetinghouse was located along Meetinghouse Hill Road, adjacent to the Old Center Cemetery until 1845 (Lisa Mausolf, “National Register of Historic Places Registration Form: Old Deerfield Center Historic District” (2019), 5) or 1846 (Mausolf, 8).

¹⁷ Cogswell, 275 and Hazlett, 279. Upham was followed by Rev. Nathaniel Wells from 1812-1841.

Part I: History and Development of the Deerfield Town House

Up until the passage of the “Toleration Act” in 1819, the Congregational Church was a town function and town responsibility in most NH municipalities. The act stipulated that no person could be taxed against his will to support a specific religion, effectively separating church and state. Separation was a slow process, as the state was not allowed to pass *ex post facto* laws, meaning that pre-existing contracts were allowed to continue and receive public support until they ran out.¹⁸ Although some municipalities bifurcated their existing meetinghouses to create separate halls with the existing space (often stipulating that existing religious societies share the space on Sundays proportionally to the percentage of the population in each society), many churches and towns constructed their own purpose-built meeting houses in New Hampshire between 1820 and 1850 to comply with this legislative change.

After Upham’s successor, Rev. **Nathaniel Wells** (1774-1858)¹⁹ first moved the Congregational services to the new Congregational Church in 1835 and then gave up his post as the Town Minister in 1841, the townsfolk began to discuss replacing the 1771 building with a modern town house.²⁰ Although the Town voted down a warrant article to build a new town house at the March 1844 town meeting, they did vote to “establish a committee to draft a plan for a new building, and report back to the town meeting in 1845.”²¹ In the spring of 1845, the Town voted to buy out the pew owners of the old meetinghouse, dismantle the building, and use the materials to erect a new townhouse on an as yet to be determined site to be chosen by the selectmen.²² On August 8, 1845, the selectmen purchased a 60 by 65 foot lot in the new Deerfield Center village from James B. and Louisa Edgerly.²³ The new single-story **Town Hall** was to be ready for use by the March 1846 annual town meeting.²⁴ Unfortunately, the building didn’t last very long: it burned to the ground on the night of January 24-25, 1856.²⁵

On February 13, 1856, the selectmen called a special town meeting in the barn of Peter P. French “to see what action the town will take in relation to building a Town House or procuring a building to be used for town purposes.”²⁶ A five-member committee was chosen to obtain a plan and cost estimate (not to exceed \$2,500) ahead of the scheduled Town Meeting on March 11th.²⁷ At the Town Meeting, citizens voted to accept the committee’s plan to build a new 74 by 44 foot townhouse “on or near the old spot” for \$2,500.²⁸ On March 13, a three-member building committee was chosen to oversee the construction.

¹⁸ Everett S. Stackpole, *History of New Hampshire*, Vol. IV (New York: The American Historical Society, 1916), 30.

¹⁹ Anonymous, “Find A Grave: Millions of Cemetery Records Online” (www.findagrave.com), Rev. Nathaniel Wells (1774-1858) is interred at the Old Center Cemetery in Deerfield.

²⁰ David Ruell, “National Register of Historic Places Registration Form: Deerfield Center Historic District.” (January 2002), 39.

²¹ Ruell, 39 referencing Joanne Wasson, *Deerfield Community Church 1835-1985* (Deerfield, NH: 1985), p 1, 2 & 13.

²² Ruell, 40.

²³ Rockingham County Registry of Deeds, BK364/PG184.

²⁴ Ruell, 40 referencing “Deerfield Records, Vol. 5: 1833-1851”, 353.

²⁵ Ruell, 40, referencing *New Hampshire Patriot* (Concord, NH), January 30, 1856; *Dollar Weekly Mirror* (Manchester, NH), February 2, 1856; and *Morning Chronicle* (Portsmouth, NH), January 28, 1856.

²⁶ Ruell, 40, referencing “Deerfield Records, Vol. 6: 1852-1863”, 120.

²⁷ Ruell, 40-41.

²⁸ Ruell, 41 referencing “Deerfield Records, Vol. 6: 1852-1863”, 122 & 138.

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THE CONSTRUCTION OF THE DEERFIELD TOWN HOUSE (1856)

By 1856, Deerfield had grown into a thriving town with three religious societies (the Congregational Church, Freewill Baptist Society, and a Calvinist Baptist Society) with \$1,200 appropriated annually for the support of the common schools and an additional appropriation for a literary fund. The town had “two hotels, ten stores, eight grain and saw mills” and “four shoe manufactories, with a capital of about \$12,000 in which nearly 300 persons are employed.”²⁹

The Town hired **J. L. Foster & F. S. Robinson**, Architects, of Concord, NH to design the Greek Revival edifice,³⁰ a firm that appears to have only remained in partnership for a very short duration.³¹

Joshua Lane Foster (1824-1900)³² made his name not in architecture, but in publishing. Born in Canterbury, Foster grew up in Chichester and was educated at the Pittsfield and Gilmanton Academies.³³ As a young man, he learned the trade of a carpenter and builder and afterwards studied architecture under Prof. Benjamin Stanton of New York. In 1848, Foster married Lucretia N. Gale (daughter of Bartholomew Gale of Upper Gilmanton). According to an obituary, Foster practiced as an architect out of Concord from about 1847-1857, and “designed and constructed many public buildings in New Hampshire, including churches, court-houses, and schoolhouses.”³⁴ Unfortunately, as of writing, only two of these buildings have been identified: the 1856 Deerfield Town House (which he designed with Fernando S. Robinson) and the 1855-1857 Manchester County Courthouse (which he designed with George F. Forest).³⁵

Apparently following the Panic of 1857 financial crisis, Foster abandoned his career in architecture and switched his focus to publishing. In 1858, Foster purchased the *Dover Gazette* and moved to the seacoast.³⁶ In 1861, he briefly returned to architecture with a practice in Manchester, before returning to Portsmouth in January of 1863 to start the *States & Union Newspaper* the day after President Abraham Lincoln issued the Emancipation Proclamation. A pro-“State’s Rights” Democrat, Foster advocated that each state should decide if they embrace or reject slavery while publishing unrelenting attacks on blacks, the church, the military, and the president. By April 10, 1865, after General Lee surrender to Grant at Appomattox, the citizens of Portsmouth could take no more of Foster’s propaganda. After liberally celebrating the end of the Civil War, a drunken crowd of up to 2,000 citizens, sailors, and shipyard workers stormed the *States & Union* offices on Daniel Street, threatening to lynch Foster in an act referred to as the “Newspaper Riot” or “States & Union Riot”. Foster managed to slip out a back door, but the crowd smashed his printing press, and tossed his equipment out of a second-floor window, an act that was captured in some of the earliest

²⁹ Charlton, 181.

³⁰ Thomas J. Dale, “National Register of Historic Places Inventory – Nomination Form: Deerfield Town House” (January 1978), 3 and Ruell, 41, referencing “Deerfield Records, Vol. 6: 1852-1863”, 151.

³¹ The firm only appears in Concord directories for the year 1856 (Ruell, 41 referencing David Ruell, “Architects Listed in Nineteenth Century New Hampshire Directories” (Manuscript NH Historical Society, Concord, NH), 32, 34-35, 70).

³² Anonymous, “Find A Grave...” (www.findagrave.com), Joshua Lane Foster (1824-1900) is interred at Pine Hill Cemetery in Dover.

³³ “Joshua L. Foster” obituary (*Granite Monthly: A New Hampshire Magazine*. Vol. XXVIII, No. 2, Concord, NH: Granite Monthly Company, February 1900), 118.

³⁴ “Joshua L. Foster”, 118.

³⁵ The Merrimack County Courthouse was individually listed to the National Register of Historic Places on November 27, 1979 (NR#79000202).

³⁶ “Joshua L. Foster”, 118.

Part I: History and Development of the Deerfield Town House

photographs of Portsmouth.³⁷ In 1872, Foster returned to Dover, to found the *Fosters Daily Democrat* newspaper and live out the remainder of his days.

Foster's brief architectural partner, **Fernando S. Robinson**, is a much more elusive character. A Fernando S. Robinson was born in Richmond, NH in 1832 to Harmon & Cinthia Robinson³⁸ and lived in his father's house in Winchester in 1850³⁹ and in his father's household in Bridgewater in 1860 (where he was employed as an "artist")⁴⁰ before moving to Thomasville, Georgia by 1870, where he worked as a photographer.⁴¹

Though Foster & Robinson's original drawings for the Deerfield Town Hall have been lost to time, their building specifications are recorded in the town records.⁴² The new building was two stories in height with large meeting rooms at each level to accommodate "the private and public business of the town, as well as for accommodating town fairs and social gatherings."⁴³ One major difference between the architectural specifications (and presumably drawings), and the present structure is that the architects originally designed the structure to have a cupola, which was omitted from the structure as built.

When the building committee signed an agreement with contractor **Peter O. Woodman** (1812-1899)⁴⁴ on April 30, 1856, they specifically instructed him to follow the architect's plans and specifications, "excepting... all that part...which relates to the cupola."⁴⁵ Woodman's contract price called for a payment of \$3,000 (not inclusive of the cupola), \$500 more than had been appropriated by the town meeting which probably explains the reasoning behind omitting the decorative element.⁴⁶ Woodman grew up in Deerfield and moved to Manchester by 1850 with his first wife and young family where he worked as a carpenter.⁴⁷ After his first wife died in 1853, he returned to Deerfield and married Susan M. Goodhue in 1855.⁴⁸ By 1860, he had settled into a farming life in Deerfield with his second wife and mixed family of 10 children between the ages of 1 and 18.⁴⁹

³⁷ For additional information on the photograph and event which it depicts, please refer to James L. Garvin, *Historic Portsmouth: Early Photographs from the Collections of Strawberry Banke, Inc.* (Somersworth, NH: New Hampshire Publishing Company, 1974), 130 & 132.+

³⁸ New Hampshire Bureau of Vital Records, "New Hampshire Births & Christenings, 1714-1904" (www.familysearch.org), Fernando S. Robinson, 1832.

³⁹ 1850 US Federal Census of Winchester, NH, household of Harmon Robinson (dwelling 187, family 225).

⁴⁰ 1860 US Federal Census of Bridgewater, NH, household of Harmon Robinson (dwelling 1205, family 1026).

⁴¹ 1870 US Federal Census of Thomasville, Georgia, household of Fernando Robinson (dwelling 237, family 293).

⁴² Ruell, 41 referencing "Deerfield Records, Vol. 6: 1852-1863", 151-158.

⁴³ Cogswell, 305.

⁴⁴ Anonymous, "Find A Grave..." (www.findagrave.com), Peter Ordway Woodman (1812-1899) is interred at Pine Grove Cemetery in Manchester.

⁴⁵ Ruell, 41 referencing "Deerfield Records, Vol. 6, 1852 to 1863", 158.

⁴⁶ Ruell, 41-42.

⁴⁷ 1850 US Federal Census of Manchester, household of Peter O. Woodward (dwelling 1637, family 1800).

⁴⁸ New Hampshire Bureau of Vital Records, "New Hampshire Marriages, 1720-1920" (www.familysearch.org), Peter O. Woodman, 1855.

⁴⁹ 1860 US Federal Census of Deerfield, household of Peter O. Woodward (dwelling 85, family 94). By 1870, Woodman's family moved back to Manchester, and he was identified as working as a carpenter (1870 US Federal Census of Manchester, household of Peter O. Woodman (dwelling 553, family 568). The Woodman family remained in Manchester for the remainder of Peter's life (New Hampshire Bureau of Vital Records, "New Hampshire Death Records, 1654-1947" (www.familysearch.org), 1899 death of Peter O. Woodman).

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Woodman sub-contacted part of the work on the new Town Hall to **True Washington Currier** (1825-1891),⁵⁰ another local carpenter. Currier's father had also been a carpenter by trade⁵¹ and had moved to Deerfield from his father's Northwood farm after 1850⁵² with his wife, Abigail Stevens (*Whittier*) Currier and their small children. The family lived just southwest of Deerfield Center, and their home is depicted on the 1847 Rockingham County Map (figure 4). He remained in Deerfield for the rest of his life, and is also known to have built the Deerfield Parade schoolhouse and Prescott's Store at Deerfield Center.⁵³ "According to one local historian, Currier 'did most of the building',"⁵⁴ while the author of the *History of Nottingham, Deerfield, and Northwood...*, Elliott Cogswell, states that Currier "framed, raised, and put the cornice on the building".⁵⁵

While the carpenters set to work on the building, the Selectmen scrambled to enlarge the 65-foot lot to fit the 74-foot-long building, calling a special town meeting on September 15, 1856 to approve the building contracts (at \$500 over the previously approved \$2,500), \$100 to purchase additional land, and an extra "\$22 to raise the foundation by one foot".⁵⁶ With the approval of the Town, the selectmen purchased an additional parcel from James and Louisa Edgerly for \$100 that more than tripled the size of the lot.⁵⁷

The builders successfully met their first deadline: the building was sufficiently finished by November 1, 1856 to house the presidential election and following Town Meeting.⁵⁸ The entire building was to be completed by December 1, 1856.⁵⁹

⁵⁰ Anonymous, "Find A Grave..." (www.findagrave.com), True Washington Currier (1825-1891) is interred at Currier Cemetery in Deerfield.

⁵¹ Cogswell, 372.

⁵² 1850 US Federal Census, household of True W. Currier (dwelling 107, family 107) and True Currier (dwelling 107, family 108).

⁵³ Cogswell, 372.

⁵⁴ Joanne Wasson, *Tales of Old Deerfield*, (Evans Printing, 1964), 9.

⁵⁵ Cogswell, 372.

⁵⁶ Ruell, 42.

⁵⁷ Rockingham County Registry of Deeds, BK369/PG294. Of interest, the deed was not signed until December 5, 1856.

⁵⁸ Ruell, 42 referencing 'Deerfield Records, Vol. 6, 1852-1863,' 162.

⁵⁹ Ruell, 42 referencing 'Deerfield Records, Vol. 6, 1852-1863,' 159.

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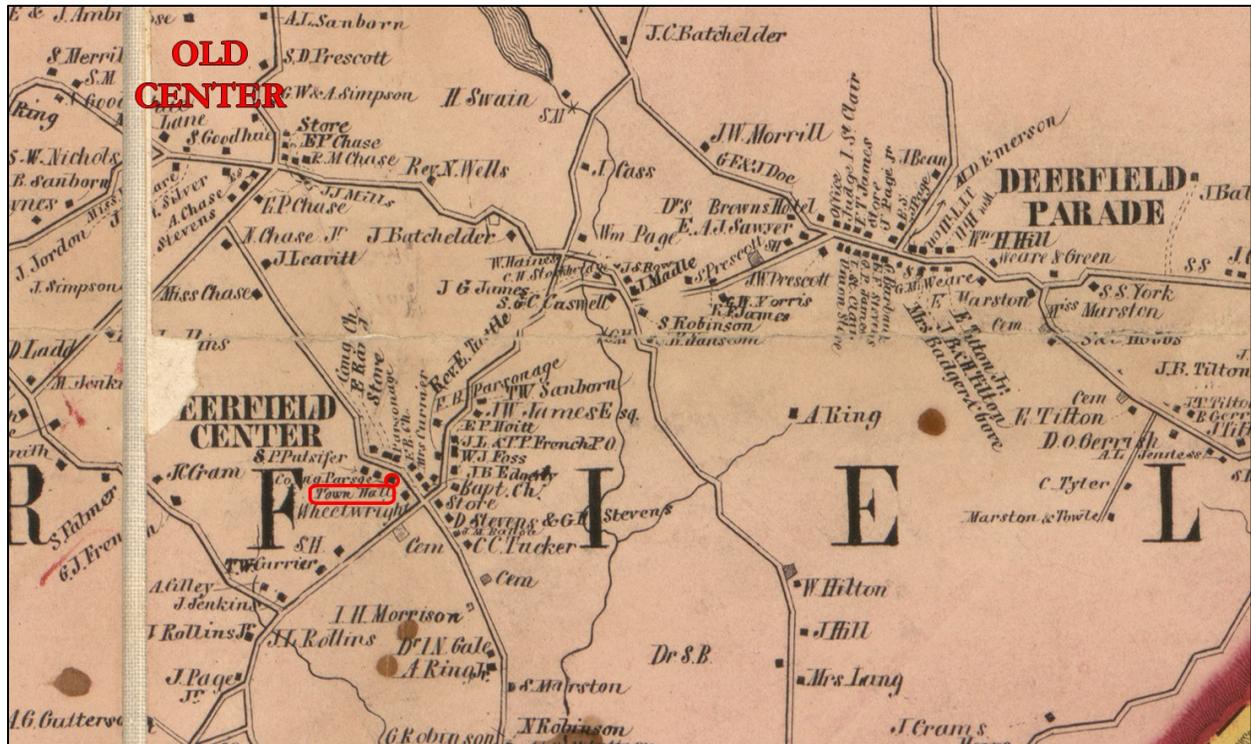


Figure 4: Map of Deerfield in 1857 with New Town Hall located within "New" Deerfield Center with "Old" center to the northwest and Deerfield Parade to the northeast (Chance, "Map of Rockingham County")

DEERFIELD TOWN HOUSE (1857-1975)

The Town called a special town meeting for February 19, 1857 to formally accept the house. The meeting began at the Freewill Baptist Church and quickly moved to the new Town Hall. Although the meeting “voted to accept the Town House” a caveat of “when Mr. Woodman, the contractor, shall fulfill his agreement with the building committee” suggests that some items remained on the contractor’s punch-list. Further, “the special meeting also voted to insure the building, to buy stoves and other furniture, to appoint a committee to develop rules for the building’s use, and to hold a ‘public levee’ to dedicate the building.”⁶⁰

The Town Hall became the hub of Deerfield municipal activity from the time of its dedication. The floor plan and use of the building has changed somewhat over the years. When constructed, the paired central doors allowed access to the spiral stair hall that provided the only second-floor entrance. The east and west exterior doors on either side led into small vestibules (now entry with restrooms and kitchen). The rest of the ground floor was occupied by the large meeting hall, which was constructed with a platform along the south end of the room, with a hard pine rail.⁶¹ The second floor housed the offices of the Selectmen and Town Clerk, with the high school occupying the second-floor hall for a period.⁶² When constructed, the building had no running water nor well, and was heated by individual box stoves. “Legend has it that the

⁶⁰ Ruell, 42-43 referencing “Deerfield Records, Vol. 6, 1856-1863,” 169-170.

⁶¹ “Centennial Celebration 1766-1966 Deerfield, New Hampshire” (Souvenir Book, ca. 1966), 36.

⁶² *Ibid.*

Part I: History and Development of the Deerfield Town House

original kitchen was downstairs” (but where is unspecified) and that there were privies “located in rather inaccessible areas”.⁶³

The new Town Hall is clearly depicted on the 1857 Chance “Map of Rockingham County, New Hampshire” (figure 4) at the intersection in the newly-identified “Deerfield Center”. The new building sat at the center of a bustling village, with residences surrounding the cluster of stores, churches, cemeteries, parsonages, and school houses at the intersection.

The earliest known representation of the Town House is a lithograph that appeared in the 1878 town history and may date to ca. 1870⁶⁴ (figure 5). The exterior of the building is largely as it appears today, minus a later rear addition.

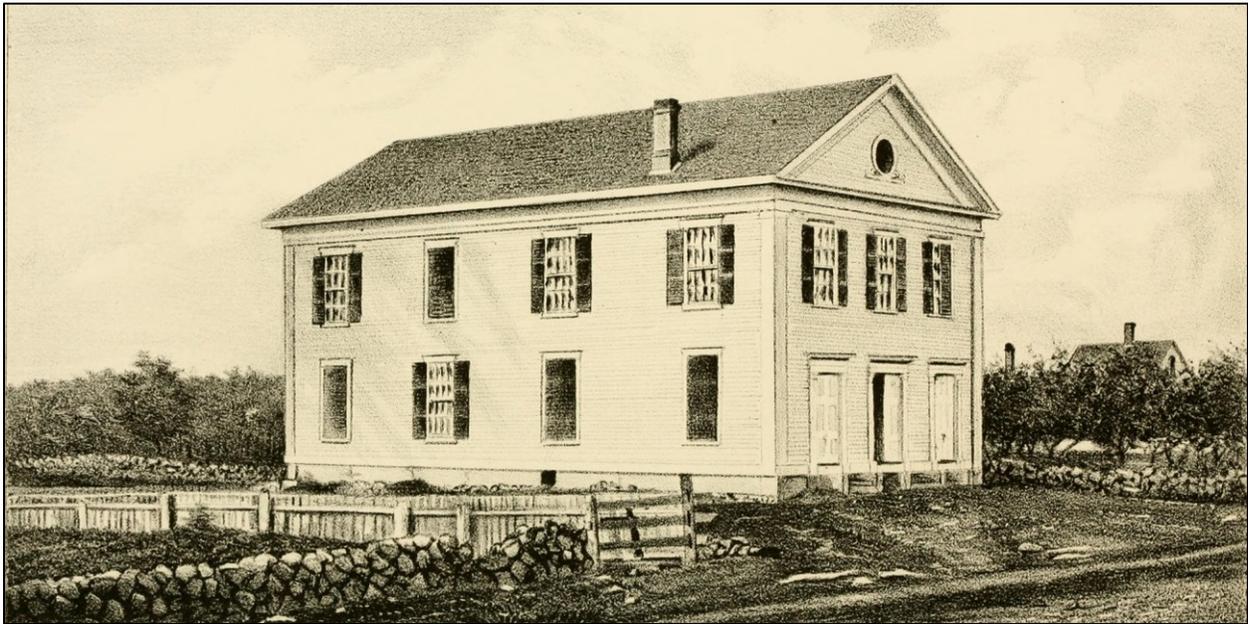


Figure 5: Deerfield Town House, ca. 1878 (Cogswell, opposite p.305)

Article 2 of the 1880 Town Warrant asked, “to see if the town will vote to shingle paint and repair the Town House, lay a floor in the attic of said house, build a suitable receptacle for ladders on the back end of said house, and purchase new and repair the broken settees.”⁶⁵ March 30, 1880 the Town voted to have the Selectmen shingle the house with “the best pine shingles that they shall find tarred paper underneath” and paint with lead and oil, lay a single floor in the attic, purchase 25 new settees, and “enlarge the stage in the upper hall to the whole width and to arrange pillows for the better accommodation of the use of the same”⁶⁶ but did not authorize the construction of the ladder storage.

⁶³ “Centennial Celebration...”, 36.

⁶⁴ “Centennial Celebration...”.

⁶⁵ Town of Deerfield, “Town Meeting Records, Vol. 1: 1880-1904” (Deerfield Town Website: www.townofdeerfieldnh.com), 11.

⁶⁶ Town of Deerfield, “Town Meeting Records, Vol. 1: 1880-1904”, 13.

Part I: History and Development of the Deerfield Town House

The March 1883 Town Warrant Article 11 asked if the Town would purchase a safe to house town records.⁶⁷ \$500 was appropriated to purchase a safe, to be placed in the “lower hall”.⁶⁸ A cement foundation was constructed in the corner of the east side entrance to support the safe.⁶⁹

The 6th article of the 1884 Town Warrant asked if the town would vote to establish a High School district in the Center of the Town and appropriate a part of the school money to keep two terms of school a year in the Town Hall.⁷⁰ On March 12, 1884, the school was established by a vote.

Article 8 of the same Town Warrant petitioned to provide a second means of egress to the building, “in case of fire when the Hall is full of human beings”.⁷¹ A correspondent from the *Exeter New Letter* newspaper reported that the hall equated to a “death trap” because the only exit was a small circular stair at the front of the building.⁷² Though the meeting voted to raise \$200 only for the fire-escape,⁷³ the total cost of the rear addition, which was completed in August,⁷⁴ came to \$679.62.⁷⁵ The Town Report shows that the new addition, which was designed to mimic the look of the original structure while providing a secondary means of egress and two privies, was built by the combined efforts of J. M. Ballou (material), H. O. Brown (labor & lumber), William F. Chase (supplier of brick and clapboards, use of team, and labor), M. W. Childs (labor), Concord Railroad (freight), J. C. Cram (labor), John Dame (labor), M. B. Harvey (labor on stone), Head & Dowst (materials), I. H. Morrison (drawing lumber & shingles), A. S. Pulcifer (zinc & etc), A. H. Rand (labor & lumber), G. P. Rand (labor), J. C. Rand (labor), Gilbert Robinson (lumber & labor), L. D. Robinson (labor), Jeremy Rollins (labor), J. L. Rowe (painting), M. L. Sherbert (labor), J. W. Silver (labor), W. H. Silver (labor), and C. C. Tucker (drawing lumber).⁷⁶ The Selectmen’s Report also indicates that J. C. Whidden was paid \$13.50 for “balance on Town Hall”.⁷⁷

⁶⁷ Town of Deerfield, “Town Meeting Records, Vol. 1: 1880-1904” 112.

⁶⁸ Town of Deerfield, “Town Meeting Records, Vol. 1: 1880-1904” 124.

⁶⁹ This location is now the accessible restroom. The safe was later moved to the southwest corner of the 1885 addition, where it sits to this day.

⁷⁰ Town of Deerfield, “Town Meeting Records, Vol. 1: 1880-1904”, 146.

⁷¹ Town of Deerfield, “Town Meeting Records, Vol. 1: 1880-1904”, 146.

⁷² Ruell, 43 referencing the *Exeter New Letter*, March 21, 1884.

⁷³ Town of Deerfield, “Town Meeting Records, Vol. 1: 1880-1904”, 160.

⁷⁴ Ruell, 43 referencing the *Exeter New Letter*, August 29, 1884.

⁷⁵ Town of Deerfield, *Annual Reports of the Selectman and Treasurer of the Town of Deerfield...for the Year Ending March 1, 1885* (Manchester, NH: John B. Clarke, 1885), 11.

⁷⁶ Town of Deerfield, *Annual Reports...for the Year Ending March 1, 1885*, 11.

⁷⁷ Town of Deerfield, *Annual Reports...for the Year Ending March 1, 1885*, 1.

Part I: History and Development of the Deerfield Town House



Figure 6: New Deerfield Center in 1892 (D. H. Hurd & Co., Town and City Atlas of the State of New Hampshire, 1892)

By 1892, the village surrounding the Town House was bustling with activity with several churches, a school house, cemeteries, and multiple residences (figure 6). By 1895, \$192.66 was expended to repair two window frames and the building shutters.⁷⁸ The 1909 Town Report indicates that W. A. and F. N. Brown laid a “new floor” in the Town Hall in 1908, which was coated by 7 gallons of floor finish by J. E. Marden.⁷⁹ In 1909, the Town voted to re-shingle the Town House roof, buy new chairs or settees, and build a new structure near the Town House for storing the Town’s road machines and tools.⁸⁰ The new cedar shingle roof cost approximately \$311.66 (the total price also includes some of the labor for the construction of the tool shed).⁸¹

Photographs of the Town House (and new tool shed) from the 1920s and 1930s illustrate how little the exterior of the building has changed over the last 100 years (figure 7). The Deerfield Fair started in 1876, with a day-long celebration held at the Town House that included band concerts, ball games, and farm animals on the lawns and displays of fancywork, basketry, canned goods, and school projects inside the building. Vintage photographs show mature elms along Church Street, with open fields behind the building that are dotted with stone walls. The tool shed was built at the southeast corner of the building, where the paved driveway currently runs. The gable-roofed building had an exterior sliding door and was two-bays wide with a gable roof and clapboard siding. In 1938, the Deerfield Fair moved to the present fairgrounds on Route 107A and turned into a four-day affair.

⁷⁸ “Centennial Celebration...”, 36.

⁷⁹ Town of Deerfield, *Annual Report for Deerfield N.H. for the Year Ending February 15, 1909* (John B. Clarke Company, 1909), 14.

⁸⁰ Town of Deerfield, *Annual Report...for the Year Ending February 15, 1909*, 3.

⁸¹ Town of Deerfield, *Annual Report for Deerfield N.H. for the Year Ending February 15, 1910* (John B. Clarke Company, 1910), 11.

Part I: History and Development of the Deerfield Town House



Figure 7: 1923 Deerfield Fair in front of the Deerfield Town Hall. Note the tool shed at the east side of the building (*“Centennial Celebration”* souvenir book, 43)

By the second quarter of the 20th century, the Town House (now often referred to as the Town Hall) was beginning to seem antiquated without running water or central heat. Articles to install chemical toilets in the hall were postponed in both 1929 and 1932. In 1933, the townspeople again voted in favor of re-shingling the Town House roof, appropriating \$400.⁸² In 1944, voters approved the purchase of a new woodstove for the Town Hall, which was purchased from Concord Foundry & Machine Co. for \$28 and installed by J. W. Clay (who also repaired one of the building’s windows).⁸³ A more comprehensive effort to rehabilitate the windows in 1948 included repainting and re-glazing the sash with payments to Howard Johnson for “work at Town Hall”, Daniel Sundeen for glass for the Town Hall windows, and Joel S. Daniel for painting at the Town Hall.⁸⁴ New exterior wall sconces appear in photographs taken in the 1940s, suggesting that exterior lighting may have also been added as part of the window-restoration project of the late 1940s (figures 8 & 9). In 1953, a committee was appointed to review installing central heating in the building (but this does not seem to have been installed for 10 years).

⁸² Town of Deerfield, “Town Meeting Records, Vol. 2: 1904-1935”, 634. & 641.

⁸³ Town of Deerfield, *Annual Report for Deerfield N. H. for the Year Ending December 31, 1944* (Manchester, NH: The Clarke Press, 1945), 25.

⁸⁴ Town of Deerfield, *Annual Reports of the Town Officers of the Town of Deerfield, N.H. for the Year Ending December 31, 1948* (Manchester, NH: The Clarke Press, 1949), 29-30.

Part I: History and Development of the Deerfield Town House



Figure 8: Exterior repairs to the Town House, possibly in 1948 (Deerfield Historical Society)



Figure 9: Exterior repairs to the Town House, possibly in 1948 (Deerfield Historical Society)

Part I: History and Development of the Deerfield Town House



Figure 10: Event in the upper hall, ca. 1940s (Deerfield Historical Society)



Figure 11: Event in the upper hall, ca. 1940s (Deerfield Historical Society)

Part I: History and Development of the Deerfield Town House



Figure 12: Meeting in the Meeting Hall, before 1963 (Deerfield Historical Society)



Figure 13: Meeting Hall, before 1963 (Deerfield Historical Society)

Part I: History and Development of the Deerfield Town House

The first major rehabilitation of the 1856 Deerfield Town House/Town Hall occurred in 1963 to 1964. The Town voted to rehabilitate the town hall at the March 1963 Town Meeting. “At that time paint was peeling from the ceilings, plastered walls were severely cracked. The foundation needed considerable repair.”⁸⁵ The new Town Hall Improvement Committee met on March 17, 1963 to plan the renovation and develop a list of priorities that included: 1) well, 2) plumbing, 3) heating, 4) carpentry, 5) electrical, 6) masonry, 7) ceilings, and 8) painting.⁸⁶ After Granite State Well drilling had to drill to a depth of 500-feet for the well, the Committee was forced to return to the town to request additional funding at a Special Town Meeting on July 31, 1963.⁸⁷ Co. Roland C. Batchelder raised a motion to appropriate a sum of \$5,500 and seconded by William E. Sanborn to complete the effort to supply running water to the building.⁸⁸ The kitchen was moved to the current location in the former west entry of the ground floor and two toilets were installed within the east entry by J. C. O’Neal Plumbing & Heating. The foundation beneath the front (north) side of the building was repaired, and pointed with “an insulated partition...installed across the crawl space under the building and a heating duct installed in the forward area to protect the water pipes.”⁸⁹ Two heating units were installed in a new utility closet near the east entrance (removed in the 1990s) to create a heating zone for the kitchen and bathrooms, and a second zone for the two halls.⁹⁰ To save money, instead of repairing the cracked horsehair plaster, the Town Hall Improvement Committee installed an asbestos-panel drop-ceiling in each hall (which would also decrease heating costs), lowering the ground floor hall’s ceiling about 30 inches and that of the upper hall about 18” (figure 14).⁹¹ The central entry doors were shortened to accommodate the dropped ceiling with the spiral stairway, with the top panels converted to a transom panel. ¼” thick plywood simulated vertical paneling was installed throughout the two halls to “assure permanency and low-cost maintenance.”⁹² Finally, Gardner & Son of Northwood painted the exterior of the building with two coats, the upper hall’s floor was sanded and refinished, and the louvered exterior blinds were repaired. As a final touch, George Innes made and installed two bulletin boards “as well as the sign over the front door” (figure 15).⁹³ The following year, in 1964, the stage was rehabilitated, bringing the overall project cost to over \$19,000.⁹⁴ The Selectmen hoped that the annual upkeep of the Town Hall would be maintained and that it “will never, in the future, be necessary to go to such a large expense to bring it back into shape.”⁹⁵

⁸⁵ Centennial Celebration...”, 36.

⁸⁶ Town of Deerfield, *Annual Reports of the Town Officers of the Town of Deerfield, N.H. for the Year Ending December 31, 1963* (Manchester, NH: The Jacques Press, 1964), 43.

⁸⁷ Town of Deerfield, *Annual Reports...for the Year Ending December 31, 1963*, 43.

⁸⁸ Town of Deerfield, *Annual Report...for the Year Ending December 31, 1963*, 9.

⁸⁹ Town of Deerfield, *Annual Reports...for the Year Ending December 31, 1963*, 43. The Expenditures for the project indicate that the insulation work was performed by New England Insulation and also suggest that the vermiculite in the ceilings might have also been included at this time (Town of Deerfield, *Annual Reports...for the Year Ending December 31, 1963*, 42).

⁹⁰ “Centennial Celebration...”, 36.

⁹¹ Town of Deerfield, *Annual Reports...for the Year Ending December 31, 1963*, 43.

⁹² “Centennial Celebration...”, 36.

⁹³ The gold leaf for the sign was donated by Mr. Gardner (Town of Deerfield, *Annual Reports...for the Year Ending December 31, 1963*, 44).

⁹⁴ “Centennial Celebration...”, 36. A detailed list of the expenditures for the project is included in Town of Deerfield, *Annual Reports...for the Year Ending December 31, 1963*, 42. Additional information on the rehabilitation of the stage is included in Town of Deerfield, *Annual Report of the Town Officers of the Town of Deerfield, N.H. for the Year Ending December 31, 1964* (Manchester, NH: Ballard Bros., Inc., 1965), 38.

⁹⁵ Town of Deerfield, *Annual Reports...for the Year Ending December 31, 1963*, “Selectmen’s Report”, 10.

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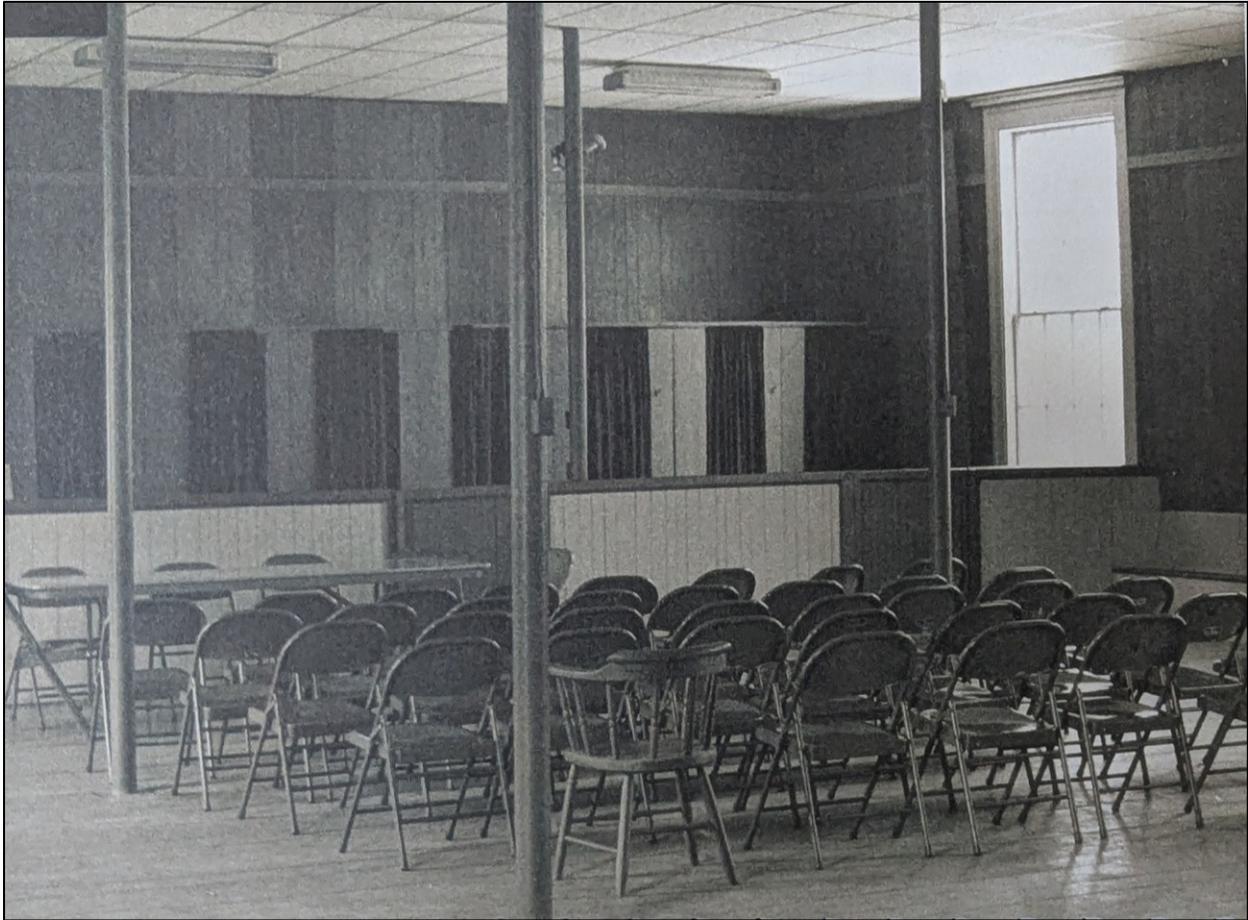


Figure 14: Interior of Meeting Hall, after 1963 (2007 Deerfield Heritage Commission Calendar)

Article 11 of the 1964 Town Warrant also asked that the town accept the “land back and adjacent to the Town Hall” for Town Use.⁹⁶ The article was accepted and on March 1, 1965, the additional land was acquired from John and Gertrude H. Petersen.⁹⁷

The new exterior sign and bulletin boards were also likely added to the building at this approximate time.



Figure 15: Town Hall, 1963 (1963 Town Report)

⁹⁶ Town of Deerfield, *Annual Reports of the Town Officers of the Town of Deerfield, N.H. for the Year Ending December 31, 1963* (Manchester, NH: The Jacques Press, 1964), 6.

⁹⁷ Rockingham County Registry of Deeds, BK 1755/PG 364.

Part I: History and Development of the Deerfield Town House



Figure 16: View of the Town Hall, ca. 1966 ("Centennial Celebration" booklet, 35)

DEERFIELD TOWN HOUSE IN THE MODERN PERIOD (1976-PRESENT)

In 1976, the Town of Deerfield worked with neighbors to acquire additional acreage for town purposes behind the Town Hall. By trading land previously given to the Town by Hazel Lovejoy with John and Gertrude Peterson in a series of land transactions, the Town Hall lot slowly began to take its modern form (figure 17).⁹⁸ Together with the adjacent Fire Department and Library Lots a Deerfield Municipal Campus took shape.

In 1978, Thomas J. Dale wrote the National Register of Historic Places Nomination for the Deerfield Town House/Deerfield Town Hall for the Town of Deerfield. The building was individually listed to the National Register of Historic Places on April 17, 1980 (NR#80000307) with significance in architecture and a period of significance of 1800-1899 with a significant date of 1856.

⁹⁸ Rockingham County Registry of Deeds, BK220/PG569 and BK220/PG0571.

Part I: History and Development of the Deerfield Town House

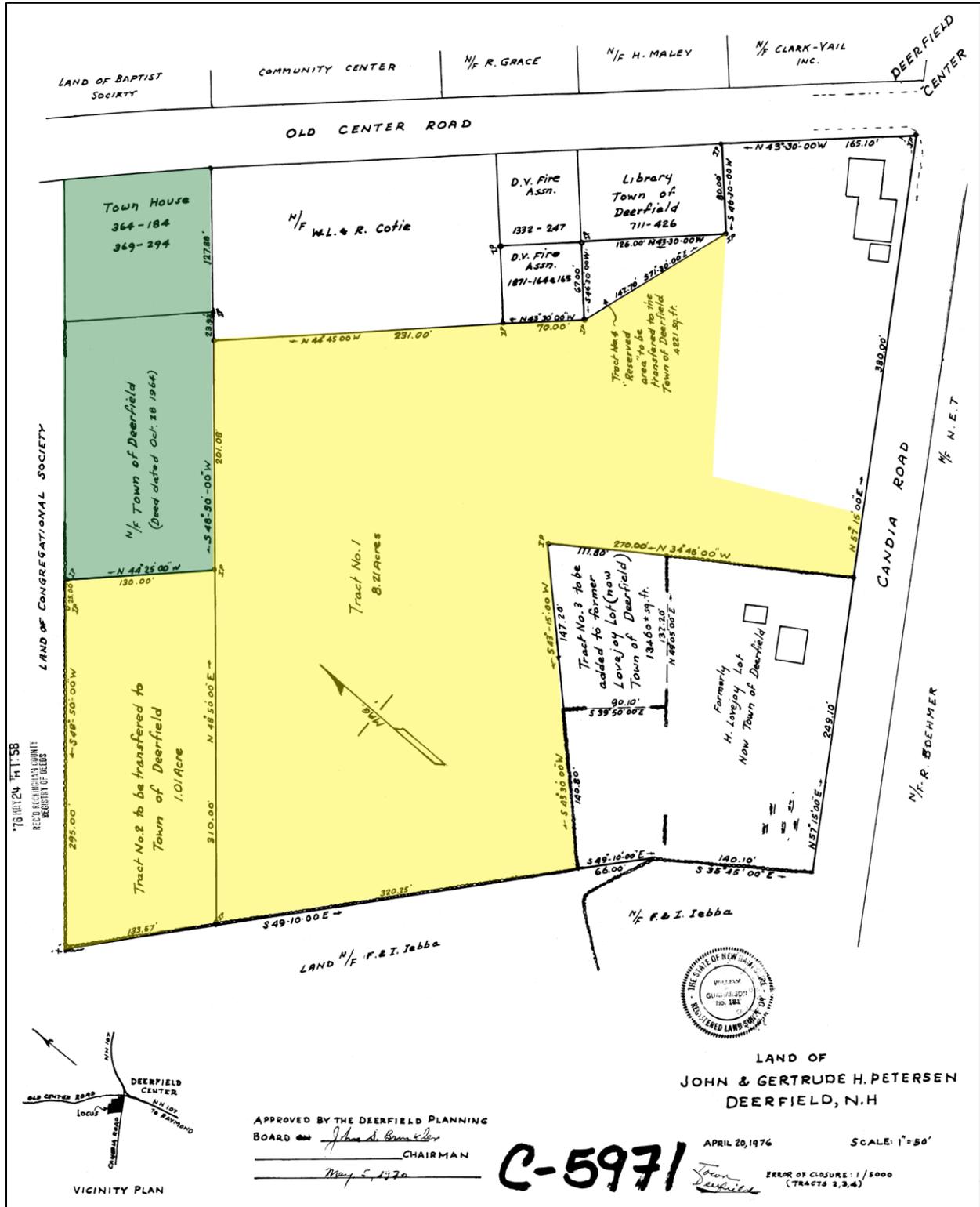


Figure 17: Deerfield Town Hall lot with pre-1976 outline in green, and approximate 1976 expansion in yellow (Rockingham County Registry of Deeds, Plan C-5971)

Part I: History and Development of the Deerfield Town House

By this time, the Town was again thinking about modernization as municipal operations began to adapt to the coming computer age of the 1980s. In 1981 a Warrant Article related to renovating the Town Hall was tabled, and in 1984 Article 6 of the Town Warrant established a Town Hall Offices Capital Reserve Fund. The barrier-free ramp at the east entrance was constructed in 1988 (figure 19).⁹⁹ The first version of what would become the Americans with Disabilities Act (ADA) was introduced to the 100th Congress in April of 1988, but and signed into law by incoming President George H. W. Bush in 1990.



Figure 18: Dance in second-floor hall, ca. 1980s (Deerfield Historical Society)



Figure 19: Deerfield Town House, ca. 1990 (Deerfield Historical Society)

⁹⁹ Town of Deerfield, *Annual Reports of the Town and School District of Deerfield, N.H. 1988* (1989), 19.

Part I: History and Development of the Deerfield Town House

By the late 1980s, the rehabilitation of 25 years earlier were beginning to show their age: the ceiling paint was peeling where exposed, exposed plaster was cracked, the heating system was beginning to fail, and the town needed additional office space. In 1988, the large furnace room that had been constructed in the 1960s was replaced by a new furnace room that was excavated out of the crawlspace beneath the west elevation of the building. Two new furnaces were installed in this new basement room with one for each floor of the building. Article 6 of the 1990 Town Warrant approved the renovation of the Town Hall for use as offices, prompting the removal of the “sheep pen” walls and the installation of permanent partitions with plywood flooring in the main hall, which was to be divided for office use. The same year, the Deerfield School District sold the Town the former School now known as the George B. White Building at 8 Raymond Rd (Map 415/Lot 1). Realizing that the former school was a better candidate for municipal offices, the Town Clerk and Selectmen moved out of the former Town House.

A second rehabilitation of the 1856 Town House was begun in 1991, as soon as the Town Clerk and Selectmen vacated the building with funds received from the Town Hall Restoration Association and Deerfield Country Dance Association. First, all of the new dividing walls were removed and the moderator’s enclosure (“sheep pen”) railing was restored with the platform “enlarged”. The 1960s plywood paneling was stripped out, with plaster walls repaired or replaced with modern gypsum board, and the 1960s ceiling tiles and lighting were replaced (figure 20). The partition walls between the east and west entries were reconfigured to return the rooms to their original dimensions with new woodwork painted to match and new plaster applied over the new walls. The semi-elliptical wall at the north side of the Meeting Hall was also restored. The west door (in the modernized kitchen) was unsealed, and made operable with a single crash-bar. The restroom at the northwest corner of the building was reconfigured to comply with accessibility requirements, a new metal entry door was added inside the historic northeast entry, and the Selectmen granted the Deerfield Historical Society the use of the recently-vacated second-floor offices. In 1995, the stair treads and risers of the spiral stairway were all replaced (figures 21-23).¹⁰⁰ In 1999, the Town Hall Chimneys were repaired, and the Deerfield Fair Association Donated \$10,000 for the “restoration of the Town Hall.” In 2000-2001, the building’s roof was repaired, and the Deerfield Historical Society updated the kitchen with new cabinets and lights.¹⁰¹ The Historical Society also installed new frames of Civil War swords and rifles in the Meeting Hall as they transformed the second-floor offices into museum/archival space. The Town also approved \$6,000 to “correct water quantity and quality at the Town Hall/Town Shed” in 2001.¹⁰²



Figure 20: Meeting Hall under reconstruction, ca. 1991 (Deerfield Historical Society)

¹⁰⁰ Deerfield Heritage Commission, 2007 Calendar.

¹⁰¹ Town of Deerfield, *2001 Annual Report of the Town & School District Deerfield, NH* (2002), “Report of the Selectmen”, 31.

¹⁰² Town of Deerfield, *2001 Annual Report*, “Report of the Selectmen”, 31.

Part I: History and Development of the Deerfield Town House



Figures 21 & 22: Vestibule stairs prior to restoration (left) and during restoration (right), ca. 1995 (Deerfield Historical Society)



Figure 23: Vestibule stairs during restoration, ca. 1995 (Deerfield Historical Society)

Part I: History and Development of the Deerfield Town House

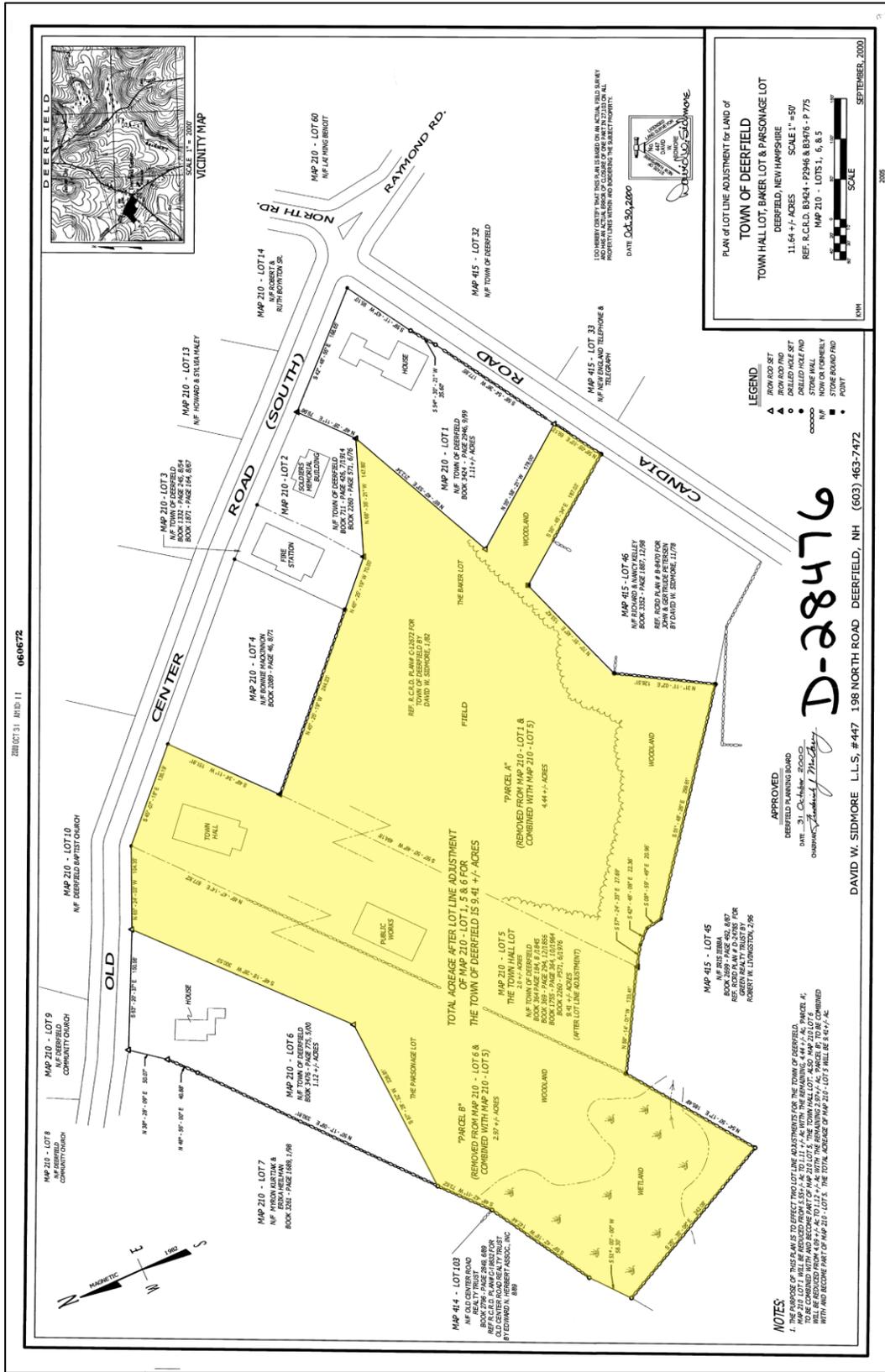


Figure 24: October 31, 2000 Surveyors Map of Deerfield Town Hall Lot with new boundaries (Rockingham County Registry of Deeds, Plan D-28476)

Part I: History and Development of the Deerfield Town House

Meanwhile, in 2000 the Town received an adjacent lot to the west of the Town Hall from the Deerfield Community Church in May,¹⁰³ then redrew the lot lines and sold a section of the parcel to Philip J. Jacques and Judith A. Mielecki in November,¹⁰⁴ bringing the parcel boundaries to their modern configuration (figure 24).

On September 14, 2002, the Deerfield Town Hall was included as a contributing resource to the Deerfield Center National Register Historic District (#5). The district, which includes 14 properties in the village (12 contributing and two non-contributing), is significant for its architecture and role in community planning and development with a period of significance of 1834-1949.

In 2003, \$29,790 was encumbered by the Town to partially fund the installation of an elevator at the Town Hall. At the time, the Heritage Commission worked with TMS Architects of Portsmouth to develop plans for a new elevator addition that would provide barrier-free access to the second-floor of the building to allow for its expanded use.¹⁰⁵ In 2007, the Heritage Commission raised additional funds to bring the building up to fire code by installing a sprinkler system and provide universal accessibility by selling “Deerfield Town Hall – 150 Years a Gathering Place for Generations Past & Present” calendars. In October 2007 the current sprinkler system was installed, and in November the valve room addition to house the sprinkler system was constructed at the south gable-end of the building.¹⁰⁶ In 2008 the Heritage Commission funded the restoration of the stage curtain and the original Town Clerk’s desk.

Since 2009, the Heritage Commission and Town have been actively working to address concerns related to the building windows to increase operability and energy performance. A Warrant Article to repair the windows was turned down at the 2009 Town Meeting. In 2020, Neil English performed a thorough inspection of the building’s windows, making note of overall condition and specific areas of damage. On November 16, 2021 the Town received a grant from Eversource Energy to hire Margaret Dillon of S.E.E.D.S to perform an energy audit of the building. That year the Town opted to turn off the heat of the building throughout the winter, as it was so infrequently used. Fortunately, within recent years, the Town has returned to heating the structure to 50F when not in use with the realization that the changes in temperature and humidity were causing damage to the structure.¹⁰⁷ Though the Heritage Commission has been recently exploring the introduction of interior storm panels to increase the building’s thermal performance, no major building rehabilitation efforts have occurred since the exterior aluminum storm windows were added to the building in the second half of the 20th century.¹⁰⁸

Similarly, the 2003 effort to provide barrier-free access to the second-floor of the building has also stalled, due in large part to the price-point of installing an elevator addition. Warrant Articles to fund the addition were turned down in 2017, 2018, and 2019.¹⁰⁹

¹⁰³ Rockingham County Registry of Deeds, BK3476/PG775-776.

¹⁰⁴ Rockingham County Registry of Deeds, BK3519/PG606-607.

¹⁰⁵ Town of Deerfield, *Town & School District 2004 Annual Report for the Town of Deerfield, N.H.*, 57 and 92.

¹⁰⁶ Town of Deerfield, Tax Card for Town Hall.

¹⁰⁷ To keep the building at this temperature, costs approximately \$4,000 a year (Ray Ellis, Deerfield Facilities Supervisor).

¹⁰⁸ As of writing, no documentation relating to the installation of the storm windows has been uncovered and the most recent large-scale documented window rehabilitation is known to have occurred in 1948.

¹⁰⁹ Warrant Article 2 in 2019 asked for \$3000,000 (Town of Deerfield, *2019 Annual Town Report, Deerfield, N.H.*, 10).

Part I: History and Development of the Deerfield Town House

Smaller ticket items related to building maintenance have passed over the last 10 years. In 2015, a 40 x 56' equipment storage shed was moved to the property.¹¹⁰ In 2019, two sides of the Town Hall were repainted.¹¹¹ In 2017 the roof was repaired. In 2021 a 16 x 34' salt shed was constructed on the property behind the Town Hall. In order to cut heating costs, in about 2021 the Town decided to discontinue heating the Town Hall through the winter season. Unfortunately, the water in the sprinkler system froze, causing a small flood within the building interior. As a result, the Town Hall is heated year-round, but kept at a modest temperature of about 50°F when not in use. In June 2023 a new 500-gallon gas tank was installed at the Town Hall and in February 2024 a battery power generator was installed off of the barrier-free restroom.¹¹² After the consultant's site-visit in early spring of 2025, the Town replaced the hot water heater in the basement of the building.

The Deerfield Heritage Commission seeks to rehabilitate the important historic building while also increasing its use with the long-term goal of getting the building to pay for its upkeep through rental fees. The first floor of the Deerfield Town Hall is currently used by the Town for voting, municipal meetings, and private functions with a 300-person capacity. Historic Deerfield NH, a local non-profit, sponsors a well-attended twice-a-year coffee house organized by local musicians. The Historical Society is in the process of moving out of the second floor and into a new Historical Society building off site, meaning that the second floor of the building is now very seldomly used except for occasional rental for private functions.¹¹³

¹¹⁰ Town of Deerfield, Tax Card for Town Hall.

¹¹¹ Town of Deerfield, *2019 Annual Town Report, Deerfield, N.H.*, "Annual report of the Town Administrator", 152.

¹¹² Town of Deerfield, Tax Card for Town Hall.

¹¹³ The local fire-code enforcement officer (fire chief) has limited the occupancy of the second floor of the Town Hall due to the lack of direct egress, citing a maximum of 40-60 people. The cost to rent the building in 2025 is \$0/day for Deerfield-based non-profit organizations (501c3s) and public bodies, \$100/day for Deerfield residents for private or Deerfield corporate, and \$500/day for out-of-town public/private/corporate or non-profit use.

Part I: History and Development of the Deerfield Town House

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Part II: Architectural Description with Character-Defining Features

The Deerfield Town House was individually listed to the National Register of Historic Places (#80000307) on April 17, 1980 and also included as a contributing resource to the Deerfield Center National Register Historic District (#02000958) on September 14, 2002. The property was individually listed under Criterion C with significance in architecture and a period of significance of 1850-1874, with a significant date of 1856 to coincide with the date of construction. The National Register Historic District, in which the Town House is considered to be a contributing resource, was listed under Criterion A and C with significance in architecture and community planning and development and a period of significance of 1825-1949. The evaluation of “period of significance” (which is used to help determine primary and secondary features) can be viewed as a moving target, as the recent date can be decided somewhat arbitrarily based on the 50-year cut-off for inclusion on the register. As such, should the building be officially re-evaluated in the future, the Town may consider expanding the significance to include individual significance under Criterion A for community planning and development with a period of significance stretching into the 1970s as the primary location to house community meetings and events to the modern era. For the purposes of this report, an unofficial period of significance of 1856-ca. 1975 is being used so as to include this additional significance under community planning.

The identification of the character-defining features of historic properties like the Deerfield Town House is a critical first step in planning for its future life. Before applying *The Secretary of the Interior’s Standards for Preservation, Restoration, Rehabilitation, or Reconstruction*, 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, features, and finishes are always intrinsically important to the character of a building. They play a large role in conveying the architectural and historical importance of the building.

Secondary spaces, features, and finishes tend to be of less importance to the building’s ability to convey its architectural and historical significance.

Project scope, design, and maintenance decisions should consider a building’s physical character in conjunction with the Secretary of the Interior’s Treatment of Historic Properties and associated guidelines. 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 25: Aerial view of the entire Deerfield Town Hall parcel at 10 Church Street with approximate parcel outlined in yellow. A is the Town Hall (1856), B is the Deerfield Highway Department (1975), C is the Salt/Equipment Sheds (2021 & 2023), D is the Gazebo (ca. 1980s), E is the Pump House (2002), and F is the location of the septic tank (Town of Deerfield GIS website)

SITE DESCRIPTION

The Deerfield Town Hall (formerly Deerfield Town House) is located on a 9.41-acre parcel at 10 Church Street in Deerfield, New Hampshire (Map 210, Lot 5) (figure 25). The Hall sits on a very slight hill at the northern extent of the unusually-shaped parcel which also includes several modern municipal outbuildings. The Town Hall is near the center of the village that grew up adjacent to the four-way intersection of Church Street, Candia Road, North Road (NH Routes 107/43), and Raymond Road (NH Routes 107/43). Although the building faces northeast, the northeast elevation will be referred to as project north throughout this report to avoid confusion.

The unusually-shaped parcel is bounded to the project north by Church Street; then east and north by the former Ballou-Hill House Lot (8 Church St/Map 210-4, demolished between 2002-2010 and considered contributing to the NR Historic District); then north by the 1932-1933 Deerfield Fire Station (6 Church St/Map 210-3, non-contributing to NRHD) and the 1913-1914 Soldiers Memorial/Deerfield Public Library (4 Church St/Map 210-2, contributing to NRHD); then east and north by the ca. 1855 Ballou House (1 Candia Rd/Map 210-1, contributing to NRHD); then east by Candia Road; then south and east by a 1984 ranch house (5 Candia Rd/Map 415-46, outside of NRHD); then south by a 1971 split-level ranch house (7 Candia Rd/Map 415/45, outside of NRHD); and west by a 1990 cape (16A Church St/Map 414-103, outside of NRHD), the ca. 1834 Pulsifer House (14 Church St/Map 210-7, contributing to NRHD), and the 1948-1949 Congregational Parsonage (12 Church St/210/6, contributing to NRHD) back to the point of the beginning.

Part II: Architectural Description with Character-Defining Features



Figure 26: View west from near Pump House showing temporary skating rink in foreground (with playground beyond) and 1975 Deerfield Highway Department in background at right

The original rectangular lot that encompassed the Town House (now Town Hall) itself was expanded significantly over the second half of the 20th century to create the modern parcel. In 1975, the Deerfield Highway Department was built toward what was then the southern extent of the lot, behind the Town Hall (figure 26). In recent decades additional modern outbuildings, including a 1980s gazebo have been added to the property to create a municipal campus around the historic Town Hall. Much of this outlying area is open fields, and a seasonal skating ring currently occupies the grassy area southeast of the Town Hall, between the municipal pump house and gazebo (figure 27).



Figure 27: View southeast from near Pump House showing second temporary skating rink and gazebo

Part II: Architectural Description with Character-Defining Features

There is a drive between Church Street and the front (north elevation) of the Town Hall and a parking area to the west of the building. The paved area extends around to the south elevation of the building, connecting to the large 1975 Deerfield Highway Department to the south of the Hall. There are two marked accessible parking spaces adjacent to the front of the building, near the base of the ramped entrance at the northeast corner of the building.

The water supply for the Town Hall and Highway Department buildings are located to the southeast of the Town Hall, on a very slight rise of land. The 500-foot-deep drilled well was added in the 1960s, and is located directly east of the modern pump-house which has a shed roof and vinyl siding (figure 28).



Figures 28 and 29: Modern Pump House (left) with Deerfield Fire House in the background at the left side of the image and the gazebo at the right side of the image and location of green septic tank lid and town Time Capsule at northeast corner of Town Hall (right)

The Town Hall has a dedicated septic tank adjacent to the northeast corner of the building (figure 29). The septic tank is located right next to the Town Time Capsule, which was installed in 2016.

Of note, several historic drystone walls define the current parcel boundaries and/or historic parcel boundaries that have been moved in the modern era and there is also a plug-split granite marker at the northwest corner of the parcel, between it and the former Congregational Parsonage. Mature trees are located along some of these walls. Small *arbor vitae* trees are planted at the northwest and northeast corners of the building, and there are mature bushes planted between the drive at the north of the building and Church Street around a flag pole. The electrical service enters the Town Hall at the northeast corner of the building, from a utility pole at the northeast corner of the property.

<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"> • <i>Location near the center of Deerfield Center, overlooking Church Street</i> 	<ul style="list-style-type: none"> • <i>Mature Trees & Shrubs</i> • <i>Stone walls and granite posts</i> • <i>Flag pole</i> 	<ul style="list-style-type: none"> • <i>Paved parking areas</i> • <i>Outbuildings including Deerfield Highway Department, Pump House, Salt Sheds, Gazebo, etc.</i>

Part II: Architectural Description with Character-Defining Features



Figure 30: East and north elevations of Deerfield Town House

EXTERIOR DESCRIPTION

The Deerfield Town House (now Town Hall) faces northeast (project north), and overlooks Church Street. Built in 1856 to replace an earlier Town House after it was destroyed by fire, the building has served as the seat of municipal activities in the Town of Deerfield for nearly 170 years. The exterior appearance of the building has changed very little since it was constructed, other than an addition to the south that was added in 1885 to create a secondary means of egress.

The north-facing gable-end of the two and one-half story timber-framed Greek Revival-style building serves as the primary façade. The approximately 74 x 44-foot building sits on plug-split granite underpinning atop a rubble stone foundation and is three bays wide and four bays in length. The corner blocks of this foundation project slightly to emphasize the corner pilasters of the building and add to the monumentality of the structure. There is a small framed opening at the midpoint of the east side of the underpinning to allow access to the crawlspace beneath the building.

The gable-front roof of the building is covered in asphalt shingles. The roof slope is normal (between 30° and 45°). The deep eaves of the building are boxed with a shingle molding, narrow fascia, and deep soffit above a wide entablature with flat frieze. The entablature around the sides of the building crosses the gable end of the façade to create a fully pedimented gable end. The roof is interrupted by two stove chimneys (one at either slope). The brick chimneys have stepped bases and corbeled caps and are each set back 14' from the façade and located at the lower side of each slope.

Part II: Architectural Description with Character-Defining Features



Figure 31: North and west elevations of Deerfield Town House

The walls of the Deerfield Town House are covered in wooden clapboard siding with a wide, beaded water-table. As mentioned previously, there is a wide entablature at the top of the walls, which coupled with the heavy Tuscan-inspired corner pilasters with flat shafts gives the structure a monumental appearance that is reminiscent of the Greek temple architecture that inspired its design. The bases of the pilasters project slightly from the water-table, tying the bottom of the wall plate together. Centered in the clapboarded tympanum is a decorative round blind louvered oculus with a central hub from which the slats radiate. The circular louver has a simple round frame, set atop a rectangular wooden panel which rests on the cornice of the pediment and is embellished two sawn inverted S-scrolls (figure 32).



Figure 32: Detail of tympanum ornamentation

The fenestration of the building follows strict lateral symmetry.

The gable-end façade includes three matching entrances with windows directly above the doorways. The central doors provide access to the second floor of the building via a free-standing spiral staircase and the side entrances open to vestibules that lead into the Meeting Room of the first floor. Each doorway has a classically-inspired surround with simplified Doric pilasters supporting fully articulated entablatures that

Part II: Architectural Description with Character-Defining Features

surround each set of paired three-panel doors. The upper panels of the central door were reconfigured after interior renovations in the 1960s lowered the ceiling of the entrance hall so that only the bottom two panels of each door remain operable. Each entrance is reached up a set of three dressed granite steps with solid granite sidewalls, with an additional step up to meet the threshold. A modern exterior wooden ramp was added to the northeast door in 1988 to provide an at-grade entrance to the public building. A modern metal exterior door is added to a framed enclosure within the original exterior doors and fitted with an automatic opener to allow barrier-free access during public events, preserving the exterior appearance of the building when not in use while improving accessibility for all members of the community.



Figure 33: Example 1856 window

Two Colonial Revival style metal and glass light fixtures frame the central entry, and there are two simple bulletin board cases with glass doors mounted on the primary façade. A large painted wooden sign with a molded frame and “DEERFIELD TOWN HALL” in raised letters is located at the center of the façade.

The windows throughout the main block are evenly spaced along the second-floor of the gable end and along the four bays of the side-elevations of the building. Each window has a decorative pediment above with three horizontal panels below the projecting hood, molded jambs, and a slightly projecting sill (figure 33). The wooden sash throughout are eight over eight and are protected by late 20th century aluminum triple-track storm windows. Louvered blinds (shutters) flank each window, and are no longer operable having been screwed into the open position. Of note, there is a

single six-over-six window in the south gable-end of the attic level of the building.

In 1885, a narrow addition was constructed at the rear (south) elevation of the building to provide a secondary means of egress (figures 34 & 35). The exterior treatments of this addition match those of the main block: the roof is also covered in asphalt shingles, the siding is wood clapboards, and the entablature and corner pilasters are similar but lighter (narrower) than those of the main block with simple returns replacing the fully pedimented details of the earlier section of the building.

There are two exterior doors at the east elevation of the 1885 addition. These entrances are accessed up a set of plug-split granite steps with a quarry face that sits at the top of a low mortared retaining wall with concrete cap. A set of paired doors with handle leads up though the rear stairs to the backstage area of the second floor, and a single door leads into a storage closet just off of the Meeting Hall in the ground (first) floor. The three doors are located within a single surround with a simple decorative crown and flat casing.

The windows of the 1885 addition are not symmetrically placed and are arranged to follow the arrangement of interior space. Throughout the addition, they are six-over-six sash set in flat surrounds with slightly protruding sills.

Part II: Architectural Description with Character-Defining Features

A very small gable-roofed projection at the southwest corner of the 1885 addition houses the modern valve room for the sprinkler system that was installed in 2007. A concrete block foundation at the mid-point of the west elevation is covered with a modern steel bulkhead door that leads down into the furnace room that was excavated beneath the building in 1988. A PVC pipe exits the foundation near the southwest corner of the building to drain the sump-pump that is located in this furnace room (figure 36).



Figure 34: South and east elevations of Deerfield Town House with 1885 addition at left side



Figure 35: West and south elevations of Deerfield Town House

Part II: Architectural Description with Character-Defining Features



Figure 36: Drain pipe for sump pump in 1988 basement furnace room at southwest corner of Town House

Character-Defining Features of the Exterior		
Primary Features	Secondary Features	Non-Historic Features
<ul style="list-style-type: none"> • Height & massing building • Roof pitch & eave detail • Window and door locations (fenestration) • Eight-over-eight window sash (1856) • Six-over-six window sash (1885) • Paired entry doors • Cornice, door, and window trim • Attic ventilator window with trim • Brick chimneys 	<ul style="list-style-type: none"> • Wood clapboard siding • Four-panel 1885 doors (south elevation) • Louvered window blinds (shutters) 	<ul style="list-style-type: none"> • Aluminum storm windows • Sprinkler valve room addition • Bulkhead entry west elevation (1988)

Part II: Architectural Description with Character-Defining Features

INTERIOR DESCRIPTION

The interior of the Deerfield Town House has continued to evolve over the generations to accommodate the changing needs of the community. The general layout of interior space has changed little since the construction of the 1885 addition, with mid-20th century alterations removed in the 1990s to return the layout of the first floor to a close proximity of what it was historically. Some changes to interior layout have been made to accommodate modern conveniences such as restrooms, and to bring the building into compliance with modern building codes. Throughout the generations, historic finishes have been replaced, with efforts made over recent decades to reinstate historic materials to as great an extent as is practical.

For the most part, the flooring throughout is either original or reproduced in-kind, as are the plaster walls. Many of the original plaster ceilings have been obscured by modern drop-ceilings which hide heating ducts and the modern dry sprinkler system. The interior doors and hardware reflect two distinct periods in the building's history: many of the doors are 6 or 4-panel Greek Revival 19th century Greek Revival doors with porcelain knobs suspended on slip-pin butt-hinges whereas other areas have later 19th century to early 20th century five-panel doors with metal knobs on loose-pin butt-hinges.

Part II: Architectural Description with Character-Defining Features

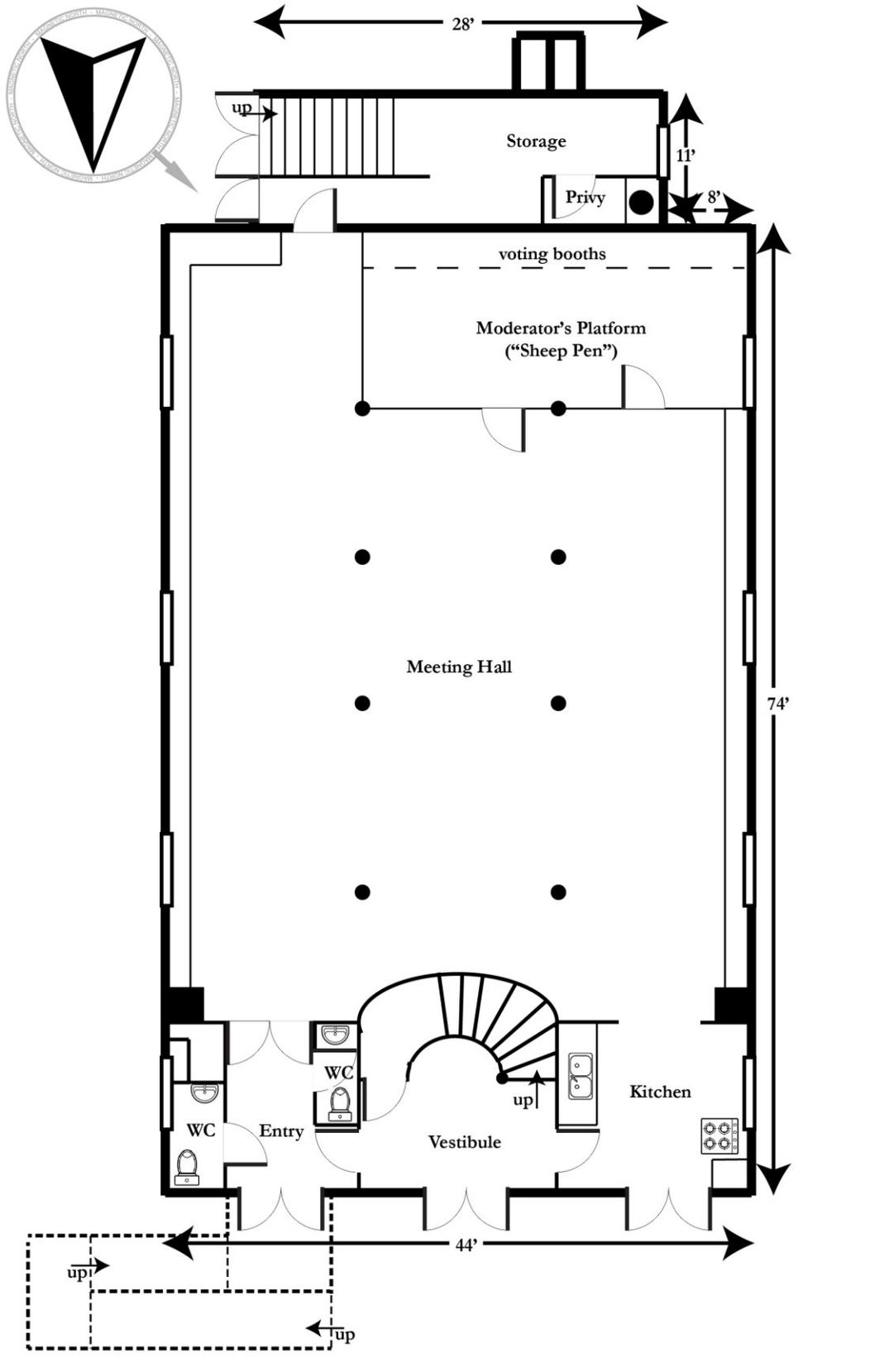


Figure 37: Approximate ground floor plan (not to scale). *Note project north is oriented down

Part II: Architectural Description with Character-Defining Features

Ground Floor:

In 1856, the main floor of the Deerfield Town House consisted of four rooms: entrance vestibules inside of the east and west entrances on either side of the central stair hall and a large meeting hall. Additional space off of the south side of the original structure was created in 1885, when the egress stair addition allowed for additional storage space and the inclusion of an indoor privy. This floor layout is essentially still intact, although additional interior walls were added to the east vestibule in the 20th century to create two restrooms and a utility closet (figure 37).

Upon entering the central paired doors at the primary façade (project north), one enters the vestibule (**aka Stair Hall**) (figures 38 & 39). Originally, this small entrance room and open spiral stair provided direct access from outside to the second floor of the building which contained the Town Clerk and Selectmen’s Office as well as a large hall that was utilized as a high school for several years.



Figure 38: Curvature of 1856 elliptical stair



Figure 39: Vestibule, facing project southeast

Part II: Architectural Description with Character-Defining Features

The vestibule, like most of the rest of the building has a wood floor and plaster walls and ceilings. The floor is protected by modern carpeting. The ceiling of the room was altered during the renovations of the 1990s and again in the 2000s, when it was curved and lowered to allow for the concealment of heating ducts and sprinkler lines. The room has wide baseboard trim, and pedimented door surrounds with applied backbanding to the otherwise flat surrounds. Six-panel doors at the east and west walls of the vestibule lead into the east entry and kitchen (former west entry). The south wall of the vestibule is curved to accept the elliptically spiraling open stairs. The turned newel post has a left-hand volute, and there is one turned baluster per tread. The stair treads and hand-rail along the wall-side of the stairs are all modern replacements that were added in the late 20th century. There is a small under-stair closet with a four-panel typically Greek Revival door with porcelain knob.

The east vestibule door leads into the east **entry**, a room that was significantly reduced in size in the 1960s, when two small bathrooms were placed within its volume along with a small utility closet (figure 40). This area was also heavily removed in the 1990s, when both restrooms were renovated, a larger furnace room that encroached into the adjacent Meeting Hall was removed, and the south wall of the room returned to its original location. The room retains historic painted wood flooring and mixture of historic plaster and gypsum board surfaces above horizontal-board wainscot on the exterior walls. Modern interior walls are all composed of dimensional lumber that is covered with gypsum board and given simple flat baseboard trim. New bathroom and closet doors are a combination of modern hollow-core and six-panel units set in plain surrounds, easily differentiating them from the historic fabric.



Figures 40 & 41: East entry vestibule, facing project south into meeting hall (left) and battery back-up access behind louvered partition in southeast corner of accessible restroom (right)

Part II: Architectural Description with Character-Defining Features

Two small single-occupancy restrooms are located within the east entry. Each room has a modern vinyl tile floor, modern gypsum board walls, and modern fixtures. In February 2024, a narrow closet was created in front of the northeast window to house the building's emergency battery backup system. This closet is accessible from the larger of the two restrooms which is fitted with a barrier-free sink and grab bars (figure 41).

There is also a small electrical utility closet in the southeast corner of the east entry with two electrical panels.

The majority of the ground or first floor of the Town House is taken up by the large **Meeting Hall** (figures 42 & 43). This room retains historic painted softwood flooring, and plaster walls. The room is largely open, interrupted only by a series of 8 interior cast-iron posts that help distribute the weight of the open hall above. The cast-iron posts may have been installed as early as 1880, when the Town voted to “arrange the pillars for better accommodation” and replaced the original approximately 8x8” original wooden posts.²⁸⁴ A modern drop-ceiling replaced the 1960s drop-ceiling in the 1990s. This ceiling conceals the electrical, heating vents, and sprinkler system, and lowered the ceiling height to just above the windows. Flush-mounted ceiling lights are incorporated in the framework of this ceiling.



Figure 42: Meeting Hall, facing project southwest

²⁸⁴ March 30, 1880 reference from Deerfield Town Clerk spreadsheet of town warrant articles.

Part II: Architectural Description with Character-Defining Features



Figure 43: Meeting Hall, facing project northeast with door to kitchen at left, curved wall of stair at center, and doors into east entry at right



Figure 44: Detail of Meeting Hall bench

Low built-in benches run the length of the building along the exterior walls (figure 44). Modern heating ductwork runs within the benches, and the horizontal board wainscot behind them forms their backs and lines up with the window sills. A raised platform is located at the southwest corner of the hall to house the moderator during town meetings (figure 45). This “sheep pen” is enclosed by a low beaded-board railing with two gates. The railings were removed and then reinstated in the 1990s. An earlier Victorian-era gate with pierced geometric design is located in the building’s attic, providing evidence of what the original railing looked like (figure 46). Built-in voting booths occupy the south wall of the “sheep pen” area. The date of the voting booths is unclear: the introduction of “Australian voting” using voting booths and secret ballots didn’t occur in New Hampshire until 1891, and the hand-planed vertical boards that make up the booths suggest that they may have been constructed of recycled boards. The chair-rail/wainscot curves up to a raised point near the center of the room (now only partially visible behind the booths), further suggesting they were added after the original 1856 construction (figure 47).

Part II: Architectural Description with Character-Defining Features



Figures 45 & 46: 2024 Moderator's platform with vertical board railing installed in the 1990s, facing south (left) and Victorian gate in attic (right)

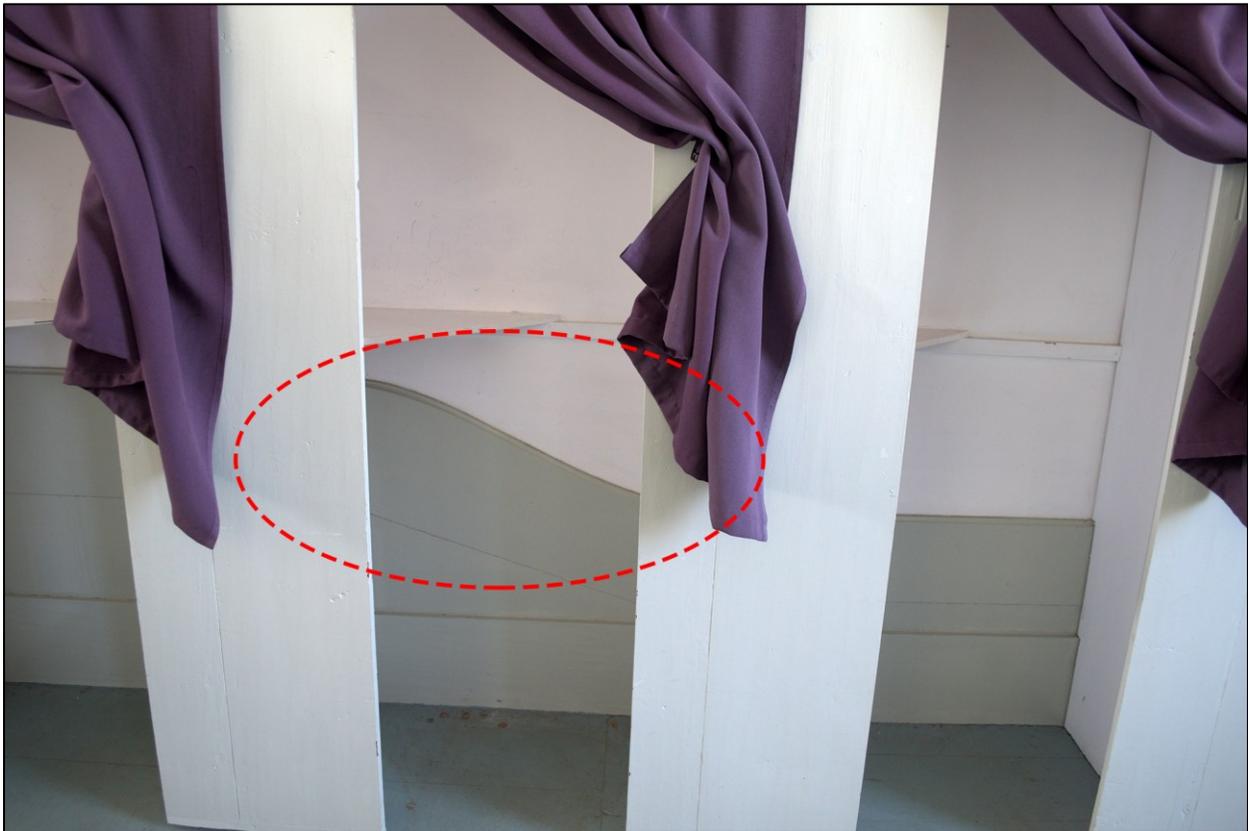


Figure 47: Wainscot detail at south wall, behind later built-in voting booths.

Part II: Architectural Description with Character-Defining Features



Figure 48: Town House kitchen, facing east, with late 20th century cabinets, counters, and fixtures

A late 20th century replica of the historic wall was built in ca. 1990 between the hall and the **kitchen** in the west entry vestibule. The original wall had been reconfigured during renovations to the building in the 1960s and was rebuilt in the 1990s when the Deerfield Historical Society renovated the existing kitchen, installing new cabinets, stove, and sink. The kitchen has a modern drop-ceiling and plaster exterior walls above a horizontal board wainscot, the chair rail of which integrates with the northwest window sill. The floor is covered in modern vinyl tile, and there is an electrical sub-panel located just south of the sink (figure 48).

An Italianate four-panel door with porcelain knob at the southeast corner of the Meeting Hall leads into the 1885 addition (figure 49). The first floor of this addition contains a large **storage room** and **privy**. The storage room has a narrow entry hall that connects to an exterior door at the east elevation (figure 50). This hall has plaster walls and ceilings with exposed sprinklers at the ceiling. The floor of this storage room is narrow painted wooden boards and there is a simple baseboard at the bottom of the walls. A double-beaded hook rail is located along the walls with heavy cast-metal coat hooks, indicating that this room was once used as a cloakroom during Town gatherings. A section of the hook rail along the south side at the southwest corner of the building is a later replacement or addition to that in the narrow hall section as here it is a simple flat board with wire hooks. Of note, the old Town Safe is located on a concrete slab at the southwest corner of the storage room. The small privy chamber is currently used as cardboard storage and was inaccessible during the site-visit (figure 51).

Part II: Architectural Description with Character-Defining Features



Figure 49: Italianate 4-panel door between 1856 Meeting Hall and 1885 addition, facing south

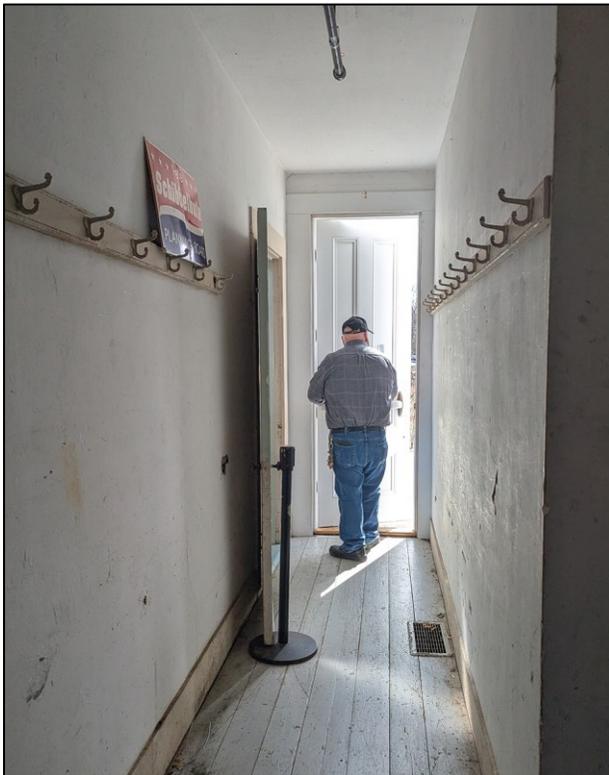


Figure 50: 1885 Storage/Hallway, facing east



Figure 51: Former 1885 privy, facing northwest

Part II: Architectural Description with Character-Defining Features

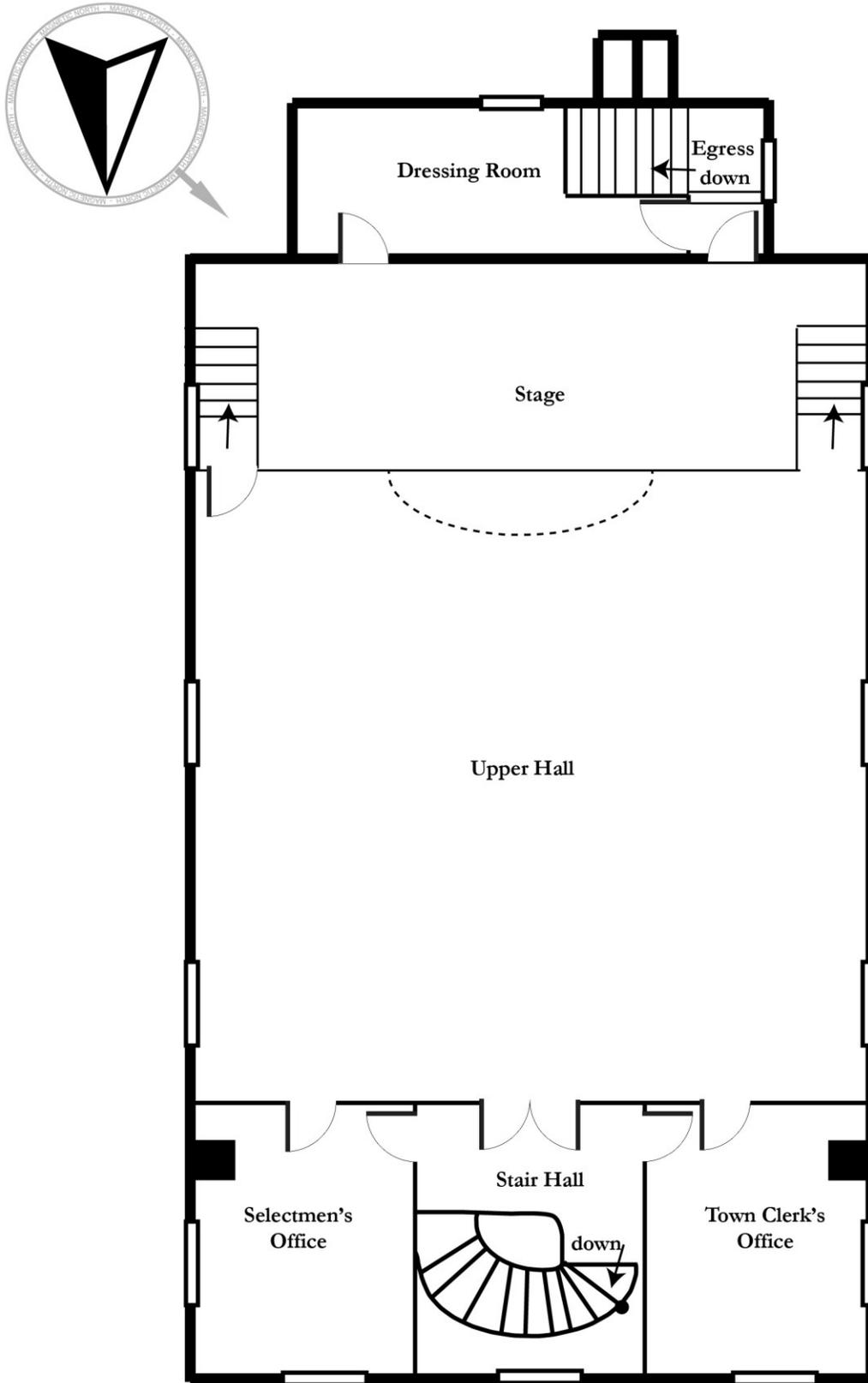


Figure 52: Approximate second-floor plan (not to scale). *Note project north is oriented down

Part II: Architectural Description with Character-Defining Features



Figure 53: View north from half-way up the elliptical stairway, showing complex curves

Second Floor:

The second-floor of the building is reached by climbing the elliptical staircase just inside the center entry. As mentioned previously, the interior hand rail and balusters of this staircase are historic, and the treads and exterior hand rail were added/replaced in the 1990s. The second-floor **stair hall** is somewhat unusual in shape in that the stair comes up through the middle of the room, leaving a narrow platform at the north end, adjacent to the window. The top of the stairs are surrounded by a protective railing supported by balusters. A metal rod through the floor connects to the attic girt above, providing additional structural stability.

There is a horizontal board wainscot around the room with plaster walls above. Doors at the east and west elevations of the room allow entrance to the former Town Clerk and Selectmen's Offices while paired doors at the south elevation of the hall lead into the upper hall.



Figure 54: View north from stair hall with platform beneath window

Part II: Architectural Description with Character-Defining Features



Figure 55: Former Town Clerk's Office, facing southwest *Figure 56: Former Selectmen's Office, facing southeast*

The northeast and northwest rooms of the second floor served as the **Town Clerk** (west, figure 55) and **Selectmen's Offices** (east, figure 56) from 1856 to 1990, when they removed to the George B. White Building. From 1990 until 2024 the rooms were then used by the Deerfield Historical Society. Each office is accessed from the stair hall by a six-panel mid-19th century door that hangs on fixed pin putt-hinges, with a second five-panel early 20th century door at the south side of each room that connects directly to the upper hall. The rooms are similarly finished: Each has a painted wood floor and plaster walls and ceilings, and a horizontal board wainscot that encircles the room and intersects with the window sills. Parged brick chimneys run along the exterior wall, just south of the windows. The painted wooden floorboards of each room are affixed with mid-19th century cut nails. Sections of flooring have been pulled up and reinstalled in each room to allow access for the installation of electrical cable and sprinkler lines.

Of note, there are two hooks high on the east wall of the former Town Clerk's Office, likely indicating a location where a map once hung. Similarly, there is a very high hook rail around the interior walls of the former Selectmen's Office, which likely served as a picture rail. Additional cabinets in the former Selectmen's Office appear to have been added in the early 20th century (indicated by beaded board doors), and then by the Deerfield Historical Society in the early 1990s, when they converted the room for archival storage space/collections processing.

Part II: Architectural Description with Character-Defining Features



Figure 57: Doors between stair hall and upper hall

A set of paired 3 panel doors at the south side of the stair hall provides the main entry to the **Upper Hall**. The upper hall is finished in a similar manner to the Meeting Hall of the first-floor, except that it is floored in hardwood. The large open room is uninterrupted by interior posts. When the room was restored in the 1990s, the 1960s drop-ceiling was removed. Though the present ceiling is slightly lower than the original to accommodate the modern sprinkler system, it is nearly the original height. The exterior walls all have horizontal wainscot with an applied baseboard that runs well above the lower extent of the large windows. Colonial Revival style chandeliers hang from the ceiling, and similar wall sconces illuminate the walls.

The room is dominated by a large stage, which stretches across the south end with the proscenium extending into the room (figure 58). The lower extent of the stage is sheathed in beaded boards, and there are ceramic stage lights incorporated along the front edge of the stage. The beaded board suggests the stage may have been a turn of the 20th century addition.

Of note, there is also a small window at the northwest corner of the room, which opened into the Town Clerk's Office, allowing the Clerk to conduct their daily business with the townspeople (figure 59).



Figure 58: Upper Hall, facing stage (south)

Part II: Architectural Description with Character-Defining Features



Figure 59: Upper Hall, facing northeast, toward former Town Clerk office



Figure 60: Egbert L. Foster stage curtain

Part II: Architectural Description with Character-Defining Features

The Heritage Commission restored the stage curtain in 2008 (figure 60). The grand drape and pair of woodland flats was produced by Arthur **Egbert L. Foster** (1866-1947).²⁸⁵ Born in Stoddard, Foster was employed with a printer as a teenager before he emerged as a fresco painter and decorator in Manchester. He is known to have painted murals for private homes in Franklin (along with the scenery for the Franklin Opera House), the Goodwin Funeral Home in Manchester; Manchester's First Baptist Church; stage scenery for the Blazing Star Grange in Danbury; and a mural for French's Opera House in the Hyde Park suburb of Boston.

Narrow five-panel doors on either side of the stage lead up to the backstage area and connect to the 1885 addition. The pine treads of the steps are painted pine (figure 61).

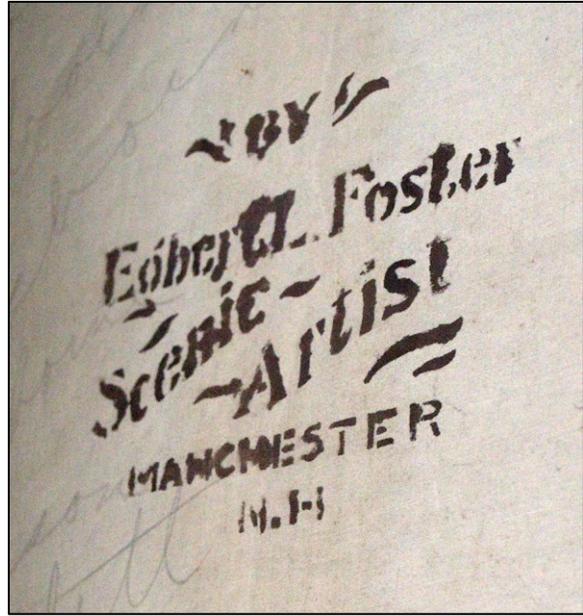


Figure 61: Egbert L. Foster stencil on verso of curtain



Figure 62: Worn steps leading up from west side of Upper Hall to backstage area

²⁸⁵ Christine Hadsel and Judith Kushner, "New Hampshire Painted Theater Curtains and Scenic Artists, 1890-1940" (*Historical New Hampshire*, Vol. 66, No. 1), 43.

Part II: Architectural Description with Character-Defining Features



Figure 63: Backstage area, facing east

The **stage** itself has a painted softwood floor, with plaster walls and a vertical beaded-board wainscot (figure 63). The ceiling is covered in mid-20th century fiberboard tiles and there are several flush-mounted can light fixtures. A large mural of Deerfield Center is painted on the back wall of the stage, with moveable wings (figures 63 & 64). The mural depicts the library, fire station, and Town Hall and is on canvas stamped by Foster.

There are two doors at the back of the stage that lead into the 1885 egress addition. Each door is pedimented with applied backband molding. The doors themselves are Italianate in style and four-panel with porcelain knobs. One leads into a dressing room (figure 65), and the other leads to the back stairs.

The **dressing room** is within the 1885 addition (figure 66). This room has flat plaster walls and ceilings. A row of coat hooks on a double-beaded board is hung on the inside (north) wall of the room. The hooks are of two different vintages and varieties: sturdy 19th century cast metal hooks are located between 20th century wire hooks. The room has a mid-20th century fluorescent ceiling fixture and a shag area rug covering the painted wooden floor.

The wide rear **egress stairs** of the building are fitted with a removable center cast metal railing. The railing allows for a convenient hand-rail that can be removed when large items are hauled up for different plays and other activities.

There is an intermediate floor at the rear hall between the ground (first) floor and stage levels. Here a narrow balcony extends along the length of the building (figure 68). There is a second privy located at the west end of this intermediate floor, beneath the stairs that curve up to meet the back of the stage. This is currently used as storage by the Town.

Part II: Architectural Description with Character-Defining Features



Figure 64: Detail of Town Hall from painted backdrop Figure 65: Door between backstage area and dressing room



Figure 66: Dressing Room, facing east

Part II: Architectural Description with Character-Defining Features



Figure 67: Southwest corner of stage, facing top of 1885 stairs and entrance to dressing room

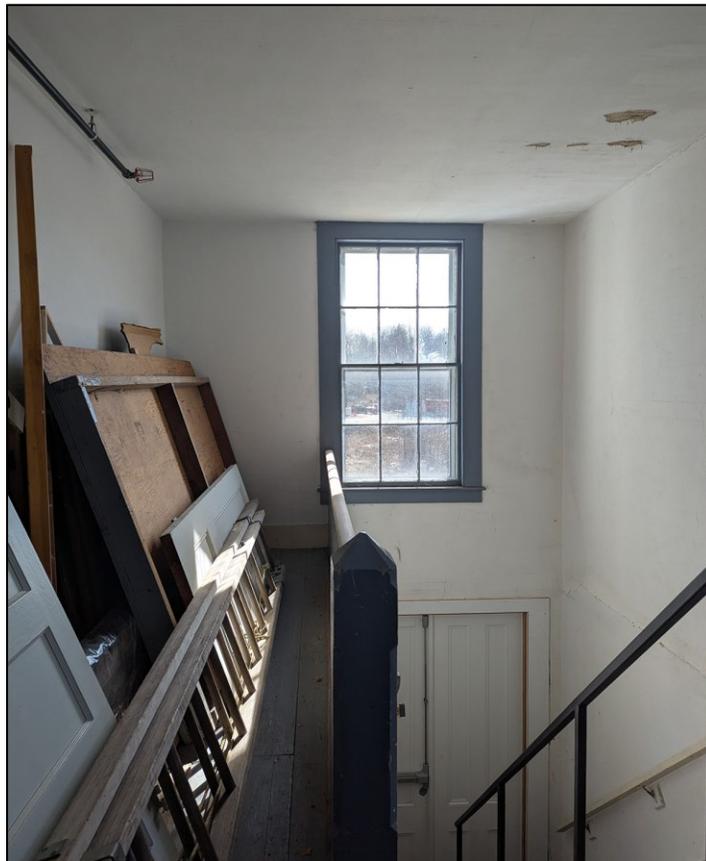


Figure 68: Intermediate floor, 1885 stair addition, facing east

Part II: Architectural Description with Character-Defining Features



Figures 69 & 70: Acoustic ceiling in stair hall below attic entrance (left) and cavity between drop ceiling and original plaster ceiling (right)

Attic:

The attic of the Deerfield Town House is only accessible through the ceiling of the second-floor of the stair hall. To get into the attic, a ladder must be borrowed from the Deerfield Fire Department and threaded through the acoustical tile of the dropped-ceiling (figure 69) and the space between the drop-ceiling and original plaster ceiling (figure 70), and up to an open hatch in the attic floor.

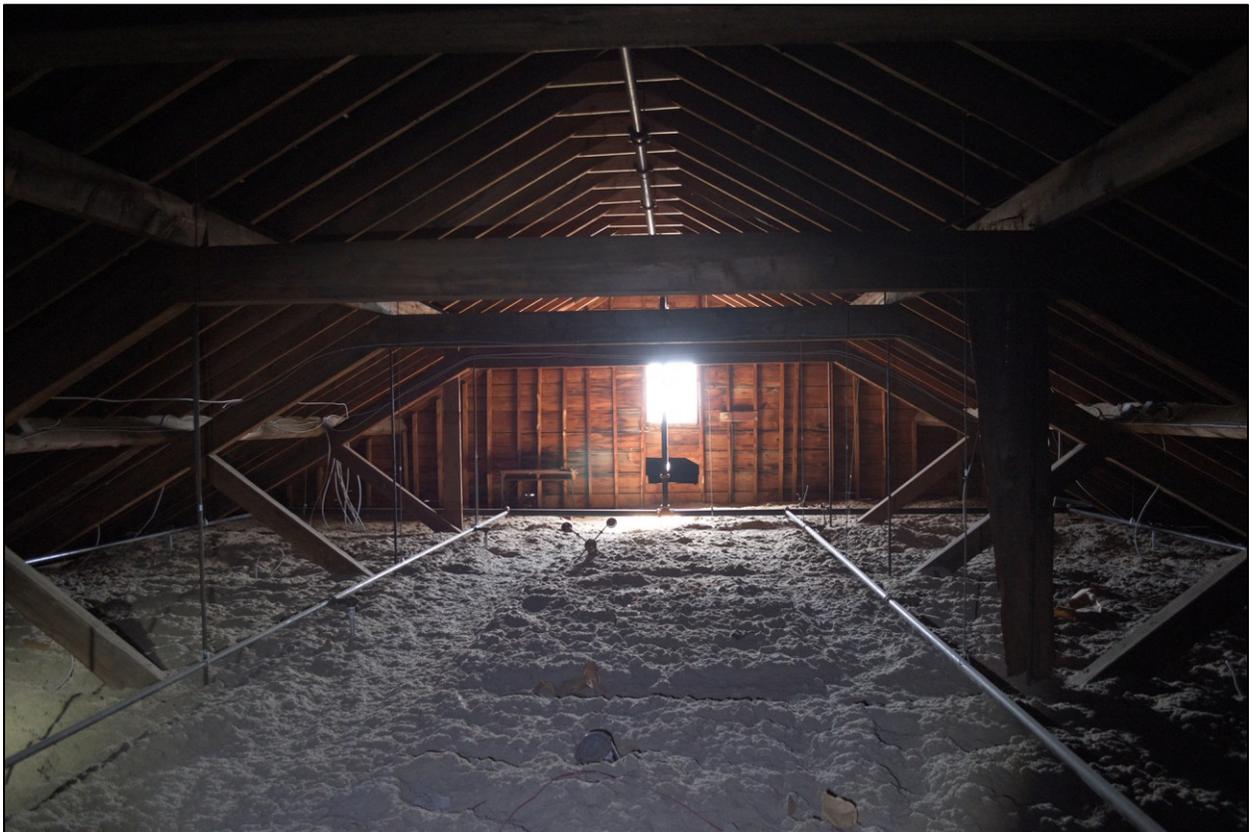


Figure 71: View across Deerfield Town House attic to the window at the south gable-end

Part II: Architectural Description with Character-Defining Features



Figure 72: Attic of Deerfield Townhouse facing project southwest from near open hatch



Figure 73: Detail of truss system

From within the attic, one can see the exposed trusses and roof system that allow for the large open upper hall at the second floor of the building (figures 71-73). The building has a heavy timber-frame composed of seven structural bents (six interior bays) supporting a common rafter roof. Each interior bay has an interior truss to support the open space below that is connected laterally by two sets of interior purlins at each roof slope. The trusses are made of a combination of heavy circular sawn timbers and metal rods, with heavy straining beams and interior rafters tied in to the timber girt with metal through-rods. Diagonal braces at the foot of each through rod tie back in to the lower purlin at each roof slope, creating a rigid structure. All of the wooden elements appear to have been manufactured using a circular saw, suggesting there was a local saw mill with very large carriage that adopted this new sawing technology relatively early. Modern dimensional lumber collar ties are added to the common rafter roof just below the ridge to add

Part II: Architectural Description with Character-Defining Features

additional stability and provide a place from which to hang the cast-metal sprinkler pipes.

A wood floor appears to cover most of the attic level of the building. Records indicate that a floor was added throughout the attic in 1880, and the late 19th century cut nails that litter the floor strongly support this date of construction (figure 74). Through the space between the floorboards, one can easily see the wooden lath of the second-floor plaster ceiling.



Figure 74: Late 19th century nails at attic floor



Figure 75: Late 1970s cellulose insulation bag

The extent of the wood floor is extremely difficult to determine, as large portions of the floor are covered in piles of loose cellulose insulation. Empty paper bags adjacent to the hatch indicate that the cellulose is “Shelter Shield” cellulosic wood fiber insulation, a product that was manufactured by Diversified Insulation in the United Kingdom and very popular in the United States during the energy crisis of the late 1970s (figure 75).

There is a single six-over-six window at the south end of the attic, providing the only natural illumination to the dark space.

An opening in the south gable end, beneath the window allows one to look into the open space above the dressing room and egress stairs within the 1885 addition (figure 76). The view indicates that the addition has balloon framing, as it typical for the period. The ceiling plaster is laid on sawn lath that is supported by a lattice of dimensional lumber.



Figure 76: View from attic of main block down into attic of 1885 addition (facing south)

Part II: Architectural Description with Character-Defining Features



Figure 77: Chandelier fragments at attic



Figure 78: Detail of chandelier pulley system

Several objects of interest are located within the attic of the building that may reveal additional information about the historic appearance of the building interior and should be carefully kept for posterity. In addition to the potential late 19th century “sheep pen” gate (figure 46), several mid-19th century chandelier light fixtures were found scattered across the attic floor and poking out of the cellulose insulation (figures 77 & 78). Pulleys at the top of each chandelier allowed them to be lowered for lighting before the building was fitted with electricity. These chandeliers likely came out of the upper hall when electrical service was provided to the building. A rolled curtain at the north end of the attic may also reveal additional information about the history of the building (figure 79). In addition to these artefacts, there is also a desk at the south end of the attic, that may have once been associated with the Deerfield High School, which occupied the building during the 19th century.



Figure 79: Errol Rhodes and Steve Bedard holding rolled theater curtain (note empty cellulose bags at right)

Part II: Architectural Description with Character-Defining Features

Crawlspace:

The modern bulkhead entry at the middle of the west elevation of the building leads down into a small utility room that is excavated beneath the Deerfield Town House. This room was added in the 1980s, when the heating system for the building was updated, and the two furnaces moved from the northeast corner of the ground floor to this location (figure 80). The small room has a low ceiling and is lit by a ceiling screw-in light fixture. The dimensional lumber walls and ceilings are sheathed in gypsum board and the floor is poured concrete. The two large furnace units occupy the north and east walls of the room, and there is a hot water heater at the mid-point of the south wall, next to a sump-pump that drains to the lawn at the southwest corner of the building.



Figure 80: Utility Room, facing southeast



Figure 81: Entrance to crawlspace

A small panel door at the northeast corner of the room gives access to the crawlspace beneath the rest of the building (figure 81). The crawlspace has a sand and rubble floor. Here one can see the rubble stone construction of the building foundations, beneath the dressed granite underpinning. The ceiling is crossed with exposed metal heating ducts, and there are fiberglass insulation batts between some of the floor joists (figure 82). The floor framing and sub-floor all appear to have been manufactured using a circular-saw. Original sills are hewn.

Part II: Architectural Description with Character-Defining Features



Figure 82: View toward northeast corner of building from crawlspace



Figures 83 & 84: Facing east from near midpoint of crawlspace (left) and southeast (right) (courtesy Erroll Rhodes)

Part II: Architectural Description with Character-Defining Features

The cellar girts are supported by columns at intermediate points (figures 83 & 84). The columns are a combination of plug-split granite and mortared brick. An insulated modern dimensional lumber wall bisects the crawlspace from east to west near the mid-point of the building (just to the right of the crawlspace access), separating the insulated space beneath the kitchen and restrooms from the uninsulated space beneath the hall.

Of note, there what appears to be a 19th century derrick lying on the ground within the southeast corner of the crawlspace. Derricks are lifting devices composed of a lifting mast and gin pole which would have been used to lift the original 1856 frame up into place. These once common tools are extremely rare, and the survival of the original derrick with associated rigging beneath the Town House is quite unique. Efforts should be made to conserve this artifact, which enhances our understanding of 19th century building trades and construction techniques.

Secondary access to the crawlspace is through the area beneath the 1885 egress addition. A declivity in the site allows a door at the south end of the addition, which leads into a very small basement room that houses the two large oil tanks for the building. The floor of this room is a combination of rubble stone, sand, and granite blocks. A small hole in the south side of the original foundation allows access to the south section of the crawlspace beneath the 1856 building (figure 85). Of note, the room contains the remains of a derrick, which was probably used to raise the frame in 1856 before it was stashed beneath the building.



Figure 85: Crawlspace entrance from beneath 1885 addition, facing northwest

Part II: Architectural Description with Character-Defining Features

<i>Character-Defining Features of the Interior</i>		
<i>Primary Features/Spaces</i>	<i>Secondary Features/Spaces</i>	<i>Non-Historic Features/Spaces</i>
<ul style="list-style-type: none"> • <i>General floor-plan</i> • <i>Large open meeting halls on each level</i> • <i>Elliptical stair hall</i> • <i>Historic door and window casings</i> • <i>Interior doors and hardware</i> • <i>Plaster finishes</i> • <i>Wainscot</i> • <i>Wooden floors</i> • <i>Stair hand-rails/balusters</i> 	<ul style="list-style-type: none"> • <i>East and west entries</i> • <i>1885 addition interior: storage area, stairs, dressing room, privies</i> • <i>Attic and cellar areas</i> • <i>Reproduction door casings and stair treads (1990s)</i> 	<ul style="list-style-type: none"> • <i>Areas of gypsum board (20th century)</i> • <i>Modern restrooms and fixtures (1990s)</i>

Part II: Architectural Description with Character-Defining Features

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Part III: Existing Conditions Inspection

The Deerfield Town House (aka Town Hall) is in overall good condition. The Deerfield Facility Supervisor has worked with the Heritage Commission to keep up with cyclical maintenance of the roof and exterior paint, while adding additional features to improve the long-term performance of the building (such as the relatively recent introduction of a sprinkler system in 2007 and the 2024 battery back-up system). Larger ticket items, such a window restoration and improved second-floor accessibility have been more difficult to address as various town organizations vie for limited funding in a relatively small community.¹¹⁶ As a building that is historically important for both its architecture and role in local municipal history, it is important to develop a maintenance plan that balances preserving the Town House's historic integrity while guiding the building into the new technology of the twenty first century. This section of the report will be focused on the buildings current exterior and interior condition issues. In the following section, recommendations will be presented to help guide the Town/Heritage Commission in addressing these challenges, to ensure the structure has a long future and can continue to be enjoyed by the public.

SITE INSPECTION:

The Deerfield Town House site is in overall good condition. The area of the parcel surrounding the Town House is well used by the community, and a hub of local activity. There are planted areas between the Town House and Church Street that appear to be well maintained, as is the outlying lawn. The site also has adequate signage, and exterior lighting.

There are two defined barrier-free parking spaces at the primary entrance to the building, near the ramped entrance at the northeast corner of the building, with additional moveable barrier-free parking markers on site for use at large events. A large paved parking area extends along the west side of the building, connecting to additional paved parking at the south side of the structure, between it and the modern Highway Department garage.

EXTERIOR INSPECTION

The exterior of the Deerfield Town House is in generally good condition. The biggest concerns related to the existing condition of this building (and any historic structure) are maintaining the exterior envelope to keep water, moisture, and pest infiltration to a bare minimum.

Grade – Although the siting of the Deerfield Town House on a low hill has helped with keeping water out from beneath the building, there are areas around the building where site drainage can be improved. Over time the grade against the granite underpinning has dropped a bit, and a small hump has developed beneath the drip-line, creating a flat or slightly negative grade back toward the building rather than away (figures 86 & 87). Some pea-stone at the surface of the grass at the dripline suggests that there was once a drip-edge at least along the east and west sides of the building, which has slowly been claimed by the adjacent sod.

¹¹⁶ According to the [NH Employment Security Community Profiles web page for Deerfield](#), the 2020 population was 4,859 with a 2023 estimated population of 4,963.

Part III: Existing Conditions Inspection



Figure 86: Hump along drip-line at east elevation



Figure 87: Drip line at west elevation with holes where fines have eroded into the crawlspace beneath the building

The grading issues are most visible at the northwest corner of the building, where sink holes have developed against the structure, between a medium sized *arbor vitae* shrub and the corner of the building (figure 88). Though the shrub is kept well away from the structure, it's root-ball, and that of corresponding shrub at the northeast corner of the building, has created a low mound that compound the drainage issue.

Additionally, there is some surface erosion at the southwest corner of the building, where the basement sump pump empties onto the surface of the grass (figure 89). Over time, water exiting a pipe from the basement has created a shallow channel at the exit of the pipe.

Further, the grade of the turf path leading up from the paved parking area to the granite steps at the southeast building entrance (through the 1885 egress stairs) has eroded behind the concrete retaining wall to create a very uneven approach to the granite steps at the base of the egress stairs (figure 90).



Figure 88: Sink-holes at the northwest corner of the Town House



Figures 89 & 90: Erosion adjacent to basement sump-pump pipe at southwest corner of building (left) and uneven approach to 1885 egress stairs at southeast corner of building (right)

Part III: Existing Conditions Inspection



Figure 91: Tipped foundation stone at southeast corner Figure 92: Tipped foundation stone at northwest corner

Foundation - The granite underpinning of the Deerfield Town House is in overall good condition and appears to be largely stable. Close inspection reveals that two of the blocks have come out of plumb and begun to tip. One of these blocks at the northwest corner of the building, tips in at the base, and the corresponding block at the southeast corner is also tipped (figures 91 & 92). Though the building does not appear to be actively moving, the correspondence between the two corners of the structure suggests that a shift has occurred sometime in the past.

The underpinning does have mortared joints between the stones. The mortar was likely added to add further stability to the underpinning while also keeping animals out of the building. Close inspection reveals several different generations of minor repairs, as seen by patches of differently colored and textured mortar and small cracks in many of the joints.

Exterior wall cladding – The exterior wall cladding (clapboards) are in generally good condition. There are some areas of paint-loss, particularly adjacent to the skirting boards and window and door pediments, where moisture tends to collect. The paint-loss is most visible on the west side of the building, which gets very little direct sun, but the clapboards in general appear to be in very good condition.

Exterior Trim – The exterior trim of Deerfield Town House is in good to fair condition. Particular areas of concern were noted at areas where woodwork is in contact with water.



Figure 93: Damage to thresholds/pilaster bases

Figure 94: Detail northeast threshold damage

Where the base-board trim and pilaster bases run directly against the tops of the granite entry steps, woodwork has begun to rot with boards bowing and significant paint-loss due to capillary action sucking

Part III: Existing Conditions Inspection

standing water up from the granite surface (figures 93 & 94). The wooden thresholds of all three of the primary (north) doorways are all significantly deteriorated with considerable paint-loss and rot. The water has clearly wicked up through the thresholds and into the lower sections of some of the doors, and there is particular paint-loss at the bottom rail of the northeast entrance, where this has been exacerbated by the flat landing of the ramp (figure 95). Similarly, the bottom sections of corner boards and clapboards directly above the water-table that runs along the base of the exterior walls shows signs of water-damage over time.



Figure 95: Damage to lower section of northeast door



Figure 96: Damaged entablature, center door

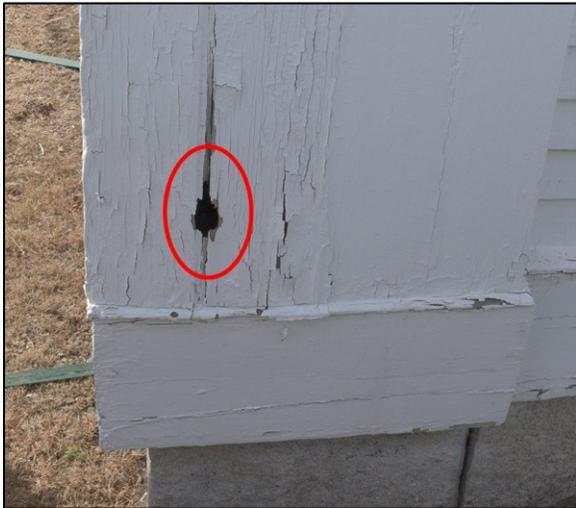


Figure 97: Rodent hole, northeast pilaster

Water-damage is also visible above the entablatures of the primary entrances at the north elevation (figure 96). Insufficient flashing at this location has allowed water to pool above the wooden cornices, as evidenced by peeling paint. Similar paint deterioration was noted at the horizontal frieze at the north gable end. The window lintels may also lack adequate flashing, but are in better condition as they are more protected by the overhanging eaves.

A large rodent hole was note at the base of the northeast pilaster, adjacent to the ramp (figure 97). The bottom foot or so of this corner board has split, and the painted surface is quite loose and flaking.

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Windows – The windows of the Deerfield Town House are predominantly eight-over-eight double-hung wooden sash in the 1856 main block and six-over-six wooden sash in the 1885 addition. The windows are in overall fair condition. After the town suggested replacing the original windows, Historic Preservationist Neil English of Epsom performed a thorough inspection of all of the building’s windows in December 2020. Though the Heritage Commission has gotten several bids to do a full window restoration for the building, no changes have yet been made.

At first glance, the windows appear stable behind their mid-20th century exterior aluminum storm windows (figure 98). The trim around the windows is in good condition, with some paint loss to the sills, however, the sashes themselves are in fair to poor condition. The window glazing has failed significantly on the sash, leading to lose panes of glass, particularly at the north elevation (figure 99). Poorly ventilated storm windows appear to have created a micro-climate in some of the windows where condensation between the exterior side of the historic sash and inside of the storms has been trapped, creating a very moist environment that has caused the glazing to fail, and black mold to form (figure 100).



Figure 98: Typical Deerfield Town House Window (west elevation)



Figure 99: Failed glazing at former selectman’s office Figure 100: Black mold on interior side of storm window

The large sash in the main block are extremely heavy, and over time the sash chords have deteriorated, making the windows extremely difficult to operate. Although the Town of Deerfield stipulates in their rental agreement that the windows are not to be opened, renters tend to open the sash to allow for a cross breeze on a hot summer day. Often the sash gets forced or dropped suddenly, damaging the interior trim and often breaking panes of glass with the force of the fall (figures 101 & 102).

Part III: Existing Conditions Inspection

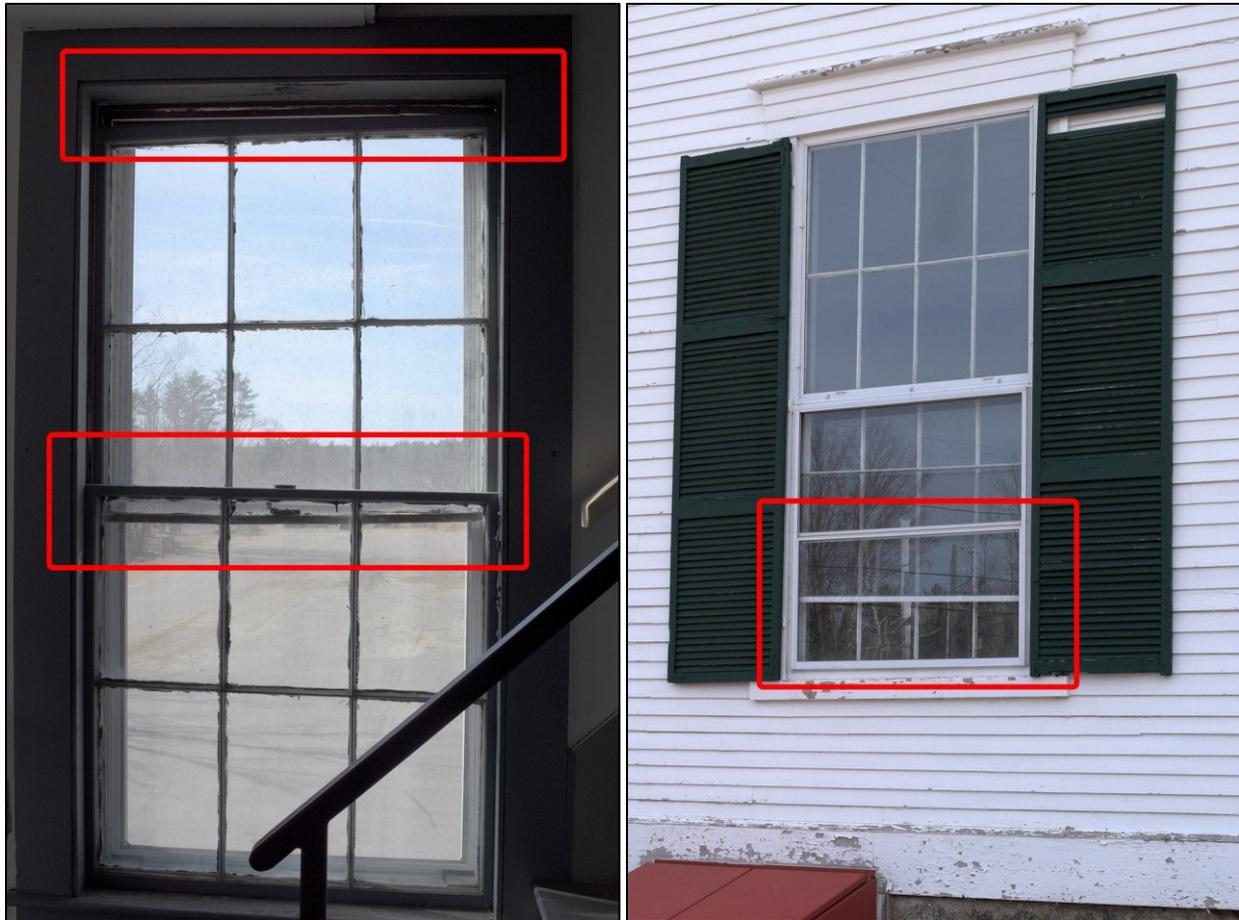


Figures 101 & 102: Broken sash cord & window no longer held in place (left) and broken window pane (right)

The lack of operability of the windows means that some sash are never closed tightly for the winter season, contributing to significant energy loss. One of the windows at the south end of the 1885 egress stairs will no longer close at all (figure 103). Further, the storm windows are *also* difficult to operate, and are sometimes left ajar (figure 104).

Of additional note, all of the windows of the 1856 main block are flanked by historic window blinds (shutters). Historic images of the building indicate that these louvered blinds were once operational and that blinds were mounted on the window by ca. 1870 (figure 5). The present blinds are of unknown date, and are screwed onto the window frames in an open position. Over time, many of the louvers have broken loose, and they lie scattered across the ground adjacent to the building. The south blind of the southeast first-floor window is no longer attached to the side of the building, and is held in storage within the ground-floor of the 1885 egress addition. Some of the paint on these shutters has bubbled (figure 105), indicating that the surface may not have been properly prepared when they were painted or that the outer layer of paint did not properly adhere to the historic paint layer due to incompatibility.

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Figures 103 & 104: Damaged south window in 1885 egress addition (left) and aluminum storm window left open all winter (right)



Figure 105: Exterior blind with bubbled paint on louvers

Part III: Existing Conditions Inspection



Figures 106 & 107: Primary Entrance, facing south (left) and paired exterior doors in kitchen with paired exterior doors at entrance stair at right margin of image

Exterior doors – The Deerfield Town House has five exterior doorways: three paired doors along the north elevation (primary façade), and a paired entrance next to a single exterior door at the east elevation of the 1885 addition. Generally, the exterior doors are in good working condition. As noted previously, the bottom rails of the north-facing doors at the primary façade have some damage caused from wicking water up from the wooden thresholds and several have areas of missing paint. These doors all have historic thumb-latch style handles. The door at the top of the ramp should have an accessible handle or automatic opener. Although most of the doors have crash-bars mounted on the interior, there is only a bar on one of the paired kitchen doors (figure 107).

Roof – The asphalt shingle roof of the Deerfield Town House is in good to excellent condition, having been re-shingled in 2017.

Chimneys – The two chimney stacks appear to be in good condition from the ground-level, having been repaired in 1999 (figures 108 & 109). There are no obvious signs of loose bricks or cracked and missing mortar from the ground-level. Though historic staining near the roof penetration is visible from within the building, there are no known active leaks, indicating that the flashing is in good condition.



Figure 108: East chimney



Figure 109: West chimney

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INTERIOR INSPECTION

The interior of the Town House largely reflects the original construction in 1856/1885, some early 20th century updates, and the restoration of the 1990s. Interior features are in good condition, having been well-maintained by the Town of Deerfield. The main block of the building (1856) is used by the public, whereas the 1885 egress addition is currently used primarily as storage.

Crawlspace/Cellar – The small utility room that was excavated from beneath the midpoint of the west elevation of the building is in poor condition. The room, which was added ca. 1988, has always been plagued by moisture and was the site of a recent flood. Evidence of standing water in the space is seen by efflorescence and rusty staining to the concrete block at the interior walls, below the original crawl-space depth (figure 110). The interior walls separating the room from the adjacent crawlspace and ceiling are sheathed in gypsum board, which is flecked with black mold (figure 111). The lower section of wall at the northeast corner of the room, adjacent to the door to the crawlspace and a water spigot is severely damaged and completely rotted away, revealing the fiberglass batt insulation and 2x4 framing on which it sits (figure 112).



Figure 110: Discoloration of concrete block



Figure 111: Black mold on utility room ceiling



Figure 112: Damaged wall at northeast corner of utility room

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Of note, a granite post that is incorporated into the north wall of the room is heavily spalled, likely also in conjunction with perennial moisture (figure 113).

A modern sump pump is installed in the room which empties to the lawn at the southwest corner of the building. The hot water heater was actively leaking during the site-visit, with water flowing across the poured concrete floor and to the sump.

The crawlspace beneath the building is also damp, but shows less water-related damage. At the time of the site-visit, the ground was dry, however, the air in the area underneath the building smelled moist. Of note, efflorescence/surface salts, were also noted on some of the granite posts and foundation stones in the crawlspace, however, the stone did not appear to be spalling. Rusty metal items are littered across the floor and large sections of the late 20th century dividing walls are damaged, with loose boards and insulation. Though most of the subfloor and first-floor structure was hidden from view by heating ducts and hanging insulation, what was visible appeared dry and stable (figure 114).

Figure 113: Damaged granite post



Figure 114: Crawlspace beneath building with rusted metal on dirt floor and damaged interior wall

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Flooring – The interior flooring throughout the Deerfield Town House appears to be largely original and in overall good condition. The ground floor surface has been protected by layers of paint. The floors of the two former offices of the second-floor level are affixed with mid-19th century cut nails. Though sections have been pulled up to allow for conduit for electrical and sprinklers, they have been carefully re-laid. The second-floor hall floor may have been replaced in the early 20th century, as it is covered in narrow hardwood flooring. This floor is in excellent condition, having been somewhat protected on the second-floor level and without continual exposure to salt and sand due to the rare winter use of the space.

One area of damaged flooring was noted at the stage. Several of the softwood floorboards have been replaced, and the painted surface of the boards, especially at the west side of the stage, is extremely worn (figure 115).



Figure 115: Extremely worn floor of stage, facing east (note square hatch at center of floor)

Walls/Ceilings – Throughout the building, the walls and ceilings are in good condition.

The plaster walls and ceilings of the entrance vestibule were repaired in the 1990s, as were the walls of the rest of the main floor. The ceilings of the main floor are largely hidden behind late 20th century drop-ceilings and flush-mounted fluorescent light fixtures.

The second-floor walls and ceilings are also in overall good condition, however, there are some areas of damage at the second-floor level. As noted previously, there are some historic stains to the ceilings of both the former selectmen's and former town clerk offices in areas adjacent to the chimneys (figure 116). There are also areas of surface cracks on the west side of the south wall of the stage area (figure 67), and a small area of plaster loss at the ceiling of the 1885 egress stair (figure 68). Though most of the mid-20th century ceiling tile that was installed in the 1960s was removed in the 1990s, the ceiling of the stage area may date to this earlier renovation and should be tested for asbestos as a precautionary measure (figure 117).

Part III: Existing Conditions Inspection



Figures 116 & 117: Historic staining to the ceiling of the former town clerk's office (left) and mid-20th century ceiling tile at stage (right)

Trim – The interior trim throughout the Deerfield Town Hall is in good to excellent condition, having been well maintained by the Town of Deerfield.

Attic – The attic area of the Deerfield Town House is in good condition. Though there is some evidence of historic water infiltration issues, particularly at the north side of the west slope and adjacent to the two chimney penetrations, there are no active leaks (figure 118). Historic roof leaks have also contributed to some spalling of the brick chimneys.

Insulation – One of the major drivers of this Historic Building Assessment is the high cost of heating the Deerfield Town House. The Town expends roughly \$4,000 per year: the building is kept to 50°F when not in use and heated to more comfortable levels only for scattered occasions of occupancy through the winter season. The high cost strongly suggests that the building envelope is far from thermally tight.

The first priority in improving energy efficiency in historic buildings should be given to reducing air-leakage, which may account for 5 to 40 percent of space-conditioning costs.¹¹⁷ Air flow through a building is driven by wind pressure, mechanical pressure and the “stack effect” with cold air entering the building through cracks in the outer shell, which cause the heating system to work harder. Cold air travels up through the structure after it enters the lower levels of the building and exits through the attic.

The open attic hatch between the dropped ceiling of the stair hall and uninsulated attic creates a thermal chimney that literally sucks heated air out of the conditioned space through the roof of the building. Though the acoustic ceiling tile provides some very minor insulation, the open hatch literally equates to leaving a door open.



Figure 118: Historical roof leak at west roof slope

¹¹⁷ Jo Ellen Hensley and Antonio Aguilar, *Preservation Brief 3: Improving Energy Efficiency in Historic Buildings* (Washington, DC: US Government Printing Office, 2011), 6.

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A layer of unevenly laid cellulose insulation was added on top of the attic floor in the 1960s or 1970s to help combat the stack-effect of hot air loss through the roof of the building (see figures 71-72 & 75). Heat loss and gain through the attic of a building is one of the highest priorities in reducing energy consumption. The cellulose was, however, unevenly distributed and laid on top of and enveloping items within the attic, creating an extremely dusty environment that is difficult to navigate as one never knows what is actually underfoot.

Additional fiberglass batt insulation was added to the crawlspace beneath the northern end of the building and around the cellar utility room in 1988. Much of this insulation has become dislodged and damaged over the years by rodent activity and through exposure to the moist environment beneath the building (see figures 82 & 83). The heating ducts within this semi-conditioned space are not insulated, and also show signs of rust.

No visible wall insulation was observed during either site-visit, and there is no known record of insulation having been added to the wall cavities. It is assumed that there is little, if any, insulation in the walls of the Deerfield Town House, a supposition substantiated by evidence gathered as part of the 2021 energy audit by Margaret Dillon/S.E.E.D.S. which captured thermographic images of the building walls (figures 119 & 120).



Figure 119 & 120: Thermographic images of Deerfield Town Hall exterior walls from outside (left) and inside (right) (Dillon/S.E.E.D.S. 2021 Energy Audit, 9)

Additionally, there is significant air loss around the building fenestration. There is very little weather-stripping at the doors and windows of the building. This lack of weather-stripping was also recorded with thermographic imaging in 2021 (figures 121 & 122). The poor operability of the single-pane windows and single-pane storms further contributes to thermal loss as many of the storms and windows do not fully close to create a seal around the building. This is made worse by cracked and missing panes of glass.

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Figures 121 & 122: Thermographic images of primary entry (left) and northwest entry through kitchen (right) illustrating lack of weather-stripping and air leakage under doors (Dillon/S.E.E.D.S. 2021 Energy Audit, 12)

Building and Life-Safety Code - As a designated historic structure, the Deerfield Town House is permitted to utilize codes defined by the International Existing Building Code (IBEC) for historic buildings. There are well-signed designated barrier-free parking spaces at the primary entrance to the building, adjacent to the ramped entrance. As previously noted, the entrance door does not have accessible hardware, however, the entrance is of sufficient width and allows entrance into the main floor of the building, which is largely accessible (figure 123). There is a single-occupancy accessible restroom. Exit signage appears sufficient, however, some of the exterior doors lack crash bars. The second floor of the Town House is not universally accessible.

The Deerfield Town House has a modern sprinkler system, and each of the exits is illuminated by exit signs. Currently to evacuate the second-floor of the building, one must travel up through the stage area before exiting, creating an indirect exit and limits the capacity of the second-floor meeting hall.

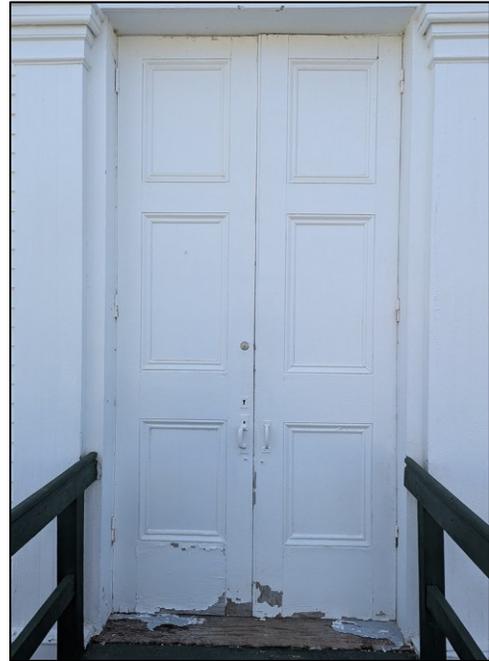


Figure 123: Accessible entry, facing south

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BRIEF DESCRIPTION AND EVALUATION OF MEP (MECHANICAL, ELECTRICAL & PLUMBING) SYSTEMS

The MEP systems of the Deerfield Town House are relatively modern and in generally good condition.

Heating & Cooling – The Deerfield Town House is heated by two oil-fired hot air furnaces which are located in the utility room beneath the west side of the building. Furnace 1, which heats the first floor of the building, was replaced approximately 10 years ago. Furnace 2, which heats the second floor was installed in 1988. The older furnace unit is nearing the end of its life. Though the town is contracted with a local HVAC company to perform annual maintenance and cleaning of the furnaces, the duct work that was observed underneath the building is rusted and uninsulated, further contributing to inefficiency.



Figure 124: One of the two furnaces

There is no centralized cooling system for the Deerfield Town House. The windows of the building are inoperable due to their present condition, limited passive ventilation.

Ventilation - There is no mechanical ventilation system for the Deerfield Town House.

Electrical - Electrical service enters the building via overhead wires at the northeast corner of the building (figure 125). A late 20th century 200-ampere electrical panel is located within the modern utility closet adjacent to the barrier-free restroom (figure 126). A separate 2024 100-ampere sub panel is also located in this closet to run the emergency battery back-up (figure 127).



Figures 125, 126, & 127: Electrical service (left), main electrical panel (center), and new battery sub panel (right)

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Figure 129: Kitchen sub-panel



Figure 128: Backstage area sub-panel

Smaller sub-panels are located next to the sink in the kitchen and in the backstage area (figures 128 & 129). During public events, such as the Coffeehouse, the sub-panel in the kitchen (which has no localized shut-off breaker) is prone to tripping when too many crock pots are plugged in at once. This sub-panel, which was installed in ca. 1990, is also noted to be less than 3 feet from the sink. Though the capacity of the kitchen sub-panel is unclear (likely 100-ampere but unlabeled), the sub-panel at the backstage area is labeled as 100-ampere.

Almost all of the observed electrical wiring is modern Romex, however, a run of mid-20th century woven wire was observed leading from a switch in the main panel labeled “base lite” through the floor of the utility closet to the basement, suggesting that at least one run of wire was not updated in the 1990s.

In the future, should the Town of Deerfield do any major repairs to the parking area/driveway to the east side of the building, they may consider moving the overhead electrical service underground to clean up the exterior appearance of the building.

Plumbing – A drilled well with pumphouse is located to the southeast of the Deerfield Town House. By 2001, the water-pressure and quality from the 1963 well was deemed inadequate, and the pump house was added to increase water pressure. Though this system is still used to run the sprinkler system, the use of the Town House well for drinking water was discontinued, and now water is pumped to the building from the adjacent Highway Department.¹¹⁸ The Town House has a dedicated septic tank at the northeast corner of the building (see figure 29), and the building leach field is located to the west side of the building, adjacent to the parking area.

At the time of the site-visit, a vintage 40-gallon Whirlpool hot water tank was located in the 1988 utility room. The tank was observed to be extremely rusty and corroded and was actively leaking during the site-visit (figure 130). While the report was being written, a new hot water heater was installed.

Fire Protection – A hard-wired fire alarm system is installed in the vestibule of the Deerfield Town Hall (figure 131). Smoke detectors were also observed in many of the rooms of the building (although the

¹¹⁸ Raymond Ellis, Town of Deerfield Facilities Supervisor.

Part III: Existing Conditions Inspection

ceiling-mounted unit in the 1988 utility room is no longer extant, see figure 99). After the original 2007 wet sprinkler system flooded the interior during the winter when the pipes froze during a period when the heat was shut off in order to save money, a new dry sprinkler system was installed. This dry sprinkler system is tested annually.



Figure 130: Rusted hot water heater (replaced March 2025) Figure 131: Fire alarm system (located in vestibule)

Part III: Existing Conditions Inspection

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Part IV: Recommendations for the Deerfield Town House

It is recommended that all work to the Deerfield 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, 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 meet continuing or changing use while maintaining the property's historic character.

As the Town House is individually listed to the National Register of Historic Places (NRHP# 80000307, April 17, 1980), 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. At the time of this Assessment, the codes applicable to the building, as adopted and amended by the State of New Hampshire, are: 2018 International Building Code (IBC); 2018 International Existing Building Code (IEBC); 2018 International Energy Conservation Code (IEC); 2018 International Mechanical Code (IMC); 2018 International Plumbing Code (IPC); 2018 NFPA 1 Fire Code; 2018 NFPA 101 Life Safety Code; 2020 NFPA 70 National Electric Code (NEC); 2015 NFPA 914 Code for Fire Protection of Historic Structures; ICCA-117.1-2009 Edition, Accessible and Useable Buildings and Facilities. As a designated historic structure that is included as a contributing resource to a National Register listed district, the Town House is permitted to utilize codes defined within the IEBC for historic buildings. These codes provide some leniency on general building codes as they relate to character defining features such as stairs, railings, doorways and windows, fire separation and egress. However, a meeting should be held with the local Authority Having Jurisdiction to ensure conformance with codes and to determine extents of upgrades and conformance with modern code.

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.

The recommendations are made in a suggested phased approach according to the immediacy of the condition issues. As funding becomes available and the long-term use of the building becomes apparent, the Town will want to create more detailed architectural and engineering drawings and specifications for each item, based on National Park Service recommendations and guidelines. Further, it is recommended that the Town/Deerfield Heritage Commission consult with the 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 are broken down into phased priorities to create more manageable projects that may appeal to various granting agencies and donors. 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 renovations and compliance with life-safety codes and accessibility in the most sensitive manner as practicable, and more aesthetic upgrades and maintenance issues. These estimates were established at the time this report was composed in the early spring of 2025. Depending upon the schedule for rehabilitation and implementation of each phase, escalation should be considered when evaluating the estimated costs.

Part IV: Recommendations for the Deerfield Town House

GENERAL REPAIRS AND MAINTENANCE BY PRIORITY	
<i>SHORT-RANGE RECOMMENDATIONS (AS SOON AS POSSIBLE)</i>	<i>ANTICIPATED COSTS*</i>
<p>1. Perform a Hazardous Materials Survey – Consult with an environmental consulting agency to conduct an asbestos materials test of the ceiling tiles in the backstage area and the cellulose insulation in the building attic. As the building is older than 1978, it is reasonable to assume that all of the historic painted surfaces contain lead paint (which can be encapsulated).</p>	\$750
<p>2. Install Crash Bars on Exterior Doors & Automatic Door-Opener at Ramp – To ensure maximum public safety, a second crash bar should be added to the paired kitchen doors and paired doors at the 1885 egress exit. To increase accessibility, add an automatic door-opener to the door at the top of the ramp.</p>	\$3,000
<p>3. Improve Site Drainage – Improve drainage around the entire building by adding material directly against the foundation, removing the hump where at the drip edge by slight regrading of less than 10”, and tapering the slope down away from the building to achieve positive drainage. Check with town records to ensure that <i>arbor vitae</i> shrubs at the northwest and northeast corners of the building are not memorial plantings before carefully digging the shrubs up, and replanting them well away from the building.</p> <p>After the area is regraded with the sod pulled back from the edges of the building, create a pea-stone drip-line around the entire structure. The drip line should be 2 feet wide, with the pea stone added so that it is above the sod, and drains into the grass, and away from the building to help prevent any water from splashing up against the painted wooden surfaces above the granite underpinning.</p> <p>It may be possible for the Town to do these site improvements in-house.</p>	\$3,000
<p>4. Install weather stripping around exterior doors and create Attic Hatch - Carefully inspect existing conditions of exterior door jambs, casing, and thresholds. Install low profile weather stripping where necessary inside door jambs and under exterior doors to improve energy-efficiency. Manufacture a new attic hatch that can be securely mounted and operated with a pulley to seal the opening between the second-floor stair hall and unconditioned attic space.. All work is to be performed in accordance with the National Park Service <i>Preservation Brief 3: Improving Energy Efficiency in Historic Buildings</i>.</p>	\$2,400-2,900
<p>5. Add Additional Attic Insulation – Removed all of the existing cellulose on top of the attic floor, carefully take up the floor in sections (labeling boards to mark positions), clean out floor bays, and fill bays between floor joists with 2 layers of rockwool insulation batts before carefully re-installing the historic floor to significantly increase the R-Value between the conditioned second floor and unheated attic to between R42-R46.</p>	\$35,000-40,000

Part IV: Recommendations for the Deerfield Town House

<p>6. Repair Historic Windows - Perform a thorough physical inspection of each historic window sash throughout the building for rot, loose glazing, and operability. Thoroughly prep each sash by hand-scraping to remove loose paint. Repair, re-glaze, and re-putty the historic windows as needed, securely reinstalling the sash in their historic locations. Each window shall be re-glazed, primed, and painted with two coats of finish paint on both sides to match the existing. Each operable sash should also have additional sprung bronze weather-stripping on the jambs, brush pile at the meeting rail, and a strip of silicone bulb-weather-strip on the bottom of rail of the lower sash to mitigate drafts. All work to be performed in accordance with the National Park Service <i>Preservation Brief 9: The Repair of Historic Wood Windows</i>.</p> <p>While restoring the historic sash, the Town may consider replacing the original sash weights with spring balances, as this would allow for some minor increase in insulation within accessible areas of the weight cavities to help with energy efficiency and climate control within the building without negatively impacting the historic window sash. Although this change <i>would</i> introduce substitute materials, the new material would be largely unseen, and could be done in such a way as to be theoretically reversible.</p> <p>Anticipated cost is based on current market prices of approximately \$2,015 per 8/8 sash with \$50/set for new spring balances/weather-stripping (x19), and \$1,150 per 6/6 sash with \$40/set for new spring balances/weather-stripping (x5).</p>	<i>\$45,185-50,000</i>
<p>7. Kitchen Electrical Upgrades – add another electrical circuit to the kitchen to help prevent the outlets from tripping during events.</p>	<i>\$1,200</i>
<p>8. Consider Municipal Space-Needs Planning – In order to ensure that all Deerfield municipal groups are working in unison, the Town should clearly define the spatial needs of the community prior to embarking on any major renovations to public buildings. The Town may consider sending out surveys to residents and department/committee heads to ask about overall needs concerns at the Town Hall, Library and the George B. White Building (Town Offices) to make sure that unnecessary spending is avoided and spaces are put to their best use to create an efficient municipal campus.</p>	<i>\$0</i>
<i>Total Short-Range Recommendations (labor & materials)</i>	<i>\$90,535-100,850</i>

**All preliminary estimates are provided for planning purpose only and are based on April 2025 prices. A new quote or RFP will be required for each phase of this projects as prices may vary over time.*

Part IV: Recommendations for the Deerfield Town House

<i>MID-RANGE RECOMMENDATIONS (1-5 YEARS)</i>	<i>ANTICIPATED COSTS*</i>
<p>9. Installation of Flashing on Horizontal Surfaces – Carefully install metal flashing above the primary entrance pediments at the north elevation, along the horizontal surface of the gable-end pediment and above the window pediments of west elevation by inserting it up behind the clapboards. Carefully remove and reinsert clapboards as needed to step the flashing up and create a weather-tight seal.</p>	\$7,900
<p>10. Exterior siding and trim repairs - Carefully inspect the existing exterior wood siding, trim, and woodwork for rot, excessive paint cracking resulting in exposed wood surfaces and areas of crazing. In some instances, it may be possible to repair split or otherwise damaged material with products such as PC Products Rot Terminator and PC Woody epoxy. Where rot is found, replacement shall be kept to a minimum, and all replacement shall match the existing material in terms of texture, dimensions, and design.</p> <p>All surfaces, including end cuts, shall be primed prior to installation to help ensure longevity. Trim should be clear pine, and shall be primed prior to installation to help ensure longevity.</p> <p>Particular areas of concern include damaged thresholds at the primary entrances, damaged pilaster plinths, and rodent holes at the bottom of the northeast corner pilaster.</p>	\$2,000
<p>11. Exterior painting – Once all exterior siding and trim is repaired, all exterior surfaces shall be completely cleaned of 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.</p> <p>Once surfaces are prepared, prime entire surface with an alkaloid or oil-based primer similar to Sherwin Williams A-100, 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>.</p> <p>In order to spread the painting cost over time, the Town may develop a painting maintenance schedule to address areas of paint loss in the short term and then paint one full elevation every other year or similar.</p>	\$50,000

Part IV: Recommendations for the Deerfield Town House

<p>12. Restore foundation - Employ a mason with experience in working with historic buildings to repair tipped corner blocks and rebuild/repoint the cellar walls as-needed to ensure a sealed perimeter to decrease air and pest infiltration, especially during the heating seasons. Repoint all damaged mortar joints, matching the existing mortar as closely as possible in terms of color, composition and finish. All work completed in accordance with the National Park Service <i>Preservation Brief 2: Repointing Mortar Joints with Historic Masonry Buildings</i>.</p>	<p>\$5,000-7,000</p>
<p>13. Rehabilitate Exterior Storm Windows - The mid-century aluminum storm sash currently installed throughout the Deerfield Town House are extremely difficult to operate and poorly air-sealed. As part of the long-term planning for the site, the Town may consider carefully fitting the existing storm units with new weather stripping, cleaning their weep-holes, and rails to increase operability. Although adding interior storm panels has been suggested in the past, the use of interior storms is not recommended as they offer no protection to the historic sash and tend to trap moisture against the interior surface of the historic windows, leading to increased long-term damage. Remove current exterior storm windows, clean thoroughly, add new weather-stripping, and re-install. All work is to be performed in accordance with National Park Service <i>Preservation Brief 3: Improving Energy Efficiency in Historic Buildings</i> and <i>Preservation Brief 9: The Repair of Historic Wood Windows</i>.</p>	<p>\$5,000-6,000</p>
<p>14. Replace Building Furnace – The existing building furnace installed in 1988 is nearing the end of its serviceable lifetime, and the Town of Deerfield should budget for its replacement with a more energy-efficient model within the next 5 to 10 years. As part of this process, the Town should consider other heating options.</p>	<p>\$10,000</p>
<p>Total Mid-Range Recommendations (Labor and materials subtotal)</p>	<p>\$79,900-82,900</p>

*All preliminary estimates are provided for planning purpose only and are based on April 2025 prices. A new quote or RFP will be required for each phase of this projects as prices may vary over time.

Part IV: Recommendations for the Deerfield Town House

<i>LONG-RANGE RECOMMENDATIONS (5-10 YEARS)</i>	<i>ANTICIPATED COSTS*</i>
<p>15. Increase Thermal Efficiency Beneath north end of building/Lower Crawlspace Humidity – Lay a commercial grade (>10ml) vapor barrier on the floor of the crawlspace and seal the side-walls (underpinning) and first-floor deck by adding a layer of rigid insulation. Although closed-cell spray-foam insulation could also be used for this application (as suggested by the 2021 Energy Audit), the use of spray foam is not recommended by the National Park Service as it is not considered a reversible treatment. Open-cell spray-foam can be used, but is extremely delicate, and will make it very difficult to rewire or plumb in the future.</p>	\$15,000-20,000
<p>16. Replace Asphalt Shingle Roof – Though the present asphalt shingle roof is in good condition, in light of its age, the Town should budget to replace the roof within about 10 years. Remove existing roofing down to sheathing, replace any broken or missing sheathing with similar material. Install ice and water shield along eaves, install underlayment, and re-roof both slopes with high grade asphalt shingles to match the existing in terms of color, shape, and profile to as great an extent as possible. All work is to be done in accordance with National Park Service <i>Preservation Brief 4: Roofing for Historic Buildings</i>.</p>	\$60,000
<p>17. Interior Painting/Repair Historic Plaster – Minor repairs to cracked plaster at backstage area to be done by a contractor with experience with historic plaster, and in accordance with the National Park Service <i>Preservation Brief 21: Repairing Historic Flat Plaster</i>.</p>	\$5,000
<p>18. Renovation of Building Amenities - Once there is a clear understanding of the potential increase use and what that entails, the Town may choose to contemplate updating the Town Hall kitchen and restrooms with more modern amenities to make the building more attractive as a meeting place for municipal groups and potential venue renters.</p>	TBD
<p>Total Long-Range Recommendations (material & labor)</p>	<p>\$80,000-85,000+</p>

**All preliminary estimates are provided for planning purpose only and are based on April 2025 prices. A new quote or RFP will be required for each phase of this projects as prices may vary over time.*

EXTENDED LONG-RANGE PLANNING:

As part of the extended long-term planning for the Deerfield Town House, the Town of Deerfield should consider installing an elevator at the rear of the building to provide barrier-free access to the second-floor hall, which will significantly increase the usability of the space. Consideration should be made to revisit and update architectural plans for a small addition off of the northwest corner of the building, to house an elevator shaft for this purpose or whether an appropriate interior space can be located. All work to be done in accordance with National Park Service *Preservation Brief 32: Making Historic Properties Accessible*. This elevator addition will cost at least \$350,000. Because of the projected high cost of this element, it is not being included in the cost summaries of this report.

Part IV: Recommendations for the Deerfield Town House

SUMMARY OF COSTS:	
SHORT-RANGE RECOMMENDATIONS (AS SOON AS POSSIBLE)	ANTICIPATED COST
1. Perform a Hazardous Materials Survey	\$750
2. Install Crash Bars & An Automatic Door Opener	\$3,000
3. Improve Site Drainage	\$3,000
4. Install Weather Stripping to Doors & Create Weather-Tight Attic Hatch	\$2,400-2,900
5. Add Additional Attic Insulation	\$35,000-40,000
6. Repair Historic Windows	\$45,185-50,000
7. Kitchen Electrical Upgrades	\$1,200
8. Consider Municipal Space-needs Planning	\$0
Materials & Labor Sub-total Short-Range	\$90,535-100,850
MID-RANGE RECOMMENDATIONS (1-5 YEARS)	ANTICIPATED COST
9. Installation of Flashing on Horizontal Surfaces	\$7,900
10. Exterior Siding & Trim Repairs	\$2,000
11. Exterior Painting	\$50,000
12. Restore Foundation	\$5,000-7,000
13. Rehabilitate Exterior Storm Windows	\$5,000-6,000
14. Replace Building Furnace	\$10,000
Materials & Labor Mid-Range	\$79,900-82,900
LONG-RANGE RECOMMENDATIONS (5-10 YEARS)	ANTICIPATED COST
15. Increase Thermal Efficiency/Lower Humidity in Crawlspace	\$15,000-20,000
16. Replace Asphalt Shingle Roof	\$60,000
17. Interior Painting/Plaster Repair	\$5,000
18. Renovation of Building Amenities	TBD
Materials & Labor Long-Range	\$80,000-85,000+
Sub-Total Material & Labor Cost	\$250,435-268,750+
Contingency (+10%)	\$25,044-26,875+
Management Fee/General Conditions (+10%)	\$25,044-26,875+
Grand Total Project Construction Cost	\$300,523-322,500+

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Appendices/Supplemental Information

The following appendices have been assembled as supplementary information to accompany the *Deerfield 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 defined 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: Deerfield Town House/Town Hall National Register Application

NR Ref# 80000 307

DEE0003

No 10-200 (Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED
DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

Town House

listed 4-17-88

AND/OR COMMON

Deerfield Town Hall

2 LOCATION

STREET & NUMBER

Church Street
Old Centre Road

NOT FOR PUBLICATION

CITY, TOWN

Deerfield VICINITY OF

CONGRESSIONAL DISTRICT
1st

STATE

New Hampshire

CODE

33

COUNTY

Rockingham

CODE

015

3 CLASSIFICATION

CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- COMMERICAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- TRANSPORTATION
- OTHER

4 OWNER OF PROPERTY

NAME

Town of Deerfield

STREET & NUMBER

Office of the Selectmen, P.O. Box 159

CITY, TOWN

Deerfield

VICINITY OF

STATE

New Hampshire

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Rockingham County Registry of Deeds

STREET & NUMBER

Rockingham County Courthouse

CITY, TOWN

Exeter

STATE

New Hampshire

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

NA

DATE

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

Appendix B: Deerfield Town House/Town Hall National Register Application

7 DESCRIPTION			
CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		
DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE			
<p>The Deerfield Town Hall is a two and one-half story clapboarded wooded structure built in 1856, in the Greek Revival style. It is 74' x 44' and built on a granite block foundation. Two chimneys set back 14' from the facade and rise through the lower portions of each slope.</p> <p>The fenestration of the gable-end facade includes three matching entrances with windows directly above. The doorways are classically treated with pilasters of simplified Doric form supporting fully articulated entablatures. Each entrance consists of two three-paneled doors. The central doors provide access to the second floor via a free-standing spiral staircase located directly inside the entrance. The side entrances open to the first floor. Centered in the clapboarded tympanum is a round louvered vent supported by inverted S-scrolls and a flat board base. The raking cornice of the pediment incorporates echinus moulding.</p> <p>Pilasters terminate each corner of the building and support a full entablature that extends along the sides of the building. The side elevations are four bays wide with windows on both stories. The linteled windows have eight over eight double-hung sash and slotted blinds.</p> <p>Interior: The original interior consisted of wide pine flooring and plastered walls and ceilings. Benches, still extant, are built into the walls of the lower hall and run the length of the building. There is a raised platform in the lower hall, 15' x 25', which is surrounded by a railing and is believed to be original. The upper hall was finished in a similar manner to the first story hall but is now floored with hardwood. There is a raised stage with proscenium in the rear of the upper hall, flanked by doors and stairs, but it is not known if this is original. Ornamental lintels surmount the doorways. Eight paired cast iron columns support the lower hall. Major alterations to the interior include the installation of luan-style panelling in the upper and lower halls and one office, the partitioning off of the front part of the lower hall for two bathrooms, a kitchen, and a furnace room. This partition encloses the spiral staircase.</p>			

Appendix B: Deerfield Town House/Town Hall National Register Application

SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES 1856

BUILDER/ARCHITECT J.L. Foster and F.S. Robinson, Concord

STATEMENT OF SIGNIFICANCE

The Deerfield Town Hall is one of the finest examples of Greek Revival public-architecture in New Hampshire. The building retains all its original exterior features and the present interior paneling can be removed, thus preserving the original interior. The Town Hall as it presently stands, is a nearly pure reflection of the Greek Revival period.

DATE OF SIGNIFICANCE: 1856
 NAME OF SIGNIFICANCE: Deerfield Town Hall
 ADDRESS: 110 North Main Street, Deerfield, NH

Appendix B: Deerfield Town House/Town Hall National Register Application

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Deerfield Records, Vol. 6, 1852-1863, pp. 151-158.
 These unpublished records are in the custody of the
 Town Clerk at the Deerfield Town Hall.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY approximately 1 acre
 UTM REFERENCES

State Plane (ft)
 NAD 1983
 N 231,088
 E 1,097,304

A	19	31171525	471771825	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION

Deerfield Tax Records: Sheet 7, Lot 118.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Thomas J. Dale, Administrative Assistant

ORGANIZATION

Town of Deerfield

DATE

January 30, 1978

STREET & NUMBER

P.O. Box 159, Old Centre Road

TELEPHONE

463-8811

CITY OR TOWN

Deerfield

STATE

New Hampshire

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL STATE LOCAL

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

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE Commissioner, NH Dept. of Resources & Economic Development

NH State Historic Preservation Officer

DATE January 4, 1980

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER

Appendix B: Deerfield Town House/Town Hall National Register Application



NATIONAL REGISTER OF HISTORIC PLACES PROPERTY PHOTOGRAPH FORM: NEW HAMPSHIRE

Historic Name: Town House
Common Name: Deerfield Town Hall
NR District:
Address: P.O. Box 159, Old Centre Rd., Deerfield, NH 03037
City/Town/State:
Photographer: Tom Dale
Negative with: Town of Deerfield
Description: Front/side view of building

Photographer facing N NE E SE S SW W NW **Photo Date:** March 20, 1978 **Photo Number** 1 of 4

Appendix B: Deerfield Town House/Town Hall National Register Application



NATIONAL REGISTER OF HISTORIC PLACES PROPERTY PHOTOGRAPH FORM: NEW HAMPSHIRE

Historic Name: Town House
Common Name: Deerfield Town Hall
NR District:
Address: P.O. Box 159, Old Centre Rd., Deerfield, NH 03037
City/Town/State:
Photographer: Thomas Dale
Negative with: Town of Deerfield
Description: Front/side view of building

Photographer facing N NE E **SE** S SW W NW **Photo Date:**

Photo Number 2 of 4

Appendix B: Deerfield Town House/Town Hall National Register Application



NATIONAL REGISTER OF HISTORIC PLACES PROPERTY PHOTOGRAPH FORM: NEW HAMPSHIRE

Historic Name: Town House
Common Name: Deerfield Town Hall
NR District:
Address: P.O. Box 159, Old Center Rd., Deerfield, N.H. 03037
City/Town/State:
Photographer: Thomas Dale
Negative with: Town of Deerfield
Description: Partial interior view of staircase

Photographer facing N NE E SE S SW W NW **Photo Date:** March 20, 1978 **Photo Number** 3 of 4

Appendix B: Deerfield Town House/Town Hall National Register Application



NATIONAL REGISTER OF HISTORIC PLACES PROPERTY PHOTOGRAPH FORM: NEW HAMPSHIRE

Historic Name: Town House
Common Name: Deerfield Town Hall
NR District: N/A
Address: PO Box 159, Old Centre Road
City/Town/State: Deerfield, NH 03037
Photographer: Thomas Dale

Negative with: Town of Deerfield

Description: Interior of hall, showing voting booths in rear

Photographer facing N NE E SE S SW W NW

Photo Date: 3/78

Photo Number 4 of 4

Appendix C: Excerpts from Deerfield Center Historic District NRN

NE Ref # 02000 958 NE Listing date 9/14/2002

NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

DEE0004

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 Deerfield Center Historic District

other names/site number NA

2. Location

street & number 1 Candia Road, 1-14 Old Center Road South NA not for publication

city or town Deerfield NA vicinity

state New Hampshire code NH county Rockingham code 015 zip code 03037

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.)

James McInerney 7/29/02
Signature of certifying official/Title Date
NEW HAMPSHIRE
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: Signature of the Keeper _____ Date of Action _____

- 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): _____

Appendix C: Excerpts from Deerfield Center Historic District NRN

Deerfield Center Historic District <small>Name of Property</small>		Rockingham County, NH <small>County and State</small>																					
5. Classification																							
Ownership of Property <small>(Check as many boxes as apply)</small>	Category of Property <small>(Check only one box)</small>	Number of Resources within Property <small>(Do not include previously listed resources in the count.)</small>																					
<input checked="" type="checkbox"/> private <input checked="" type="checkbox"/> public-local <input type="checkbox"/> public-State <input type="checkbox"/> public-Federal	<input type="checkbox"/> building(s) <input checked="" type="checkbox"/> district <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">Contributing</td> <td style="width: 50%; text-align: center;">Noncontributing</td> <td></td> </tr> <tr> <td style="text-align: center;">12</td> <td style="text-align: center;">4</td> <td></td> </tr> <tr> <td colspan="2"></td> <td style="text-align: right;">buildings</td> </tr> <tr> <td colspan="2"></td> <td style="text-align: right;">sites</td> </tr> <tr> <td colspan="2"></td> <td style="text-align: right;">structures</td> </tr> <tr> <td colspan="2"></td> <td style="text-align: right;">objects</td> </tr> <tr> <td style="text-align: center;">12</td> <td style="text-align: center;">4</td> <td style="text-align: right;">Total</td> </tr> </table>	Contributing	Noncontributing		12	4				buildings			sites			structures			objects	12	4	Total
Contributing	Noncontributing																						
12	4																						
		buildings																					
		sites																					
		structures																					
		objects																					
12	4	Total																					
Name of related multiple property listing <small>(Enter "N/A" if property is not part of a multiple property listing.)</small>		Number of contributing resources previously listed in the National Register																					
N/A		1																					
6. Function or Use																							
Historic Functions <small>(Enter categories from instructions)</small>	Current Functions <small>(Enter categories from instructions)</small>																						
DOMESTIC: single dwelling	DOMESTIC: single dwelling																						
EDUCATION: library	EDUCATION: library																						
GOVERNMENT: city hall	GOVERNMENT: city hall																						
RELIGION: religious facility	RELIGION: religious facility																						
RELIGION: church-related residence	SOCIAL: meeting hall																						
	GOVERNMENT: fire station																						
7. Description																							
Architectural Classification <small>(Enter categories from instructions)</small>	Materials <small>(Enter categories from instructions)</small>																						
Greek Revival	foundation granite																						
Classical Revival	walls weatherboard																						
Stick/Eastlake	shingle																						
	roof asphalt																						
	other brick																						
	concrete																						
Narrative Description <small>(Describe the historic and current condition of the property on one or more continuation sheets.)</small>																							

Appendix C: Excerpts from Deerfield Center Historic District NRN

NPS Form 10-900-a
(8-88)

OMB Approval No. 1024-0018

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetDeerfield Center Historic District
Deerfield, New HampshireSection number 7 Page 34

Description (cont.)

Historic District. There have been significant changes in the last half century, most notably the covering of the building with vinyl siding, the addition of two dormers, and the remodeling of the main entry and its porch. But, the house retains its basic form and composition, as well as many individual features, such as the windows and eaves trim. There seems to be enough of the original house design left to make the Ballou-Hill House a contributing building.

#5 DEERFIELD TOWN HALL
18568 OLD CENTER-ROAD SOUTH
CONTRIBUTING BUILDING

The Deerfield Town Hall is a fine Greek Revival style wooden town hall. The tall large two and a half story main block is set with its northeast gable end facing the street. On its southwest gable end is a shallow three story gable roofed rear addition.

The main block is set on a granite block foundation which projects at the four corners under the corner pilasters. The walls are clapboarded above a deep sillboard topped by a simple beveled moulding. The corners are all graced by wide corner pilasters, with simple bases formed by projections of the sillboards, shafts of vertical boards, and moulded capitals. The heavy classical box cornice with mouldings, frieze and architrave is pedimented on both gables. The asphalt shingled gable roof features two brick chimneys with stepped bases and corbeled caps. The two chimneys are set symmetrically, one on each slope of the roof near the eaves and towards the front of the building.

The three public facades, the three bay northeast gable end, and the four bay southeast and northwest sides, are symmetrical in design. The first floor of the main facade, the street gable end, features three entries which are very similar in design. Although the central entry is wider, they are all the same height. All three are reached by three granite steps with solid block granite sidewalls. The slightly recessed double door in each entry has a wooden

Appendix C: Excerpts from Deerfield Center Historic District NRN

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

OMB Approval No. 1024-0018

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetDeerfield Center Historic District
Deerfield, New HampshireSection number 7 Page 35

Description (cont.)

sill and moulded panels. The central entry has been modified so that it has two-paneled leaves beneath an overdoor panel with two panels of the same design. The narrower side entry doors each have tall three-paneled leaves. All three entries are framed by pilasters, again with bases formed by projections of the sillboards, shafts of vertical boards, and moulded capitals. The pilasters support a heavy classical cornice with mouldings, frieze, and architrave. The eastern entry now has a wheelchair ramp built on wooden posts, with board floors and wooden railings. From the ground in front of the entry, a ramp rises southeast to a landing, where another ramp rises northwest to a landing built over the granite steps in front of the entry. Mounted on the wall between the entries are two simple wooden bulletin board cases with glass doors. Above them are two Colonial Revival style metal and glass light fixtures. Above the central entry is a painted wooden sign with a moulded frame and the title "DEERFIELD TOWN HALL" in raised letters.

The windows of the three bay second story of the northeast gable end and of both four bay stories of the southeast and northwest sides are all of the same design, tall large 8/8 sash windows, with plain sills and moulded cornices. Their moulded jambs are largely hidden by tall louvred shutters. In the center of the clapboarded tympanum of the pediment is a large circular louver with a small circular hub from which the slats radiate. The circular louver has a simple round frame, but is set on a rectangular wooden panel which rests on the horizontal cornice of the pediment. This panel is topped by a moulding, which is interrupted by the louver's circular frame. Resting on this moulding and giving visual support to the circular louver are two sawn wooden scrolls.

As noted the southeast and northwest sides each have four regularly spaced 8/8 sash windows in each story. The only differences between the two sides are in the foundation, with the southeast side having a small single pane plain framed basement window, and the northwest side having a

Appendix C: Excerpts from Deerfield Center Historic District NRN

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

OMB Approval No. 1024-0018

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Deerfield, New HampshireSection number 7 Page 36

Description (cont.)

modern prefabricated metal basement entry, with double metal doors in a metal casing on a concrete base. The rear south-west gable end is mostly covered by the rear addition, which, although shorter and narrower, does project over the pediment's horizontal cornice, and leaves only narrow strips of main block wall visible to each side of the addition. The only opening is a plain framed 6/6 sash window set somewhat off center in the clapboarded tympanum of the gable.

The rear addition has clapboarded walls trimmed by wide corner pilasters with moulded capitals. A box cornice with mouldings, architrave, frieze and returns trims the asphalt shingled gable roof. Because of the slope of the land, the basement level of the rear addition is exposed on the south-west rear gable end, but not on the narrower southeast and northwest sides. The first story of the southeast side is filled by two doors, a double door to the south, and a single door to the north. They are reached by two rough granite steps which stretch the full length of the wall. The doors all have four paneled leaves with the same moulded panels. They share the same plain side trim and are all topped by a continuous simple moulded cornice. In the second story is a plain framed 6/6 sash window. The northwest side has a painted concrete block foundation, with a short concrete block basement entry topped by a sloping board door hinged at the top. The northwest side is trimmed by the same deep sillboard with beveled moulding seen on the main block. The only opening is a plain framed 6/6 sash window in the first story. The rear gable end has a low concrete foundation. The basement level has a large but low plywood door and a large louvered metal vent for a fan, both with plain frames. Plain frames also trim the two 6/6 sash windows, one in the second story and one in the third story.

Appendix C: Excerpts from Deerfield Center Historic District NRN

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

OMB Approval No. 1024-0018

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Deerfield, New HampshireSection number 7 Page 37

Description (cont.)

The original Town House lot was expanded in 2000 by the purchase of additional land on its west side.⁹³ The southern portion of the lot has been excluded from the historic district to leave out a parking lot and the modern town highway garage to the rear of the Town Hall. These are reached by paved drives along the original northwest and southeast lot boundaries. The two drives are connected in front of the Town Hall by another paved drive, which leaves a small lawn on the street front of the lot. This streetside lawn contains a granite bench, a young tree, and a tall fiberglass flagpole flanked by two large shrubs. The building is surrounded by lawns, quite narrow on the street front, wider to the sides and rear. Because of the fall of the land to the rear, a stone retaining wall with concrete cap has been built southwest from the southern corner of the rear addition extending the line of the addition's rear wall. The added land to the west of the original Town House lot is mostly grassed. A stone wall and a row of trees marks part of the former boundary line between the original lot and the added land.

The present Deerfield Town Hall is the third building erected by the town to house its town meetings. The first was the meetinghouse in the Old Center, erected in 1771 after a five year long dispute on its location.⁹⁴ The meetinghouse stood on Meetinghouse Hill, a low hill about one mile northeast of the present Deerfield Center village. It also housed the Congregational Church until the present church (#8) was erected in 1835.⁹⁵

⁹³ Deeds, Book 3476, Page 775; Book 3519, Page 606, Rockingham County Registry of Deeds, Brentwood, N.H.

⁹⁴ Elliott C. Cogswell, HISTORY OF NOTTINGHAM, DEERFIELD, AND NORTHWOOD (Manchester, 1878) pp. 266-271

⁹⁵ Joanne Wasson, DEERFIELD COMMUNITY CHURCH 1835-1985 (Deerfield, N.H., 1985) p. 1-2, 13

Appendix C: Excerpts from Deerfield Center Historic District NRN

NPS Form 10-900-a
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Description (cont.)

In the 1840's, the old meetinghouse must have seemed quite obsolete in its remaining function as a town house. A warrant article to build a new town house was voted down by the March 1844 annual town meeting.⁹⁶ But the same meeting voted to establish a committee to draft a plan for a new town house, estimate the cost of the new building, and report back at the annual town meeting in 1845.⁹⁷ At the March 1845 annual meeting and at a special meeting in April, the town's voters decided to buy out the pew owners in the old meetinghouse, take the building down, and use the materials to erect a new town house. The selectmen were instructed to build the town house and "to fix upon the location for the same".⁹⁸ The chosen site, a 60 foot by 65 feet lot in the New Center village, was purchased in August of 1845.⁹⁹ The one story high building¹⁰⁰ was ready for use by the March 1846 annual town meeting.¹⁰¹

The new town house was, however, short lived. It burned to the ground on the night of January 24-25, 1856.¹⁰² Three days later, the selectmen called a special town meeting to meet on February 13, 1856 in Peter P. French's barn "to see what action the town will take in relation to building a Town House or purchasing or procuring a building to be used for town purposes".¹⁰³ The meeting established a five member committee to obtain a plan and a cost estimate for a new

⁹⁶ "Deerfield Records, Vol. 5, 1833 to 1851" (manuscript, Deerfield Town Offices, Deerfield, N.H.) pp. 293, 302

⁹⁷ Ibid., p.309

⁹⁸ Ibid., pp. 328-329, 338-339

⁹⁹ Deed, Book 364, Page 184, Rockingham County Registry of Deeds, Brentwood, N.H.

¹⁰⁰ Wasson, TALES OF OLD DEERFIELD, p.16

¹⁰¹ "Deerfield Records, Vol. 5, 1833 to 1851", p.353

¹⁰² The New Hampshire Patriot (Concord, N.H.) January 30, 1856; Dollar Weekly Mirror (Manchester, N.H.) February 2, 1856; Morning Chronicle (Portsmouth, N.H.) January 28, 1856

¹⁰³ "Deerfield Records, Vol. 6, 1852 to 1863", p. 120

Appendix C: Excerpts from Deerfield Center Historic District NRN

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

OMB Approval No. 1024-0018

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Deerfield, New HampshireSection number 7 Page 39

Description (cont.)

town house, not to exceed \$2500 in cost, and to report at the annual town meeting in March. The committee was also asked to consider the location of the new town house.¹⁰⁴ At the annual meeting on March 11, the committee presented its report for a building that would cost \$2500. The meeting voted to build a town house, 74 feet by 44 feet in size "to be located on or near the old spot", and appropriated \$2500 for the building. The annual meeting adjourned to March 13, when the borrowing of money for the construction was authorized and a three man committee chosen to supervise the building of the new town house.¹⁰⁵

The new Town House was designed by " J.L. Foster & F.S. Robinson, Architects, Concord, N.H.".¹⁰⁶ Joshua L. Foster and Fernando S. Robinson had an rather brief partnership, as their firm only appears in directories for the year 1856.¹⁰⁷ Their specifications for the building are recorded in the town records,¹⁰⁸ but the drawings referred to in those specifications have not been located. The specifications describe the building essentially as built, with one major exception. They contain numerous references to a cupola. But, when the building committee signed an agreement with contractor Peter O. Woodman on April 30, they instructed the builder to follow the architects' plans and specifications, "excepting...all that part...which relates to the cupola".¹⁰⁹ Presumably, the cupola was removed from the project to cut the expense, as the contract with Woodman called for a payment of \$3000,¹¹⁰ \$500 more than had been

¹⁰⁴ Ibid., p.121

¹⁰⁵ Ibid., pp.122,138

¹⁰⁶ Ibid., p.151

¹⁰⁷ David Ruell, "Architects Listed in Nineteenth Century New Hampshire Directories", (manuscript, N.H. Historical Society, Concord, N.H.) pp. 32, 34-35, 70

¹⁰⁸ "Deerfield Records, Vol. 6, 1852 to 1863", pp. 151-158

¹⁰⁹ Ibid., p.158

¹¹⁰ Ibid., p.159

Appendix C: Excerpts from Deerfield Center Historic District NRN

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

OMB Approval No. 1024-0018

United States Department of the Interior
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Continuation SheetDeerfield Center Historic District
Deerfield, New HampshireSection number 7 Page 40

Description (cont.)

appropriated by the town meeting. The building committee also had to acquire more land, as the 74 foot long building was not going to fit on the 65 foot long lot. Accordingly, a special town meeting was called for September 15 to approve the contracts the committee had made for the building and the additional land. The committee reported that it needed \$100 to enlarge the lot, \$3000 for the builder's contract and another \$22 to raise the foundation by one foot. The special meeting approved the committee's actions and authorized the additional money.¹¹¹ The added land more than tripled the size of the lot.¹¹² The April 30 agreement with the contractor called for the building to be finished enough by November 1 so that it could be used for a town meeting, and to be entirely completed by December 1, 1856.¹¹³ Woodman, a Deerfield carpenter,¹¹⁴ subcontracted part of the work to True Washington Currier, another Deerfield carpenter. According to one local historian, Currier "did most of the building"¹¹⁵, while another historian says that Currier "framed, raised and put the cornice on the building".¹¹⁶ The builders met their first deadline, as the November 4 presidential election was warned for "the new Town House now being erected by Peter O. Woodman".¹¹⁷ A special town meeting was called for February 19, 1857 to accept the town house. The meeting began at the Freewill Baptist Church, but promptly adjourned to the Town Hall. The meeting "voted to accept the Town House when Mr. Woodman, the contractor, shall fulfill his agreement with the building committee", suggesting that there was some work still remaining to be done. The special meeting also voted

¹¹¹ Ibid., pp. 150-159¹¹² Deed, Book 369, Page 294, Rockingham County Registry of Deeds, Brentwood, N.H.¹¹³ "Deerfield Records, Vol. 6, 1852 to 1863", p. 159¹¹⁴ Ibid., p. 158¹¹⁵ Wasson, TALES OF OLD DEERFIELD, p.9¹¹⁶ Cogswell, p. 372¹¹⁷ "Deerfield Records, Vol. 6, 1852 to 1863", p.162

Appendix C: Excerpts from Deerfield Center Historic District NRN

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

OMB Approval No. 1024-0018

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Deerfield, New HampshireSection number 7 Page 41

Description (cont.)

to insure the building, to buy stoves and other furniture, to appoint a committee to develop rules for the building's use, and to hold a "public levee" to dedicate the building.¹¹⁸

A lithograph of the Town Hall in the 1878 town history shows that the exterior of the building has changed little over the years.¹¹⁹ The one major change has been the rear addition. A petitioned article "to provide another ... means of escape from the Town Hall in case of fire when the Hall is full of human beings" appeared in the warrant for the March 1884 annual town meeting.¹²⁰ The local newspaper correspondent called the large hall that occupies most of the second story a "death trap" because the only exit was the circular stairway at the front of the building.¹²¹ The meeting voted \$200 for a fire escape, instructing the selectmen to act as they thought best in the matter.¹²² The newspaper reported in August that the rear addition had been built to provide the fire escape.¹²³ The addition included more space than was actually needed for just an exit stairway. And that increase was reflected in a cost overrun, as the final expense was reported as \$679.62.¹²⁴

Other exterior changes have been limited. Photographs reveal that some time between 1923 and 1966, the main street

¹¹⁸ Ibid., pp. 169-170

¹¹⁹ Cogswell, opp. p. 305

¹²⁰ "Records No. 10, Town of Deerfield, Clerk's Records, 1880 to 1904" (manuscript, Deerfield Town Offices, Deerfield, N.H.) p. 145

¹²¹ Exeter News Letter, March 21, 1884

¹²² "Records No. 10, Town of Deerfield, Clerk's Records, 1880 to 1904", p. 160

¹²³ Exeter News Letter, August 29, 1884

¹²⁴ ANNUAL REPORTS OF THE SELECTMEN AND TREASURER OF THE TOWN OF DEERFIELD... FOR THE YEAR ENDING MARCH 1, 1885 (Manchester: 1885), p. 11

Appendix C: Excerpts from Deerfield Center Historic District NRN

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

OMB Approval No. 1024-0018

United States Department of the Interior
National Park ServiceNational Register of Historic Places
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Deerfield, New HampshireSection number 7 Page 42

Description (cont.)

facade received the present large sign and the electric lights flanking the main entry. In the same period, the central main entry doors were altered by being reduced in height by one panel, but the appearance of the entry was retained by reusing those panels in an overdoor transom.¹²⁵ Photographs also show that the present bulletin boards were installed between 1966 and 1980.¹²⁶ The wheelchair ramp was built in 1988.¹²⁷ Changes to the basement levels, the metal entry on the northwest side of the main block, the concrete block entry and foundation on the northwest side of the rear addition, the plywood door and the metal louvred vent on the southwest end of the rear addition, have not been documented, but all appear to be late 20th century in date.

The Deerfield Town Hall (or Town House) was entered as an individual building in the National Register of Historic Places on April 17, 1980, for its significance in the area of architecture. Aside from the wheelchair ramp, which does not hide any of the building's original features, and perhaps some of the minor changes to the basement levels, the building has changed little since it was placed on the National Register, so it must still be considered individually eligible for the National Register, and is certainly a contributing building in the Historic District.

#6 CONGREGATIONAL PARSONAGE 12 OLD CENTER ROAD SOUTH
1948-1949 CONTRIBUTING BUILDING

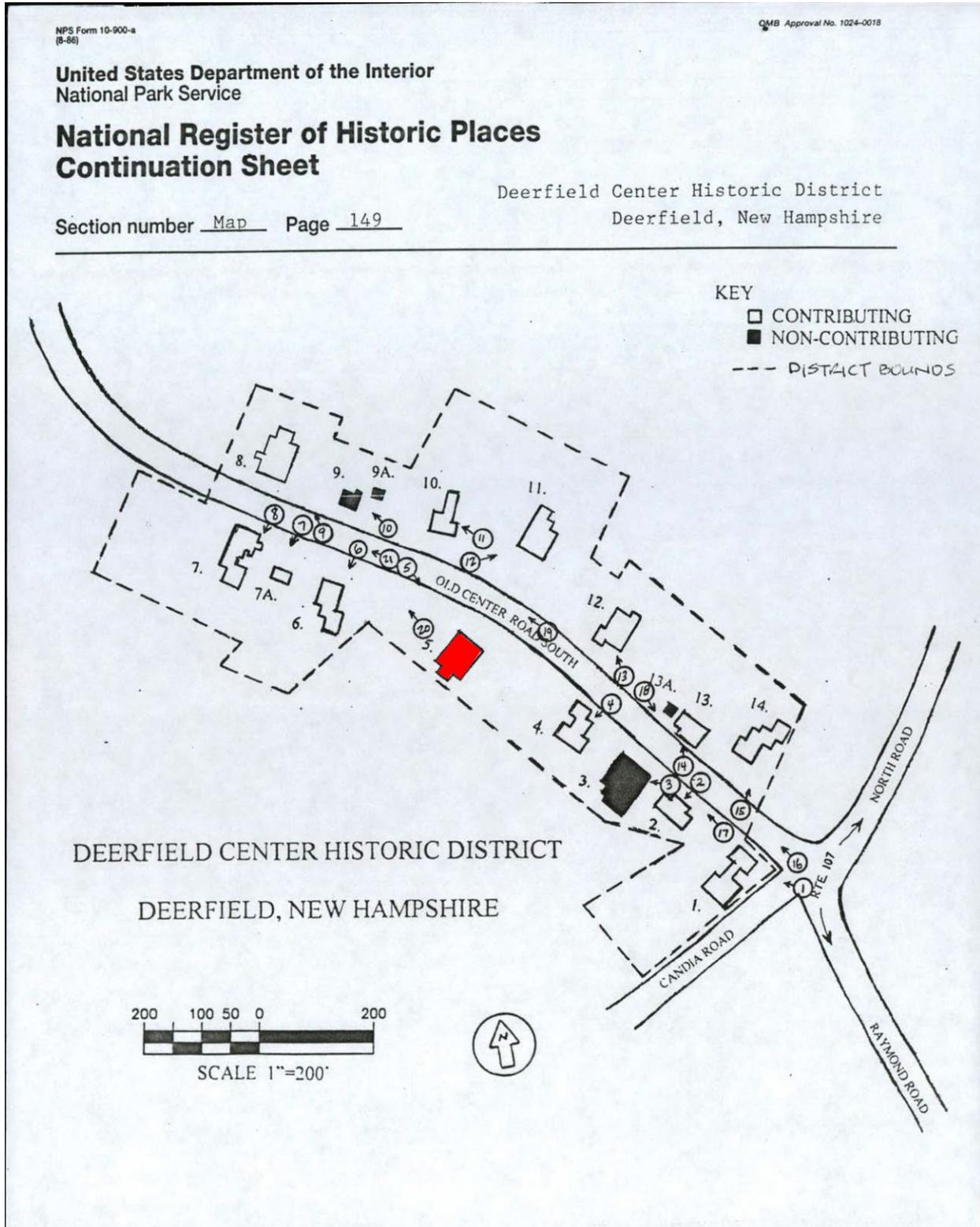
The Congregational Parsonage is a wooden house, a mid 20th century vernacular version of the traditional cape. The

¹²⁵ SOUVENIR BOOK OF THE DEERFIELD BICENTENNIAL, pp. 35, 43

¹²⁶ Ibid., p. 35; National Register of Historic Places Nomination for Deerfield Town Hall, (manuscript, 1980, N.H. Division of Historical Resources, Concord, N.H.)

¹²⁷ ANNUAL REPORTS OF THE TOWN AND SCHOOL DISTRICT, DEERFIELD, N.H., 1988 (1989), p.19: interview of Joe Sears by David Ruell, January 14, 2000

Appendix C: Excerpts from Deerfield Center Historic District NRN



Appendix C: Excerpts from Deerfield Center Historic District NRN



DEERFIELD TOWN HALL, 8 OLD CENTRAL ROAD SOUTH, DEERFIELD CENTER
HISTORIC DISTRICT

ROCKINGHAM COUNTY, NEW HAMPSHIRE

REBECCA HUTCHINSON

10 NOVEMBER 2001

DEERFIELD HERITAGE COMMISSION, DEERFIELD, NEW HAMPSHIRE

NW AND NE FACE OF DEERFIELD TOWN HALL FACING SE

#5

Appendix C: Weblinks for Preservation Briefs Mentioned in 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 3: Improving Energy Efficiency in Historic Buildings, by Jo Ellen Hensley and Antonia Agular, 2011:

<https://www.nps.gov/orgs/1739/upload/preservation-brief-03-energy-efficiency.pdf>

Preservation Brief 4: Roofing for Historic Buildings, by Sara M. Sweester, 1978:

<https://www.nps.gov/orgs/1739/upload/preservation-brief-04-roofing.pdf>

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

<https://www.nps.gov/orgs/1739/upload/preservation-brief-09-wood-windows.pdf>

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

<https://www.nps.gov/orgs/1739/upload/preservation-brief-10-paint-problems-exterior-woodwork.pdf>

Preservation Brief 21: Repairing Historic Flat Plaster – Walls and Ceilings, by Marylee MacDonald, 1989:

<https://www.nps.gov/orgs/1739/upload/preservation-brief-21-flat-plaster.pdf>

Preservation Brief 24: Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches, by Sharon C. Park, AIA, 1991:

<https://www.nps.gov/orgs/1739/upload/preservation-brief-24-heating-cooling.pdf>

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

<https://www.nps.gov/orgs/1739/upload/preservation-brief-32-accessibility.pdf>

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

<https://www.nps.gov/orgs/1739/upload/preservation-brief-39-controlling-moisture.pdf>

Preservation Brief 51: Building Codes for Historic and Existing Buildings: Planning and Maximizing their Application, by Marilyn E. Kaplan, AIA, 2024:

<https://www.nps.gov/orgs/1739/upload/preservation-brief-51-building-codes.pdf>