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Historic Building Assessment for the

Littleton Community Center Annex

120 Main Street, Littleton, New Hampshire

Conducted for the Littleton Community Center

By

Mae H. Williams, Preservation Consultant with

Frank J. Barrett, Jr., AIA, Architect.

January 2020

Historic Building Assessment Report Funded in part by a grant from the
New Hampshire Land & Community Heritage Investment Program (LCHIP)

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Executive Summary/Introduction

Purpose:

The historic building assessment of the Littleton Community House Annex (former Eastman Carriage Barn) has been funded in part by a 2017 grant from the Land and Community Heritage Investment Program (LCHIP) to the Littleton Community Center. The purpose of this study is to document the history, evolution, and structural condition of the building, and to use this context to identify character-defining features of the structure to develop its future treatment options and potential interpretive uses of the building.

Methodology:

The Littleton Community Center Annex has been closed to the public since 2011 due to structural issues caused by moisture damage to the foundation beams. As part of their work on the Strategic Plan for the structure, the Littleton Community Center Board developed a restoration budget and feasibility study for potential uses of the building. The Board voted unanimously to seek funding resources to revitalize this important historic asset in a way that is relevant and beneficial to the community to potentially create a welcome center for bus tours complete with public gathering space and restrooms.

In 2017, the Littleton Community Center received a grant from LCHIP to perform an Historic Building Assessment with the goal of exploring the history of the building and current building to condition, to identify significant building features, establish a base-line of the current building, and develop an appropriate plan for the building's rehabilitation following the *Secretary of the Interior's Standards*.

In the late summer of 2018, a team was established to perform the Assessment, consisting of Mae H. Williams, preservation consultant; Frank J. Barrett, Jr., Architect; and Mitch Greaves of Littleton Millwork, Inc. Ms. Williams began collecting a detailed history of the structure, assembling research from historic documents and images in the collections of the Littleton Community Center, the New Hampshire Division of Historical Resources, New Hampshire State Library, and by consulting historic maps, reading available local histories, and reviewing files relating to recent changes to the building. Field inspections were held by each of the included team members throughout the fall of 2018 and winter of 2018-2019.

Summary:

The Littleton Community Center Annex was built in ca. 1884, as the carriage barn for the Charles F. Eastman Family. The barn was likely designed by prominent Worcester, Massachusetts architect, Stephen C. Earle (1839-1913). In 1919, the Eastman family estate, which then included the house (Littleton Community Center), carriage barn, ice house, and automotive garage, was purchased by the Littleton Community Center as a living memorial for the veterans of the Great War (World War I) and communal gathering place. The first floor of the Eastman carriage house was renovated to create a meeting/performance space. In the 1950s, the building was again renovated to create "Teen Town," a hangout for local youth. The building continued to be used by youth groups through 2011, when it was closed to the public.

This building assessment presents the historical context of the Annex, outlines the character-defining elements of the building, details the current building condition, and lays out the scope of work for a series of potential future rehabilitation projects that will protect the historic integrity of the structure for years to come.

Executive Summary/Introduction

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Part I: History and Development of the Annex

by Mae Williams

The Littleton Community House Annex is located behind the Littleton Community House on Main Street in Littleton, New Hampshire. The building was constructed in the mid-1880s as part of a complex of outbuildings that serviced the Charles F. Eastman House. The main house sits on a knoll overlooking the Main Street of Littleton, and the outbuildings were clustered at the back (north) side of the lot, around a small courtyard that is now occupied by a parking lot.

At the turn of the twentieth century, the Eastman Carriage House was one of several ornate stables that supported the homes of wealthy Littleton residents along Main Street. In the early twenty-first century, many of the once stately homes are gone, and the Annex is the one remaining carriage house.

From 1919 to 2011, the Eastman House and Carriage Barn was used as part of the Littleton Community House. In the 1950s, the interior of the first floor was heavily renovated to create "Teen Town," a hangout for local youth. In 2011, the building was closed as the first floor was found to be structurally unsound. Since that time, the building has been unused.

EARLY HISTORY OF LITTLETON

The Town of Littleton was originally part of the charter of Chiswick granted by Governor Benning Wentworth on November 17, 1764 to James Avery and forty-four others, mostly from Groton, Connecticut.[1] The early charter failed, and the area (along with what is now the Town of Dalton) was granted again in 1770 as Apthrop.[2] In 1784, the territory was incorporated as Littleton. By that date, there were eight families in Littleton,[3] with the early settlers taking advantage of the natural water power of the Ammonoosuc River and the fertile grazing land on either side. At the close of the Revolutionary War, many former soldiers flocked to the new town, and in 1789 a saw and grist-mill were constructed.[4] Other mills soon followed, and by the arrival of the railroad in 1853, Littleton was a bustling industrial town.

The White Mountain Railroad was first chartered in 1848[5] to provide service for tourists, the logging industry, and other interests in the Great North Woods and White Mountain regions of New Hampshire and to connect with other railroads at Woodsville and Groveton (Northumberland).[6] Between 1851 and 1853 the first section of the rail line was constructed between Bath Junction and Littleton, terminating near the passenger station and freight house on Cottage Street.[7] In 1876, the rail line was extended to the east, toward Bethlehem, before splitting to Crawford Notch and Mount Washington and north through Whitefield to Groveton.

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[1] Hamilton Child, *Gazetteer of Grafton County, N. H. 1709-1886* (Syracuse, NY: Syracuse Journal Company Printers, 1886), 460.
[2] Child, 460.
[3] Child, 463.
[4] Child, 466.
[5] John J. Daly, Melissa Andrade and Michelle Johnstone, "White Mountain Railroad New Hampshire Division of Historical Resources Area Form (MLT-WMRR) Continuation." (2015. On file with the New Hampshire Division of Historical Resources, Concord, NH), 16.
[6] R. Stuart Wallace and Lisa Mausolf, "New Hampshire Railroads Historic Context Statement." (2001), 294.
[7] Mae H. Williams, "White Mountain Railroad New Hampshire Division of Historical Resources Area Form (MLT-WMRR) Addendum" (2017), A9.

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by Mae Williams

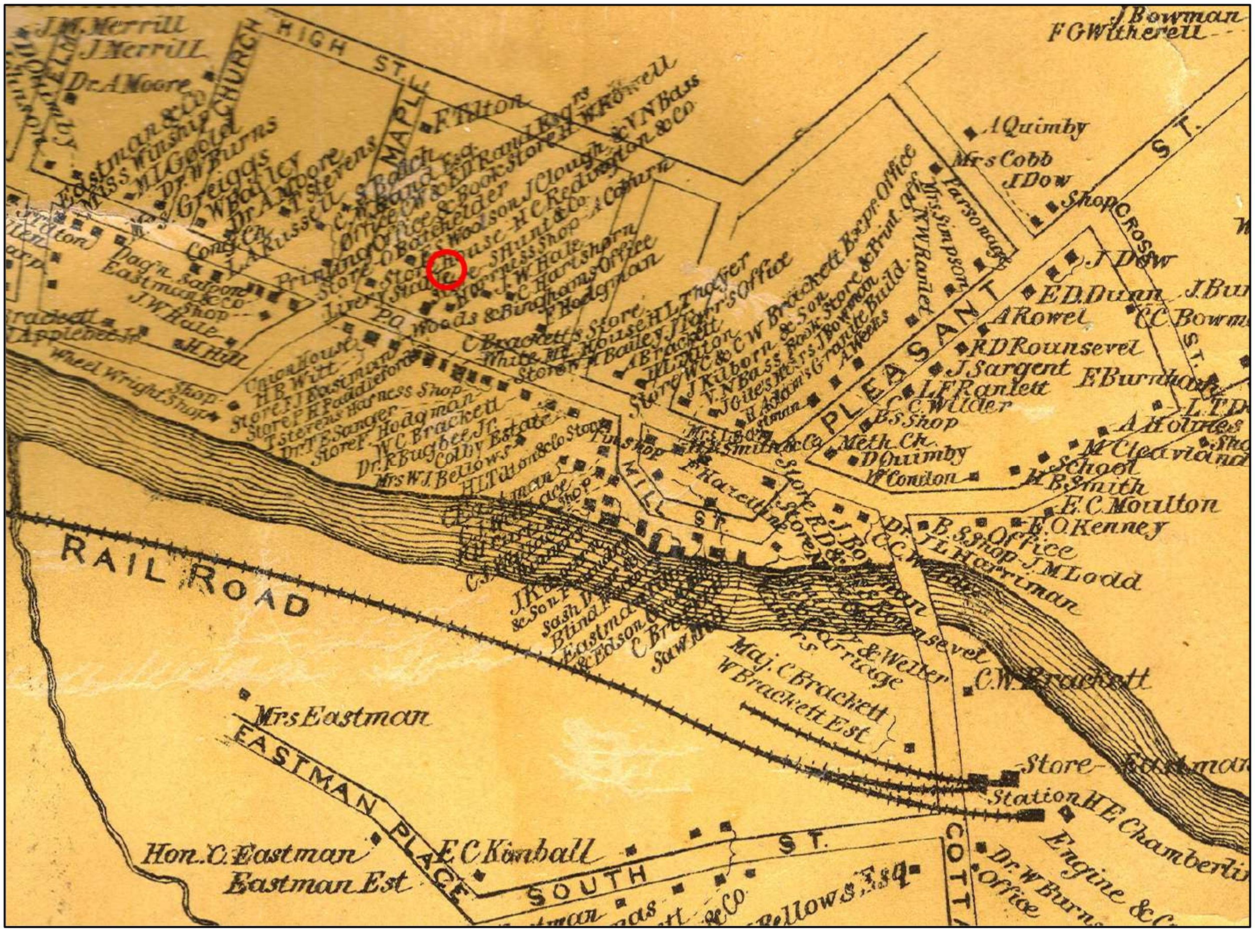

Figure I-1: Littleton in 1860 with approximate site of future Eastman House circled in red (H. F. Walling, "Topographical Map of Grafton County New Hampshire")

Littleton continued to grow as a regional manufacturing center. In 1850, the population of Littleton was 2,008. In 1860, when H. F. Walling published the "Topographical Map of Grafton County New Hampshire," the town had swelled to 2,292 with the population concentrated in Littleton Village and Scythe Factory Village to the east. Within Littleton Village, businesses clustered along either side of Main Street and along the natural power supplied by the Ammonoosuc River. Many of the major streets in Littleton had been laid out, and the downtown was heavily developed. By 1870, the population was 2,446; and by 1880 there were 2,936 people living in Littleton.

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THE CHARLES F. EASTMAN FAMILY

The Eastman family was closely connected with the evolution of Littleton during the nineteenth century under patriarch Col. **Cyrus H. Eastman** (1814-1896)[8]. On July 15, 1836, Cyrus Eastman left his employment as a traveling salesman for the Fairbanks Scale Corporation in Vermont and moved to Littleton to open his own business.[9] Eastman founded the "**Colby & Eastman**" general store in 1836 with Ethan Colby in the 'yellow store' on Main Street in Littleton.[10] In 1841, Colby & Eastman built a new store, on the south side of Main Street, which later became home to Southworth & Lovejoy.[11] In 1838 the company became **Eastman, Mattock & Co.** and in 1843, **Eastman, Tilton & Co.** with his brothers-in-law Franklin and Henry L. Tilton.[12]

In 1853, after the construction of the White Mountain Railroad to Cottage Street, Eastman and his partners constructed a second store near the depot.[13] At this time, the firm was reorganized again, becoming **C. & C. F. Eastman**.[14] The store "benefited from such goodwill promotions as free oats for stagecoach horses and free lunch and rum for their drivers as they waited for the arrival of the single daily train. The enterprise, dealing in lumber products, ended up with a fine location at the railroad siding."[15] With various partners and under various firm names, Eastman continued to work actively in trade in Littleton until his retirement on September 2, 1882, when the company was sold to **Edson, Baily & Eaton**.[16] "This business had the largest proportions of any in northern New Hampshire, and in some years did a net business of $150,000."[17]

Cyrus Eastman organized the 'Littleton Greys' in 1842. He became captain of the company and in 1843 received the appointment of Colonel of the 32nd Regiment of the New Hampshire Militia.[18]

The introduction of the White Mountain Railroad to Littleton had a huge impact on Eastman's business, and Cyrus Eastman's wealth grew exponentially as a result. In 1850, 36-year-old Eastman had a personal estate worth $5,000.[19] By 1860, he had constructed a new home on South Street[20] (valued at $19,000) and

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[8] Anonymous, "Find A Grave – Millions of Cemetery Records Online" (www.findagrave.com), Cyrus Eastman (1814-1896), buried in Glenwood Cemetery, Littleton.
[9] Child, 492.
[10] Child, 474 & 492 and John H. Colby, *Littleton: Crossroads of Northern New Hampshire* (Canaan, NH: Phoenix Publishing, 1984), 22.
[11] Child, 474.
[12] Child, 474.
[13] The track-side store was later home to Edson & Bailey, the Depot Store, Gerrity Building Center, and is now Track-Side Farm & Garden Center.
[14] Child, 474. It is unclear who the 1853 C. F. Eastman was, as it is unlikely to have been Cyrus Eastman's son, Charles Franklin Eastman as he would have been only 12 at the time. In 1858 the firm again reverted to **Eastman, Tilton & Co.,** before reverting back to **C & C. F. Eastman** in 1867.
[15] Colby, 22.
[16] Child, 474. In 1872, C. & C. F. Eastman (Cyrus' partnership with his son, Charles) became connected with the manufacture of potato starch in Aroostook County, Maine. They owned one starch mill at Presque Isle, two at Washburn, and one at Madawaska until 1883. In 1885, the partners erected a mill in Perham (Child, 493).
[17] Child, 492.
[18] Child, 494. Eastman resigned from the post of Colonel after one year.
[19] United States of America, Bureau of the Census. "United States Federal Census" (Washington, DC: National Archives and Records Administration, 1850), Household of Cyrus Eastman, Littleton Dwelling No. 21.
[20] The Gothic Revival style house with distinctive triple wall dormers still stands at 99 South Street and was constructed in 1853, the same year the railroad reached Littleton. It was here that he raised his family, and "enjoyed

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his net worth had grown to $28,000.[21] Cyrus Eastman became a business leader in the community: he was a director of the White Mountain Railroad, director of the Littleton National Bank, incorporator and trustee of the Littleton Savings Bank (____-1881), Director of the Eastern Baking Company of Crete, Nebraska, and of the Barton National Bank in Barton, Vermont.[22] "He was a representative of Littleton two years in the State legislature, was postmaster for several years, and was a member of the Council to Gov. Ichabod Goodwin (1794-1882, Governor of New Hampshire 1859-1861). He was also a member of the last constitutional convention."[23]

When he came of age in ca. 1860 Cyrus Eastman's only son,[24] **Charles Franklin Eastman (1841-1912)**,[25] entered into business partnership with his father. By 1870, 28-year-old Charles was living in his father's house (which was now worth $38,000), working as a "dealer at W. J. Goods & Co.' and having already amassed a $20,000 personal estate.[26] In 1875, Charles Eastman married Mary Ida Taft,[27] daughter of the proprietor of the Profile House and Flume House hotels. The young couple moved into the Taft household, where they lived comfortably with Mary Ida's parents and three domestic servants.[28] When Richard Taft (1812-1881) died in 1881, Charles F. Eastman and his young wife decided to build a new home for themselves on a lot on Main Street where a house already stood (Figures II-2 and II-3).

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his leisure in the cultivation of his farm and the gratification of his taste for fine stock, especially horses" (Child, 494). This house is also depicted in James Amasa Wood, *New Hampshire Homes: Photographic Views of City, Village, Summer and Farm Homes of New Hampshire Men and Residents of the Granite State, with Descriptive Sketches of the Same* (Concord, NH: James A. Wood, 1895), 204.

[21] 1860 United States Federal Census, Household of Cyrus Eastman, Littleton Dwelling No. 198.

[22] Child, 494.

[23] Child, 494. Cyrus Eastman was also involved in other businesses in the Littleton area. After the Crawford House Hotel burned on May 1, 1859, it was Cyrus Eastman who drew up preliminary plans (which were sent to the chosen architect) and constructed the replacement building (Child, 493). After his retirement from the mercantile business in 1882, Eastman "kept busy by building Chiswick Inn on Pleasant Street, the present location of Littleton's municipal pool and swimming area" (Colby, 22).

[24] Cyrus Eastman married Susan French Tilton (1813-1866) in 1838 and had four children: Lucia W. *Eastman* Ross (1839-1921), Charles Franklin Eastman (1841-1912), Marth A *Eastman* Kenney (1843-191), and Laura Balch Eastman (1846-1918).

[25] Anonymous, "Find A Grave", Charles Franklin Eastman (1841-1912) is buried in Glenwood Cemetery in Littleton.

[26] 1870 US Federal Census, Littleton household of Cyrus Eastman (dwelling No. 183). By 1870, Charles' mother had died, and his father was living with him, his sisters, and two Irish domestic servants, Katie & William Mitchell.

[27] New Hampshire Bureau of Vital Records, "New Hampshire Marriage and Divorce Records, 1659-1947" (Ancestr.com Operations, Inc. website: www.ancestry.coM), marriage of Chas. F. Eastman by C. E. Milliken, Pastor of Cong Church September 15, 1875.

[28] 1880 US Federal Census, Littleton household of Charles F. Eastman (Dwelling No. 204).

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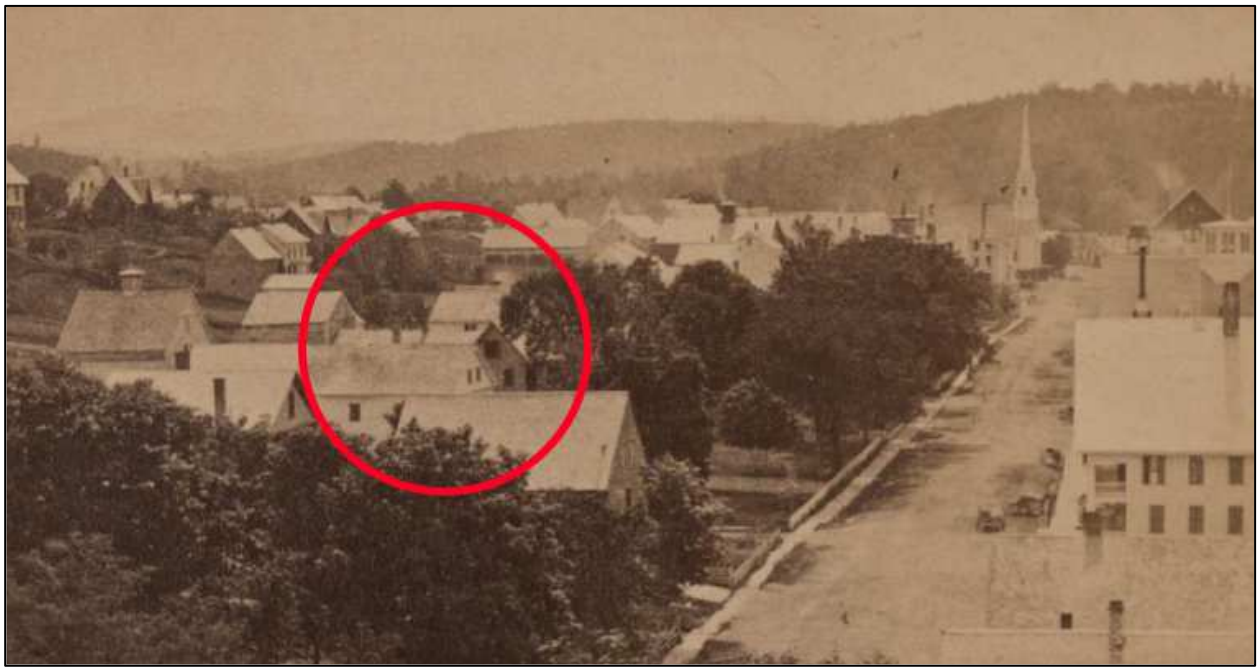

Figure I-2: View east along Main Street ca. 1870 (New Hampshire Historical Society Collection, 2013.079)

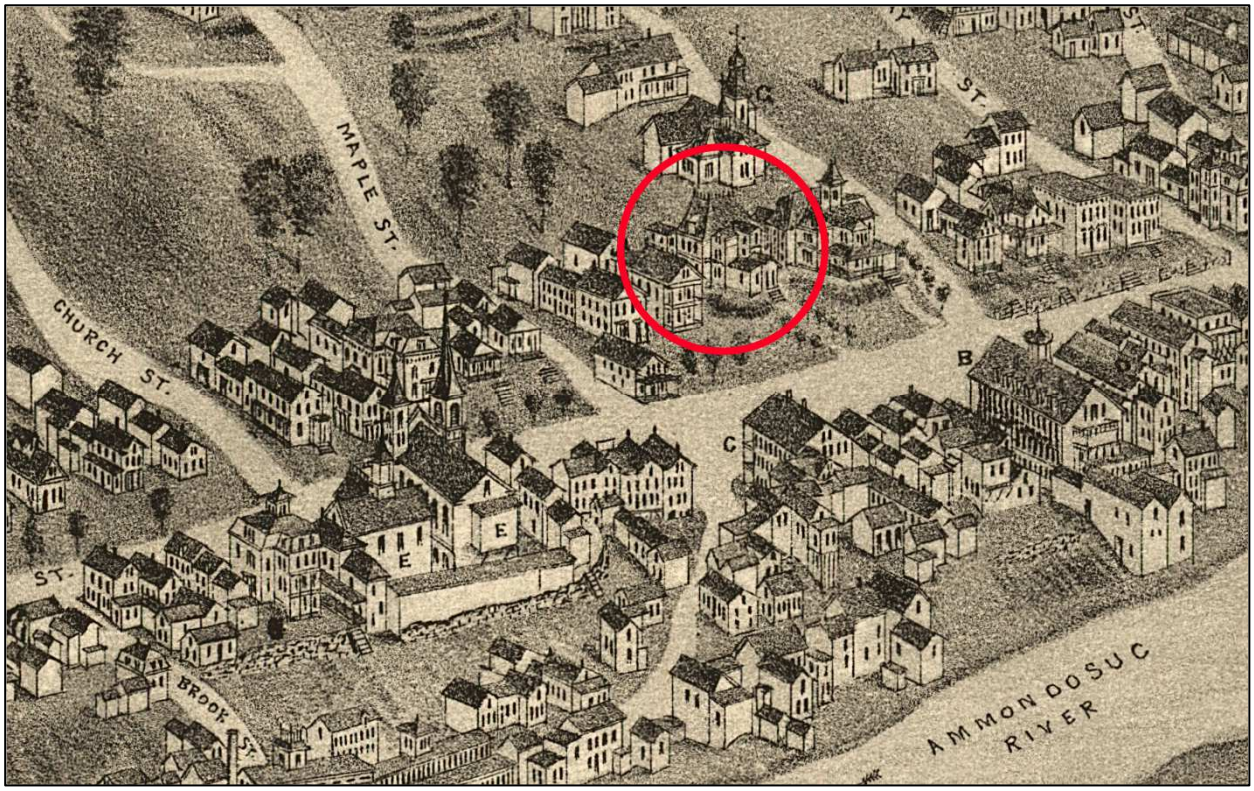

Figure I-3: Close-up of Eastman House location (H. F. Walling, "Topographical Map of Grafton County New Hampshire)

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ARCHITECT STEPHEN CARPENTER EARLE (1839-1913)

Wanting to create a fashionable home with a commanding view over Main Street, Eastman employed Worcester and Boston architect, **Stephen C. Earle** (1839-1913).[29] Earle was extremely well-known in his native Worcester, and is known to have designed many prominent public and private buildings throughout his productive career.

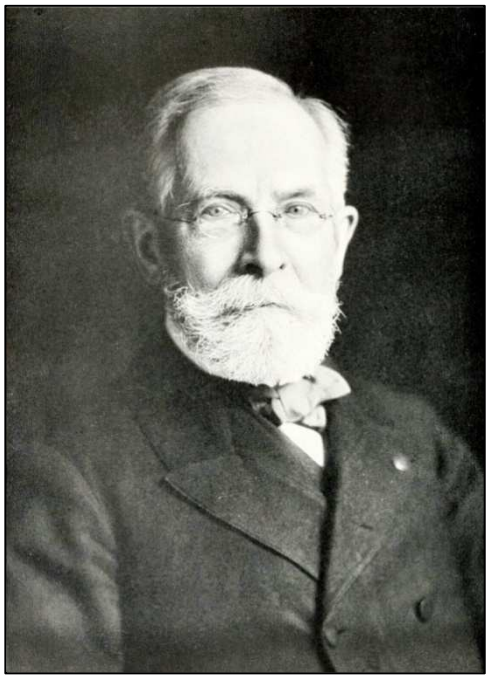

Figure I-4: Stephen C. Earle

Born in Leicester, Massachusetts,[30] Earle studied at the Friend's Boarding School in Providence, Rhode Island, Worcester public high schools, and went on to study architecture at the Massachusetts Institute of Technology prior to the American Civil War.[31] During the War, Earle served as clerk to his regiment's surgeon and was detailed as ward master in the division hospital at Camp Wellington on March 8, 1862.[32] Once the war was over, Earle worked in the offices of various architects in New York, Boston and Worcester, doing draftsman's work on the 4.75-mile Hoosac Tunnel in Western Massachusetts prior to spending seven months in Europe.[33]

Earle opened an office in Worcester in February of 1866 and in March of the same year formed a partnership with **James E. Fuller** under the name of **Earle & Fuller i**n the old Spy building at 444 Main Street.[34] In 1872, Earle & Fuller dissolved. In addition to keeping an office in Worcester, Earle opened a branch office in Pemberton Square, Boston.[35]

> Although expert in all branches of architecture, Mr. Earle made a specialty of churches and from 1875 to 1895 had practically all of this class of business in Worcester and Worcester county. During that period he designed more churches than any other architect in the State outside of Boston, and there were but a few, if any, who rivalled him in originality and artistic merit.[36]

In 1891, Earle joined **Cellan W. Fisher** in **Earle & Fisher**.[37] For the next twenty years, the partners designed many public buildings throughout Worcester and New England. At the turn of the 20th century Earle became very active in the Worcester Chapter of the American Institute of Architects (AIA), which he

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[29] Wood, 201.
[30] *The National Cyclopedia of American Biography* (Volume XI. New York: James T. White & Company, 1901), 147; Charles Nutt, *History of Worcester and its People* (Volume III. New York: Lewis Historical Publishing Company, 1919), 89 and Henry F. Withey & Elise Rathburn Withey, *Biographical Dictionary of American Architects (Deceased).* (Los Angeles: New Age Publishing Co., 1956), 186.
[31] *National Cyclopedia*, 147 and Nutt, 89.
[32] Nutt, 89.
[33] *National Cyclopedia*, 147.
[34] Nutt, 89.
[35] This branch continued until 1885, at which time Earle returned to Worcester full-time. (Nutt, 89)
[36] Nutt, 89.
[37] *National Cyclopedia,* 147.

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had joined in 1871. In 1903 and 1904, Earle served as chapter president.[38] Stephen C. Earle was a senior warden of St. John's Episcopal Church, member of the George H. War Post of the GAR, member of the Worcester County Mechanics Association, the Quinsigamond Boat Club, the Episcopal Club, and director of the Worcester Art Society.[39] He died December 12, 1913.

Stephen C. Earle was very prolific in his work, designing prominent buildings all over New England. As one would expect, the majority of his known works are in Worcester, where he spent most of his life. Many of these buildings are documented by the Massachusetts Historical Commission, and many are listed to the National Register of Historic Places. Though the majority of Stephen C. Earle's known commissions were public buildings (churches, libraries, town halls, banks, several buildings for Worcester Polytechnical Institute, and, notably, the Worcester Art Museum in 1898), he is also known to have designed private residences for several prominent families.

What connected Charles Eastman to Stephen C. Earle is unknown at the time of writing. Earle is known to have been active in the village of Intervale in Conway, New Hampshire, at about the same time as he was designing Eastman's house in Littleton. Earle's friends and patrons, Daniel Merriman and his wife Helen Bigelow Merriman of Worcester, had a family summer home called 'Stonehurst' in Intervale. In 1878, Earle was hired to design the J. Schooler House AKA 'Kilbarchan'(CNW0192), a stick-style private residence next door to the Merriman's. A 'quiet summer residence', Kibarchan was "one of the first single-season dwellings built in the White Mountains region,"[40] and was published in the March 3, 1879 edition of *Architect and Building News* (Figure I-6). In about 1880, Earle likely designed nearby 'Bergenheim' for William Eliot Fette a few hundred yards north of 'Stonehurst.'[41] In ca. 1884, the Merriman's commissioned Earle to design the North Conway Congregational Church (CNW0085), "an outstanding amalgam of the Queen Anne and Shingle Styles"[42] (Figure I-5). Aside from the renovation of 'Stonehurst' for the Merriman's in 1895, Earle has no other known New Hampshire projects.

Figure I-5: North Conway Congregational Church (Collection of the Henney History Room at the Conway Public Library)

[38] Withey & Withey, 187.
[39] Nutt, 90.
[40] Bryant F. Tolles, Jr. *Summer Cottages in the White Mountains: The Architecture of Leisure and Recreation, 1870 to* 1930 (Hanover & London: University Press of New England, 2000), 20.
[41] Tolles, 22.
[42] Tolles, 23.

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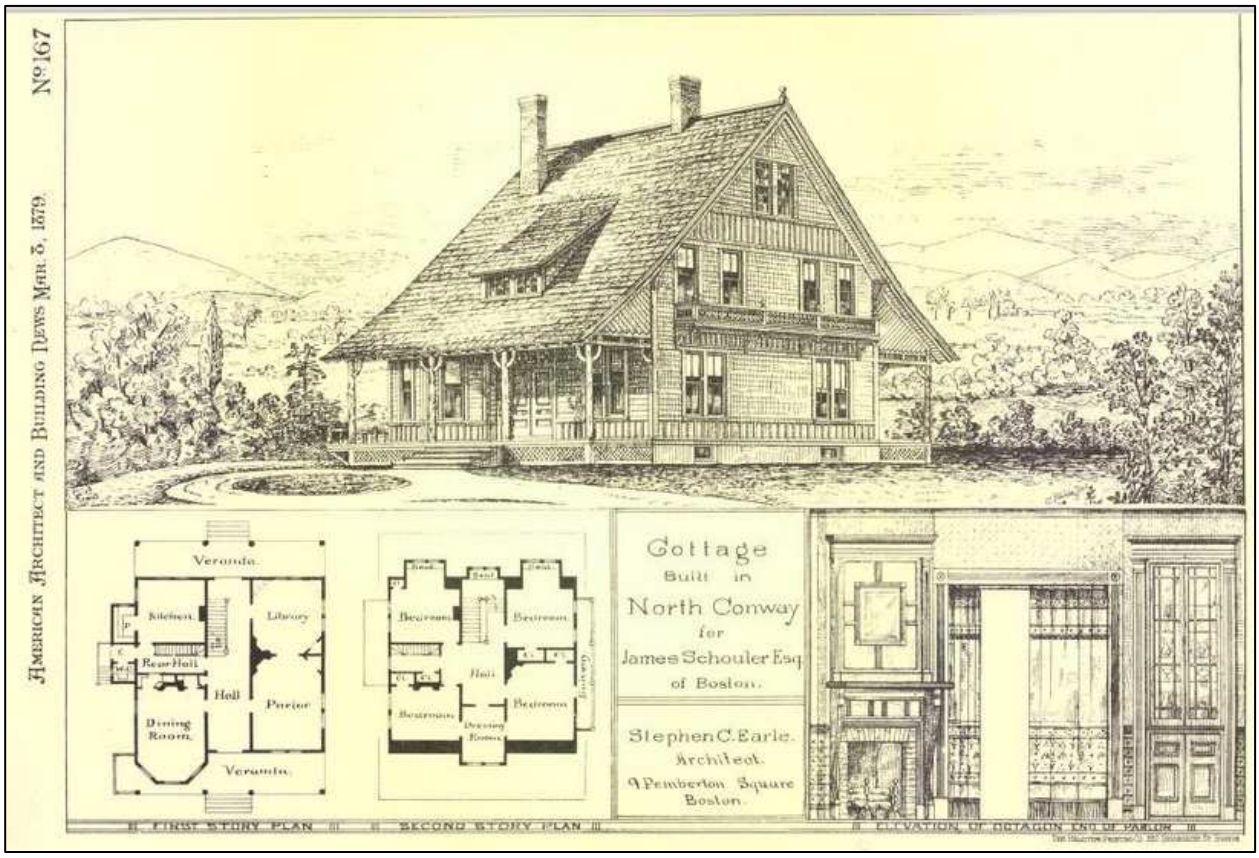

*Figure I-6: Kilbarchan (*American Architect and Building News*, Boston: Houghton, Osgood & Co, March 8, 1879, plate No. 167)*

CHARLES EASTMAN HOUSE & CARRIAGE BARN (1884-1910)

When it was designed, the Eastman House and associated outbuildings were the height of fashion. Like many of Earle's contemporary buildings, the Eastman house had a very complex roofline with many dormers and turrets. A fine example of a Queen Anne dwelling, the Eastman house incorporates many architectural elements that are indicative of the style that was dominant in domestic building from about 1880 until 1900.

With the advent of balloon framing techniques and dimensional lumber in the late nineteenth century, architects were given free expression of their imagination. Instead of designing around a basic frame in the shape of a box, they found themselves free to add embellishment upon embellishment as they created more and more complicated frameworks off of the basic box design. As a result, Queen Anne houses incorporate frequent bay windows, towers, wall insets and projections, providing changes in the horizontal continuity of the wall plane. Similarly, a discontinuity of the vertical plane was created by devices such as large roof overhangs and oriel windows. Queen Anne buildings are identified by their avoidance of a smooth-walled appearance and straight-forward roofline. Patterned wood shingles of varying designs and colors often cover wall surfaces in an effort to create texture and depth. Sometimes, as in the Eastman house, these shingles are combined with clapboards.

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Figure I-7: Eastman House in ca. 1895 (James A. Wood, New Hampshire Homes…, *201)*

The Eastman house stood back from the street, at the back of a gradually-ascending lawn, "the broken surface of its architecture presenting an attractive as well as commanding and solid appearance."[43] At the time of construction, the exterior of the building was darkly colored with the multiple exterior wall surfaces creating the rich and ornate edifice that seems to have been a common characteristic with many of Earle's designs of this period.

The Eastman Carriage House was built at approximately the same time as the main house and was likely also designed by Earle. The building housed Eastman's animals, as well as carriages and tack. There was a small living space with office on the second floor of the building. Some sources have suggested that the Carriage House was constructed utilizing an earlier barn that was moved to this location between July and September 1885. A large addition was then constructed on this barn, and the structure was embellished with new interior finishes to match the house.[44] Though it is possible that some of the larger timbers of the

[43] Wood, 201.

[44] Ronald J. Bolt, "New Hampshire Division of Historical Resources Individual Inventory Form – Littleton Community House & Annex (LTL0018)" (On file with the NH Division of Historical Resources, Concord, 2007), 11; George Turner, "Littleton Community House Building Assessment and Recommendations" (2007), 1; "History" (Littleton Community Center Website, http://littletoncommunitycenter.org/history).

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barn were reused in the ca. 1885 design, there is no obvious physical evidence nor any primary-source documentary evidence to support any parts of the Carriage House pre-dating the house.[45]

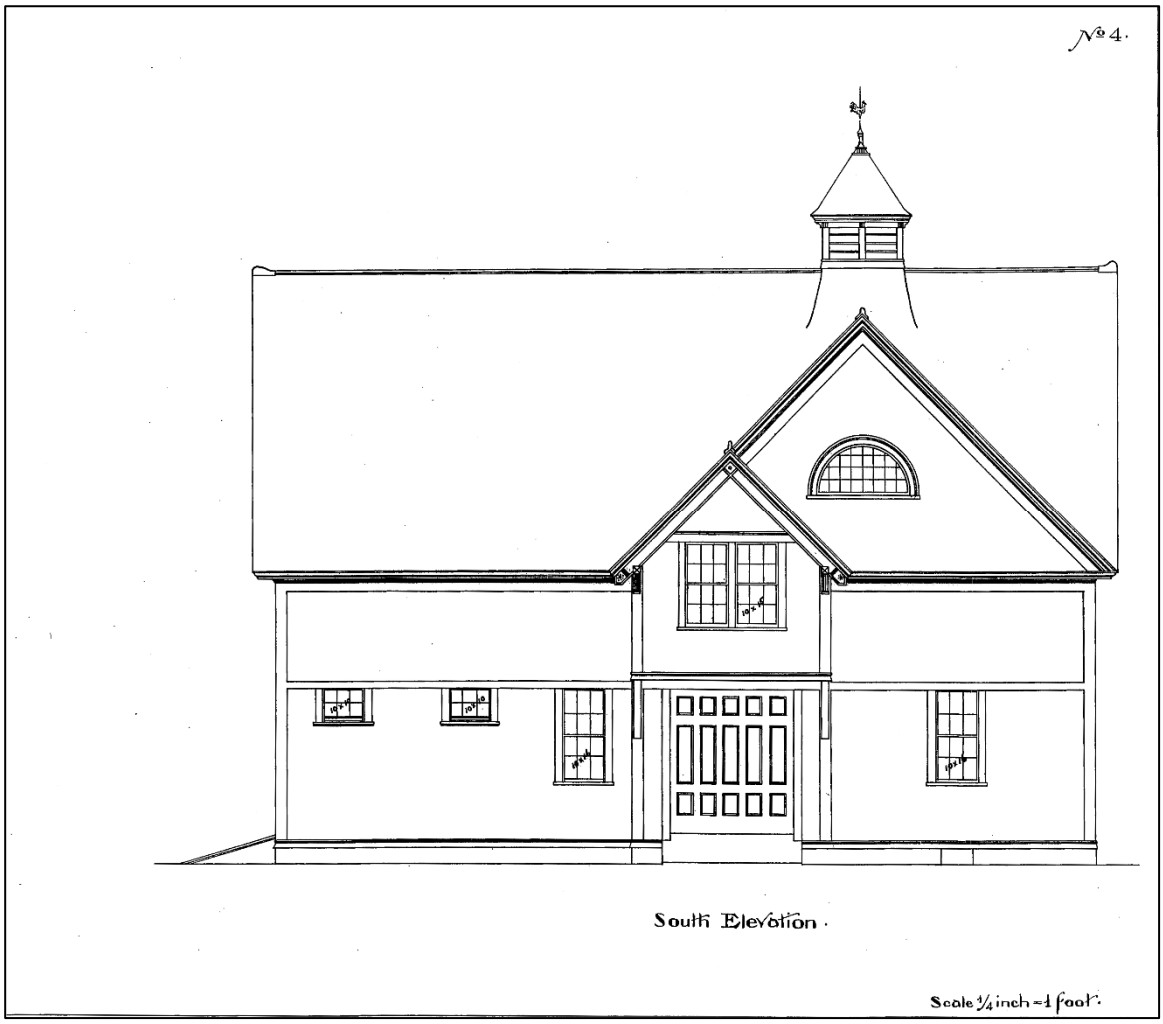

Figure I-8: South Elevation of Carriage Barn, ca. 1885 (Collection of the Littleton Community Center)

A full-set of unsigned plans survives of the Carriage Barn. The plans were likely drawn by the office of Stephen C. Earle (Appendix B). These plans depict the Carriage Barn as a simplified and utilitarian design to match the contemporary Eastman house, which sat to the south, across a small courtyard. Other outbuildings are known to have framed the area behind the Eastman house, including a two-story storage shed to the west side of the lot between the house and carriage barn and a two-story ice house just west of the carriage barn.

The Carriage Barn stylistically matches the Eastman House, further contributing to the architectural significance of the property. The Carriage House is very typical of a late nineteenth-century urban barn, displaying common design elements of the building type. Like many other examples from this period, the

[45] Though a few of the larger posts and beams of the north side of the building show extra mortises, characteristic of reuse from an earlier location, the majority of the building framing appears to date to ca. 1884.

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Eastman barn is set behind the grand house with a gable end facing a small courtyard and drive that is parallel to the house. The architectural details of the barn reflect a slightly simplified version of the Queen Anne style of the house, with slightly simplified siding patterns and eave treatments.

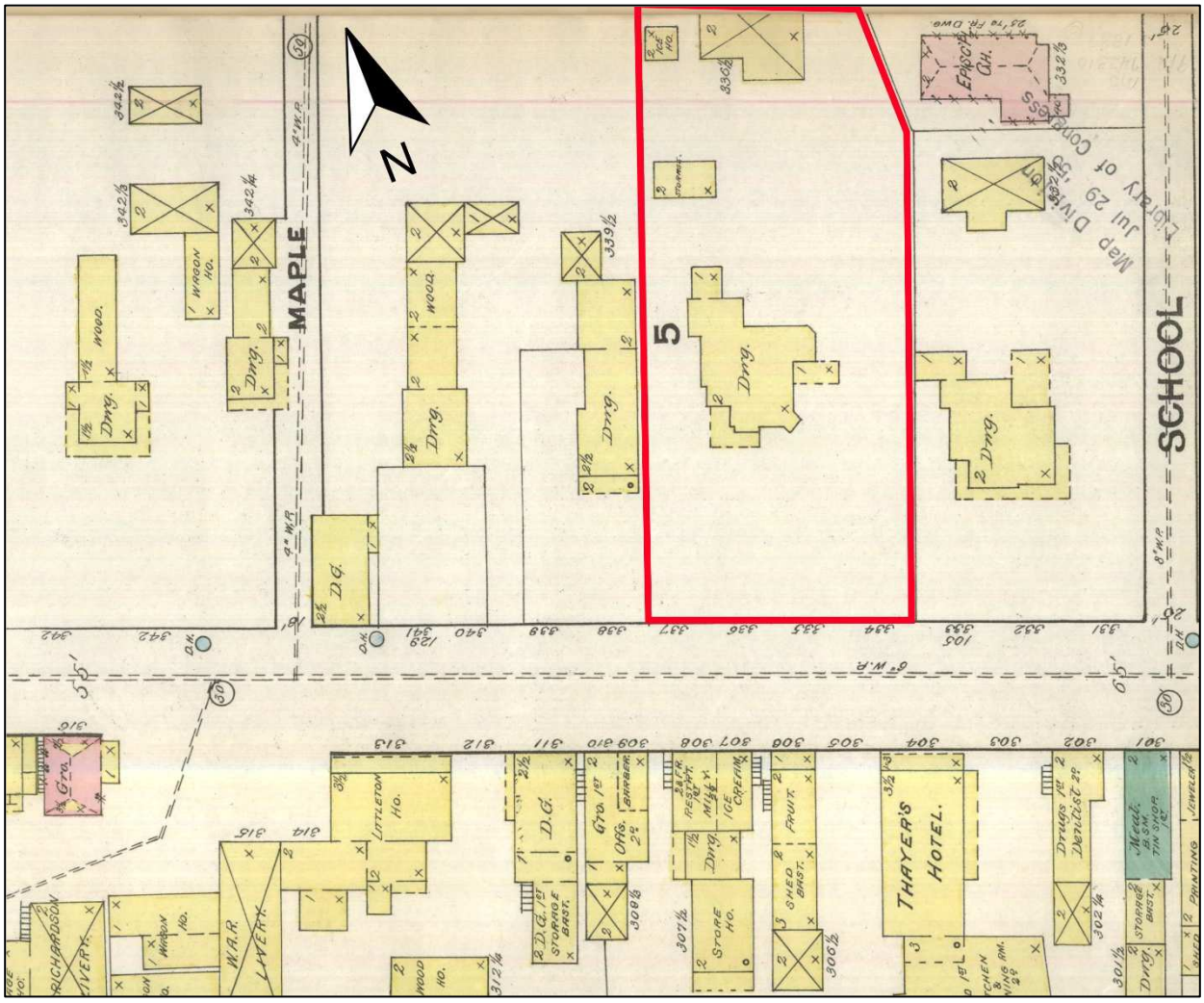

Figure I-9: 1887 Sanborn Fire Insurance Map of Littleton, Sheet 3 (Dartmouth College Digital Collections)

Unfortunately, the Eastman family did not get to enjoy their new house for long. On April 19, 1887 Charles Eastman's wife, **Mary Ida *Taft* Eastman** (1850-1887) died of pneumonia.[46] By 1900, Charles Eastman (58) remained at the house with his 19-year-old son **Richard Taft Eastman** (1881-____), 13-year-old daughter **Ida Taft Eastman** (1886-1979), sister Laura B. Eastman (1844-____), coachman Frank P. Danforth (43), and servant Ina M. Danforth (25).[47] Ten years later, in 1910, Charles Eastman lived with his daughter Ida, sister Laura, and servants Lillian J. Auglerton (28) and Harry D. Lewis (28).[48] By the

[46] New Hampshire Bureau of Vital Records, "New Hampshire Death and Disinterment Records, 1754-1947" (Ancestry.com Operations, Inc website), death of Ida Taft Eastman.
[47] 1900 US Federal Census, Littleton household of Charles Eastman (Dwelling No. 141).
[48] 1910 US Federal Census, Littleton household of Charles F. Eastman (Dwelling No. 29). By this time, Eastman was president of the Littleton Savings Bank.

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by Mae Williams

1890s and early 1900s, Charles F. Eastman had shifted his career to banking, serving as the treasurer of the Littleton Savings Bank from 1895 to 1904[49] and then as president of the bank starting in 1905.[50]

In 1910, Charles Eastman sold his house to **Chester Silas Gray** (1875-____). Grey used the Eastman house as a residence for several years.[51] Charles Eastman died of apoplexy in 1912, just a few years after the sale.[52]

LITTLETON COMMUNITY CENTER ANNEX (1919-PRESENT)

Veterans began arriving back in Littleton after the armistice on November 11, 1918 ended the fighting of World War I, and the community quickly saw the need to not only create a memorial for their service, but to also create facilities to help servicemen get re-acclimated after the hardships of war. "First and foremost was the desire for a suitable memorial to the men who represented the town in the Great War. Rather than the commonplace idea of erecting a monument, the Board of Trade (predecessor to the Chamber of Commerce) decided to pursue the concept of a living memorial – such as a clubhouse or comfort station."[53] Instead of creating a static monument to commemorate the dead, the community wanted to create a memorial to help the living.

> All of this was in concert with President Wilson's effort to confront the anticipated problems of social, political, and economic reconstruction by promoting social contact among all kinds and conditions of people. The recently concluded war brought a new use to an old idea – all getting together to do for each other. This was thought to be a fitting tribute to democracy, for which so many had recently given their lives. Community service and community solidarity had, after all, been the hallmark of the nation's success in the war.[54]

In September 1919, the Littleton Community Center was established "for the advancement of the general welfare of Littleton."[55] Under the leadership of Judge **Harry L. Heald** (1868-1943),[56] 119 Littleton residents met at the police court-room of the Town Hall to sign the articles of agreement for the Littleton Community Center.[57] The agreed-on purpose of the organization was "the advancement of health, training for service and the social, moral, recreational and general welfare of Littleton and the surrounding communities"[58] under the motto, "Each for the Other.' The organization desired a membership composed of "every man, woman and child in the town, as well as nearby neighbors, who are interested in the welfare

[49] Colby, 15 and 1900 US Federal Census, Littleton household of Charles Eastman (Dwelling No. 141). In the census, Charles was identified as working as a Treasurer.
[50] Colby, 381 and 1910 US Federal Census, Littleton household of Charles F. Eastman (Dwelling No. 29).
[51] Bolt, 11.
[52] New Hampshire Bureau of Vital Records, "New Hampshire Death and Disinterment Records, 1754-1947", Charles F. Eastman. Eastman is buried at Glenwood Cemetery.
[53] "History" (Littleton Community Center Website: http://littletoncommunitycenter.org/history).
[54] "History" (Littleton Community Center Website: http://littletoncommunitycenter.org/history).
[55] Turner, 1.
[56] Anonymous, "Find A Grave," Harry Lewis Heald (1868-1943) buried at Glenwood Cemetery, Littleton, NH. Heald had moved to Littleton in Dec. 1890 to study law in the office of his uncle, Judge James W. Remick. In the 1890s, he went west to Topeka, Kansas, returning to Littleton in October 1901 (James R. Jackson, *History of Littleton New Hampshire in Three Volumes* (Cambridge, MA: University Press, 1905), 592).
[57] Colby, 528. The Littleton Community Center was recorded by the Secretary of State on September 26, 1919.
[58] Colby, 529.

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of the community."[59] As the new group began to make plans for implementing their organization in early December 1919, they began to search for a location for their headquarters.

Fortunately, the wills of several benefactors, including **Daniel C. Remich** and the **William M. Jefferies Estate**, and the backing of the officers provided the financial help needed to create a civic center for the community.[60]

The Littleton Community Center purchased 'Greywood' (as the Eastman house was then called) from Chester Gray for use as a civic center and memorial to the veterans of World War I on December 29, 1919.[61] The property, situated opposite Thayer's Hotel, included a large shaded lawn, house, large barn and several outbuildings. The basement of the house was modified to include showers, bathrooms and cots to be used by returning sailors and soldiers, the second floor became home to the Red Cross, Littleton Community Nurse Association and others, and the third-floor hall was home for the newly formed Riley Strong post of the American Legion. The large barn was eyed to "be made into a gymnasium suitable for basketball and other indoor sports."[62] Harriet Z. Bickford was appointed the first hostess of the Community Center with Charles E. Mozrall the first custodian.[63]

As of writing, the date at which the dark-stained buildings were painted white is unknown. Early depictions of the Community House in ca. 1919 show a white building with green shutters and a white carriage barn in the background (Figure I-10). It is likely that the building was repainted in accordance with the then-popular Colonial Revival style at about the same time as it transitioned from private to public use.

Figure I-10: Littleton Community House Postcard (Collection of the Littleton Community Center)

[59] Anonymous, "May Buy Home for Community Center: Plans are Being Made to Buy C. S. Gray Property on Main Street, Littleton" (*Scrap book of newspaper Clippings of Community Center 1919-1973*, Collection of the Littleton Community Center).
[60] Colby, 529.
[61] Grafton County Registry of Deeds, Book 544, page 88 per Littleton Tax Card.
[62] Anonymous, "May Buy Home for Community Center: Plans are Being Made to Buy C. S. Gray Property on Main Street, Littleton" (*Scrap book of newspaper Clippings of Community Center 1919-1973*, Collection of the Littleton Community Center).
[63] Colby, 529.

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The following spring, the Town of Littleton voted to approve of the officers and board of directors of the Littleton Community Center and to adopt the new center as a "memorial to the services of the Littleton soldiers and sailors in the war against Germany."[64] The Town further supported the organization by expending $3,000 in support of the Community House.[65]

Though the sale of the house included some furnishings, early efforts were made to furnish the interior through charitable gifts. When the organization wanted to fit up two rooms on the second floor as meeting places for local women, they asked the community for donation of as little as 25 cents to become a "partner" in furnishing the rooms with chairs, rugs, and a desk, which they were then able to use free of charge.[66] The Music Committee raised similar funds from local businesses and summer visitors to purchase a piano. Other locals donated gifts including a Columbia Grafonola phonograph complete with records, a stereoscopic viewer, and a croquet set.

While the main house was fitted up, the fledgling organization began to ponder what they could do with the elaborate carriage house. By this time, the building was used as the practice space for the Littleton Band,[67] with different kinds of public plays and entertainments being held in the former Carriage Room.[68] The Community House eyed the first floor carriage room as a potential future gymnasium and the hayloft as a potential "fine playroom for the children."[69]

Figure I-11: Children outside Annex ca. 1920 with Ice House at left ("Newspaper Clippings of Community Center 1919-1973" scrapbook in collection of Littleton Community Center)

[64] Town of Littleton, *Annual Municipal Reports for the Town and District For the Year Ending January 31, 1920* (Littleton, NH: Courier Printing Company, 1920), 4.
[65] Colby, 529 and Town of Littleton, *Annual Municipal Reports for the Town and District for the Year Ending January 31, 1921* (Littleton, NH: Courier Printing Company, 1921), 19.
[66] "History" (Littleton Community Center Website: http://littletoncommunitycenter.org/history).
[67] "Community House" (*White Mountain Echo*, July 31, 1920 in *Newspaper Clippings of Community Center 1919-1973* scrapbook).
[68] "Children Become Actors: Community House Barn was the Scene of Entertainment Given by them Wednesday Afternoon" (Unattributed article, ca. 1920 from *Newspaper Clippings of Community Center 1919-1973* scrapbook).
[69] "Community House" (*White Mountain Echo*, July 31, 1920 in *Newspaper Clippings of Community Center 1919-1973* scrapbook).

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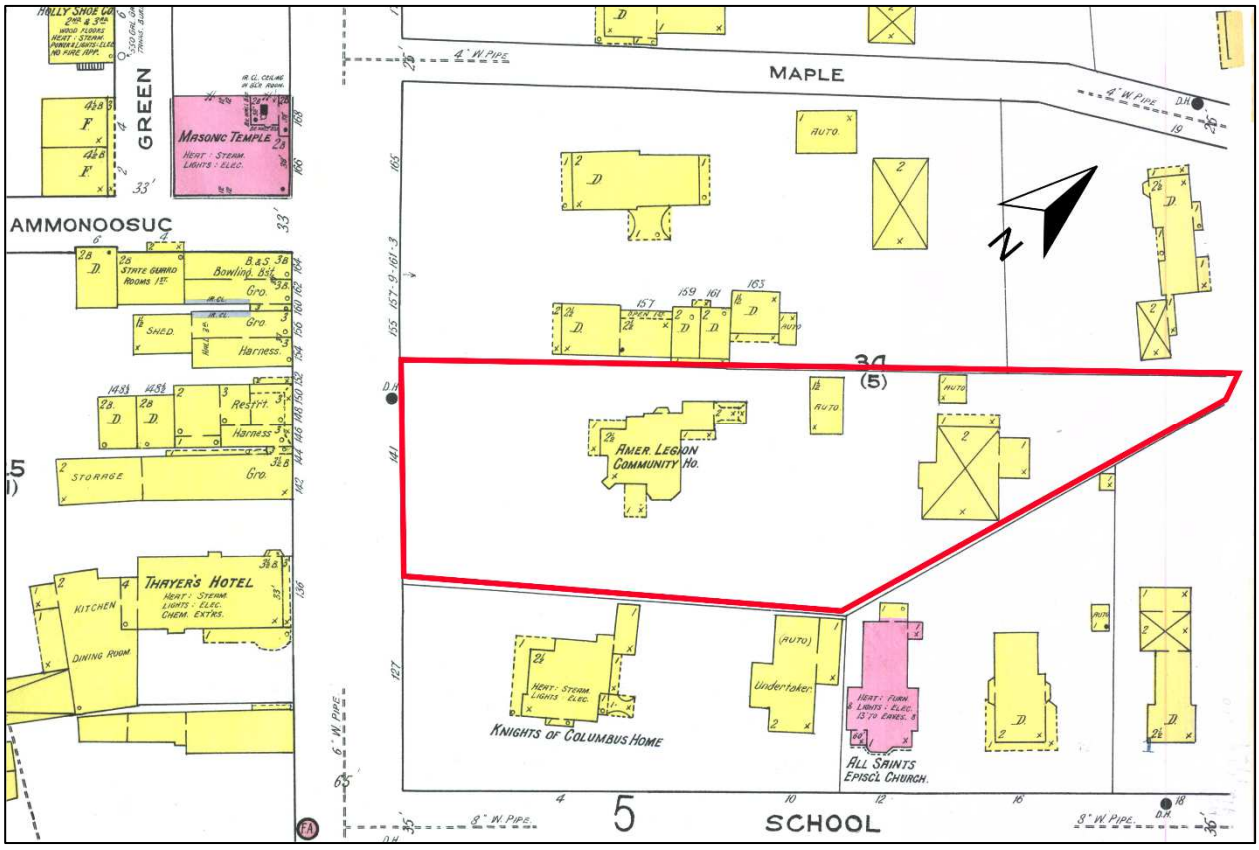

Figure I-12: 1921 Sanborn Fire Insurance Map of Littleton, Sheet 3 (Dartmouth College Digital Collections)

In March of 1921, the Town of Littleton voted to publicly dedicate the Community House "as a memorial to the services of the soldiers and sailors from Littleton, in the World War, 1917-1919"[70] and to appropriate further funding to equip and operate the building. By the 1921 Sanborn Fire Insurance Map, the former storage building and ice house were both identified as automotive storage. Around this time, the first floor of the former carriage house, now referred to as the Annex, was renovated to create a large meeting hall.[71] The building was formally dedicated on November 11, 1921, with exercises held at the Littleton Opera House and in the entry hallway of the Community House.[72]

In the 1930s, the Boy Scouts began to use the annex for their meetings.[73] In 1936, a new floor was put into the Annex for the Boy Scouts.[74] In December 1948 a heating system was put into the barn, allowing the space to be used year-round, and a piano was purchased for the building in 1949.[75]

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[70] Town of Littleton, *Annual Municipal Reports for the Fiscal Year Ending January 31, 1921* (Littleton, NH: Courier Printing Company, 1921), 6.
[71] Colby, 530.
[72] Colby, 529.
[73] Bolt, 11.
[74] *Scrap Book of Newspaper clippings of the Community Center 1919-1973* (Collection of the Littleton Community Center). The building also seems to have been used as automotive storage during this period (1941 Sanborn Fire Insurance Map of Littleton, Sheet 3.
[75] *Scrap Book of Newspaper Clippings of the Community Center 1919-1973* (Collection of the Littleton Community Center).

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Tennis courts were also installed in the "backyard" at around this time, likely in the area now occupied by the parking lot between the Community House and Annex.

By the 1950s, the Littleton Community House began to struggle with finding parking for its patrons. In the 1951 Littleton Community Center annual report, it was recommended that the "little house [former ice house] by the Barn be removed."[76] This structure was demolished in 1952.[77] In 1957 the group contemplated removing both the garage (between the Community House and Annex) and Annex itself to provide additional parking. A study found that removing the garage would increase on-site parking to 42 spaces, and eliminating the Annex would increase parking to 70 spaces.[78] The group contemplated even tearing down the Annex and replacing it with a small gymnasium addition off of the back of the House. Fortunately for the Annex, this never came to fruition. The garage, however, was demolished at about this time.

The former Eastman Carriage House/Littleton Community House Annex was heavily renovated in 1958-59, when the first floor was made into the "Littleton Teen Town." In 1958, local teenagers began gathering funding and volunteers to convert the old Carriage Barn into a youth center. Rummage sales (Figure I-13) were held throughout the spring and summer as volunteers began the building's make-over (Figure I-14).

*Figure I-13: Advertisement for Rummage Sale, Jan 25, 1958 (*Teen Town Historian *Scrapbook, Collection of the Littleton Community Center)*

[76] "Over 14,000 People Use Facilities of Littleton Community Center in '51" (*Newspaper Clippings of Community Center 1919-1973* scrapbook).
[77] *Newspaper Clippings of Community Center 1919-1973* scrapbook.
[78] "Community Center Votes Permission for Improvements at Littleton Property" (January 25, 1957 clipping in *Newspaper Clippings of Community Center 1919-1973* scrapbook).

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Figure I-14: Volunteers working in former Horse Stalls, April 3, 1958 (Collection of the Littleton Community Center)

An open-house was held on Saturday December 27, 1958 to show the progress of the space, and the building was opened for business the following week, on Saturday January 3, 1959.[79] Opening day the center was visited by 185 boys and girls aged 13 through high school. As part of the renovations, a telephone was installed in the building, and sewer and water lines were hooked up to create restrooms in the building for the first time. The heating system was replaced with a modern forced hot air heating system, and a central hi-fi was installed with speakers in each room. The center was to be open Monday through Thursday from 3:30 to 5:30 pm and Fridays and Saturdays from 3:30 to 11 pm (with time out for the supper hour).[80]

Prior to the renovations, the Annex had one useable meeting room in the former Carriage Room. Additional finish work was done throughout the main level of the building in the former harness room, horse stalls and cow stall/storage to create additional space, including bathrooms, a mechanical room, a snack bar, a tv lounge, and a second meeting room, named the "Frontier Room." The Main Hall (located in the historic carriage room) was redecorated with the floor refinished, a new ceiling installed to replace the original bead-board, new florescent light fixtures to replace the historic ceiling fixtures, a lighter paint color-scheme, and new drapes replacing the former window blinds (Figures I-15 & I-16). The former harness room and

[79] "Littleton Teen Town is Open" (*The Littleton Courier*, January 8, 1959 in *Scrapbook of Newspaper Clippings of Community Center 1919-1973).*

[80] "Littleton Teen Town is Open" (*The Littleton Courier*, January 8, 1959 in *Scrapbook of Newspaper Clippings of Community Center 1919-1973).*

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Figure I-15: Main Hall prior to Teen Town Renovation, facing northeast (Collection of Littleton Community House)

Figure I-16: Main Hall after Teen Town Renovation, facing northwest (Collection of the Littleton Community House)

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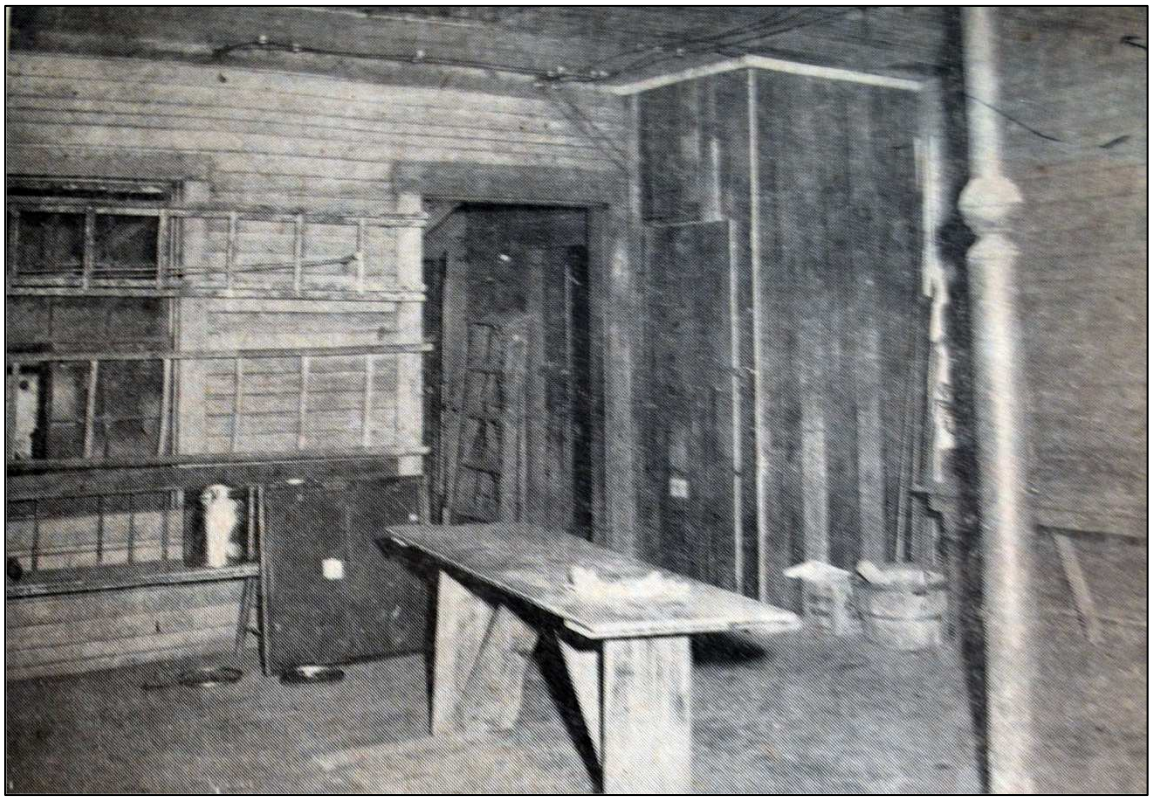

Figure I-17: Former area around horse stalls, facing north (Collection of the Littleton Community House)

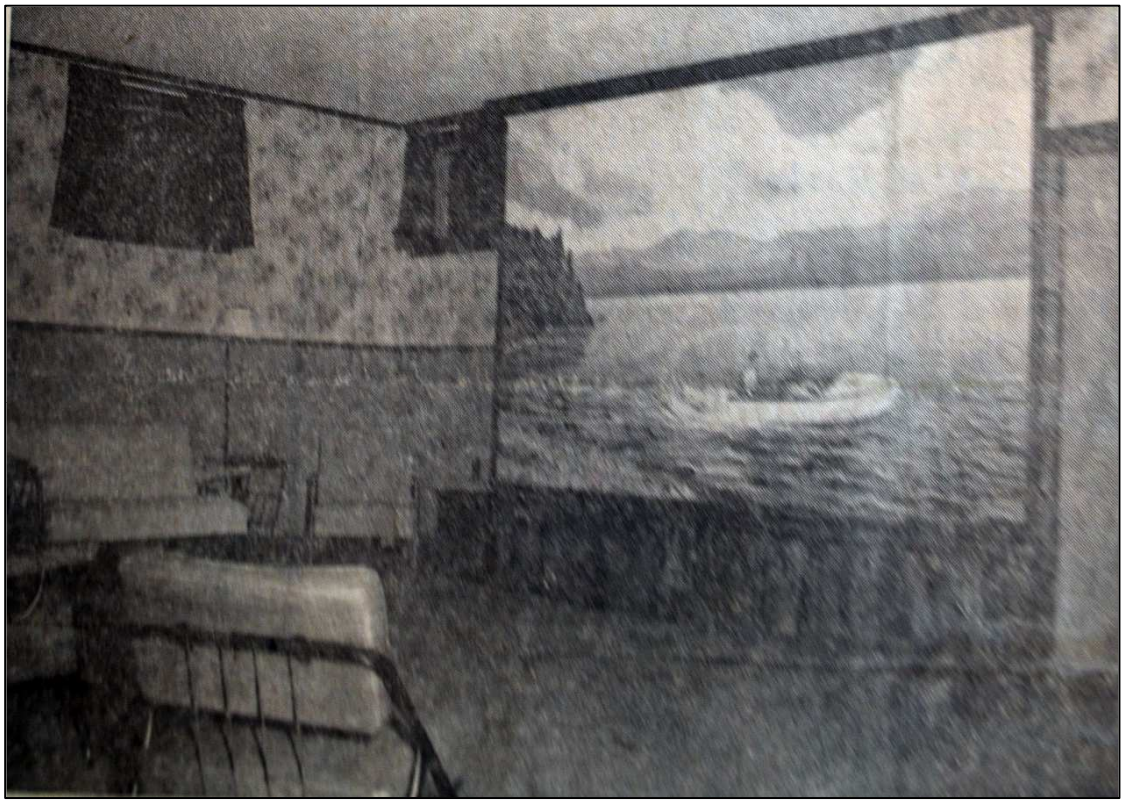

Figure I-18: TV Lounge, facing northwest (Collection of the Littleton Community Center)

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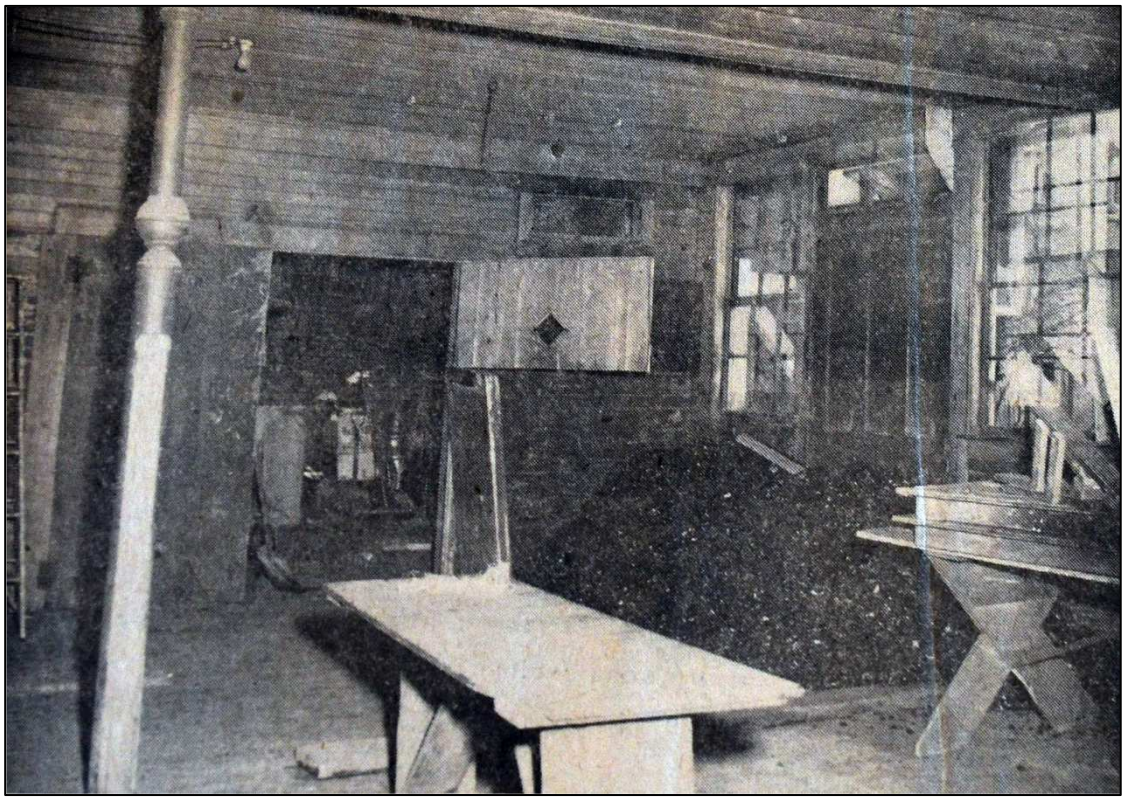

Figure I-19: Former stall aisles, facing southwest box stall (Collection of the Littleton Community Center)

Figure I-20: Snack bar, constructed inside of southwest box stall (Collection of the Littleton Community Center)

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Figure I-21: Frontier Room after Teen Town renovation (Collection of the Littleton Community Center)

eastern box stall were carved into bathrooms and a small mechanical room. An area at the west side of the building, formerly occupied by an aisle and four standing stalls was renovated to create a TV Lounge (Figures I-17 & I-18). The bead-board walls of the stable area were covered over by plywood wainscot below wallpapered board. The ceiling was also redone, and the rear wall was fitted with a large painted scene of the Connecticut River "near the Samuel Moore Station,"[81] signed by Claude **L. Brusseau**. This room was decorated with new drapes, rugs, television, floor lamps, and new furniture. The former southwest box stall was renovated to create a snack bar (Figures I-19 & I-20), and a pass-through was cut into the wall between this space and the TV Lounge.

As part of the renovation, the stairs from the main level to the hayloft were reconfigured to allow for better traffic flow within the main level. Historically, the stairs had been located at the center of the building, ascending from the northwest corner of the Carriage Room (now Main Hall). The stairs were moved in the 1950s, to ascend from the former storage room/cow stalls at the north of the building. This north room was converted from a cow stall and storage to the "Frontier Room" (Figure I-21). The Frontier Room was "built to resemble the interior of a log cabin"[82] and decorated with a deer head, deer skins and stuffed animals for the Boy Scouts. Teen Town was relatively short-lived and closed by the early 1960s.

[81] "Littleton Teen Town is Open" (*The Littleton Courier*, January 8, 1959 in *Scrapbook of Newspaper Clippings of Community Center 1919-1973).*

[82] "Littleton Teen Town is Open" (*The Littleton Courier*, January 8, 1959 in *Scrapbook of Newspaper Clippings of Community Center 1919-1973).*

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In 1969, the Littleton Community House celebrated its 50th Anniversary. As part of this celebration the barn was "fixed up" and re-dedicated to the Boy and Girl Scouts of America. Though the changes to the building are unspecified, this is likely when the synthetic paneling was installed over the bead-board in the Meeting Room, new wall paper was installed in the TV Lounge, and the former snack bar was renovated into a kitchen space.

In addition to the Boy and Girl Scouts, the White Mountain Grange began to use the Annex in the 1970s,[83] and in 1977, the Community Center proudly announced the addition of vinyl siding to the front of the barn as "a good start in seeing the building well on its way to a more permanent restoration."[84]

By the 1980s, the heavily-used 100-year-old Annex was in need of maintenance. In 1983, the building was used for

> twenty-one rummage sales, as well as, many children's groups such as dance, theatre, girl scouts and boy scouts to name a few. The Community Action Program used the Annex as a distribution site for Cheese and Food Vouchers and the Littleton Police Department used the Annex on Veteran's Day for a recognition day for their Officers and area residents who were honored for outstanding performance.[85]

In 1986, the Littleton Community Center identified that the building was experiencing moisture-related problems. Drainage and tile were put in at the rear of the building in an effort to drain water from the hillside behind the structure.[86] In 1989, the Annex floor was sanded and refinished.[87] The 1986 attempt to fix the drainage around the building had not fixed the moisture problems in the building. In 1989, the Community Center again attempted to fix the issue by cleaning up and reseeding the hill behind the building. This does not appear to have fixed the issue either, as the 1989 Town Report noted that "water the comes into the basement during spring thaws and heavy rains should be resolved this spring or summer."[88]

Some maintenance was done to the mechanical systems of the Annex in the 1990s. In 1990, a new furnace was installed in the building to replace the 1958 model. When this was installed, the floor and doors to the mechanical room were replaced. The floor of the main hall was also sanded and refinished in 1990.[89] The following year, in 1991, new oil drums were installed on a new platform at the Annex.[90]

In 1993, Clinton Clough, Inc., was hired to widen the front driveway to the west to create additional parking and allow better visibility entering and leaving the driveway.[91]

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[83] Bolt, 11.
[84] Town of Littleton, *Annual Report of the Town of Littleton for the Year Ending December 31, 1977*, 74.
[85] Town of Littleton, *Annual Report of the Town of Littleton for the Year Ending December 31, 1983*, 133.
[86] Town of Littleton, *Annual Report of the Town of Littleton for the Year Ending December 31, 1986,* 98.
[87] Town of Littleton, *Annual Report of the Town of Littleton for the Year Ending December 31, 1989,* 76. The Report notes that scheduling the work on the floor was extremely difficult, as the Annex was used on a daily basis at this time.
[88] Town of Littleton, *Annual Report of the Town of Littleton for the Year Ending December 31, 1989*, 76.
[89] Town of Littleton, *Annual Report of the Town of Littleton for the Year Ending December 31, 1990*, 156.
[90] Town of Littleton, *Annual Report of the Town of Littleton for the Year Ending December 31, 1991,* 83.
[91] Town of Littleton, *Annual Report of the Town of Littleton for the Year Ending December 31, 1993*, 114.

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The Annex kitchen received a new floor in 1995.[92] In 1996, the tile floor was laid in the Meeting Hall over the old wood floor, which was getting too thin to sand again. Much of the interior woodwork was repainted, and new chairs and table were installed to give the hall "a new lift."[93]

By the 2000s, the Annex was in dire need of upgrades. In 2010, Architect **Duncan Douglas McCallum** of Canterbury was hired to conduct a "Littleton Community House Regulatory Analysis." McCallum drew up renovation plans for the building, which attempted to bring the structure into compliance with current life-safety codes. The following year, in 2011, George Turner, engineer Jeff Tirey, and John Star came up with a design and budget to replace the floor of the Annex, which was deemed to be structurally failing. Exploratory holes were cut into the floor to observe the framing beneath. The floor framing, sills, and some of the deck had rotted due to repeated exposure to high moisture levels in the crawlspace beneath the building,[94] which, in turn, was caused by inadequate perimeter drainage. The 2011 plan called for the removal of the historic floor and replacement throughout with insulated concrete.

The building was closed to the public as the Littleton Community Center weighted their options for the rehabilitation for the building. It has been closed to the public since the time of the 2011 report, as the organization has focused preservation efforts on restoring the Littleton Community House. In 2017, the Littleton Community Center received a grant from the Land and Community Heritage Investment Program (LCHIP) to conduct a professional study of the building to help guide their decision-making as they plan for the future of the ca. 1884 carriage house.

STATEMENT OF SIGNIFICANCE

The Littleton Community House Annex was listed on the New Hampshire State Register of Historic Places on April 30, 2007, as part of the Littleton Community House property. The property is significant as a center for social activities and services in Littleton for one hundred years. The property is also significant as an example of a Queen Anne style house with asymmetrical plan and a variety of materials and projections. This style of architecture was dominant in domestic design from about 1880 until 1900, and the Eastman House was constructed at the height of popularity.

As is often the case with outbuildings, the Annex does not display the "high style" Queen Anne details seen in the house. Instead, the former Carriage Barn reflects a simplified and more utilitarian expression of the style. The timber-frame building has a projecting front gable, and somewhat complex roofline. Despite the later addition of vinyl siding, the building still retains decorative shingle patterning in the gable ends, which is further enhanced by the pedimentation of the gables and decorative bargeboard over the projecting entrance. The complex and varied window treatments further enhance the style of the building.

It should also be noted that the Littleton Community House Annex is a rare survivor in downtown Littleton. While many of the large houses on the north side of Main Street had associated barns and carriage barns in the late nineteenth century, these buildings were gradually lost or heavily remodeled as horse-drawn modes

[92] Town of Littleton, *Annual Report of the Town of Littleton for the Year Ending December 31, 1995,* 186.
[93] Town of Littleton, *Annual Report of the Town of Littleton for the Year Ending December 31, 1996,* 156.
[94] George Turner, "April 2011 Letter to Nadine Petersen, Preservation Planner at the NH Division of Historical Resources" (Collection of the Littleton Community Center), 1.

of transportation were supplanted by automotive transportation in the twentieth century. As pressures to develop the neighborhood mounted, this building type has been all but lost.

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Part II: Architectural Description with Character-Defining Features

by Mae Williams

The Littleton Community Center Annex is located behind the Littleton Community House on a hillside overlooking Main Street in Littleton. The Community Center lot overlooks the main artery through the Town of Littleton, directly opposite the historic Thayer's Hotel. The parcel is bounded to the south by Main Street/NH Route 15/NH Route 10/NH Route 302. The Annex, a former carriage barn, sits at the back of the narrow lot, behind the Community Center and adjacent to a private parking lot. The ca. 1884 Annex is two stories with a wood-frame.

The identification of the character-defining features of historic properties like the Littleton Community Center Annex is a critical first step in planning for the future life of the property. Before applying *The Secretary of the Interior's Standards,* it is important to understand what physical features of the building help to tell the story of its history and architectural importance. The *Standards* recognize the importance of maintaining these original features and spaces while rehabilitating the property for a compatible use and future life. Recognizing that a property may have original features throughout that are all "character defining," the *Standards* allow for the categorization of the features into primary and secondary spaces and features. Primary spaces and features are those that should not be changed or removed unless they are beyond repair (at which time they should be replaced to match the old in design, color, texture and materials). Secondary spaces and features are those that can be altered *when necessary* to accommodate compatible change that allows new and continued use of the property. Further, the guidelines of the *Secretary of the Interior's Standards* state that "identification, retention, protection and repair" should be given first priority in every rehabilitation project. Interior spaces are not only defined by their finishes and features, but by the size and proportion of the rooms themselves and how they functioned in the historic use of the space. Distinctive features and finishes should be retained as much as possible in primary interior spaces, whereas extensive 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.

LITTLETON COMMUNITY CENTER ANNEX SITE DESCRIPTION

The Littleton Community Center Annex is located at the back of a 1.3-acre parcel of land (parcel 78-112). The parcel is bordered to the south by Main Street; to the east by 106 Main Street (parcel 78-113) and the Episcopal Church at 29-35 School Street (parcel 78-114); to the north by 45 School Street (parcel 79-115) and 52 Maple Street (parcel 78-108); and to the west by 46 Maple Street (parcel 79-109), 22 Maple Street (parcel 78-110) and the US Post Office at 134 Main Street (parcel 78-111).

The Littleton Community Center Sits on a knoll of land overlooking Main Street. There is a cut granite retaining wall along the sidewalk, separating the property from the street. A small ca. 1985 kiosk is located just behind this fence and accessible from Main Street. There is an expansive lawn in front of the former Eastman house, with a central path leading from the street to the front of the house. There is a large maple tree at the west side of the lawn that historically corresponded to a second tree at the east side of the lawn which was removed in the 1990s.

Part II: Architectural Description with Character-Defining Features

by Mae Williams

Figure II-1: Eastman House and Carriage Barn from Main Street, ca. 1895 (Wood, 214)

Figure II-2: Littleton Community Center and Annex from Main Street, 2019 (photo by author)

Part II: Architectural Description with Character-Defining Features

by Mae Williams

Figure II-3: Aerial photograph of the Littleton Community House Annex

A wide asphalt driveway runs from the street, along the east side of the property to connect with a large parking lot that spans the area between the back of the Community Center and the Annex. Historically, the driveway was much narrower, and was widened first in the 1950s and again in 1993 to allow for increased parking along its sides. Two historic outbuildings (a former storage building then garage and an ice house) were demolished in the 1950s to create the modern parking lot between the house and barn, which spans the width of the tax parcel.

Part II: Architectural Description with Character-Defining Features

by Mae Williams

Figure II-4: Rear of Community House

Figure II-5: Retaining Wall

The Annex itself sits at the north edge of this lot, just south of a wooded slope, facing the rear of the Littleton Community Center (former Eastman House) (Figure II-4). The area immediately surrounding the east, north and west sides of the building is lawn, and the parking lot abuts the south elevation of the building. The ground slopes up to the north, east, and west of the building, and there is a low granite retaining wall to the north and west of the structure (Figure II-5). A recent addition to the All Saints Episcopal Church lies just east of the Annex (Figure II-6). The ground from this addition slopes down to the older building.

Figure II-6: Annex from south, showing proximity to Episcopal Church

Character-Defining Features of the Site		
Primary Features	***Secondary Features***	***Non-Historic Features***
• *Proximity of Annex to House, across open courtyard* • *Former Eastman House* • *Granite retaining wall along Main Street*	• *Retaining wall to the north and west of Annex* • *Parking Lot (ca. 1957)*	• *Additional parking area (ca. 1990)* • *Kiosk (ca. 1985)*

Part II: Architectural Description with Character-Defining Features

by Mae Williams

Figure II-7: South and east elevations of Littleton Community Center Annex

LITTLETON COMMUNITY CENTER ANNEX EXTERIOR DESCRIPTION

The Littleton Community Center Annex is a two-story wood-framed carriage house with complex shape. The L-shaped building has an intersecting gable roof, with a projecting gable on the southeast corner of the building. A two story gable-projection at the front of the building houses the primary entry. There is a lean-to addition on the rear (north) side of the building.

The ca. 1884 Annex has a wooden frame, consisting of sawn dimensional lumber and sits on granite underpinning with stone piers supporting the building's interior. The exterior walls are covered in vinyl siding (Figures II-7 & 11-8). The vinyl, which was added to the building in ca. 1977, covers the historic wood clapboards. Original plans of the building (Appendix B) depict a horizontal beltcourse above the first floor windows which may remain in place behind the vinyl.

The common-rafter roof of the Annex is sheathed in architectural asphalt shingles. The eaves are boxed, with shingle molding, narrow fascia and flat soffit. The cornice continues around the exterior of the building, creating fully pedimented gable ends at the east and west, as well as in the gable projection at the south elevation. The gable ends of the building are sheathed in decorative coursed octagon shingles.

The roof is interrupted by a brick chimney with decorative corbelled cap at the south slope of the roof, just north of the projecting south gable. There is a ventilator at the roof of the main building, at the intersection

Part II: Architectural Description with Character-Defining Features

by Mae Williams

Figure II-8: West elevation of Annex

with the gable projection. This ventilator cupola has a pyramidal roof and narrow boxed eaves supported by simple brackets. Each side of the cupola houses two louvered panels. The base of the cupola flares to meet the roof and is sheathed in staggered octagon shingles with squared shingles at the four corners.

Figure II-9: Chimney and Ventilator

A two-story projecting vestibule at the south elevation serves as the primary entrance to the former carriage house (Figure II-10). Paired twentieth-century wooden doors between ½ side-light windows are located at the center of the secondary projecting gable. The doors each have four lights above the lock rail and three horizontal panels in the lower half. A gable roofed awning protects the doorway, and is supported by wooden brackets.[1] Historically, this entrance contained a single wide interior sliding door, spanning almost the width of the vestibule, with decorative punch-design bargeboards at the gable end (still extant). The exact design is unknown at present, as no photographic evidence of the door has yet been identified. Period plans suggest that when first constructed, the projecting vestibule did not extend to the first floor. Instead, a section of the upper-level projected above the entry, and was supported by decorative scrollwork brackets. The entry door spanned almost the entire width of the bay so as to allow for the passage of horses and carriages to the interior of the building through a multi-panel interior sliding door. The present door configuration was likely developed in the 1920s, by the Littleton Community House.

[1] The exact date of the awning is unknown, as there are very few historic images showing the entrance. The awning was likely added at the same time as the doorway was reconfigured, likely either in conjunction with the early renovations of the property by the Littleton Community Center in the 1920s or with the "Teen Town" renovations in the 1950s.

Part II: Architectural Description with Character-Defining Features

by Mae Williams

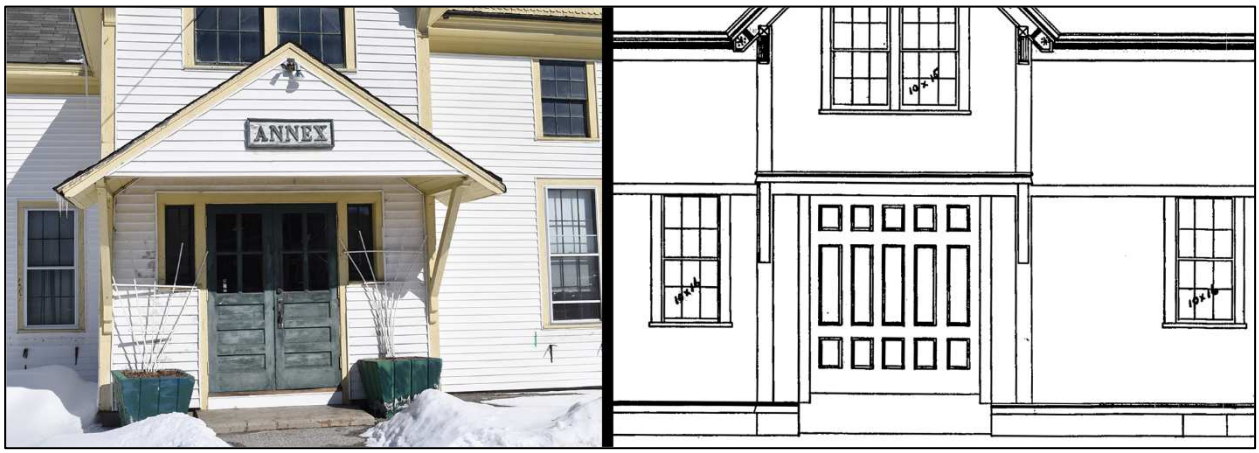

Figure II-10: Present primary entrance and primary entrance as it may have looked in ca. 1884

A secondary entrance at the west elevation of the carriage house allowed for direct access to the horse stalls at the west side of the building. A set of two modern wooden steps at this elevation lead to a twentieth century horizontally-paneled wooden door. The door is flanked by two six-over-six windows, and crowned by a fixed transom window. The 1884 drawings show a very similar door surround, with a three-panel door.

In the early 20th century, a multi-level shed roof was added over the entire west end of the building, creating a sheltered area between the carriage barn and the former ice house (later garage) to the west (Figure II-8). The design of the heavy wooden brackets that support this roof suggest that it was added in the 1910s, but the exact date of construction is unknown.[2] The design of the awning is somewhat odd, as the center section is stepped up several feet above the rest of the structure, creating an area with increased head-space around the entry. The sides of this raised section are clapboarded with what appears to be a removable center panel (purpose unknown). The ends of the awning roof are squared off, and sheathed with saw-toothed clapboards. The cornice detail of the roof sections is very similar to that of the main building.

[2] The awning first appears in a ca. 1920 photograph of Children outside the Annex after a performance (Figure I-II).

Part II: Architectural Description with Character-Defining Features

by Mae Williams

Figure II-11: Cow Shed entrance

A third entrance to the Littleton Community Center Annex is located at the western intersection of the lean-to and main block (Figure II-11). A single man-door with five horizontal panels leads from the exterior to the base of the hayloft stairs, which were moved to this location in the 1950s as part of the Teen Town renovations. Prior to this time, a single entry (likely with six panel door), was located near the center of the west wall of the lean-to, which was constructed to house a single cow stall. A matching entrance, now removed, was historically located at the east side of the lean-to.

The Littleton Community Center Annex retains original wooden window sash. The sash throughout the building is a mixture, with window openings designed to match interior function. The majority of the windows throughout the building are six-over-six with narrow muntins and set at regular intervals. There are several high six-light windows at the west end of the building, historically associated with interior horse stalls. The windows of the first-floor all have all been fit with modern exterior storm units.

The second floor, historically used as a hayloft and small office room, has a mixture of window styles. The entrance vestibule bay has a set of paired six-over-six windows above the primary entrance. Additional shorter six-over-six windows are located at the southwest corner of the building, and north side of the projecting gable to light the upstairs apartment area. The main second-floor space is devoted to an expansive hayloft. This hayloft area is lit by elaborate windows at the east and west elevations and by a single circle-top sash at the south side. There is a Palladian window at the west end of the gable, beneath a heavy drip cap (Figure II-12). The semi-circular fan-light above the center window is now blank, but is shown in the ca. 1884 plans. The hayloft doors are located at the east end of the gable (Figure II-13). Here, the cornice of the pedimented gable-end is interrupted by a set of paneled wooden doors, each of which has nine elongated panels. The style of these doors suggests that they are likely contemporary with the original design. A very large semi-circular transom is located above the door with small three-light ear windows on either side.

Part II: Architectural Description with Character-Defining Features

by Mae Williams

Figure II-12: Window at west gable-end

Figure II-13: Hayloft doors at east gable-end

Character-Defining Features of the Building's Exterior		
Primary Features	***Secondary Features***	***Non-Historic Features***
• *General form and massing of the Carriage House* • *Roof pitch and eave detail* • *Window and door locations (fenestration)* • *Historic window sash* • *Ventilator cupola* • *Hayloft door and surround*	• *Decorative shingles at gable ends* • *Brick chimney* • *Entrance awnings* • *Exterior doors, first floor* • *Roofing material*	• *Vinyl siding (ca. 1977)* • *Storm windows (first floor only)*

LITTLETON COMMUNITY CENTER ANNEX INTERIOR DESCRIPTION

The interior of the Littleton Community House Annex was significantly altered by the Littleton Community Center in the twentieth century. The first-floor level was heavily renovated in the 1950s to create Teen Town. Very little remains at this level, aside from fenestration, to tie it back to the original purpose as a carriage barn. The second-floor hayloft area, in stark contrast, has seen very little change since it was constructed and retains many features that tell the story of its early life as a stable building.

Ground Floor

At present, the first floor or ground floor of the Littleton Community Center Annex consists of a small entrance vestibule, main hall, "tv lounge", restrooms, mechanical room, kitchen, "frontier room", several small closets, and a stair to the loft. The present layout of the building reflects the floorplan as defined by the Teen Town.

Upon entering the building from the south, one stands in the entry vestibule. This small narrow room was not a part of the original design of the building, and was likely added in the 1920s, after the Littleton Community Center acquired the property. The area that is now the vestibule was not enclosed as part of the original building design, and was located underneath a second-floor projection, beneath which the

Part II: Architectural Description with Character-Defining Features

by Mae Williams

original entry was sheltered. The entry vestibule has horizontal bead board walls and flat boards at the ceiling. A single ca. 1970 ceiling fixture is located at the center of the room. The extremely narrow room is separated from the main building by a set of double doors beneath an inwardly-tilting six-light transom window. The double doors open outward and have four lights above three horizontal panels and thumb-latch closure.

The majority of the ground floor is taken up by the main hall (Figures II-14 & 15). When originally constructed, this area was a carriage room with a large garage bay at the northeast corner next to a carriage wash, with sloped floor and drain. The original stairs to the hayloft were located at what is now the northwest corner of the room. The interior walls had been removed by the early twentieth century to create a large open space for performances and meetings.

Figure II-14: Main hall, facing southwest with entry near center of frame

The floors of the main hall are covered in vinyl tile, installed in ca. 1990. The walls are sheathed in modern synthetic stimulated-wood paneling with an applied rubberized baseboard trim. Preliminary investigation behind a piece of loose paneling at the north wall revealed that the modern siding is laid directly over historic beadboard. The ceiling is covered with pressboard tiles that were installed as part of the Teen Town renovations. The room is lit by regularly spaced fluorescent surface-mount light fixtures. These fixtures appear to be the second generation of fluorescent fixtures. Door and window trim throughout are narrow and flat, reflecting the utilitarian purpose of the building. Some mid-twentieth century switch plate covers

Part II: Architectural Description with Character-Defining Features

by Mae Williams

remain throughout the space. Prior to the Teen Town renovations, the room had beadboard walls and ceiling and wood flooring and was lit by ca. 1940 lantern-style ceiling fixtures (Figure I-15).

Figure II-15: Main hall, facing northeast

When the interior stairs were reconfigured in the 1950s, as part of the Teen Town renovations, a second doorway was cut through the wall at the northwest corner of the Main Hall to allow direct access to the Frontier Room in the shed-roofed former cow shed at the back of the building. Subsequently, this pass-through was walled, and a small closet was constructed, off of the northwest corner of the room. This closet has a pine floor. The interior walls are modern gypsum board, and the exterior walls are covered in faux-log siding to match the interior of the Frontier Room. The ceiling of the closet is covered in stained pine boards. The door trim is narrow and flat and dates to the 1950s renovations.

Part II: Architectural Description with Character-Defining Features

by Mae Williams

Figure II-16: TV Lounge, facing northwest

A cased opening with modern hollow-core door near the mid-point of the west wall of the Main Hall leads into the TV Lounge (Figure II-16). The floor of the TV Lounge is late twentieth century vinyl tile, matching the Main Hall. The ceiling is covered in pressboard tiles, installed in the 1950s during the Teen Town renovations. The walls are wallpaper above a wainscot that is made of sheet plywood. The wallpaper pattern likely dates to the 1970s, with a yellow-ground with ferns and grasses. This paper is peeling in areas to reveal the 1950s wallpaper beneath (with a blue-green ground and pine-needle pattern) (Figure II-17). There is a narrow bead of crown molding around the room. The interior doors have narrow flat casings (dating to the 1950s). The windows along the west wall have slightly protruding sills and original surrounds. There are fluorescent ceiling fixtures in the room and an exposed heating duct along the east wall. A built-in storage bench is located at the north wall, below a large painted mural that is signed "L Brusseau 58" (Figures II-18 & 19). The mural depicts a man and woman in a motorboat on the Ammonoosuc River with a mountain landscape behind them.

Figure II-17: Detail of wallpaper in TV Lounge

Part II: Architectural Description with Character-Defining Features

by Mae Williams

Figure II-18&19: Details of the TV Lounge mural

When constructed, the "TV Lounge" was the stable for the Eastman House. This area contained four standing stalls, with box stalls to the south (in what is now the kitchen, men's room, and utility closet). The stall partitions were removed prior to the Teen Town Renovations. In the 1950s, the walls were covered with modern materials. Prior to the 1950s, the walls and ceiling of this room were covered in bead-board (Figure I-17).

Figure II-20: Four-panel door to Women's Restroom

A women's restroom was constructed at the location of the historic harness room in the 1950s. Historically, the harness room had two door openings: a door at the north wall between the harness room and stable (now TV Lounge) and a second door to the carriage room (now main hall) at the east wall. In the 1950s, the space was re-configured, and a new wall was constructed, bisecting the room. The resulting space is nearly square. The entry to the women's restroom is through a cased opening at the east wall. The door is a four-panel Greek Revival style door with porcelain knob (Figure II-20). This door likely pre-dates the ca. 1884 building, and was reused in this location. The ceiling of the women's room is beadboard with a narrow bead of crown molding and is likely original to the building. The floor is late twentieth century vinyl tile. The walls of the bathroom are covered in gypsum board, and a modern privacy partition is made of plywood over modern 2"x 4" construction. The sink is mid-twentieth century with a molded splashback and canted corners (Figure II-21). The toilet, mirror, and paper towel dispenser are of similar vintage. The bathroom has a late twentieth century baseboard radiator.

Part II: Architectural Description with Character-Defining Features

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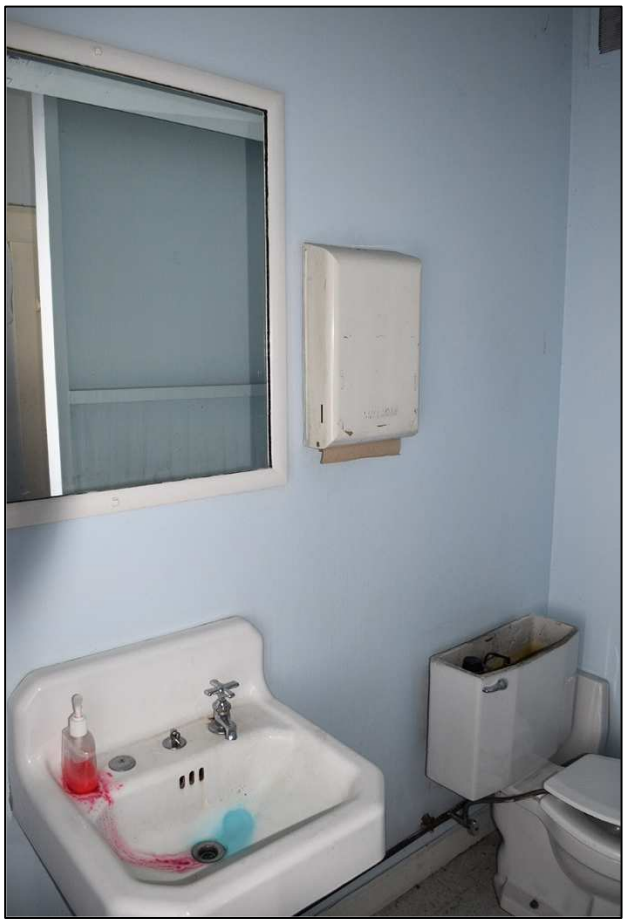

Figure II-21: Women's Room, facing northeast

Figure II-22: Men's Room, facing south

Like the women's restroom, the men's restroom was constructed in the 1950s as part of the Teen Town renovations. The men's room is located in part of one of the former box stalls. The entrance to the room is through a hollow-core door at the south side of the TV Lounge (Figure II-22). The room has gypsum board walls with simple baseboard trim, and late twentieth century vinyl tile floor. The ceiling of the room is pressboard, matching the main hall and TV Lounge. Like the women's room, the men's room has a mid-century sink and paper towel dispenser. This room also has a vintage urinal and a modern toilet. There is exposed forced hot air ductwork over the door, and a modern baseboard radiator at the south wall.

A square mechanical room is located at the south side of the TV Lounge, along the north side of the women's room and part of the east side of the men's room. Historically, the mechanical room was part of the harness room and one of the box stalls. Two hollow-core doors at the north wall open into the TV Lounge. The walls of the room are covered in gypsum board on top of exposed 2"x4" construction. The ceiling of the mechanical room is beadboard, and the majority of the interior space is taken up by the 1990s boiler.

A kitchen is located at the southwest corner of the former stable, off of the southwest corner of the TV Lounge in what was once a box stall (Figure II-23). The entrance to the space is through a hollow-core door. The kitchen floor is covered with late twentieth century vinyl tile. The ceiling is covered with 1950s

Part II: Architectural Description with Character-Defining Features

by Mae Williams

pressboard tile, and there is a narrow crown molding. The walls are gypsum board above a sheet plywood wainscot. There is exposed forced-hot air ductwork at the east side of the room, above the door. A pass-through window between the kitchen and TV Lounge is infilled with plywood. The opening dates to the 1950s Teen Town renovations, when the room was used as a snack bar (Figure I-20). A large wagon-wheel-style chandelier hangs at the center of the ceiling. This fixture dates to the 1950s renovations.

Figure II-23: Kitchen, facing northeast

Figure II-24:1960s Norge Stove

It was likely in the 1960s that the snack bar was remodeled to create the present kitchen. Plywood cabinets with mid-century drawer pulls line the east and west walls of the room, and there is a large 1960s Norge electric stove and oven at the west wall (Figure II-24). A decorative scallop-edge over the sink (at the east wall) also dates to the 1960s, as does the associated large melamine dish set (still in the cabinets).

The former cow shed at the north side of the stable was converted to the Frontier Room in the 1950s. This room is accessed through a set of paired hollow-core doors at the northeast corner of the TV Lounge. The interior walls of the Frontier Room are sheathed in horizontal faux logs, and the ceiling is covered with flat planks with a narrow quarter-round cornice molding (Figure II-25). The faux log siding also covers the interior side of the doors to the room. This room retains exposed pine flooring. There is some exposed post-and-beam framing at the south wall of the room, near the entrance, near where some kind of historic

Part II: Architectural Description with Character-Defining Features

by Mae Williams

water system was located (Figure II-27; see Appendix B: Carriage Barn Plans, ca. 1884). A large wagon wheel chandelier hangs at the center of the space, matching that installed in the kitchen in the 1950s. The ca. 1884 carriage barn plans indicate that the area at the south side of the room, now beneath the stairs used to be a cow stall. This area has now been walled off to create a storage closet. The closet has a plank door suspended on mid-century Colonial Revival HL-hinges (Figure II-28). The closet has no floor and is open to the crawlspace beneath the building.

Figure II-26: Frontier Room, facing northwest

Figure II-27: Framing at south wall

Figure II-28: 1950s HL hinge

Part II: Architectural Description with Character-Defining Features

by Mae Williams

A wall, composed of vertical planks, creates a large closet at the east side of the room. The wall post-dates the Teen Town renovations, and was likely constructed in the modern period. The interior details of this room match the adjacent Frontier Room, as it was once a part of a larger space. The south wall of the closet, adjacent to the Main Hall closet, is sheathed in pegboard.

Figure II-29: Plank Door in Frontier Room

Lounge. The frame of an historic door is located at this wall, behind the mural in the TV Lounge (Figure II-30). The upper level (loft-level) of the stairwell has exposed framing, and notching in the major timbers of this level suggests that the larger framing member may have been reused from an earlier building.

The stairs to the Loft Level are accessed through a plank door at the southwest corner of the Frontier Room. The Frontier Room side of this door has been covered over with horizontal faux-log siding. The door significantly pre-dates the 1950s (Figure II-29). At some point, the hinge-side of the door was swapped, the thumblatch was moved to the opposite side, and the older strap hinges were replaced. Likely this occurred in the 1950s, when the door was reused in the new location at the bottom of the new stairs. The stairway has pine flooring, and beadboard siding at the first-floor level along the south wall, adjacent to the TV

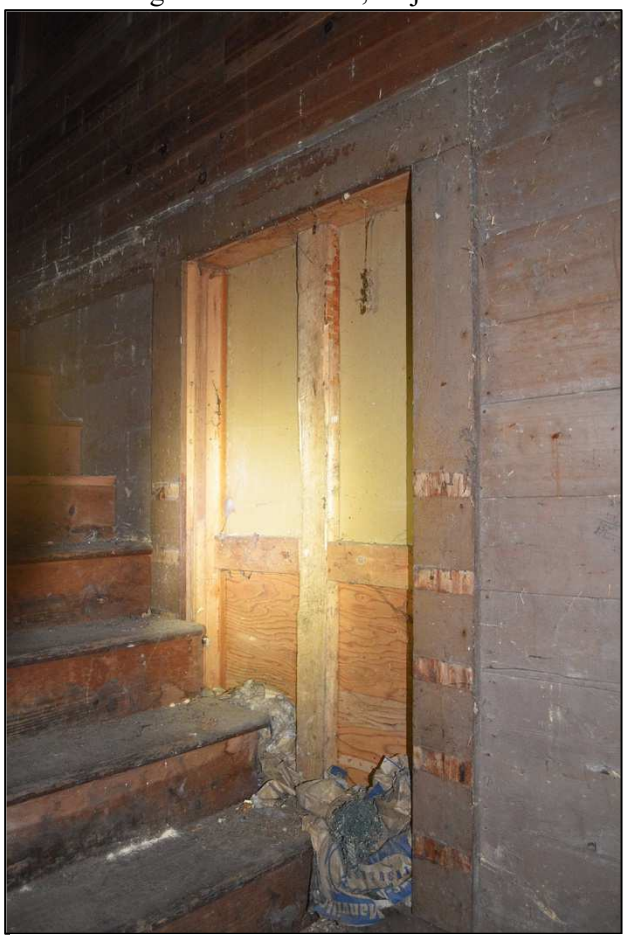

Figure II-30: Historic Door frame

Part II: Architectural Description with Character-Defining Features

by Mae Williams

Figure II-31: Storage Space above Frontier Room with grain bins at center and stairs at right margin

Loft-Level

The upper floor of the Littleton Community Center Annex is composed of a storage space above the Frontier Room and connected to the stairs, large open hayloft, southeast room (beneath the upper hayloft), and finished "Man's Room" with closet. Aside from the Man's Room above the primary entrance to the building, the upper level is unfinished. Though the first-floor of the building was heavily renovated in the 1950s to create Teen Town, the loft-level retains many original features that connect it with the period in which the building was used as a carriage barn and stable.

The storage area at the top of the stairs is built at two levels (Figure II-31). The majority of the space beneath the shed roof area above the Frontier Room is two steps below that of the main loft-level. This open area is used as a large storage space. The eaves at the north side of the building are open, allowing for air to circulate in this location.

Two large built-in grain bins are located adjacent to an elevated platform at the top of the stairs. The bins have horizontal plank siding. Historically, the lids of the bins folded up and were suspended by hooks from the ceiling during use. Though the lids are long-lost, the hooks remain at the rafters.

Part II: Architectural Description with Character-Defining Features

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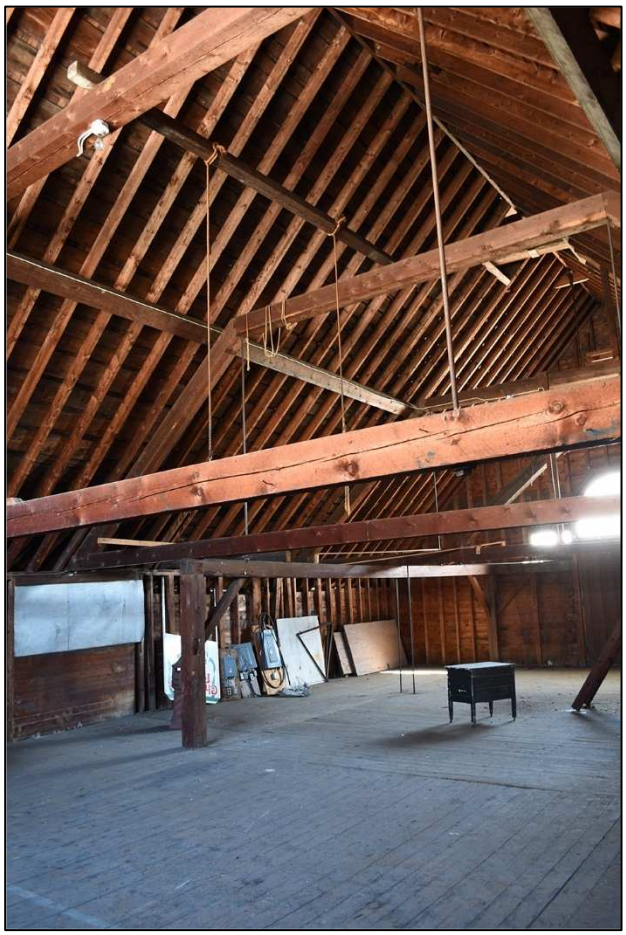

Figure II-32: Hayloft, photographed facing northeast

Figure II-33: Hayloft, photographed facing southwest

Figure II-34: Hayloft ceiling and ventilator

Part II: Architectural Description with Character-Defining Features

by Mae Williams

The majority of the loft-level is taken up by an expansive hayloft area (Figures II-32 & 33). This large room has a high cathedral-like ceiling to allow for the storage of large amounts of hay. The framing structure of the building is completely exposed in this space. There is a ventilator cupola at the apex of the space (Figure II-34). The louvered openings of the cupola combine with the open eaves of the roof to create a passive ventilation system that would have aided in cooling the space and preventing fires when filled with hay. Large double doors are located at the east side of the room, which would have allowed hay and grain to be loaded into this space for storage (Figure II-35). The double nine-panel doors sit on fixed-pin butt hinges and retain the original ca. 1884 thumb latch and closing hardware. High operational three-light windows on either side of the doorway allow for additional ventilation of the space. Patched squares in the wood floor, at the northwest corner of the room, mark the sites of historic hay-drops to the standing stalls below (Figure II-36). The only obvious modern change to the room is the addition of a fiberboard interior wall at the southwest corner to provide a small storage closet in the second half of the twentieth century.

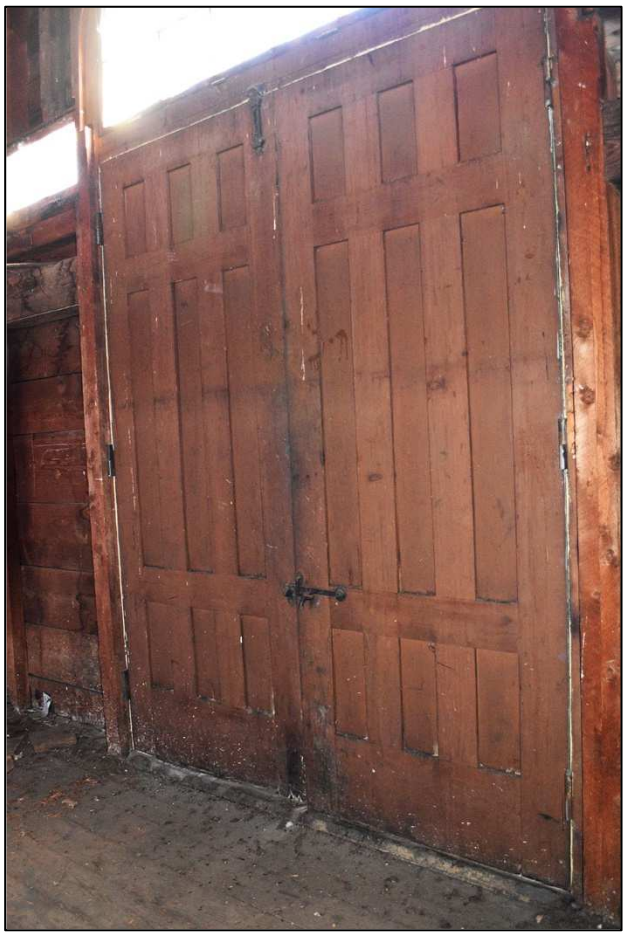

Figure II-35 Hayloft Doors

Figure II-36: Former hay-drops to stalls

There are several rooms at the southeast corner of the loft-level. A room at the southeast corner of the space may have been added in the late 19th to early 20th century, after the initial construction of the building. This room does not appear on the ca. 1884 plans, and slightly differs in construction from the rest of the space. The exterior walls are composed of horizontal planks, and there is a bi-folding wide-plank door at

Part II: Architectural Description with Character-Defining Features

by Mae Williams

the center of the north wall, between this space and the hayloft (Figure II-37). When closed, this door is secured by a set of hand-tooled wrought-iron hooks (Figure II-38). A secondary door at the west wall provides access into the neighboring Man's Room. This door has four glass lights above the lock rail and two panels below. The door has a painted flat casing (whereas all other woodwork at this level is unpainted) and a porcelain knob (Figure II-39). The interior walls and ceiling of this room are also sheathed in horizontal planks, creating a finished space. The two six-over-six windows have narrow flat trim and slightly protruding sills.

Figure II-37: Southeast room, facing north toward hayloft

Figure II-38: Door latch detail

Figure II-39: Porcelain door knob

Part II: Architectural Description with Character-Defining Features

by Mae Williams

Figure II-40: Man's Room, facing southwest

Adjacent to the southeast room is a finished room, identified on the ca. 1884 building plans as the "Man's Room" (Figures II-40 & 41). This room is located directly above the primary entrance to the building, and the windows of the south side overlook the courtyard between the former Carriage Barn and Eastman House. The entry to the room is through a narrow hallway between the southeast room and hayloft and through a plank door with thumb latch. The walls and ceiling of the well-lit room are sheathed in beadboard. The window trim in this space matches that of the southeast corner with narrow flat trim and slightly protruding sills. The paired six-over-six windows at the south side of the room have hinged interior louvered shutters. The floor has wide boards to match the rest of the loft-level, and there is evidence of a stove pad at the northwest corner of the room, adjacent to a stove thimble in the wall. The thimble once connected to the building's chimney through a dog leg in the adjacent closet. This finished space likely provided living space for a live-in servant who cared for the Eastman horses.

Part II: Architectural Description with Character-Defining Features

by Mae Williams

Figure II-41: Man's Room, facing northwest

Character-Defining Features of the Building's Interior		
Primary Features	***Secondary Features***	***Non-Historic Features***
• *Beadboard ceilings and walls (ca. 1884)* • *Trim around exterior doors and windows (ca. 1884)* • *Open space of Main Hall (former carriage room)* • *Open space of hayloft area*	• *Historic interior doors (loft-level)* • *Pressboard ceiling (1950s)* • *1950s-era interior trim* • *Wagon-wheel chandeliers (1950s)* • *Faux log siding (1950s)* • *1960s kitchen cabinets and stove* • *Grain bins and hayloft framing at loft-level*	• *Vinyl floor tiles* • *Vinyl paneling (main hall)*

Part II: Architectural Description with Character-Defining Features

by Mae Williams

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Part III: Assessment of Condition

by Mae Williams with Frank J. Barrett, Jr., AIA

Many of the condition issues of the Littleton Community Center Annex relate to a combination of deferred maintenance and site drainage issues. Overall, the building is in fair to good physical condition, with areas in need of immediate attention. Additional issues relating to code compliance have also surfaced, as the Littleton Community Center works to develop a rehabilitation plan for the structure that would return the building to public use. The long-term goals of the Community Center are to turn the Annex into a public welcome center for the Town of Littleton. Several building codes are triggered in order to continue the present use of the main level (first floor) as a public assembly space and the second floor as an unfinished and unoccupied attic space. These codes include the 2015 International Building Code (IBC); the 2015 International Plumbing Code (IPC); the 2015 International Mechanical Code (IMC); the 2015 International Existing Building Code (EIBC), the 2015 International Energy Conservation Code (IECC), and the New Hampshire amendments to each. The building is also subject to National Fire Protection Association codes NFPA 1 Fire Code (2015), NFPA 70 National Electrical Code (2017 with New Hampshire amendments), NFPA 914 Code for the Protection of Historic Structures (2019), and NFPA 101 Life Safety Code (2015). Some of the potential ramifications of these building codes are discussed in more depth in **Appendix D**.

SITE INSPECTION

The Littleton Community Center Annex is situated in a low spot at the back of the lot. A steep hill behind the building drains water into the north side of the structure. The Episcopal Church to the east is also built up above the building, further channeling water toward the former carriage house. When the parking area was paved, it was crowned to shed water. The asphalt was placed directly against the south side of the building, overlapping the sheathing and, again, channeling water into the crawl-space beneath the structure and trapping moisture against the sill.

Further, the Annex has no gutter system, nor functioning perimeter drains. The large surface-area of the roof collects a lot of water, which rushes down the roof valleys, collecting at the base of the exterior walls. The east, north, and west sides of the building are lawn, with the grass right up to the edge of the building. Perimeter grades around the building meet the framing, and water splashes back against the lower portion of the walls.

EXTERIOR INSPECTION

The roof of the Annex is in fair to poor condition. Though no active leaks have been discovered at the building, the asphalt shingles are beginning to fail. Several shingles have come loose, and lie scattered on the ground around the building. Areas of moss growth and rot of adjacent framing are visible at several areas of the roof, in particular at the intersection of the sections of the canopy at the west side of the building, around the base of the chimney, and adjacent to the ventilator. More serious areas of concern are at the southeast

Figure III-1: Damage to roof at north side of building

Part III: Assessment of Condition

by Mae Williams with Frank J. Barrett, Jr., AIA

intersection of the main section of the building and cow shed projection to the north (Figure III-1). The roof at this area is out of plane, and some of the underlying structure is in visible failure, with sections of the wood completely rotted away.

The chimney is in fair condition. Much of the mortar is worn and chipped, and the cap is in desperate need of repointing. The flashing at the base of the chimney may be loose (Figure III-2).

Figure III-2: Mortar deterioration at chimney

The walls of the first-floor of the Annex are sheathed in vinyl siding, which overlays the historic clapboards. The vinyl is quite dirty (Figure III-3). It is very difficult to properly assess the historic siding beneath using non-invasive techniques. The shingles of the gable ends are in generally good condition, as is the visible wooden trim of the building exterior. The lower courses of shingles at the ventilator are visibly discolored, and much of the exposed woodwork has failing paint. The windows are in generally good condition, with some locations with cracked and/or missing glazing. Only some of the building windows have exterior storms, and the windows do not appear to be well weather-stripped. A full window-inspection was not performed as part of this study.

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by Mae Williams with Frank J. Barrett, Jr., AIA

Figure III-3: West door, showing dirty vinyl siding

The primary entrance to the Annex is not in compliance with modern accessibility codes (Figure III-4). There is a step up from the adjacent parking area, and a threshold at the base of the door. The paired doors themselves are in fair condition, with excessively peeling paint. The historic thumb-latch door handle does not meet accessibility code.

Figure III-4: Non-ADA-compliant primary entry

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by Mae Williams with Frank J. Barrett, Jr., AIA

INTERIOR INSPECTION

Much of the original interior detail of the first (ground) floor of the Annex is covered by Teen Town-era materials installed in the 1950s. Some of the Teen Town-era materials, particularly in the large meeting room, are covered by still another late twentieth-century layer. The first floor of the building no longer reflects the history of the building as used as a carriage barn/stable. The present interior reflects the mid-twentieth century use as a communal meeting space.

There are notable structural issues at the ground floor of the Annex, as identified in 2011 and 2013 by Jeffrey Tirey, P. E. (Appendix C). Because of over 100 years of water infiltration, much of the underlying structure of the building has disintegrated. Excessive moisture in the crawl-space beneath the building has completely eroded many of the underlying timbers (Figure III-5). Standing water, in the form of ice, was observed in the cut-out floor of the under-stair closet at the time of one of the site visits. The floor that has resulted from all of this water is uneven and "spongy" in many areas, due to extensive rot of the first-floor framing. Many of the interior load-bearing beams have rotted to such an extent to have lost more than 50% of their depth. The perimeter wood sills of the building are also rotted, as is the lower portion of the exterior wall studs bearing on the sills. The condition of the flooring system is what caused the Community Center to close the building in 2011, after Mr. Tirey deemed that it is structurally unsound. In ca. 2011, a large hole was cut in the floor of the "Frontier Room" at the rea of the building in order to easily assess the floor framing, and this hole remains open, further contributing to the unsafe nature of the floor.

Figure III-5: Rotten floor system beneath Annex (Photograph by James L. Garvin)

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by Mae Williams with Frank J. Barrett, Jr., AIA

The existing restrooms were configured in the 1950s, as part of the Teen Town renovations to the building interior (Figure III-6). The rooms are very cramped and oddly-shaped. The sinks are cold water only with cross-handles, and the toilets are older units that consume a large volume of water per flush. The overall layout does not provide either adequate turning space for a wheelchair, appropriate grab-bars, or other accessible fixtures.

Figure III-6: Restroom fixtures

In order to be compliant with the International Building and Plumbing Codes, based on a first-floor occupant load of 104 (62 occupants in the Carriage Room and 42 in the TV Lounge) with a small contingency, two separate accessible restroom facilities are required. Each restroom is required to have a single accessible water-closet and lavatory. The building also lacks a drinking fountain and a janitor's service sink: both of which are also required by code.

The light fixtures throughout the building are energy inefficient, of poor quality, and in poor condition. An attempt has been made to upgrade many of the Teen Town-era incandescent fixtures by installing compact fluorescent bulbs as a stop-gap measure. In rooms such as the main hall, earlier fixtures were replaced by modern florescent fixtures. Exit doors both inside and outside the building are not fully illuminated.

Figure III-7: Non-historic fluorescent ceiling fixture in main hall

Figure III-8: 1960s stove

Within the existing kitchen area, the list of appliances includes an electric stove from the 1960s (Figure III-8) and a separate microwave oven from the 1980s. The electric stove has not been used for many years and there is ample evidence of rodent activity in the building. Because of this, the wiring may have been compromised, and should be inspected prior to any use. Though no thorough inspection was made, the gaskets around the oven are also likely to be dried out, contributing to high energy use.

The overall layout of the present kitchen is awkward and cramped with poor circulation between prep, cook, wash, and refrigeration. The Littleton Community Center would like to have a kitchen that can be used for meetings and conferences, receptions, exhibits, private parties, and etc. This would require a flexible kitchen with space for some on-site cooking as well as warming pre-made foods and adequate clean-up facilities. The layout potentially does not meet current New

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by Mae Williams with Frank J. Barrett, Jr., AIA

Hampshire food storage and preparation and other health code requirements, including present-day washing and grease trap requirements.

The vinyl tile floors from the 1990s are faded and worn, as are many of the wall and ceiling surfaces.

Many lesser-used areas of the building interior have been damaged by animals. Areas of exposed insulation have been chewed and torn, and there are many claw/gnaw marks to the interior muntins of the second-floor attic windows.

The stairs between the first and second floors are very steep, narrow, and not separated from the rest of the building. The top of the stair is wide open, with no fire-break. If there is no change in use, the present stair to the second-floor is acceptable. If the use of the second floor were to change, changes would be required by code to bring the second-floor egress into compliance with modern life-safety codes. If the space were converted to business (office) or residential use, the exit must be through an enclosed one-hour fire rated stair which discharges directly to the exterior. Due to the limited square-footage of the second-floor area, an elevator or lift would not be required by code, unless medical providers were housed on this level.

Further structural analysis of the second-floor level of the building will determine the current structural capacity of the hayloft area. The building code requires 40 pounds per square foot (psf) live load capacity for residential occupancies and 100 psf for office occupancies. Though this space was intended for hay storage, the hay in question was likely not baled and the building was not engineered to hold a live load at this level. The present structure is likely adequate for the current use as light occasional storage, however, if the use of the second floor were to change, additional structural support would likely be required to meet code. Some of this structural support would have to interrupt the large span of the carriage room at the first floor, which is designated a primary character-defining space.

The Littleton Community Center Annex does not currently have sprinklers. The State building code clearly states that putting either a residential or business (office) use in the existing second floor will require the installation of a fully automatic sprinkler system, designed to NHFP 13 specifications, throughout the entire building OR the installation of a two-hour fire separation barrier between the first-floor and second-floor. If the building interior does not change substantially, and the second floor remains unfinished and unoccupied light occasional storage space, an automatic sprinkler system is not required by code.

The layout of the existing second floor attic space in completely unfinished and appears original to the building. The primary space is one large volume with high head room and completely exposed wood framing without any insulation. The space has been unoccupied and unused and is considered cold attic space.

It is unlikely that the building meets the snow-loading requirements from the *Ground Snow Loads for New Hampshire* February 2002 study for the Cold Regions Research and Engineering Laboratory.[1] Therefore, there is the likelihood that the existing roof structure is non-compliant with current building code requirements. Since the first-floor ceiling / second level floor structure is in part suspended from the heavy timber wood roof trusses above, an independent analysis of the existing roof structure needs to be done prior to adding insulation to the building. At this time, it is assumed that the building does not meet the

[1] Wayne Tobiasson, James Buska, Alan Greatorex, Jeff Tirey, Joel Fisher, and Steve Johnson, *Ground Snow Loads for New Hampshire* (US Army Corps of Engineers Engineer Research and Development Center, February 2002).

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by Mae Williams with Frank J. Barrett, Jr., AIA

present applicable requirements of the State energy code. Though the building's status as an historic building means that it does not need to comply with State energy code, the long-term investment in this public building by the community, and the scope of investment and work that this project will command over the long haul dictate that every reasonable effort should be made to make the building as realistically energy efficient as possible without damaging the historic fabric.

BRIEF DESCRIPTION AND EVALUATION OF MEP SYSTEMS

Due to the foundation and structural repair work, including replacing the first floor, that is necessary to be able to save and once again use the building, this in turn significantly impacts the existing MEP (mechanical, electrical, and plumbing) systems within the present building. Given the extent of this and other work proposed for the building, as outlined in this report, the various applicable State of New Hampshire building codes will require that MEP systems be made compliant with current code requirements. And to try and do otherwise would be a poor use of effort and funds.

The only source of heat in the present building is an oil-fired hot air furnace that was installed in the 1990s. The ductwork for the system is mostly exposed with ceiling-mounted vents in each room of the first floor, with some through-wall ducts from the mechanical room and into the former carriage room. There is no system providing air changes for the larger spaces, or toilet room and kitchen ventilation, all as required by the current building code. The building is not equipped with air-conditioning; however, that is not a building code requirement.

More specifically, the 2018 edition of the International Mechanical Code and the ASHRA 62.1 Ventilation Code requires the following, as per the proposed building use and layout:

- Mechanical ventilation of kitchen and toilet rooms per Section 403.2.2 Table 403.3.2.3:
    - Toilet rooms 50 cfm intermittent or 20 cfm continuous.
    - Kitchens 100 cfm intermittent or 25 cfm continuous.
    - If a cooking hood or dishwashing hood is installed as part of the kitchen equipment, that may trigger additional make-up air and ventilation requirements.
- Mechanical ventilation rates of conference and meeting rooms per Table 403.3.1.1:
    - Occupant density 50 per 1000 sq. ft. = 2,088 sq. ft. = 104.
    - The code requires 5 cfm per person = 520 total cfm.
    - Room ventilation .06 cfm per sq. ft. = 125.28 total cfm.

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Figure III-9: Electrical panel

The electrical panel for the building is also located in the mechanical room (figure III-9). The early circuit breaker panel appears to date to the late 1950s or early 1960s, and was likely installed as part of the Teen Town renovations to the building. Most of the wiring throughout the building is mid-20th century woven wire, although a couple of circuits appear to be modern Romex. Given the full extent of work planned to save the building, and the probable age of the existing electrical system, the existing electrical system will need to be replaced to be made compliant with the current State electrical code.

None of the building's existing plumbing fixtures meet present day handicapped code requirements, or other requirements as per the New Hampshire building and plumbing codes. This fact, together with the overall extent of the proposed necessary work to replace the building's foundations and first floor structure, will require completely disrupting the existing waste piping within the building. The large extent of the renovation will require that new piping be installed in a code compliant manner. Given these facts, it is clear that none of the present plumbing system within the building is realistically salvageable or compliant with current codes.

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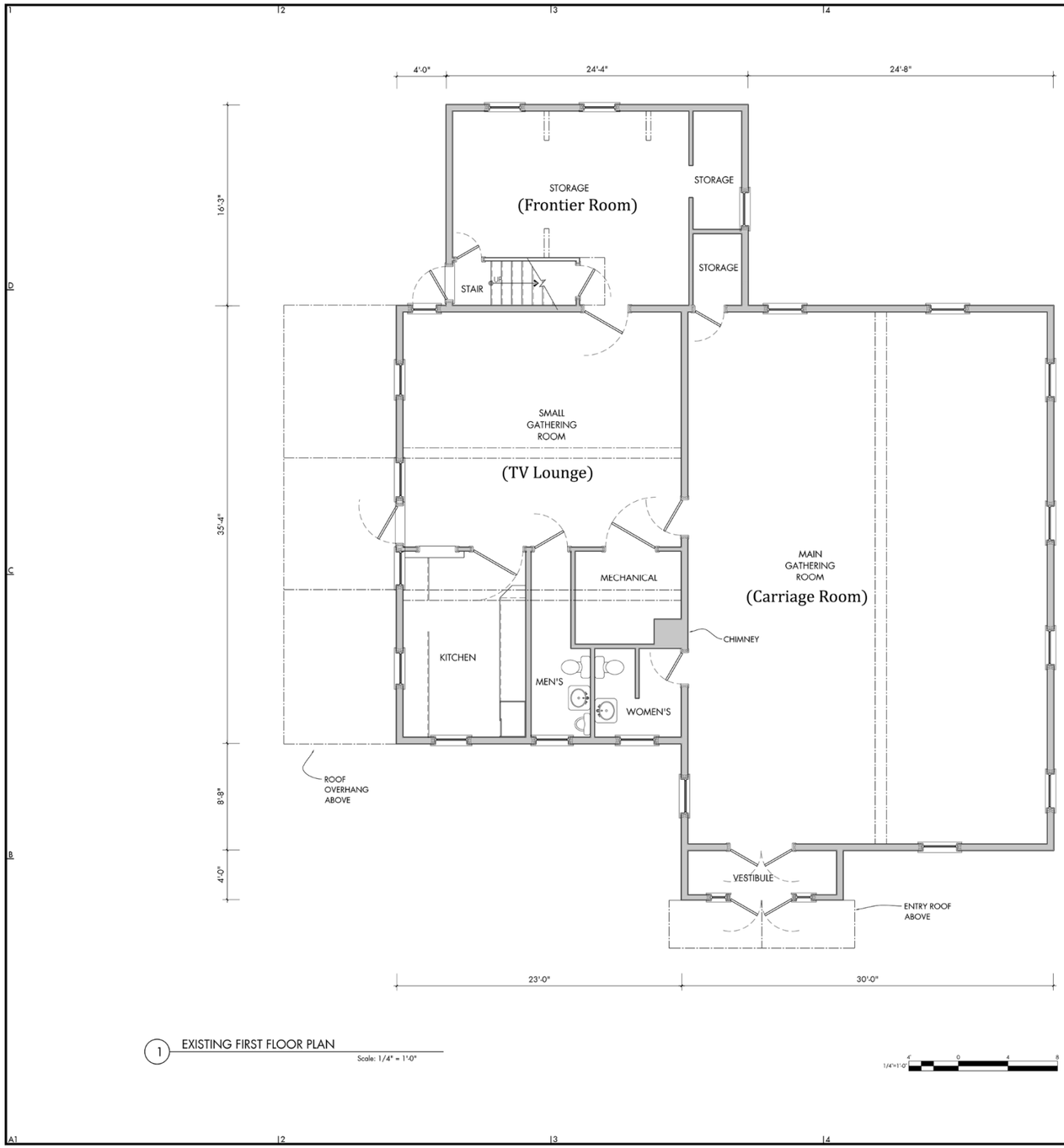

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PROJECT TITLE
LITTLETON COMMUNITY
CENTER ANNEX
120 MAIN STREET
LITTLETON, NEW HAMPSHIRE 03561

SHEET INFORMATION
EXISTING FIRST FLOOR PLAN

Drawn By: MTM
Checked By: TPO

Revisions:

Sheet:
A1

Date:
20 JUN 2019

Part III: Assessment of Condition

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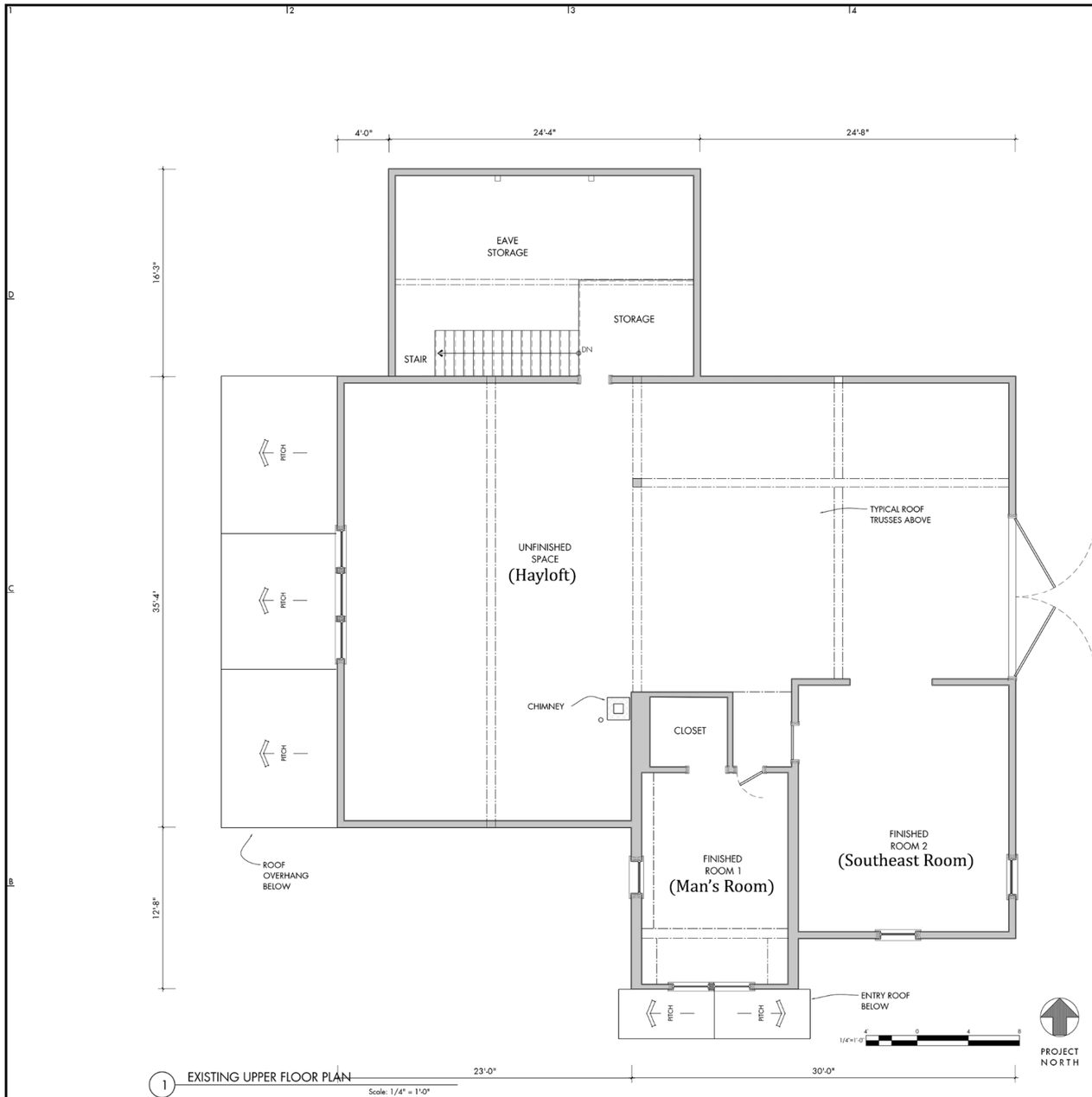

1 EXISTING UPPER FLOOR PLAN

Scale: 1/4" = 1'-0"

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SHEET INFORMATION
EXISTING UPPER FLOOR PLAN
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Revisions:

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Date: 20 JUN 2019

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1 SOUTH ELEVATION

Scale: 3/8" = 1'-0"

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SHEET INFORMATION
SOUTH ELEVATION

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Part III: Assessment of Condition

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SHEET INFORMATION
WEST ELEVATION

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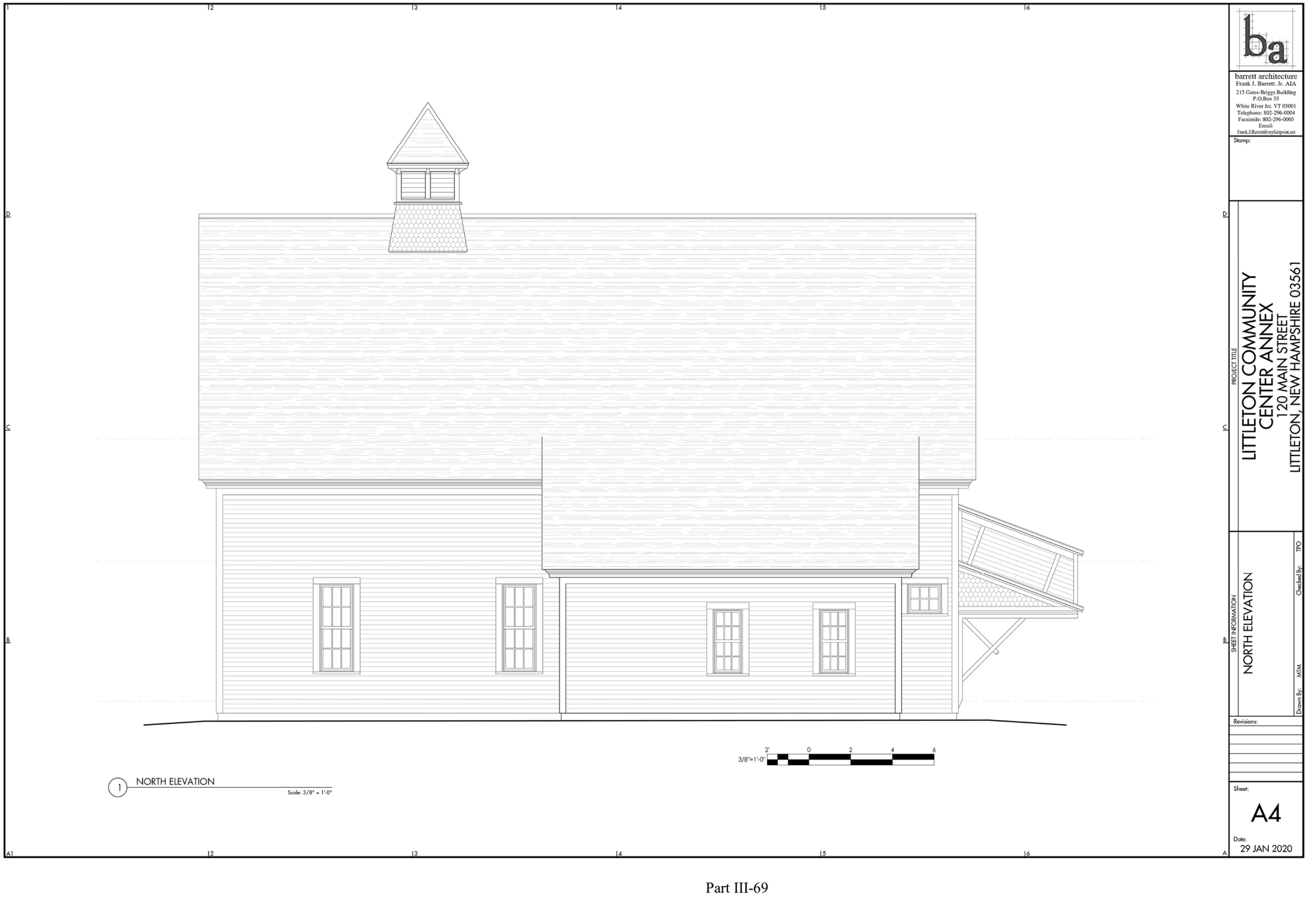

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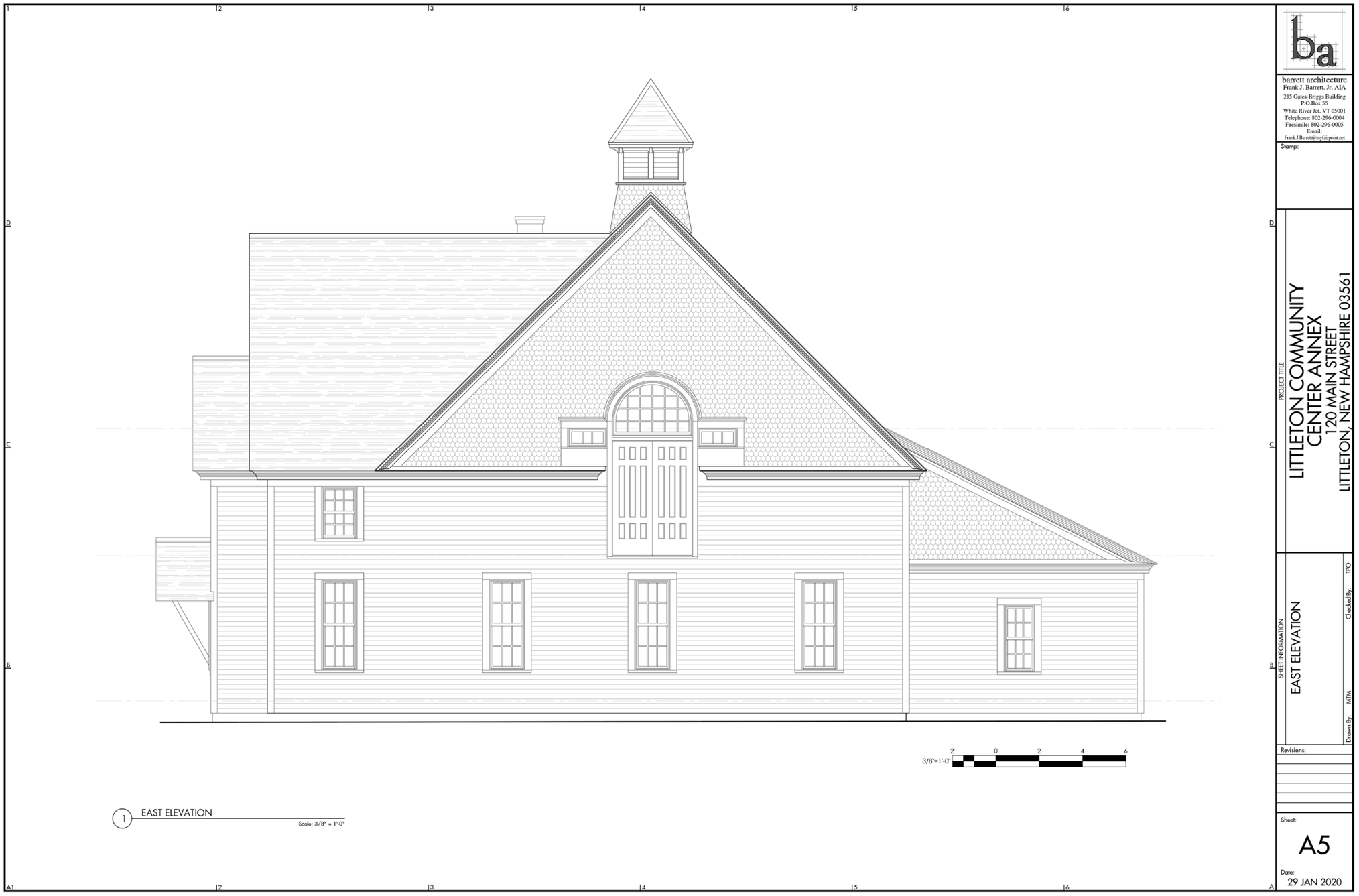

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SHEET INFORMATION
EAST ELEVATION
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Revisions:

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Date: 29 JAN 2020

Part III: Assessment of Condition

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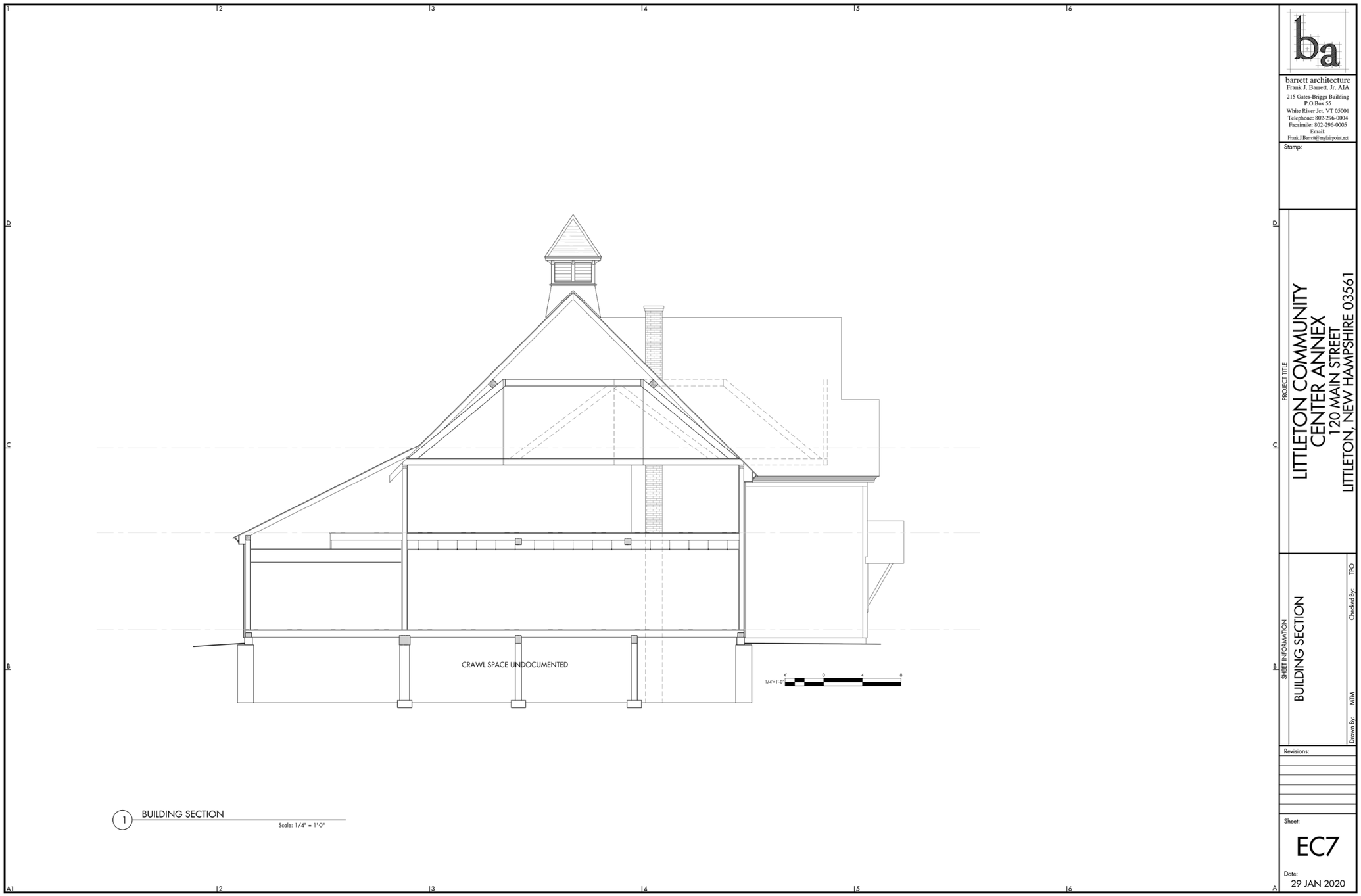

Part III: Assessment of Condition

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Part IV: Recommended Rehabilitation Approach

It is recommended that all work to the Littleton Community Center Annex 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 Annex evolved over time and is being repurposed for a new use, the *Standards for Rehabilitation* are the most appropriate guidelines to use for the building. These *Standards* acknowledge the need to alter and add to historic properties to meeting continuing or changing use while maintaining the property's historic character.

The recommendations listed in this Condition Assessment provide a list of needed building improvements in an effort to physically secure the existing building, restore the character-defining features, and bring the historic structure into compliance with modern building codes for a public space. The recommendations are made in a suggested phased approach according to the immediacy of the condition issues and programmatic needs of the Littleton Community Center. Many of the documents supporting these recommendations can be found in the Appendices at the end of this report. Included in the Appendices are the *Secretary of the Interior's Standards for Rehabilitation* (Appendix A), correspondence with a structural engineer (Appendix C), an analysis of the building in relation to architectural building code (Appendix D), and website links to relevant National Park Service Preservation Briefs (Appendix E).

As funding becomes available, the Community Center will want to create more detailed architectural and engineering drawings and specifications for each item, based on National Park Service recommendations. It is recommended that the Community Center obtain the approval of the NH Division of Historical Resources and New Hampshire Land and Community Heritage Investment Program prior to beginning any construction.

Part IV: Recommended Rehabilitation Approach

IMMEDIATE RECOMMENDATIONS: FURTHER PLANNING

- **Trim Trees to the North Side of the Building –** Negotiate with neighboring property owners to trim and/or cut and dispose of trees and brush at north side of the Littleton Community Center Annex to maintain an adequate vegetative boundary around the building. Also cut overhead branches to maintain at least a two to three-foot barrier around the building. ..... ***– Anticipated cost: $2,000***

- **Employ a Professional Land Surveyor to Provide an Updated Site Plan of the Lot –** Engage a land surveyor to compile an existing-conditions plan of the area around the Annex building, including the parking area, building location, boundaries, and existing topography. This information is an important first-step in order to properly design the new building foundations and drainage. ***– Anticipated cost: $5,000***

- **Employ a Professional Structural Engineer to Calculate Roof and Second-Floor Capacities –** Engage a structural engineer to calculate the present capacity of the roof and second-floor in order to better understand how the building compares with current code requirements. ***– Anticipated cost: $3,500***

- **Employ an Architect licensed in New Hampshire with experience in current NH State Building Codes and successfully completing historic preservation work in accordance with the *Secretary of the Interior's Standards* to Develop Specifications Based on the Historic Building Assessment's Recommended Rehabilitation Approach.** Furthermore, the Architect would be charged with the responsibility of closely conferring with the NH Division of Historical Resources and NH Land and Community Heritage Investment Program as drawing and specification materials are being prepared. ***– Anticipated cost: $25,000***

- **Contact an Historic Archaeologist –** Prior to any ground-disturbing activities, it is important to contact an historic archaeologist in order to mitigate any potential archaeological evidence relating to the history of the site. ***– Anticipated cost: $500-2,000***

Anticipated combined cost for Immediate Recommendations: *$36,000-37,500*

Part IV: Recommended Rehabilitation Approach

PHASE 1A: STABILIZING THE STRUCTURE & SECURING THE BUILDING ENVELOPE

Site/Exterior:

- **Replace Existing Foundation and Structurally Secure the Building –** As previously noted within this report, the existing stone rubble perimeter foundation walls of the building are in a state of failure: site water has long been draining through the foundation area crawl space and damaging the building, and much, if not all, of the wooden first floor structural framing has been significantly and permanently damaged by rot. It is assumed that this rot is also present, to some degree, within the perimeter wood sills at the exterior above grade walls of the building as well. Water infiltration beneath the building has been a perennial problem for the structure, which has only been exacerbated over recent years by the development of the area immediately surrounding the small lot. In order to secure the building, and return it to use, the first item of business has to be addressing this issue to create a structurally safe environment.

  As the existing building was originally designed and constructed, it did not have a true basement area. Instead, there is a crawl space with a dirt floor, of varying depth and amount of headroom.

  Repairing the existing crawl space structure in kind was the first consideration for this building. To do this, the entire structure would need to be lifted up, and the entire first floor framing and crawl space area would have to be removed and rebuilt in-kind. In order to repair the crawl space and mitigate moisture, the dirt floor of the crawl space would need to be excavated and leveled, with a vapor barrier laid on top of the earth, beneath a layer of crushed stone. The existing piers would need to be replaced, and many if not all of the existing floor-joists would need to be repaired/replaced. This process would not only be extremely costly for the Community Center, but maintaining the historic crawl space is not seen to be in the best long-term interest of the building. Preventing unwanted water and pests in this space has been an ongoing problem; previous surface-level attempts to address the drainage of the lot have not worked; and the existing crawl space is not now and never was a habitable space. As one considers the re-use and restoration of the facility, there is no reason to think that a basement of any kind is desirable or even necessary. In fact, given the site drainage issues, it would be far better to not have any basement, or even crawl space, under the building. Furthermore, a crawl space invites unwanted condensation and insulation issues.

  Replacing the hidden historic crawl space with a new poured concrete slab and perimeter foundation walls, faced with the historic granite capstones, will be of greater benefit to the structure (and the Littleton Community Center) in the long-term. It must be clearly understood that any attempt at preserving and re-using this building must first include full replacement of the existing foundation system concurrent with the full replacement of the existing first floor structure, and repair and or replacement of existing 8" X 8" wooden perimeter sills as necessary. Only with this work accomplished as a first phase, can the building be saved and reused.

  To remedy the current decayed status of the building this report recommends the following approach:

  1. Design a new perimeter foundation wall system with intermediate structural support as needed. The new first floor structure will be a reinforced concrete slab placed over well compacted structural fill. The elevation of the new slab will be depressed to receive a new

Part IV: Recommended Rehabilitation Approach

wood plank floor, set on wooden sleepers, that incorporates hydronic radiant heat. The intent would be that the wood plank floor with radiant heat would be done as part of a latter phase of work. Drawings carefully outlining the work suitable for pricing and building permit purpose will need to be prepared by a structural engineer, including some amount of time for site visits. ***Anticipated Cost: $8,500***

2. Carefully lift the existing building in place and temporarily stabilize same. Remove all existing stone rubble foundation material (setting aside historic granite capstones for reuse). Construct new reinforced poured concrete perimeter foundation walls and prepare and place a new reinforced concrete floor slab throughout the first floor area. Remove existing decayed wood first floor framing and repair sills as needed. If any sill members need to be replaced, replace in-kind to match the original in terms of design and materials. Lower the building and secure onto the new foundation walls, dress the exposed new concrete foundation walls with the salvaged granite stone foundation pieces to replicate the look of the historic foundation from the building exterior. Though this method will alter the original design of the building, it will ensure that the building stays dry and continues to be a functioning part of the Littleton Community Center. While the below-ground and hidden aspects of the structural foundation will be replaced, the visible above-ground stone foundation will be retained and reinstated in accordance with *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings.*

3. Backfill and clean up the site. Site work would include installing permanent surface drainage swales and related grading to divert water away from the building. Immediate site-work will include a perimeter crushed stone rip edge to at grade level in a three-foot band along the sides of the building to further prevent splash-back on the building's wooden siding. Associated site work will also include bringing new buried water supply and sewer lines, and new buried electrical power and communications conduits to the building. Though installing new restrooms in the building is not an immediate need, it is logical to explore options relating to getting water and sewer to the building at the same time as the foundation work is done in order to rough-in the under-slab piping while the ground is already disturbed. ***Anticipated Cost: $165,000***

- **Roof –** Evaluate the building during a hard rain storm event to assure that they are no active leaks, paying special attention to locations of intersecting valleys and shed roof surfaces, and intersecting areas around the chimney and cupola. If any active leaks are discovered, they are to be patched as needed with the idea of placing the building in a five-year mothballed state, when at a later date the entire building will be extensively re-roofed. ***Anticipated Cost: $2,500***

Anticipated combined cost for Phase 1A Recommendations: *$176,000*

Part IV: Recommended Rehabilitation Approach

PHASE 1B: ONCE STABILIZED, MOTHBALL THE BUILDING UNTIL FURTHER FUNDING IS AVAILABLE

After the building has been structurally stabilized and other recommended measures completed as per Phase I, it may be advantageous to the Community Center to "Mothball" the building while funds are sought to return the Littleton Community Center Annex to use as a communal visitor's center and meeting space. Mothballing entails closing the building up to protect it from weather and secure it from vandalism for an extended period of time (up to ten years). While mothballed, it is important that a building be minimally heated, and have a safe minimal amount of electrical power for basic lighting purposes, and have safe electrical power for smoke and security detection and some minimal amount of mechanical ventilation and dehumidification. A building should not be mothballed until after it has been structurally stabilized, devoid of pests, and the building exterior envelope secured from moisture penetration. Work will be done to make sure that all work is done in compliance with National Park Service *Preservation Brief 31: Mothballing Historic Buildings.*

- **Board up the window and door openings**, specifically of the first floor, to protect fragile glass and reinforce entry points. All coverings should be secured in such a way as to be easily removable, with panels affixed in place with screws rather than nails to aid in removability.
  – ***Anticipated cost: $1,500***

- **Ensure Safe Electrical Service to the Building -** It is recommended that a licensed electrician inspect the existing electrical power into the building, and the main electrical panel and breakers in order to ensure safe operation. All unnecessary lighting and power branch circuits not needed to properly mothball the building should be disconnected at the panel. Only those circuits necessary for maintaining a minimal level of lighting, or necessary for powering mechanical equipment or security systems should be left in an active state. This same electrician can install a temporary, exposed, basic "hard-wired" security and smoke detection system in the building.
  – Anticipated Cost: $3,500

- **Provide adequate heat & ventilation to the interior** – The existing oil-fired hot air furnace should be salvaged during this Phase and temporarily relocated back inside the building to temporarily provide a minimal level of heat during the time that the building is in a mothballed state. An above ground standard 275-gallon fuel oil tank can be temporarily installed within the first-floor area of the mothballed building to feed the hot-air furnace.

  In order to prevent high humidity within the mothballed building that may result in mold, mildew and insect infestation, it is important to keep the building reasonably ventilated and de-humidified during warm summer months. It is advisable that a person with a mechanical engineering background work with a mechanical sub-contractor to determine the desired rate of air exchange and implement some basic temporary measures. Small pre-formed louvers set in plywood panels located to give cross-ventilation with interior doors fixed ajar may provide adequate air circulation.
  – ***Anticipated cost: $4,500***

- **Develop a Maintenance and Monitoring Plan** – Create a schedule to have members of the Littleton Community Center do a walk-through of the building exterior and interior to check for water infiltration, musty air, pests, and etc. – ***Anticipated cost: $0***

Anticipated combined cost for Phase 1B Recommendations: *$9,500*

Part IV: Recommended Rehabilitation Approach

PHASE 2: RETURNING THE BUILDING TO USE AS A COMMUNAL MEETING PLACE AND VISITOR CENTER

Site/Exterior:

- **Install Accessibility Ramp –** The primary façade (south elevation) of the building would provide the most efficient, direct, and dignified accessible entrance to the building. Historic elevations of the building (Appendix B) show that, when constructed, there was a low ramp to this entrance which allowed carriages to be driven into the building. At this time, the existing building front entrance is almost at grade. With the work as recommended and outlined within Phase I: *Stabilizing the Structure & Securing the Building Envelope*, which includes new poured in place concrete perimeter foundation walls and a new concrete sub-floor slab, as well as new site grading around the building perimeter, a slight ADA compliant ramp up to the front entrance of the building can easily be constructed. Utilizing this entrance location will minimize impact to the historic building fabric, maximize continued use of the building, and provide a welcome communal space within the structure. The new ramp and landing will be constructed in such a way as to be easily removable and distinguishable from the historic building fabric. Though the pitch of the new ramp will need to be lower than the historic ramp in order to be compliant with current building code, the ramp design should be compatible with the historic entry. It is suggested that they be made of poured concrete faced with brick, and include new wrought iron railings on either side. We believe that a new ramp of this type will be unobtrusive and in keeping with the overall character of the building. The new ramp will continue the circulation path used by the general public and create a new accessible route that conforms with current code regarding width, slope, and surface texture. All work is to be performed in accordance with the National Park Service *Preservation Brief 32: Making Historic Properties Accessible.* ***– Anticipated Cost: $12,000***

Interior:

- **Install Additional Insulation Above First Floor Ceiling –** Hot air rises, and the second-floor level is to remain cold-storage, so it will be helpful to install additional insulation within the existing first floor ceiling/second-level floor cavity to lower energy use and create a more comfortable habitable space at the ground floor level. Blown-in cellulose insulation or similar installed from the attic-level will help mitigate heat-loss while minimally altering the historic building fabric, and will also be reversible. All works is to be performed in accordance with the National Park Service *Preservation Brief 3: Improving Energy Efficiency in Historic Buildings.*

  – Anticipated Cost: $4,500

- **Finish Installation of new Heating System –** A gas-fired hydronic radiant floor heating-system, as planned for in Phase I, will eliminate the low-ductwork throughout historic first floor and minimize energy consumption. ***– Anticipated Cost: $20,000***

- **Update Electrical –** Replace the electrical system, including new underground service, throughout the building with modern electrical wiring, utilizing historic wiring locations to as great an extent as possible to minimize new holes in the historic building fabric. ***– Anticipated Cost: $50,000***

- **Renovate Public Meeting, Display, and Function Room and Gathering Area –** Remove late-twentieth-century wall paneling in main hall to reveal historic bead-board. Though the 1950s

Part IV: Recommended Rehabilitation Approach

ceiling is considered a secondary character-defining feature, the bead-board is a primary feature and will be considered more attractive by a wider audience. Because of this, it is recommended that the press-board be removed in the main function room and retained in other spaces within the building. Should any areas of missing or heavily bead-board be discovered, replace as needed in kind to match the original in design, color and material. ***– Anticipated Cost: $25,000***

- **Renovate Restrooms and Plumbing –** Create two ADA-compliant restrooms within the main floor, each with a water closet and lavatory, and a centrally-located water-fountain. Also install a janitor's sink within the utility room to comply with plumbing code requirements. All work is to be performed in accordance with the National Park Service *Preservation Brief 32: Making Historic Properties Accessible.* ***– Anticipated Cost: $40,000***

- **Bolster Roof Framing –** Should further analysis of the existing roof structure suggest that the roof does not reach current building code requirements regarding snow loading, it may be necessary to further reinforce the building's roof in order to use it as a public assembly space. Work with a structural engineer familiar with historic preservation to develop a system of structural reinforcement that minimizes the impact on the historic building fabric and is reversible. Try to avoid impacting the large open space of the loft to as great an extent as is practicable

– Anticipated Cost: $10,000

Anticipated combined cost for Phase 2 Recommendations: *$161,500*

PHASE 3: COMPLETING THE RENOVATIONS AND OTHER BUILDING MAINTENANCE

Site/Exterior:

- **Roof –** Remove existing roofing down to sheathing. Install ice and water shield and re-roof throughout with architectural shingles to match existing in color, shape, profile to as great an extent as possible. Repair rotten framing members around existing chimney stack and at intersection between northeast intersection of main roof and cow wing, sistering historic timbers as necessary. ***– Anticipated cost: $30,000***

- **Chimney –** Coordinate with repairs to roof to install flashing at base of chimney. Clean brick using the using the gentlest means necessary and repoint chimney above the roof level, matching the historic mortar in color, texture, and material. All work is to be performed in accordance with National Park Service *Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings*. ***– Anticipated cost: $4,500***

- **Repairs to Ventilator Cupola –** Coordinate with repairs to roof to install flashing around base of ventilator and to carefully examine the ventilator framing and structure for signs of structural failure, rot and other forms of damage. Repair where possible to minimize replacement, and replace to match the existing material in terms of design, color, texture, and material. ***– Anticipated cost: $6,500***

- **Exterior Siding, Trim and Woodwork –** Remove non-historic vinyl siding throughout building exterior. Inspect all underlaying historic exterior wood siding (clapboards/shingles), trim, and

Part IV: Recommended Rehabilitation Approach

woodwork for rot and other forms of damage. Repair where possible to minimize replacement, and replace to match the existing material in terms of design, color, texture, and material. – ***Anticipated cost: $6,500***

- **Exterior Painting –** Prior to painting, ensure that surface is completely clean of dirt and grime and remove any loose paint by light scraping and hand sanding. 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. Refinish all surfaces to match the existing. All work is to be performed in accordance with the National Park Service *Preservation Brief 10: Exterior Paint Problems on Historic Woodwork.* – ***Anticipated cost: $30,000***
- **Repair Historic Windows –** Repair, re-glaze, and re-putty historic window sash throughout building as needed, securely reinstalling the sash in their historic locations. Each window shall be stripped of all flaking paint and repainted to match the existing. All work to be performed in accordance with the National Park Service *Preservation Brief 9: The Repair of Historic Wood Windows.* – ***Anticipated cost: $25,000***
- **Install New Storm Windows –** The installation of new storm windows throughout the building will further protect the delicate historic windows and provide greater thermal protection for the building. Each of the existing storm windows are to be removed. All work is to be performed in accordance with the National Park Service *Preservation Brief 9: The Repair of Historic Wood Windows.* – ***Anticipated cost: $6,000***

Anticipated combined cost for Phase 3 Recommendations: *$108,500*

In an effort to make it easier for the reader to visualize the function and appearance of the rehabilitated facility, a preliminary schematic floor plan has been developed and is included on the following page. This plan is intended as a general guideline to be adjusted as needed as further building specifications are developed. This plan returns the entire first floor to public use, while leaving the entire second floor attic area in its present, undeveloped and original state. The preliminary plan retains the historic layout and finishes in primary spaces, such as the main hall. Likewise, primary character-defining features are retained, and more major renovations are concentrated in secondary spaces such as the former cow-barn area/Frontier Room and horse stalls/present bathrooms and kitchen. The primary spaces within the first floor are broken down as follows:

1. Restore the carriage room/hall of the building to create a large public meeting, display, and function space. The intent would be to appropriately restore this area to look and feel as it might have been when first constructed, while subtly introducing required energy and accessibility code features by way of a new interior vestibule of appropriate design. Removing the non-historic paneling over the bead-board walls would preserve and enhance ca. 1884 beadboard, a primary character-defining feature. Though the 1950s pressboard ceiling is considered a secondary feature, it is recommended that it be removed in this space to reveal the primary character-defining bead-board at the ceiling in this space, to create a widely attractive room with a contiguous design aesthetic.
2. A slightly smaller gathering space within the former standing stall area of the building (TV Lounge) that can be utilized for dinner, meeting, or reception functions. Where possible, the Teen Town-era walls will be preserved in order to help tell the story of the 1950s chapter of the building's history.

Part IV: Recommended Rehabilitation Approach

As an added bonus, a partially covered outdoor area could be easily developed utilizing the existing side entrance and large bracketed roof overhang on the westerly side of the building.

3. The former box stall area would be renovated to create new handicap accessible men's and women's rest rooms, a janitor's closet, and a small mechanical and electrical room in the space formerly occupied by the kitchen, men's and women's rest rooms. Perhaps some of the older cabinets in the present kitchen can be salvaged and reused in the new kitchen space.
4. Construct a modern, safe and efficient kitchen within the original cow stable/storage area (Frontier Room) of the rear ell of the building. The space readily accommodates food storage, preparation, cooking, serving, and clean-up functions for both in-house and catered functions. Though the full-scale salvage and reuse of the faux log walls may not be practicable in a kitchen, it may be possible to retain the secondary character-defining siding on at least one wall and accompany it with historic photographs of the room and some interpretive signs about its history.

It is important to note that all of this propose interior rehabilitation work does not in any way impact the historic exterior fenestration of the existing building. It is highly recommended that any interior doors that are removed are reused to as great a degree as it practical. Further, it is recommended that historic finishes be salvaged to as great a degree as is practical. It is suggested that the Littleton Community Center may scan and display copies of some of the historic Teen Town interior photographs to help further illustrate the story of the building's history.

Part IV: Recommended Rehabilitation Approach

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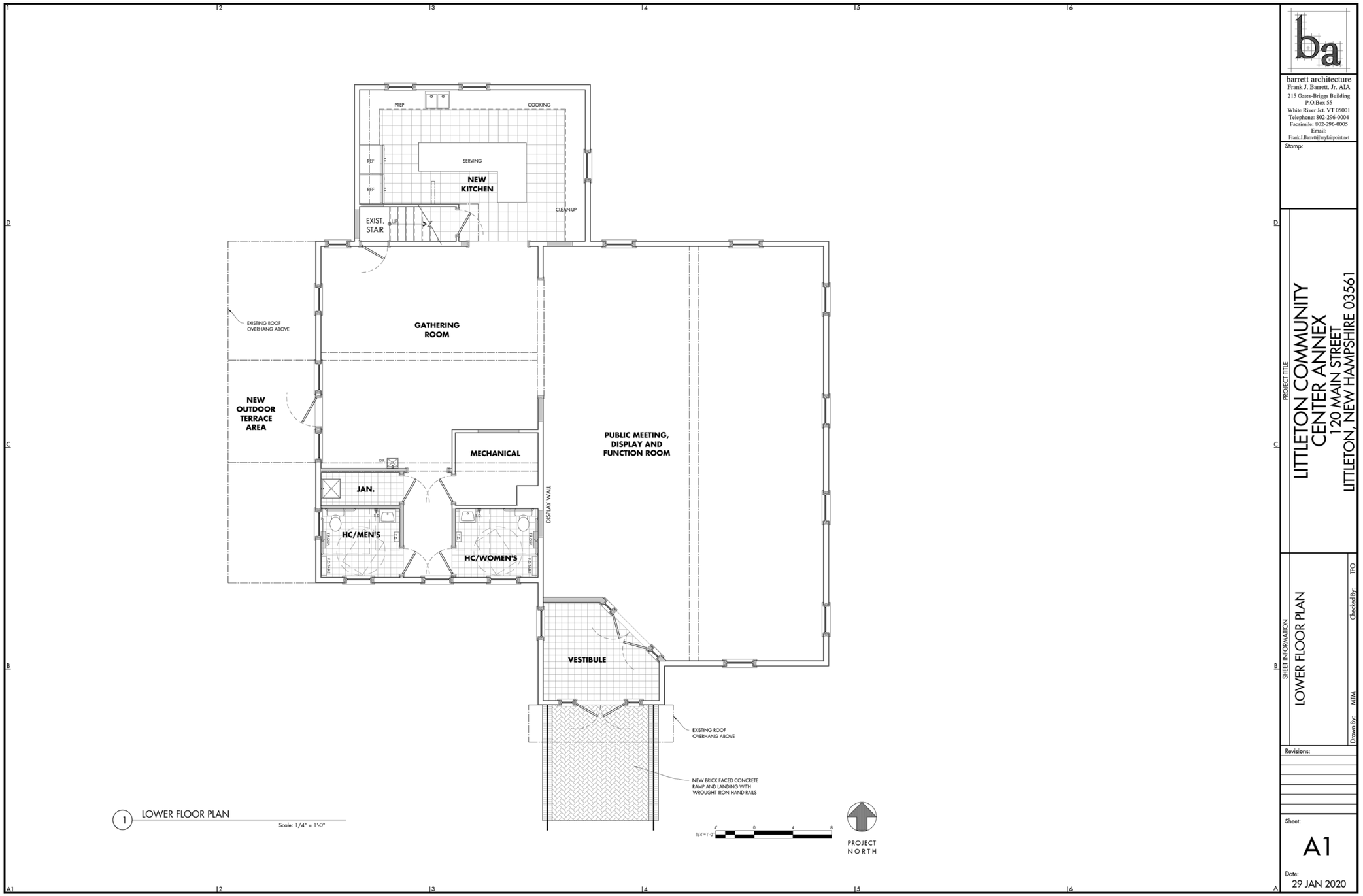
Part IV: Recommended Rehabilitation Approach



barrett architecture
Frank J. Barrett, Jr. AIA
215 Gates-Briggs Building
P.O.Box 55
White River Jct. VT 05001
Telephone: 802-296-0004
Facsimile: 802-296-0005
Email:
Frank.J.Barrett@myfairpoint.net

Stamp:

PROJECT TITLE
LITTLETON COMMUNITY CENTER ANNEX
120 MAIN STREET
LITTLETON, NEW HAMPSHIRE 03561

SHEET INFORMATION
LOWER FLOOR PLAN
Drawn By: MTM
Checked By: TPO

Revisions:

Sheet: A1

Date: 29 JAN 2020

Part IV: Recommended Rehabilitation Approach

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Part IV: Recommended Rehabilitation Approach

3/8"=1'-0"

1 SOUTH ELEVATION
Scale: 3/8" = 1'-0"

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PROJECT TITLE
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120 MAIN STREET
LITTLETON, NEW HAMPSHIRE 03561

SHEET INFORMATION
SOUTH ELEVATION
Drawn By: MTM
Checked By: TPO

Revisions:

Sheet: A2

Date: 29 JAN 2020

Part IV: Recommended Rehabilitation Approach

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Part IV: Recommended Rehabilitation Approach

1 WEST ELEVATION
Scale: 3/8" = 1'-0"

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PROJECT TITLE
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SHEET INFORMATION
WEST ELEVATION
Drawn By: MTM
Checked By: TPO

Revisions:

Sheet: A3

Date: 29 JAN 2020

Part IV: Recommended Rehabilitation Approach

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Part IV: Recommended Rehabilitation Approach

1 NORTH ELEVATION
Scale: 3/8" = 1'-0"

3/8"=1'-0" 2' 0 2 4 6

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PROJECT TITLE
LITTLETON COMMUNITY CENTER ANNEX
120 MAIN STREET
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SHEET INFORMATION
NORTH ELEVATION
Drawn By: MTM
Checked By: TPO

Revisions:

Sheet: A4

Date: 29 JAN 2020

Part IV: Recommended Rehabilitation Approach

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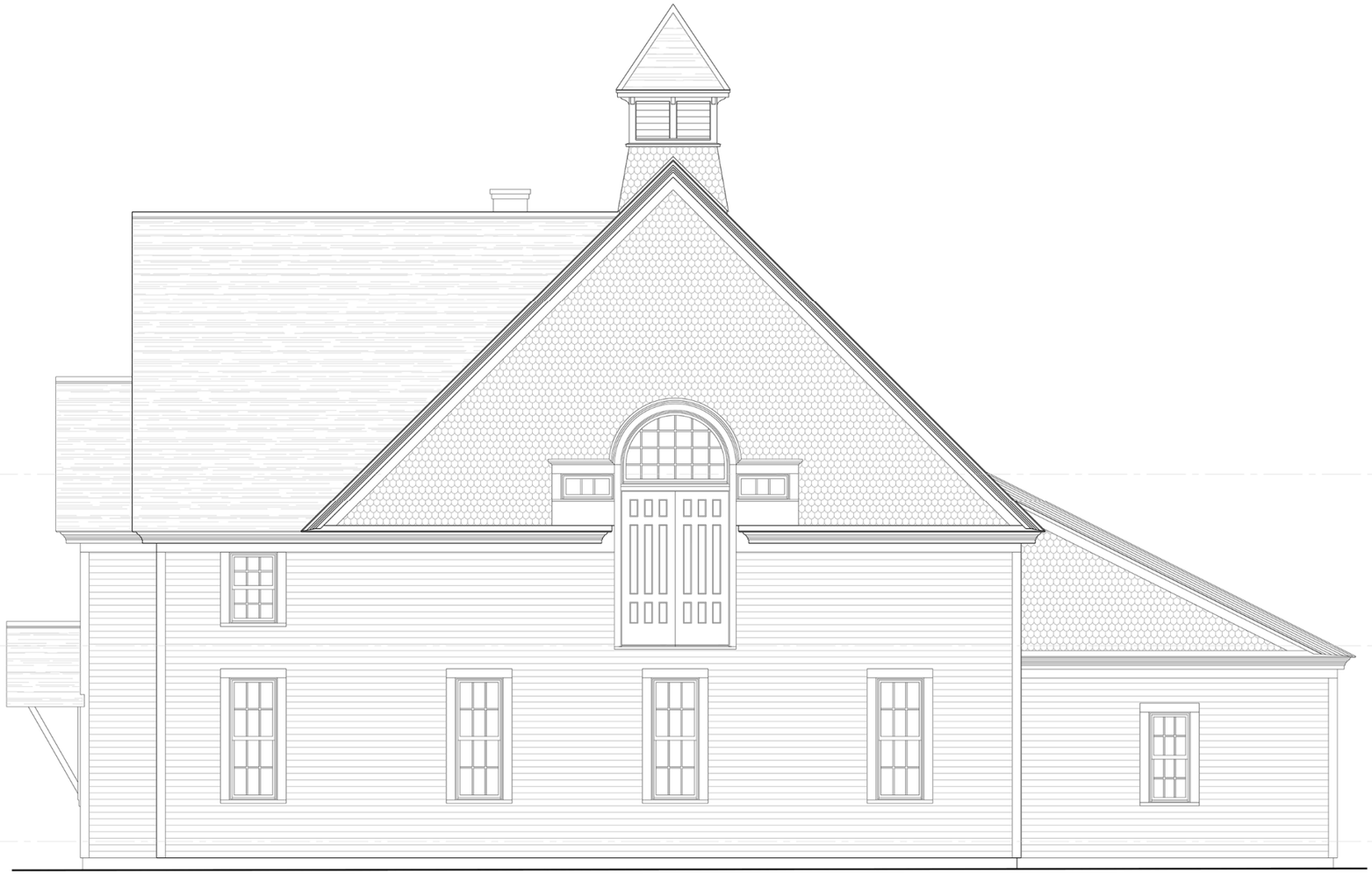
Part IV: Recommended Rehabilitation Approach



2' 0 2 4 6
3/8"=1'-0"

1 EAST ELEVATION
Scale: 3/8" = 1'-0"

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PROJECT TITLE
LITTLETON COMMUNITY CENTER ANNEX
120 MAIN STREET
LITTLETON, NEW HAMPSHIRE 03561

SHEET INFORMATION
EAST ELEVATION
Drawn By: MTM
Checked By: TPO

Revisions:

Sheet: A5

Date: 29 JAN 2020

Part IV: Recommended Rehabilitation Approach

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Appendices/Supplemental Information

The following appendices have been assembled as supplementary information to accompany the Littleton Community Center Annex 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 Annex, to be further explored as funding becomes available. Because the report does not include Specifications for the future work, the information from appropriate National Park Service guiding documents has been included here for use in helping to create the Architectural & Engineering Specifications ahead of specific construction projects.

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Appendices/Supplemental Information

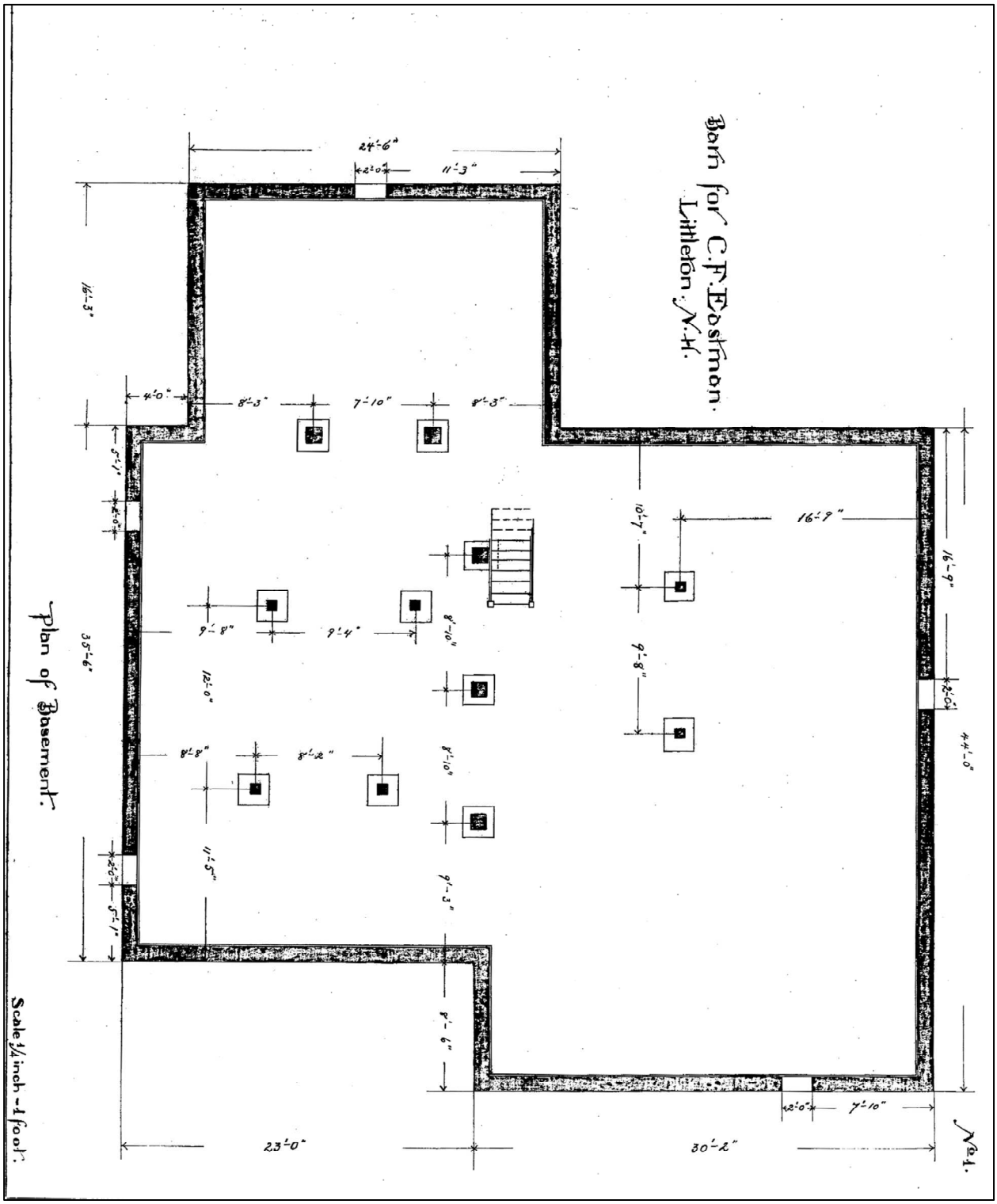
Appendix A: Secretary of the Interior's Standards for Rehabilitation

Secretary of the Interior's 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.

Appendices/Supplemental Information

Appendix B: Carriage Barn Plans, ca. 1884



Appendices/Supplemental Information

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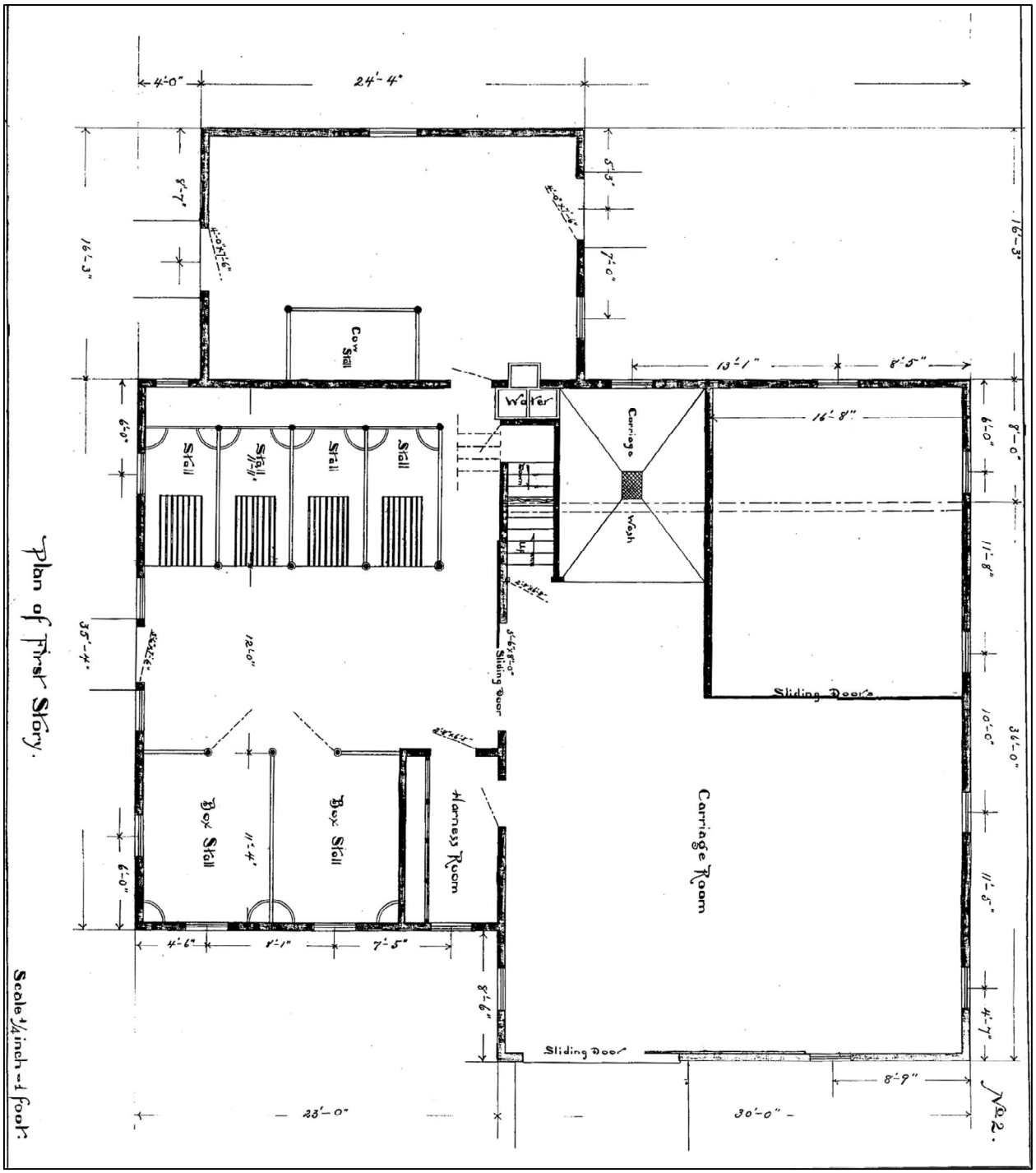
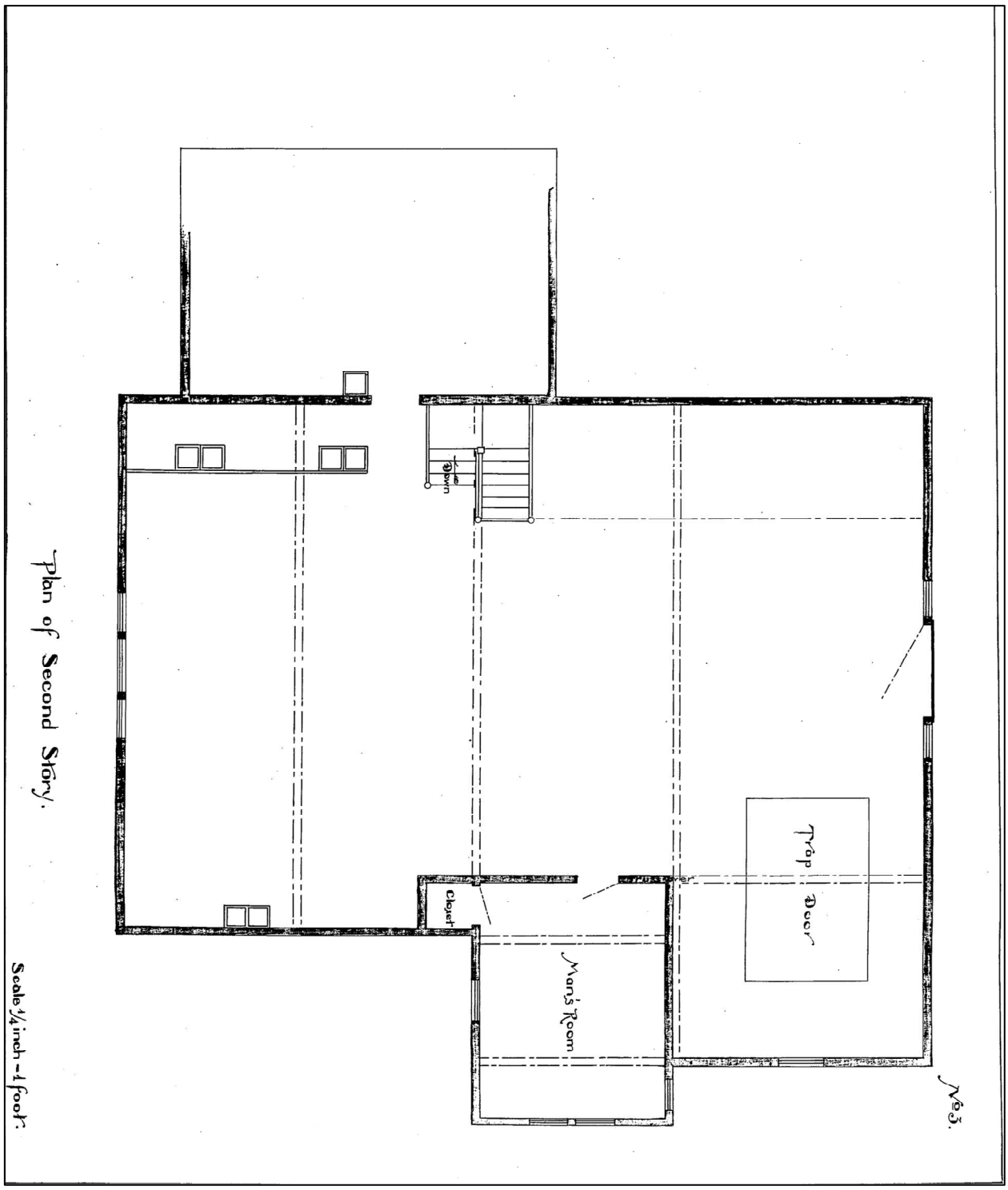


Appendices/Supplemental Information

Appendix B: Carriage Barn Plans, ca. 1884



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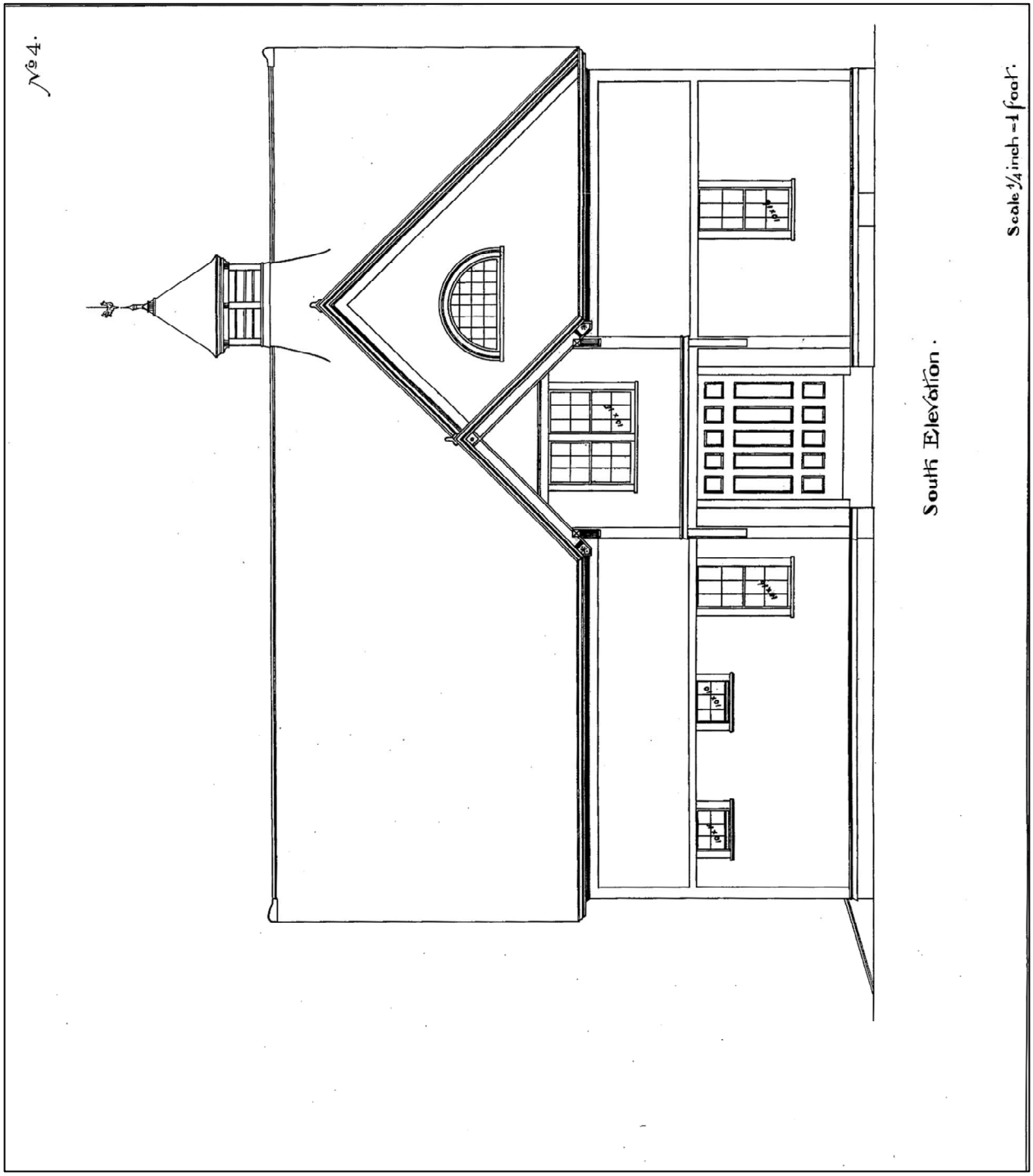

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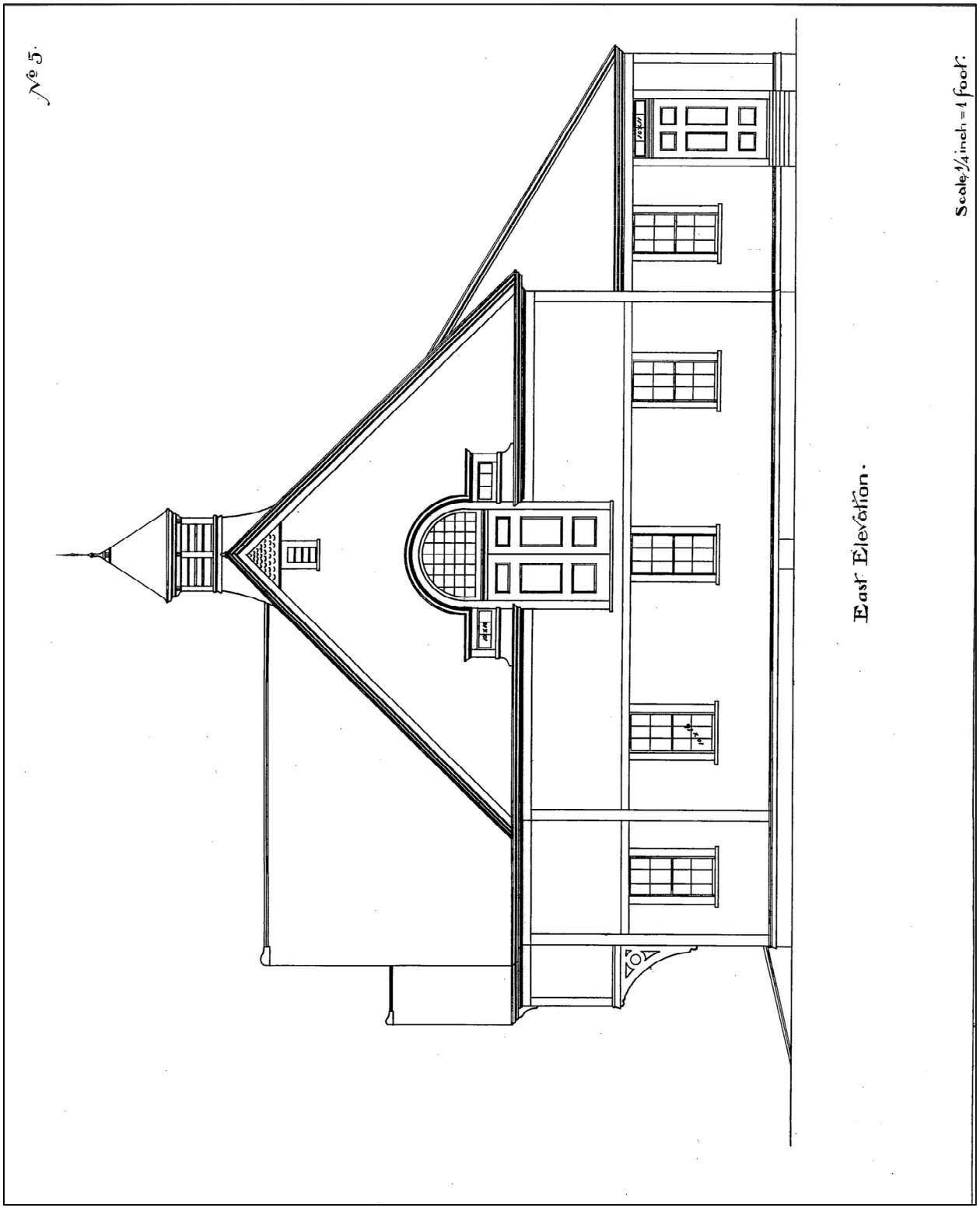

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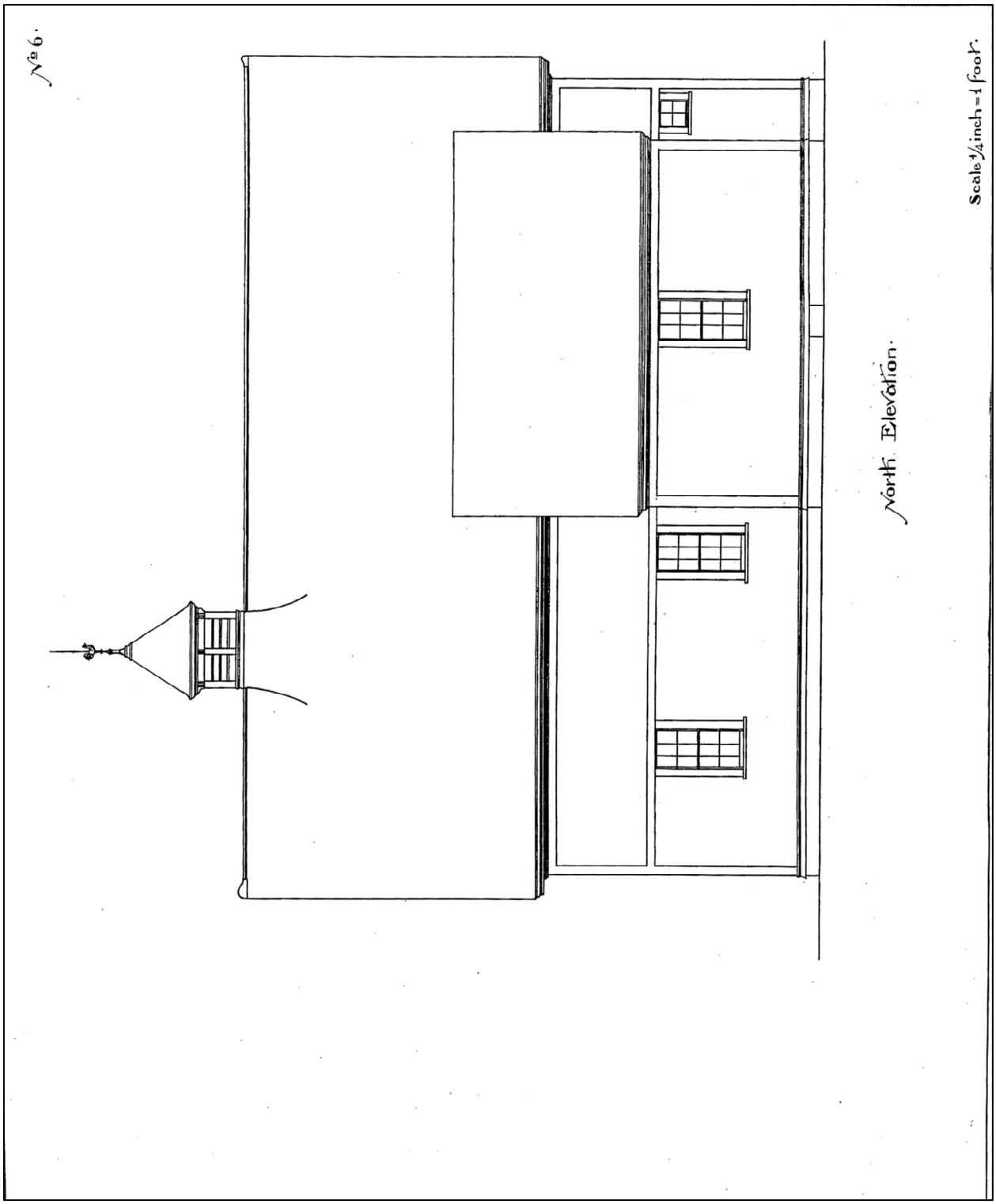

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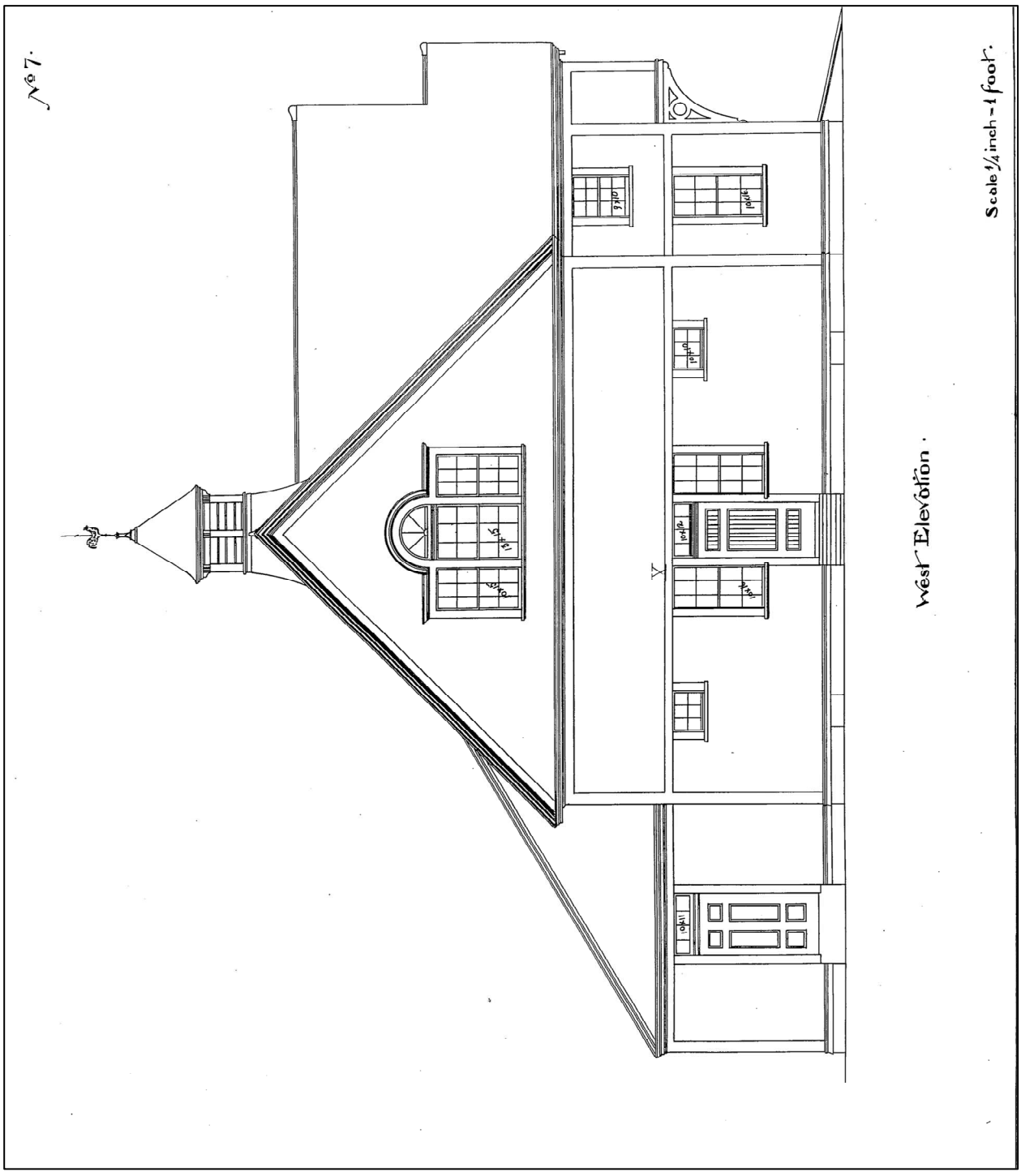

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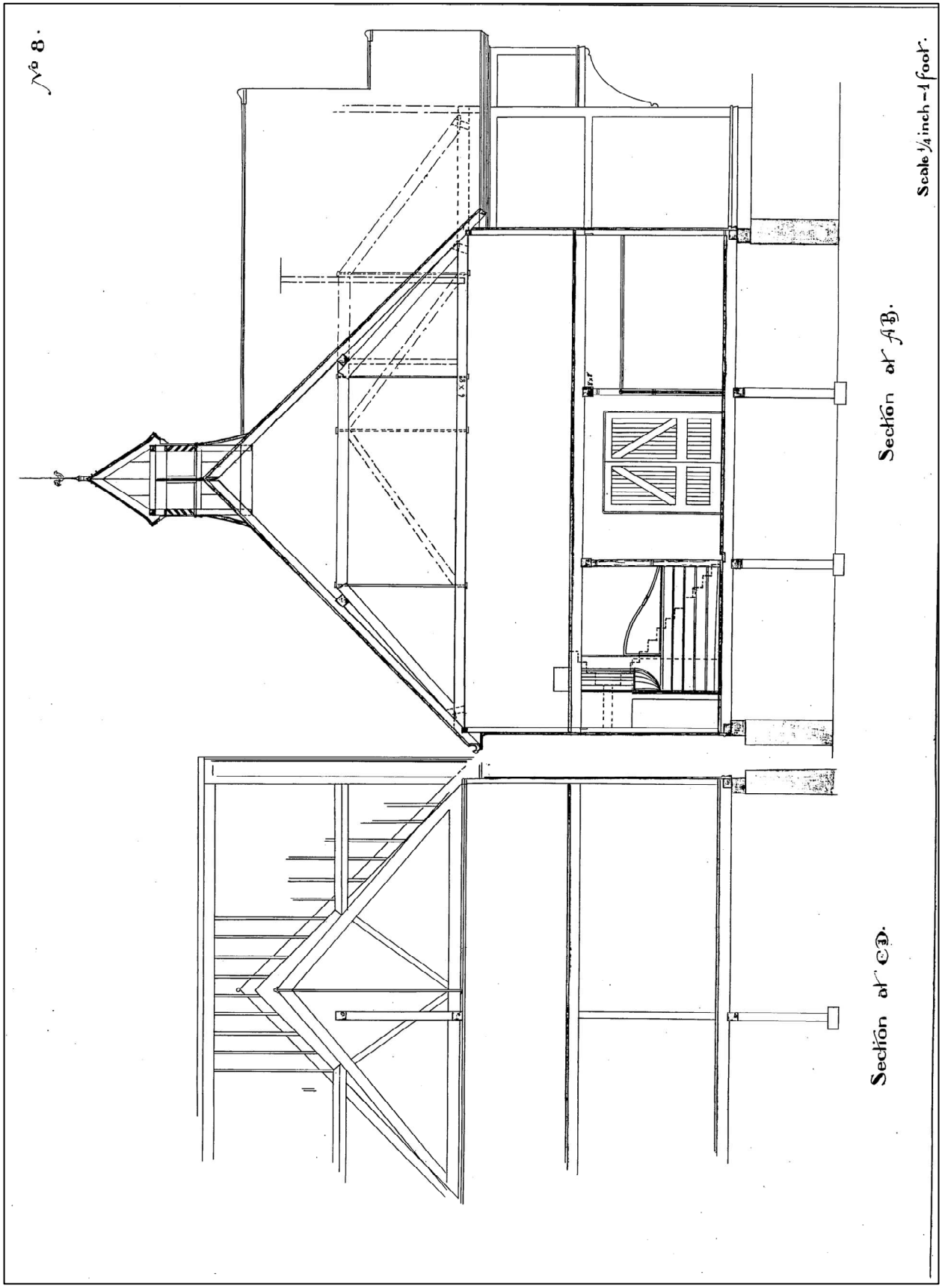

Appendices/Supplemental Information

Appendix C: September 5, 2013 Evaluation of the Littleton Community Center Annex

by Tirey and Associates*

**Jeff is retired as of 2019*

TIREY & ASSOCIATES, P.C.
CONSULTING STRUCTURAL ENGINEERS

September 5, 2013

Mr. George Mitchell
Littleton Community Center
120 Main St.
Littleton, NH 03561

RE: Littleton Community Center Annex Building Evaluation, Littleton, NH

Dear George:

At your request, today I visited and examined portions of the subject building to assess its structural condition, particularly of the main floor. Tirey & Associates, P.C. previously examined this building on January 28, 2011, as a structural engineering consultant to Mr. George Turner, Architect. The principal focus of today's examination was to determine if the floor of the west section of the building (housing the furnace room, men's bathroom, kitchen and small meeting room) is safe for occupancy. For purposes of this report, the side of the building facing Main St. is called the south side.

From the January, 2011 examination of the building, it was known that the main floor framing in the west section of the building was rotted and lacked sufficient strength and stiffness to carry the required uniform floor live loads for the intended public occupancy. The floor at that time had a noticeable sag and was spongy to foot traffic. There has been no change to the environmental conditions in the crawl space, nor any repairs or improvements to the floor framing since January, 2011.

Today, I entered the crawl space where there was sufficient space to move. The floor of the crawl space is dirt and was damp to nearly wet in places. The rot in the wood floor framing of the west section of the building has become worse, accelerating the degradation of the wood. In addition, rot conditions have started spreading to the floor framing of the larger east room of the building.

At the west section in particular, one of the floor beams to the south of the access hatch into the crawl space is severely rotted, with loss of cross section and cracking of the remaining wood. The next floor beam to the south is located approximately beneath the wall containing the doors into the furnace room, men's bathroom and the kitchen. This second floor beam is rotted and has lost more than 50% of its depth near its east end, where it is supported by a stone pier. This beam has very little strength and stiffness, and with sufficient minimal live load on it, will likely fail by splitting and collapsing. Such a failure would collapse the floor beam and the floor joists that the beam supports, as well as the wall above. Nearly all of the floor joists in the west section of the building are rotted and lack sufficient strength and stiffness for the required live load.

Based on the extremely deteriorated condition of the west section first floor framing of the building, it is my professional opinion that this section of the building is not safe for any occupancy, be it transient or permanent in nature. While collapse of the floor system will drop it only about 10" - 18", that is a sufficient distance to cause injuries to anyone on the floor when that occurs. Other building elements supported by this floor framing may also collapse, creating additional risk of injury.

P.O. Box 639, 105 West Main St., Littleton, NH 03561
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e-mail: tirey@tireyandassociates.com
web: www.tireyandassociates.com

Appendices/Supplemental Information

Appendix C: September 5, 2013 Evaluation of the Littleton Community Center Annex *by Tirey and Associates**

**Jeff is retired as of 2019*

Mr. George Mitchell — September 5, 2013
RE: Littleton Community Center Annex Building Evaluation, Littleton, NH — Page 2

It should be noted that the west wall of the west section of the building has the second means of egress out of the building. This second means of egress will become inaccessible since use of the floor to reach the door should not be permitted. **This will leave only one means of egress from the building, an issue that will need a determination from the local fire chief as to whether that is acceptable or not.**

The increase of rot in the wood floor framing of the east section of the building is cause for concern. The safety of this floor area will continue to decrease over time. Additional settlement of the floor will become noticeable as the wood framing rots and is compressed under load.

Please call if you have any questions or we can be of further assistance.

Truly Yours,

Jeffrey L. Tirey, P.E., SECB

jlt

Enclosure

Appendices/Supplemental Information

Appendix C: September 5, 2013 Evaluation of the Littleton Community Center Annex

by Tirey and Associates*

**Jeff is retired as of 2019*

Mr. George Mitchell September 5, 2013
RE: Littleton Community Center Annex Building Evaluation, Littleton, NH - Photos Page P1

Photo 01: The northerly first floor beam in west section of the building showing it's rotted condition and loss of wood, making this beam unsafe.

Photo 07: The southerly first floor beam in west section of the building, showing it's loss of cross-sectional depth and rotted condition, making this beam unsafe.

Appendices/Supplemental Information

Appendix D: Littleton Community Center Preliminary Architectural Building Code Review *by Frank J. Barrett, Jr., of Barrett Architecture, P.C.*

-Littleton Community Center Annex-

Littleton, New Hampshire

Preliminary Architectural Building Code Review

1. Property Location

120 Main Street.
Tax Map 78 / Parcel 112.

2. Property Owner

Littleton Community Center
120 Main Street
Littleton, NH 03561
(603) 444-5711
littletoncommunitycenter@gmail.com

3. Applicable Codes and Standards

As per the New Hampshire State Building Code:

2015 International Building Code (IBC) with NH Amendments.
2015 International Plumbing Code (IPC) with NH amendments.
2015 International Mechanical Code (IMC) with NH amendments.
2015 International Existing Building Code (EIBC).
2015 International Energy Conservation Code (IECC).
2017 National Electrical Code, NFPA 70 with NH amendments.
2015 Fire Code, NFPA 1.
2015 Life Safety Code, NFPA 101.

Other Applicable Codes and Standards:

The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings.

New Hampshire Fire Code including NFPA 1, 2015 edition and NFPA 914.

4. Existing Building Data

Building Gross Square Foot Areas:

- Basement: 0 s/f (crawl space)
- First Floor: 2,574 s/f (finished occupied space)
- Second Floor: 2,179 s/f (unoccupied and unfinished space)

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Existing Building Use Group(s):

This existing building was originally designed and constructed in 1884 as a carriage house and stable facility as part of the adjacent single-family residence. Since that time two (2) important dates have established the current use of the building:

1. In November 1921 the first-floor area was converted into a public meeting room facility; and all previous uses of the building were abandoned.
2. In January 1959 the entire first floor area of the building was further renovated into public meeting room space.

Therefore, the building has been clearly and consistently used as a public meeting space for 98 years, since 1921. In 2011, because of concerns with the structural condition of the first-floor structure, the building has been temporarily closed to the public; however, it has never been the intent of the Littleton Community Center to abandon any established use status that the building has had since 1921. As per the current New Hampshire State Building Code the present building use is classified as follows:

First Floor as per IBC:
Assembly "A-3" Use Group (Community Halls/Courtrooms/Lecture Halls).
First Floor NFPA:
Existing Assembly Occupancies.
Second Floor IBC:
Vacant – Unfinished Space.
Second Floor NFPA:
Vacant – Unfinished Space.

The original design and use of the second floor of the building was for hay storage to serve the first-floor stable area below; and as a small residential area for the coachman. Since 1921 those uses have been abandoned; and the space has been vacant and remained unoccupied.

Building Construction Types and Allowable Height and Area

Is the building presently equipped with an automatic sprinkler system? No.

Building Construction Type:
- IBC Table 601: Type VB = Unprotected / Combustible.
- NFPA 220: Type V (000) = Unprotected / Combustible.

Allowable Building Height:
- IBC Table 504.3: A-3/VB, not sprinklered: = 40 feet total building height.

Allowable Number of Stories Above the Grade Plane:
- IBC Table 504.4: A-3/VB, not sprinklered = 1 story.

Allowable Building Area:
- IBC Table 506.2: A-3/ VB, not sprinklered = 6,000 square feet.

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Conclusions:

As the building has been most recently used, configured, and constructed, with the second floor being unfinished unoccupied space, it does not require at this time require the installation of any new fire rated construction, or the installation of an automatic sprinkler system.

5. Scope of Proposed Work to be Done Concerning this Existing Building

Currently, the property owner is considering two (2) options as to reusing the existing building, as follows:

1. Repair and replace structural elements as necessary to be able to continue to use the building; however, not making changes to the overall use of the building.
2. Make those same repairs and replacement of structural elements of the building as necessary; and consider developing the unfinished and unoccupied upper second floor / attic level of the existing building into residential or office (business) use(s).

5a. Option Number 1

As a minimum, Option Number 1, aside from architectural and historic preservation restoration work on the building, the Owner is planning to make the following improvements to the facility, while not changing the building use:

1. Replace existing failed crawl space perimeter foundation walls and structurally damaged first floor construction.
2. Make other structural repairs and upgrades as may be necessary and / or advisable such that the building can be preserved and safely used by the public once again.
3. Provide the building with new code compliant handicapped accessible features.
4. Provide the building with new code compliant accessible plumbing facilities.
5. Provide the building with new code compliant heating and ventilating systems.
6. Provide the building with fire safety code features as may be determined necessary to maintain the safe existing use of the building by the public.
7. With this outline of minimum work there is no change of use proposed for this building.

Classification of Building and Proposed Work as per International Existing Building Code (IEBC), Option Number One:

A. As per Chapter 2 ***Definitions*** of the adopted IEBC, this building is considered an ***Historic Building,*** and as such falls under the requirements of Chapter 11 ***Historic Buildings*** of the IEBC.
B. As per Chapter 4 ***Classification of Work*** of the adopted IEBC, given the overall scope of work proposed to be done on this building, as outlined above, such work is classified as ***Alteration-Level 1,*** and as such falls under the requirements of Chapter 6 ***Alterations-Level 1*** of the IEBC.
C. Any new additions to this existing building, assuming such work does not change the use of the existing building, will be classified as per Chapter 2 ***Definitions*** of the IEBC, and as such falls under the requirements of Chapter 10 ***Additions*** of the IEBC.

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Plumbing Fixture Requirements

The work that would be part of Option Number 1, although classified as restoration, rehabilitate, stabilize, and overall preserve the existing building, will nonetheless trigger an upgrading of the existing plumbing system including the number and type of fixtures. And the number of fixtures is based upon the occupancy of the building, as per the International Building Code and the International Plumbing Code. Currently, it appears safe to assume that with Option Number 1 the overall use and configuration of the primary spaces of the first floor of the building are not going to substantial change. These two primary spaces are:

1. The Large Gathering Room = 1,234 net square feet, used for visitor's center and exhibition space, at one (1) person per 30 square feet = 62 persons occupant load.
2. The Small Gathering Room = 428 net square feet used for lectures and meeting space, at one (1) person per 7 square feet = 42 persons occupant load.

Based upon a first-floor occupant load of 104 as determined above, and a small amount of contingency, the first-floor plumbing requirements are separate male and female facilities, each of which requires one (1) water closet and one (1) lavatory. Furthermore, the first-floor area needs access to one (1) drinking fountain and one (1) janitor's service sink. Both toilet rooms are required to be HC accessible. The possibility of developing the second floor will not impact the plumbing fixture requirements for the first floor. Any develop of the second floor will require the installation of plumbing fixtures specifically for that area of the building.

Summary of Option Number 1

As to Option Number 1, undertaking such construction work to restore, rehabilitate, stabilize, and overall preserve the existing building does not trigger an overwhelming host of additional building code requirements for updating the facility; and keeps the project within very manageable limits. The work undertaken with this option can readily be classified by the Building Code more along the lines of repair work, rather than alteration or modification work.

5b. <u>Option Number 2</u>

The option of developing the existing unfinished and unoccupied second floor attic area into finished occupiable area for either office or residential use is being considered by the Owner. This option brings much more of the entirety of the New Hampshire State Building Code into play – most importantly aspects concerning the structural capacity of the existing building frame, fire separation between uses within the building, and egress from the second-floor area of the building. With the use of new fire separations within the building, the potentially costly issues of sprinkler installation can be avoided.

Structural Capacity of the Existing Building Frame

The building code will require that the existing roof structure be analyzed for snow load capacity, and undoubtedly some not insignificant amount of reinforcement will be required. The same will hold true as far as the existing second floor framing is concerned. The building code requires 40 pounds per square foot (psf) live load capacity for residential occupancies, and 100 psf for office occupancies. At this time, it is safe to assume that to meet these code requirements, some amount of stiffening of the existing second

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floor assembly will need to be made; and together with the structural work that will be necessary to upgrade the roof, this will, in all probability, call for some new posting within the larger open interior spaces within the existing first floor area of the building.

Fire Separations Between Uses

The building code is clear that putting either a residential or a business (office) use within the existing second floor "attic" area will require one of the following:

1. The installation of a fully automatic sprinkler system, designed to NFPA 13 specifications, throughout the entire building; and therefore, classifying the entire building as an Assembly use; or,
2. Installing a two (2) hour fire separation barrier between the first-floor assembly use and the second-floor business or residential use. This would be installed at the first-floor ceiling – the underside of the second floor.

A two-hour fire barrier is readily accomplished by using standard drywall components installed in a prescribed manner.

Second Floor Egress

The present stair leading up to the second-floor attic area is acceptable and can remain assuming that there is no change of use status with this upper area of the building. However, any change of use will require making the second-floor area code compliant as far as egress is concerned. And the matter of egress takes into consideration the rated enclosure and discharge of the means of egress, the number of means of egress required, and the matter of handicapped accessibility.

Both the IBC and NFPA 101 codes, which are part of the New Hampshire Building Code, allow for a single exit from this space were it to be converted to either a business (office) or residential use (see IBC table 1021.2 and NFPA 30.2.4.4 and 38.2.4.3). The exit, in the manner of an enclosed one (1) hour fire rated stair, would be required to discharge directly to the exterior; however, the same stair could also open into the first-floor area as well.

Because of the limited size of the existing second floor area, regardless if it was to be converted to an office or residential use, it would not be required to have an elevator or some other form of lift, so long as the office use was not by a medical provider.

Summary of Option Number 2

As to Option Number 2, not only undertaking such construction work to restore, rehabilitate, stabilize, and overall preserve the existing building, but to also make permanent improvements to the existing second floor area, is certainly a very achievable objective, and can be managed such to a successful end. However, with that said, Option Number 2 will require more planning up front, even if it is undertaken as a phased project. And, it must be kept in mind that the Building Code will play a greater role accordingly.

Frank J. Barrett, Jr., A.I.A.
Architect
August 22, 2019

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Appendix E: Weblinks to National Park Service Preservation Briefs Mentioned in the Part IV: Recommended Rehabilitation Approach

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

Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings, by Robert C. Mack, FAIA, and John P. Speweik, 1998:
https://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm

Preservation Brief 3: Improving Energy Efficiency in Historic Buildings, by Jo Ellen Hensley & Antonia Aguilar, 2011:
https://www.nps.gov/tps/how-to-preserve/briefs/3-improve-energy-efficiency.htm

Preservation Brief 4: Roofing for Historic Buildings, by Sara M. Sweetser, 1978:
https://www.nps.gov/tps/how-to-preserve/briefs/4-roofing.htm

Preservation Brief 8: Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings, by John H. Myers and revised by Gary L. Hume, 1984:
https://www.nps.gov/tps/how-to-preserve/briefs/8-aluminum-vinyl-siding.htm

Preservation Brief 9: The Repair of Historic Wooden Windows, by John H. Myers, 1981:
https://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm

Preservation Brief 10: Exterior Paint Problems on Historic Woodwork, by Kay D. Weeks and David W. Look, AIA, 1982:
https://www.nps.gov/tps/how-to-preserve/briefs/10-paint-problems.htm

Preservation Brief 20: The Preservation of Historic Barns, by Michael J. Auer, 1989:
https://www.nps.gov/tps/how-to-preserve/briefs/20-barns.htm

Preservation Brief 31: Mothballing Historic Buildings, by Sharon C. Park, AIA, 1993:
https://www.nps.gov/tps/how-to-preserve/briefs/31-mothballing.htm

Preservation Brief 32: Making Historic Properties Accessible, by Thomas C. Jester & Sharon C. Park, AIA, 1993:
https://www.nps.gov/tps/how-to-preserve/briefs/32-accessibility.htm