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ALLENSTOWN MEETING HOUSE HISTORIC STRUCTURE REPORT

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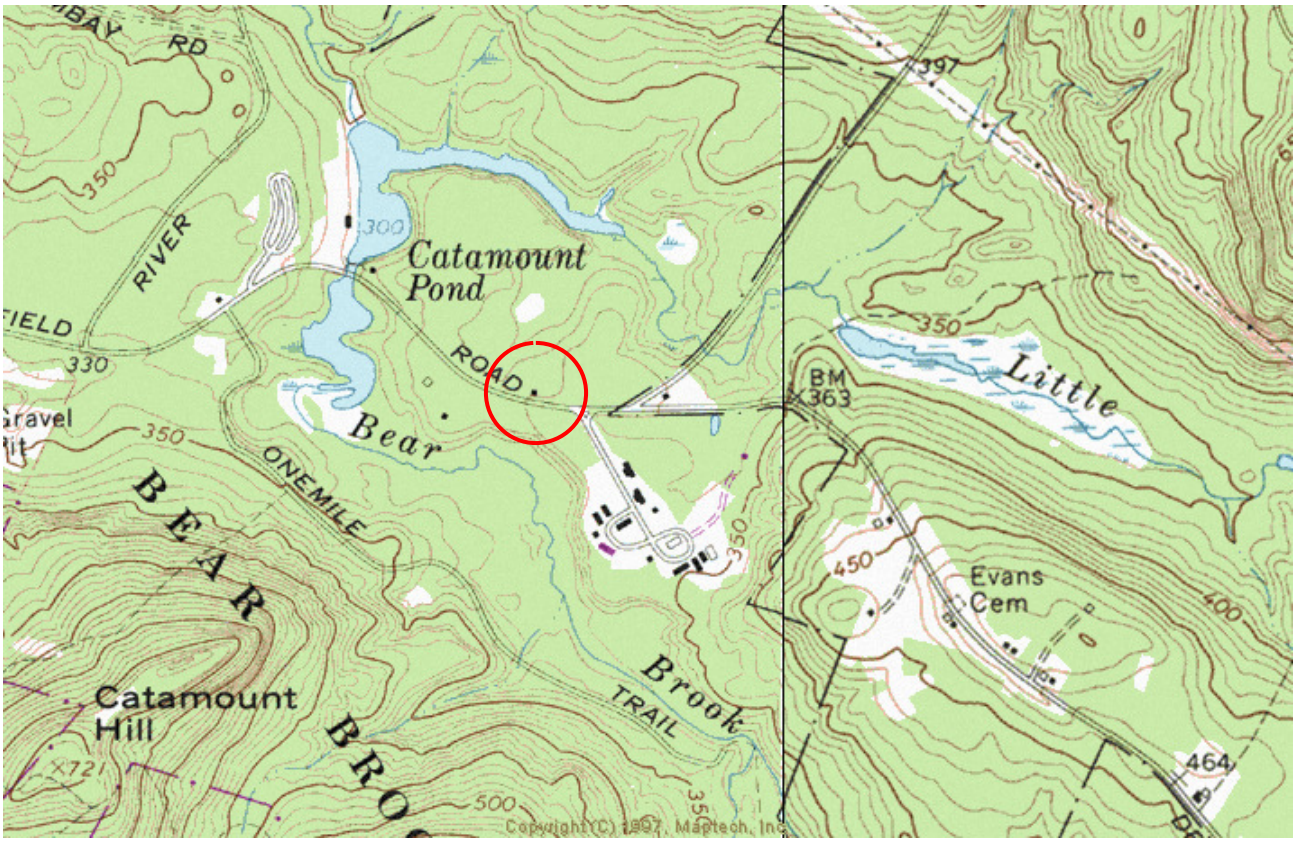
Introduction. The Allenstown Meeting House as built in 1815 as a place for town meetings and religious worship. The building served these dual functions for about sixty years. After Allenstown's town meetings were moved to Suncook Village in 1876, the building received little use or care. In 1908, the town voted to transfer the meeting house to Buntin Chapter, Daughters of the American Revolution, but added the requirement that the chapter restore the structure to its original condition and maintain it thereafter. Buntin Chapter met this obligation until the building was damaged by arson on the morning of July 15, 1985. The building lost its roof in the fire, but the interior of the auditorium remained miraculously intact, even to the paper labels that had been tacked to pews in 1909 to identify their original owners. Buntin Chapter immediately erected a temporary roof over the building, followed by a roof of prefabricated wooden trusses. In 1991, recognizing that it lacked the resources to complete the restoration of the damaged building, the chapter offered the meeting house to the State of New Hampshire. From 1991 until 2004, the building was owned by the state and maintained by the Department of Resources and Economic Development as part of Bear Brook State Park. As the building's custodian for thirteen years, the Department of Resources and Economic Development repaired fire damage, replaced sections of decayed sills, and installed reproduction sashes in some window openings. In 2003, the Town of Allenstown adopted a town master plan that renewed the community's commitment to its cultural resources. The town meeting of 2003 approved an article urging the town to promote the welfare of the old meeting house and to seek to reacquire the building for use as a gathering place and an educational resource. A year later, in March 2004, the State of New Hampshire transferred title to the building and its lot to the Town of Allenstown by quitclaim deed, together with a burying ground across the road. In keeping with its obligations under law, the Division of Historical Resources accepted a perpetual preservation easement on the Allenstown Meeting House when the state relinquished title to the property. The Division is now working closely with the Town of Allenstown, the Allenstown Historical Society, and a meeting house steering committee to plan for the restoration and future care of the landmark.

Purpose of this report: The purpose of this report is to summarize the condition of the Allenstown Meeting House in 2007, to record the work that has been carried out on the building over the years, and to provide recommendations and guidance for future rehabilitation and preservation of the property, as required under the perpetual preservation easement that governs treatment of the building (see Appendix).

Preservation objectives: The preservation objectives of this report are 1) to reinforce the principle that future treatment of the Allenstown Meeting House, a structure that is listed in the New Hampshire State Register of Historic Places and the National Register of Historic Places, is to be governed by the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, and 2) to discuss the application of these *Standards* to certain aspects of current and pending treatment of the building.

ALLENSTOWN MEETING HOUSE
100 Deerfield Road
Allenstown, New Hampshire
Prior to replacement of roof in 2006



ALLENSTOWN MEETING HOUSE
100 Deerfield Road
Allenstown, New Hampshire
Location map
USGS Suncook NH 15' quadrangle
USGS Gossville NH 15' quadrangle
1967
Not reproduced to scale

Brief history of the property: Most New Hampshire towns had a meeting house, which served as the most important publicly-owned structure in the community. Meeting houses filled both a civic and a religious purpose, providing a site for regular and special town meetings and being used for religious services on the Sabbath. The March annual town meeting would usually be held in the town meeting house. If the warrant was long or if much debate occurred, the meeting would often be adjourned to subsequent days. Sometimes several adjournments occurred, so town meetings might continue well into the spring or summer. Special town meetings and elections were also held in the meeting house.

Religious diversity was relatively slight in New Hampshire during the 1700s, and this dual use of a town building was a familiar practice that dated from the 1600s in the coastal region. The combined secular and religious functions of the meeting house were accepted without question until after 1800, when the advent of several new religious sects

caused traditional practices to be questioned. Adherents of these non-established churches objected to being taxed for the support of a minister with whose tenets they disagreed, and to being denied, in many cases, the use of the town meeting houses for their own religious services.

In most New Hampshire towns before 1800, there was one established church, referred to as the "orthodox" church or the "standing order." In most communities, this was the Congregational Church; in some, it was a Presbyterian or a Baptist Church. Ministers who served the "orthodox" church were supported, in part, by public funds, and were often given the use of publicly-owned lands or houses for their farms or parsonages. Because Allenstown was a township of relatively poor soils and sparse population, it never employed or "settled" a regular minister. For this reason, the town attracted itinerant preachers and was susceptible to the influence of one or more of the "experiential" or Arminian sects that began to proliferate in New Hampshire in the late 1700s and early 1800s.

At first, New England meeting houses were not heated. People appreciated the fact that meeting houses provided shelter from winter winds, but no one since the time of first settlement had expected any degree of warmth in such buildings. Those who wanted or needed some heat brought warmed stone slabs or tin foot warmers, containing live coals, from home or from a nearby tavern. When stoves were first introduced in some meeting houses, generally between about 1815 and about 1840, many people objected to this luxury as proof that the modern generation of that era was growing soft and unworthy of the traditions of its ancestors. The Allenstown Meeting House had a small stove chimney, located near the center of its ridge. Volume IV of "[Miscellaneous] Notes on Allenstown" at the New Hampshire Historical Society indicates (p. 28) that a stove was installed in the building in 1844.

The early history of the Allenstown Meeting House is somewhat clouded by lack of good written records. Local historian John Dowst, a descendant of early pew-holders in the building, researched the structure in the early 1900s and presented his findings at a meeting of Buntin Chapter, Daughters of the American Revolution, on November 30, 1910. Dowst subsequently published his research as an article in the *Granite Monthly* magazine in 1912 (see Bibliography).

Dowst concluded that the "Christian" Church (a distinct sect or religion) of Allenstown began to build the meeting house, but were prevented by lack of funds from completing it. Thereafter, the Town of Allenstown appears to have taken over the structure and finished its construction, reimbursing the town or the town's building committee through the sale of pews, a traditional method of funding any meeting house, whether erected by a town or by an independent religious society.

Probably gleaning his information from the Allenstown selectmen's book, which begins in 1806 (and which Dowst located and studied during his research), Dowst determined that Samuel Kenison made clapboards and shingles for the structure, that Jonathan Philbrick and John Johnson put in the underpinning (the split granite slabs beneath the

sills), and that James, Samuel, and Nathaniel Kenison, Alexander Salter, Ichabod Clark, Jacob Edes, Andrew O. Evans, Joseph C. Wallace, and Jonathan Brown worked on the building.

Tradition states that these men were working on the meeting house when the Great Gale of 1815 struck New England on September 23. This was one of the most powerful hurricanes ever to devastate the region.

The Town of Allenstown maintained its rights in the meeting house until the twentieth century, and continued to hold town meetings there until about 1876. By that date, Suncook Village had grown into a busy manufacturing center in response to the construction of the Pembroke, China, and Webster cotton mills and the continued operation of such other water-powered manufactories as Osgood's sawmill. As Suncook had become the center of Allenstown's population, the old meeting house locale dwindled in the number of its inhabitants despite its central location within the township. The majority of the town's inhabitants found it inconvenient to travel from their homes to the small building for meetings, and so the annual meetings of the town were moved to an auditorium in the village.

At the time that the Allenstown Meeting House was begun, the town remained small and sparsely settled, with fewer than 400 inhabitants. None of the predominant New Hampshire churches of the period—Congregational, Presbyterian, or Baptist—had been organized there, so there was no "standing order" or town-supported minister.

This situation encouraged one of the smaller New England sects to gather members in Allenstown. This was the "Christ-ian" or Christian Church, which had been founded by people who repudiated some of the practices of the larger, established churches and who adopted a name that signified their intention to return to a simple form of Christianity. Various itinerant ministers are credited with founding the Christian Church, but recent histories trace the origins of the sect to Portsmouth, New Hampshire, in 1803. Elias Smith of Portsmouth, a former Baptist, is generally regarded as the most influential of the several preachers who established the new religion.

According to John Dowst, the Allenstown Christian Church was organized by twenty-three local people on July 10, 1807, as a result of the preaching of Elias Smith and of Abner Jones, another of the founders of the sect. Jones appears to have been the first regular pastor of the Allenstown church, but apparently did not occupy the pulpit full-time due to his wide-ranging itinerary as a traveling minister.

The clerk of the church was elder Hall Burgin, who donated the lot upon which the church began to build the meeting house in 1815. Elder Mark Fernald (1784-1852) of Portsmouth, one of the leading itinerant ministers of the Christian Church, often preached in the building.

It is likely that ministers of the Christian denomination predominated in the religious services that were held in this building until the Allenstown Christian Church dissolved

about 1860. As was typical of most country meeting houses, however, the pulpit was probably made available to any minister who was willing to preach. Farmer and Moore's *New Hampshire Gazetteer* of 1823 says, "There is no settled minister in Allenstown; their meeting-house is open to all religious sects, and they occasionally have preaching."

The Allenstown Meeting House continued to be the focus of occasional religious meetings even after the Allenstown Christian Church dissolved about 1860. Research by Lucy C. Pratt discloses that for more than forty years, "Evangelical Grove Meetings" were held on the first Sunday in August in Ela's Grove, now the group picnic area in Bear Brook State Park. The last and largest of these meetings was held on August 1, 1886. Between three and four thousand people attended, with eight hundred teams of horses.

After 1886, however, it appears that the building was seldom opened and received little maintenance. In 1901, the Town of Allenstown voted to transfer all its rights in the meeting house to Buntin Chapter, Daughters of the American Revolution, on the condition that the chapter restore the building to its original condition and maintain it thereafter. The building was conveyed by John M. Mitchell to Buntin Chapter by deed dated October 30, 1908.

Under regent Sarah E. W. Cochran, Buntin Chapter undertook restoration of the building. The structure was rededicated on August 22, 1909. Photographs of the period show that the DAR renewed the exterior of the structure. On the inside, some machine-planed casings on the wall posts and machine-planed boards in parts of the desk or pulpit suggest that the DAR replaced missing elements or repaired deteriorated woodwork. In general, however, the interior of the building had probably survived without much change since the building was first opened. At the completion of the restoration in 1909, a bronze tablet was donated by J. A. Lang and affixed to the front of the building; it is now inside.

Around 1910, under regent Mary S. Head, Buntin Chapter acquired title to the burying ground opposite the meeting house. No graves are obvious today among the pine trees that grow within the stone wall that encloses this plot, but one fragment of a broken gravestone has been discovered in the ground. It is recorded that two gravestones formerly survived within the enclosure. One, bearing the familiar urn design of the early 1800s, was inscribed, "Elizabeth, consort of Elder Hall Burgin. Died January 22, 1832, aged 93." The second stone, a broken fragment, retained only the epitaph, "My flesh shall slumber, till the last trumpet joy. Then burst the chains in my Savior's image." This stone may originally have marked the grave of Hall Burgin, who donated the meeting house lot to the Christian Church.

ALLENSTOWN MEETING HOUSE
As it appeared after restoration in 1909
by Buntin Chapter, Daughters of the American Revolution

Speaking to Buntin Chapter in 1910, John Dowst remarked of the meeting house, "Considering the location of the building, so far away from any dwelling, in the midst of a pine forest through which a fire would sweep like a whirlwind if it once started, it is remarkable that it has stood for so many years." Dowst's premonition of potential disaster was nearly fulfilled at the end of May, 1914. A spark from a passing locomotive on the Suncook Valley Branch started a fire near the Bombay Bridge, where North Pembroke Road crossed the Suncook River to Allenstown. The flames burned southward, consuming huge quantities of standing timber and sawn and stacked lumber in the woods, until they neared the meeting house. According to one newspaper article,

> One of the hardest battles of the day came when the flames reached the vicinity of the old Allenstown meeting house, an historic relic recently restored by Buntin Chapter, D.A.R., of Pembroke. The structure was erected in 1815, and was known as the First Christian church. The interior has been preserved in the old-fashioned style of church furnishings, with its elevated pulpit and box pews. A band of 50 men arrived at this church just in time to hastily surround the building with a deep ditch before the flames reached the thick growth of pine which encompasses it. The saving of the

> old church was due in large measure to C. Parker Bailey who directed the men in the fight to save this ancient structure.

Another newspaper article of the same time identifies the fire-fighting crew that saved the meeting house as "some railroad men from Concord of whom several hundred had been sent by special train to help subdue the flames."

Following the fire, Buntin Chapter continued to maintain the building, opening it on the first Sunday of every August to perpetuate the tradition of the former Evangelical Grove Meetings of the 1800s. Between 1936 and 1938, under regent Fannie W. Robinson, a split rail fence of chestnut was placed around the meeting house lot. Remnants of this fence survive.

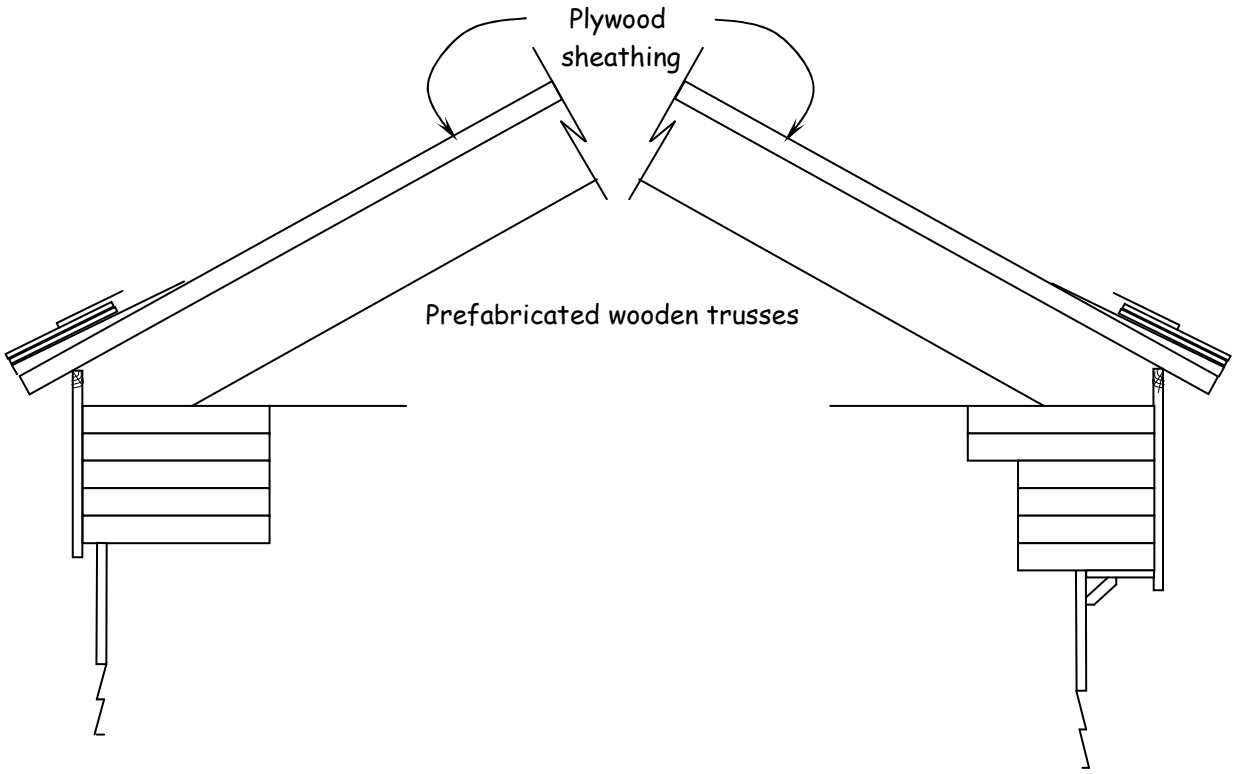
In 1940, Buntin Chapter carried out a major reforestation project in the vicinity of the meeting house. For some years prior to that date, the Civilian Conservation Corps had maintained a camp opposite the meeting house, engaging in extensive tree planting, bridge and trail building, and general improvements to the land that would become Bear Brook State Park.

In conjunction with the CCC work, the New Hampshire State Society, Daughters of the American Revolution, undertook sponsorship of the "Jubilee Penny Pines Forest," a planting of 25,000 red or "Norway" pine seedlings (*Pinus resinosa*) that commemorated the fiftieth anniversary of the founding of the National Society, Daughters of the American Revolution, in 1890. These trees were set out by members of the Bear Brook Veterans' CCC Camp on a tract of fifty acres adjoining the meeting house. In June, 1940, a bronze tablet was unveiled on a roadside boulder east of the meeting house, and commemorative exercises were held in the old building. State Forester John A. Foster was one of the speakers; he outlined plans for the future development of Bear Brook State Park, which officially came into being through federal transfer and state legislation in 1943. Today, the matured Penny Pines and an adjacent stand of eastern white pines surround and shade the meeting house.

The Allenstown Meeting House remained under the care of Buntin Chapter, Daughters of the American Revolution, who continued to open it once each August. On July 15, 1985, however, an arsonist attempted to destroy the building. Flames had largely engulfed the northwestern corner of the structure and had found their way into the attic before a passing early-morning motorist noticed the smoke and summoned local fire departments. Before the fire could be brought under control, the rear corner and much of the roof structure had been destroyed.

ALLENSTOWN MEETING HOUSE
Rear wall during the fire of July 15, 1985

Buntin Chapter took immediate steps to brace the walls of the structure and to provide a temporary roof over the building. The first such roof collapsed under the weight of winter snow, and a second was constructed by Roland A. Martel of Allenstown. Later, a roof of prefabricated trusses, covered by plywood sheets, was installed atop new wall plates that were fabricated from laminated two-inch planks, as shown below:



These trusses had an insufficient span to throw roof water well away from the building's walls, and water penetrated the laminations of the front and rear wall plates, causing the plates to begin to deteriorate. This roof of poorly-designed trusses was replaced by the current roof of prefabricated trusses, covered by pine sheathing boards, during the fall of 2006.

In 1991, recognizing that it lacked the means to manage the repair and restoration of the damaged building, Buntin Chapter voted to offer the meeting house to the State of New Hampshire, to be administered by the Division of Parks and Recreation in consultation with the New Hampshire Division of Historical Resources (the State Historic Preservation Office) as a historic site within Bear Brook State Park. The state accepted the building, installing some new window sashes in 1993 and carrying out some sill repairs in 1996.

After 1996, dwindling state resources and the self-funded budget of the Division of Parks and Recreation slowed the momentum of state care of the meeting house, leaving much planned work undone. At its annual meeting in 2003, the Town of Allenstown adopted a town master plan that urged the town to promote the welfare of the meeting house and to seek to reacquire the building from the state for use as a gathering place for local meetings.

In December 2003, the Allenstown board of selectmen signed a memorandum of agreement with the Department of Resources and Economic Development, permitting the town to carry out temporary stabilization of the building. In March, 2004, the State of New Hampshire transferred title of the building and its lot, and of the burying ground across the road, to the Town of Allenstown by quitclaim deed. At the same time, the town and the New Hampshire Division of Historical Resources (the State Historic Preservation Office) signed a perpetual preservation easement by which the town and the state office agreed to work together toward the rehabilitation and care of the building, and the state office agreed to provide support and technical assistance to the town in this effort. The preservation easement is given in Appendix A.

Construction history:

Chronology:

1815 The structure was erected. It was used by the Town of Allenstown for town meetings, and by the Allenstown Christian Church and itinerant preachers for religious services.

1860 The Allenstown Christian Church reportedly dissolved. The meeting house continued as the site of "evangelical grove meetings."

1876 The Town of Allenstown moved its regular town meetings to Suncook Village, which had developed as the town's center of population and trade.

1886 The last and reportedly the largest of the evangelical grove meetings was held at or near the meeting house.

1901 The Town of Allenstown voted to transfer all its rights in the meeting house to Buntin Chapter, Daughters of the American Revolution, on the condition that the chapter restore the building to its original condition and maintain it thereafter.

1908 The building was conveyed by John M. Mitchell to Buntin Chapter by deed dated October 30, 1908.

1909 The building was rededicated by Buntin Chapter, D. A. R., on August 22, 1909. At the completion of restoration, a bronze tablet was donated by J. A. Lang and affixed to the front of the building; it was later moved inside for greater security.

c. 1910 Buntin Chapter, D. A. R., acquired title to the burying ground across the road from the meeting house.

1910 Local historian John Dowst, a descendant of early pew-holders in the building, presented the results of his research at a meeting of Buntin Chapter, D. A. R., on November 309, 1910. He later published his findings as "The Old Allenstown Meeting House," *Granite Monthly* 44 (1912).

1914 A forest fire, started near Bombay Bridge by a spark from a locomotive, swept southward and threatened to engulf the meeting house. The fire was fought by a crew directed by C. Parker Bailey. The fire-stop ditch that the crew dug around the building is traceable in 2007.

1936-8 A split rail fence of chestnut was built around the meeting house lot by Company 1123 of the Civilian Conservation Corps.

1940 Buntin Chapter, D. A. R., sponsored the "Jubilee Penny Pines Forest," a planting of 25,000 Norway pine trees on a fifty-acre tract adjoining the meeting house. In June, 1940, a bronze tablet was unveiled on a roadside boulder east of the meeting house, and commemorative exercises were held in the building.

1985 An arsonist attempted to burn the building on July 15, 1985. The fire destroyed the roof and damaged the northwest rear corner of the structure.

1985 Buntin Chapter, D. A. R., erected a temporary roof over the body of the building. This roof collapsed during the winter of 1985-6 and was replaced by a roof of prefabricated wooden trusses, placed on wall plates made from laminated two-inch planks, stacked horizontally.

1991 Buntin Chapter, D. A. R., voted to offer the meeting house to the State of New Hampshire, to be administered by the Division of Parks and Recreation within the Department of Resources and Economic Development (DRED), in consultation with the Division of Historical Resources as a historic site within Bear Brook State Park.

1992 In March, the New Hampshire Division of Historical Resources prepared "Outline Specifications for Repairs to the Old Allenstown Meeting House" to guide DRED in their rehabilitation of the building.

1993 The New Hampshire Department of Resources and Economic Development (DRED) replaced some damaged window sashes with reproduction sashes appropriate to the 1815 period.

1996 The New Hampshire Department of Resources and Economic Development (DRED) spliced sections of new sill at the rear (north) of the building and repaired a section of the front (south) sill of the building near the front door.

2003 At their annual town meeting, the voters of Allenstown adopted a master plan that urged the town to promote the welfare of the meeting house and to seek to reacquire the building from the state as an educational asset and a site for local meetings.

2003 The Allenstown board of selectmen signed a memorandum of agreement with DRED, permitting the town to carry out temporary stabilization of the building.

2004 In March, the State of New Hampshire transferred title to the meeting house, its lot, and the burying ground across the road to the Town of Allenstown. As a condition of the transfer of the property from the state, the Town of Allenstown granted the New Hampshire Division of Historical Resources a perpetual preservation easement on the building (see Appendix). Care of the building was entrusted to an Old Allenstown Meeting House Task Force.

2005 On May 21, members of the Timber Framers Guild met at the building to carry out a workshop aimed at understanding the lost roof frame and evaluating the surviving body of the meeting house. The results of their investigation were published in *Timber Framing* 77 (September 2005).

2005 The State of New Hampshire erected a state historical marker in front of the building commemorating its history and that of the burying ground opposite.

2006 The Old Allenstown Meeting House Task Force had the front sill at the southwest corner of the building repaired.

2006 The Old Allenstown Meeting House Task Force had the roof trusses of 1986 replaced with new prefabricated trusses with deeper overhangs. The laminated front and rear wall plates of 1986 were replaced with plates of solid timber.

Construction documentation and physical evidence:

As shown above, little documentation has come to light regarding the construction history of the Allenstown Meeting House. Yet a study of the fabric of the building has revealed something of the construction techniques that were employed by the builders, and has allowed the building to be placed within a developing context of Upper Merrimack Valley carpentry and building.

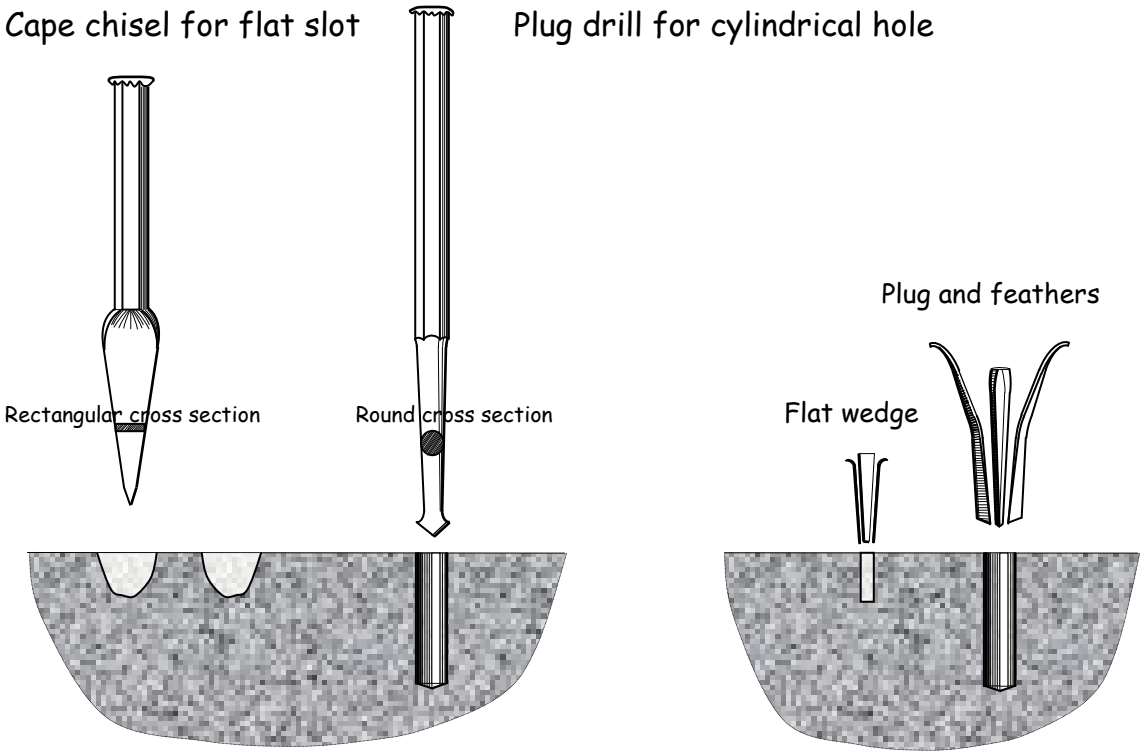
Underpinning stones: The building stands upon a shallow foundation (verified by archaeological testing in October, 2005) of split granite underpinning stones and (at the rear of the structure) aligned fieldstones with a number of small gaps between adjoining stones.

Because of the geology of the granite that was selected for the split slabs, these stones have few visible surface marks to indicate the splitting technique that was employed. It is important to ascertain the splitting method used in order to determine whether the present foundation is likely to be original to the construction of the meeting house in 1815, or at least early, or whether the present foundation replaces an earlier one. There have been rumors that the building was moved back from the road at some time, so a determination of the probably date of the foundation is deemed important.

By about 1800, stonecutters in many parts of New England had perfected the basic techniques of finishing and shaping granite. These craftsmen were not only able to split large slabs and posts from boulders, but had also learned to use hammers and chisels to shape the stone to a wide variety of forms, including steps, thresholds, curbs, lintels, columns, watering troughs, and rainwater basins.

In the years just before 1830, a new granite splitting method was introduced. Each method of splitting granite leaves distinctive marks at the edge of the stone, and these marks reveal whether a given piece of granite was quarried or split before or after about 1830—useful knowledge in dating a building or a stone object.

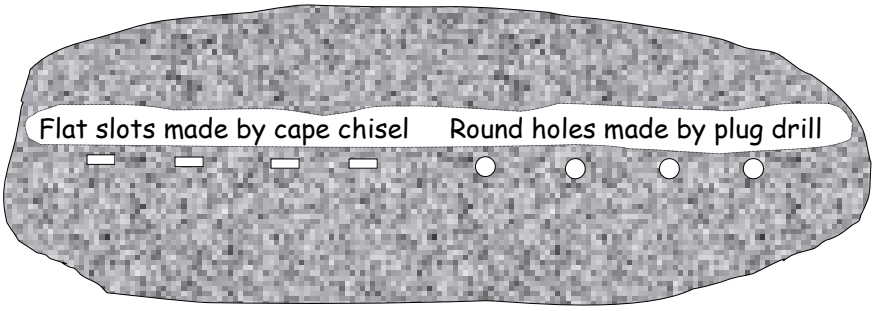
Prior to about 1830, the procedure for splitting granite entailed the cutting of a line of shallow slots in the face of the stone, using a tool called a cape chisel, struck with a heavy hammer. Small, flat steel wedges were placed between shims of sheet iron and driven into these slots, splitting the stone. The new splitting method of circa 1830 used a “plug drill,” which had a V-shaped point and was rotated slightly between each blow of the hammer, creating a round hole two or three inches deep.



Into this hole were placed a pair of half-round steel shims or "feathers," and between these was driven a wedge or "plug" which exerted outward pressure and split the stone. The advantage of the "plug-and-feathers" method of splitting was the greater depth within the stone at which the wedges exerted their pressure, thus allowing larger pieces to be split more accurately.

The new splitting technology seems to have spread rather rapidly through the granite quarrying centers of New England, although one is likely to find evidence of both old and new methods being used concurrently in stonework of the 1830s, especially in rural areas. The technique employed on a given stone can usually be seen on the split face, and provides some aid in dating granite masonry. The old, flat-wedge method is marked by a series of slot-like depressions which extend inward an inch or so from the edges of the split stone. The plug-and-feathers method leaves a row of rounded holes, two or three inches deep and usually about six inches apart.

When seen on the surface of a stone that was prepared for splitting but never split, these slots or holes appear as shown below:



The use of the plug drill in combination with the plug-and-feathers provided greater force and control in splitting granite. Until the introduction of the new technique, most granite for buildings and posts was split from surface boulders that had been strewn across the New England landscape at the retreat of the glaciers. Such stone had been transported by the ice from many points of origin, and each boulder challenged the stonecutter with different grain and behavior when split.

The introduction of the plug drill and plug-and-feathers seems to have enhanced stonecutters' ability to quarry granite from ledges. Ledge stone was more uniform in nature and predictable in behavior than granite split from surface boulders. With the opening of early quarries at ledges in Quincy, Chelmsford, and Rockport, Massachusetts; Concord, New Hampshire; and many locations in Maine, Vermont, and Rhode Island, New England began to assume its prominent place in the American and international granite industry.

Evidence in the Allenstown foundation suggests that the underpinning stones were split from glacially fractured stone with natural joints that were separated by about six inches—the desired thickness of the underpinning slabs. This means that the splitting marks are to be found on the upper or lower edges of the stones, in contrast to the usual position of such marks on the front or rear faces of underpinning slabs. Because the lower edges of the stone rest in the earth, and the upper edges are covered by the building's sills, most splitting marks are hidden. A few stones on the western wall of the building, however, have upper edges that are partly exposed to view. These stones reveal flat splitting marks, thereby suggesting that the stones are original or early. While this does not preclude the possibility that the building was moved back from the road at some time and re-set on the original stones, archaeological testing in the summer of 2006 at the southeast and southwest corners of the building, as well as on the eastern side and the rear, did not yield any indication that the building had ever been moved.

Building frame: The Allenstown meeting house may be characterized as the public building of a poor town. Allenstown has sandy soils that were conducive to the growth of pine trees but not to successful farming. When the structure was framed in 1815, Allenstown had about 390 inhabitants, only a fraction of the population of neighboring communities with richer soils. While meeting houses of the same modest pretensions were certainly built in other rural New England towns, the Allenstown building has special value as one of the last surviving examples of the most basic type.

Just as it has no known cognate for small size and simple design, it has no known equivalent in its framing. Yet despite its unorthodox nature, the frame was skillfully fashioned. The surviving timbers are smoothly hewn, and are connected with close-fitting joints that equal the best carpentry of the region.

The slanted floor frames on each side of the building's central aisle are composed of heavy, sloping joists that rest on girders at each side of the aisle and rise to intersect each gable wall of the building. The ends of the floor joists rest atop girts that are tenoned into

the four posts of each end wall. Set a few feet above the end sills of the building, these girts act almost like second sills, locking the posts together at a point well above their feet and imparting great stiffness to each end wall. This framing system is reminiscent of the method used to support the sloping galleries of two-story meeting houses. But, being placed within a one-story frame, the girts impart greater rigidity to the end walls of the structure than would a system of girts encircling a two-story meeting house at the upper level. The combination of sills, low girts, and heavy slanted joists creates a series of triangular frames within the building, akin to the panels of trusses. This stiffening floor membrane undoubtedly helped to keep the walls plumb and square when the roof of the building was lost to fire.

While the gable wall framing of the Allenstown Meeting House is unusual, it is, in effect, a foreshortened version of the end wall framing of a two story meeting house. The roof frame in Allenstown was a different matter altogether. It had no known precedent or equivalent in the region, either in meeting houses or in dwellings.

Before about 1835, the standard roof frame in the Merrimack River Valley of central New Hampshire repeats a pattern that had been established in the seventeenth century along the coast, some fifty miles to the east. Such a frame employs pairs of principal rafters that are located above posts in the front and rear walls of the structure, and usually also halfway between such posts. The feet of each pair of rafters are mortised into tie beams that span the structure from front to back, resting upon the front and rear wall plates. Spanning the intervals from rafter to rafter are a series of longitudinal purlins, which are trenched unto the upper surfaces of the rafters and pinned into place. Usually composed of spruce poles that are hewn flat on their tops, individual purlins are generally long enough to cross two, three, or four rafters before meeting an overlapping purlin that continues to the opposite end of the building. Sawn roof boards are nailed across the longitudinal purlins, running from ridgepole to eaves. Such a roof is called a “principal rafter, common purlin” frame.

The roof frames of pre-1835 dwellings in eastern or central New Hampshire are usually composed solely of rafters, purlins, and tie beams. The roof frames of meeting houses in the region are typically more elaborate. In order to span the forty- or fifty-foot width of the meeting house auditorium without support from below, such frames add a variety of framing members. These may be as simple as diagonal struts that connect the tie beams and the rafters. More commonly seen are substantial kingpost and queenpost trusses.

The kingposts or queenposts in such frames are invariably linked together by a series of longitudinal ties and struts that run through the building’s attic, parallel to the ridgepole. The only exceptions to this uniform method of construction are the rafters in the two end walls, which are supported by the studs and sheathing of the gables rather than by trusses. Yet, despite the added structural elements of the kingpost or queenpost roof frame, the characteristic meeting house roof in central New Hampshire is based on the universal regional template of a regular series of principal rafters, tie beams, and common purlins.

Insofar is it has been reconstructed on paper, the lost original roof frame of the Allenstown Meeting House differs markedly from this template. Our understanding of the roof frame, as shown in the drawings below, is derived from two sources of evidence: a series of photographs taken shortly after the fire by Roland Martel of Allenstown, and a timber schedule that accompanied a twenty-year-old proposal to reconstruct the lost roof in kind. The proposal had been prepared in late 1985 by Neil English, a joiner and timber framer from nearby Epsom, New Hampshire, who had the advantage of measuring the original frame, charred though it was, and was determined to reproduce that frame accurately.

These combined sources of evidence depict a frame that combined the familiar with the unique. The frame had six sets of rafters, including the two sets in the gable walls. In keeping with all known roof frames of the region before 1835, the Allenstown roof was composed of hewn rafters with purlins let into their upper surfaces. Roof boards ran from ridge to eaves. The rafters in the gable walls of the building were supported by a membrane of studs and sheathing boards in the gable ends. In these respects, the frame was identical to others that are found from the New Hampshire seacoast to the eastern edge of the Connecticut River Valley.

The four inner sets of rafters in the roof frame, however, were supported by two methods, each apparently unprecedented (see drawings on following pages).

The outermost of these sets of rafters, placed some eleven feet from the end walls of the building, rested above tie beams that ran through the building from front to rear. Evidence suggests that the feet of these rafters were not tenoned into the ends of these tie beams, as in the traditional local frame. Rather, the tie beams appear to have been tenoned into the inner faces of the front and rear wall plates, and the rafter feet appear to have rested on top of these plates with some form of bird's mouth joint. The two tie beams projected below the plastered ceiling of the auditorium. Each was supported at its midpoint by a hewn octagonal wooden column. These columns survive intact, rising from lateral timber girders that lie below the slanted floors on each side of the room.

The innermost of these sets of rafters, invisible in photographs that show the auditorium before the fire, presumably were located above pairs of posts that flank the front doorway and the rear pulpit in the front and rear walls of the building. Such a location would have provided a nearly equidistant spacing for all the inner rafters of the roof. Lacking tie beams altogether, these rafters presumably rested atop the front and rear wall plates, held by birds-mouth joints. With no ties at their feet, these rafters would have exerted spreading forces on the front and rear wall plates. All the rafters would have been subjected to bending stresses from wind and snow loading.

These undesirable tendencies were apparently resisted by two means. First, the front and rear wall plates of the building appear to have been heavy members, oriented with their larger dimensions in the horizontal plane (much like the surviving sills of the building) to resist the lateral components of the forces from the rafter feet.

Second, the four sets of rafters above the auditorium ceiling were apparently supported at mid-length. This was accomplished by the unusual expedient of running longitudinal trestles beneath them. Dimly and partially visible in post-fire photographs, these trestles appear to have had vertical legs that rested on the two tie beams of the roof frame, which themselves were supported by the octagonal columns at their midpoints. The caps or plates of the trestles apparently passed beneath the lower surfaces of the four rafter couples, and the undersides of the rafters were presumably notched to bear on the upper surfaces of the trestle caps. Trestle posts and caps appear to have been stiffened by diagonal braces like those that connect posts and wall plates in the lower frame of the building.

The plastered ceiling of the auditorium was framed with longitudinal joists that supported a covering of split-board lath and a coat of lime-sand plaster with animal hair as a binder. As seen in the empty joist pockets that remain intact in each of the end wall plates of the building, the ceiling joists were 4" by 4" members placed about 2'-8" on centers. A 1985 notation by Neil English indicates that the joists were sawn from oak. They spanned the ten-foot intervals between the gable walls of the building and the inner tie beams above the octagonal posts. Incredibly, they also spanned the interval of more than twenty feet between the inner tie beams, where they supported the uninterrupted, flat ceiling above the center of the building.

This method of supporting the roof and ceiling plaster was daring, and ultimately proved to be unwise. One-coat lime-sand plaster on split wooden lath boards weighs about six pounds per square foot. The total weight of the auditorium ceiling was therefore some 8,400 pounds. Pre-fire photographs show that the twenty-foot-long 4" by 4" joists had sagged under the combined weight of lath and plaster. Still more dramatically, the inner tie beams themselves had sagged on each side of the octagonal columns. The weight of the ceiling lath and plaster, combined with the point loading imposed by the feet of the two trestles, had caused the overstressed but resilient tie beams to assume a gentle cupid's bow curvature.

As mentioned above, the building was re-roofed with a new set of prefabricated trusses in 2006. The decision to use modern trusses was made only after the Town of Allenstown cooperated with the Timber Framers Guild of North America in efforts to determine the design of the original roof system. On May 21, 2005, some twenty Guild members gathered at the building to carry out the Guild's first "forensic timber framing workshop," aimed at understanding the lost roof frame and at evaluating the surviving body of the 1815 meeting house. The group also met with Epsom craftsman Neil English who, as noted above, had recorded details of the original roof in 1985 while preparing a proposal to reconstruct the frame following the fire. English's field notes, timber list, and memory proved crucial to the efforts of the Timber Framers Guild to create drawings of the long-lost frame.

The forensic workshop was led by expert timber framer Arron J. Sturgis of Preservation Timber Framing, Inc., in Berwick, Maine; timber frame designer Edward M. Levin of Paradigm Builders in Hanover, N. H., a contributing editor to the Guild's quarterly

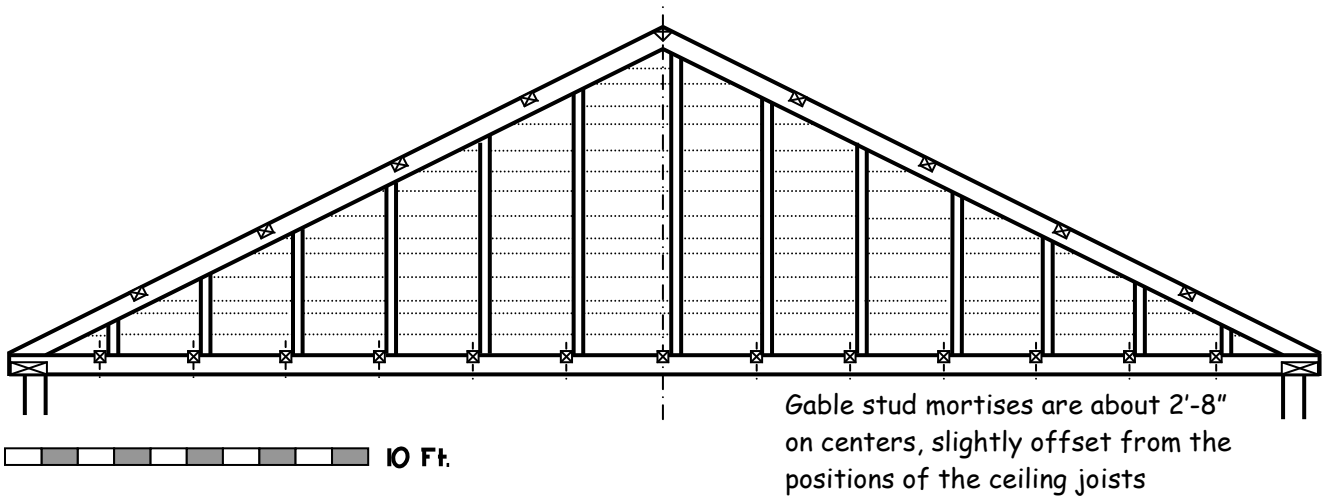
journal, *Timber Framing*; and architect Jack A. Sobon of Windsor, Massachusetts, author of many articles and books, including *Historic American Timber Joinery*.

Combining an inspection of the lower frame of the building with an analysis of the notes of Neil English and of photographs taken in 1985 after the fire, the team proposed a roof system that appears close to the original. Employing three different methods of supporting the rafters in various planes of the building, the suggested frame has no known precedent in the region, yet conforms closely to available evidence.

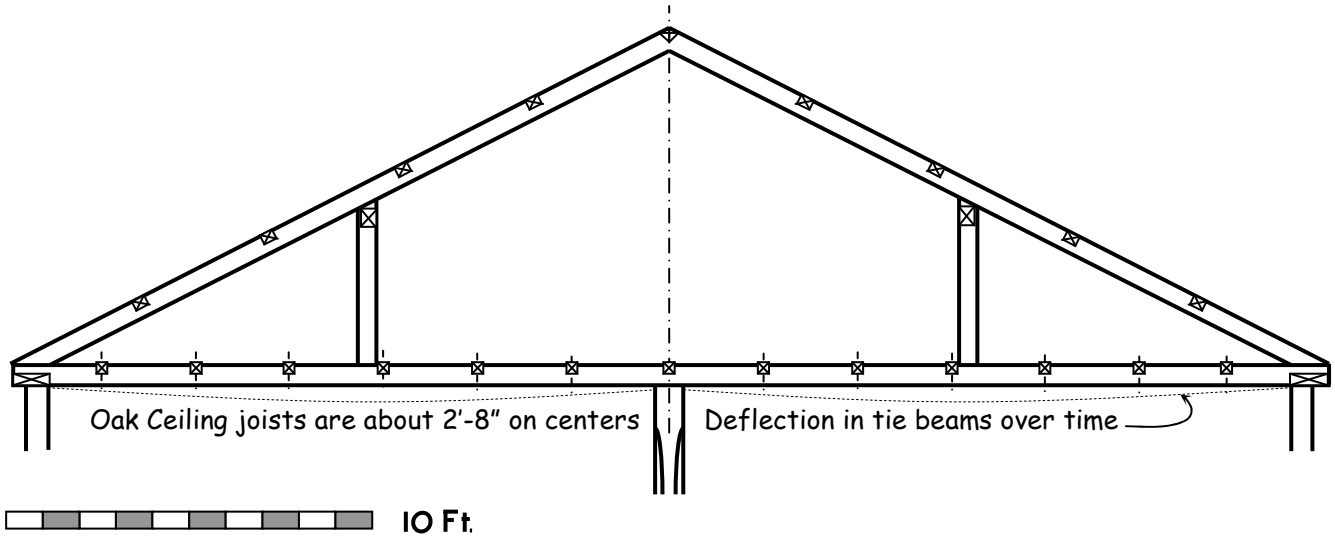
Workshop participant Edward Levin created a digital model of the roof. He then imposed the snow loading to be expected in Allenstown, together with the weight of the original plastered ceiling that had trapped the heat of the fire within the attic and thereby saved the old building from complete destruction. When these loads were applied, the animated computer model deflected precisely as pre-fire photographs showed that the original roof and ceiling had sagged over time.

ALLENSTOWN MEETING HOUSE
As it appeared before the fire of July 15, 1985
showing the deflection of the truss tie beam from roof loading
and weight of the plaster ceiling

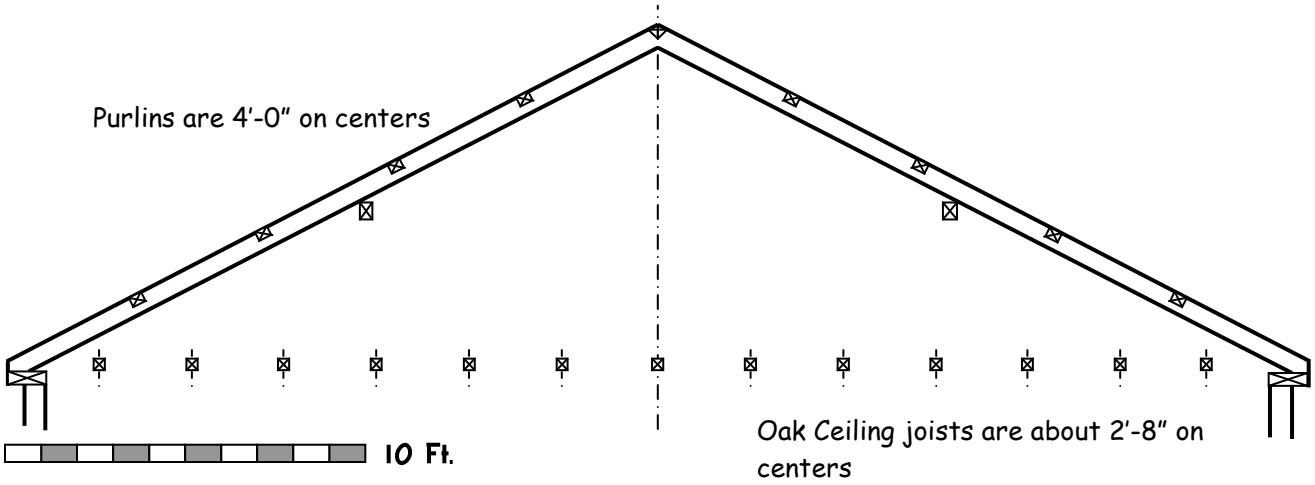
The three methods of framing the original roof of the building, as theorized following the workshop, are shown below. These diagrams detail the support of the gable ends of the building, the method of support above the two octagonal wooden columns that are shown on the floor framing plan, and the method of support above the broad expanse of ceiling in the center of the structure.



Interior elevation of gable ends



Section through roof frame
above each of two wooden columns



Section through roof frame
at each of two center rafter couples

Having determined the likely design of the original roof system of the meeting house, the Town of Allenstown had to decide whether to replicate this system, to retain and improve the then-existing roof of prefabricated trusses, or to replace the poorly-fitted prefabricated trusses with new and better designed prefabricated trusses.

In 2006, the Town of Allenstown was constrained by low revenues and by the fact that town meeting had mandated a "default" town budget: exactly the same as the budget of the prior year, with no latitude for discretionary changes. The shingles of the existing roof on the building were failing, and the roof was leaking. The estimate from the Timber Framers Guild to replicate the original roof design (with modifications to correct the structural weaknesses of that design) was approximately $107,150.00. The estimate from a local contractor to replace the prefabricated roof trusses with new and better designed trusses was $28,525.00. The cost of the new prefabricated trusses was $2,355.55, for a total project cost of $30,880.55.

Allenstown's building inspector has examined the building and on September 8, 2006, had reported that under an average or above average snow loading in the winter of 2006-7, "there is a 25%-39% chance of losing the rear wall [of the building] completely and a 75%-80% chance of the roof sagging enough [on the decayed laminated wall plates] to pull the corners in enough to break and crack all the plaster remaining on the walls."

With this analysis from the town's inspector and without time for further fundraising before the impending winter, the town decided to replace the existing truss roof with a new truss roof. As noted above, this replacement was completed on December 22, 2006.

Interior joinery: As noted below under *Architectural description and comparative evaluation*, the Allenstown meeting house is characterized by very simple joinery. Its

casings are square-edged boards, and its raised panels are held within square-edged stiles and rails. Such simplicity of joinery is seldom seen in surviving New Hampshire buildings of the early 1800s. The Allenstown Meeting House is therefore significant as a document of the most basic federal-period joinery.

National and State Register Statement of Significance: The Allenstown Meeting House was determined to be eligible for listing in the New Hampshire State Register of Historic Places on April 28, 2004. The building was actually listed in the Sate Register on July 26, 2004. The building was listed in the National Register of Historic Places on December 6, 2004.

The Allenstown Meeting House is significant under National Register Criterion A for its role in the social history of the community between its construction in 1815 and its final abandonment as the site of political and religious meetings in the 1880s; and under Criterion C for its architecture. The building is also an artifact of the early historic preservation movement in New Hampshire.

Under Criterion C, the Allenstown Meeting House is the only surviving one-story meeting house in New Hampshire that served both the traditional civic and religious functions of a meeting house. The building is also the only surviving New Hampshire meeting house that incorporates a slanted main floor, common in schoolhouses of the period, for better visibility of its pulpit.

The building is plain in finish as well as small in size. Its architectural character derives from the fact that until the advent of major industry at Suncook Village in the period after 1860, Allenstown was small in population and poor in agricultural wealth. After the town's population increased with the arrival of new industry and immigrants, the meeting house was regarded as remote and inadequate for civic functions, and was abandoned as a site of town government. The newly arriving French-Canadian population of Allenstown was predominantly Roman Catholic in religion, and built a large parish church in Suncook Village even as the tiny Protestant congregation that had used the old meeting house finally dispersed. Church-going Protestants in Allenstown thereupon began to attend churches in neighboring towns, leaving the old meeting house with neither an active civic or religious use except for the camp meetings that gathered annually but briefly at the building and its nearby pine grove.

Allenstown never grew in wealth and population during the agricultural era to a degree that matched surrounding communities like Pembroke and Deerfield. When the meeting house was built in 1815, Allenstown had a population of about 390. The number of inhabitants grew to 526 in 1850, but had dwindled to only 414 by the time the first large textile mills began to appear in Suncook Village in 1860. By 1870, when China Mill had been built on the Allenstown side of Suncook Village, Allenstown's population had jumped to 804, but it is safe to assume that most or all of this growth was in the Village, not in the agricultural hinterlands where the old meeting house stood. By contrast, neighboring Pembroke had a population of about 1,200 in 1815 and Deerfield a population of about 1,990.

As noted above, Allenstown's slow growth during its pre-industrial era can be attributed to sandy soils that were conducive to forest growth but poor for agriculture. These soils supported extensive stands of white pine trees that made Allenstown a center of logging and lumber production, but did not encourage the growth of prosperous farms or large agricultural populations. When surveyor Walter Bryant drew a plan of Allenstown for the Masonian Proprietors in 1781, he indicated the quality of soil on each of the thirty large lots into which the town was divided. The majority of lots in the southern part of town were labeled as "Very Bad" or "Middling Bad."

Although comparable buildings were undoubtedly erected in New Hampshire communities in similar circumstances, the Allenstown Meeting House is the only remaining example of a town meeting house of a modest scale and level of finish. As such, it is an important document in the architectural history of a state that possesses no comparable example of this building type.

Under Criterion A, the Allenstown Meeting House is significant as the only site of organized political activity from 1815 until its abandonment for town meetings in 1876, and for its role as a site of religious observances from 1815 until the dissolution of the Allenstown Christian Church about 1860, followed by its function as the focus of religious camp meetings from about 1830 to about 1886.

The building was preserved because it has been deliberately treated from 1908 until the present time as a focus of active historic preservation efforts. When the Town of Allenstown voted in March, 1908, to relinquish the building to Buntin Chapter, Daughters of the American Revolution, the warrant article specifically required the chapter to restore the building to its original condition and maintain it thereafter in a good state of repair. Internal evidence shows that Buntin Chapter complied with this stipulation.

The chapter's work on the building made the structure one of the earliest examples of conscious architectural preservation in New Hampshire. Restoration of the meeting house was preceded only by the acquisition of the Ladd-Gilman House in Exeter by the Society of the Cincinnati in 1902 and by the restoration of the Thomas Bailey Aldrich Memorial in Portsmouth in 1907. In 1912, shortly after the restoration of the meeting house, the Daniel Webster Birthplace Association recreated the birthplace of Webster in West Franklin, and the Society of the Colonial Dames of America in the State of New Hampshire began to lease the Moffatt-Ladd House in Portsmouth from family heirs. It is perhaps significant that these contemporary pioneering efforts at preservation were impelled by veneration for prominent individuals or events, whereas the preservation of the Allenstown Meeting House seems to have been motivated largely by affection for the ancient building and by the memories that clustered about the old structure.

Period of Significance: The period of significance of the building under National Register Criterion C is 1815, its date of construction. Under Criterion A, the period of significance for religious and political history, followed by its treatment as a focus of

historic preservation, extends from 1815 to the arbitrary fifty-year cut-off date of fifty years before the present.

Statement of Integrity: The Allenstown Meeting House retains integrity of location, design, setting, feeling, and association. The building's integrity of materials and workmanship was diminished, but not destroyed, by the fire of 1985. The heat of the fire was largely concentrated in the upper portions of the building. The meeting room, with its furnishings, survived the fire in an almost miraculous state of preservation. Even the paper cards that were tacked to the pew doors, perhaps as long ago as 1910, to identify their original owners are largely unscathed by the fire. The room has been thoroughly cleaned and returned to use for meetings and programs.

Boundary Discussion: The nominated property is the same that was conveyed by John M. Mitchell to Buntin Chapter, Daughters of the American Revolution, by deed dated October 30, 1908 (Merrimack County Registry of Deeds, Vol. 381, page 286); and by Buntin Chapter, Daughters of the American Revolution, to the State of New Hampshire, by quitclaim deed dated November 5, 1991 (Merrimack County Registry of Deeds, Vol. 1870, page 2428); and by the State of New Hampshire to the Town of Allenstown, New Hampshire, by quitclaim deed dated February 20, 2004 (Merrimack County Registry of Deeds, Vol. 2631, pages 553-555). The boundaries of the meeting house lot have remained unchanged through these transfers, although compass citations have varied over time and dimensions in rods and links have been converted to feet and tenths of feet.

Architectural Description and Comparative Evaluation:

Setting and exterior description: The Allenstown Meeting House stands close to the northern boundary of the township on a sandy, level site not far from Bear Brook, the principal stream within Allenstown. The building stands on a small lot that measures approximately 100 by 190 feet, fronting on Deerfield Road, the principal public road that passes through the township of Allenstown in an east-west direction. The present lot may represent the property that has historically been associated with the meeting house since local judge and church elder Hall Burgin (1770-1844) donated land for the building about 1815. In any case, the lot has remained unchanged since 1908, when the property was conveyed by quitclaim deed to Buntin Chapter, Daughters of the American Revolution. The lot is partly enclosed by remnants of a split-rail fence of chestnut, which was built by Company 1123 of the Civilian Conservation Corps between 1936 and 1938.

The meeting house lot is devoid of trees, but is surrounded by a dense pine forest. To the north and west of the meeting house, most trees are eastern white pines (*Pinus strobus*), which have regenerated on this land since the district was swept by a forest fire that threatened to consume the old meeting house in 1914 (see Section 8, following). To the east of the meeting house is a stand of 25,000 red or "Norway" pines (*Pinus resinosa*). These trees were planted in 1940 as the "Jubilee Penny Pines Forest" under the sponsorship of the New Hampshire State Society of the Daughters of the American Revolution to commemorate the fiftieth anniversary of the National Society of the DAR.

A roadside boulder, standing east of the meeting house and bearing a bronze tablet, commemorates the planting of the "Jubilee Penny Pines Forest."

The meeting house stands close to Deerfield Road, some fifteen feet north of the right-of-way line of the highway. Directly opposite the meeting house, on the south side of Deerfield Road, is a stone-walled cemetery enclosure (not included within the present nomination), measuring about 95 by 100 feet. The enclosure is shaded by large white pine trees that grow within the walls, but reveals only a fragment or two of its original gravestones.

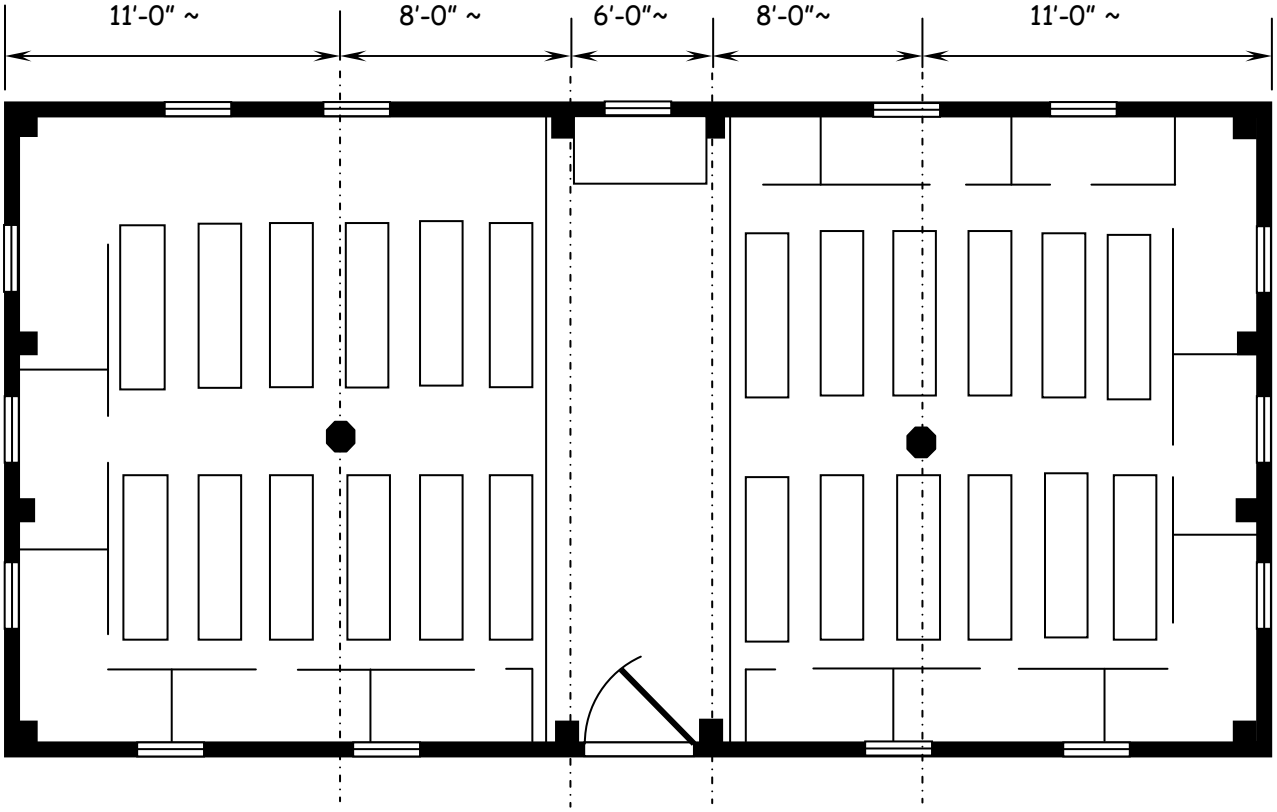
Both the meeting house lot and the burying ground stand within Bear Brook State Park, and the land parcels of both buildings were part of the park between 1991 and 2004, when the State of New Hampshire owned these properties. Originally containing 6,436 acres, Bear Brook State Park was created by the National Park Service on lands that were denuded by the forest fire of 1914 or were otherwise classified as submarginal for agriculture or commercial forestry. From 1935 to the outbreak of World War II, Civilian Conservation Corps personnel reforested the land and created roads, trails, and recreational camps, deeding the property that surrounds the meeting house to the State of New Hampshire early in 1943.

The Allenstown Meeting House is the first and only meeting house ever constructed within the limits of Allenstown, New Hampshire. It stands close to the northern boundary of the township on a sandy, level site not far from Bear Brook, the principal stream within Allenstown. The meeting house is a one-story, gable-roofed building of framed construction, supported by underpinning of split granite slabs. The building measures 42'-8" wide by 35'-7" deep, with eleven-foot posts. The walls are clad with clapboards on the exterior and are plastered on split-board lath within, and the roof is covered with asphalt shingles. The building is entered by a single four-panel doorway in the center of the south façade, which faces Deerfield Road. The building has a five-bay façade, with two windows on each side of the central doorway. Each end elevation has three windows, and the rear (north) elevation has five windows, with the central (pulpit) window slightly elevated above the other four. Window sashes were damaged by fire hose streams in 1985, and the existing sashes are reproductions of federal-style sashes that are appropriate to the period of the building's construction in 1815. All window openings are protected by new, solid wooden board-and-batten exterior shutters hung on T hinges.

Interior description: Except for the area above the wall plates, where the roof frame was destroyed by fire in 1985, the interior of the building survives in nearly original condition, or at least in the condition in which it was placed by Buntin Chapter, Daughters of the American Revolution, in 1909. As in larger, two-story meeting houses, the reading desk is located in the center of the north wall, directly opposite the central entrance door. An area of level flooring about seven feet wide extends from the front doorway across the depth of the building to the pulpit. On each side of this central aisle, the floor slopes gently upward to the two end walls of the building in the manner of the

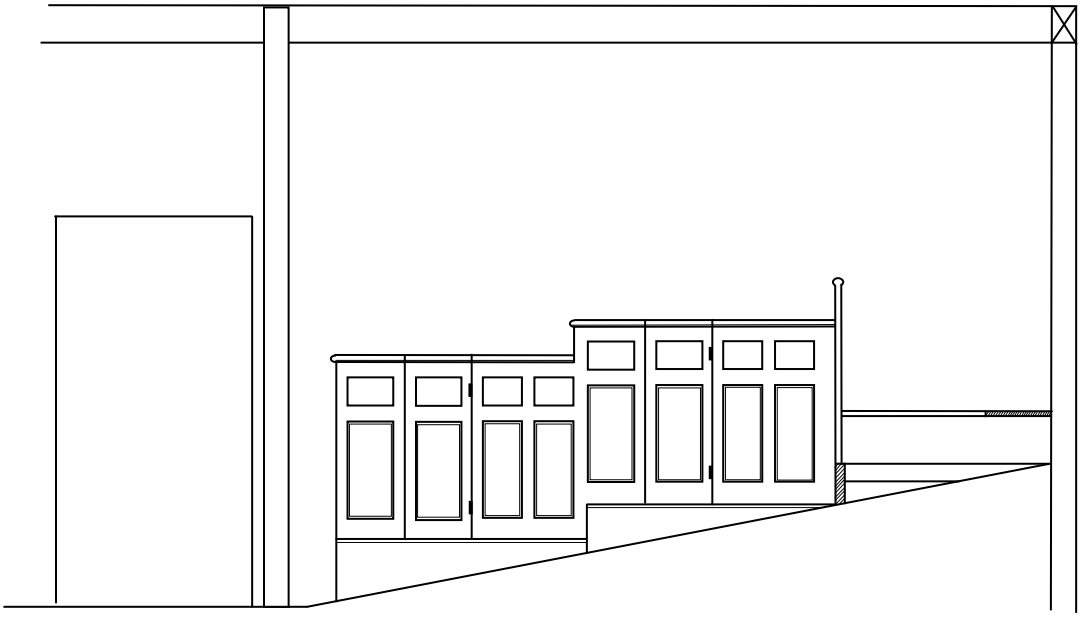
floors of galleries in two-story meeting houses, or of schoolhouses of the early nineteenth century. The floor framing plan of the building is shown below.

The reading desk or pulpit of the meeting house is a rectangular enclosure of vertical boards, much simpler than the elevated pulpits of elaborate joinery that are usually seen in larger and more ambitious New Hampshire meeting houses.

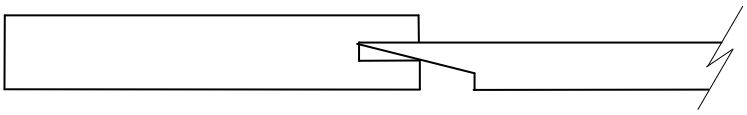


OLD ALLENSTOWN MEETING HOUSE
Floor and pew plan

A series of box pews begin at the doorway of the building and extend around the perimeter of the room to the pulpit, adjacent to the exterior walls. The building originally had twenty box pews; seventeen remain intact. The level floors of these enclosures step up from one to the next as the slanting floor rises. These privately-owed enclosures have paneled fronts, with raised panels but unmoulded stiles and rails. Above a lower range of panels, the stiles and rails of the pew walls and corresponding pew doors are left unfilled by panels. Unlike corresponding openings in more elaborate meeting houses, these areas are not filled with miniature turned balusters. Pew doors are hung on cast iron butt hinges with an adequate throw to allow the doors to be folded back against the pew walls without interference from simply moulded wooden caps that finish the tops of doors and walls. Paper cards, identifying original pew holders, are tacked to the doors of many pews. The pews have fixed wooden seats within.



Elevation of box pews to the east of the front door



Section through pew paneling

The central areas of the slanting floors on each side of the meeting house are filled with double ranges of wooden benches, separated from one another and from the perimeter box pews by three narrow aisles. There are five benches in each range, and their feet are anchored by tenons in heavy wooden cleats affixed to the slanted floors. The benches in the two ranges closest to the front of the building have solid plank seats and backs. Most benches in the two ranges closest to the pulpit have solid plank seats but open backs with a rest provided by a thin upper rail.

On each side of the room, near the center of the central side aisle between these ranges of fixed benches, a heavy octagonal wooden column rises through the slanting floor to the height of the former ceiling. These two columns formerly supported the midpoints of tie beams that extended from front to rear wall plates in the original roof framing system.

Window and post casings in the room are simple, square-edged boards.

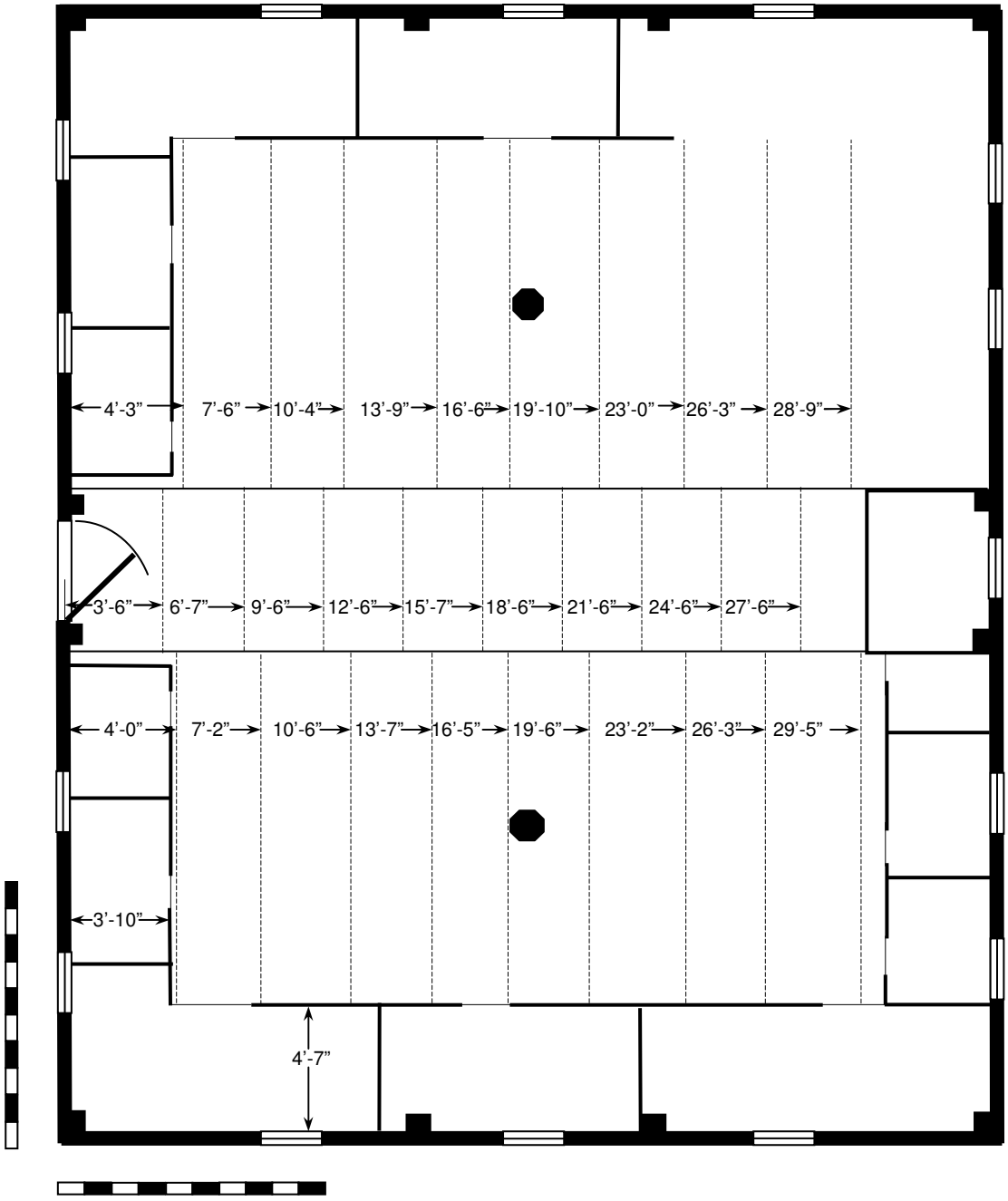
Comparative evaluation: In most New Hampshire towns, meeting houses were large, two-story structures—usually the largest building in any community. These buildings often had exterior "porches" or stair enclosures that provided access to balconies or "galleries" at the second-story level; otherwise, the stairs to the galleries were inside the

main walls, usually at the front corners of the building. Few meeting houses of the 1700s were built with original steeples. Most looked like large, gable-roofed barns with many windows. Steeples and belfries, when present, were usually added after the original construction, when a town had attained sufficient prosperity to engage in a second building campaign.

Unaltered examples of two-story meeting houses can be seen today in the southern New Hampshire towns of Danville (1755), Sandown (1773), and Fremont (1800). As noted above, a tower or steeply might be added to such a meeting house when a town became financially able to purchase a bell, or even a tower clock. Meeting houses with added towers can be seen in Hampstead (building constructed in 1745; tower added in 1792), Jaffrey Center (building constructed in 1775; tower added after 1817), Washington (building constructed in 1787; tower added in 1820), and Canaan Street (building constructed in 1793; tower added in 1829).

Smaller towns like Allenstown sometimes constructed one-story meeting houses, especially during their first years of settlement. Relatively few were built, however, and fewer survive. Other one-story meeting houses that survive in New Hampshire were usually built by church organizations and never served a civic function. Examples of such church buildings include the Dana Meeting House in New Hampton (1800), the Early Settlers' Meeting House at Leighton's Corner in Ossipee (circa 1812), and a number of later small churches or chapels like the Smith Meeting House in Gilmanton (circa 1840) and the Cotton Mountain Community Church in Wolfeborough (circa 1852). Most of these buildings have gable-end entrances rather than the classic central entrance on a long elevation, as seen in Allenstown. Meeting houses at New Durham Corner and Milton, New Hampshire, which today resemble the Allenstown Meeting House, are former two-story buildings that were later cut down to one story in height.

The Allenstown Meeting House may be the only surviving town meeting house in New Hampshire that was built originally as a one-story structure and yet served the full range of civic and religious functions that were traditionally required of a town meeting house. The building is also the only surviving New Hampshire meeting house to employ a slanted first floor for visibility of the speakers in the pulpit.



OLD ALLENSTOWN MEETING HOUSE

Floor Framing Plan as Derived from Spacing of Rows of Nails

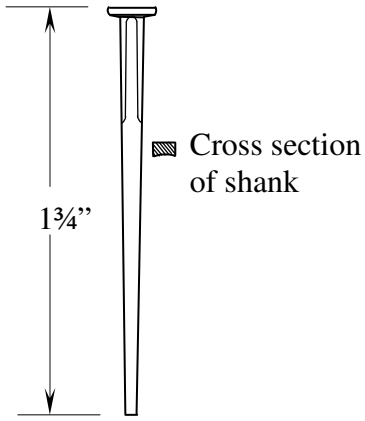
Existing conditions:

Condition of clapboards: The following notes derive from an inspection of the clapboards of the Old Allenstown Meeting House on May 13, 2007. The purpose of the inspection was to assess the date and condition of the clapboards and to recommend future treatment of the wall cladding of the building.

The Allenstown Meeting House retains old clapboards everywhere except in the roof gables and at the northwest rear corner, where the building was damaged by arson. One purpose of this inspection was to try to determine the date of the older clapboards, and especially to try to ascertain whether any date to the original construction in1815, or soon thereafter.

To ascertain their date, sample clapboards were removed for inspection, and replaced, at one point on the rear (north) wall of the building, at two points on the east wall, at two points on the south wall (façade), and at two points on the west wall. The clapboards that were removed and replaced are marked with an "X" in pencil. In general, shorter clapboards were chosen for removal in preference to longer ones, some of which measure three to four feet in length.

Each clapboard that was removed was found to be circular sawn. No clapboard had building paper under it. All clapboards were held by cut nails of the general pattern shown below. Although most of these nails were corroded by rust, they appear to conform to the most modern of several methods of fabrication that were employed between the advent of the cut nail in the 1790s and the decline of these nails a century later. Nails of this type have a long chamfer along the shank below the head, and burrs from shearing on the same side of the tapered shank.



c. 1835 to c. 1890

Modern type of cut nail

Research has dated the fabrication of such nails between circa 1835 and circa 1890, when the manufacture of cut nails diminished with the advent of the wire nail. Because of the

wide possible date range for this type of nail, it is impossible to use the nails to ascertain a close date for the application of the clapboards. In general, however, it may be said that any wholesale re-clapboarding that might have been done in 1908, when Buntin Chapter restored the building, would most likely have utilized wire clapboard nails rather than cut nails. The wholesale use of cut nails implies that the clapboards were installed sometime in the latter nineteenth century rather than in the early twentieth century.

The date by which circular-sawn clapboards were introduced in a given area depended upon the purchase of the necessary equipment by a local sawyer. Circular saws were being used to produce shingles and clapboards by the 1860s in the Concord area.

It became a general practice to apply rosin-sized building paper under clapboards by the 1880s or 1890s. The absence of such paper on the Allenstown Meeting House does not preclude the application of the current clapboards in the late nineteenth century, or even by the DAR in the early twentieth century, but it does imply that the current cladding may have been applied before circa 1880.

The existing clapboards show clear signs of having been left without protective paint for an extended period. The surface of the clapboards has eroded from the effects of water and sunlight, thinning the wood and leaving knots standing in relief above the eroded surface. This implies that the building suffered from lack of maintenance for some time after the current clapboards were applied. There are strong indications that Buntin Chapter, DAR, fulfilled their obligation to maintain the building in good condition after they acquired the property in 1908. The erosion of the surface of the clapboards must therefore have occurred before 1908. The most likely period of neglect of the exterior would be after the Town of Allenstown ceased to use the building for town purposes in 1876.

It might be theorized, then, that the building was re-clapboarded in the 1860s or 1870s and then left exposed to erosive weathering from the 1870s until 1908. An examination of town reports or accounts could potentially verify this theory.

The erosion of the clapboards reduced their thickness in many areas. Thinning of the cross-section encouraged splitting of feather edges of many of the clapboards at the butt lines of the clapboards above. Splitting, in turn, led to cupping of some of the clapboards after they ceased to be held by nails at both the butts and the feather edges. In some areas of the building, the clapboards have clearly admitted water behind them. Yet in those few areas where clapboards were removed for inspection, the underlying sheathing boards were uniformly found to be sound, with no sign of decay and with well-defined saw marks from the reciprocating sawmill on which the boards were cut around 1815.

In several areas, an apparent movement of the building's walls has opened cracks of a quarter-inch or more between the ends of clapboards and adjacent corner boards or window casings, or between adjacent clapboard ends. These gaps are most pronounced on the eastern end elevation at the southeast corner, the same elevation at the northeast corner, and the rear (north) elevation between the two easternmost windows on that wall.

Many previous gaps and horizontal cracks in clapboards have been filled with caulking over the years, and much of the caulking compound has become loose or has fallen out. In general, the area of clapboards that survive in the best condition is on the western gable end, toward the front of the structure.

Condition of lower frame: As inspected and photographed on August 5, 2005, the framing of the lower walls and floors of the Allenstown Meeting House is in good condition. The timbers are skillfully hewn and smoothed with an adze. They were little affected by the fire of 1985 except at the northwestern rear corner where the fire started. A number of the floor joists and lengths of sill reveal the frass of powder post beetle activity, and it is recommended that all wood below the floor be treated with an insecticide to deter further powder post infestation (see below).

The slanted joists that support the floors on each side of the central aisle are supported at about mid-span by irregular blocks of wood or by wooden wedges that rest on lateral girders that run from front sill to rear sill. These timbers, in turn, are supported by wooden blocks or boulders placed at intervals beneath them. In some cases, especially on the eastern side of the building, the irregular blocks or wedges that are intended to support the slanted joists have fallen out of position. They should be replaced carefully in order to prevent the bending of the floor membrane when the building is fully occupied.

Proposed project work:

Work proposed by the Town of Allenstown, through its Old Allenstown Meeting House Steering Committee, includes:

Phase I: Building stabilization.

Sill repairs and replacement of prefabricated roof trusses with better designed trusses were completed on December 22, 2006.

Phase II:

Replacement of clapboards and repair/replacement of wall sheathing and trim, as necessary.

Preparation and painting of exterior.

Installation of eaves gutters and leaders.

Repair/replacement of wooden threshold at front door to exclude rain, rehabilitation of existing door and installation of new lock.

Application of non-toxic chemicals to neutralize mold within the building and to control powder post beetle activity in the floor framing.

Installation of 100-amp electrical service with underground conduit in previously disturbed trench (with archaeological monitoring); installation of lighted exit sign to meet code.

Installation of security system.

Installation of fire detection system.

Addition of movable front access ramp for people with disabilities, and attendant design services.

[Proposed installation of a second means of egress (a new door in the fire-damaged and rebuilt north wall near the northwest corner) has been eliminated, or reserved for further consideration, following receipt of a letter of May 22, 2007 from the Allenstown Fire Department ruling that a second means of egress is not required due to the limited seating capacity of the building.]

Recommended treatment of clapboards: All the clapboards on the building, with the exception of those that were replaced after the fire of 1985, are older than fifty years. These clapboards therefore contribute to the integrity of the National Register-listed building. Under the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, cited in the preservation easement on the building as the guide for treatment of the structure, the following three principles are of special relevance:

- CHANGES TO A PROPERTY THAT HAVE ACQUIRED HISTORIC SIGNIFICANCE IN THEIR OWN RIGHT WILL BE RETAINED AND PRESERVED.
- DISTINCTIVE MATERIALS, FEATURES, FINISHES, AND CONSTRUCTION TECHNIQUES OR EXAMPLES OF CRAFTSMANSHIP THAT CHARACTERIZE A PROPERTY WILL BE PRESERVED.
- THE EXISTING CONDITION OF HISTORIC FEATURES WILL BE EVALUATED TO DETERMINE THE APPROPRIATE LEVEL OF INTERVENTION NEEDED. WHERE THE SEVERITY OF DETERIORATION REQUIRES REPAIR OR LIMITED REPLACEMENT OF A DISTINCTIVE FEATURE, THE NEW MATERIAL WILL MATCH THE OLD IN COMPOSITION, DESIGN, COLOR, AND TEXTURE.

The easement itself provides further guidance in applying the *Secretary's Standards* to the future care of the Old Allenstown Meeting House:

> 3.1.2 In accordance with the affirmative covenant in 2.1.2, the right to maintain and repair the Old Allenstown Meeting House on the Property in accordance with the "Secretary's Standards" is subject to the additional obligation that the Grantor must use for such maintenance and repair of the exterior of the Meeting House in-kind materials and colors, applied with workmanship comparable to that used in the construction or application of the materials being repaired or maintained for the purpose of retaining in good condition the appearance and construction of the Meeting House. This right to maintain and repair the exterior of the Meeting House as used in this subparagraph shall not include the right to make changes in appearance, materials, colors, and workmanship from that existing prior to the maintenance

> and repair without the prior approval of the Grantee in accordance with the provisions of 2.3.1.

Given the eroded and cracked condition of the clapboards on the meeting house, and the opening of the joints at the ends of adjacent clapboards in certain areas, it is certain that they are admitting water in some areas. While replacement of the roof system in 2006 has made the building generally quite dry (10-11% moisture content in the clapboards around the entire building), there are areas of higher moisture content. These areas are almost always below cracked clapboards, or else at the very bottom of the front and rear walls where rainwater splash-back keeps the wood damp.

The penetration of rainwater behind the clapboards is detrimental to the original wall sheathing of the building, and potentially to the framing members to which the sheathing is attached. It is an affirmative duty of the Town of Allenstown to "maintain the Property in the same or better structural condition and state of repair" that it had when the town received the meeting house from the State of New Hampshire. To accomplish this, it will be imperative that the building be protected against the elements, and especially against water infiltration.

Considering the fragile and damaged condition of a large percentage of the clapboards, it seems that the only way to exclude water from the walls over the long term will be to re-cover the Old Allenstown Meeting House with new clapboards, carefully applied according to the best practices. Given the condition of the existing clapboards, it seems impossible to exclude water from the wall fabric of the building without replacement of the cladding. The eroded condition of the wood leaves even the currently sound clapboards susceptible to future cracking at the butt lines of the clapboards above. While some cracks and gaps in the clapboards could be filled or re-filled with caulking compound, caulked areas are susceptible to failure as wood shrinks and swells and as the caulking material dries out.

Re-clapboarding should entail the use of the best quality of pine clapboards obtainable, either re-sawn on a band saw from clear pine boards or, preferably, radially sawn from pine. In no case should the new clapboards be applied with a rough-sawn face exposed to view. Those that have been so applied on the back of the building at the northwest corner will be partially removed for a new exit doorway, and the remainder should be replaced with proper application. Replacement of the clapboards should entail the careful tightening of corner boards on the building and window casings, but not the replacement of surviving old corner boards or casings. Because the modern "building wrap" membranes like Tyvek® or Typar® have a potentially negative effects on old buildings, new clapboards should be applied directly upon the sheathing, like the current clapboards, or over rosin-sized building paper. It is good practice to back-prime new clapboards with an oil-based priming paint. New clapboards should follow the exposure to weather of the current clapboards, unless evidence of earlier exposure is disclosed. In the latter case, further consideration of exposure will be warranted.

Samples of the existing clapboards and nails should be removed carefully, labeled, and stored permanently in the building, probably on a platform placed above the lower chords

of the modern roof trusses and accessible through a trap door to be provided in a future ceiling. Strong consideration should be given to retaining a sample section of the existing clapboards in place. The clapboards are generally in the best condition on the western side elevation, near the southwestern corner of the building, and a section of clapboarding may be identified in this area for preservation in place.

Recommended treatment of lower frame: As noted above, the floor framing of the Allenstown Meeting House is structurally in good condition. The main tasks that remain to be addressed are 1) management of roof water through installation of eaves gutters and leaders to minimize water penetration beneath the building; 2) positive connection between the side girders of the central aisle floor and the front and rear sills of the building; and 3) treatment of framing and flooring to control powder post activity.

Control of powder post activity is to be achieved through the application of a non-toxic insecticide. The Division of Historical Resources recommends the use of a borate compound. The choice of the precise product to be applied may await the availability of funding for the purchase and application of the product.

As is often the case with meeting houses, the ground below the Allenstown Meeting House is still covered with the chips and shavings from the original construction of the building in 1815. This material remains in well-preserved condition except within a few feet of the front and rear perimeter foundations. There, near the drip-lines beneath the eaves of the building, enough moisture has migrated inward through the soil to cause the decay and disappearance of the debris.

Because these chips and shavings represent an immediate and tangible connection with the craftsmen who built the structure, the Division of Historical Resources recommends their preservation in place. Similar remains have been found beneath other meeting houses, and do not appear to attract insects or vermin, or to pose any hazard to the building above.

If in the future it is decided that a vapor barrier or retarder should be placed on the ground under the meeting house, thoughtful consideration should be given to the disposition of the chips and shavings.

Painting the building: The Division of Historical Resources has developed generic painting specifications for historic buildings. These are attached to this report as an appendix item. In these specifications, the Division has adhered to the recommended use of alkyd (synthetic oil)-based paint. Changes in the relative quality of oil-based and water-based paints are presently causing some formulations of water-based paints to surpass the longevity of some formulations of oil-based paints. When the meeting house is painted in the future, careful consideration must be given to the choice of paint, whether oil-based or water-based.

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Pratt, Lucy C., "Old Allenstown Meeting House," in Mollie Somerville, comp. *Historic and Memorial Buildings of the Daughters of the American Revolution*. Washington, D. C.: National Society, Daughters of the American Revolution, 1979.

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APPENDIX

HISTORIC PRESERVATION EASEMENT

THE TOWN OF ALLENSTOWN, NEW HAMPSHIRE, a New Hampshire municipality having its principal place of business and mailing address at 16 School Street, Allenstown, Merrimack County, New Hampshire 03275, "Grantor," grants to the **STATE OF NEW HAMPSHIRE, DEPARTMENT OF CULTURAL RESOURCES**, acting through the **DIVISION OF HISTORICAL RESOURCES**, having its place of business and mailing address at 19 Pillsbury Street, P.O. Box 2043, Concord, Merrimack County, New Hampshire 03302-2043, "Grantee," with **QUITCLAIM COVENANTS**, in accordance with and pursuant to the provisions of New Hampshire RSA 477:45-47 and RSA 227-M, a **HISTORIC PRESERVATION EASEMENT** in the real property more particularly described on Schedule A, attached to and made a part hereof, and the structure known as the *Old Allenstown Meeting House*, situated thereon, and the *Burgin Cemetery,* also situated thereon, both located on Deerfield Road, Allenstown, Merrimack County, New Hampshire, and herein defined as the "Property," upon the terms and conditions set forth herein.

1. BACKGROUND AND NATURE OF EASEMENT

1.1 Grantor and Grantee desire to guarantee the preservation of the historical character and architectural qualities of the Property and to impose "preservation restrictions" on the Property in accordance with RSA 477:46.

1.2 The Property is listed in the National Register of Historic Places as required under Section 170(h)(4)(B) of the Internal Revenue Code, the "Code."

1.3 The preservation values of the Property are documented in black-and-white photographs, the "Baseline Documentation," which the Grantor and Grantee agree provide an accurate representation of the Property as of the date of this easement. Duplicate copies of the Baseline Documentation shall be held by both Grantor and Grantee. Grantee shall retain the photographic negatives.

1.4 This easement is given in consideration of the transfer of title of the Property by the State of New Hampshire, acting through Governor and Council, to the Town of Allenstown, New Hampshire.

1.5 This easement specifically grants the Grantee all rights necessary:

1.5.1 To ensure that the architectural, historical, and cultural features of the Property will be retained and maintained in their current or better condition for preservation purposes, and

1.5.2 To prevent any use or change of the Property that will significantly impair or interfere with the preservation values of the Property.

2. COVENANTS OF GRANTOR

2.1 Affirmative Covenants

2.1.1 Grantor covenants and agrees at all times to maintain the Property in the same or better structural condition and state of repair as that existing on the date of this easement. The obligation to maintain shall require replacement, rebuilding, repair, and/or reconstruction by Grantor whenever necessary, subject to the casualty provisions of Section 4, to preserve the Property in substantially the same structural condition and state of repair as that existing as of the date of this easement.

2.1.2 Grantor covenants and agrees that all work under this paragraph shall be undertaken in accordance with the *United States Secretary of the Interior's Standards for the Treatment of Historic Properties* (the "Secretary's Standards" [36 CFR 68]) as these *Standards* may be amended from time to time.

2.1.3 Grantor agrees to submit to Grantee, an annual stewardship report detailing all physical work, if any, undertaken on the Property both on the exterior and interior of the Old Allenstown Meeting House over the course of the previous year, as well as any stewardship development activities and any changes to the stewardship plan for the Property.

2.1.4 In keeping with the conditions under which Buntin Chapter, Daughters of the American Revolution, transferred title to the Property to the State of New Hampshire, and under which the Governor and Council of the State of New Hampshire accepted title to the Property on August 7, 1991, Buntin Chapter, Daughters of the American Revolution (now Buntin, Rumford, Webster Chapter, Daughters of the American Revolution) shall have perpetual free use of the Old Allenstown Meeting House for meetings.

2.1.5 In keeping with the conditions under which Buntin Chapter, Daughters of the American Revolution, transferred title to the Property to the State of New Hampshire, and under which the Governor and Council of the State of New Hampshire accepted title to the Property on August 7, 1991, Grantor shall make the Property reasonably accessible to the public and shall offer free use of the Old Allenstown Meeting House for meetings to any local organization that may contribute funds, labor, or other aid for the preservation of the building. At times deemed reasonable by Grantor, persons affiliated with education organizations, professional architectural associations, and historical societies shall be admitted to study the Meeting House. Grantee may make photographs, drawings or other representations documenting the significant historical, cultural, and architectural character and features of the Property, and may distribute them to magazines, newsletters, or other publicly available publications, or use them to fulfill its civic, charitable and educational purposes.

2.2 Negative Covenants

Grantor covenants and agrees that the following acts or uses are expressly forbidden on, over, or under the Property, except as otherwise permitted in this paragraph:

2.2.1 The Old Allenstown Meeting House on the Property shall not be demolished, removed, or razed except as provided in Section 4;

2.2.2 No action shall be undertaken that would adversely affect the structural soundness of the Meeting House;

2.2.3 Nothing shall be erected or allowed to grow on the Property that would impair the visibility of the Meeting House from the adjacent roadway;

2.2.4 No ashes, trash, rubbish, or any other unsightly or offensive materials may be deposited or dumped on the Property;

2.2.5 No subdivision of the Property shall be permitted, nor shall the Property be conveyed except as a unit;

2.2.6 No above-ground utility transmission lines may be created on the Property, except those reasonably necessary for the existing building, and those utility easements already on record, if any;

2.2.7 No other buildings or structures shall be erected or placed on the Property, except such temporary structures required for the maintenance or rehabilitation of the Property.

2.3 Conditional Rights:

2.3.1 Grantor covenants and agrees that it shall not undertake any of the following actions without the prior express written approval of the Grantee, which approval may be withheld or conditioned in the sole discretion of the Grantee:

2.3.1.1 Grantor will not increase or decrease the height of, make additions to, change the construction materials or finishes of, or move, improve, alter, reconstruct, or change the Meeting House, including the façade, fenestration, roof, and interior features of the building.

2.3.1.2 Grantor will not erect any new external signs or external advertisements not existing as of the date of this easement, but shall maintain signs that commemorate the history of the building and the former stewardship of Buntin Chapter, Daughters of the American Revolution.

2.3.1.3 Grantor will not make any substantial topographical changes, or carry out any excavations on the Property, without carrying out such archaeological monitoring or remediation as may be required by the Grantee.

2.3.1.4 Grantor will not change the existing use of the Property to other uses unless the Grantee determines such proposed uses do not impair the preservation values of the Property and do not conflict with the purposes of this easement.

2.3.2 Grantor's written requests for approval by the Grantee shall be accompanied by:

2.3.2.1 Information, including plans, specifications, and designs, where appropriate, identifying the proposed activity with reasonable specificity;

2.3.2.2 A timetable for the proposed activity sufficient to permit Grantee to monitor such activity.

2.3.3 Grantee shall act upon such written requests within sixty (60) days of receipt of the request. If such request is not denied in writing within such sixty (60) days, the request shall be considered approved and permission shall be deemed granted.

2.3.4 In the event of an emergency, Grantor may take such reasonable and limited actions as Grantor deems necessary to protect the preservation values of the Property. However, as soon as reasonably practical thereafter, Grantor shall submit to Grantee information concerning the nature of the emergency and the actions taken by Grantor.

2.3.5 In exercising its authority under this easement to review any construction, alteration, repair, or maintenance, or to review casualty damage, or to reconstruct or approve

reconstruction of the Old Allenstown Meeting House following casualty damage, Grantee shall apply the "Secretary's Standards."

2.3.6 Grantee reserves the right to consult with governmental agencies, nonprofit preservation organizations, and/or other advisors deemed reasonably appropriate by the Grantee, concerning the appropriateness of any activity proposed under this paragraph.

3. RIGHTS RESERVED BY GRANTOR

3.1 Subject to the overriding obligation imposed by this easement to preserve the preservation values of the Property, the Grantor retains and reserves the following rights that do not require further approval by the Grantee:

3.1.1 The right to engage in all those acts and uses that:

3.1.1.1 Are permitted by governmental statute or regulation;

3.1.1.2 Do not substantially impair preservation values of the Property; and

3.1.1.3 Are not inconsistent with the purpose of the easement.

3.1.2 In accordance with the affirmative covenant in 2.1.2, the right to maintain and repair the Old Allenstown Meeting House on the Property in accordance with the "Secretary's Standards" is subject to the additional obligation that the Grantor must use for such maintenance and repair of the exterior of the Meeting House in-kind materials and colors, applied with workmanship comparable to that used in the construction or application of the materials being repaired or maintained for the purpose of retaining in good condition the appearance and construction of the Meeting House. This right to maintain and repair the exterior of the Meeting House as used in this subparagraph shall not include the right to make changes in appearance, materials, colors, and workmanship from that existing prior to the maintenance and repair without the prior approval of the Grantee in accordance with the provisions of 2.3.1.

3.1.3 The right to continue all manner of existing uses and enjoyment of the Property, including public meetings consistent with the purpose of this easement.

3.1.4 The right to continue to conduct at or on the Property civic, educational and nonprofit activities that are not inconsistent with the preservation values of the Property.

4. INSURANCE; CASUALTY

4.1 Grantor shall keep the Property insured through the New Hampshire Municipal Association, or another insurance provider licensed in the State of New Hampshire, against loss from the perils commonly insured under standard fire and extended coverage policies and comprehensive general liability insurance against claims for personal injury, death, and property damage. Such insurance shall include Grantee's interest and shall name Grantee as an additional insured. Within ten (10) business days of receipt of Grantee's written request, Grantor shall deliver to Grantee Certificates of such insurance coverage.

4.2 In the event the Old Allenstown Meeting House or any part thereof shall be damaged or destroyed by fire, flood, windstorm, hurricane, earth movement, or other casualty, Grantor shall notify Grantee in writing within fourteen (14) days of the damage or destruction and such notification shall

include information concerning the nature of the emergency and the actions taken by Grantor. As set forth in 2.3, above, Grantor shall undertake no repairs or reconstruction of any type, other than temporary emergency work to prevent further damage to the Meeting House and to protect public safety, without Grantee's prior written approval. Within thirty (30) days of the date of damage or destruction, if required by Grantee, Grantor at its expense shall submit to the Grantee a written report prepared by a qualified restoration architect and/or an engineer acceptable to Grantor and Grantee, which report shall include an assessment of the nature and extent of the damage, a determination of the feasibility of the restoration of the Building and/or reconstruction of damage or destroyed portions of the buildings, and a report of such restoration/reconstruction work necessary to return the Building and the Property to the condition existing as of the date of this easement.

4.3 After reviewing the report of the restoration architect or engineer and assessing availability of insurance proceeds, Grantor and Grantee will determine either that the purpose of the easement will be served by such restoration/reconstruction, or that such restoration/reconstruction of the Property is impractical or impossible, or agree that the purpose of the easement would not be served by such restoration/reconstruction. If the Grantor and Grantee agree that restoration/reconstruction is appropriate, they shall establish a schedule under which Grantor shall complete the restoration/reconstruction of the Meeting House in accordance with plans and specifications approved by the parties up to at least the total of the casualty insurance proceeds available to Grantor. In the event the parties agree that such restoration/reconstruction is not practical or possible, Grantor may, with the prior written consent of the Grantee, alter, demolish, remove, or raze the building. Under those circumstances, Grantor and Grantee may agree to extinguish this easement in whole or in part in accordance with the laws of the State of New Hampshire and Section 10, hereof.

4.4 In the event Grantor and Grantee are unable to come to an agreement as to whether or not to restore or reconstruct the Meeting House after casualty, the matter may be referred by either party to binding arbitration and settled in accordance with the New Hampshire Arbitration Statute then in effect. However, either party may request that any arbitration ruling set forth detailed findings of fact and any rulings of law made by the Arbitrator.

5. INDEMNIFICATION

5.1 Grantor agrees to protect, indemnify, hold harmless, and defend, at its own cost and expense, the Grantee, its agents, trustees, directors, officers, and employees, or independent contractors, from and against any and all claims, liabilities, expenses, costs, damages, losses, and expenditures, including reasonable attorneys' fees and disbursements hereafter incurred, arising out of or in connection with injury to or death of any person in or on the Property, physical damage to the Property, or the presence or release in, on, or about the Property at any time of any substance now or hereafter defined, listed, or otherwise classified pursuant to any law, ordinance, or regulation as a hazardous, toxic, polluting, or contaminating substance, or against any other injury or other damage occurring on or about the Property unless such injury or damage is caused by Grantee or an agent, trustee, director, officer, employee, or independent contractor of Grantee. In the event Grantor is required to indemnify Grantee in accordance with this section, the amount of such indemnity, until discharged, shall constitute a lien on the Property and shall have the same priority as a mechanic's lien.

6. NOTICE; INSPECTION, REMEDIES

6.1 Notices from Grantor or Grantee to each other shall be in writing and shall be delivered to the Grantor at 16 School Street, Allenstown, New Hampshire, 03275, and to the Grantee at 19 Pillsbury Street, P. O. Box 2043, Concord, New Hampshire, 03302-2043. Such notices shall be either delivered in hand or shall be sent by overnight courier, postage prepaid, by facsimile transmission, by registered or

certified mail with return receipt requested, or electronically by e-mail. The party receiving notice shall have two weeks to respond to the notice before any action is undertaken by the sending party. Each party may change its address set forth herein by a notice to that effect to the other party.

6.2 Grantor shall deliver to Grantee copies of any notices of violations or liens relating to the Property received by the Grantor from any governmental authority within five (5) days from receipt by Grantor. Upon request of the Grantee, the Grantor shall promptly furnish Grantee with evidence of Grantor's compliance with such notice or lien where compliance is required by law.

6.3 Upon request of the Grantor the Grantee shall promptly furnish Grantor with certification that, to the best of Grantee's knowledge, Grantor is in compliance with the obligations of Grantor contained in this easement or that otherwise certifies the status of this easement to the extent of Grantee's knowledge thereof.

6.4 With appropriate and prior notice to Grantor, representatives of Grantee shall be permitted at all reasonable times to inspect the Property, including the interior of the building.

6.5 Grantee, following reasonable notice to the Grantor, may institute a suit to enjoin any violation of the terms of this easement and may seek *ex parte*, temporary, preliminary, and/or permanent injunctive relief, which relief may also include prohibitory and/or mandatory injunctive relief, and may further require the restoration of the Property and the Meeting House to the condition and appearance that existed prior to the violation complained of. Grantee shall also have available all legal and other equitable remedies to enforce Grantor's obligations under this easement. In the event Grantor is found to have violated any of its obligations under this easement, Grantor shall reimburse Grantee for any costs or expenses incurred in connection with the enforcement of the terms of this easement, including, but not necessarily limited to, all reasonable court costs and attorneys, architectural, engineering, and expert witness fees. Grantee's exercise of one remedy hereunder shall not have the effect of waiving or limiting its right to any other remedy and the failure to exercise any remedy shall not have the effect of waiving or limiting the use of that remedy or any other remedy or the use of such remedy at any other time. Grantee shall have a lien upon the Property for any costs or expenses incurred under this Section. Any such lien may be confirmed by a judgment and executed upon in the same manner as a mechanic's lien, except that no lien created pursuant to this Section shall jeopardize the priority of any recorded lien of a mortgage or deed of trust given in connection with a promissory note that is secured by the Property.

7. EFFECTIVE DATE; ASSIGNMENT

7.1 Grantee shall promptly record this instrument in the Merrimack County Registry of Deeds once it has been fully executed. The Grantor and the Grantee intend that the restrictions arising under this easement shall take effect on the day and the year this instrument is recorded.

7.2 The terms of this easement shall be deemed to run as a binding servitude with and upon the Property. This easement shall extend to and be binding upon Grantor and Grantee, their respective successors and interests and all persons or entities hereafter claiming under or through Grantor and Grantee, and the words Grantor and Grantee shall include such successors and interest. The restrictions, stipulations, and covenants contained in this easement shall be inserted by Grantor, verbatim or by express reference, in any subsequent deed or other legal instrument by which Grantor may divest itself of either the fee simple title to or any lesser estate in the Property or any part thereof, including by way of example and not by limitation, a lease of all or a portion of the Property. In the event of a bonafide transfer of the Property, the obligations set forth in this easement shall bind the new owner of the Property and the prior owner shall have no further obligation pursuant to this easement.

8. CONDEMNATION

8.1 If all of any part of the Property is taken by eminent domain, or otherwise acquired by a condemning authority by a purchase in lieu of a taking, Grantor and Grantee shall join in appropriate proceedings at the time of such taking or purchase in lieu of such taking to recover the full value of those interests in the Property that are subject to the taking together with all incidental and direct damages resulting from the taking.

9. EXTINGUISHMENT

9.1 Grantor and Grantee hereby recognize that circumstances may arise that may make impossible the continued ownership or use of the Property in a manner consistent with the purpose of this easement and necessitate extinguishment of the easement. Such circumstances may include, but are not necessarily limited to, partial or total destruction of the Old Allenstown Meeting House resulting from casualty or by eminent domain. No such extinguishment or termination of this easement shall be effective until an instrument to that effect is recorded in the Merrimack County Registry of Deeds.

10. INTERPRETATION

The following provisions shall govern the effectiveness, interpretation, and duration of the easement.

10.1 Any rule of strict construction designed to limit the breadth of restrictions on alienation or use of Property shall not apply in the construction or interpretation of this easement, and this instrument shall be interpreted broadly to effect its purpose and the transfer of rights and the restrictions on use herein contained.

10.2 This instrument may be executed in two counterparts, one of which may be retained by Grantor and the other, after recording, shall be retained by Grantee. In the event of any disparity between the counterparts produced, the recorded counterpart shall in all cases govern.

10.3 This instrument is made pursuant to RSA 477:46, but the invalidity of such law or any part thereof shall not affect the validity and enforceability of this easement according to its terms, it being the intent of the parties to agree and to bind themselves, their successors, and their assigns for the term of this easement to each provision of this instrument whether this instrument be enforceable by reason of any statute, common law, or private agreement in existence either now or hereafter. The invalidity or unenforceability of any provision of this instrument shall not affect the validity or enforceability of any other provision of this instrument or any ancillary or supplementary agreement relating to the subject matter thereof.

10.4 To the extent that Grantor owns or is entitled to development rights which may exist now or at some time hereafter by reason of the fact that under any applicable zoning or similar ordinance the Property may be developed to a more intensive use (in terms of height, bulk, or other objective criteria related by such ordinances) than to which the Property is devoted as of the date hereof, such development rights shall not be exercisable on, above, or below the Property, nor shall they be transferred to any adjacent parcel and exercised in a manner that would interfere with the purpose of the easement.

10.5 To the extent that any action taken by Grantee pursuant to this easement gives rise to a claim of breach of contract, Grantor and Grantee agree that the sole remedy on the part of Grantor shall

be reimbursement of actual direct out-of-pocket expenses reasonably incurred by Grantor as a result of such breach and that Grantor shall not have any right to indirect, consequential or monetary damages in excess of such actual direct out-of-pocket expenses.

11. AMENDMENT

11.1 If circumstances arise under which an amendment to or modification of this easement would be appropriate, Grantor and Grantee may by mutual written agreement jointly amend this easement, provided that no amendment shall be made that will adversely affect the qualification of this easement or the status of Grantee under any applicable laws, including Sections 170(h) and 501(c)(3) of the Code and the laws of the State of New Hampshire. Any such amendment shall be consistent with the protection of preservation values of the Property and the purpose of this easement; shall not permit additional development on the Property other than the development permitted by this easement on its effective date; shall not permit any private inurement to any person or entity; and shall not adversely impact the overall architectural and historical values protected by this easement. Any such amendment shall be recorded in the Merrimack County Registry of Deeds. Nothing in this paragraph shall require Grantor or Grantee to agree to any amendment or to consult or negotiate regarding any amendment.

THIS EASEMENT and attached exhibits reflect the entire agreement of Grantor and Grantee. Any prior or simultaneous correspondence, understandings, agreements, and representations are null and void upon execution hereof, unless set out in this instrument.

TO HAVE AND TO HOLD, the said Historic Preservation Easement, unto the said Grantee and its successors and permitted assigns.

IN WITNESS WHEREOF, Grantor and Grantee have set their hands under seal on the days and year set forth below.

GRANTOR:
TOWN OF ALLENSTOWN, NEW HAMPSHIRE

By: _____ Witness: _____

By: _____ Witness: _____

By: _____ Witness: _____

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK

The foregoing instrument was acknowledged before me this ____ day of _____, 2004, by _____and _____, duly elected Selectmen of the Town of Allenstown, New Hampshire, on behalf thereof.

_____
Justice of the Peace/Notary Public
My Commission Expires: _____

ACCEPTANCE OF EASEMENT:

GRANTEE:
NEW HAMPSHIRE DIVISION OF HISTORICAL RESOURCES

By:_____

James McConaha, Director and
State Historic Preservation Officer

BY:_____

Linda Ray Wilson, Deputy Director and
Deputy State Historic Preservation Officer

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK

The foregoing instrument was acknowledged before me this _____ day of _____, 2004, by _____ , the duly authorized Director of the New Hampshire Division of Historical Resources.

_____
Justice of the Peace/Notary Public
My Commission Expires: _____

Approved as to Form and Execution: _____
Signature Date

_____ _____
Name Title
New Hampshire Department of Justice

SCHEDULE A
PROPERTY DESCRIPTION
Allenstown Meeting House and Burgin Cemetery
Deerfield Road, Allenstown, Merrimack County, New Hampshire

A parcel of land with the building known as the "Allenstown Meeting House" thereon, situated on the northerly side of the highway leading from Deerfield to New Hampshire Route 28, known as "Deerfield Road," and bounded and described as follows: beginning at a stone bound standing at the northwest corner of the herein described tract; thence running S 65°00' E, 189.2 feet, more or less, along the line of an old fence, as indicated by old posts now standing, to a stake and stones; thence turning at nearly a right angle and running S 24°15' W, 106.3 feet, more or less, along the line of the old fence, as indicated by old posts now standing, to the northerly sideline limit of Deerfield Road; thence turning at nearly a right angle and running northwesterly, 190.0 feet, more or less, along the northerly sideline limit of Deerfield Road to a point; thence turning at nearly a right angle and running N 24°15' E, 95.9 feet, more or less,

along the line of the old fence, as indicated by old posts now standing, to the point of beginning, containing 0.44 acres, more or less. Also a second parcel of land with the appurtenances thereto belonging, known as the burying ground or “Burgin Cemetery,” standing on the southerly side of the highway leading from Deerfield to New Hampshire Route 28, known as “Deerfield Road,” opposite the parcel described above, and bounded and described as follows: beginning at a point on the southerly sideline limit of Deerfield Road, said point being the intersection of the projection of the southeasterly sideline stone boundary wall of the cemetery and the southerly sideline limit of Deerfield Road; thence running S 32°15’ W, 97.4 feet, more or less, by land of the state of New Hampshire and along the sideline stone boundary wall of the cemetery to the southeasterly corner of the stone boundary wall of the cemetery; thence turning at nearly a right angle and running N 59°00’ W, 98.4 feet, more or less, along the rear or southwestern stone boundary wall of the cemetery to the southwesterly corner of the of the stone boundary wall of the cemetery; thence turning at nearly a right angle and running N 31°30’ E, 91.8 feet, more or less, along the sideline stone boundary wall of the cemetery to the northwesterly corner of the stone wall boundary of the cemetery and continuing along the same line by land of the state of New Hampshire to a point on the southerly sideline limit of Deerfield Road; thence turning at nearly a right angle and running 100.0 feet, more or less, along the southerly sideline limit of Deerfield Road to the point of beginning, containing 0.22 acres, more or less. Being the same property that was conveyed by Buntin Chapter, Daughters of the American Revolution, to the State of New Hampshire by quitclaim deed dated November 5, 1991, and recorded in Book 1870, Page 2428, Merrimack County Registry of Deeds, and by the State of New Hampshire to the Town of Allenstown, New Hampshire, by quitclaim deed dated February 20, 2004, and recorded in Book 2631, Pages 553-555, Merrimack County Registry of Deeds.

GENERIC SPECIFICATIONS
EXTERIOR PAINTING OF HISTORIC WOODEN BUILDINGS

I. GENERAL

A. DESCRIPTION OF WORK

1. It is the intent of these specifications that this job shall be performed to the highest standards of workmanship known to the painter's trade, using products and materials of the best quality.

2. This job includes all preparation and full exterior painting of the main building and outbuildings, as may be agreed upon between the owner and the contractor.

3. The work includes re-puttying of window glass where putty is loose or missing. No window glass shall be replaced without consultation with the owner or owner's representative.

4. The work includes removal of loose or poorly-adhered paint, preparation of surfaces to be painted, application of spot priming wherever bare wood is exposed after preparation, and application of one full coat of priming paint and two coats of finish paint to clapboards, trim, and mouldings, exteriors of window sashes, casings, and exterior window blinds or shutters.

B. QUALITY ASSURANCE

Unless paint is hand mixed and tinted, provide primers or other undercoat paint produced by the same manufacturer as the finish coats. Use only thinners approved by the paint manufacturer, and use thinners only within recommended limits.

C. SUBMITTALS

1. If required, submit samples to owner for review and approval of color and texture. Provide samples of colors and materials on 12" by 12" squares of hardboard or seasoned wood with texture to simulate actual building conditions. Resubmit each sample as requested until the required sheen, color, and texture are achieved.

2. Final acceptance of colors will be from samples applied on the job.

D. DELIVERY AND STORAGE

1. Deliver all materials to the job site in original, new, and unopened packages and containers bearing the manufacturer's name and label.

2. Protect materials from freezing or excessive heat. Keep the storage area neat and orderly. Remove oily rags and waste daily. Take all precautions to ensure that workers and work areas are adequately protected from fire and health hazards resulting from handling, mixing, and applying paint materials. No smoking is permitted indoors or in proximity to areas where paint is being mixed or where solvents are exposed.

E. JOB CONDITIONS

1. Do not apply paint materials when the temperature of surfaces to be painted and the surrounding air temperature are below 50 degrees F., unless otherwise permitted by the paint manufacturer's printed instructions.

2. Do not apply paint materials in snow, rain, fog, or mist, or when the relative humidity exceeds 85%. Do not apply paint materials to damp or wet surfaces, or to wood with a moisture content above 15% as measured by a moisture meter.

II. PRODUCTS

A. ACCEPTABLE MANUFACTURERS

Subject to the requirements and standards provided by these specifications, materials to be used on this job shall be products of the following manufacturers unless other products are expressly approved in advance by the owner:

1. Devoe and Reynolds Company (Devoe)
2. Glidden Coatings and Resins, Division of SCM Corporation (Glidden)
3. Benjamin Moore and Company (Moore)
4. PPG Industries, Pittsburgh Paints (Pittsburgh)
5. Pratt & Lambert (P&L)
6. The Sherwin-Williams Company (S-W)

B. COLORS AND FINISHES

Prior to the beginning of work, the owner will furnish sample color chips for surfaces to be painted in other than pure white. Match the colors of the chips and submit samples, as specified under **I.C.1.**, before proceeding with the work.

C. MATERIALS

1. Provide the best quality grade of the various types of coatings as regularly manufactured by acceptable manufacturers (above). Materials not displaying the manufacturer's identification as a standard, best-grade product will not be acceptable.

2. Undercoat or priming paint shall be made by the same manufacturer as the finish coats. Use only thinners approved by the paint manufacturer, and use them only within recommended limits.

3. Color pigments shall be pure, non-fading types appropriate for the other paint media with which they are mixed and for the substrates and the conditions of the job.

4. Both priming paint and finish paint shall be the best quality oil or alkyd-based exterior house paint from fresh stock.

III. EXECUTION

A. INSPECTION

1. Examine the areas and conditions under which painting materials are to be applied and notify the owner in writing of conditions that are detrimental to the proper and timely execution of the work. Do not proceed with the work until unsatisfactory conditions have been corrected to the satisfaction of all parties.

2. Starting of painting work by the contractor shall be construed as the contractor's acceptance of the surfaces and conditions within any particular area of the job.

B. SURFACE PREPARATION

1. Perform preparation and cleaning procedures in strict accordance with the paint manufacturer's instructions and with these specifications.

2. Carefully scrape and sand all surfaces prior to repainting. Employ metal scrapers, belt sanders, hand sanding, hand wire brushes, or "heat guns" and steel putty knives to remove loose paint and to feather the edges of surrounding paint areas. **Do not use open flames, or power tools other than belt sanders. Do not use disk sanders or power wire brushes. Do not use pressure washing equipment or allow water to touch wooden surfaces that are to be painted.**

3. Before applying paint, clean surfaces that are to be painted. Remove oil and grease prior to mechanical cleaning. Schedule cleaning and painting so that contaminants or debris from the cleaning process will not fall onto wet, newly-painted surfaces.

4. Where knots are exposed during surface preparation, apply a thin coat of white shellac or other recommended knot sealer before applying the priming coat.

5. Lightly set and putty all new nails and all older nails that have lifted above the surface of the wood.

6. In areas where damage has occurred to woodwork, notify the owner so that carpentry repairs may be undertaken before painting continues in those areas.

7. Caulk with DAP vinyl/silicone paintable caulking or approved equal.

8. Remove all hardware, hardware accessories, plates, lighting fixtures, and similar items in place and not to be finish painted, or fully protect such items during preparation and painting. Reinstall such items after painting is completed.

C. MATERIALS PREPARATION

1. Mix and prepare painting materials in accordance with the manufacturer's directions.

2. Store materials not in actual use in tightly covered containers. Maintain containers that are used in the storage, mixing, and application of paint in a clean condition, free of foreign materials and residue.

3. For highly pigmented paints, "box" the individual containers to achieve uniform colors throughout the full batch.

4. Stir materials before application to produce a mixture of uniform density, and stir as required during application. Do not stir surface film into the paint. Remove film and, if necessary, strain the paint before applying it.

D. APPLICATION

1. Do not paint over dirt, rust, scale, grease, moisture, scuffed surfaces, or other conditions that are detrimental to the formation of a durable paint film.

2. Do not paint over any code-required labels, such as Underwriter's Laboratories or Factory Mutual, or over any equipment identification, performance rating, name or nomenclature plates.

3. Apply paint in accordance with the manufacturer's directions. Apply paint only by brush, using a brush appropriate for the job and the paint. Do not apply paint by roller, sprayer, or other non-traditional method.

4. Apply paint so as to cover all surfaces completely with an opaque, smooth surface of uniform finish, color, appearance, and coverage. Cloudiness, spotting, gaps, laps, brush marks, runs, sags, ropiness or other surface imperfections are not acceptable. Remove, refinish, or repaint work that is not in compliance with these specifications.

5. **Priming coat.** Priming paint shall be the best quality oil or alkyd-based primer from fresh stock. If the finish paint is to be a dark color, priming paint shall be darkened by tinting to the approximate hue of the finish coats. Carefully spot prime all areas where underlying wood has been exposed by paint loss or surface preparation, followed, when dry, by one full coat of primer over all surfaces to be painted.

6. **Finish coats.** Finish coats shall be the best quality oil or alkyd-based exterior house paint from fresh stock. The formulation of finish coats shall be fully compatible with that of the priming coat. The first finish coat shall be applied only when the priming coat has dried in accordance with the manufacturer's recommendations. The second finish coat shall be applied only when the first finish coat has dried in accordance with the manufacturer's recommendations.

E. CLEAN-UP AND PROTECTION

1. During the progress of the work, remove from the project daily all discarded paint materials, rubbish, empty cans, and used rags.

2. Upon completion of painting work, clean window glass and other paint-spattered surfaces. Remove spattered paint by proper methods of washing and scraping, using care not to scratch or otherwise damage finished surfaces.

3. **Protection.** Protect all plants and shrubs growing near the building, and all door steps, porches, and other projecting features, by carefully covering them with drop cloths. Provide propping beneath heavy drop cloths to prevent bending or crushing plants. Temporarily pull ornamental shrubs away from the walls of the building by ropes and stakes to provide necessary working room; do not cut or prune shrubs without the owner's permission. Protect the work of other trades, whether to be painted or not, against damage by the painting work. Correct any damage by cleaning, repairing or replacing, and repainting, as may be acceptable to the owner.

4. Provide "Wet Paint" signs as required to identify newly-painted surfaces.

5. At the completion of the job, carefully remove and fold all drop cloths, emptying all paint chips and debris into tight containers for safe and proper disposal off-site. Leave the building site clean and free of any residue from the paint job.

6. For future touch-up, provide the owner with tightly-sealed containers of the residue of all paints used on the job, properly labeling each container with the type of paint and the areas of its use, and applying a sample of the contents to the cover or label.