



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

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## **CENTER HARBOR VILLAGE SCHOOLHOUSE**

**94 DANE ROAD, CENTER HARBOR, NH**

**EXISTING CONDITIONS REPORT & ASSESSMENT**

**8 JANUARY, 2018**

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member of the American Institute of Architects  
member of the US Green Building Council

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## PROLOGUE

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From 1886 to 1970, the children of Center Harbor received their elementary education at the Center Harbor Village Schoolhouse. The Schoolhouse continues its educational mission today by serving as the home of the Centre Harbor Historical Society and its Museum. First as a school and now as a museum, the Center Harbor Village Schoolhouse has been in continuous public use for over 130 years.

The Center Harbor Heritage Commission was established in 2015 by unanimous vote at the Annual Town Meeting "... to preserve, protect and enhance our [Town's] historical and cultural resources...This may include obtaining grants...". The 1886 Center Harbor Village Schoolhouse was identified in the Town Master Plan as one of these resources. As a first step towards preserving and protecting this important and significant historical property, the Heritage Commission recommended that the Town Board of Selectmen pursue a Determination of Eligibility, and the 1886 Village Schoolhouse was named to the NH Register of Historic Places (#CEN0010) in 2016.

The Heritage Commission recognized that the next step would be having a Building Conditions Assessment with Preservation Guidelines conducted by a professional preservation consultant. This Assessment Report would serve as a step-by-step Master Plan to preserve and revitalize this historic property. It would include recommendations for needed repairs, deferred maintenance issues, and preventive maintenance. The Plan would also consider limited upgrading of mechanical, electrical and plumbing systems, and improving accessibility. In addition, having a Building Conditions Assessment Report would strengthen efforts to raise monies now and in the future from both private and corporate donors and through Town warrant articles to preserve and protect the Village Schoolhouse for generations to come.

In March 2017, Center Harbor residents appropriated funds at the Annual Town Meeting for Building Conditions Assessment of the 1886 Village Schoolhouse. This appropriation will be used to match the New Hampshire Preservation Alliance grant which is funding, in part, the following Report.

## PREFACE

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In early 2017, the Town of Center Harbor retained the services of Alba Architects and their team to conduct existing conditions review, analysis, and assessment of the existing building located at 94 Dane Road, Center Harbor, New Hampshire.

The team of professionals and their respective discipline include:

- Architecture & Team Leader:  
**ALBA ARCHITECTS LLP**, North Woodstock & Moultonborough, NH
- Structural Engineering:  
**HEB ENGINEERS, INC.**, North Conway, NH

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**1.0 HISTORY & DEVELOPMENT OF PROPERTY****HISTORIC CONTEXT**

The following is an excerpt from NHDHR Inventory compiled by Mae Williams. The complete report can be found in appendix V.

*The Center Harbor Village Schoolhouse is located at 94 Dane Road in Center Harbor, Belknap County, New Hampshire, situated on a small knoll between the edge of the village of Center Harbor, and open farmland and forest further up the hill. The single-story wood frame Queen Anne one-room schoolhouse was constructed on this same location, in 1886, as a grammar school for the village. The schoolhouse has been continually adapted to meet the changing needs of the school district between the early 1900s and 1970, when it ceased operation as an elementary school. Since 1975, it has been home to the Centre Harbor Historical Society Museum. Little change has occurred to the site.*

*Previous to the construction of the Village School house, numerous one-room district school houses were spread across the town, located near areas of concentrated population.*

*In 1885 a NH law was passed which introduced the Town System to equalize school privileges to all of the children throughout the town. The law necessitated better school accommodation and led to the building of the Village School in 1886.*

*The Center Harbor School District hired Arthur L. Davis, a prominent local architect, to create the plans for the one-room schoolhouse. The Building Committee hired C. D. Melon to construct the Village School building for \$1,450.73.*

*On October 17, 1886, the one-room schoolhouse was opened for the first time.*

*The first major alteration to A. L. Davis' design came in 1902, when a secondary classroom was added off of the northwest side of the original structure. The next significant addition came in 1928 with the 1902 addition extended to its present length and expanded kitchen facilities were added.*

*Minor changes were made to the Village School in the 1930s and 1940s. In 1955, the town of Center Harbor joined the Inter-Lakes Cooperative School District and the Village School was reduced to grades 1-6, which continued until 1970. In 1974 the school district sold the property to local residents, which in turn sold the property to the town of Center Harbor in 1975, and the property has remained in town ownership since then, having been leased to the Center Harbor Historical Society during that period.*



## ARCHITECTURAL DESCRIPTION AND FUNCTION

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### SITUATION:

The Center Harbor Village Schoolhouse is located at 94 Dane Road (25B), Center Harbor, New Hampshire. Situated on the north side of Dane Road, the buildings primary longitudinal axis has a north-east/south-west orientation with the principal entry being located on the south-west gable façade, directly addressing Dane Road.

The parcel of land is approximately 1.1 acres. To the north-west abuts a 26-acre site under the ownership of the Edward Dane Trust and Mellon Trust of New England. To the north-east abuts a 17-acre property under the ownership of Ms. Kelley and Ms. Fazzina. And to the south-east abuts a 1.35-acre lot under the ownership of Mr. and Mrs. Mark and Gail Ledger.

### ARCHITECTURE

The Center Harbor Village Schoolhouse is comprised of the original 1886 single room schoolhouse, a 1902 classroom addition to the north-west, a 1920 toilet block addition, a subsequent 1929 addition to the 1902 classroom addition, a 1929 kitchen addition, and a workshop addition of undetermined date.

The 1886 main block is 'American Queen Anne' in style, single story with a symmetrical and dominant front facing gable. The 1886 original maintained its dominance throughout the alterations and additions carried out to meet the demands of the village school. All subsequent additions utilize the same or similar exterior detailing and finishes, and the 1902/1929 additions reflect the tendency of the style to create an asymmetrical façade, with the addition having an eave elevation to the front.

The original, and sole remaining chimney work, is simple in nature but more decorative in detail than typical surrounding structures.

Although not overly elaborate, the use of decorative wood (fish scale) shingles within the main gable is also consistent with the style, and creates a slightly elevated stature to typical surrounding structures, reflecting its importance within the community, as does the decorative wood finial and central triangular window high in the gable front.

Further typical elements can be seen in the transoms over the two original front doors, and subsequently reflected in the south elevation of the 1886 original's later renovations and the 1902 / 1929 classroom additions.



**EXISTING BUILDING FABRIC**

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**EXTERIOR:**

The building's exterior walls consist principally of painted wood clapboards. There is a small area of decorative wood shingles on the primary (entry) gable and two small sections of clapboard-style aluminum siding. Corner board trims are flat stock, approximately 6" wide. *See Image Exterior 002 – 009.*

The foundation consists of various degrees of stone, concrete, brick and block. There is one remaining brick chimney between the original building and a later addition. There are piled stone piers under the main (original) building for intermediate support to the floor structure.

The doors are a combination of panel and flush doors, all wood, painted green. Doors to the 1886 schoolhouse are a mix of 6-panel and 4-panel. It is assumed that the 4-panel door is original. The 1886 doors are trimmed with flat stock jambs with heavy decorative crown. Door to the later additions are trimmed with flat stock. *See Image Exterior 003 and Exterior Detail 005.*

The windows are single glazed (putty) double-hung windows, some with transoms over, and one triangular wood sash for access to the attic space, on the principal elevation. Windows are trimmed with projecting sill, flat stock jamb and head casings. The 1886 schoolhouse and south-west façade of the 1902 / 29 addition windows also have a decorative crown (*See Image Exterior Detail 007*). The fenestration pattern to the south-east façade of the 1886 schoolhouse is not consistent with archival photographs suggesting some modifications were undertaken.

The roof is asphalt shingles and a small shed roof with built-up asphaltic sheets. Painted plumb fascia and rake boards are accented with a crown molding. *See Image Exterior Detail 011.*

**INTERIOR:**

The main level floor elevation is approximately 4" above the ramped asphalt parking area. The grade pitches down to the west, south and east of this area and is essentially flat for the length of the north-west 'wing' additions.

The entry is through a small vestibule on the south-west of the main block, which leads either north-west or north-east into the two main level large open areas (originally classrooms). Accessed off both of those spaces are the smaller additions consisting of a kitchen, a bathroom, the original kitchen and eventually into the last (workshop) addition.

Interior finishes are typically either a painted bead-board or painted pine-board wainscot up to 3' high, with painted plaster walls above. Ceilings are typically plaster as well, with two spaces using pressed composite board tiles. Ceilings are approximately 10' 6" high in the main open spaces and entryway and storage off those. Remaining ceilings area between 7' -8" to 8' -0" in kitchen, bathroom, old kitchen and workshop.

Flooring ranges from wood strip flooring in the main space and part of the second large open space, as well as painted concrete (remainder of second large space), sheet vinyl (kitchen, bathroom, old kitchen) and painted pine board flooring (workshop).

Also see Main Level Sketch Floor Plan on page 12.

**INTERIOR ATTIC:**

The attic space is unfinished, with limited head room and limited access. *See Image Interior Detail 014 & 015.*

**INTERIOR CRAWL SPACE:**

Crawl spaces are all soil 'floors' and are accessed from two locations, one cut in the floor of the main original building and one in the wall of the workshop. There are cut-outs in the walls between each crawl space, some of which are too small to provide access. Structure is exposed throughout.

Limited venting is provided to the crawl space by a series of small passive vents to the exterior. *See Image Exterior Detail 004.*

Also see Crawl Space Sketch Floor Plan on page 11.

**SPATIAL ANALYSIS:**

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The existing building has a footprint of approximately 2,253 square feet. Within that footprint, the gross interior space (usable space) is approximately 2,118 square feet, split across the levels as follows:

- Main Level: 1,896 sq.ft.
- Workshop Level: 222 sq.ft.

Furthermore, the breakdown of the available square footage in chronological order of construction:

- Original 1886 School Building: 688 sq.ft.
- 1886 Cloak Rooms: 143 sq.ft.
- 1902 Classroom Addition: 396 sq.ft.
- circa 1920 Toilet Block: 114 sq.ft.
- 1929 Classroom Addition: 244 sq.ft.
- 1929 Kitchen Addition: 200sq.ft.
- Workshop Addition: 222 sq.ft.

## 2.0 PRESERVATION OBJECTIVES

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A primary objective is to insure the continued existence and availability of the building in a state as close to original as possible:

- To preserve and protect the historic character of the 1886 Center Harbor Village Schoolhouse, in which generations of Center Harbor children were educated.
- To recognize it as a physical record of the evolution over eighty-four years of an early, purpose-built, one-room schoolhouse into a grammar school serving the entire town.

The Center Harbor Village Schoolhouse has been recognized on the New Hampshire State Register of Historic Places (CEN0010) since October 31<sup>st</sup> 2016.

The New Hampshire State Register of Historic Places is “an honorary listing that encourages the protection of significant buildings, districts, sites, landscapes, structures or objects that are meaningful in the history, architecture, archeology, engineering, or traditions of New Hampshire residents and communities”.

Much like the National Park Service and the National Register of Historic Places, the State of New Hampshire reviews several criteria to establish historical significance and resultant eligibility, these include:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of significant persons in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded or may be likely to yield, information important in history or prehistory.

The State of New Hampshire recognizes The Center Harbor Village Schoolhouse under criteria A & C, with a Statement of Significance as follows:

Extract from NHDHR Inventory # CEN0010.

*The Village School is eligible for the NH State Register under Criterion A for the role it played in the civic and social history of the town. The Center Harbor Village School is a surviving example of an early purpose-built one-room schoolhouse that was later expanded to be the town-wide grammar school. Spurred by the adoption of the Town System and realizing the importance of investing in education, the School District employed a well-known area architect to design the school to be at the cutting-edge of its day. The School District further demonstrated their financial commitment to the building by upgrading the interior specification from pine to hardwood to create a more durable structure. This school served a large portion of Center Harbor’s residence from its construction, through several school consolidations, until 1970. It was the last operational educational facility in Center Harbor prior to Center Harbor children having to travel to Meredith for their elementary education.*

*The Center Harbor Village Schoolhouse is also eligible for the New Hampshire State Register of Historic Places under Criterion C as an example of a Queen Anne schoolhouse. Though the school has seen many changes throughout its life, and was never a high-style example of its style, the 1886 main block retains many architectural details that are characteristic of its style, including the decorative shingles, roof finial, and decorative chimney cap. The building also retains many characteristics that are typical of a late 19th century one-room school, including separate boy's and girl's entrances, strictly symmetrical façade, large window groupings, rugged interior surfaces (wainscot), and large built-in chalkboards complete with chalk trays. In addition, the school was designed by a very well-known local architect.*

#### **ANTICIPATED USE**

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The Center Harbor Village Schoolhouse is presently utilized as the Center Harbor Historical Society Museum, and is the venue for the Society's meetings. It is the hope that in future, the facility will be open more frequently and the exhibits and displays will be expanded. Further use within the town as meeting space is also being explored, as well as improving public awareness as a museum within the community to increase attendance and strengthen the understanding of its role as a rural schoolhouse in the development of the town.

#### **OWNERSHIP / MANAGEMENT GOALS**

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The goals of the facility management are to maintain and preserve the building with the limited, necessary upgrades to achieve this goal, insuring the continued availability of the facility for future generations to better understand their heritage, in as near-to-original state as possible.

- To address issues created by limited or deferred maintenance of the Village Schoolhouse over the years;
- To prevent further deterioration of the building
- To ensure that this historic Town-owned property is maintained in good condition over time. The Village Schoolhouse it is only one-room schoolhouse in Center Harbor that has not been demolished or renovated into a private home

**CHARACTER DEFINING / SIGNIFICANT FEATURES**

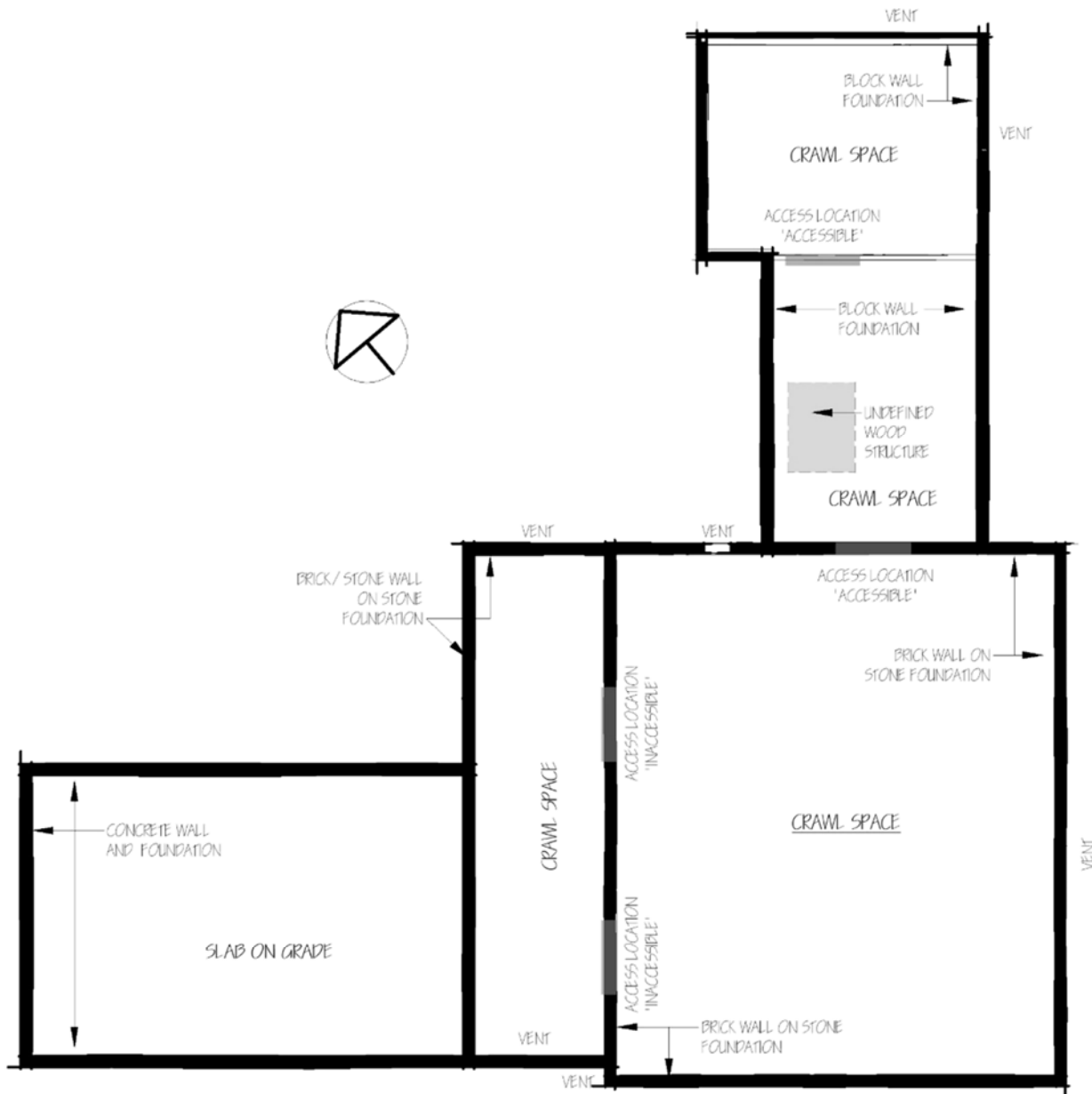
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Character defining features which should be preserved include:

- Queen Anne features: symmetry to gable front, clapboards, decorative shingles, roof finial, decorative chimney cap, asymmetrical elevations, 4-panel exterior door.
- Exterior flagpole.
- Large open classroom spaces.
- Large bank of windows and transoms to classrooms, from 1886 original construction through 1902 / 1929 expansions.
- Wood strip flooring, bead-board wainscoting, wood picture rail.
- 19th century school-house features: separate entry doors for male and female cloak spaces, robust interior finishes.
- Utilitarian yet sympathetic evolution of building to satisfy growing needs of town and population.
- Brick foundation walls built on rubble stone wall / footings (to original).
- Extent of original and addition four-panel doors to interiors
- Built-in chalk boards and trays
- Detailed window and door casework.
- Some elements of original hardware.
- Schoolroom lights.

## 3.0 EXISTING CONDITION SKETCH FLOOR PLANS

## CRAWL SPACE



Note: Sketch floor plan based on casual field observations. These drawings are for spatial awareness only and do not fully represent all existing conditions.



## 3.0 EXISTING CONDITION SKETCH FLOOR PLANS

## MAIN LEVEL

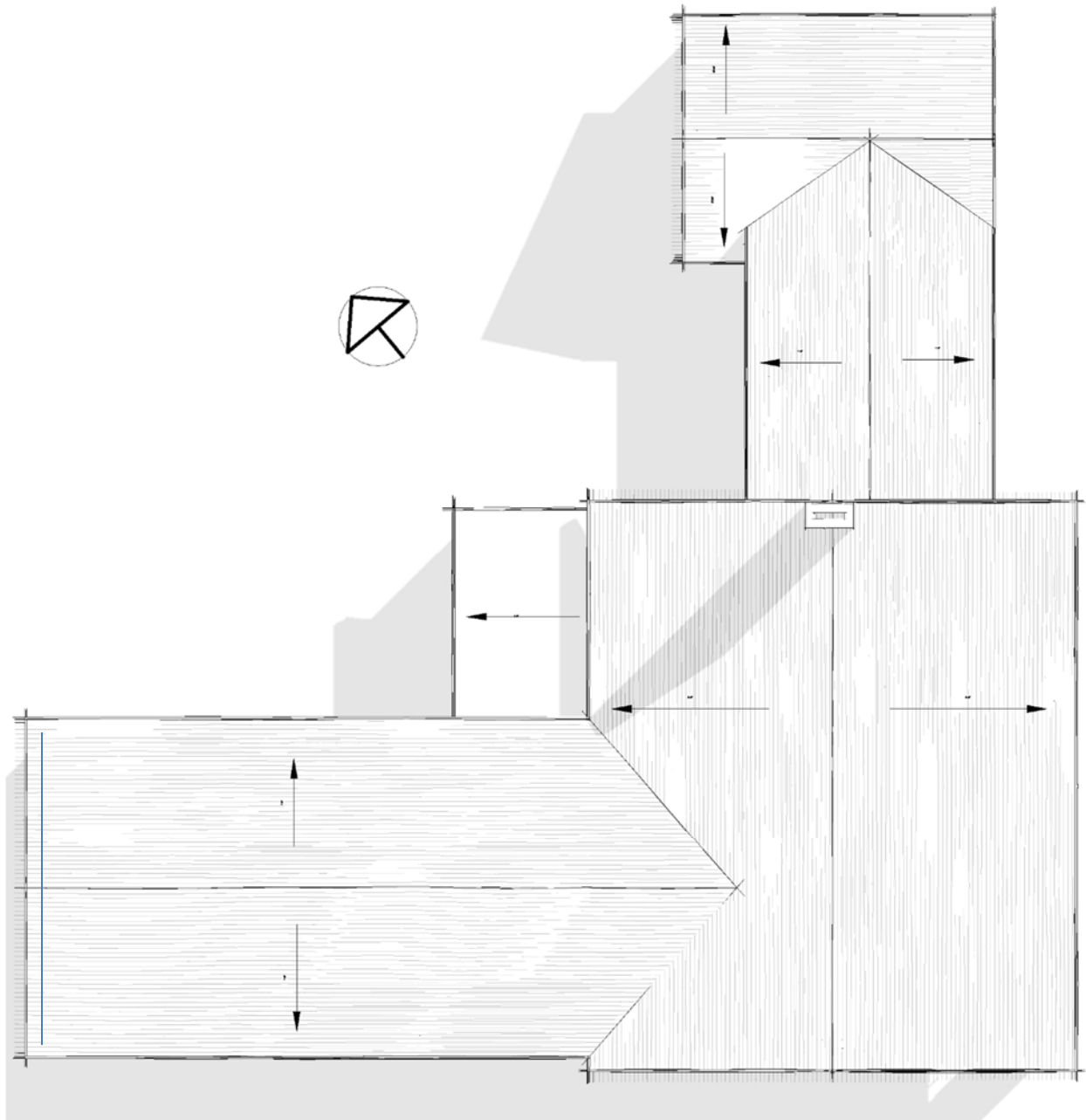
(ROOM KEY ADDED FOR APPENDIX III IDENTIFICATION)



Note: Sketch floor plan based on casual field observations. These drawings are for spatial awareness only and do not fully represent all existing conditions.

## 3.0 EXISTING CONDITION SKETCH FLOOR PLANS

## ROOF PLAN



Note: Sketch floor plan based on casual field observations. These drawings are for spatial awareness only and do not fully represent all existing conditions.

## 4.0 CONDITIONS ASSESSMENT

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*The existing Site Observations & Conditions Analysis with respect to various disciplines can be viewed in detail in Appendix I, II, III & IV.*

### EXTERIOR ASSESSMENT:

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The building consists of five distinctive sections marking the evolution of the facility through its lifespan.

The original gable block (main classroom and male / female entry / cloak rooms) is a 28' x 33' rectangle with its main axis running north-east / south-west. It is built on a stone foundation / footing and approximately five courses of brick wall which the wood structure rests on. The walls are framed with true 2 x 4 framing covered with wood clapboard and consisting of wood windows, doors and trims. The wood truss roof, with ridge running on the main axis, is sheathed with 1x board sheathing and asphalt shingles.

The main gable elevation (and primary entry elevation) has ten courses of decorative wood shingles at the top of the gable. The closed wood roof-soffit overhang is finished 1x plumb fascia and crown molding.

In general, the exterior of this block is well maintained and in reasonably good condition. Some areas of siding have been covered over with the asphalt driveway (to minimize steps into building) and would be better served if a gap were created between the materials. Otherwise, all wood finishes are in better condition than would typically be expected and continued routine maintenance will suffice.

The combination stone / brick foundation walls show signs of settling and / or movement through the seasons. The north-east corner of the foundation should exhibit signs of deterioration.

The asphalt shingles are beyond their usefulness, although have not yet caused a roofing failure.

Intersections of crown molding at roof plan transitions appears to be covered over with sheet metal and painted, in a less than desirable attempt to close the gaps.

The brick chimney appears to be in stable condition. However, some loose brick has been observed, as well as at least one occurrence of dislodged brick, and further detailed inspection is recommended.

The 1902 / 1929 wing addition, 36' x 19', main axis on a north-west / south-east direction, perpendicular to the original block, located on the west side, sits on a combination of foundation sections consisting of brick on stone and concrete, with the brick section appearing to be remnants of the 1902 foundation and the rest a more recent concrete addition from the 1929 extension. Generally, the foundation is adequate in this area as well.

The superstructure of this addition is constructed similarly to the main gable block, with 2 x 4 framed walls, clapboard siding, wood windows, doors and trims, site built wood trusses with the ridge on the main axis, board sheathing, and asphalt roof.

More areas of the siding are less than 4" from grade and consideration should be given to scrape back grade and create a minimum of 8" clear grade to wood. Generally, the finishes are in acceptable condition, surprisingly less so than the older original block, but adequate. Roof finish is in considerably better condition than the original block, but is still showing signs of age and will require replacement within five years.

To the north-west corner of the original block is a low-pitch-roof toilet and kitchen block, 14' x 8.5', which has all the same exterior wall finishes, and a 'piecemeal' foundation of stone and brick. The roof is a built-up finish with asphaltic binding course (reports of leaks have been indicated). The condition was observed from a distance, but suggests the finish will last another winter or two, but should be addressed in a five-year maintenance schedule. Wall finish on the north-west side and a portion of the north-east side is an aluminum 'clapboard effect' siding, reportedly installed in 2010 due to rot in the wood siding. The remainder of the north-east side is a wood clapboard separated from the aluminum by a vertical trim board, and appears to be what is left of the original wood siding to this section of building.

The last two sections of the building are the kitchen block, 17.5' x 14', and workshop block, 18' x 13, with the former gable roof section running parallel with the original block and the latter perpendicular to that. Both sections also consist of 2 x 4 framed walls, clapboard siding, wood doors, windows and trims and asphalt shingle roof. Conditions of these blocks is also reasonably good, requiring short term replacement of roof finish and regular maintenance of exterior wood finishes.

The foundation of these two blocks appears to be concrete block and some stone rubble foundation. There is also a section of concrete wall with board-formwork lines. There is some cracking in this wall which should be pointed / sealed and regularly observed for further movement / cracking.

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**INTERIOR ASSESSMENT:**

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The original block is a wood framed floor with 2-1/2" - 3" strip wood flooring. The flooring and finish are in fair condition. There is concern with the north-west corner where an access hatch to the crawl space has been cut. Structural upgrades, some of which was undertaken in June 2016, appears to be comprised of new bearing points, sistering of floor joists, and mechanical fasteners. These upgrades to the floor system were effective with the exception of the stone / block piers, which have settled and/or collapsed and no longer support the framework. Significant bounce is noticeable in the floor and at that time it was not possible to close the hatch due to movement in the floor.

Walls are all 2x wood framed with painted bead board and cap wainscot to 36" high and plaster finish above. Ceiling appears to be plaster finish as well (confirmation not available at time) and the ceiling

height in the three spaces (classroom and two entrance / exits) is 10'-8". Wood framed single glazed double hung windows and transoms are on two elevations, with painted wood door and window trims throughout. All finishes in these spaces appear to be in fair-to-good shape requiring little more than typical routine maintenance.

The 1902 / 1929 classroom addition contains the same painted bead board wall finish with plaster above up to ceiling, height at 10' -6", and wood single-glazed double-hung window, with transoms, to one elevation. On the opposing elevation, there are three (approx.) 35"w x 16"h single glazed hopper windows. The ceiling is a pressed particle board, approximately 1/4" thick, which is generally in fair condition with the exception of one penetration requiring repair.

Approximately 8' of the floor is the same wood strip flooring on wood frame with the remaining 27' a painted concrete slab on grade. The floor slab does have numerous cracks showing some signs of settling, but appears not to be recent. Filling cracks and continued observation to insure no further movement is apparent is sufficient at this time.

The 14' x 8.5' kitchen / toilet block has 7'-8" high ceilings of plaster (likely sheetrock) throughout, with a wood cove molding at wall head. Both spaces have two walls of plaster (again, likely sheetrock) and two walls of a wood-sheet panel. Flooring is a sheet good, likely a vinyl product. At the base of the walls is a 1x4 painted wood trim. Doors are four panel painted wood with painted trims. These spaces are generally in fair condition. Moisture in the bathroom is a potential issue, with significant condensation on the water tank and water supply line to the sink and toilet observed at the time of inspection.

The 1928 - 29 kitchen addition has sheet-good floor, likely vinyl, over the wood sheathing / framing. Walls to three sides are 36" high painted wood bead board and cap wainscot. The fourth wall, with two full height cupboards, is plaster full height (possibly sheetrock) with a 1x6 base. Painted wood trims throughout, including a same cove at top of wall. The original brick chimney is in this space, and is also painted. The plaster (sheetrock) ceiling is 8'-2" high. One (south-east) wall has three single-glazed, double-hung painted wood windows and trim. No significant issues of deterioration were observed.

The workshop addition at the north-east end of the building has three steps down from the kitchen addition and is the only section not at the same level as the rest of the building. The workshop has painted wood strip flooring, sealed wood plank wainscot and 1x cap at 36" high, and plaster (sheetrock) finish to ceiling. The ceiling is 7'-4" high and is a painted pressed fiberboard tile. Thickness of the tile was not verifiable at the time of inspection. There are two single-glazed double-hung painted wood window (sashes) with clear sealer to all frames and trims. No significant deterioration was observed at the time of the inspection.

The crawl spaces are all soil 'floors' with no treatment for moisture control (other than limited venting). A primary area of concern for moisture is under the main / original building, but is due in large part to a broken drain line. Other areas appear to manage with the limited venting provided.

**STRUCTURE:**

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Generally, the buildings structural components are in good condition. Based on field observations the structural systems do not meet the current NH Building Code for floor and roof / snow loading however as there is no proposed change in use, there is no requirement to reinforce the structure to meet current codes. Continued observation for areas of excessive deflection or movement is recommended.

A full structural assessment can be found in Appendix II.

**MECHANICAL, ELECTRICAL & PLUMBING SYSTEMS:**

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The facility contains no substantial mechanical systems. There is a gas-fired space heater in the original block which is vented through the single chimney. This heater and flue should be thoroughly inspected by qualified personnel prior to continued use. No other spaces have heating.

In the bathroom, there is a single extract fan. The adequacy of this fan is in question, but no identifying marking was observed at the time of the inspection. There is no extract from the kitchen or any other space.

Other than the kitchen sink and the bathroom sink, toilet and water heater, no other spaces have plumbing.

The electrical installation appears to be in fair condition. Where observable (attic spaces), there is metal conduit wiring, but this cannot be confirmed in the walls. More invasive work would be required to confirm the condition of concealed wiring and at this time it is not felt necessary. The local Authority Having Jurisdiction (AHJ) should continue to review for signs of deterioration.

Lighting is adequate, though some period fixtures may be approaching a point where they should be refurbished, or replaced only if necessary.

**LIFE SAFETY SYSTEMS:**

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Emergency lighting and signage should be reviewed, having only three self-illuminated exit signs and emergency lighting in only three spaces.

There is no fire suppression, with the exception of two fire extinguishers, one each in of the 'classroom' spaces.

Heat and / or smoke detectors are located in most spaces, and pull stations are located in three locations. (See appendix I for all locations).

Two (flush) egress doors are difficult to open (in the 1902/1929 classroom addition and the woodshed addition), and probably do not comply with operability standards. Door hardware is inoperable and dead-bolt thumb turn is difficult to disengage bolt.

## **ACCESSIBILITY**

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Most buildings and their context were historically not designed to be readily accessible for people with disabilities. The challenges presented are then how to preserve historically significant properties while simultaneously making these properties more accessible to people with disabilities.

There is no exterior entry point to the building that provides for flush or ramped access to the building, therefore, by the ADA Standards for Accessible Design as documented by the Department of Justice, the building is inaccessible. This would not have been expected for a building of this time.

With respect to the interior, access to all spaces, except the workshop, is available, although minimum clearances and widths at doorways do not meet current ADA requirements.

The bathroom layout does not comply with ADA requirements and appears to be too small to bring into compliance without significant alteration.

## 5.0 RECOMMENDATIONS

In line with the understanding of The Center Harbor Village Schoolhouse historical significance; the fact that it is a building in current use; and working within the guidelines for historical rehabilitation as defined by the NH Division of Historical Resources and the Secretary of Interiors Standards as defined by the National Parks Service, the review team would recommend the following items be addressed, subject to available funding.

Note, estimate of probable costs provided to establish order of magnitude, further definition of scope of works would be needed to more accurately predict these costs.

RECOMMENDATIONS	PRIMARY PRIORITY
<i>recommendation</i>	<i>estimate of probable cost</i>
▪ Electrical / Life Safety - Replace the non-functioning exits signs and those that are not self-illuminated (confirm AHJ's short and long-term expectations).	\$500
▪ Electrical / Life Safety - Install additional emergency lighting to cover all spaces (not including kitchen/bathroom) (confirm AHJ's short and long-term expectations).	\$1,500
▪ Electrical / Life Safety - Confirm adequacy of alarm annunciator.	\$100
▪ Electrical / Life Safety - Confirm need for carbon monoxide detectors with AHJ.	-
▪ Electrical - Limited access to wiring is available and therefore integrity of whole installation cannot be verified. Elements visible (fixtures, wiring in attic spaces) appear to be of a standard more in line with recent code requirements, however this cannot be confirmed within walls without further/more invasive inspection. Testing is recommended in the short term, with long term planning to include rewiring of installation and replacement / upgrade of all period fixtures.	\$1,500 <i>(testing only)</i>
▪ Plumbing - Repair main drainage line in crawl space, properly connect and support line.	<i>works complete</i>
▪ Roofing – Replace roof shingles and underlayment, priority should be given to those roof planes facing south.	\$12,000
▪ Roofing - Install roof ventilation, to original 1886 block and the 1902 / 1929 classroom additions. Least intrusive option for attic ventilation might be the introduction of white eave vents to blend into soffit boarding and ridge venting incorporated into the shingle ridge. Alternative gable vents would be out of character and more apparent.	\$6,400
▪ Masonry walls – Repair all existing exterior masonry as necessary and re-point. <i>Note: age and make-up of existing mortar should be confirmed with specialist consultant to insure appropriate material usage.</i>	\$5,000 <i>+ consultant</i>
▪ Masonry chimney – Repair / repoint all exterior brickwork to chimney, seal with suitable application. <i>Note: age and make-up of existing mortar should be confirmed with specialist consultant to insure appropriate material usage.</i>	\$5,000 <i>+ consultant</i>



▪ Structural - replace piled stone / block piers within crawl space of 1886-original block supporting the floor structure with suitable foundations and insulate to prevent cold weather heaving (concrete footings with pressure treated 6x6 stub columns anchored to footing and framing above).	\$7,680
▪ Structural - Repair structural upgrades within crawl space of 1886-original block supporting floor structure, north corner (reconnect structural members, fasten with through-bolts and/or galv connectors)	\$6,400
▪ Structural - Implement occupancy limits to insure main assembly space in 1886-original block does not exceed 60 occupants, thus limiting floor loading to 20 psf or less.	-
▪ Structural - Repair north-east corner foundation of 1886-original block. Consider introduction of insulation under grade to exterior of corner and insulation to inside of corner to minimize future freeze-thaw induced movement.	\$3,840
▪ Mechanical - gas space heater and chimney should be thoroughly inspected by qualified specialist prior to further use.	\$240
▪ Finishes / Substrate - Replace curled / delaminating floor finish in bathroom. Confirm condition of substrate prior to new install, and address accordingly (Note: black mold on floor near toilet).	\$2,400
<b>sub-total</b>	<b>\$53,060</b>
contingency @ 20%	\$10,612
<b>primary total</b>	<b>\$63,672</b>

RECOMMENDATIONS	SECONDARY PRIORITY
<i>recommendation</i>	<i>estimate of probable cost</i>
▪ Finish – Repair and replace damaged ceiling finish '1929 Classroom Addition'.	\$1,200
▪ Finish -Reconstruct 1886 Original block crawl space access hatch utilizing original strip flooring removed when hatch was cut.	\$1,280
▪ Roofing - Replace built-up roof finish over kitchen/toilet block prior to failure. Monitor for roof leaks and address when budget permits. Include head-wall and side-wall flashing, keeping wall finish 4"-6", minimum, above roof finish and lap flashing behind siding / over roofing.	\$1,200
▪ Plumbing – Insulate water line and water tank in bathroom to address 'sweating' and condensation.	\$800
▪ Electrical - Provide extract fan / hood to kitchen.	\$1,000
▪ Structural - Repair cut bottom chord of 1886-original block roof truss	\$600
▪ Structural - Limiting occupants to maximum occupant load has been suggested as impractical due to needs of Historical Society meeting and potential functions. Other options would be to reduce spans of floor system by the introduction of further foundation / footing points and suitable columns. Further design work would be required to confirm extent require to adequately increase floor structure for increase occupant load.	<i>requires further detailing to establish cost</i>

▪ Accessibility - Form ramped entrance to main entry door to provide level accessible entry. Existing door provides adequate width for ADA.	\$3,840
▪ Accessibility - Review options for larger bathroom to bring into compliance with ADA regulations. (Reduce kitchen and enlarge bathroom seems only feasible option).	<i>requires further detailing to establish cost</i>
<b>sub-total</b>	<b>\$9,920</b>
contingency @ 20%	\$1,984
<b>secondary total</b>	<b>\$11,904</b>

RECOMMENDATIONS	TERTIARY PRIORITY
<i>recommendation</i>	<i>estimate of probable cost</i>
▪ Finish – Repair cracking in plaster / sheetrock walls were evident. Monitor areas for additional cracking which would indicate further movement in structure.	\$2,560
▪ Finish – Implement routine / scheduled maintenance of all exterior finishes staggering major elements over time to minimize yearly extent and cost of work.	-
▪ Structural - Monitor all areas of foundation structure for additional movement and address accordingly.	-
▪ Structural - Install field drains (below frost level) up-hill of structure to reduce water / moisture issues around foundation. Daylight drain lines down-hill of structure.	\$10,000
▪ Mechanical - Replace bathroom exhaust fan with more up-to-date unit, introduce exhaust fan to kitchen area. If two noted fans are sized accordingly, installations could suffice for whole building air change requirements with passive return air.	\$1,200
▪ Electrical - Consider upgrading lighting with new energy efficient LED fixtures or bulbs.	-
▪ Fire Suppression - Additional fire extinguishers would be recommended.	\$480
▪ Regrade around building where siding is within 12" of ground	\$6,000
▪ Access - Roof space/attic access is difficult at best and does not promote regular inspection/maintenance. Additional access might be created through the ceiling of room 'B', SE Storage Room, with an inconspicuous hatch.	\$2,560
▪ Consider - Removal of aluminum siding once integrity of roof finish is restored, replace with matching wood clapboards more in keeping with original finish.	-
▪ Consider - Locate original or replacement wood doors to replace those either missing or replaced with doors inconsistent remainder of existing/original doors.	-
<b>sub-total</b>	<b>\$22,800</b>
contingency @ 20%	\$4,560
<b>tertiary total</b>	<b>\$27,360</b>

**LIFE SAFETY**

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The Center Harbor Village Schoolhouse is an existing building in current use and would therefore be subject to the existing building codes as currently adopted by the Town of Center Harbor and State of New Hampshire, these would predominantly be:

- International Existing Building Code, 2009.
- NFPA 101, Life Safety Code, 2015.
- NFPA 914, Code for Fire Protection of Historic Structures, 2015.

*Please note that the following does not form an extensive code review, rather summary commentary on several codes aspects.*

Building and Life Safety codes as they pertain to existing buildings are routinely updated. Existing buildings largely fall under the purview of the local Authority Having Jurisdiction to interpret the requirements needed to adequately meet the minimum level of life safety appropriate to a building use. There are avenues for the relaxation of codes when dealing with historic structures, and this should be reviewed with the Authority Having Jurisdiction and the NH Division of Historic Resources.

The Center Harbor Village Schoolhouse has primarily display space, some of which is also utilized for community meeting, all of which would be classified 'A-3' type occupancy. As such it is one of the most restrictive building occupancies serving as a public gathering space of persons not necessarily familiar with their surroundings.

Under current code, which the facility is not presently held to, the following requirements would need to be met, should there be any significant building use or layout changes proposed:

<u>Room</u>	<u>Max Occup.</u>	<u>Requirement (max travel permitted=75'; common path=30')</u>	
Main Display	46	9.2" min - 108" provided	max. travel=43', CP=0
Display (classroom)	43	8.6" min. - 72" provided	max. travel=45'; CP=0
Display (old kitchen)	14	3" min. - 72" provided	max. travel=58'; CP=0
Display (workshop)	15	3" min. - 72" provided	max. travel=19'; CP=0

It is recommended that the Center Harbor Village Schoolhouse maintain regular review and inspection with the Center Harbor Fire Department to ensure all systems are acceptable for continued use.

Emergency lighting and signage is present and currently approved by AHJ, though all signage should probably be upgraded to current self-illumination requirements.

**ENERGY EFFICIENCY**

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As noted within the National Park Service Preservation Brief 3: *When implementing energy upgrades, efforts should be concentrated on improvements that will provide the most payback for the money expended and the least compromise to the historic character of the building. Some upgrades recommended in energy audits may not be introduced into a historic building feasibly without damaging historic fabric or altering the appearance of significant features.*

With that in mind, the following conclusions would be the recommendation:

- The Center Harbor Village Schoolhouse has a single heat source for the main display area which is currently considered functioning. The facility utilizes propane for both the single heating source and for cooking facilities. The condition of the propane space heater should be reviewed by a qualified contractor, as should the condition of the chimney / liner. At present, the chimney would at the minimum require stabilization and re-pointing. If not already present, a new metallic liner should also be introduced. The extent of use of the heating system suggests significant savings on fuel consumption would not be anticipated, and additional expenditure to upgrade or replace would be under-utilized.
- Artificial lighting is provided by several different formats of light sources. At this time, replacement of fixtures is not deemed necessary, and upgrade to more energy efficient light types (LED bulbs/fluorescent tube replacements) would be an easy and effective method for increased efficiency.
- Cost and impact on efforts to preserve the integrity of the historic fabric of the building suggests careful consideration should be given prior to any invasive work on wall build-up or window replacement. Given the nature of the facility usage, both present and intended, the value to cost ratio of wall insulation upgrade and window upgrade is anticipated to be an unfavorable comparison and presently not deemed an effective use of funds. Further to that, with the introduction of some further ventilation, either mechanical or passive, any disintegration of the building fabric can be minimized with significantly less cost. The condition of the windows also suggests, with regular maintenance, continued use is feasible.
- The only potential upgrade deemed to be a value-added cost might be replacement of ceiling insulation (blown in fiberglass), with a material not susceptible to air movement or easily disrupted through unrelated maintenance issues, such as blown in cellulose. The insulation presently installed is neither consistent or adequate for heating or cooling purposes. Although the facility does not utilize any cooling technology (other than one window mounted cooling unit) it would also benefit from ceiling insulation to better separate the occupied spaces from the attic space. Improved ventilation of the attic spaces would further reduce that impact, as well as increasing the life of the roof finish on the south facing roof planes.

## 6.0 REHABILITATION APPROACH

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As noted previously, the Center Harbor Village Schoolhouse is recognized on the New Hampshire Register of Historic Places. However, The Secretary of the Interior's Standards for the Treatment of Historic Properties provides valuable information and insight for best practices for undertaking various works.

The Standards offer four distinct approaches to the treatment of historic properties—preservation, rehabilitation, restoration, and reconstruction.

It would be recommended that the Center Harbor Village Schoolhouse give consideration to the approach of rehabilitation when addressing future works. The Standards define Rehabilitation as *the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values*. Also see Appendix V.

In addition, the National Park Services publishes multiple Preservation Briefs providing guidance on preserving, rehabilitating, and restoring historic buildings. The following briefs should be given due consideration:

3. Improving Energy Efficiency in Historic Buildings.
4. Roofing for Historic Buildings.
8. Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings.
9. The Repair of Historic Wooden Windows.
10. Exterior Paint Problems on Historic Woodwork.
16. The Use of Substitute Materials on Historic Building Exteriors.
17. Architectural Character—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character.
18. Rehabilitating Interiors in Historic Buildings—Identifying Character-Defining Elements.
24. Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches.
28. Painting Historic Interiors.
32. Making Historic Properties Accessible.
47. Maintaining the Exterior of Small and Medium Size Historic Buildings

The National Park Service Preservation Briefs are available online at the following location:  
<https://www.nps.gov/tps/how-to-preserve/briefs.htm>

Furthermore, should any proposed works anticipate major ground disturbance, then review of potential archeology should be considered.

APPENDIX I  
**ARCHITECTURAL OBSERVATIONS AND CONDITIONS ASSESSMENT**

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## APPENDIX I

## SITE OBSERVATIONS &amp; CONDITIONS ANALYSIS

date: July 10, 2017 - weather conditions: partly sunny, approx. 65 degrees

## 1886 ORIGINAL BUILDING-EXTERIOR (ROOMS A, B, C)

FOUNDATION			
component	description	comments	conditions
Foundation wall	Brick wall extension on stone frost wall	Air grilles to crawl space section	Some cracking (likely historic)
EXTERIOR WALLS			
component	description	comments	conditions
frame	(Approx.) true 2x4 stick frame		
finish	Sheathing and sq. edge clapboard Patterned shingles to top portion of S-W main gable		Fair to good
Trims (approx.)	1x5" jamb/head; 1x7" corner trim, 3"x sill, 8" frieze		Fair to good
miscellaneous			
ROOF			
component	description	comments	conditions
frame	True 2x stick frame roof		
finish	Asphalt shingles	Woven joint at valley, no flashing	Limited life anticipated
eave / rake	(approx..) 3" wood crown on 6" fascia		fair
flashing	Aluminum drip flashing		fair
DOOR & WINDOWS			
component	description	comments	conditions
doors	(1) six panel and (1) four panel wood doors, with transoms over, painted		fair
windows	Wood: (7) 33.5x52 double hung/33.5x15.25 transom combos(2over2over2); (3) 33 3/4 x 15 1/4 hoppers		fair
MECHANICAL			
component	description	comments	conditions
chimney	Back/N-W gable, approx. 28"x16"	Requires some repair/repointing	Less than fair to poor
ELECTRICAL			
component	description	comments	conditions
power	No outlets observed; meter at corner with original		
lighting	dual head halogen spot light on S-W gable		
FIRE PROTECTION			
component	description	comments	conditions
Smoke/security alarm	Eave mounted aerial to alarm system for communication to local emergency services		
GENERAL			
component	description	comments	conditions
Attic window	Triangular attic space access window, single glazed screwed in place	Insufficient access to attic space does not promote regular maintenance regime	
Attic space	Unvented attic space with eave south facing likely experiencing significant temperature range and reducing life of shingles	Creating venting to attic space recommended	
Flag pole	Decorative flag pole and finial at main gable ridge line		

## APPENDIX I

## SITE OBSERVATIONS &amp; CONDITIONS ANALYSIS

date: July 10, 2017 - weather conditions: partly sunny, approx. 65 degrees

## OLD KITCHEN ADDITION-EXTERIOR (ROOM G)

FOUNDATION			
component	description	comments	conditions
Foundation wall	Concrete	Air grilles to crawl space section	Some cracking (likely historic)
EXTERIOR WALLS			
component	description	comments	conditions
frame	(Approx.) true 2x4 stick frame	Vent hood on north-west wall	
finish	Sheathing and sq. edge clapboard		Fair to good
Trims (approx.)	1x5" jamb/head; 1x7" corner trim, 3"x sill, 8" frieze		Fair to good
miscellaneous			
ROOF			
component	description	comments	conditions
frame	True 2x stick frame roof	Some signs of sheathing failure	
finish	Asphalt shingles	Valley flashing at rear section roof junction	Limited life anticipated
eave / rake	(approx..) 3" wood crown on 6" fascia		fair
flashing	Aluminum drip flashing		fair
DOOR & WINDOWS			
component	description	comments	conditions
doors	(1) exterior flush veneer, painted		fair
windows	Wood: (7) 33.5x52 double hung/33.5x15.25 transom combos(2over2over2); (3) 33 3/4 x 15 1/4 hoppers		fair
MECHANICAL			
component	description	comments	conditions
chimney	none		
ELECTRICAL			
component	description	comments	conditions
power	No outlets observed; meter at corner with original		
lighting	Single head halogen spot light on north gable		
FIRE PROTECTION			
component	description	comments	conditions
detection			
suppression			
GENERAL			
component	description	comments	conditions



## APPENDIX I

## SITE OBSERVATIONS &amp; CONDITIONS ANALYSIS

date: July 10, 2017 - weather conditions: partly sunny, approx. 65 degrees

## WORKROOM/WORKSHOP-EXTERIOR (ROOM H)

FOUNDATION			
component	description	comments	conditions
Foundation wall	Painted block wall with boulder integral with N-W corner	Air grilles to crawl space section	Some cracking (likely historic)
EXTERIOR WALLS			
component	description	comments	conditions
frame	(Approx.) true 2x4 stick frame		
finish	Sheathing and sq. edge clapboard		Fair to good
Trims (approx.)	1x5" jamb/head; 1x7" corner trim, 3"x sill, 8" frieze		Fair to good
miscellaneous			
ROOF			
component	description	comments	conditions
frame	True 2x stick frame roof		
finish	Asphalt shingles	Valley flashing at middle section roof junction; moss growing on shingles	Limited life anticipated
eave / rake	(approx..) 3" wood crown on 6" fascia		fair
flashing	Aluminum drip flashing		fair
DOOR & WINDOWS			
component	description	comments	conditions
doors	(1) exterior flush veneer, painted		fair
windows	Wood: (7) 33.5x52 double hung/33.5x15.25 transom combos(2over2over2); (3) 33 3/4 x 15 1/4 hoppers		fair
MECHANICAL			
component	description	comments	conditions
chimney	none		
ELECTRICAL			
component	description	comments	conditions
power	No outlets observed		
lighting			
FIRE PROTECTION			
component	description	comments	conditions
detection			
suppression			
GENERAL			
component	description	comments	conditions

## APPENDIX I

## SITE OBSERVATIONS &amp; CONDITIONS ANALYSIS

date: July 10, 2017 - weather conditions: partly sunny, approx. 65 degrees

## CA 1920 TOILET BLOCK ADDITION-EXTERIOR (ROOM E, F)

FOUNDATION			
component	description	comments	conditions
Foundation wall	stone	One opening near bathroom	Some cracking (likely historic)
EXTERIOR WALLS			
component	description	comments	conditions
frame	(Approx.) true 2x4 stick frame		
finish	Sheathing and sq. edge clapboard		Fair to good
Trims (approx.)	1x5" jamb/head; 1x7" corner trim, 3"x sill, 8" frieze		Fair to good
miscellaneous			
ROOF			
component	description	comments	conditions
frame	True 2x stick frame roof	Some signs of sheathing failure	
finish	Built-up asphaltic sheeting	Some cracking observed	Limited life anticipated
eave / rake	(approx..) 3" wood crown on 6" fascia		fair
flashing	Aluminum drip flashing		fair
DOOR & WINDOWS			
component	description	comments	conditions
doors	None		
windows	None		
MECHANICAL			
component	description	comments	conditions
chimney	none		
ELECTRICAL			
component	description	comments	conditions
power	No outlets observed; meter at corner with original		
lighting	Single head halogen spot light on north gable		
FIRE PROTECTION			
component	description	comments	conditions
detection			
suppression			
GENERAL			
component	description	comments	conditions

## APPENDIX I

## SITE OBSERVATIONS &amp; CONDITIONS ANALYSIS

date: July 10, 2017 - weather conditions: partly sunny, approx. 65 degrees

## 1902/1929 CLASSROOM ADDITION-EXTERIOR (ROOM D)

FOUNDATION			
component	description	comments	conditions
Foundation wall	Concrete, with some stone at connection to original	Air grilles to crawl space section	Some cracking (likely historic)
EXTERIOR WALLS			
component	description	comments	conditions
frame	(Approx.) true 2x4 stick frame		
finish	Sheathing and sq. edge clapboard		Fair to good
Trims (approx.)	1x5" jamb/head; 1x7" corner trim, 3"x sill, 8" frieze		Fair to good
miscellaneous			
ROOF			
component	description	comments	conditions
frame	True 2x stick frame roof	Some signs of sheathing failure	
finish	Asphalt shingles	Woven joint at valley, no flashing	Limited life anticipated
eave / rake	(approx..) 3" wood crown on 6" fascia		fair
flashing	Aluminum drip flashing		fair
DOOR & WINDOWS			
component	description	comments	conditions
doors	(1) exterior flush veneer, painted		fair
windows	Wood: (7) 33.5x52 double hung/33.5x15.25 transom combos(2over2over2); (3) 33 3/4 x 15 1/4 hoppers		fair
MECHANICAL			
component	description	comments	conditions
chimney	none		
ELECTRICAL			
component	description	comments	conditions
power	No outlets observed; meter at corner with original		
lighting	Single head halogen spot light on north gable		
FIRE PROTECTION			
component	description	comments	conditions
detection			
suppression			
GENERAL			
component	description	comments	conditions

## APPENDIX I

## SITE OBSERVATIONS &amp; CONDITIONS ANALYSIS

date: July 10, 2017 - weather conditions: partly sunny, approx. 65 degrees

## SOUTH-EAST STORAGE-INTERIOR (ROOM B)

FOUNDATION			
component	description	comments	conditions
	Brick/stone foundation	Typical -see exterior	
EXTERIOR WALLS			
component	description	comments	conditions
	2x framed	Typical -see exterior	
ROOF			
component	description	comments	conditions
frame	2x framed	Typical -see exterior	
finish	Asphalt shingles	Typical -see exterior	
eave / rake		Typical -see exterior	
flashing			
DOOR & WINDOWS			
component	description	comments	conditions
doors	(1) six panel wood exterior door and transom (1) four panel interior wood door	Painted	
windows	(1) Wood 33.5x51.5 double hung/33.5x15" transom combos(2over2over2)		
INTERIOR WALLS			
component	description	comments	conditions
-	2x Wood framed		
INTERIOR FINISHES			
component	description	comments	conditions
floor	2" wood strip flooring on 2x wood framing		Very worn
walls	3' bead-board wainscot, plaster above		Fair
ceiling	plaster ceiling		fair
MECHANICAL			
component	description	comments	conditions
heating	none		
cooling	none		
ventilation	non		
ELECTRICAL			
component	description	comments	conditions
power	Alarm panels (fire and security)		
lighting	(1) incandescent pendant		
PLUMBING			
component	description	comments	conditions
none	none		
FIRE PROTECTION			
component	description	comments	conditions
detection	None		
suppression	none		
GENERAL			
component	description	comments	conditions

## APPENDIX I

## SITE OBSERVATIONS &amp; CONDITIONS ANALYSIS

date: July 10, 2017 - weather conditions: partly sunny, approx. 65 degrees

## SOUTH-WEST ENTRY-INTERIOR (ROOM A)

FOUNDATION			
component	description	comments	conditions
	Brick/stone foundation	Typical -see exterior	
EXTERIOR WALLS			
component	description	comments	conditions
	2x framed	Typical -see exterior	
ROOF			
component	description	comments	conditions
frame	2x framed	Typical -see exterior	
finish	Asphalt shingles	Typical -see exterior	
eave / rake		Typical -see exterior	
flashing			
DOOR & WINDOWS			
component	description	comments	conditions
doors	(1) six panel wood exterior door and transom (1) four panel wood interior door	painted	
windows	none		
INTERIOR WALLS			
component	description	comments	conditions
-	2x Wood framed		
INTERIOR FINISHES			
component	description	comments	conditions
floor	2" wood strip flooring on 2x wood framing		Very worn
walls	3' bead-board wainscot, plaster above		Fair
ceiling	plaster ceiling		fair
MECHANICAL			
component	description	comments	conditions
heating	none		
cooling	none		
ventilation	non		
ELECTRICAL			
component	description	comments	conditions
power	Breaker panel, main disconnect, minimal outlets		
lighting	(1) incandescent pendant		
PLUMBING			
component	description	comments	conditions
none	none		
FIRE PROTECTION			
component	description	comments	conditions
detection	None		
suppression	none		
GENERAL			
component	description	comments	conditions
	Illuminated exit sign and emergency lighting		

## APPENDIX I

## SITE OBSERVATIONS &amp; CONDITIONS ANALYSIS

date: July 10, 2017 - weather conditions: partly sunny, approx. 65 degrees

## 1886 ORIGINAL CLASSROOM -INTERIOR (ROOM C)

FOUNDATION			
component	description	comments	conditions
	Brick/stone foundation	Typical -see exterior	
EXTERIOR WALLS			
component	description	comments	conditions
	2x framed	Typical -see exterior	
ROOF			
component	description	comments	conditions
frame	2x framed	Typical -see exterior	
finish	Asphalt shingles	Typical -see exterior	
eave / rake		Typical -see exterior	
flashing			
DOOR & WINDOWS			
component	description	comments	conditions
doors	(5) interior four-panel wood door		
windows	(8) Wood 33.5x51.5 double hung /33.5x15" transom combos(2over2over2)	Single glazed/putty/counter weight	
INTERIOR WALLS			
component	description	comments	conditions
-	2x Wood framed		
INTERIOR FINISHES			
component	description	comments	conditions
floor	2" wood strip flooring on 2x wood framing	Areas of floor need structural work	Fair to poor
walls	3' bead-board wainscot, plaster above	Chalk-boards south & east walls	fair
ceiling	plaster ceiling		fair
MECHANICAL			
component	description	comments	conditions
heating	Gas hot air heating unit within space	Vented into chimney	
cooling	(1) window mounted a/c unit		
ventilation	none		
ELECTRICAL			
component	description	comments	conditions
power	Three outlets around perimeter		
lighting	(9) approx. chain hung pendants		
PLUMBING			
component	description	comments	conditions
Underfloor foul drain	Drainage line under main space has broken in two places and is emptying sewage into crawl space	Apart from health and safety issues, moisture is undermining structure	
FIRE PROTECTION			
component	description	comments	conditions
detection	Smoke and heat sensors		
suppression	Fire extinguisher		
GENERAL			
component	description		
Hatch to crawl space	Hatch cut from crawl space not properly supported and does not fit due to movement in floor		
Floor structure	North-east corner of floor structure collapsing due to moisture in ground and inadequate footings under support		

## APPENDIX I

## SITE OBSERVATIONS &amp; CONDITIONS ANALYSIS

date: July 10, 2017 - weather conditions: partly sunny, approx. 65 degrees

## OLD KITCHEN ADDITION -INTERIOR (ROOM G)

FOUNDATION			
component	description	comments	conditions
	concrete	Typical -see exterior	
EXTERIOR WALLS			
component	description	comments	conditions
	2x framed	Typical -see exterior	
ROOF			
component	description	comments	conditions
frame	2x framed	Typical -see exterior	
finish	Asphalt shingles	Typical -see exterior	
eave / rake		Typical -see exterior	
flashing			
DOOR & WINDOWS			
component	description	comments	conditions
doors	(2) four panel interior		
windows	(3) 33.5x 51" single glazed double hung wood, putty	Counterweight, 2 over 2	fair
INTERIOR WALLS			
component	description	comments	conditions
-	2x wood framed		
INTERIOR FINISHES			
component	description	comments	conditions
floor	Vinyl sheet on wood sheathing/framing		
walls	3' bead-board wainscot, plaster above		
ceiling	plaster ceiling		
MECHANICAL			
component	description	comments	conditions
heating	chimney and thimble for disconnected woodstove		
cooling	None		
ventilation	none		
ELECTRICAL			
component	description	comments	conditions
power	minimal		
lighting	(1) surface mount fixture		
PLUMBING			
component	description	comments	conditions
none			
FIRE PROTECTION			
component	description	comments	conditions
detection	Smoke and heat sensor		
suppression	none		
GENERAL			
component	description	comments	conditions
closets	Two shelved closets/pantry with doors missing		

## APPENDIX I

## SITE OBSERVATIONS &amp; CONDITIONS ANALYSIS

date: July 10, 2017 - weather conditions: partly sunny, approx. 65 degrees

## WORKSHOP/WOODSHED-INTERIOR (ROOM H)

FOUNDATION			
component	description	comments	conditions
	concrete	Typical -see exterior	
EXTERIOR WALLS			
component	description	comments	conditions
	2x framed	Typical -see exterior	
ROOF			
component	description	comments	conditions
frame	2x framed	Typical -see exterior	
finish	Asphalt shingles	Typical -see exterior	
eave / rake		Typical -see exterior	
flashing			
DOOR & WINDOWS			
component	description	comments	conditions
doors	(1) four panel interior, (1) flush exterior		
windows	(3) 33.5x 63.5" single glazed double hung wood, putty	Counterweight, 2 over 2	fair
INTERIOR WALLS			
component	description	comments	conditions
-	2x wood framed		
INTERIOR FINISHES			
component	description	comments	conditions
floor	3" wood strip on wood framing, painted		fair
walls	3' pine boarding wainscot, plaster above		fair
ceiling	1/4" fiber-cement ceiling tiles		fair
MECHANICAL			
component	description	comments	conditions
heating	none		
cooling	none		
ventilation	none		
ELECTRICAL			
component	description	comments	conditions
power	Minimal receptacles		
lighting	(2) surface mount fluorescent fixtures		fair
PLUMBING			
component	description	comments	conditions
none			
FIRE PROTECTION			
component	description	comments	conditions
detection	Smoke and heat sensors		
suppression	none		
GENERAL			
component	description	comments	conditions
function	Non-illuminated exit sign		
	Secondary wood plank floor down about 25" below finished floor		



## APPENDIX I

## SITE OBSERVATIONS &amp; CONDITIONS ANALYSIS

date: July 10, 2017 - weather conditions: partly sunny, approx. 65 degrees

## 1902/1929 CLASSROOM-INTERIOR (ROOM D)

FOUNDATION			
component	description	comments	conditions
	Partial stone, mostly concrete foundation	Typical -see exterior	
EXTERIOR WALLS			
component	description	comments	conditions
	2x framed walls	Typical -see exterior	
ROOF			
component	description	comments	conditions
frame	2x Framed gable roof	Typical -see exterior	Minimal insulation
finish	Asphalt Shingles	Typical -see exterior	
eave / rake		Typical -see exterior	
flashing			
DOOR & WINDOWS			
component	description	comments	conditions
doors	(3) interior wood four panel, (1) exterior flush veneer		fair
windows	Wood: (7) 33.5x52 double hung/33.5x15.25 transom combos(2over2over2); (3) 33 3/4 x 15 1/4 hoppers	Single glazed/putty/counter weight	fair
INTERIOR WALLS			
component	description	comments	conditions
-	2x framed walls, wood and plaster finish		
INTERIOR FINISHES			
component	description	comments	conditions
floor	8' 5"x17' 8" wood framed/3" wood strip finished; and 27"x17'8" concrete	Wood finish sealed; concrete painted	Cracking in concrete, fair
walls	36" h Wood wainscoting, painted plaster above		fair
ceiling	Fiberboard ceiling tiles 1/4" thick		Some replacement
MECHANICAL			
component	description	comments	conditions
heating	None, chimney suggests once had wood stove		
cooling	none		
ventilation	none		
ELECTRICAL			
component	description	comments	conditions
power	Minimal outlets		
lighting	Approx. (8) ceiling pendants	Chain hanger/metal rose	fair
FIRE PROTECTION			
component	description	comments	conditions
detection	Heat & Smoke sensors		
suppression	Fire extinguisher		
GENERAL			
component	description	comments	conditions
function	Chalk board on north /east walls		
	Illuminated exit main entry, non-illuminated to external exit door		

## APPENDIX I

## SITE OBSERVATIONS &amp; CONDITIONS ANALYSIS

date: July 10, 2017 - weather conditions: partly sunny, approx. 65 degrees

## CA 1920 BLOCK (KITCHEN)-INTERIOR (ROOM E)

FOUNDATION			
component	description	comments	conditions
	Stone foundation with partial concrete section at link	Typical -see exterior	Typical -see exterior
EXTERIOR WALLS			
component	description	comments	conditions
	2x Framed walls		
ROOF			
component	description	comments	conditions
frame	2x Framed Lean-To	Typical -see exterior	
finish	Built-up asphaltic sheeting	Typical -see exterior	
eave / rake			
flashing			
DOOR & WINDOWS			
component	description	comments	conditions
doors	Wood four panel door, painted, recent brass hardware		fair
windows	none		
INTERIOR WALLS			
component	description	comments	conditions
-	2x wood framing		
INTERIOR FINISHES			
component	description	comments	conditions
floor	Vinyl sheet. wood sheathing/framing, 1x4 painted base		Worn but usable
walls	(3) walls thin veneer wood panel, (1) walls plaster	Sheetrock has all paper	fair
ceiling	plaster	Sheetrock painted	Requires repair/refinish
CABINETRY			
component	description	comments	conditions
Wall/base units	Oak cabinetry; laminate countertop		fair
MECHANICAL			
component	description	comments	conditions
heating	none		
cooling	none		
ventilation	none		
ELECTRICAL			
component	description	comments	conditions
power	(2) countertop receptacle, high level appliance recept..		
lighting	(2) surface mount incandescent light fixture		
appliances	Gas range/oven, countertop microwave, refrigerator		fair
PLUMBING			
component	description	comments	conditions
sink	Double-bowl stainless steel sink		fair
FIRE PROTECTION			
component	description	comments	conditions
detection	none		
suppression	none		
GENERAL			
component	description	comments	conditions
function			

## APPENDIX I

## SITE OBSERVATIONS &amp; CONDITIONS ANALYSIS

date: July 10, 2017 - weather conditions: partly sunny, approx. 65 degrees

## CA 1920 BLOCK (BATHROOM)-INTERIOR (ROOM F)

FOUNDATION			
component	description	comments	conditions
	Stone foundation with partial concrete section at link	Typical -see exterior	Typical -see exterior
EXTERIOR WALLS			
component	description	comments	conditions
	2x Framed walls		
ROOF			
component	description	comments	conditions
frame	2x Framed Lean-To	Typical -see exterior	
finish	Built-up asphaltic sheeting	Typical -see exterior	
eave / rake			
flashing			
DOOR & WINDOWS			
component	description	comments	conditions
doors	Wood four panel door, painted, recent brass hardware		fair
windows	none		
INTERIOR WALLS			
component	description	comments	conditions
-	2x wood framing		
INTERIOR FINISHES			
component	description	comments	conditions
floor	Vinyl sheet. wood sheathing/framing, 1x4 painted base	Vinyl curling/delaminating	Replace recommend.
walls	(2) walls thin veneer wood panel, (2) walls plaster	Sheetrock painted	fair
ceiling	plaster	Sheetrock painted	Requires repair/refinish
MECHANICAL			
component	description	comments	conditions
heating	none		
cooling	none		
ventilation	Extract fan		
ELECTRICAL			
component	description	comments	conditions
power	none		
lighting	(2) Incandescent ceiling mount track fixtures		
PLUMBING			
component	description	comments	conditions
Water tank	Approx. 50gal	Floor mounted	Fair
Water Heater	Electric instantaneous water heater	Wall mounted	Fair
Vanity Sink	Wall mount single-bowl porcelain, chrome fittings	Residential standard (not ADA)	Fair
Toilet	Porcelain floor mount cistern and bowl	Residential standard	Fair
FIRE PROTECTION			
component	description	comments	conditions
detection	none		
suppression	none		
GENERAL			
component	description	comments	conditions
function		Room does not comply with ADA	

## APPENDIX I

## SITE OBSERVATIONS &amp; CONDITIONS ANALYSIS

date: July 10, 2017 - weather conditions: partly sunny, approx. 65 degrees

## ELECTRICAL INSTALLATION

RECEPTACLES				
component	description		comments	conditions
INTERIOR LIGHTING				
location	description		comments	
ROOM A	Single incandescent pendant		Relevant to original electrical install, may req. upgrade	
ROOM B	Single incandescent pendant		Relevant to original electrical install, may req. upgrade	
ROOM C	Eight incandescent pendants		Relevant to original electrical install, may req. upgrade	
ROOM D	Six incandescent pendants		Relevant to original electrical install, may req. upgrade	
ROOM E	Single surface-mount florescent (ceiling)		Later replacement or addition, appears adequate	
ROOM F	Ceiling Mounted track, three fixtures		Later replacement or addition, appears adequate	
ROOM G	Single surface-mount florescent (ceiling)		Later replacement or addition, appears adequate	
ROOM H	Two surface-mount florescent (ceiling)		Later replacement or addition, less than desirable	
Attic Spaces	No lighting presently installed		Suggest minimal light fixtures for inspection purposes	
Crawl Space	No lighting presently installed		Suggest minimal light fixtures for inspection purposes	
EXTERIOR LIGHTING				
location	description		comments	
S-W Gable	Double-head high level spot		Adequate for use and covers code requirements	
N-W Gable	Double-head high level spot		Adequate for use	
Exits	No fixtures at all but main entry/exit		Lighting required at all exit doors	
SERVICE PANEL				
component	description		comments	
location	Main panel & alarm cut-off located in entry vestibule		Adequate, probably only for existing circuits and current loading	
ALARM SYSTEMS				
component	location		comments	
Fire Alarm	Panel located in Room B		False alarms have been common	
Heat/Smoke Detector	Rooms C, D, G, H		Confirm life expectancy and operational status	
Pull Stations	Rooms A, D, G			
Alarm annunciators	Rooms C		Single mechanical 'bell' type, probably not code compliant	
APPLIANCES				
component	location		comments	
refrigerator	Room D			
range	Room D			
microwave	Room D			
FIRE PROTECTION				
component	locations		comments	
Illuminated exit	Rooms A, C, D			
Non-ill. exit	Rooms C, D, G, H		Confirm non-illuminated is code compliant	
Emergency Light-present	Rooms A, C, D			
Emergency Light-not present	Rooms B, H, G		Confirm code compliant lighting requirements	
Fire suppression	Room C, D		Two fire extinguishers in building-Type 'ABC'	
GENERAL				
component	description		comments	

## APPENDIX I

## SITE OBSERVATIONS &amp; CONDITIONS ANALYSIS

date: July 10, 2017 - weather conditions: partly sunny, approx. 65 degrees

## MECHANICAL INSTALLATION

MECHANICAL INSTALL PRESENT		
<i>location</i>	<i>description</i>	<i>comments</i>
ROOM A	No HVAC present	No install required at this time
ROOM B	No HVAC present	No install required at this time
ROOM C	No venting present, gas space heater and window a/c unit	Heater vents to existing chimney (requires thorough inspection); AC unit is temporary install
ROOM D	No HVAC present	No install required at this time
ROOM E	No HVAC present,	Venting for cooking should be considered
ROOM F	No H/AC present, appears to be extract fan to space	Confirm adequacy of fan size and performance
ROOM G	No HVAC present	No install required at this time
ROOM H	No HVAC present	No install required at this time
Crawl Spaces	No H/AC present, passive venting to areas	Passive venting appears to be adequate if plumbing fixed
Attic Spaces	No mechanical installation present	Passive or mechanical venting suggested for heat build-up

## PLUMBING INSTALLATION

MECHANICAL INSTALL PRESENT		
<i>location</i>	<i>description</i>	<i>comments</i>
ROOM A	No plumbing present	No install required at this time
ROOM B	No plumbing present	No install required at this time
ROOM C	No plumbing present	No install required at this time
ROOM D	No plumbing present	No install required at this time
ROOM E	Kitchen sink	Appears to be adequate at this time
ROOM F	Toilet and vanity sink, water tank, water heater	Address 'sweating', inspect for proper performance
ROOM G	No plumbing present	No install required at this time
ROOM H	No plumbing present	No install required at this time
Crawl Spaces	Drainage lines are inadequately supported, presently not properly connected and emptying into crawl space	

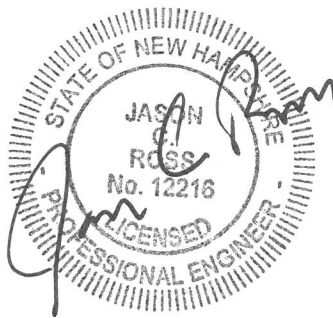
**APPENDIX II**  
**STRUCTURAL OBSERVATIONS AND CONDITIONS ASSESSMENT**

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**STRUCTURAL ASSESSMENT REPORT**  
**CENTER HARBOR SCHOOLHOUSE**  
**94 DANE ROAD**  
**CENTER HARBOR, NEW HAMPSHIRE**

Prepared for:  
**Alba Architects**

August 29, 2017

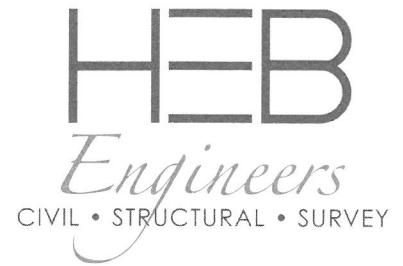


Prepared by:  
**HEB Engineers, Inc.**

Project #2017-059

August 29, 2017

Stuart Anderson, AIA  
Alba Architects  
137 Daniel Webster Highway  
North Woodstock, NH 03262



**Re: Center Harbor Schoolhouse, 94 Dane Road, Center Harbor, NH  
Structural Assessment Report  
HEB Project #2017-059**

Dear Stuart,

This Structural Assessment Letter Report has been prepared by HEB Engineers, Inc. (HEB) to address the concerns about the structural integrity of the Center Harbor Schoolhouse building located at 94 Dane Road in Center Harbor, New Hampshire. On July 10, 2017, I visited the building to observe the existing structure. Presented in this Letter Report are my field observations and recommendations. This work was performed in accordance with our Letter Agreement, dated July 11, 2017, and signed on August 3, 2017.

**Field Observations:**

The existing single-story, wood-framed, building was originally built in 1886 and has been added onto several times. The building was originally used as a schoolhouse but is now used as a museum for the local Historical Society. The building is only in use during the summer months and is closed during the winter (see Photos 1 and 2).

The original portion of the building has a stone and brick foundation. There are some settlement cracks at the eastern corner of the building, most likely due to the soil under the foundation freezing and thawing (see Photo 3). There is a dirt crawl space under the main floor framing that is very damp. There are several CMU block and stone piers in the crawl space area that are supporting the floor framing above. The piers are not frost protected and some of them have settled so that they are no longer touching the floor framing (see Photo 4).

There is a concrete foundation with a slab-on-grade floor in the north-western addition. The foundation appears to be in good condition, but the floor has some cracks (see Photo 5). There is a concrete foundation with a dirt crawl space under the northeastern addition. Minor cracks were observed in these walls (see Photo 6).

The floors in the main display area are framed with full-sawn wooden joists running perpendicular to the front of the building. These joists are supported by a timber beam in the center of the building. This beam is in good condition, but it is not well supported since some of the piers have settled. The northern corner of floor, near the bathroom, appears to have recently been repaired. Several of the floor joists in this area have been replaced and additional support beams have been installed under the joists (see Photo 7). The new framing is in good condition, but the beams are not well supported and the floor in this area was observed to be very bouncy. The floors in the northwestern addition appear to be in good condition.



The attic area is accessible via a window in the front of the building. The roofs of the building are framed with field-constructed trusses (see Photo 8). In general, the framing appears to be in good condition; however, one of the trusses has been cut for an electrical installation.

There are several diagonal cracks in the plaster on the inside of the front walls in the entry area (see Photo 9). This indicates that the building has seen some minor movement.

### **Conclusions and Recommendations:**

In general, the building appears to be in fairly good condition; however, based on my observations, it does not meet the current NH building code requirements for floor or roof-snow loading. Based on the International Existing Building Code (IEBC-2009), as there is no proposed change in use or major renovations, we do not recommend upgrading the floor or roof framing to meet the current load requirements. The structure should be monitored for areas of excessive deflection or movement.

We recommend that the following repair items are done:

- Install permanent footings, with insulation, under main room piers and properly support the floor beams above.
- Reduce the floor loading to 20 psf by limiting number of people in the building to less than 60.
- Repair the settling foundation wall at the eastern corner of the building. Consider installing rigid insulation outside and spray foam on the inside to reduce freeze-thaw movement of the foundation.
- Repair the cut bottom chord of the existing truss in-kind.
- Monitor the building for additional movement.
- Install pipes uphill of the building to reduce the moisture in the crawl-space.

### **Disclaimer:**

The opinions and recommendations contained in this report are based on a "walk-through" field investigation performed as part of this work. Only limited calculations were performed to determine if certain structural members are in compliance with adopted building codes and no physical testing was performed. This report does not address any other part of the structure other than those mentioned, nor does it provide any warranty, either express or implied.

Please do not hesitate to contact us if you have any questions or need any additional information.

Sincerely,  
**HEB Engineers, Inc.**



Jason C. Ross, PE  
Senior Structural Engineer

Attachment A – Photo Pages

Copy:           File

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## **ATTACHMENT A**

Photo Pages

Alba Architects  
Center Harbor Schoolhouse  
94 Dane Road  
Center Harbor, New Hampshire  
Structural Assessment Report  
Photo Page 1 of 5

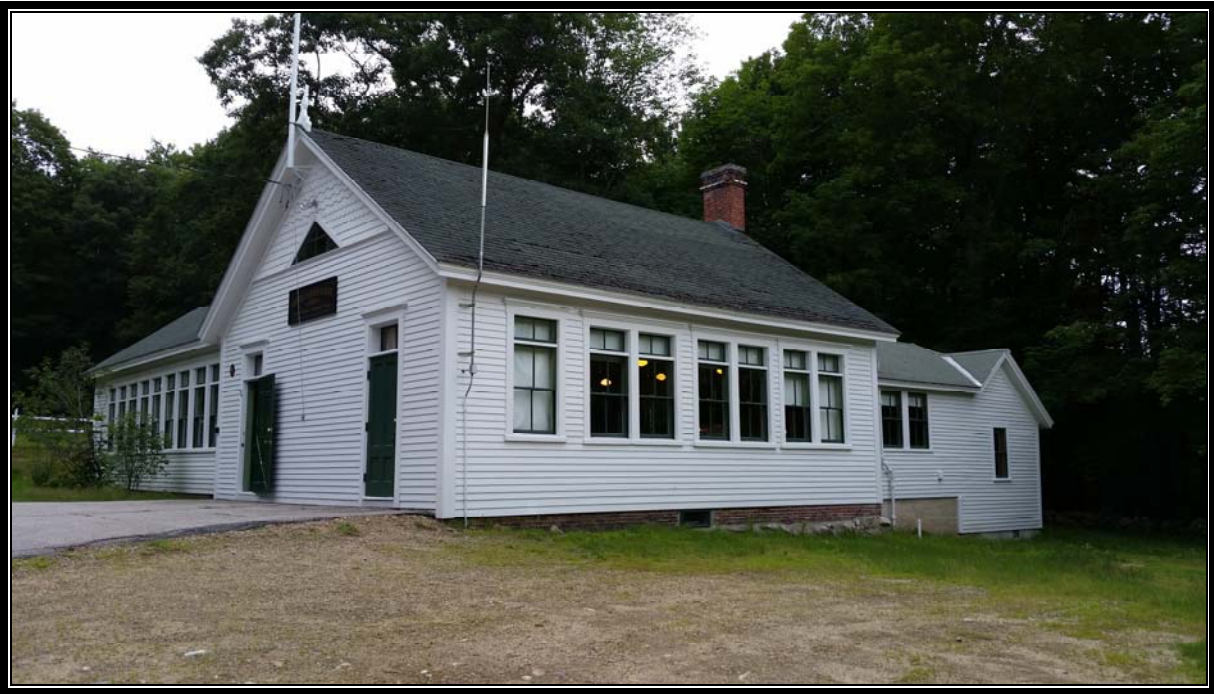


Photo 1: Looking north at the building.



Photo 2: Looking south at the building.





Photo 3: Settling crack at corner of foundation.



Photo 4: CMU pier not supporting beam.



Photo 5: Cracks in floor slab.



Photo 6: Minor crack in concrete wall.





Photo 7: Repaired floor framing.



Photo 8: Roof truss.

Alba Architects  
Center Harbor Schoolhouse  
94 Dane Road  
Center Harbor, New Hampshire  
Structural Assessment Report  
Photo Page 5 of 5



Photo 9: Cracks in the plaster on the inside of the front walls.







Image Exterior 001 – Signage at adjacent road.



Image Exterior 002 – South West Elevation





Image Exterior 003 – South West Elevation – 1886 Schoolhouse



Image Exterior 004 – South West Elevation





Image Exterior 005 – North East Elevation – Rear of 1902 / 29 Addition.



Image Exterior 006 – North East Elevation





Image Exterior 007 – North East Elevation – Workshop Addition



Image Exterior 008 – South East Elevation



Image Exterior 009 – South East Elevation





Image Exterior Detail 001 – Inside Corner of Foundation at 1886 Schoolhouse and 1919 Kitchen Addition



Image Exterior Detail 002 – Typical Grade Condition at 1886 Schoolhouse





Image Exterior Detail 003 – Crawl Space Venting at 1902 / 29 Addition



Image Exterior Detail 004 – Crawl Space Venting at 1886 Schoolhouse



Image Exterior Detail 005 – Typical Door at 1886 Schoolhouse



Image Exterior Detail 006 – Typical Window and 1902 / 29 Classroom Addition





Image Exterior Detail 007 – Typical Windows at 1886 Schoolhouse

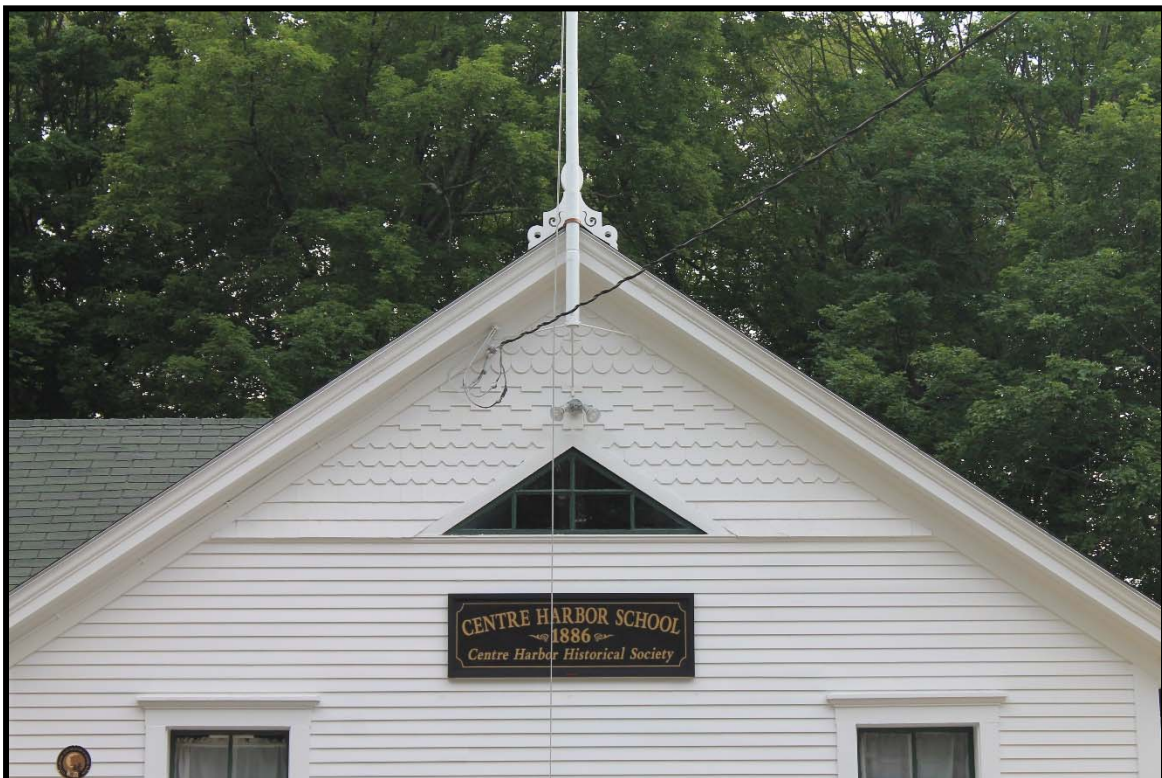


Image Exterior Detail 008 – South West Gable Façade at 1886 Schoolhouse



Image Exterior Detail 009 – Chimney at rear of 1886 Schoolhouse



Image Exterior Detail 010 – Chimney at Rear of 1886 Schoolhouse





Image Exterior Detail 011 – Typical Eave Condition



Image Exterior Detail 012 – North East 'Rear' of 1886 Schoolhouse



Image Exterior Detail 013 –





Image Interior 001 – Typical Interior of 1886 Schoolhouse



Image Interior 002 - Typical Interior of 1886 Schoolhouse



Image Interior 003 - Typical Interior of 1886 Schoolhouse



Image Interior 004 – Interior of 1929 Kitchen Addition





Image Interior 005 – Interior at Workshop Addition



Image Interior 006 – Typical Interior of 1902 / 29 Classroom Addition



Image Interior 007 - Typical Interior of 1902 / 29 Classroom Addition



Image Interior 008 – Interior at 'Modern' Kitchen





Image Interior 009 – Bathroom Interior



Image Interior Detail 001 – 1886 Interior with Period Lighting



Image Interior Detail 002 – Typical Interior Wall Finish at 1886 Schoolhouse



Image Interior Detail 003 – Furnace in 1886 Schoolhouse



Image Interior Detail 004 – Crawl Space Access Hatch at 1886 Schoolhouse



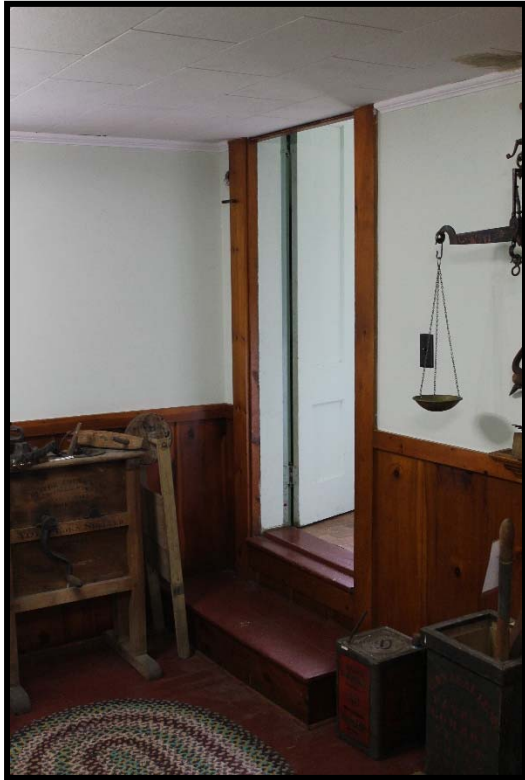


Image Interior Detail 005 – Floor Elevation Transition at Workshop Addition

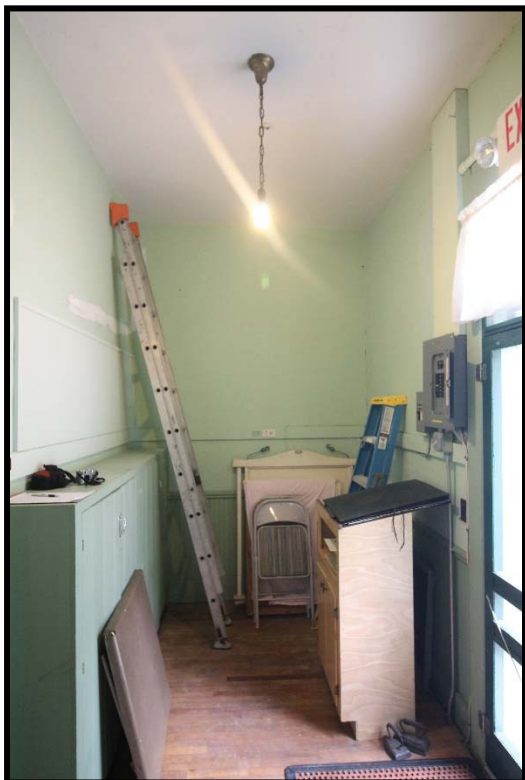


Image Interior Detail 006 – Interior at 1886 Schoolhouse Entry



Image Interior Detail 007 – Window Interior at 1902 / 29 Classroom Addition



Image Interior Detail 008 – Typical Desks at 1902 / 29 Addition



Image Interior Detail 009 – Window Air Conditioner Installed.



Image Interior Detail 010 – Existing Electrical Panel





Image Interior Detail 011 – Existing Alarm Panel



Image Interior Detail 012 – Crawl Space under 1886 Schoolhouse



Image Interior Detail 013 - Crawl Space under 1886 Schoolhouse



Image Interior Detail 014 – Attic above 1886 Schoolhouse





Image Interior Detail 015 - Attic above 1886 Schoolhouse

**APPENDIX IV**

**EXTRACT FROM STATE REGISTER** (produced previously by others, included for reference)

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**INDIVIDUAL INVENTORY FORM**

**NHDHR INVENTORY # CEN0010**

**Name, Location, Ownership**

1. Historic name Center Harbor Village School
2. District or area \_\_\_\_\_
3. Street and number 94 Dane Road (25B)
4. City or town Center Harbor
5. County Belknap
6. Current owner Town of Center Harbor

**Function or Use**

7. Current use(s) Recreation and Culture: Museum
8. Historic use(s) Education: School

**Architectural Information**

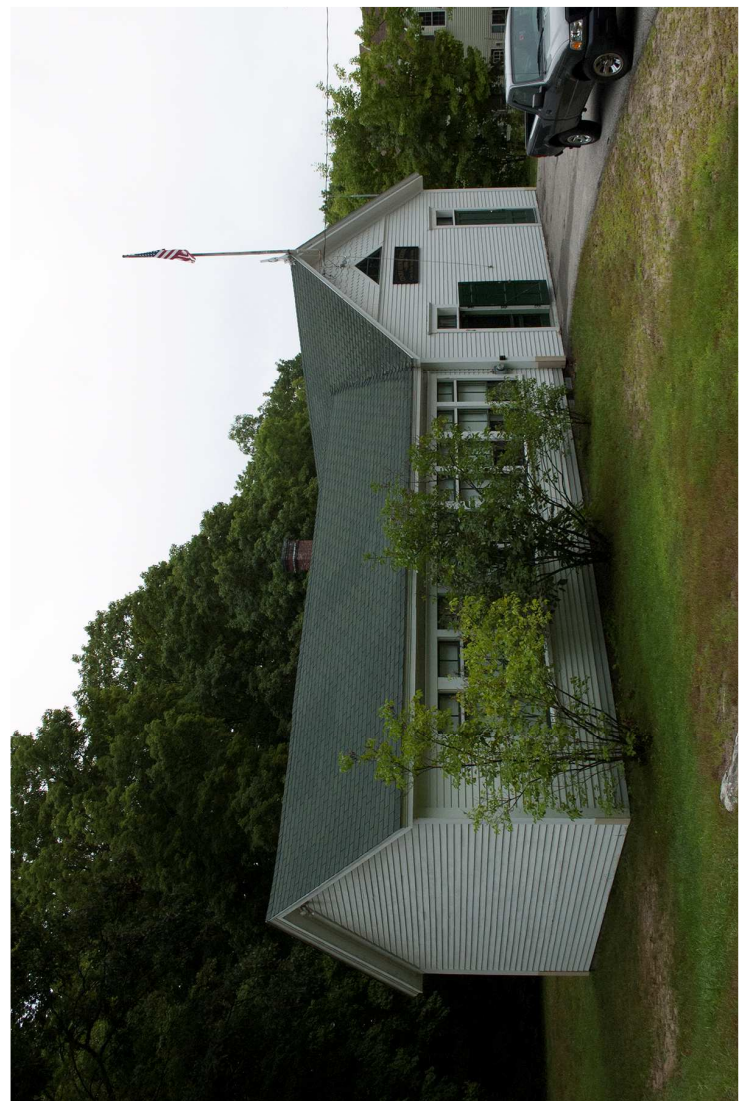
9. Style Queen Anne
10. Architect/builder Arthur L. Davis
11. Source Research
12. Construction date 1886
13. Source Research
14. Alterations, with dates addition, 1902; addition expanded and kitchen added, 1929
15. Moved? no ☒ yes ☐ date: \_\_\_\_\_

**Exterior Features**

16. Foundation Brick
17. Cladding Clapboard
18. Roof material Asphalt Shingle
19. Chimney material Brick/Concrete
20. Type of roof Front gable
21. Chimney location One end, single exterior
22. Number of stories 1
23. Entry location Façade, off-center, paired
24. Windows Double-hung 2/2
- Replacement? no ☒ yes ☐ date: \_\_\_\_\_

**Site Features**

25. Setting Rural highway
26. Outbuildings N/A
27. Landscape features Stone walls, mature trees



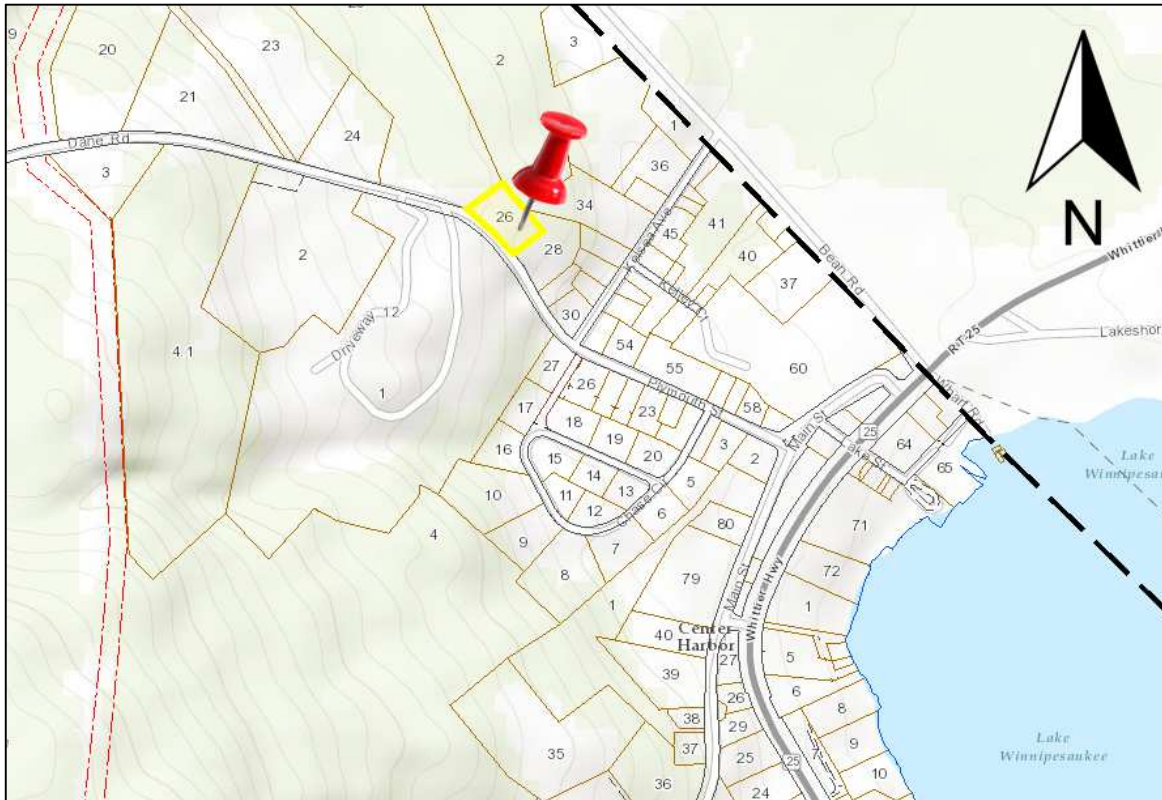
35. Photo #1 Direction: Southeast
36. Date August 13, 2016
37. Reference (file name or frame#): DSC\_0044.NEF

28. Acreage 1.1 ac
29. Tax map/parcel # 211-026
30. State Plane Feet (NAD83) x1037024, y441578
31. USGS quadrangle and scale Center Harbor 1:2400
- Form prepared by**
32. Name Mae H. Williams
33. Organization \_\_\_\_\_
34. Date of survey August 13, 2016

**INDIVIDUAL INVENTORY FORM**

**NHDHR INVENTORY # CEN0010**

**39. LOCATION MAP:**



**40. PROPERTY MAP:**





## INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY # CEN0010

### 41. Historical Background and Role in the Town or City's Development:

The Center Harbor Village Schoolhouse is located at 94 Dane Road in Center Harbor, Belknap County, New Hampshire. The single-story wood frame Queen Anne one-room schoolhouse was constructed in 1886 as a grammar school for the village. The schoolhouse was continually adapted to meet the changing needs of the school district between the early 1900s and 1970, when it ceased operation as an elementary school. Since 1975, it has been home to the Centre Harbor Historical Society Museum.

The first schools in Center Harbor were located in one-room district school houses that were spread across the large town and located near to centers of population. As early as 1825, there were five district schools. By 1865, Center Harbor had eight rural district schools.<sup>1</sup> In the mid-1880s, there were four one-room school houses in use in Center Harbor. They were: District No. 2 School on Center Harbor Neck Road (near Anthon Road), which operated c. 1797-1886; District No. 3 School/Union School on Dane Road (Map 215/Lot 1), which operated c. 1797-1886; District No. 4 School/Town House School at 19 College Road,<sup>2</sup> which operated c. 1825-1933; and District No. 5 School/Cram School at 292 Waukewan Road, which operated c. 1828-1914. In addition to the Center Harbor District schools, some resident children attended the Moultonborough District School No. 18, located just over the line in Moultonborough, and the Coxboro School, located just over the town line in Holderness.

In 1885 a law was passed which introduced the Town System to equalize school privileges to all of the children throughout the town. This NH State law, approved August 13, 1885, abolished the old district school system and made each town its own district with all schools under the direction of the town board of education.<sup>3</sup> The previous system allowed multiple districts within a town, which, in turn, enabled greater funding for district schools in wealthier areas. This law required that schools be provided at such places and times as will best serve the interests of education, giving all scholars in town as near an equal educational opportunity as practical. The law necessitated better school accommodation and led to the building of the Village School in 1886.<sup>4</sup>

The School District voted to raise \$1,500 by taxation in 1886 for the construction of a new School House.<sup>5</sup> In 1886, the Building Committee, in account with the Centre Harbor School District, received a total of \$1,450.73 from the Town Treasurer by order of Selectmen.<sup>6</sup> On July 12, 1886 the School District used some of the money to purchase a parcel of land from the heirs of James L. Huntress for \$100.<sup>7</sup>

The Center Harbor School District hired A. L. Davis to create the plans for the one-room schoolhouse, paying him \$12.40<sup>8</sup> for his plans. Arthur L. Davis (1830-1922) was a very prominent local architect, with offices in both Laconia and Manchester. He moved to Laconia from Loudon in 1861,<sup>9</sup> and began to work as an architect and builder shortly after his arrival. He is known to have designed many buildings in Laconia, both for public and private use. Buildings attributed to Arthur L. Davis include: the 1861 Folsom Opera House Block (demolished), First Baptist Church (demolished), the 1865 John Weymouth Busiel House (St. Joseph Church Rectory)<sup>10</sup>, the 1871 renovation of the North Church (now Holy Grail), 1880 Weirs Train Station (demolished), 1880 Sanborn's Hotel (later expanded as the New Weirs Hotel before demolition), and the 1902 Central Fire Station on Water Street. He is also known to have designed private residences for Perley Putnam (demolished), Charles A. Busiel (demolished), John T. Busiel (demolished), Denis O'Shea, and John S. Crane. Arthur L. Davis is most famous for designing the NH Building for the Philadelphia Centennial Exhibition in 1886.<sup>11</sup> He died at his home at 32 High Street, Laconia on April 18, 1922 of a cerebral hemorrhage.<sup>12</sup> Davis worked in a variety of late 19<sup>th</sup> century architectural styles, and was particularly drawn to the Second Empire and Queen Anne Styles.

<sup>1</sup> Center Harbor Historical Society, *Centre Harbor New Hampshire Historical Society 15<sup>th</sup> Anniversary 1971-1986* (Laconia, NH: J & J Printing Inc., 1986), 37.

<sup>2</sup> Not to be confused with the Center Harbor Townhouse (CEN0007), which operated as a school between 1930-1943 and 1946.

<sup>3</sup> George Gary Bush, *History of Education in New Hampshire* (Washington: Government Print Office, 1898), 35.

<sup>4</sup> Center Harbor Historical Society, 37.

<sup>5</sup> *Annual Report of the Town officers of the Town of Centre Harbor, for the year Ending March 1<sup>st</sup>, 1887* (Meredith, NH: Meredith News Print, 1887), 3.

<sup>6</sup> *Annual Report...Ending March 1<sup>st</sup>, 1887*, 6.

<sup>7</sup> Center Harbor Historical Society, 37. Once the Village School was opened, the former District No. 2 and No. 3 schools were closed.

<sup>8</sup> *Annual Report...Ending March 1<sup>st</sup>, 1887*, 6.

<sup>9</sup> Gilbert S. Center, "National Register of Historic Places Registration Form for the John W. Busiel House" (1994), 13.

<sup>10</sup> Center, 3.

<sup>11</sup> Anonymous, "Death of Arthur L. Davis" (*Laconia Democrat*, April 21, 1922).

<sup>12</sup> *New Hampshire, Death and Disinterment Records, 1754-1947*, Arthur L. Davis.



## INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY # CEN0010

The Building Committee hired C. D. Maloon to construct the Village School building for \$1,450.73.<sup>13</sup> Charles D. Maloon (1838-1903) was a carpenter who resided in Meredith. He constructed the School in accordance with Davis' plans, "furnishing the inside of the house with hard wood instead of pine," including desks, stove, settees for the visiting committee,<sup>14</sup> and constructing an attached wood shed and privies.<sup>15</sup> The exact location of the original privies and woodshed is unknown, as they are not visible in any known photographs from the 1880s.

In 1886, the one-room schoolhouse was "the first of a more modern or improved type built in the town."<sup>16</sup> The gable-end building faced southwest onto Dane Road (now NH Route 25B). (**Figure 3**) When it was constructed in 1886, the symmetrical façade had doors on either side of a center window. One entrance was for the boys, and one for the girls, each with their own cloakroom directly inside. According to the Town History, one entry had "the common water pail, dipper and wash basin rested on a shelf when not in use. In the other, wood was stored."<sup>17</sup> The school had no running water and it was brought daily from a neighboring house. The interior was a large room with the teacher's desk on a raised platform at the southwest side, inside of the large window. The town history states that there was also an oil-burning stove on this platform, where lunches were prepared. The chimney was located on the opposite side of the building. This set-up must have necessitated a horizontal stove-pipe across the room. The hot lunch program was first introduced in the school by M. Lillian Hanson (1862-1931) with the aid of the Center Harbor Red Cross.<sup>18</sup>

An agreement was made with the Moultonborough School Board by which the village school children attended the spring term of 1886 in the old house, which was taught by Miss. Huntress of Moultonborough and lasted 11 weeks. The second term of 1886 was taught at the new Village School, with classes commencing October 17, 1886. Miss. Julia Etta True was paid \$70 for the ten-week term and had 25 pupils.<sup>19</sup>

The School Board expended \$17.86 to paint the Village School in 1890<sup>20</sup> and paid G. E. Cram \$40 to paint the building again in 1895.<sup>21</sup>

The first major alteration to A. L. Davis' design came in 1902, when a secondary classroom was added off of the northwest side of the original structure. (**Figure 4**) This classroom allowed for the single room to be separated into a Primary Department (with 20 students) and a Grammar Grade (with 19 students), creating a more age-specific learning environment.<sup>22</sup> This first addition was three bays long and had a chimney at the north end of the gable roof. Lumber for the addition was supplied by James P. Leighton<sup>23</sup> and the addition was constructed by Fred. E. Webster, who was paid \$300 for his labor and \$72 for desks.<sup>24</sup>

In 1919, the Moultonborough District No. 18 school combined with the Center Harbor Village School. (**Figure 5**) The Village School now accommodated children from Moultonborough, Center Harbor Neck, Center Harbor Village and Garnet Hill. While it shared the second classroom, Moultonborough paid the salary of a second teacher. The teacher of the Grammar Room received \$6/week and the teacher of the Primary Room \$5/week.<sup>25</sup>

In 1921, the School Board addressed some issues with the school privies.

At the village school the toilet conditions were in very bad shape and so after careful consideration by the School Board and superintendent it was decided to purchase three chemical closets for the two rooms. Altho [sic] the initial cost was a little more than repairing the former outhouses it was deemed wise to protect the health of our pupils. These toilets are connected with the main rooms and are properly heated. They are proving very satisfactory.<sup>26</sup>

<sup>13</sup> Center Harbor Historical Society, 37.

<sup>14</sup> Center Harbor Historical Society, 37.

<sup>15</sup> *Annual Report...Ending March 1<sup>st</sup>, 1887*, 6.

<sup>16</sup> Center Harbor Historical Society, 37.

<sup>17</sup> Center Harbor Historical Society, 37.

<sup>18</sup> Center Harbor Historical Society, 37.

<sup>19</sup> Center Harbor Historical Society, 37 and *Annual Report...Ending March 1<sup>st</sup>, 1887*, 9.

<sup>20</sup> *Annual Report...Ending March 1<sup>st</sup>, 1890*, 12.

<sup>21</sup> *Annual Report...Ending March 1<sup>st</sup>, 1895*, 43.

<sup>22</sup> *Annual Report...Ending March 1<sup>st</sup>, 1902*, 25.

<sup>23</sup> *Annual Report...Ending March 1<sup>st</sup>, 1902*, 30.

<sup>24</sup> *Annual Report...Ending March 1<sup>st</sup> 1902*, 25.

<sup>25</sup> Center Harbor Historical Society, 37.

<sup>26</sup> *Annual Report...Ending March 1<sup>st</sup>, 1921*, 61-62.

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Ironically, the 1921 Annual Report also applauds the success of the school lunch program, facilitated by the active Red Cross Association. "This association has placed the School Lunch management on such a sound pedagogical and economical basis that the system has been recognized by the State Supervisor of Health, Mrs. Hazel Smith, the grammar school teacher has been asked to prepare a detailed article for the New Hampshire Teachers' Magazine."<sup>27</sup>

By 1928, the Center Harbor School Board was starting to recognize that the Village School Building was becoming crowded. The Town Report for that year states, "The cloak rooms are not large enough to properly care for the pupils' clothing and some change is needed very much."<sup>28</sup> The plaster ceiling in the grammar room was beginning to fail, and the suggestion was made to install a new steel ceiling as the "cheapest and best way to repair it."<sup>29</sup>

Relief came in 1928-29, when an addition added more cloak room, expanded the kitchen area, and a new floor was constructed in the grammar room.<sup>30</sup> At this time, the 1902 addition was extended to its present length. The end chimney was removed, a concrete floor was laid under the entire addition, and the present pressboard panel ceiling was installed. Though the Annual Report for this year is not specific, it is fair to assume that the windows along the southwest side of the addition and southeast side of the original structure were altered at this time to provide more light to the classrooms. The kitchen addition to the northeast was also added at this time, providing a large room with built-in cupboards in which to prepare the hot lunches in a purpose-built space.

The following year, in 1929-30, extensive changes were made to the Village School grounds. In the summer of 1929, the site was graded, a concrete retaining wall was built, and a wire fence erected around the playground. This was accomplished due to the efforts of Mr. Dane, "who through the selectmen, enabled the schools to have such a great improvement at so moderate a price."<sup>31</sup>

Minor changes were made to the Village School in the 1930s and 1940s. In 1935-36, the Center Harbor Village School was fit with new outward opening doors and new rotating cap toilet ventilator.<sup>32</sup> (**Figure 6**) The ventilator did not seem to improve the ventilation in the bathrooms and septic toilets were installed over the summer of 1936.<sup>33</sup> In 1946, the district school at the Town House closed, and the children of West Center Harbor merged with the Village Grammar and Primary School (as the Village School was then known).

On November 27, 1953, Edward Dane and Albert H. Waite sold the Town of Center Harbor a portion of land to the north of the School building for \$5.<sup>34</sup> This land was deeded to the School District in order to extend the playground.<sup>35</sup>

By 1950, Center Harbor began discussing formulating a cooperative district with Meredith. Five years later, the Town of Center Harbor joined the Inter-Lakes Cooperative School District on June 30, 1955. In the 1960s, grades 1-3 were held in the little room with grades 4-6 in the big room. The local children walked home for lunch and those from farther afield paid approximately \$0.35 for a hot meal at noon. The lunch program was run by Gertrude Horne, who cooked the meals from scratch on a big old black stove in the kitchen.<sup>36</sup> The children had a playground at the south side of the school with swings and a slide, and played marbles and jump rope in the dirt. The field to the north of the building was used for games like soccer. The Center Harbor Village School held on as part of the Inter-Lakes Cooperative School District for another 15 years, with the last day of school in the building held on June 17, 1970.<sup>37</sup>

The Inter-Lakes School District was authorized to dispose of the school. October 7, 1974, the School District sold the property to Edward Dane and Jean-Lamont P. Dane.<sup>38</sup> The following year, on May 27, 1975 Edward and Jean-Lamont Dane sold the property to the Town of Center Harbor.<sup>39</sup> Since this time, the Center Harbor Village School has remained in Town-ownership while under lease to the Centre Harbor Historical Society.

<sup>27</sup> *Annual Report...Ending March 1<sup>st</sup>, 1921*, 63.

<sup>28</sup> *Annual Report...Ending March 1<sup>st</sup>, 1928*, 60.

<sup>29</sup> *Annual Report...Ending March 1<sup>st</sup>, 1928*, 60.

<sup>30</sup> *Annual Report...Ending March 1<sup>st</sup>, 1929*, 62-63.

<sup>31</sup> *Annual Report...Ending March 1<sup>st</sup>, 1930*, 67.

<sup>32</sup> *Annual Report...Ending March 1<sup>st</sup>, 1936*, 47.

<sup>33</sup> *Annual Report...Ending March 1<sup>st</sup>, 1937*, 44.

<sup>34</sup> Belknap Country Registry of Deeds, Book 352, page 361.

<sup>35</sup> Center Harbor Historical Society, 41.

<sup>36</sup> Connie Johnson (former Center Harbor Village School Student), August 31, 2016.

<sup>37</sup> Center Harbor Historical Society, 41.

<sup>38</sup> Belknap County Registry of Deeds, Book 642, page 286.

<sup>39</sup> Belknap County Registry of Deeds, Book 652, page 131.

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Though other purpose-built schools remain in Center Harbor, the Village School is the only one-room schoolhouse that has not been demolished or renovated into a private residence. In the late 19<sup>th</sup> century, the Village School was one of four one-room schools in Center Harbor. The Town House School (District No. 4), at 19 College Road, and the Cram School (District No. 5), at 292 Waukevan Road, were sold by the town and are now single-family residences. The other contemporary one-room school, near Hawkins Pond on Piper Hill Road has been demolished.

### 42. Applicable NHDHR Historic Contexts (please list names from appendix C):

105. Elementary and secondary education, 1770-present

### 43. Architectural Description and Comparative Evaluation:

The Center Harbor Village Schoolhouse was constructed as a one-room schoolhouse in 1886. Over the eighty-four years it operated as a school, the small building evolved to fit the needs of the surrounding community. Through time, the structure acquired a series of several additions, transforming from a relatively simple three by four bay gable-roofed building into a larger structure, with ell and shed to the northwest, and wing and second ell to the northeast.

The Village Schoolhouse faces southwest, toward Dane Road (NH Route 25B). The building is located on a slight knoll, near the foot of Sunset Hill, and just above the Village of Center Harbor. The property is sited on the border between the edge of the rural village and open farm and forest land to the north and west.

The 1886 main block is Queen Anne in style. (Photo 1 & 2) It is one story with symmetrical gable-end facing the street. The roof is covered in asphalt shingles. A rustic flag pole is located at the gable-end and constructed of a small tree-trunk. Slightly behind it, is a decorative wooden finial. A brick chimney with decorative cap is located at the rear end of the gable. The roof has a modern overhang with open rake and enclosed rafters. The narrow fascia is flat and decorated by a shingle molding.

The main block sits on a brick foundation. This foundation is supported by a mortared field-stone underlayment at the northeast corner of the building. The asphalt driveway is built-up at the primary façade, overlapping some of the building sheathing. The crawlspace beneath the structure is vented through a small opening at the midpoint of the southeast side.

The wood frame is sheathed in wooden clapboard siding. There is a piece of half-round trim above the first-floor level at the primary façade, creating a belt across the gable end. The area above this trim is sheathed in decorative rows of shingles with fish scale, staggered, octagonal and square imbrication patterns. Other building trim includes narrow frieze board and narrow flat corner boards.

The fenestration of the primary façade is symmetrical. Two doors are located at the façade. The door surrounds are identical for each door, with narrow flat jambs. A slightly recessed transom window is located above each door, below a heavy decorative crown. The door at the northwest is six-panel and that at the southwest is four-panel. There is a triangular fixed sash at the gable end that is made up of six lights.

Along the southeast side of the building are several window units, each composed of a two-lite fixed sash above a 2/2 window within a flat frame with decorative crown. There is a single window unit at the southwest with three paired window units to the east.

When it was constructed in 1886, there was a center window at the primary façade, between the doors. (**Figure 3**) This window was removed in c. 1929. Early photographs of the building show a single wooden step beneath each door, dark window shutters, and a contrasting paint color in the gable-end. By 1902 the steps were rebuilt, creating a wide set of four steps between the two doors and the flagpole was added. (**Figure 4**) By the 1940s, these steps had been replaced by a large open porch. (**Figure 6**)

There is a long addition off of the southwest corner of the main block. (Photo 2, 3, & 4) Like the main block, this addition has an asphalt shingle roof and clapboard siding. The foundation of the addition is concrete. Here, the window units have been set in a contiguous band of nine windows across the southwest side. There are three two-lite louvered windows at the northeast elevation, just below the roof. A doorway is located at the northeast corner of the ell. The historic door has been replaced with a modern single-panel door.

The southern section of this ell was added in 1902 as a three-bay addition. (**Figures 4 & 5**) This addition had a chimney at the north end and was used as a second classroom. In 1929, the addition was extended to its present size. The windows were replaced and the chimney was removed. In c. 2015 a protective overhang was removed from over the exterior door by the Historical Society in an effort to mitigate rot issues.

There is a 1921 shed addition off of the east side of the ell. (Photo 3 & 4) When it was built in 1886, the original Schoolhouse had a privy and woodshed, but the location of this detached structure(s) is unknown. The shed has no

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windows and was sheathed in aluminum siding c. 2010.<sup>40</sup> The foundation is mixed, with concrete against the classroom addition, and mortared field-stone at the northeast side, above two ventilator windows. The presence of the windows suggest that this shed may have once housed a privy.

A wing addition is located off of the northeast end of the 1886 building. (Photos 3, 4, & 5) This was added in 1929 for use as a kitchen. Like the classroom addition, the kitchen sits atop a concrete foundation. There are three 2/2 windows on the south side, and no windows to the north.

The final section of the Center Harbor Village School is an off of the northeast end of the kitchen. (Photo 5) This is commonly referred to as the "Workroom" and was originally used as a woodshed. The workroom has a concrete block foundation, and clapboard sheathing. The structure has four lite single-sash windows. The date of the workroom is unknown and may have been constructed in 1902, when the first addition was made to the School. It does not appear in early images of the building, but is shown in a photograph that was taken c. 1920. **(Figure 5)** Most-likely this building originally served as either a privy, or, more-likely, as a woodshed.

The interior of the 1886 main block has plaster walls and ceilings with a wooden floor composed of narrow hardwood boards. The entrance has beadboard wainscot and built-in cabinets with paneled doors. These cabinets date to the mid-20<sup>th</sup> century. The former second entrance is now used as a closet for collections storage. This entrance has modern storage shelves, a modern closet, and a coat rail. Generally, the Center Harbor Village school has 4-panel interior doors.

The 1886 classroom has vertical bead-board wainscot, picture rail, and plain flat trim around doors and windows. (Photo 6) There are chalk boards along the northeast and southwest walls, with built-in chalk ledges. (Photo 7) The room is lit by c. 1925 ceiling fixtures and there is a modern gas-fired heater at the center of the northeast wall.

The interior of the 1929 classroom, in the ell, is somewhat similar to the 1886 classroom. (Photos 8 & 9) The walls of this room are plaster, with bead-board wainscot and picture rail. There are also built-in chalkboards in this room and slightly later period light fixtures hanging from the ceiling. The room has a concrete floor that is covered in sheet linoleum. The ceiling of this room is composed of paneled fiberboard (possibly Masonite, which was popular in the late 1930s and 1940s).

A small shed addition is located at the intersection of the two classrooms. This shed now houses a unisex bathroom and a small kitchen. Historically, this shed housed the school privies, which were upgraded to flush toilets in 1951, when running water was first introduced to the building.<sup>41</sup> There was a narrow corridor along the north side of the shed and three small rooms at the south. A narrow boy's room was located at the northeast side of the shed and accessible from the end or the corridor or through the present bathroom door off of the 1886 classroom. A girl's room was next to the boy's room (west), off of a small changing room. The changing room was accessible from either classroom, through the present kitchen doors. There wasn't room for sinks in the bathrooms, and they were placed just inside either classroom.<sup>42</sup> The shed was rebuilt in c. 1996.<sup>43</sup> The corridor was blocked off. The boy's room became the unisex bathroom and the girl's room and changing room became a kitchen.

The 1929 kitchen wing has plaster walls and ceiling, beadboard wainscot and picture rail. (Photo 10) This room has a linoleum floor. There is a chimney at the southwest side of the room which has been partly plastered over. Stove flues are visible in this chimney. An additional exterior vent is visible at the center of the northwest exterior wall, indicating the location of a former gas or electric stove. There are two storage closets at the north corner of the room.

The interior of the "workroom" is very different from the rest of the Village Schoolhouse. (Photo 11) This room has a pine floor, knotty-pine wainscot, sheetrock walls, and fiberboard tile ceiling. The interior treatments of this section of the building are mid-20<sup>th</sup> century, and suggest that this room was once unfinished space.

The 1.1-acre site has a large open area to the northwest of the school building, separated visually by a split-rail fence. The area beyond the fence was used as a playground between 1953 and 1970. There is a stone wall at the northeast side of the lot, and a chain link fence at the southeast. A semi-circular drive is located at the front of the building. There are lilacs planed along the front of the 1929 classroom and mature trees in the playground area.

<sup>40</sup> Seth Ira Stearns (Former President of the Center Harbor Historical Society), August 19, 2016.

<sup>41</sup> *Annual Report...Ending March 1<sup>st</sup>, 1951*, 45.

<sup>42</sup> Connie Johnson (Former Center Harbor Village School Student), August 31, 2016.

<sup>43</sup> Seth Ira Stearns (Former President of the Center Harbor Historical Society), August 19, 2016.

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**44. National or State Register Criteria Statement of Significance:**

The Center Harbor Village School is individually eligible for the New Hampshire State Register of Historic Places under criterion A and C.

The Village School is eligible for the NH State Register under Criterion A for the role it played in the civic and social history of the town. The Center Harbor Village School is a surviving example of an early purpose-built one-room schoolhouse that was later expanded to be the town-wide grammar school. Spurred by the adoption of the Town System and realizing the importance of investing in education, the School District employed a well-known area architect to design the school to be at the cutting-edge of its day. The School District further demonstrated their financial commitment to the building by upgrading the interior specification from pine to hardwood to create a more durable structure. This school served a large portion of Center Harbor's residence from its construction, through several school consolidations, until 1970. It was the last operational educational facility in Center Harbor prior to Center Harbor children having to travel to Meredith for their elementary education.

The Center Harbor Village Schoolhouse is also eligible for the New Hampshire State Register of Historic Places under Criterion C as an example of a Queen Anne schoolhouse. Though the school has seen many changes throughout its life, and was never a high-style example of its style, the 1886 main block retains many architectural details that are characteristic of its style, including the decorative shingles, roof finial, and decorative chimney cap. The building also retains many characteristics that are typical of a late 19<sup>th</sup> century one-room school, including separate boy's and girl's entrances, strictly symmetrical façade, large window groupings, rugged interior surfaces (wainscot), and large built-in chalkboards complete with chalk trays. In addition, the school was designed by a very well-known local architect.

**45. Period of Significance:**

A: 1886-1966 (arbitrary 50-year cut-off)

C: 1886

**46. Statement of Integrity:**

The Center Harbor Village School retains integrity of location, design, setting, materials, workmanship feeling and association. The School has not been moved since its construction in 1886. Despite changes to other parts of the Town since it's construction, the area immediately surrounding the School has changed little and maintained the mixed use character of the setting between the downtown core and the surrounding farm and forest land. The building retains integrity of design, materials, and workmanship. Though historic changes were made to the structure, it retains many architectural features from the Victorian period and character-defining features of a rural school building. When it was converted for use as a museum in the late 20<sup>th</sup> century, minimal changes were made to the building and the unique characteristics of the schoolhouse interior were kept intact. Though some integrity of design may have been lost due to these changes, they were made in conjunction with changes in education and safety and sanitation standards, emphasizing the importance of the continued use of the building over an 84-year period. Moreover, the schoolhouse retains integrity of feeling and association. Because the interior space retains the lighting of a rural schoolhouse with faint smell of chalk in the air, the presence of display cabinets does not mask the former educational use of the Center Village School.

**47. Boundary Discussion:**

The State Register eligible property consists of the current tax map of the property, as shown on the Property Map on page 2. The property is bounded to the southwest by Dane Road (Route 25B), to the southeast by 92 Dane Road (Map 102, lot 28), to the northeast by 21 Kelsea Ave (Map 102, Lot 34) and 75/77 Bean Road (Map 210, Lot 2), and to the northwest by Edward Dane's property on Dane Road (Map 211, Lot 25).



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**48. Bibliography and/or References:**

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**Surveyor's Evaluation:**

NR listed: individual \_\_\_\_\_  
within district \_\_\_\_\_

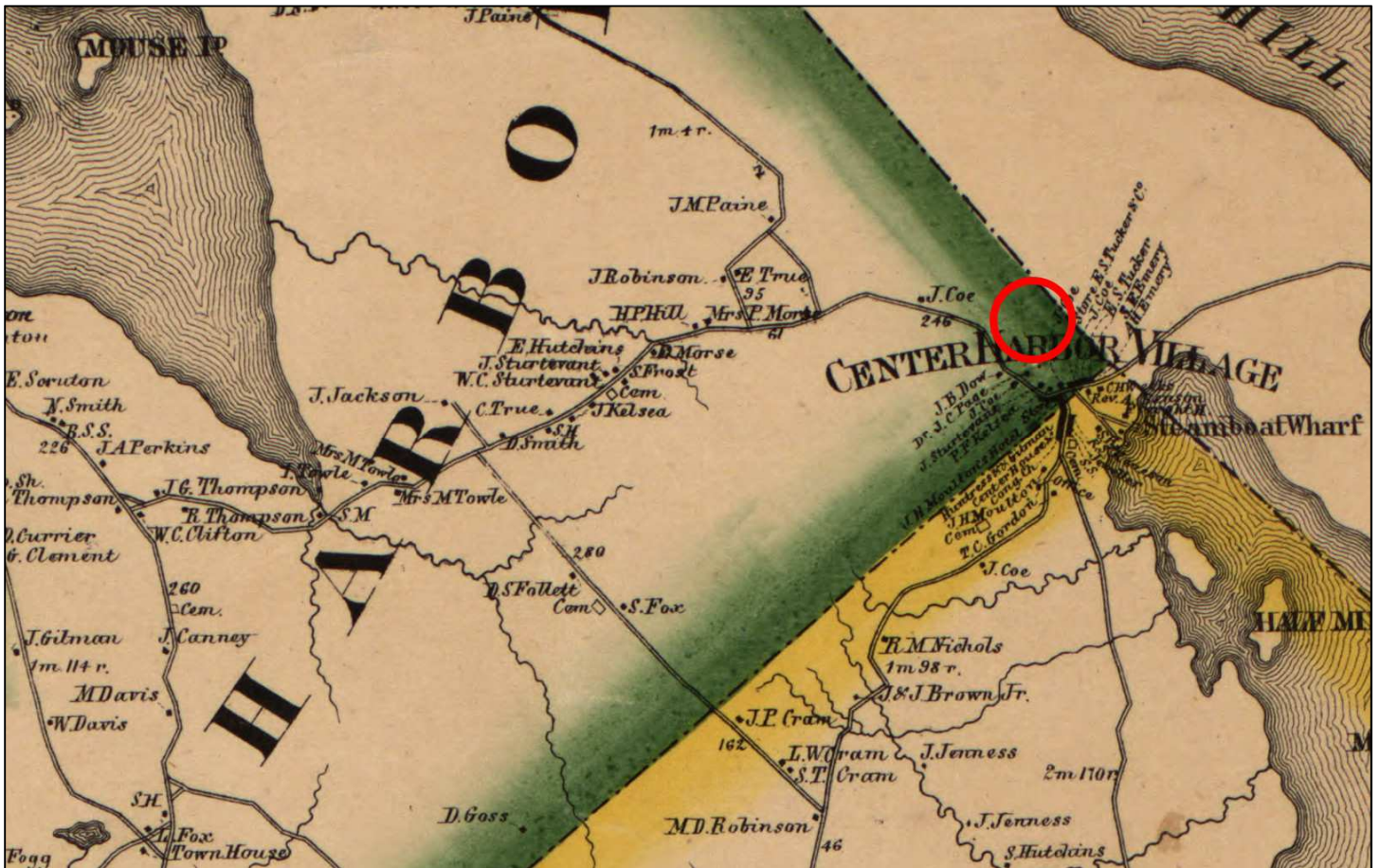
Integrity: yes \_\_\_\_\_  
no \_\_\_\_\_

NR eligible: individual \_\_\_\_\_  
within district \_\_\_\_\_  
not eligible \_\_\_\_\_  
more info needed \_\_\_\_\_

NR Criteria: A \_\_\_\_\_  
B \_\_\_\_\_  
C \_\_\_\_\_  
D \_\_\_\_\_  
E \_\_\_\_\_

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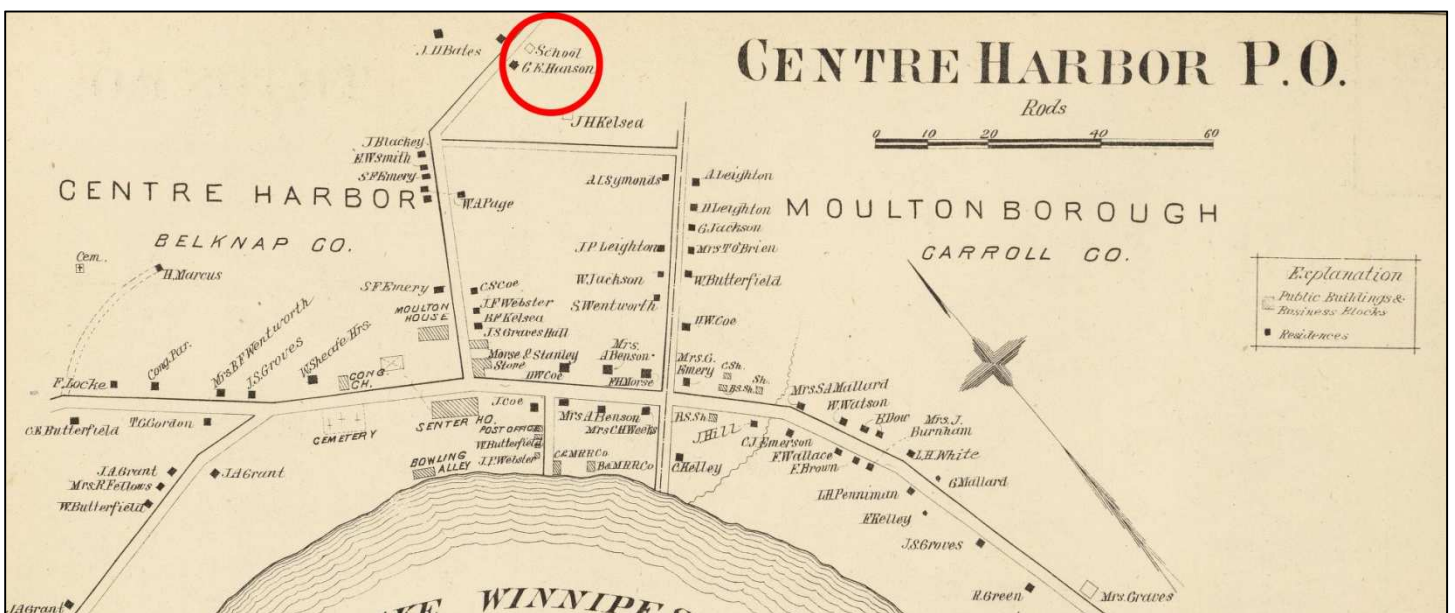
NHDHR INVENTORY # CEN0010



**Figure 1: 1860 Map of Center Harbor, showing future location of Village School**

Unfortunately, the 1860 Center Harbor village map does not extend far enough to the west to include the location of the school.

Source: D. Hamilton Hurd & Co., *Town and City Atlas of New Hampshire*



**Figure 2: 1892 Map of Center Harbor P.O., showing Village School**

Source: D. Hamilton Hurd & Co., *Town and City Atlas of New Hampshire*



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**Figure 3: Center Harbor Village School, c. 1900**

Source: Center Harbor Historical Society Collections

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**Figure 4: Center Harbor Village School, c. 1902**

Center Harbor Village School shortly after 3-bay addition to the north.

Source: Center Harbor Historical Society Collections



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**Figure 5: Center Harbor Village School, c. 1920**

Source: Center Harbor Historical Society Collections



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**Figure 6: Center Harbor Village School, 1941**

Front Row, L to R: Arlene Horne, Mary Colby, Frances Abbott, Unknown, Harry Abbott, Robert Beane, Robert Leighton.

2<sup>nd</sup> Row: Charlotte Batchelder, Jane Worthen, Carol Paine LeFlore

3<sup>rd</sup> Row: Ralph Greene, Gloria Racine, Virginia Bruno, Barbara Lord, Eleanor Beane, Ann Tulley

Teacher: Louise Moulton

2 Boys at far right: Hazen Bickford (glasses) and Eugene Manville

Source: Center Harbor Historical Society Collections

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Date photos taken: August 13, 2016



Photo # 2 Description: Left to right: classroom addition, 1886 school, kitchen, and "workroom."  
Reference (file name or frame#): DSC\_0055.NEF Direction: North



Photo # 3 Description: Left to Right: "workroom", kitchen, shed (1886 school behind), classroom addition.  
Reference (file name or frame#): DSC\_0046.NEF Direction: Southeast



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Date photos taken: August 13, 2016



Photo # 4 Description: Left to right: "workroom", kitchen, 1886 school, shed, classroom addition.  
Reference (file name or frame#): DSC\_0050.NEF Direction: Southwest



Photo # 5 Description: 1886 School at left, kitchen at middle, "workroom" at right.  
Reference (file name or frame#): DSC\_0053.NEF Direction: Northwest



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Date photos taken: August 13, 2016



Photo # 6 Description: Interior of 1886 classroom.  
Reference (file name or frame#): DSC\_0019.NEF

Direction: North



Photo # 7 Description: Chalkboard detail, 1886 classroom.  
Reference (file name or frame#): DSC\_0023.NEF

Direction: Southwest

**INDIVIDUAL INVENTORY FORM**

**NHDHR INVENTORY # CEN0010**

Date photos taken: August 13, 2016



Photo # 8 Description: Interior of classroom addition.  
Reference (file name or frame#): DSC\_0039.NEF

Direction: Northwest

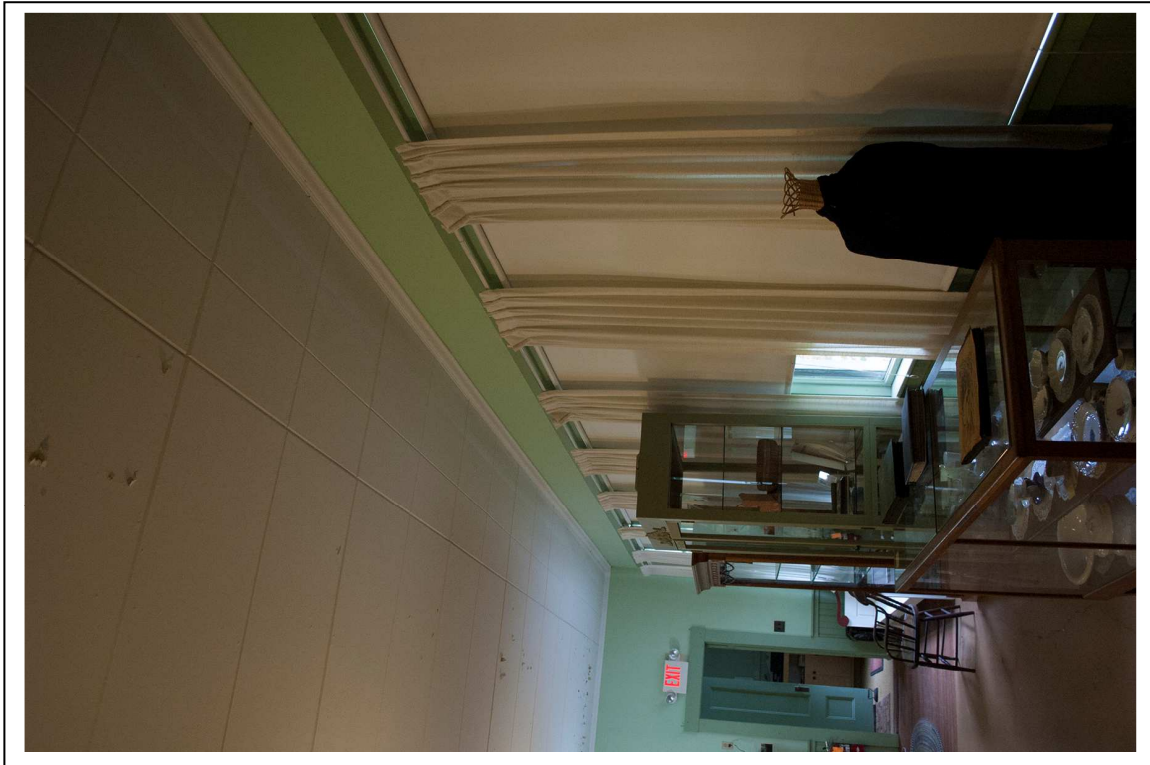


Photo # 9 Description: Interior of classroom addition.  
Reference (file name or frame#): DSC\_0042.NEF

Direction: South



**INDIVIDUAL INVENTORY FORM**

**NHDHR INVENTORY # CEN0010**

Date photos taken: August 13, 2016



Photo # 10 Description: Interior of Kitchen, facing door into "Workroom"  
Reference (file name or frame#): DSC\_0024.NEF

Direction: Northeast



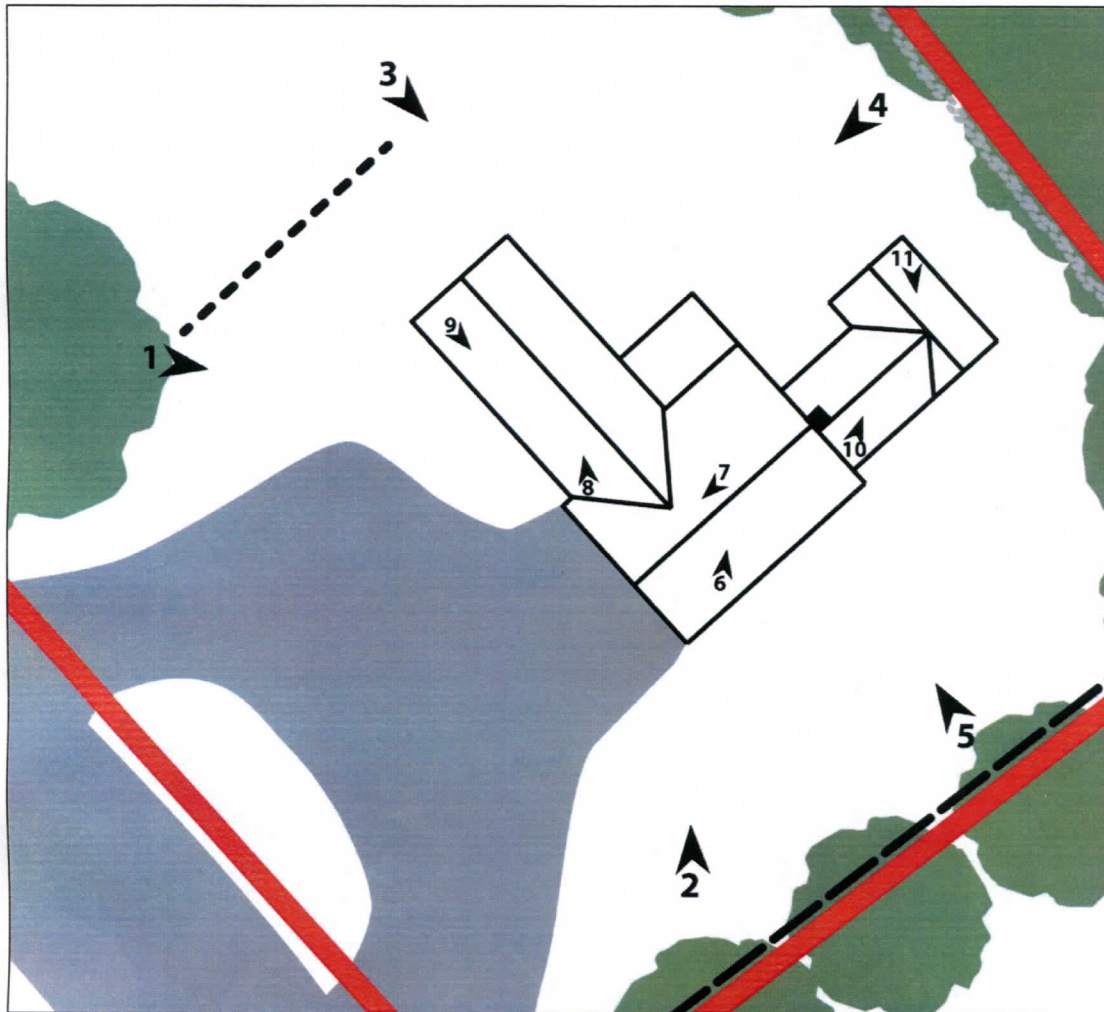
Photo # 11 Description: Interior of "Workroom" facing door to Kitchen  
Reference (file name or frame#): DSC\_0034.NEF

Direction: South

INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY # CEN0010

PHOTO KEY:



I, the undersigned, confirm that the photos in this inventory form have not been digitally manipulated and that they conform to the standards set forth in the NHDHR Photo Policy. These photos were printed at the following commercial printer OR were printed using the following printer, ink, and paper: Rite Aid Pharmacy, Meredith, NH.  
(Color photos must be professionally printed.)  
The negatives or digital files are housed at/with: 309 Waukegan Road, Center Harbor, NH.

SIGNED:

FOR STATE REGISTER LISTING ONLY!

If this inventory form is being submitted for consideration of New Hampshire State Register listing, have you included:

☒ a photo CD with digital images included in the nomination (does not apply if film photography was used)

☒ the State Register Contact Information sheet

**APPENDIX V**  
**SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION**

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

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

The Standards are a series of concepts about maintaining, repairing, and replacing historic materials, as well as designing new additions or making alterations. They provide practical guidance for decision-making about work or changes to a historic property. Applicants to the Land and Community Heritage Investment Program (LCHIP) and some other preservation grant programs must be willing to adhere to these Standards. Of the four different Standards, the N.H. Division of Historical Resources generally recommends adhering to the Standards for Rehabilitation as outlined below.

### **Standards for Rehabilitation**

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



materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

More on the Standards and associated Guidelines, which offer general design and technical recommendations to assist in applying the Standards, can be found at:  
<https://www.nps.gov/tps/standards.htm>. Together, the Standards and Guidelines provide guidance and a framework for decision-making about work or changes to an historic property.