Golden Rod Grange

625 Old Homestead Highway
Swanzey, New Hampshire

HISTORIC BUILDING ASSESSMENT



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

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1. ***Report on the Golden Rod Grange Building*, December 14, 1992 by Dr. James L. Garvin**
2. **Thayer "Ted" Fellows, P.E. Report, March 1, 2018**
3. **Frederic W. Crombie Report, January 18, 1994**

Acknowledgements

Historic Preservation Consultant Mae H. Williams researched and prepared Part 2: History and Development of the Property section of this report.

In 1992 a preliminary historic building assessment was completed by Dr. James Garvin, then New Hampshire Architectural Historian) providing the basis for saving the building and pursuing nomination to the National Register of Historic Places. Dr. Garvin's report is included in Part 5: Supplemental Information of this report.

Structural Report prepared by Thayer "Ted" Fellows PE dated March 1, 2018. Mr. Fellows report is included in Part 5: Supplemental Information of this report.

Some information included in this report was researched, reported and created by Keelin Lane and Connor Bell for their 2018 Senior Project while they were students in the Architecture Program of Keene State College. This is further discussed in Part 4: Recommendations of this report.

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Notices

This material is produced through a partial grant from the New Hampshire Preservation Alliance. Any opinions, findings, and conclusions or recommendations expressed in this material are those of the author(s) and not necessarily reflect the views of the New Hampshire Preservation Alliance.

Part 1: Introduction

1.1 Scope

The purpose of this Building Assessment is to assist the Town of Swanzey and the Swanzey Preservation Society in evaluating the existing conditions of the Golden Rod Grange as guide for rehabilitating the building to serve the residents of Swanzey. The Assessment will be used to assist in seeking grant and private donations to fund the project. Working with the Town of Swanzey, the Swanzey Preservation Society, Mae Williams, Architectural Historian, with reports previously prepared by Thayer Fellows, PE, Dr. James Garvin, Architectural Historian, and a design charrette completed by Keene State College Architecture students, Keelin Laneand Connor Bell, the architect examined and measured the building to prepare this report. Through the guidance of the Town of Swanzey and the Swanzey Preservation Society, two public forums were hosted to collect input for how the building might be used once rehabilitated.

1.2 Golden Rod Grange

Despite years of service to the Grange organization, lack of use in recent years, deferred maintenance and deterioration, the building and grounds are surprisingly well preserved retaining much of the original character-defining features that witnessed the agricultural movement of the late 19th and early 20th centuries in rural southwest New Hampshire. The property was individually listed to the National Register of Historic Places in 1994 and as such qualifies as a historic structure under the state building code (International Building Code/International Existing Building Code 2015). This building report/preservation plan consists of a review of available historic research, site inspection, and evaluation of existing conditions. Recommendations include prioritized repair needs as well as alternatives for interpretation and programs for use. The end goal is to provide a document for use in short and long-term planning and review for submission for preservation grant funding.

The Golden Rod Grange architecturally is a prime candidate for rehabilitation and repurposing as defined by the Secretary of the Interior's Standards for the Treatment of Historic Properties. Its principal losses, from the architectural-historical point of view of the primary period of significance (ca. 1916) are the exterior entrance hall.

1.4 Key Findings

The building has been unused since 1992 when the Town acquired the property. The primary findings are:

- While the building is in relatively fair condition, it has suffered from general lack of maintenance since being acquired.
- The interior is intact in its original configuration with much of the historic character-defining features remaining, with the exception of First Floor Entrance Hall where a renovation had been started some years ago to install ADA accessible rest rooms and a janitor's closet, but remains incomplete.
- The interior plaster is in reasonably good condition requiring cleaning and painting. Other interior wood trim and wainscoting are intact and in need of cleaning and refinishing.
- The kitchen has previously been gutted of its fixtures. Only the commercial gas range remains.
- The building rests on its original foundation with a newer poured concrete foundation installed inboard of the original foundation allowing for a full basement under much of the building.
- The exterior of the building has not been painted for many years, the windows and doors are in need of repairs and the roof structure appears to be needing repairs and the roof shingles are in need of replacement.

1.5 Key Participants

1.4.1 Swanzey Preservation Society
Swanzey Preservation Society is a non-profit organization founded in 1992 with the purpose of preserving Golden Rod Grange, the broader focus is fostering an appreciation for the history and heritage of the Town of Swanzey.

1.4.2 Town of Swanzey
The Town of Swanzey purchased Golden Rod Grange in 1992.

1.4.3 Location
The Golden Rod Grange is located at:
625 Old Homestead Highway
Swanzey, New Hampshire



2. History and Development of the Golden Rod Grange *by Mae Williams*

2.1 Introduction

The Golden Rod Grange No. 114 was constructed in 1915-1916 and designed specifically for Grange use with a lodge room with stage for dramatic productions, a dining/meeting hall, and a kitchen. The Grange was sold to the Town of Swanzey on May 15, 1992. Since 1993, the Swanzey Preservation Society has been working to rehabilitate the building for use as a centralized meeting place for town activities. The building was individually listed to the National Register of Historic Places in 1994 under Criterion A for significance in Social History. Though there was a flurry of rehabilitation work done in the 1990s by the Swanzey Preservation Society, the building has sat relatively untouched for the last twenty years.

2.2 Early History of Swanzey (1735-1885)

In order to fully understand the context of how the Golden Rod Grange Hall fits into the history of Swanzey and the evolution of the Grange movement in New Hampshire, one must first understand the historical events that led up to its construction in 1915-1916.

Early European colonists did not try to settle the Ashuelot River valley until 1732[1], when they attempted to establish a village near the camp of the Squakheag Indians, by the base of Mt. Caesar.[2] In 1733, the area was first chartered as the town of Lower Ashuelot[3] by the Province of Massachusetts Bay, under the leadership of Governor Jonathan Belcher (ca. 1681-1757).[4] A committee, consisting of Joseph Kellogg, Timothy Dwight, and William Chandler were dispatched to lay out Upper and Lower Ashuelot (now Keene and Swanzey) as six-mile squares.[5] The first plan

> called for some 63 house lots laid out on the shoulders of the 1,000-foot hill soon to be called "Meetinghouse Hill" (later "Mt Caesar"). The higher ground offered defensive security in these parts of colonial America's 'first frontier.' [6] A fort and meetinghouse were soon erected, and a road laid out to the first mill sites on the Ashuelot River four miles away (Eaton Road, 1737).[7]

However, no permanent settlement was made due to numerous inhospitable encounters with Native Americans through the 1740s. During this time, several of the inhabitants were killed and made prisoners. On March 26, 1745, the house of Rev. Timothy Harrington on Meetinghouse Hill (aka. Mt. Caesar) was burned.[8] After successive raids, the damaged village was abandoned. The "settlers collected together their household furniture, such as chests, tables, iron and brass ware, and concealed it in the ground, covering the

[1] A. J. Day, "Swanzey – Past and Present" (*Granite Monthly*, Vol. XXXI, No 2. August 1901), 67.
[2] Swanzey Preservation Society, "The Golden Rod Grange Building Restoration Feasibility Study" (1994), 3.
[3] Ashuelot is said to have come from the Native American name *Ashaelock* (Alonzo J. Fogg, *The Statistics and Gazetteer of New Hampshire* (Concord, NH: D. I, Guersey, 1874), 347)
[4] Elmer Munson Hunt, *New Hampshire Town Names* (Peterborough, NH: Noone House, 1970), 153.
[5] Day, 68.
[6] The 'first frontier' was first conceived by Charles E. Clark, *The Eastern Frontier: The Settlement of Northern New England, 1610-1783* (New York: Alfred A. Knopf, 1970).
[7] Richard Scaramelli, "Condition Assessment Report: Mount Caesar Union Library" (2018 notes), 1.
[8] Day, 70 and Benjamin Read, *The History of Swanzey, New Hampshire from 1734 to 1890* (Salem, MA: Salem Press Publishing and Printing Co, 1892), 15. This house was located near the later home of Rev. Ezra Carpenter.

place of concealment with leaves, trees, &c., and left their plantation to the disposition of the Indians."[9] While the early European settlers continued to fight with the Native peoples, land disputes over the border between Massachusetts and New Hampshire were settled, and in 1741, **Benning Wentworth** (1696-1770) was appointed provincial governor of New Hampshire.[10]

The early settlement, which stretched to the north and south of the Grange lot, was burned by the Native Americans in 1747 (with the exception of one building). The settlement was abandoned, despite the combined effort of Jonathan Hammond to garrison his house to protect the south end of the settlement around what is now the Golden Rod Grange lot and the presence of a second fort at the north side of Mt. Caesar.[11]

On July 2, 1753, a new charter for Swanzey, New Hampshire was granted by Governor Wentworth.[12] Some of the earlier settlers returned to the site of their former village and gradually established what would become Swanzey Center near the base of Meetinghouse Hill. The town was named by Wentworth at the suggestion of Governor Breton of Rhode Island after Swansea, Massachusetts.[13] The 28,057-acre[14] Cheshire County town is bounded by Keene, Marlborough, Troy, Richmond, Winchester, and Chesterfield. The population grew steadily in the new town after it was granted, with a population of 1,157 in 1790; 1,271 in 1800; 1,400 in 1810; 1,716 in 1820; 1,816 in 1830; and 1,755 in 1840.[15]

In 1753, when the Town was granted, Rev. **Ezra Carpenter** (1698-1785) was called from Swansea, Massachusetts[16] to lead the congregations of Swanzey and Keene. Carpenter built his home on the shoulder of Meeting House Hill[17] and served the church in Swanzey until he was dismissed on March 16, 1769.[18] The meetinghouse on the hill was replaced by a new town house at the valley floor in 1796.[19]

By the late eighteenth century, the road through Swanzey Center had been constructed to serve as one of the main arteries north from Boston (Figure 1). While villages evolved around sources of water power in other parts of the town, a small center grew up around the early settlement at the base of Meetinghouse Hill, along this busy corridor. In March of 1825, Benjamin Page and Bela Chase purchased what is now the

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[9] John A. Hayward, *Gazetteer of New Hampshire, Containing Descriptions of All the Counties, Towns and Districts in the State…* (Boston: John P. Jewett, 1849), 135.

[10] James L. Garvin, "The Range Township in Eighteenth-Century New Hampshire." (*The Dublin Seminar for New England Folklife Annual Proceedings,* Boston University Press, 1980), 61. Prior to this time, the provincial governor had been shared between Massachusetts Bay and New Hampshire.

[11] Swanzey Preservation Society, 3.

[12] Fogg, 346 and Hunt, 153.

[13] Hunt, 152. Swansea, MA, in turn, is named after Swansea in Wales. The name of the Welsh Swansea is thought to derive from the Old Norse *Sveinsey* or "Sveinn's island" or a combination of the Norse personal name *Sweyn* with *ey* or "inlet." Traditionally Swansea Wales is said to have been founded by Danish King Sweyn Forkbeard.

[14] Edwin A. Charlton, *New Hampshire As it Is…* (Claremont, NH: Tracy and Sanford, 1855), 403.

[15] Hayward, 148.

[16] Hunt, 153 and Read 57. According to Hunt, Carpenter originally came to New England from Swansea, Wales and may have been the one to initially suggest the name of the New Hampshire town.

[17] Near the present Carpenter Home at 1 Simeneau Lane.

[18] Read, 515. After leaving Swanzey, Carpenter settled in Walpole.

[19] Read, 168. This structure was built at the site of the present Town Hall. The Church built their own new brick building in 1836, leaving the Meetinghouse for Town purposes.

Grange lot, and constructed a general store.[20] Many people operated the store in the years leading up to the American Civil War and immediately thereafter.[21]



Figure-1: Detail of Swanzey in ca. 1784 from the Samuel Holland Map showing the approximate location of the Golden Rod Grange lot. Note presence of Saw Mill at West Swanzey (Dartmouth College Digital Collections)

[20] Read, 246.

[21] In 1827 it was run by B. Page and Joel Whitcomb; in 1828 by Reuben Porter and Silas Hills; in 1831 by Charles C. Pratt; in 1832 by Samuel Belding 3rd; in 1840 by Henry R. Morse, the Hunt Brothers and Clark Gray; in 1843 by B. Page; in 1848 by Nathan Watkins; and in 1859 by James M. Robb, Elijah Sawyer, and Darwin D. Baxter. In 1863 the store was run by Henry Aldrich and Oliver Whitcomb before transferring to Mr. and Mrs. John Chamberlain in 1864. (Read, 246-247).



Figure 2: Swanzey in 1858 (Lawrence Fagan, "Map of Cheshire Co., New Hampshire" Philadelphia: Smith & Morley, 1858. Library of Congress Website)

As the general store continued to prosper, Swanzey Center continued to grow and evolve as the municipal center of the town. Universalism swept through the town in the 1840s, and in 1843, Mount Caesar Union Academy was constructed across the street (now Mt. Caesar Union Library at 628 Old Homestead Highway), just north of another general store (operated by E. Perry in 1858). A boarding house was constructed on what is now the Grange Hall lot, next to the general store, to house the students of the Academy. This structure is shown on the 1858 Fagan Map of Cheshire County (Figure 2), between the Cemetery and what is now Old Homestead highway.

At the same time as the village of Swanzey Center was evolving, so too was the village of West Swanzey. First settled in 1736 with the construction of the first saw and grist mills, the village of West Swanzey continued to evolve into a center for industrial production after the arrival of the railroad in 1850. Whereas Swanzey Center was the pastoral municipal center of the Town, West Swanzey was the bustling center of local industry. As the two rival villages grew, so did the rivalry between them.

By 1858, the Swanzey Center boarding house at the site of the future Grange was run by Amos Richardson, Jr. Richardson was born on the family hill farm near the Swanzey/Keene town line. After spending several

years farming, he abandoned the farm that had belonged to his father, Amos "the Giant" [22], and moved to Swanzey Center to run the boarding house and store on the property now home to the Golden Rod Grange.[23]

The Academy boarding house opened to the public in ca. 1861, as a hotel.[24] By the late 1850s, enrollments at the Academy had begun to decline, due to competition from newer public schools, and by 1866, the trustees and shareholders of the Swanzey Academy voted to close the school.[25]



Figure 3: Swanzey PO in 1877 (C. H. Rockwood, Atlas of Cheshire County, New Hampshire, *New York: Comstock & Cline, 1877).*

Richardson passed the hotel to **George W. Howe** by the time of the 1877 *Atlas of Cheshire County, New Hampshire* (Figure 3). By the 1880s, the building had changed hands and the popular stage stop became **L. C. Whitney's Central House** (Figure 4).[26] Sometime in 1892, the hotel passed to its final proprietor, **W. H. Buttrick**.[27] By this time, the popularity of the Central Hotel (Central House) had begun to wane as travelers opted for the convenience of the Ashuelot Railroad's west station over stage travel. In 1893, Buttrick tried to

[22] Amos Richardson's father, Amos Richardson (ND-1831) was often referred to as the "Giant" due to a combination of his physical stature and legendary strength (Read, 544). Amos "the Giant" died on Nov. 6, 1831as the result of an accident involving one of his oxen (Read, 250).
[23] Read, 544.
[24] Read, 247.
[25] Mae H. Williams and Katie Sutherland, *Conditions Assessment of the Mt. Caesar Union Library* (June 2019), 10.
[26] Swanzey Preservation Society, 5.
[27] Read, 247.

sell the hotel. He ran an advertisement in the *Keene Sentinel* for a 28-room fully-furnished hotel with 30-horse capacity barn.[28] Unfortunately, the hotel burned before it sold.[29]



Figure 4: Swanzey PO in 1892 (D. H. Hurd & Co, Town and City Atlas of the State of New Hampshire*, Boston: D. H. Hurd & Co., 1892)*



Figure 5: Central House Hotel ca. 1890 with barn at left margin (Swanzey Preservation Society)

[28] Swanzey Preservation Society, 5.

[29] As of writing, the exact date of the hotel fire is unknown. The Central House was present in 1893, and demolished prior to 1911. The Swanzey Chemical Fire Corporation was first organized in 1909, possibly in reaction to a specific fire. The date may be determined with additional research, as the fire may have been recorded in local newspapers.

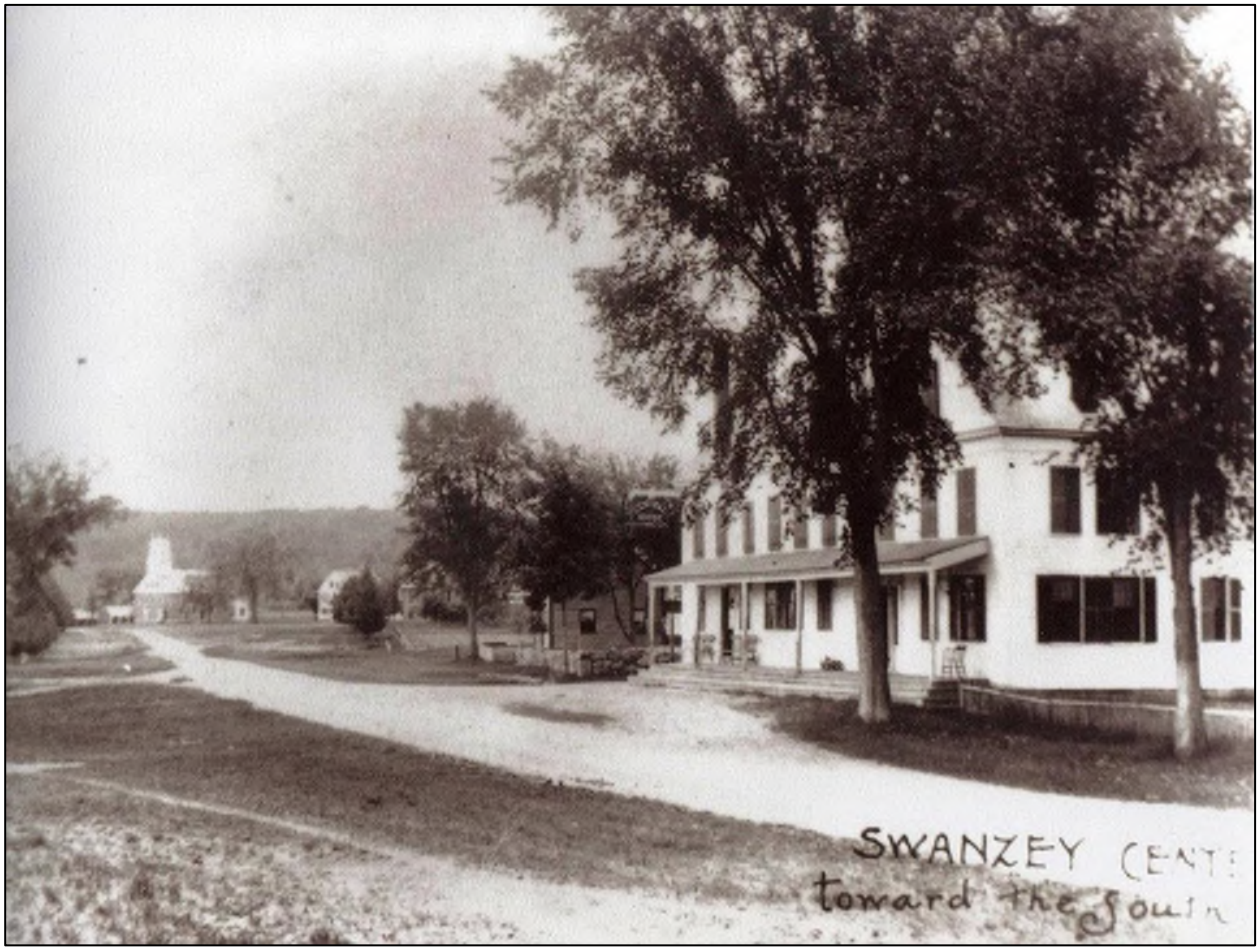


Figure 6: View south along Old Homestead Highway ca. 1890 with Central House Hotel at right (Collection of Lee Dunham)

2.3 Early History of the Golden Rod Grange (1886-1914)

Meanwhile, the Golden Rod Grange No. 114 was established on March 15, 1886,[30] by General Deputy **E. C. Hutchinson** of Milford.[31] The grange movement had flourished for many years in the American west, but had only recently appeared in New Hampshire. The charter members of the Golden Rod Grange were **William C. Belding** (1826-ND), Master (Figure 7); **William Carr Belding, Jr.** (1864-ND); **George Carpenter** (1828-ca. 1910), Treasurer; **Andrew B. Cook** (1832-1907); **George I Cutler** (1833-ND), MD; **Calvin E. Hills** (1846-ND), Overseer; **Benjamin F. Mead** (1842-ND); **Richard R. Ramsdell, Jr** (1861-1941); **Albert Benjamin Read** (1846-1934); **Benjamin Read** (1817-1900), Lecturer; **Charles H. Rockwood** (1852-ND), Steward; **Lyman M. Stone** (1846-1903), Chaplain; **Marcus C Stone** (1846 -1913); **Zina G. Taft** (1846-ND), Assistant Steward; and **George L. Underwood** (1849-ND), Gatekeeper.[32] The founding members of the organization also included: Miss **Nellie Maria Belding** (1867-ND); Mrs. **Lucy Jane *Whitcomb* Carpenter** (1834-1928); Mrs. **Anna *Gay* Hills** (ca. 1850-1911)**,** Secretary; Mrs. **Eva L. *Mead* Ramsdell** (1862-1921), Pomona; Mrs. **Alice A Stanley** (1860-ND),

[30] Mary Faulkner, "Way We Were: Golden Rod Grange" (*Keene Sentinel Source* Newspaper, Jun. 25, 2018).
[31] Read, 266.
[32] Read, 266.

Lady Assistant Steward; Mrs. **Leaffie J. *Greenleaf* Stone** (1848-1902), Flora; and Mrs. **Ella H. *Gay* Taft** (1844-ND), Ceres.[33]



Figure 7: William Carr Belding, First Master of the Golden Rod Grange (Swanzey Preservation Society)

As a part of the reconstruction following the American Civil War, **Oliver Hudson Kelley** (1826-1913) toured the American south as a clerk for the United States Bureau of Agriculture. During this tour, Kelley developed the idea of a farmer's organization, a concept that would become the National Grange of the Order of Patrons of Husbandry (commonly known as the "Grange").[34] This organization encouraged farm families to band together for their common well-being, in a way similar to how labor unions worked for factory workers. The Grange movement promoted cooperative farming to lobby fair prices for goods, championed education in rural areas, and lobbied for the Extension Service, Rural Free Delivery and the Farm Credit System.[35] The Grange offered full membership to women and could negotiate on behalf of the farmers with railroad companies to ensure a fair price for shipping products to market.[36] The group also provided a network of "work bees" to step in with assistance if a fellow member was sick or injured.[37] The organization further worked to "break up the monotony and isolation of farm life by providing means of social enjoyment, the absence of which has been a prolific source of deserted farms".[38] Local chapters of the National Grange spread quickly across America, often constructing Grange Halls to house meetings, educational events, dances, potlucks, and entertainments.

Though the first State Grange was organized in Minnesota, February 23, 1869, it was not until August 19, 1873 that the first Grange was organized in New Hampshire (Gilman Grange, No. 1, in Exeter).[39] A few months later, in December of 1873, the New Hampshire State Grange was organized. By the time it was organized, there were seventeen subordinate local granges in the State.[40] The Grange movement rapidly gained momentum, and, the Golden Rod Grange became the 114th local organization to be formed in 1886.

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[33] Read, 266.
[34] National Park Service, "Oliver Hudson Kelley" (https://www.nps.gov/resources/person.htm%3Fid%3D79), accessed July 2019.
[35] Keelin Lane and Connor Bell, "Goldenrod Grange Hall NRHP." (Senior Design Project, Keene State College, Spring 2018), 43.
[36] Swanzey Preservation Society, 6.
[37] Swanzey Preservation Society, 6.
[38] N. J. Bachelder, "The Grange in New Hampshire" (*The Granite Monthly,* Vol. XIV, No. 12, December 1892), 359.
[39] Bachelder, 354.
[40] Bachelder, 355. By 1892, there were 189 subordinate Granges within the State.

By the time of the founding of the Golden Rod Grange, the organization was able to offer life insurance to its members through the Patrons' Relief Association (formed in 1876). [41]

The Golden Rod Grange, No. 114 held its first meetings in the houses of its members. As membership increased, meetings moved to the vestry of the Congregational Church (679 Old Homestead Highway). In 1887, the grange had 31 members; in 1888 there were 40 members; in 1889 there were 49 members; and by 1890 the organization had swelled to 91 members. By 1891, membership had grown to 125 members (making it the second-largest Grange in Cheshire County behind Keene) and meetings were moved to the old Swanzey Town Hall.[42]

The benefits of the Grange organization continued to accumulate. The New Hampshire Grange Fair Association was organized in 1886, the same year as the Golden Rod Grange.[43] In 1888, the Grange Mutual Fire Insurance Company was organized.[44] On November 21, 1889, representatives of the nearby Keene-based Cheshire Grange #131 conferred with the 'trotting park' association in Keene about beginning a Cheshire County Grange Fair Association, and the first Cheshire County Fair was held the following September.[45]

In December of 1890, a second Grange organization was founded in Swanzey when the Lincoln Grange No. 159 was chartered.[46] The Swanzey villages of Swanzey Center and West Swanzey evolved in parallel throughout much of the Town's history, often vying for power as the municipal center of the town. In the late nineteenth century, the village of West Swanzey "grew to include a full range of civic, commercial, social, and religious services and organizations."[47] These organizations grew in response to the influx in local population in response to the growth of the mills. Though the economy of West Swanzey was largely industrial in nature, the Lincoln Grange was formed to service the farms of the west side of Town.[48]

Anticipating the continued growth of their organization, the Golden Rod Grange began to look for a property of their own. On April 10, 1911, the Grange purchased the old Center House Hotel property from **Kate T. Alexander** for $500.00.[49] Though the remains of the hotel were completely obliterated by this time, the large associated horse barn remained.[50]

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[41] Bachelder, 357.
[42] Read, 267 and Swanzey Preservation Society, 6. The Old Swanzey Town Hall burned in 1913 and was located at 620 Old Homestead Highway.
[43] Bachelder, 357.
[44] Bachelder, 357.
[45] Cheshire Grange #131, *History of the Cheshire Grange #131: 1888-1988* (Collection of the Historical Society of Cheshire County).
[46] Read, 267.
[47] Douglas Kelleher, Elaine B. Stiles, Jenna Higgins, and Rita Walsh for Vanasse Hangen Brustlin, Inc. "New Hampshire Division of Historical Resources Area Form: West Swanzey Village" (May-June 2004/July 2008), 9.
[48] The Lincoln Grange met first in the Universalist Church at West Swanzey (demolished between 1914-1932), and then, after 1916 in Whitcomb Hall. The Lincoln Grange was disbanded in ca. 1958.
[49] Cheshire County Registry of Deeds, Vol. 358, page 284 The date of the transaction is incorrectly stated by The Swanzey Preservation Society, 6 as 1902.
[50] This barn was demolished in the 1960s.



Figure 8: First shovel of dirt at the Golden Rod Grange ground-breaking in 1915 (Collection of Lee Dunham)

2.4 The Golden Rod Grange (1915-1991)

After they purchased the former Central House Hotel lot, the Golden Rod Grange set to raising money to construct their new Grange Hall. "A total of $3,000.00 was borrowed, and the rest of the money was raised by donations to fund the raising."[51] By 1915, the group had accumulated enough funding to break ground (Figure 8). The townspeople joined the Grange membership to work to construct the building, working together to create a common meeting space for the people of Swanzey.[52]

The new Grange Hall was formally dedicated with an open house on March 9, 1916.[53]

The Golden Rod Grange, No. 114 held their first meeting in the new Hall in February of 1916. The building was designed to fit into the group of nineteenth and early twentieth century structures that constitute the village of Swanzey Center, and was designed to reflect the style of older Grange halls.[54]

The construction of the balloon-framed building was typical of the early twentieth century. This type of framing became popular after the American Civil War, as dimensional lumber and machine-made nails became widely available. The walls of the Golden Rod Grange employ the light construction that is typical of early balloon framing, and do not have the bottom and top plates typical of the slightly later platform (aka Western) frame. The roof was constructed using the Warren type of truss, a design that was patented in the

[51] Swanzey Preservation Society, 6.
[52] Swanzey Preservation Society, 6.
[53] Swanzey Preservation Society, 6. The entry into the Cheshire Grange #131 log books for March 2, 1916, notes that the members of the Cheshire Grange #131 were invited to attend the March 9 dedication of the Golden Rod Grange. (Cheshire Grange #131, *History of Cheshire Grange #131*, March 2, 1916).
[54] James L. Garvin and Christine E. Fonda with Eileen Longe, "National Register of Historic Places Registration Form: Golden Rod Grange #114" (1993), 9.

mid-nineteenth-century in bridge constructing to utilize the inherent strength of equilateral triangles to allow an increase in span length. Using this type of roof design allowed for the uninterrupted span of the second-floor hall while utilizing light framing members.

Though gypsum wallboards were gaining popularity over lath and plaster, the builders chose the traditional sawn wooden lath and plaster for the wall and ceiling surfaces.

The main floor of the new building included a large kitchen, dining hall, and entrance hall. The second-floor had an ante-room off of the entrance hall and was mainly composed of a large lodge room with elevated stage at the south end. Though the Golden Rod Grange hall was designed and constructed specifically for Grange use, the building was used by other town organizations for meetings, dances, dinners, card games, and other events.



Figure 9: The Golden Rod Grange, ca. 1916. Note the presence of the earlier horse barn to the left (Collection of the Swanzey Preservation Society)

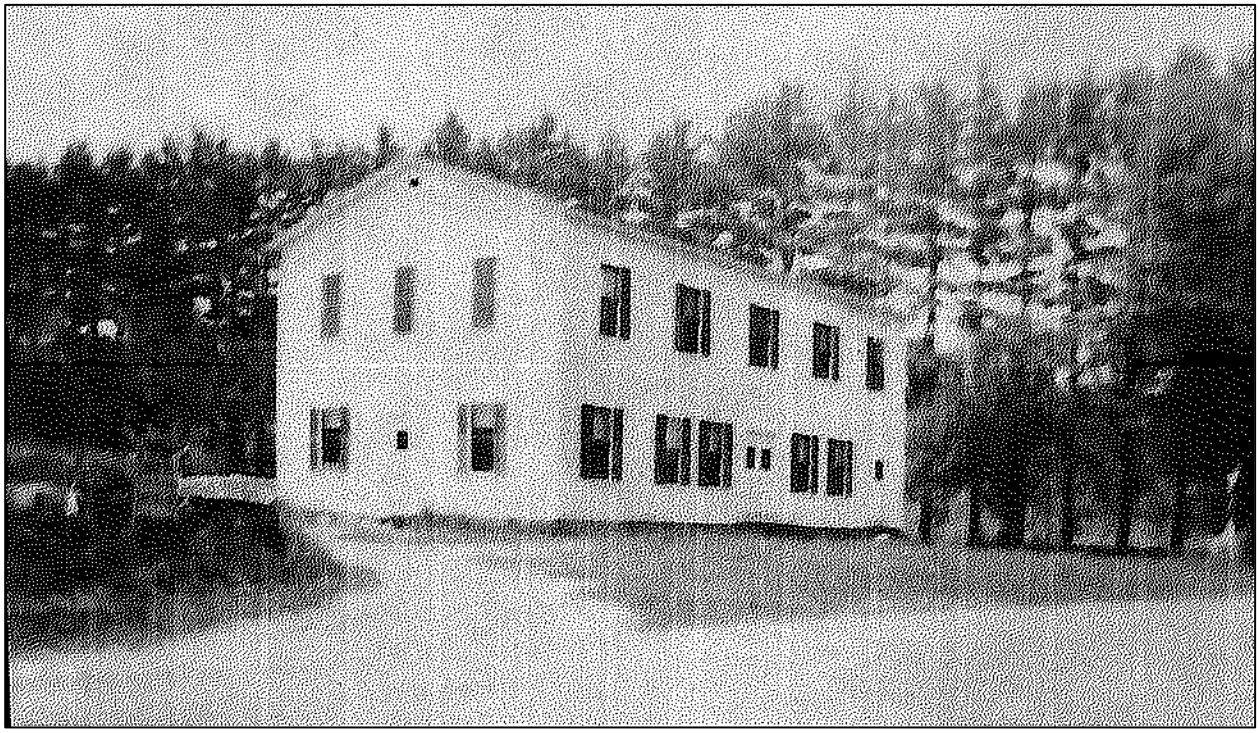


Figure 10: Golden Rod Grange from Southeast, ca. 1925. (Collection of the Swanzey Preservation Society)

In 1934, the Golden Rod Grange had finally finished paying for the building and burned the mortgage.[55] Shortly thereafter, in 1936, some minor repair work was carried out. Likely at this time, the Masonite wainscot was installed on the lower walls throughout the second-floor and along the north wall of the dining room to cover shrinkage cracks in the lime plaster. A few years later, in 1941, the composition board ceiling was installed in the dining hall (this change was likely made to cover defects in the original plaster).[56]

The Golden Rod Grange was very active in the 1940s and 1950s. The organization "earned a national certificate of honor in 1942 and a 'certificate of Significant Service' for community work done during the years 1916 through 1956."[57]

Additional minor changes to the building were also made during this period. In 1948, an exterior steel fire-escape was installed at the southwest corner of the building.[58] In 1954, a new composition board ceiling was added to the second-floor stair hall and lodge room.[59] The barn, which had been constructed on the site for use by the former Hotel, was demolished in the 1960s.[60]

Though the Golden Rod Grange remained active through the 1970s, by the 1980s, the Grange membership had dropped significantly, and the organization could no longer sustain their own Grange Hall. Farming began to decrease in the second half of the nineteenth-century with the Industrial Revolution. Many farms

[55] Swanzey Preservation Society, 6.
[56] Garvin, Fonda and Longe, 8.
[57] Swanzey Preservation Society, 7.
[58] Garvin, Fonda and Longe, 8. The rear stairwell at the Mt. Caesar Union Library (across the street) was added at about the same date, suggesting a town-wide raised awareness of fire-safety at this time.
[59] Garvin, Fonda and Longe, 8.
[60] Lee Dunham, long-time Swanzey resident, interview August 12, 2019.

were abandoned as farmers shifted west to larger farms or left farming all together to work in the city. This exodus was exacerbated by the rise of industrial farming and cheap automotive transportation after World War II. By the second-half of the twentieth century farming was no longer the chief means of employment in Swanzey Center, and Grange membership struggled to maintain the property. In 1989, the Town of Swanzey wrote to the Golden Rod Grange No. 114, to ask if they would like to give the building to the Town.[61]



Figure 11: Installation Nov 9, 1979 by Deputy H. E. Caine. Pictured are Herman Hudson, Willard Adams, Hugh Clark, and George Aldrich (Collection of the Swanzey Preservation Society)

[61] Letter to Veronica G. Goodale, Secretary of the Golden Rod Grange from Town of Swanzey Selectmen, November 1, 1989 (reprinted in Lane and Bell, 92). The Golden Rod Grange #114 is still in existence at the time of writing. The group now consists of about 23 members and meets on the second Tuesday of every month in the First Congregational Church.

2.5 Town of Swanzey (1992-present)

In 1991, the members of the Golden Rod Grange No. 114 offered the Grange building and its land to the Town of Swanzey. The building had served the community well, having hosted agricultural fairs, Sunday Socials, church meetings and suppers, and Old Homestead suppers in addition to Grange activities.[62] In spring of 1992, the voters agreed to use $9,900 from a reserve account to purchase the building.[63] On May 15, 1992, the building was sold to the Town of Swanzey.[64]

Once the Grange building was in the Town's possession, a plan for the structure's future was needed. The future of the building was hotly debated. Four options were explored: preserving the building, renovating the building for use as a new fire station, moving the building elsewhere, or demolishing the historic structure to make way for a new fire station.

The Town of Swanzey contacted the New Hampshire Division of Historical Resources for help. On December 14, 1992, Dr. James L. Garvin (then New Hampshire State Architectural Historian) visited the property to do a preliminary study of the building. Dr. Garvin found the building to be structurally sound (with the exception of some deterioration to the southwest corner) with unusual integrity of design and feeling.[65] He further noted that the building may require the installation of a new heating system as well as insulation and storm windows, modernized restrooms and septic system, upgraded electrical service, and increased accessibility in order to continue its use as a public building. With the preliminary professional building assessment in hand, a non-profit group was created to preserve the building and save it from demolition.[66]

Article 34 at the March 9, 1993 Swanzey Town Meeting asked "To see if the Town will vote to allow the Swanzey Preservation Society to investigate the feasibility of the restoration and preservation of the Grange building on Route 32, Swanzey Center and report back to the Town Meeting in 1994."[67] The Town voted in favor, and the Swanzey Preservation Society began to make their case for saving the building. On November 5, 1993, the Swanzey Preservation Society was presented with an Inherit New Hampshire (now New Hampshire Preservation Alliance) award for their advocacy.

An individual nomination to the National Register of Historic Places was written in 1993 for the Golden Rod Grange and approved by the National Park Service March 17, 1994. The building was listed under Criterion A for Social History with a period of significance stretching from 1916-1943.[68]

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[62] Swanzey Preservation Society, 7.
[63] Eric Aldrich, "Should it be the site of new fire station or preserved for history?" Newspaper clipping, dated February 1992. Collection of the Swanzey Historical Museum.
[64] Cheshire County Registry of Deeds, Vol. 1408, page 93.
[65] James L. Garvin, "Report on the Golden Rod Grange Building" (December 14, 1992), 4.
[66] Faulkner.
[67] Town of Swanzey, *Annual Report for the year ending December 31, 1993*, 20.
[68] 1943 was at the time the arbitrary 50-year cut-off date for listing to the National Register.

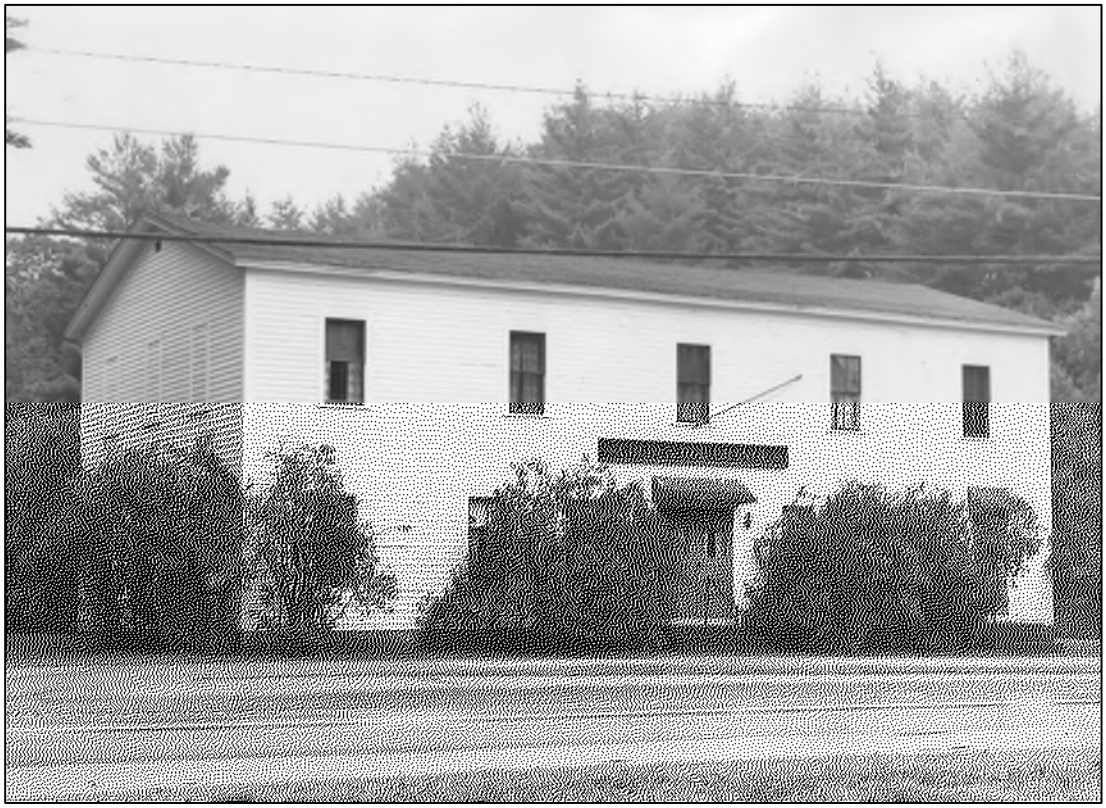


Figure 12: Golden Rod Grange in 1993 (National Register Nomination Photo 1)

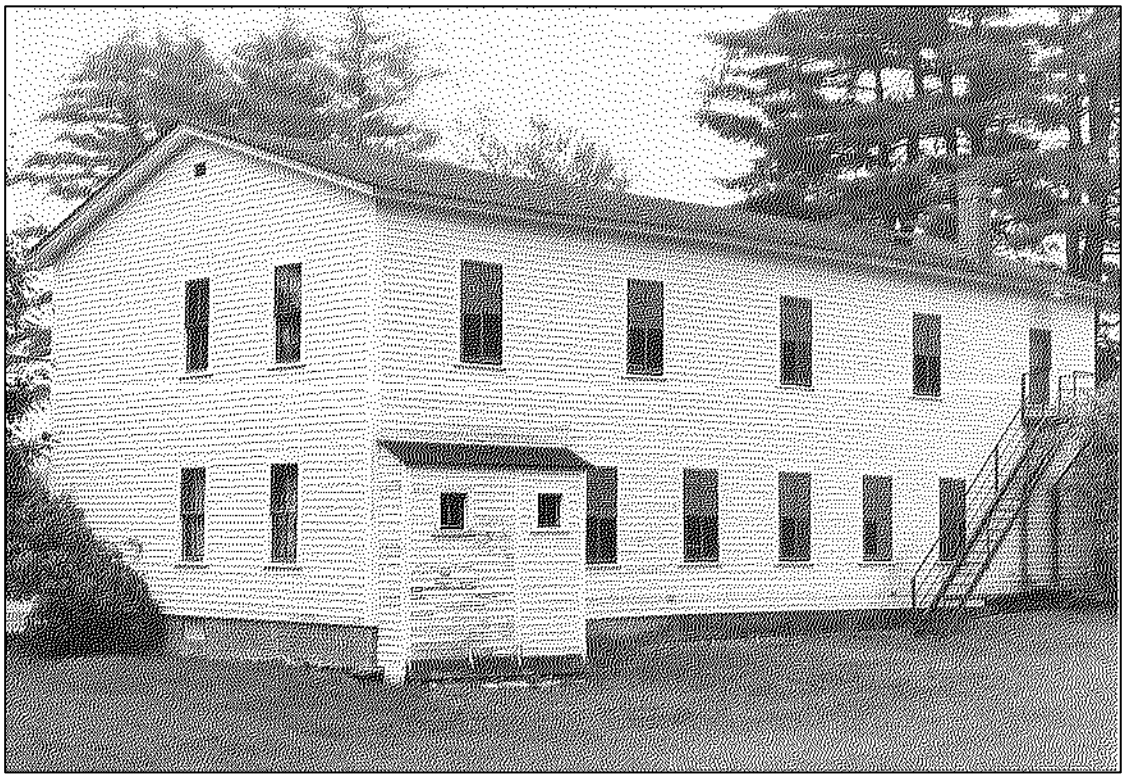


Figure 13: Golden Rod Grange in 1993 (National Register Nomination Photo 2)

On January 6, 1994, an inspection of the building was made by Frederic W. Crombie (Drafting and Design Associates) and Thayer R. Fellows to determine its structural viability.

> The most obvious problem is located in the Southwesterly portion of the structure where the floor joists are very 'spongy' and weak. There is a cistern type 'basement' area below that houses water pumping and storage equipment. Access to this area is from a trap door in the floor and from a hole in the exterior wall. This portion of the exterior wall also supports the exterior metal fire escape which we feel has contributed to some of the deterioration of the exterior wall and sills in this area.[69]

Further, the sills throughout the structure were generally deteriorated, with a particular area of concern in the southwest corner of the building (near the well), and beneath the exterior door openings. Crombie believed the cause of this degradation to be inadequate ventilation of the crawl-space beneath the building combined with un-treated sill materials.[70]

At the 1994 Town Meeting, the Swanzey Preservation Society presented *The Golden Rod Grange Building Restoration Feasibility Study,* based in large part on the findings of Dr. Garvin's 1992 study and the structural report by Crombie and Fellows. The report laid out the history of the structure and some preliminary improvements that would be necessary to preserve it. The January 18, 1994 short structural report written by Frederick W. Crombie found the building to be in relatively good structural condition, with the exception of the southwest portion of the structure.[71] Furthermore, the Swanzey Preservation Society agreed to restore and maintain the building at no cost to the Town, should the Town grant them approval to proceed.

The Swanzey Preservation Society made preliminary improvements to the building between 1993 and 1996. Shortly after the 1993 National Register photographs (Figures 12 and 13) were taken, several changes were made to the building's exterior. The awnings above the primary and secondary east entries were removed, as was the hand-rail at the central door. The 1948 fire-escape was reconfigured to run from the southwest corner of the building to a new second-floor egress door which was added at the location of a former window along the west side of the building (the stair had formerly run to a window at the back-stage area). Shutters were added to cover blind windows at the south end of the second floor (at the backstage area) and to the north elevation, and were repaired along the east and west facades. The entire building was also scraped, sanded, and repainted, and a small addition was constructed at the north end of the building. This addition housed a stair that descended into the new basement, which was fully excavated between 1993 and 1996.

Many changes were also made to the interior of the building during this period, with the majority of the work done by volunteers for the Swanzey Preservation Society. The southeast corner of the building, near the well, was jacked up and the sill repaired (Figure 14). Many of the plaster walls and ceilings were removed as well (Figure 15). Some walls were replaced with modern gypsum board. Stud walls were added inside the stair hall to delineate modern restrooms, and the former privy was removed. Some new Romex electrical wiring was added to these renovated spaces as well. The historic kitchen space was stripped, and the floor

[69] Frederic W. (Ted) Crombie, CPBD, AIBD letter to Ms. Irene Longe (Swanzey Preservation Society), January 18, 1994.
[70] Crombie, 1.
[71] Of note, Crombie stated that "the ridge of the structure, except for a small section on the South end of the building appears to be quite straight." (Crombie, 1)

was patched. The excavation of the building's new basement was completed in 1996, and a new concrete slab was poured in 1997.



Figure 14: Repairs to the sill at the southwest corner of the Golden Rod Grange, ca. 1994 (Swanzey Preservation Society)



Figure 15: Joan Hager and Gary Dunham removing plaster and lath from the kitchen (Swanzey Preservation Society)

Since 1997, the building has been largely abandoned, with many of the Swanzey Preservation Society's projects from the late 1990s left unfinished. The Society lost momentum as they had trouble finding volunteers with time and expertise to finish projects. The Society also has had trouble identifying funding sources for materials.

In the spring of 2018, Keene State College students completed a Senior Design Project that included conceptual floor plans, site plans, and programming recommendations to complete the renovations of the building in order to create a code-compliant meeting space for the Town of Swanzey. The same year, the Swanzey Preservation Society took up the renewed project of raising money to preserve the Hall and bring the building into compliance with modern Life-Safety codes for a public building. In 2019, the Swanzey Preservation Society launched a new media campaign, complete with new website and group Facebook page. The group is actively seeking new volunteers and members and working closely with a senior from Monadnock Regional High School to raise community awareness and funding for the Golden Rod Grange Restoration Project.

2.6 Golden Rod Grange Character-Defining Features

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

2.7 Site Description

The Golden Rod Grange is located on a 1.01-acre lot (Map 34, Lot 19), bounded to the north and west by the 1760 Mt. Caesar Cemetery at 625 Old Homestead Highway (Map 34/42), to the south by the Monadnock Regional School District's 1925 Wilcox Building at 633 Old Homestead Highway (Map 34/18), and to the east by Old Homestead Highway. The building location is adjacent to several late nineteenth and early twentieth-century municipal buildings that make up Swanzey Center, and include the 1914 Town Hall and 1843 Mount Caesar Union Library across Old Homestead Highway.

The Grange Hall sits at the east side of the lot, facing Old Homestead Highway (NH Route 32). A narrow lawn and driveway run between the building and the road. The south edge of the lot is defined by a plug-split granite retaining wall, which separates the grassy lot from the woods beyond (Figure 16). The wall peters out, and is reintroduced along the west boundary, separating the Golden Rod Grange lot from the Mt. Caesar Cemetery to the west. The lot to the west of the Hall is largely grassy, with undulating topography (Figure 17). A low retaining wall near the center of the backyard defines a brushy area of mature shrubs and daylilies, possibly the location of the former barn that accompanied the Central House Hotel. The yard is also dotted with mature trees.



Figure 16: Stone retaining wall along south side of lot with Cemetery in background right



Figure 17: Backyard of Golden Rod Grange photographed from northwest corner of the parcel, facing southeast

Character-Defining Features of the Site		
Primary Features	***Secondary Features***	***Non-Historic Features***
• *Proximity to Town Hall, Mt. Caesar Union Library, Mt. Caesar Cemetery, & Mt. Caesar*	• *Split granite stone wall along south side of property and between Grange and Cemetery* • *Mature trees*	• *Shrubs against building*

2.8 Golden Rod Grange Exterior Description

The wood-frame building faces east, onto Old Homestead Highway and toward the Town Hall and Mount Caesar Union Library. It is one of a group of late-nineteenth and early twentieth structures that create the municipal center of Swanzey, at the village of Swanzey Center.

The Grange Hall is a rectangular two-story building and is five structural bays in length and three bays in depth (Figure 18). The balloon-framed structure has two-by-four inch scantling wall studs, and the gable roof is composed of two-by-seven-inch rafters placed two-feet on-center.[72] The building sits on brick underpinning with field-stone footings. The walls are clapboarded and the low-pitched side-gable roof is covered in asphalt shingles. The roof has an open eave with enclosed rafters and is interrupted by a brick chimney at the west slope. The building's cornice is composed of a projecting ogee crown molding and flat frieze board. The building has narrow flat corner boards, and narrow flat door and window trim throughout. All of the windows throughout the main block are two-over-two wooden sash with ogee-and-fillet muntin profile accompanied by a set of louvered shutters which are modern replacements added after the 1993 National Register listing to restore the building exterior to its appearance in ca. 1916 (Figure 9).



Figure 18: East (primary) facade of Golden Rod Grange

[72] Attic access is limited to a small open ceiling hatch in the stage area. Unfortunately, the consultant's evaluation of the space was limited to what could be seen from the stage level at the time of the site visit. The visual observations from this time were combined with information gleaned from earlier reports.

The primary entrance is located at the center of the east (primary) façade. The fenestration of the building differs slightly between the first and second stories, in correlation with the differing functions of the interior rooms.

A centralized double-leaf doorway is located at the east elevation. A set of three concrete steps leads to the doorway. The doors are composed of three narrow horizontal panels beneath the lock rail and a large glass light and narrow panel in the upper portion. Two closely-spaced windows are located on either side of the doorway, illuminating the dining hall within. A window at the south end of the façade serves the kitchen. In a corresponding position, at the north end of the façade, a single-door provides independent access to the stair hall, leading to the second floor. This single glazed door matches the double-door and is also accessed by a set of concrete steps. The fenestration of the second-floor level is regular, with five symmetrically placed windows with the central window placed directly above the front door. A flagpole is located at the central window, and a large sign below the window identifies the structure as “114 GOLDEN ROD GRANGE 114”.

There are two windows on each floor at the north end of the building, set toward to the rear of the structure to provide space for the interior stair (Figure 19). In the 1990s, a small gable-roofed addition was constructed off of the northeast corner of the building. This addition houses an exterior stair to the new fully-excavated basement that was completed in 1997. A three panel and light door at the east side of the addition allows exterior access to this volume and matches the historic doorways.



Figure 19: East and north elevations of Golden Rod Grange

The fenestration pattern of the rear (west) elevation differs on the two floors, with window placement again mirroring interior layout. Five-regularly-spaced windows at the first floor are clustered at the center of the volume, illuminating the dining hall. A small shed-roofed privy is located at the northwest corner of the building. This shallow projection has two windows at the west elevation with fixed two-light sash flanked by short louvered shutters. These windows formerly illuminated the two privy stalls and were boarded over on the interior with gypsum board in the 1990s. Historically, there were five evenly-spaced windows at the second-floor level. From 1948 until the 1990s, the southern window of the second floor provided access to a steel exterior fire-escape. In the 1990s, this fire-escape was reconfigured, and one of the windows was removed and replaced with an exterior door. In order to line up with the interior floor level, the new door sits significantly lower in the wall than the window it replaced. The door itself matches the other exterior panel and light doors. A colonial revival-style exterior light is located next to the doorway.

There is a central doorway at the first-floor of the south elevation, providing direct access to the kitchen. There is a large granite stoop outside the doorway, composed of two large stones. A temporary wooden step leads up from the stoop to the doorway. The exterior door matches the others in terms of general design, but has heavy late-Victorian moldings around the panels and an ornate ornamental late nineteenth-century metal escutcheon plate and porcelain door knob. The door is hidden behind a Victorian-style screened door, with a band of turned spindles at the lock-rail-level, and decorative quarter-round designs in opposing corners of the upper and lower panels. The knob and hinges of the screen door are similarly ornate, suggesting that it may be a late nineteenth-century door that was reused in the 1915-1916 building. The door itself is located underneath a gable hood, supported by simple brackets. Historic photographs show that this hood was a later addition to the building (Figure 20). Colonial revival-style exterior light fixtures are located on either side of the opening. The door is flanked by windows on either side. This fenestration pattern is mirrored at the second-floor, with louvered shutters covering blind windows at the back-stage area.



Figure 20: West and south elevations of the Golden Rod Grange

Character-Defining Features of the Building's Exterior		
Primary Features	***Secondary Features***	***Non-Historic Features***
• *Height & massing of the building* • *Roof pitch & eave detail* • *Regular, symmetrical window and door locations (fenestration)* • *Historic 2/2 window sash and historic panel doors*	• *Louvered shutters(modern reproduction of the original design)* • *Hood over south door* • *Privy lean-to*	• *Addition (ca. 1994)* • *Configuration of fire-escape*

2.9 Golden Rod Grange Interior Description

The interior of the Golden Rod Grange retains many character-defining early twentieth-century details amidst later mid-twentieth-century alterations. The interior is characterized by the simple-detailing characteristic of the World War I era. The general layout of the interior spaces has changed little over the past century, aside from the late twentieth-century alterations of the first-floor stair hall and associated privy. Though some of the historic fabric was removed in the late-twentieth-century, historic materials remain intact in the primary character-defining spaces: the dining hall and meeting hall. The majority of the surviving woodwork is varnished pine with five-panel doors throughout the interior. The walls and ceilings are plaster. In some areas, the plaster was later covered by composition board, a common mid-twentieth-century treatment for failing plaster.

Basement

The Golden Rod Grange was constructed on an underpinning of brick above a dry-stone rubble foundation. Until the 1990s, the building had no basement and sat atop a very shallow crawl-space with limited ventilation. The present basement was excavated beneath the building between 1993 and 1996, with concrete poured in 1997. The present basement consists of a large room constructed within the historic foundation, with poured concrete floor and three-quarter walls. In several locations throughout the basement, one can see daylight through cracks in the underpinning and/or foundation. A large brick well is located in the southwest corner of the space, beneath the building's kitchen (Figure 21). Several lally columns near this corner of the building provide additional support for the first floor.



Figure 21: Well in southwest corner of basement, below kitchen



Figure 22: Modern basement stairs

The basement is accessed through a modern (ca. 2001) addition at the northeast corner of the building (Figure 22). The basement stair hall has gypsum board walls, atop modern dimensional lumber. The original exterior clapboards of the Golden Rod Grange were left intact along the south wall of this room. Some of the historic clapboards were replaced with modern lumber at the time of the addition.

First Floor

The first (or ground) floor of the Golden Rod Grange is composed of a large kitchen, dining hall, stair hall, and half-constructed restrooms.

The southern end of the first floor is devoted to a large kitchen that spans the depth of the building and is located directly below the second-floor stage (Figure 23). Because of the elevated stage area above, the kitchen ceiling is approximately two feet higher than the ceiling of the rest of the first floor. When it was first constructed, the expanded height of the space provided some relief from the heat of the wood-burning range, which was vented through a single-flue brick chimney at the northwest corner of the room. The plaster walls and ceilings of this space (along with the underlying lath) were all stripped away by the Swanzey Preservation Society in the 1990s. Some of the exterior walls have been stuffed with new R-10 rockwool insulation batts and sheathed in gypsum board. Other areas have been left stripped to the studs. The floor of the kitchen is mostly fir, which has been heavily patched in the southwest corner, above the fifty-foot well that supplied water to a sink at the southwest corner of the room.[73]

[73] James L. Garvin and Christine E. Fonda with Eileen Longe, 7.



Figure 23: Kitchen, facing east

Two five-panel pine doors connect the kitchen to the adjacent dining room. A large serving-counter with double-pass-through is located between the doors. A large hinged counter folds down into the dining room to provide a connection between the rooms (Figure 24). There are several historic cabinets beneath the counter. The historic cabinet hardware (drawer-pulls and handles) has been replaced by modern hardware. Historically, similar counters with under-counter cabinets lined "much of the perimeter of the kitchen"[74] and were removed after 1993. The room has four modern pendant light fixtures, and modern under-cabinet lights over the counter.



Figure 24: Folding Counter from Dining Hall

[74] James L. Garvin and Christine E. Fonda with Eileen Longe, 7.



Figure 25: Dining hall, facing southwest



Figure 26: Dining hall, facing northeast



Figure 27: 1940s hall light fixtures

A single large dining hall room occupies the central portion of the first-floor of the Golden Rod Grange (Figures 25 & 26). The Grange used this large space for meetings and as a dining hall and has remained largely unaltered since the mid-twentieth-century. The room "is finished with square-edged door and window casings of longleaf southern yellow pine, with a quarter sawn floor of the same material".[75] The north wall of the room is plaster with a 1936 Masonite wainscot. In 1941, a composition board ceiling, composed of large square tiles with routed edges, was installed. The composition board walls of the other three sides of the room likely also date to the 1940s, as do the ceiling light fixtures, with chrome bases and opaque white glass shades (Figure 27). Four square columns, arranged in pairs and cased in yellow pine, interrupt the space to support the principle girders of the floor of the lodge room above. The double doorway at the center of the façade, provides direct exterior access to the room with secondary access to the north through a single interior doorway from the stair hall. The Swanzey Preservation Society removed the interior trim of the double doors and the historic propane heaters that lined the west (cemetery) side of the room in the 1990s.

A stair hall is located at the northeast corner of the building, providing exterior access through a single door at the northeast corner of the building and access to the second-story (Figure 28). The floor, stair treads, and surviving trim is of varnished southern yellow pine. All of the historic wall and ceiling materials were removed from this area by the Swanzey Preservation Society in the late 20th century. Some of the plaster walls were replaced with modern gypsum board, and some were left unfinished and stripped down to the studs. A five-panel door to an under stair closet now connects through to the ca. 2001 basement stair addition. The staircase has square balusters and posts, reminiscent of the Craftsman style.

[75] James L. Garvin and Christine E. Fonda with Eileen Longe, 6.



Figure 28: Stair Hall, facing north

The interior of the northwest corner of the building was highly altered in the late twentieth century. Historically, this was the location of two long, narrow privies stretched from the small privy volume and opened into the stair hall. Though all of the historic wall and ceiling finishes have been removed in this section of the building, the historic flooring has remained intact, complete with ghost marking showing the historic wall locations. Modern dimensional lumber dividing walls were constructed in this area in order to create modern restrooms. Though sheetrock was put up and partially mudded, the rooms were never finished and the modern fixtures not installed. A 1940s or 1950s wall light fixture is located inside one of the new rooms, and possibly is recycled from the former space. Modern ceiling cans are installed in the ceilings.



Figure 29: Janitor's Closet

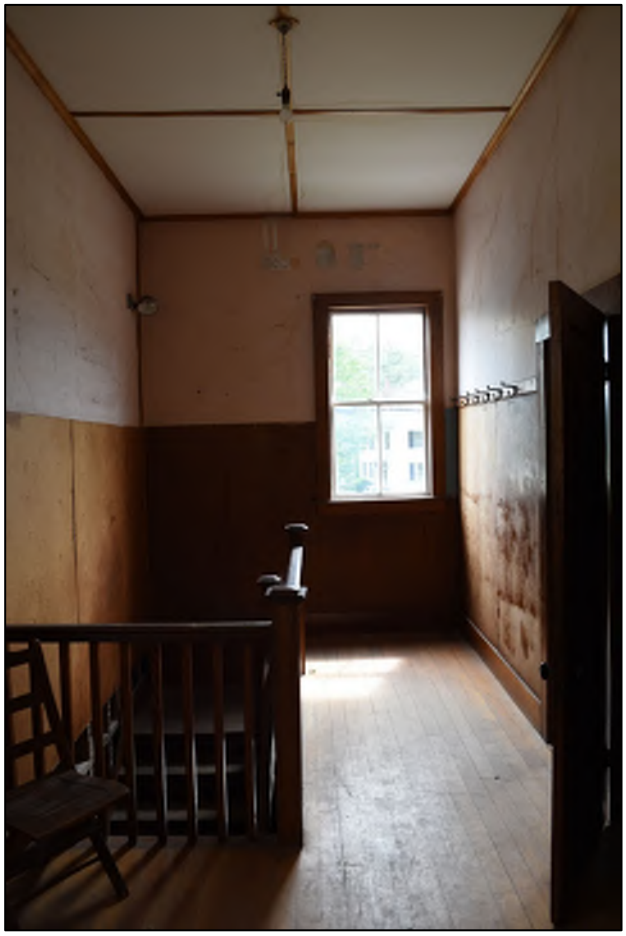


Figure 30: Second-floor stair hall, facing east



Figure 31: Ante-chamber, facing west

Second Floor

The second floor of the Golden Rod Grange retains its historic layout and many of the historic finishes have been preserved in this area. The second floor is composed of the continuation of the stair hall, a small ante-room, a large meeting hall, and stage. The detailing of the second-floor is similar to that of the first floor.

The stair hall occupies the northeast corner of the second-floor (Figure 30). This space is simply finished with plastered walls (the lower portion of which is covered by mineral board that was added in 1936), composition board ceiling with narrow furring strips (added in 1954), and yellow pine flooring. A peg board with cast iron hooks is located along the south wall of the room, adjacent to the lodge room. A simple hanging bulb-style fixture is located at the ceiling. A five-panel door at the south side of this space leads directly into the Lodge Room/Meeting Room and a door at the west side leads into an ante-chamber.

The ante-chamber is very similar to the stair hall (Figure 31). The plaster upper walls of the room are painted a mint green color, and the top of the mineral board wainscot is capped by a row of hooks that encircles the room. There is a built-in cabinet in the northwest corner of the room to hold court robes used in Grange ceremonies. This cabinet is made of vertically-placed bead-board and has ornamental cupboard catches at either lockable door.



Figure 32: Meeting Hall, facing south



Figure 33: Meeting hall, facing north

The large Lodge Room/Meeting Hall chamber occupies the majority of the second-floor of the Golden Rod Grange, and is located directly above the dining hall of the first floor (Figures 32 & 33). The uninterrupted span is possible due to the use of Warren trusses in the attic space. The room was historically lit by three symmetrically-placed windows on either side, one of which was replaced by an exterior door on the north wall in the 1990s. The large room has a maple floor, composed of approximately 4-inch boards. The mineral board wainscot below yellow pine chair rail was added to the space in ca. 1936. The walls are plaster, again painted in a pale green. The original plaster ceiling was covered with composition board with wood-battened joints in 1954. There are three remaining (of five) mid-twentieth-century fluorescent light fixtures throughout the meeting hall.

There is a large raised stage with wings at the southern end of the meeting hall. The back-stage area is accessed by two short stairways leading to doors on either side of the stage. The proscenium projects slightly into the room, and the front is covered in vertical bead-board. The stage curtain has a painted scene of the Swanzey Lake boathouse of Denman Thompson[76] surrounded by a pale blue ground and within a cobalt blue painted curtain (Figure 34). An oval plaque at the top center of the curtain identifies the curtain as belonging to the "Golden Rod Grange / P. of H. 114 / Swanzey Center, N. H." The painted scene in the middle is signed "Wood Bros. Springfield, Mass." Ghost writing through the light blue background reveals that the curtain once contained advertisements that were overpainted at a later date. The rear side of the curtain indicates that it was "treated with Fire-Proof Solution by the C. L. Story Scenic Co., Somerville, Mass." Several faint graffiti pencil drawings are visible on the back of the curtain.



Figure 34: Curtain

[76] Actor/playwright Denman Thompson (1833-1911) is perhaps Swanzey's most famous former resident. In 1885, his spoof of a country lad adapting to city life was used as the basis for the four-act play, "The Old Homestead."

The stage wings are each illuminated by a single window on the east and west. The west window provided access to the exterior fire-escape that was added to the building in 1948.[77] The depth of the stage area correlates with the size of the kitchen below. The backstage area has plaster walls and ceilings and has remained largely untouched. A modern temporary interior support at the center of the stage stabilizes the plaster ceiling, which is beginning to fail throughout with many large sections of plaster in the stage area. A small hatch to the attic is located at the southwest corner of the backstage area, near the brick chimney that rises from the kitchen below. There is a single hanging light socket at the center of the room and a further three incandescent bulbs behind the curtain, all of which are approximately contemporary with the building's original construction in 1915-1916.



Figure 35: Backstage area, facing west

Character-Defining Features of the Building's Interior		
Primary Features	***Secondary Features***	***Non-Historic Features***
• *Open floorplan of Dining and Meeting Halls* • *Raised stage at south end of meeting hall* • *Surviving plaster walls and ceilings* • *Narrow wooden flooring* • *Square columns in Dining Hall*	• *Layout of kitchen, stair hall, ante-room, and privy spaces.* • *Interior 5-panel doors* • *Dining Hall light fixtures (ca. 1940)* • *Brick well*	• *Kitchen Light Fixtures (1990s)* • *Gypsum board wall coverings (1990s)* • *Modern dividing walls in former privy (1990s)* • *Basement and basement stair addition*

[77] In the late 1990s, the fire-escape was reconfigured to meet the new door at the southwest corner of the meeting hall.

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Part 3: Existing Conditions Assessment

3.1 Introduction

The initial inspection of the Golden Rod Grange was undertaken to evaluate its potential as a candidate for preservation and re-use from a structural perspective, as well as from an architectural-historical perspective. The inspection and subsequent continued inspections throughout the investigation and discovery process reveal not only that the Grange is a good candidate for preservation and re-use, but that it retains many of the features contributing to its primary period of significance, the early 20th century. Despite some recent changes and some deterioration due to deferred maintenance, particularly along the west façade and first floor structure in the southwest corner, there are many original features remaining in the building in various conditions, evaluated as described below:

3.2 Annotated Existing Conditions Drawings and Rehabilitation Schematic Design

The following existing conditions drawings of the Golden Rod Grange are annotated to reflect the conditions in the building as observed during inspection visits to the property. The property was made accessible allowing for a full inspection of all visible elements of the building. The existing descriptions following the drawings summarize our observations. Structural inspection observations as well as structural inspections of the past and included in previous reports have also been incorporated into the descriptions.

The drawings show existing conditions based on inspections and observations. References to alterations and what may have previously existed in those areas are based upon historical data available and general building details of the period.

The building was designed and constructed for the Golden Rod Grange. The building provides the spaces necessary for Grange activities: a large public hall with a stage; a dining hall with a kitchen; and an entrance hall with stairs to the second floor.

The building is balloon framed using dimensional sawn lumber typical to the period with a perimeter foundation constructed of brick on stone footings. Under the building has been excavated and a second poured concrete foundation has been install inboard of the original foundation to provide a full basement.



Figure 36: View of newer concrete foundation (foreground) inboard of original stone and brick foundation (background)

The basement, which, according to the January 18th report by Frederic Crombie and also references Thayer Fellows, P.E., appears to have been constructed after January 1994, is damp from condensation which has contributed to deterioration of some floor structure elements as well as to perimeter sills in places and exterior sheathing and siding at the lower part of facades with little exposure to sun and air movement. The source of the condensation is this area is the existing cistern used for supplying water to the building, the presence of moisture around the exterior and lack of air movement in the basement through the building.

The January 1994 Crombie report references the "spongy and weak" floor joists and sills in the southwest portion of the first-floor structure. The basement and basement stair was installed to provide access under the building as well as to provide air space to reducing further deterioration to the floor structure.

Recent alterations to the first floor removed the original three-hole privy which had been incorporated into the northwest corner of the building behind the entrance and stair hall. Recent renovations began the installation of, what appear to be, ADA compliant single-user rest rooms. The remaining rooms are intact though the kitchen has had cabinetry and work surfaces removed in, what appears to be, an unfinished upgrade to an updated functioning kitchen. An older commercial gas range remains in the space, though not currently functioning.

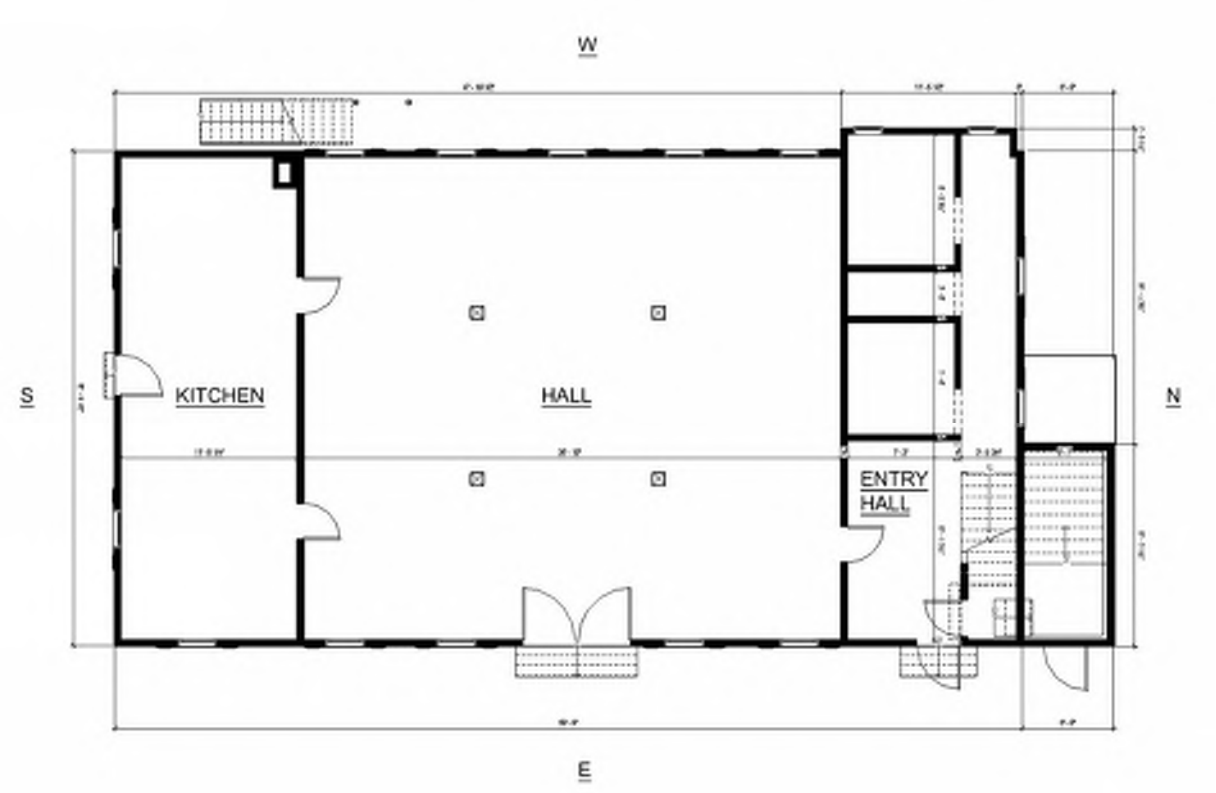


Figure 37: First Floor Plan

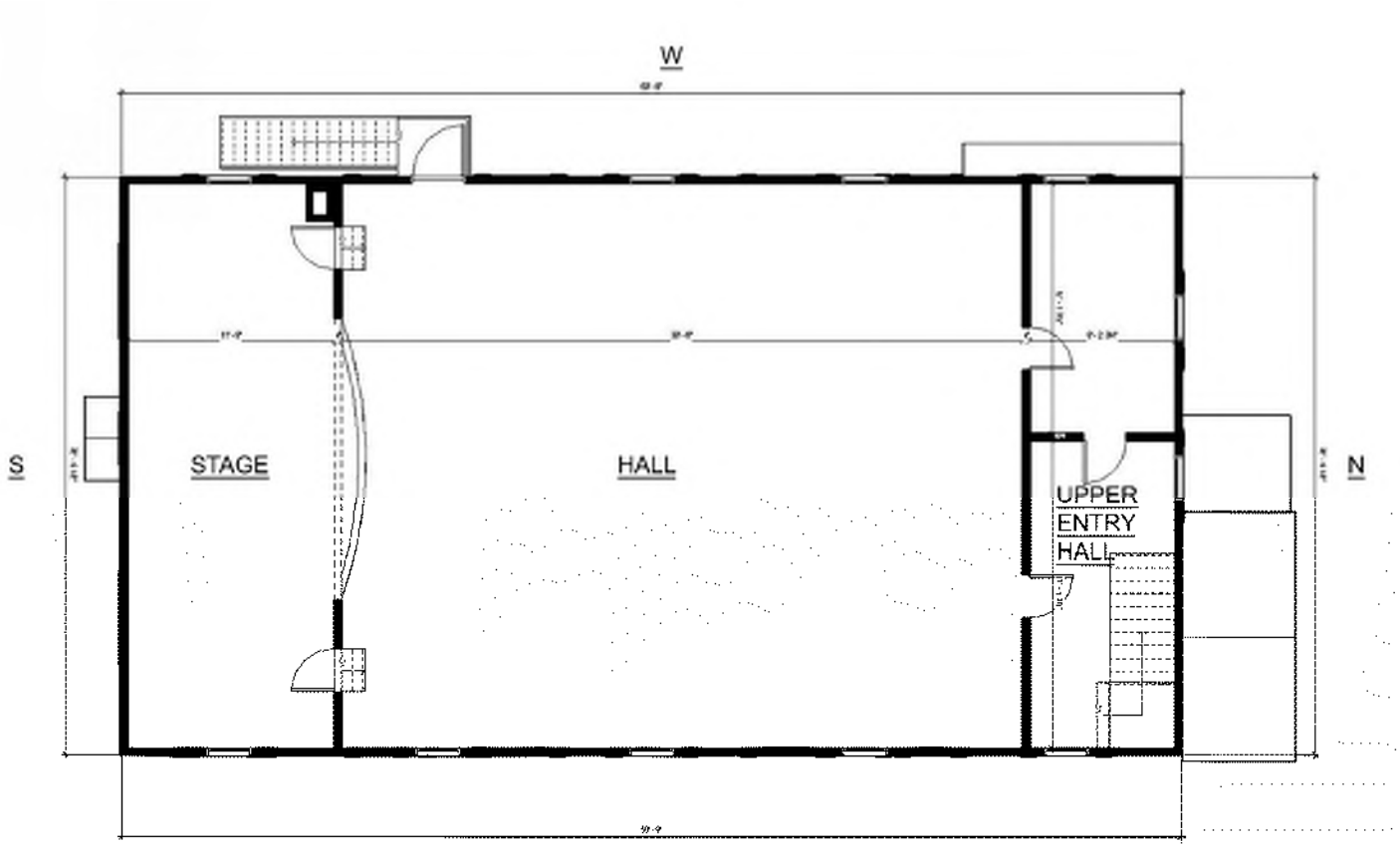
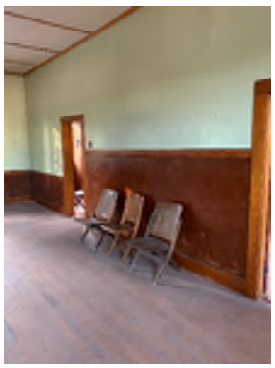
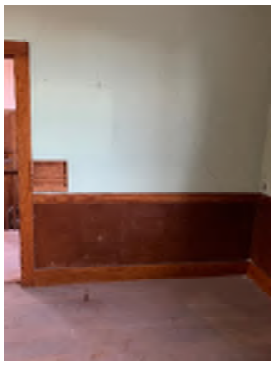


Figure 38: Second Floor Plan

The second-floor stair hall and main hall with raised stage remain largely untouched and in good condition. The character-defining features of the interior include many details of the late 19th and early 20th centuries including two-coat lathe and lime-plaster walls and ceilings; window and door styles and configuration and trim details. The remaining exposed plaster of the walls appears to be in good condition. The ceilings have been covered by composition board popular during the 1930s, likely due to the cracking which often happens to plaster finishes. The composition board has also been installed to provide a wainscot detail with fir trim, a treatment common to the 1930s to provide a durable wall surface where plaster may have been damaged or failed.



Figures 39 & 40: Composition board wainscot added over the original plaster in the 1930s.



3.3 Site

The site of the Golden Rod Grange is the site of the former Center House Hotel. The surrounding site has been landscaped simply and maintained. There are existing granite and stone walls along the south lot line and the west lot line separating the Grange land from the adjacent property to the south which is higher, and along the property line of the Mt. Caesar Cemetery to the west. The wall to the south appears in photos of the hotel which formerly occupied the site and is a retaining wall to support the grade change of the higher adjacent property. The wall may predate the Grange, or may have been replaced at some point. There are existing shrubs along the east (front, or roadside) façade of the building which are not true to the period. Though foundation plantings were made common during the Colonial Revival period, they were not typical for more rural, simple buildings. The overgrown landscaping is also contributing to the deterioration of the exterior siding due to their moisture retention characteristics.

A paved circular driveway exists across the front of the site between the building and Old Homestead Highway.

3.4 Grange Exterior Conditions

Overall the Grange is in good condition. The building has been largely unmaintained since its discontinued used. Structurally the building is sound, however upgrades to the roof structure and a small section of the first floor are necessary. The building contains an outdated electric service which is in disrepair. The building did not have a central heating system and there is currently no running water.

The exterior character-defining details of the Golden Rod Grange are simpler than those common to the period of the early 20th century and include details more common to the Colonial Revival period which was popular during the mid-19th century as a result of the 1876 centennial of the United States. Many early 20th century rural buildings such as Golden Rod Grange drew on cues from the Colonial Revival period for simplified architectural details. A metal fire escape was added to the west façade at the southwest corner of the building. As is most often the case when added to the eave façade of a historic wood structure, the fire escape has contributed to the deterioration of the structure in this area due to water infiltration from both rain water and standing snow and ice during the winter months.



Figure 41: East Elevation



Figure 42: South Elevation



Figure 43: West Elevation

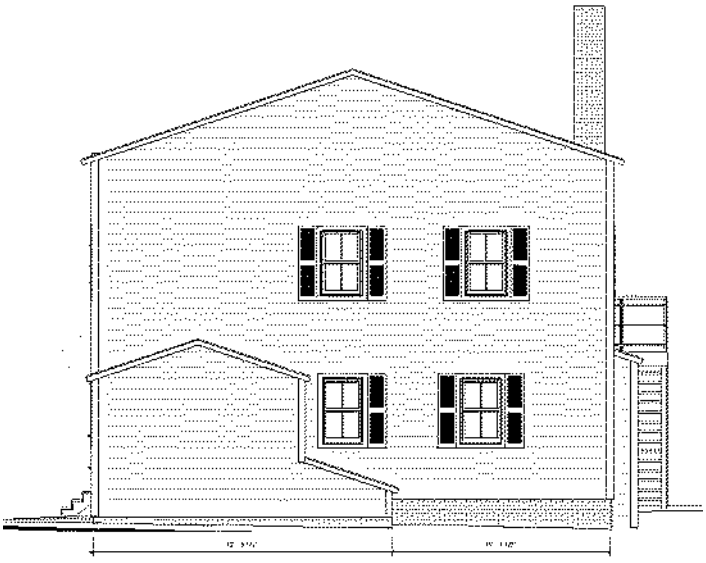


Figure 44: North Elevation

3.4.1 Foundation

The existing foundation is the original masonry brick wall above grade on stone below grade. The bricks are "modern common" brick measuring 3 5/8" x 8" x 2 1/2". The mortar joints are 3/8" scored. The original foundation wall is in remarkably good condition with minimal repointing required, especially in areas where there is significant splash back. The brick pattern is Common Bond. The height of the brick above grade varies and ranges from just 4" at the southwest corner of the building to 2'-0" at the northwest corner of the building.





Figures 45 & 46: Show the Common Bond brick pattern above grade of the original foundation, exposed 2'-0: at the northwest corner of the building.



Figure 47: Modern Common Brick in Common Bond with scored mortar joint.

Figure 48: Foundation exposed 4" at southwest corner of building. Note the splash back considering the presence of stone drip in this area.



A new concrete foundation has been added several feet inboard of the original foundation to provide a full basement under most of the building. Stairs to the new basement are enclosed in the addition to the north façade of the building. The original foundation is in very good condition. The previously excavated basement and newer poured concrete foundation walls is very well done and in very good condition.



Figure 49: Newer interior poured concrete foundation with footing. Note original brick-on-stone foundation wall at building perimeter in background.

The newer basement is accessed through a newer enclosed stair located along the north façade of the building. The stair is accessed from both the interior and the exterior.



Figure 50: Addition to north façade to house stair to newer basement which can be accessed from inside or outside the Grange.



Figure 51: The union of the existing brick and stone foundation and the newer foundation of the basement stair were not executed well. Note the infill of dry laid brick above grade. The door in the photo is the exterior entrance to the basement stair.

3.4.2 Roof

Though the age was not known, the asphalt roof shingles appear to be nearing the end of their service with no visible signs of failure. The building is not currently in use or heated and, therefore, the roof is not subject to the heavy wear common during winter in the region to older non-insulated or poorly insulated structures.

Mr. Fellows' March 1, 2018 report indicates the roof structure is compromised and in need of significant structural improvements. Mr. Fellows recommends replacement of the roof framing. Mr. Fellows report is included in Part 5: Supplemental Information section of this report.

The roof structure is showing signs of overstress due to several issues. The first being the low pitch of the roof slope which allows snow to build-up over time through the winter. Through time and with changing climate and both snow and rainstorms in winter, the occasional loading of the roof has increased. The second is that the roof was not adequately engineered to structural withstand the snow loads. The framing members may be under sized, the fasteners under sized and fastener patters may be inadequate and contributing to the slow failure of the roof framing system.

One approach, as suggested by Mr. Fellows, is to remove the existing roof structure and replace with pre-engineered roof trusses which span the interior with no bearing points, reducing loads and forces on other interior elements. A new roof system would match the existing roof pitch and details in order to not change the historic appearance of the building.

A second, more reasonable approach, for a preservation project on a historic building, and more closely aligned with the *Secretary of the Interior's Standards* for rehabilitation and preserving the original Warren roof trusses, is to make necessary improvements to the existing roof framing system. Further analysis by a structural engineer experienced in preservation of historic wood frame structures would be required to design repairs and upgrades to the existing framing and fasteners for the roof to meet the necessary load

requirements and to eliminate further deterioration of the roof structure while adhering to the Standards. Repairs to the framing may be made from the interior, although access is limited. A more likely approach would be to remove the asphalt roof shingles, temporarily removing and preserving some sheathing boards to provide access to the roof structural system. Often adding new framing members to the existing framing system will provide a solution to the problem.



Figure 52: Significant sag in the ridge of the roof is evident. Note also the areas of the siding which are most worn from splash back and snow/ice build-up.

3.4.3 Siding

The existing horizontal clapboard appears to be mostly original to the building. The in general, the siding appears to be in fair and repairable condition, though in dire need of re-paint to protect it from further deterioration.

The lower portion of the siding and in particular were elements such as the privy-shed and the fire escape are attached to the building are suffering the most decay from splash back and snow/ice buildup. The east and west facades under the roof eaves are most affected and in greater need of attention. The south and north facades are much less affect with lesser amounts of deterioration due to less splash back and no roof water runoff.





Figures 53 & 54: Illustrate the more urgent need for repairs and paint to the siding of the west (upper) and east (lower) facades due to the presence of roof water runoff, splash back and snow/ice build-up





Figures 55 & 56: Illustrate the better condition of the exterior siding of the north (upper) and south (lower) facades.

3.4.4 Doors

The existing doors appear to be original to the building. While renovations had begun to incorporate ADA accessible single-user restrooms, no new doors have yet been installed to the building.

3.4.4.1 Exterior Doors

The exterior doors are original and are experiencing failure. Several doors are in need of repair or, if beyond repair, replace in-kind.

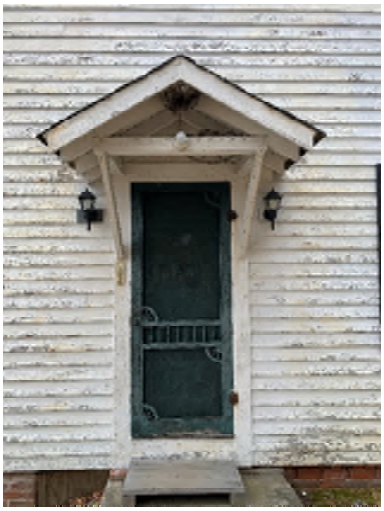


Figure 57: Primary double-door entrance to the first floor hall has been repaired previously and has again deteriorated into disrepair requiring major repairs once again.



Figure 58: Primary entrance to the first floor entry hall has been repaired previously, though not in-kind.

Figure 59: South kitchen entrance inside and exterior screen door are in good condition due to protective roof and lack of roof water runoff and splash back.



None of the existing entrances meet ADA accessibility requirement for accessible approaches or entrances. The entrances lack ADA accessible ramps, handrails, 32" clear opening at each door width and appropriate hardware. Furthermore, with the occupancy capacity of the building potentially above 50-occupants and categorized as a "Group A" Assembly occupancy, the doors hardware is also not compliant for this occupancy as the doors are not equipped with panic bar-type exit hardware.

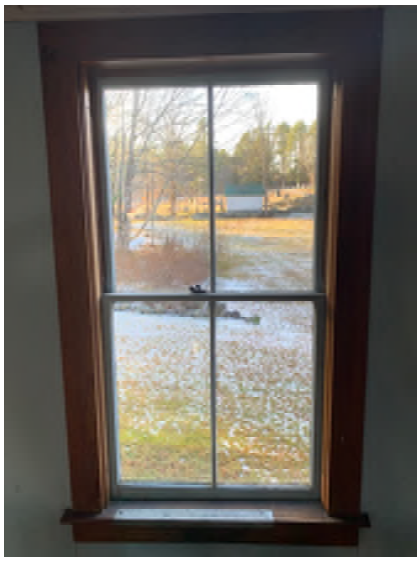
3.4.5 Windows

The twenty-five original 2/2 wood, single pane glass, double-hung windows remain in place and appear to be in reasonably good repair. The two original 2-pane sash in the former privy also remain in place. While the windows do not have storm sash, most are in fair condition but are beginning to experience further deterioration of the glazing putty, though the glass does not appear to be at risk of falling out of the frames. The windows are in a condition which would allow them to be restored and continue in service.

What appear to be three windows on the second floor at the rear of the stage are not openings. They are false openings with shutters for appearance.

The windows have sash cords with weights. Some cords have detached and the weights have fallen into the wall cavity. Some are operable, others are fragile to the point where they could not be tested. The meeting rail latches are in place on most and appear to be latched to secure the building.

All twenty-seven windows have modern shutters which are similar to the original shutters. Historic photos of the Grange shortly after being constructed included in Part 2 History and Development of the Property show the shutters on the windows.





Figures 60 & 62: Illustrate the typical interior and exterior of the existing windows

The windows are in the condition where repairs and rehabilitation are easily accomplished. There are two approaches. The first approach removes the upper and lower sashes and they are rehabilitated off-site. The second rehabilitates the sashes in place. In either scenario the glazing compound and glass is removed. The

sash frames are repaired repainted, glass reset, new glazing compound installed, and finish painted. Sashes are reinstalled, interior weight pocket removed to retrieve missing sash weights and new chord installed.

It is highly recommended storm sash – either operable triple track with screen, or single sash, non-operable be installed to both provide better energy efficiency and to provide protection of the rehabilitated windows from the weather.

As per section 3.6.3 Mechanical Equipment, the building is not currently equipped with a heating system and unless one is installed, the building would remain seasonal and energy efficiency would not be an issue.

It should also be noted that certain vintages of window glazing compound is known to have contained hazardous materials such as asbestos. While this is generally covered in section 3.6.5, it should be noted that no hazardous materials testing was completed as part of this assessment. Prior to **ANY** work being performed on Golden Rod Grange, the building should be tested for hazardous materials, including the window glazing compound.

3.4.6 Chimney

There is an existing single flue chimney which is original to the building. Should the chimney be put back into service it would likely require installation of a stainless-steel liner, depending upon the appliance venting into the stack. The chimney served a wood or coal cooking range in the kitchen where there is a thimble. There is no thimble in the previous crawl space or newer basement.

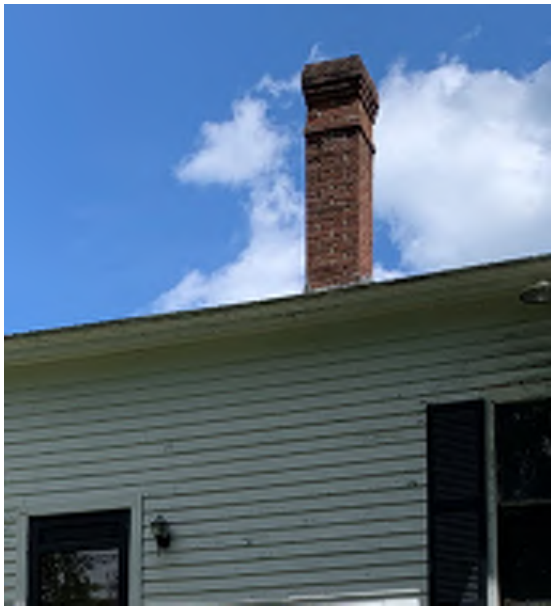


Figure 63: Chimney above the roof is in need of repointing of the brick.

3.5 Grange Interior

3.5.1 Interior Structural Framework

The structural framing elements of the Golden Rod Grange are largely original. The first floor has experienced weakening in the southwest corner likely due to deterioration of the framing members from continue exposure to dampness and condensation prior to the excavation of the basement and installation of the concrete foundation when they sat just above the ground under the building. The building is not heated, some condensation may be present in the basement during early spring from temperature differentiation, the floor structure does not appear to be continuing to deteriorate. The floor does not appear to be failing but should be repaired to reduce bounce. The interior and exterior walls appear to be sound and in good condition with no deterioration, with the exception of the southwest corner of the west façade at the fire escape where there is significant mold from extended splash back from grade and the fire escape. There are no visible signs of significant deterioration or rot around the fire escape, but often there has been infiltration where the fire escape is fastened to the building. In the case of Golden Rod Grange, it is likely water has infiltrated the siding, sheathing and, possibly framing members, where the fire escape is attached using fasteners into the existing building.

3.5.2 Stairs

The original single stair remains at the northeast corner in the stair/entrance hall. The existing stair to the second floor appears to be original in its detail and wear patterns.



Figure 64: Illustrates the stair to the second floor in first floor entrance hall

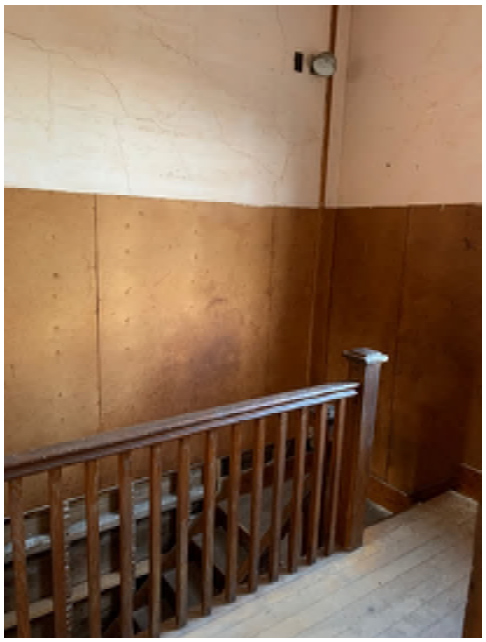


Figure 65: Illustrates the stair as it rises to the second floor.

3.5.3 Interior Doors
The exterior and interior doors and hardware which remain in place appear to be original to the building.





Figures 66 & 67: Illustrate the 5-panel interior doors used throughout the building. Also note the 3" wide fir floors.

Interior doors appear to be in good condition and would be able to remain in place for preservation. There are some doors that appear to have been part of the building in the past and where removed and stored as the entry hall alteration to create updated ADA accessible rest rooms was begun. There do not appear to be enough doors for the new openings. Additional doors would need to be purchased.

Interior doors also do not meet ADA accessibility requirements. They are 2'-6" and 2'-8" wide which is less than the 3'-0" minimum required width for ADA accessibility. It is recommended having a conversation with the local Code Enforcement Officer about relaxing the code requirements in order to maintain existing doors.

3.5.4 Millwork and Trim
The exterior siding and trim and interior trim and millwork, including floor appear to be original to the building, except where previous construction had been started to add new restrooms where original details and finishes were removed. The millwork is varnished which is in good condition throughout.

3.5.5 Finishes
Early plaster is the primary finish throughout. Composition board, common to the 1930s, has been installed over the original plaster ceilings and wainscoting has been installed over plaster in some areas where it is likely the plaster had begun to fail. Dr. Garvin's report mentions both one-coat and two-coat plaster. That the plaster began to fail may indicate one-coat plaster was used.

The floors are 3" wide fir throughout the facility. The floors are varnished and in good condition, though require refinishing.

There are likely lead-based paints in the interior and on the exterior of the building. No hazardous material testing was complete for this Assessment. There are no visible signs of the presence of asbestos in the building. It is recommended the Town obtain testing services for hazardous materials.

3.5.6 Stage

The second floor hall of Golden Rod Grange includes a stage at the south end of the hall. The stage is simple and intact. The southern or back wall of the stage is solid plaster which is covering the three previously mentioned "faux" windows on the south façade.



Figure 68: Illustrates the on-stage area of the modest 12'deep stage. Note the temporary shoring of the sagging ceiling. The ceiling joists in this area are inadequately designed for the span.



Figure 69: Illustrates the symmetrical but simple proscenium.

3.5.7 Kitchen

There are some remaining character defining features of the original kitchen and most of the kitchen has been removed and an uncompleted rehabilitation of the kitchen remains. The serving counter and a older commercial range are what remain of the previous kitchen.



Figure 70: Illustrates the unfinished kitchen space



Figure 71: Illustrates the serving counter

3.6 Utilities

3.6.1 Plumbing

The plumbing system which previously consisted of running water to the kitchen. The building has never had restrooms but contained the original privy prior to the currently incompleted construction of new accessible rest rooms. There is no evidence of a water system in the building. The kitchen, in an uncomplete state of rehabilitation, contains no evidence of the location of a sink or running water. An original brick cistern remains under the kitchen in the basement. Originally there may have been a sink with hand pump from the cistern below. There is a non-functioning well pressure tank in the basement, but no evidence of any other components of a water system. There is no other well on site nor has there been a septic system beyond an unconfirmed drywell for kitchen sink drainage.

3.6.2 Security
Fire and security detection, fire suppression and alarm systems do not currently existing. A fire detection and alarm system will be required by code and the authority having jurisdiction in order for the building to be occupied by the public. A fire suppression system while not required, the absence of one will limit the occupancy of the building, and particularly the second-floor hall for Group A Assembly occupancy due to the balloon wood frame construction limited, un-rated egress. A security system is not required. The Town's insurance underwriter may require security for insurability.

3.6.3 Electrical
The electrical service to the building was discontinued in 1992 and has remained disconnected and out of service. The power panel is an outdated fuse system which will require replacement. No investigation was made into the existing wiring. Its components are not known. The building would be best served by an updated electrical and distribution system.

The lighting fixtures in the first-floor dining hall are a secondary character-defining feature.

3.6.4 Heating/Climate Control
The building has never been heated. The building was seasonal.

3.7 Conclusion

The building seems to be sound and, if needed, could be put back into service as a historic icon of the Town's history and provide additional space for town government and organizations.

Part 4: Recommendations

Recommendations resulting from the evaluation of the structure to date reflect the condition, potential for preservation, and relative costs for preserving the building, keeping in mind the Secretary of the Interior's Standards for the Treatment of Historic Properties.

After providing an opinion of rehabilitation of the Golden Rod Grange, what remains is the building needs a use or purpose in order to justify the effort behind a project of this magnitude, a purpose to find the means and set up a program to accomplish the goal of rehabilitation this part of the Town's historic fabric. If this were to be realized, the building could, once again, be put into service.

1.2 Preservation Philosophy

It is important at the outset to establish a preservation philosophy and operation interpretive program. This depends on the mission of the owners (the Town of Swanzey), the findings of this report, the justification for the Town to assume the ongoing stewardship of the building.

Several options are open for the preservation and interpretation of the Golden Rod Grange, among which are the following:

a. Preserve the building intact as a historic landmark for limited use by Town of Swanzey residents through the Preservation Society.
b. Rehabilitate the building, including necessary upgrades to become code compliant, including accessibility, to offer additional space for public meetings and events. This work would likely require the installation of an enclosed lift to provide accessible access to the second floor, and the installation of an automatic sprinkler system in order to meet the life safety requirements of a two-story, wood frame public building with the auditorium or hall located on the second floor allowing the building to meet the Code requirements as Group A (Assembly) occupancy. This would permit events in the building hosting over 50 occupants in the first-floor dining hall or the second-floor hall. A well-planned and executed phased approach is an option to accomplishing the project. An example of a phased approach is to begin with tasks which preserve the building and possibly allow limited use of the space such as repairs to the exterior, plumbing and electrical upgrades, then moving on to those tasks which are more invasive such as the lift and sprinkler system.

1.3 Rehabilitation Plan

Repair needs and rehabilitation goals:

1.3.1 Stabilization ("a" above)

a. Stabilize weakened first floor structure. Complete detailed analysis of floor framing to address insufficiencies.
b. Stabilize fire escape where it is attached to the building to minimize water infiltration into building elements.
c. Should this option be implemented to "mothball" the building for future rehabilitation, follow the recommendations of ***Preservation Brief 31 Mothballing Historic Buildings***.

1.3.2 Rehabilitation ("b" above)

1. **Rehabilitate Building Exterior (building envelope)**
   a. Include all components of Stabilization "a" above.

b. Remove existing foundation plantings
c. Regrade site immediately surrounding building to insure proper drainage of rainwater away from building. It is desirable that ground disturbance and excavation at historic sites consult an archeologist prior to commencing with any work.
d. Install foundation drains at 2'-0" below grade around perimeter of foundation with crushed stone to 2'-0" at grade. An architect or civil engineer should be consulted as to the details for this work. The work will consider the recommendations of ***Preservation Brief 39 Holding the Line: Controlling Unwanted Moisture in Historic Buildings.***
e. Structural evaluation of fire escape to ensure structural integrity of fire escape and fasteners to building
f. Retain and rehabilitate repairable existing components and appropriately repair structure including soffits, sheathing and siding.
g. Repair existing window sash and frames, doors, frames and sills in place following the recommendations of ***Preservation Brief 9 The Repair of Historic Wooden Windows***.
h. Repair roof structure system and roofing with scope based on determination of more detailed structural engineering consultation and following the recommendations of ***Preservation Brief 4 Roofing for Historic Buildings***.
i. Inspect chimney and repair as required to make operational, or repair above roof, cap and abandon in place. Minimally repointing as required and following the recommendations of ***Preservation Brief 2 Repointing Mortar Joints in Historic Masonry Buildings.***
j. Remove and install new 3-tab asphalt shingle roof following the recommendations of ***Preservation Brief 4 Roofing for Historic Buildings.***
k. Maintenance and continue care of the building should consider the recommendations of:
    a. ***Preservation Brief 10 Exterior Paint Problems on Historic Woodwork***
    b. ***Preservation Brief 32 Making Historic Properties Accessible***
    c. ***Preservation Brief 47 Maintaining the Exterior of Small and Medium Size Historic Buildings***

2. **Rehabilitate Building Interior (including finishes**)
a. Repair interior plaster per the recommendations of ***Preservation Brief 21Restoring Flat Plaster – Walls and Ceilings.***
b. Replace missing interior doors as required due to in-process alterations
c. Repair and refinish interior floors
d. Install kitchen as necessary to support the designated use as determined by the Town and the Preservation Society – commercial kitchen requirements may far exceed budget projections and include required ventilation and fire suppression systems which are costly elements.
e. Repair interior trim and millwork in-kind
f. Repaint interior walls, ceiling and trim
g. Install upgrade electrical services
h. Install two single-user, gender neutral accessible rest rooms with commercial-grade resilient flooring, gypsum wallboard walls, and accessible commercial fixtures and accessories
i. Install new heating system or HVAC system, if more than seasonal use is desirable. Install systems following the recommendations of ***Preservation Brief 24 Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches.***
j. As required, install fire detection, fire suppression (automatic sprinkler system) and fire alarm systems. Further planning should be undertaken to phases these trades.
k. Should the building be put into four-season service, energy efficiency can be achieved through:
    i. the installation of storm windows,

ii. the installation of insulation under the floor
iii. the installation of attic insulation
iv. installing wall insulation provides the least return on investment due to the high cost and invasiveness of the process.

NOTE: If insulation is to be installed at Golden Rod Grange, an analysis should be performed with a qualified envelope consultant to closely follow the recommendations of ***Preservation Brief 39 Holding the Line: Controlling Unwanted Moisture in Historic Buildings.*** Installing insulation also reduces air flow through the building which changes the "drying" nature of the building.

4.3 Site Development Plan

Potential exists for Golden Rod Grange to provide overflow assembly or meeting space for the adjacent Town Hall or program space for Mt. Caesar Union Library, both located across NH Highway 32 (Old Homestead Highway) from the Grange.

4.3.1 Site/Grounds

The site should be minimally planted to reflect the simple setting of the original structure. Foundation plantings should not be installed, but rather the grass should meet the recommended crushed stone surrounding the perimeter of the building. Walkways should be installed from the roadway to the building entrances. The circular drive should remain. There is ample property to allow for the development of some additional onsite parking for events hosted at the building.

An updated septic system will be required to be designed and installed, which may include the requirement for a grease trap, depending upon the kitchen equipment installed.

A well meeting the requirements for a public building will be required to provide potable water to the building.

4.4 Code Compliance

As an existing historic structure constructed in the early 20th century, when codes were much less rigorous, the building is not required to conform to current building codes for new buildings. But given the building has been unused since 1992, the building has not been maintained and will require rehabilitation. As such, the rehabilitation will follow with *IEBC (International Existing Building Code)* with sections which specifically address historic buildings, including address ADA accessibility compliance. While there are several ways to approach accessibility, and to what extent to make them accessible, in historic public buildings, most municipalities and organizations feel obligated to make public spaces, especially those capable of larger occupancies, accessible to all members of the public. Important to note here also is that the *IEBC,* does often refers to the *IBC (International Building Code)* which can require create measures in order comply with the combined requirements of *IEBC* and IBC. The life safety requirements for Golden Rod Grange are addressed by *NFPA (National Fire Protection Association).* There are many *NFPA* Codes which apply to buildings, however *NFPA 914: Code for the Protection of Historic Structures* specifically addresses the requirement to meet current fire, life safety, and security standards required by the *IBC* and other applicable *NFPA* codes such as *NFPA 101 Life Safety Code* and *NFPA 1 Fire Code.* A preliminary code analysis for the Golden Rod Grange is included in Part 5 Supplemental Information of this report.

Scope of Work

The work phases (urgent, short-term, long-term and future) are suggested by findings according to prioritized needs and goals.

2.3 ***Stabilization Phase I - $250,000***
The work and recommendations of the Historic Building Assessment should be continued with detailed methodologies to follow the recommendations of the Assessment and incorporating additional planning by the Town for uses for the building.

a. Coordination of Town and Preservation Society goals for the future planned uses for the building
b. Determine means for funding required scope of work
c. Removal of remaining debris which does not consist of build elements previously removed but which should remain inventoried at the building
d. Recommend retaining a firm such as Catamount Environmental Inc, of Wilmington, VT to perform hazardous materials and lead paint tests and provide report for records ($3,000)
e. Remedy splash back areas along west façade where fires escape attaches to building ($25,000)
f. Structural design and repair as required first floor framing at southwest corner of building ($25,000)
g. Address roof structure, replace roof shingles, repair exterior trim, interior ceilings and add insulation ($100,000)
h. Repair chimney and flashing (10,000)
i. Repair exterior siding, trim, doors and windows repairs ($30,000)
j. Repaint exterior ($25,000)
k. Exterior site work (foundation drains, crushed stone and regrading) around building ($30,000)

2.4 Rehabilitation – First Floor - Phase II - ($180,000 – 225,000)

a. Complete restrooms and entry hall ($35,000 (not including plumbing outside of restrooms and water heater))
b. Interior trim and finishes ($20,000)
c. Kitchen (optional) (catering kitchen (no cooking): $30,000; commercial kitchen: $75,000)
d. Mechanical, Electrical and Plumbing, Life Safety ($35,000)
e. Septic ($30,000, depends on kitchen configuration)
f. Water supply ($30,000 public water supply requirements)

2.5 Rehabilitation – Second Floor – Phase III – ($230,000)

a. Automatic sprinkler system (in order to accommodate Occupancy Group Assembly per IBC) including underground storage tanks ($80,000)
b. Enclosed Lift ($50,000)
c. Mechanical, Electrical, Plumbing, Life Safety ($50,000)
d. Interior trim and finished ($50,000)

Project Total: $655,000 - $700,000

Part 5: Supplemental Information

Public Input

A public meeting was held on Tuesday, July 9, 2019 to receive comments and recommendations relative to planned uses for a rehabilitated Golden Rod Grange. The notes from the session are as follows:

Public Community Discussion
Golden Rod Grange Historic Structure Report

July 9, 2019 @ 6 pm
Whitcomb Hall
Swanzey, NH

A community discussion was hosted on Tuesday, July 9, 2019 at 6 pm at Whitcomb Hall in West Swanzey, NH to review the Historic Assessment process as well as to accept public input into possible uses for the building upon rehabilitation.

Michael Petrovick, NCARB, AIA of Michael Petrovick Architects, PLLC of Keene, NH lead the discussion. The meeting began with a brief presentation reviewing:

1. An overview of Mr. Petrovick's and his firm's credentials
2. The mission of completing the Historic Structure Assessment
3. The contents of the Assessment
4. The current condition of Golden Rod Grange

Approximately 25 residents attended the meeting. When asked what the rehabilitated building might be used for they offered the following:

1. Meeting space (Town boards/committees, non-profit organizations)
2. Performance space for schools
3. School personnel
4. Theater groups (rehearsal space)
5. Private rentals/function hall
6. Town Hall annex
7. Recreational activities (Town and private)
8. Town meetings
9. School summer camps
10. After school programs

Follow-up question to the above, how would Golden Rod Grange with two halls, one with a stage, and similar to Whitcomb Hall and East Swanzey Community House, would be utilized, and if there was need for duplication of space? The responses seemed to indicate that many felt Whitcomb Hall was a larger, more formal space while Golden Rod Grange was smaller and less formal which might allow it to serve different user groups. There were very few comments about how the East Swanzey Community House would impact the availability of public space other than that it is owned by a private non-profit versus the town owned Golden Rod Grange and Whitcomb Hall.

The group was asked to discuss past activities hosted at Golden Rod Grange. Since with building was purchased by the Town in 1992, it has seen little or no use due to the occupancy being limited by local officials. Prior to the Town purchasing the building, the Grange used it to host their activities. One or two in attendance actually recall any of the Grange events other than meetings hosted in the building.

There was discussion around potential funding sources for rehabilitation of the building. NH LCHIP was offered as a potential source with much discussion around the requirements to follow Secretary of the Interior Standards when embarking on a rehabilitation of the building.

Golden Rod Grange
The Secretary of the Interior's Standards for Rehabilitation

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

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

1. A property will be used as it was historically or given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements form other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinct materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. In such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old work and will be compatible with the historic materials, features, size scale and proportion, and massing to protect the integrity of the property and its environment.

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

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

Golden Rod Grange
Building Code Analysis

The following Building Code Analysis was completed using the International Building Code 2015 (IBC), and specifically, the International Existing Building Code 2015 (IEBC), Chapter 12 Historic Buildings

Project Data:

Building Area: 1,890 SF per floor Total: 3,780

Total Number of Floors: 2-Floors

Use Group: A-3 Assembly

Construction Type: 5B Unprotected

Non-Sprinkled

Note: A 2-story Type 5B, non-sprinklered building for A-3 occupancy is not permitted by IBC per Table 504.4. The second floor would not be permitted to be occupied unless permitted by the local authority having jurisdiction (AHJ), building official and fire chief, and possibly the New Hampshire Fire Marshall.

Egress:

First Floor: 1,120 SF Hall /15 SF per person = 75 occupants x .3" per occupant = 22.5" of egress width

Notes:

1. There is currently ample egress width available in the first-floor hall, however, the two means of egress are not separated by the required distance as prescribed in the Code. One means of egress is permitted however the occupancy of the space must be limited to 49 occupants. Again, the second floor is not permitted for use by Code.
2. Per IEBC 2015, Chapter 12, it is recommended a discussion be conducted with the Town's Code Enforcement Offer to consider relaxing certain requirements of the Code in order to preserve the historic character of the building while permitting use of the building by the public.

The following reports have been included as supplemental information:

1. ***Report on the Golden Rod Grange Building, Swanzey, New Hampshire,*** December 14, 1992 by James L. Garvin
2. **Structural Inspection Report by Thayer R. Fellows, PE,** March 1, 2018, Thayer R. Fellows, PE
3. **Crombie Letter**



NEW HAMPSHIRE DIVISION OF HISTORICAL RESOURCES
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REPORT ON THE GOLDEN ROD GRANGE BUILDING SWANZEY, NEW HAMPSHIRE

James L. Garvin
December 14, 1992

This report is based on a brief inspection of the Golden Rod Grange building on the afternoon of December 3, 1992. The purpose of the report is to outline the architectural significance of the Grange building and to suggest approaches to its preservation.

Summary: The Golden Rod Grange hall in Swanzey was designed and constructed in 1916 specifically for Grange use. The building offers the amenities usually associated with Grange activities: a lodge room with a stage for dramatic presentations; a dining hall, which is adaptable for general meetings; and a kitchen. The building was designed to reflect the style of older Grange halls and to harmonize with the architecture that surrounds it. It was well built and finished with detailing and materials typical of the early twentieth century. It remains in a remarkably original state of preservation, and makes an important visual and historical contribution to Swanzey's town center. Because it was designed for meetings, programs, and social gatherings and was placed at the symbolic center of Swanzey, the Grange hall could be adapted with little change or loss of historic character to serve as a community center and to continue its traditional contribution to the social and intellectual life of the town.

Architectural character of the hall: The Grange hall was built as an unpretentious but functional building. It utilized framing materials, construction practices, and detailing common during the first decades of the twentieth century. This was a period of sound construction and high standards for building materials. If properly maintained, a building of this era has a nearly limitless life.

The overall design of the building was intended to echo both the architectural character of older local buildings and the traditional form of New Hampshire Grange halls. On the exterior, the building reveals few details of any of the more distinctive popular styles of the early twentieth century, but rather simply reflects the basic elements of the Colonial Revival, a style that had been familiar and popular for some forty years before the Grange building was erected.

On the interior, the building is likewise simple and unpretentious. Its millwork and materials were chosen from products common in dwelling houses of the period, again reflecting the Colonial Revival in its simpler form.

Some of the materials of the building, such as the hall floors of quarter-sawn first-growth southern yellow pine (first floor) and tongued-and-grooved maple (second floor) are rare or unobtainable today.

The floor plan and proportioning of the various areas of the building impart a particularly inviting and homelike quality to the rooms, characteristic of small semi-public structures of the early part of the century. The relatively small scale and low ceiling heights of the two halls, coupled with the generous natural light introduced through a number of windows in each room, produce a feeling appropriate to a modest community building and reminiscent of the period when every New Hampshire town depended upon its own people and resources to develop a strong but localized social life.

Construction and structural condition of the building: Like most houses of its era, the Grange hall was constructed with a balloon frame of sawn two-inch stock. The building was solidly framed and placed on a foundation of brick laid on stone footings. The structure remains in sound condition today except in the area below the steel fire escape on the southwest corner. Here, roof water has been thrown against the walls of the building after falling on the fire escape. In addition, condensation has evidently occurred on the first floor framing above a cistern (now used to house an electric water pump and pressure tank) excavated below the kitchen of the building. The result of this combination of factors has been the decay of the wall cladding and the building's sill in a small area near the corner. This deterioration can be repaired easily. A building contractor has examined the first floor framing elsewhere under the building without finding other structural problems.

Probably in the interest of economy, the interior of the building appears to have been plastered with one coat of lime plaster. Standard plastering practice in the early twentieth century called for three-coat work, which produces a thicker wall covering, a smoother finish, and a reduced tendency to crack. One-coat work tends to develop visible cracks as a building shrinks and swells with changes in humidity; this has occurred in many areas in the Grange hall. These cracks are merely cosmetic, and do not indicate structural problems. They can easily be repaired with spackle during wall repainting, but due to the nature of the plaster work, they will eventually reappear.

Probably as a result of this tendency to crack, ceilings in the building, walls in the northern stairhall, and the lower zones of some other walls have been clad with composition board of several types to cover the plaster and create a paneled effect. While this treatment does not appear to be original to the building, it should be noted that many types of wall board were on the market in 1916 and were widely advertised as an appropriate wall and ceiling covering to be used instead of plaster, not only in private homes but also in public halls and lodge rooms. Among these products (some of which are still marketed today) were Beaver Board, Celotex, Rock Board, and Compo-Board. Thus, the use of these or similar products in the Grange hall, if not original, is nevertheless in keeping with the character of the period.

Recommendations for preservation: Buildings like the Golden Rod Grange hall contribute strongly to the visual quality and the architectural uniqueness of New Hampshire villages. Unless destroyed by some catastrophe like fire, most villages preserve an architectural record of their evolution over the decades and centuries. The varying sizes, styles, and building materials of our villages offer a tangible, three-dimensional record of the changing needs, tastes, and degrees of wealth of New Hampshire communities over time. Symbolic structures such as town halls, meeting houses and churches, libraries, and fraternal or social centers are especially important in defining the history and character of any town. They were built by many people rather than by one, and they proclaim visibly what was important enough to a community as a whole to warrant the expenditure of public funds or of pooled private contributions.

Because such buildings symbolize broad themes in the evolution of society, New Hampshire law recognizes that the "preservation of cultural resources, and particularly of structures and places of historic, architectural, and community value is declared to be a public purpose" (RSA 674:45, as amended).

Because public structures from earlier periods differ from comparable modern buildings in style, materials, and feeling, they offer an understanding of a community's history that can be gained in no other way. Every building affects its users and occupants, and even its casual viewers, to some degree. But a building constructed through the communal effort of one's predecessors for an important social purpose provides an especially rich experience for those who are sensitive to their own heritage. The experience of continuing the traditional uses of such a structure, and of occupying spaces that have been in use for half a century or more, offers the closest possible relationship with a community's past.

The siting of buildings is frequently as important to the feeling of the community as the architectural form. While buildings can be preserved by being moved, it is inadvisable to move a historic structure unnecessarily. The moving of a building damages its traditional relationship with nearby structures, and changes the character of the entire group.

For this reason, the United States Department of the Interior has developed the policy that if a building is listed on the National Register of Historic Places and is subsequently moved, the structure is automatically removed from the Register. The building cannot be re-entered on the Register until it can be shown that the building was eligible for the Register primarily because of its architectural value, and that the move did not destroy the building's integrity of design, materials, workmanship, feeling, and associations with its historical environment. Similarly, a building that has been moved is not eligible for nomination to the National Register unless the same points can be proven.

As the National Register manuals state, "significance is embodied in locations and settings as well as in the properties themselves. Moving a property destroys the relationships between the property and its surroundings and destroys associations with historic events and persons. A move may also cause the loss of historic features such as landscaping, foundations, and chimneys, as well as loss of the potential for associated archeological deposits." [National Register Bulletin 15]

On the other hand, it is clearly better to move an important building than to lose it. It would certainly be better to move the Golden Rod Grange hall to a nearby site, where it could continue its role in the social life of Swanzey and could retain its architectural presence in the village, than to permit it to be destroyed forever.

Because the Grange building is simply framed, structurally sound, and placed in a relatively high foundation, it should not be a difficult structure to move if necessary. The New Hampshire Division of Historical Resources can provide a list of building movers working in New Hampshire if such a list would be useful.

Because the Grange building possesses an unusual integrity of design and feeling, the primary motivation for preserving the building will clearly center around a respect for its qualities, a determination to preserve its character, and a conviction that the building can continue in useful service. This philosophy of preservation is supported by a set of principles that have been adopted as guidelines for all state historic preservation offices. Called The Secretary of the Interior's Standards for Rehabilitation, these principles are equally useful for private groups like the Swanzey Preservation Society, or for private homeowners who are interested in preserving or restoring old buildings.

As applied to buildings, the term "rehabilitation" means the process of returning a property to a state of usefulness through repair or alteration, thus making possible an efficient contemporary use while preserving those portions or features of a structure that give it historical or cultural value. This is exactly the process that the Swanzey Preservation Society envisions for the Grange building.

The ten Standards for Rehabilitation are:

1. A property shall be used for its historic purpose or shall be given a new use that requires minimal change to its defining characteristics.

2. The historic character of a property shall be retained and preserved. The removal of historic materials, or the alteration of features and spaces that characterize a property, shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Alterations that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques, or examples of craftsmanship that characterize a property, shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires the replacement of a distinctive feature, the new feature shall match the old in design, scale and proportion, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or mechanical treatments, such as sandblasting, that cause damage to historic materials shall not be used. Surface cleaning, if appropriate, shall be undertaken by the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize a property. The new work shall be differentiated from the old, and shall be compatible with the massing, size, scale, and historic features so as to protect the integrity of the property and its surroundings.

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

Because the Grange hall was built for uses similar to those it will probably have in the future (primarily small public meetings, dinners, and social gatherings), the Secretary's Standards should be useful guides in restoring the building. Areas in which the building may need to be adapted to modern requirements could include the installation of a furnace for central heating, the addition of insulation and storm windows, the installation of modern toilets, lavatories, and a septic system, the upgrading of the electrical service to accommodate modern loads, the alteration of features (such as inward-swinging doors) that may violate life safety codes adopted by the community, and provision for access by handicapped people. It may not be feasible or necessary to do all of these things at once.

In regard to local building codes, no old building is fully in compliance with present-day codes, nor will present-day buildings fully meet codes of the future. It is fair to assume that any structure built by a responsible and experienced builder at any era will have been constructed soundly and in conformity with the standards of its time. If the structure has safely served the needs of its users for fifty or a hundred

years, its essential soundness may be considered to be proven, at least under all but catastrophic conditions. Building codes generally recognize this fact, and also recognize the fact that enforcement of some modern code requirements may do severe harm to the character of a historic building without gaining much in human safety. Such codes make exceptions for historic structures, allowing code enforcement officials to use discretion in exempting older buildings from requirements that would severely alter an older building.

Virtually all building codes are oriented toward new construction. They provide little help in assessing older buildings within the context of the era in which those buildings were constructed. Most older buildings, if maintained in the type of use or occupancy they have always had, are therefore not subjected to present-day code requirements. Older buildings are regarded as having "nonconforming rights;" that is, such structures are not to be subjected to rules that did not exist when they were constructed. Such buildings are normally required to be maintained in a safe and sanitary condition, and to have their structural, fire, health, and safety features maintained at levels comparable to those existing at the time the building was constructed.

An exception to this laissez-faire approach typically occurs when a structure undergoes a rehabilitation that costs 50% or more of the present value of the building. In such a case, codes may require that the entire building be brought up to code requirements for new construction. The Architectural Barrier-Free Design Code for the State of New Hampshire applies to public buildings in which the cost of structural changes undertaken with public funding exceeds 25% of the full and fair cash value of a building (see further discussion below under accessibility for handicapped people).

Since codes are concerned with maintaining human safety, some aspects of code enforcement may often be met by equivalent means. For example, some building officials will permit large groups to occupy a structure with inward-swinging doors as long as an off-duty police officer or firefighter is in attendance to monitor egress in case of an emergency.

It is prudent to develop a list of the shortcomings of any historic building in meeting present-day codes, and then to discuss with the local code enforcement authorities those features that may pose a true threat to safety, and should be changed, and those that are only technically out of compliance with today's codes. It is also prudent, of course, to alter such easily changed features as inward-swinging doors that lack panic hardware. In some cases, certain areas of certain buildings may simply be unsafe for occupancy by large groups without alterations to the structure. In such cases, the Secretary's Standards (above) can help to guide priorities in planning for alterations. These Standards can also be useful to local code enforcement authorities in reminding them of the basic philosophy of preservation.

The enclosed articles dealing with code enforcement may be useful to the Swanzey Preservation Society and to local code enforcement officials in

developing a responsible plan to ensure the safety of the Grange building without destroying its character.

Some aspects of the Swanzey Grange building may appear antiquated but may actually be safe. For example, the building presently contains at least two types of electric wiring. The earliest is knob-and-tube wiring; this was later supplemented with some armored (BX) cable, and there may be still other areas with non-metallic (fabric or plastic-coated) cable. Each of these types of wiring, if installed according to the codes in effect at the time of its manufacture and not tampered with or damaged by age, movement of the building, or overloading, is a safe system. Undoubtedly, the purpose of the original wiring in the Grange building was strictly to provide electric illumination, and the circuitry would have been designed for that use. Subsequently, other loads and uses may have been imposed on the system, perhaps overtaxing some circuits. The wiring should be inspected, and a plan developed for its safe use, especially if the building has to be moved.

The question of accessibility for handicapped people is another issue of concern in any public or quasi-public building. Today, requirements for access to existing buildings fall under two headings.

The first are architectural codes intended to provide for access to buildings by handicapped people. These standards remain as design guidelines only until they are made law by incorporation into local, state, or federal regulations. Typically, these requirements remain dormant with regard to existing buildings until they are triggered by renovation activities. As mentioned above, the Architectural Barrier-Free Design Code for the State of New Hampshire, for example, is triggered when publicly-owned buildings are renovated with public funds, and when the cost of these renovations exceeds 25% of the full and fair cash value of the building being renovated.

The second set of requirements for access are civil rights laws, intended to prevent discrimination against any segment of the American public. These regulations have traditionally been triggered by the expenditure of federal funds for the renovation of existing buildings. In 1990, however, the "Americans with Disabilities Act" (ADA) was signed into law; it became effective in January, 1992. This is a civil rights law that applies to most public accommodations, whether owned privately (as are most inns, restaurants, theaters, stores, and office buildings) or publicly (by state and local governments). The law is triggered by the public nature of the use of these buildings, regardless of whether or not federal funds are spent on them. The only buildings that do not have to comply with the ADA are places of worship, private clubs, and private residences.

The requirements of the ADA apply to all public accommodations, whether or not renovations are planned on these properties and whether or not the buildings are historic. However, alterations to bring existing public structures into compliance with ADA's handicapped specifications by removing all physical barriers in the building are not necessary where

access to programs, services, and activities can be achieved through other methods.

If it is not possible to make a public building, or part of such a building, physically accessible, alternative means of providing access to programs or benefits offered in inaccessible parts of the structure must be found. These could include audio-visual access from an accessible part of the building to an inaccessible part. This would be appropriate, for example, if the lodge room in the Swanzey Grange building is considered a historic site that should be enjoyed by visitors, yet remains physically inaccessible to people in a wheelchair.

When no alterations to a public building are anticipated, state and local governments are not required to make modifications that pose an undue financial or administrative burden, fundamentally alter the nature of a program being offered in that building, or threaten to destroy a building's historic significance. As mentioned above, however, every effort should be made to remove barriers in any public building and to make that building's programs available, in some form, to all people.

Under the ADA, when public and private entities act jointly or separately to rehabilitate a building (except for routine maintenance such as re-roofing or painting), both normally must ensure that the relevant ADA requirements are met. However, if a building is deemed historic, the following minimum requirements may constitute compliance if, in the opinion of the State Historic Preservation Office, compliance with more stringent accessibility rules would "threaten or destroy" the significance of the building:

1. One accessible route must be provided from a designated access point on the site to an accessible entrance to the building. A ramp with a 1:6 slope (much steeper than the normal slope) may be permissible for a run of up to two feet.

2. One accessible entrance to the building must be provided. If it is not possible to make the main public entrance accessible, then an alternative entrance, unlocked when the building is open to the public, is acceptable. Signs must be provided to direct people from the main entrance to the accessible entrance, and a notification system (usually, a bell) must be provided at the designated accessible entrance.

3. If toilets are provided, only one must be handicapped accessible, and this may be unisex.

4. Public spaces on the level of the accessible entrance must be handicapped accessible. Other public levels of the building should be made accessible whenever practical.

5. Displays and written information should be located where they can be seen by a seated person. Horizontal signage should be no higher than 44 inches above the floor.

Even these minimum requirements may be negotiable under close consultation with the State Historic Preservation Office.

Since private clubs are exempt from any of the provisions of the ADA, it is possible that if the second-floor Grange hall or lodge room is placed under the sole jurisdiction of Golden Rod Grange No. 114, or leased back to the Grange for a token fee, this part of the building may be removed from any further consideration under the ADA. This question should be examined by the town's legal counsel.

Apart from the regulatory concerns outlined above, treatment of the Grange hall should be quite straightforward. First, it would be preferable not to move the building, both for the sake of its historical integrity and because moving the structure, an expensive proposition, might trigger both the state's Architectural Barrier-Free Design Code and those portions of the ADA regulations that come into play when renovations are undertaken.

Second, the building should be returned to good structural condition through repairs to the deteriorated area near the southwest corner.

Third, the utilities of the building, particularly its electrical system, should be checked.

Fourth, the building's compliance with locally adopted life safety codes should be discussed with local code enforcement officials, taking into consideration that this is a historic building continuing its original use and not presently subject to extensive renovations. A good faith effort should be made to bring the building into compliance with safety provisions of building codes to the extent that alterations do not conflict with the Secretary of the Interior's Standards for Rehabilitation.

Fifth, plans should be made to insulate, heat, and provide plumbing for the building to the extent that its future use requires upgraded mechanical systems.

If it is desired to install central heating in the building, the least obtrusive system would be forced hot water, with antifreeze added to the system to prevent damage when the system is shot off in cold weather. Such a system can be divided into zones controlled by separate thermostats (with one zone for the first floor and one for the second, for example), allowing parts of the building to be heated and parts to be left cold. The necessary piping for a forced hot water system is small and could easily be extended to all parts of the building, in contrast to the large ducts required in a forced hot air system. Modern boilers for forced hot water systems are the smallest of all central heating sources available on today's market.

The boiler or furnace for central heating would probably best be installed under the building near the existing chimney. The easiest method of installing such a heat source would be to enlarge the existing cistern beneath the kitchen, connecting it to an areaway, stairs, and a bulkhead

entry at the south end of the building. In making such an adaptation, of course, it would be necessary to ensure that the cistern remains dry at all seasons, installing a sump pit and pump if water is a problem here.

It would be imprudent to install central heat in the Grange building without reducing heat loss. The major areas of heat loss in any old building are air infiltration around doors and windows, radiation from single-thickness window glass, and convection loss through the attic and roof.

Losses through doors and windows can be significantly reduced by weatherstripping doors and movable window sashes, and by installing storm windows over existing windows. Ordinary triple-track storm windows would be relatively inexpensive and unobtrusive for a building with two-over-two window sashes, and would offer the additional benefit of providing window screens for summertime use of the building.

Heat loss through the roof of the building can be greatly diminished by installing insulation over the ceiling of the second-floor hall. This may be roll or loose insulation of any type desired. The two screened vents in the gable ends of the building should be left open year-round to carry off and prevent the condensation of any water vapor that may rise through the insulation into the attic space.

Although condensation is not likely to be a problem in an infrequently-used building, significant amounts of water vapor could be added to the air within the structure if extensive boiling or cooking is done there in the wintertime, or even if the soil under the crawl space beneath the structure is frequently damp. To prevent excessive condensation of water vapor in the attic, it would be wise to lay sheets of polyethylene between each attic joist before installing any insulation. Such a vapor barrier must always be installed <u>below</u> attic insulation, next to the <u>warmed</u> part of the building, never above or on the cold side of the insulation.

Apart from whatever plumbing changes (if any) might be desirable in the kitchen of the Grange building, some consideration must be given to the toilet rooms. While the existing privies at the northwest corner of the building may be traditionally regarded as adequate, and have the advantage of being unaffected by absence of heat in the structure, they are not technically handicapped accessible.

The Americans With Disabilities Act requires that if a publicly accessible building provides toilet rooms at all, provision must be made to provide handicapped accessible toilets. Regrettably, the published guidelines for handicapped accessible toilet rooms, both for ADA compliance and for the Architectural Barrier-Free Design Code for the State of New Hampshire, are based on flush toilets (water closets) accompanied by lavatories (sinks), and offer no guidelines for privies, even though many older New Hampshire meeting halls are served only by privies. For the moment, pending measurement of the doorway widths leading to the men's and ladies' rooms, we may assume that the existing privies may be made handicapped accessible if we define each room as a "toilet stall," if the seat heights are 17 to

19 inches above the floor, if grab bars are installed at the sides and backs of the benches, and if the doors to each room can be hinged to swing out and fitted with automatic closers.

If the existing privies were to be remodeled into toilet rooms with water closets and lavatories, and if the Grange building is designated as a historic structure, the ADA would require that at least one toilet room be made handicapped accessible, provided that the added cost of this change does not exceed 20% of the planned cost of converting the privies into toilet rooms. Because of the generous size of the existing rooms (about 5'-0" by 10'-5" for the men's privy and 5'-9" by 10'-5" for the ladies' privy), both rooms could probably be made handicapped accessible if plumbing were added.

Apart from concerns about handicapped accessibility, the conversion from privies to toilet rooms would also entail the running of water to the north end of the building, the installation of an approved septic system and plumbing, and protection against frost for all parts of the system. Such a change might require the building to be heated at least minimally throughout cold weather.

For the moment, if the building remains on its present site and if winter use of the hall is anticipated, it may be more prudent to install central heating throughout the building, adapt the privies to handicapped use, and restrict the plumbing to the south end of the building. If the building were to be moved, it would of course be possible to install a full basement beneath the structure, easing the installation of toilet rooms and their associated plumbing.

The New Hampshire Division of Historical Resources feels that the Golden Rod Grange building is an important element in the village of Swanzey, providing an important architectural presence and a connection with community traditions. The Division urges the preservation and continued use of the building, on its original site if possible; we stand ready to provide further technical assistance, or referral to others, in order to assist the Swanzey Preservation Society in its goal of ensuring the future role of the building in the life of the community.

RECEIVED
MAR 06 2018
Town Administrator

THAYER R. FELLOWS

PO Box 428, County Road
Walpole, NH 03608

REGISTERED PROFESSIONAL ENGINEER
Civil - Structural

(603) 756-4811
trifel@myfairpoint.net

March 1, 2018

Swanzey Select Board; Mike Jasmine, Code Enforcement; & Mike Branley, Town Adminstrator
Old Homestead Highway, Swanzey, NH 03446

Re: Structural Inspection, Swanzey Golden Rod Grange, Old Homestead Highway, Swanzey Center Village

Swanzey Select Board and Mikes:

As requested, we have been structurally inspecting the Grange Building across the highway from the Swanzey Town Hall. A 2 story wood frame structure with a deep foundation is more than a century old. The facility is used for storage of town artifacts at this time. Beyond the foundation improvements and support of the 1st floor very little has been done on the building for many years.

The basement has been recently rebuilt with a new concrete foundation. The 1st floor can be used as an assembly space. The upper floor has a stage, with open space for assembly and events. Structurally the building should meet assembly loading of 100 PSF unless the layout is changed. Roof loading is similar to the adjacent municipal structures.

I have been in the building several times over many years. Initially, Ted Crombie and I structurally inspected the building. Our work at that time was primarily concentrated with improving the foundation. Although , I did not remain involved in the foundation improvements, the foundation and 1st floor were structurally improved to meet current codes for supportf the 1st floor assembly loading.

The 2nd floor assembly area is structurally capable of supporting the stage and audience assembly areas. Posts were added in the 1st floor to support the 2nd floor when the foundation was improved.

The access stair well at the north end of the building needs to be addressed with respect to acess code issues. The structural issues around the stair well will need to addressed when the code issues are defined. Although not intended the wall separating the hall from the stair well space is supporting the roof framing.

A good look at the exterior roof profile (ridge) pretty well establishes the roof framing is in poor condition. The stage and stair well framing are supporting the roof structure at both ends. The existing truss framing supporting the roof is failing. In order to reduce the loads on the stair well and stage framing and the 2nd floor, a clear span structure is recommended. The most cost effective solution will be to rebuild the roof with clear span trusses similar to the nearby Municipal Town Hall. We know engineered, premanufactured wood trusses are cost effective and quick to install.

There are several advantages of clear span trusses. The structure within the 2nd floor will be unloaded. In addition framing of the 2nd floor can be reduced, and insulation can be easily improved.

Mechanical, electrical, plumbing and fire suppression improvements are beyond the scope of this investigation. According to the Mikes a new waste water disposal suystem has been added to the facility. We know the site is well drained. It is a good site for the structure.

If you have additional comments or questions feel free to call any of us.

Sincerely,

Thayer R Fellows

DRAFTING & DESIGN
Associates

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KEENE, NEW HAMPSHIRE 03431
(603) 352-9909

FREDERIC W. CROMBIE, CPBD, AIBD

CERTIFIED PROFESSIONAL DESIGNER
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B.O.C.A. PROFESSIONAL MEMBER
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January 18, 1994

Mrs. Irene Longe
4 Elm Street
North Swanzey, NH 03431

re: Swanzey Center Grange Building

Dear Mrs. Longe,

Acting upon your request, on January 6, 1994 Thayer R. Fellows, P.E. and myself made an inspection of the Grange Building located off of Route 32 in Swanzey Center to determine its structural integrity. Because of the time of the year and the weather conditions we were unable to physically get into and view the crawl space of the structure and to size the structural members. However, we were able to survey most of the building and to generally determine any inadequacies.

The most obvious problem is located in the Southwesterly portion of the structure where the floor joists are very "spongy" and weak. There is a cistern type "basement" area below that houses water pumping and storage equipment. Access to this area is from a trap door in the floor and from a hole in the exterior wall. This portion of the exterior wall also supports the exterior metal fire escape which we feel has contributed to some of the deterioration of the exterior wall and sills in this area.

In general, the structure is in relatively "good" condition. The overall structure seems solid even though there is some elasticity in the first floor that is not apparent on the second floor. There appears to be a general deterioration of the sills of the structure; this is most apparent in the Southwestern corner of the building and at the exterior door openings. This could have been caused by the lack of adequate crawl space ventilation, the use of non treated sill materials or a combination of both. The elasticity of the first floor could be traced to the sill problem, the lack of ventilation or the floor joists themselves could be undersized. The ridge of the structure, except for a small section on the South end of the building appears to be quite straight. The windows and doors seem to be relatively square and plumb with no dramatic wall cracks near them.

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The other obvious deficient areas are; Plumbing, Mechanical (heating and ventilating), Electrical, Energy Conservation and Handicapped Accessibility. These areas would have to be addressed, and should be, if the building is to be used on a regular basis and/or if its "use group" was to be changed.

The situation in regards to the sills should be addressed in the near future in order to prevent any further damage to the structure. This is something that we would be happy to look into on a more complete basis in the Spring.

The problem with the fire escape should also be addressed and I think that this would take some further investigation both as to the problem and to a viable solution. Again, this problem certainly can wait until the weather is a bit more conducive which would make any investigation more economically palatable.

We certainly hope that this report has answered your questions and if we can be on any further assistance or if you need clarification concerning anything in this report please do not hesitate to call or write.

Sincerely,

Frederic W. (Ted) Crombie, CPBD, AIBD

cc: Thayer R. Fellows, file