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HISTORIC STRUCTURE REPORT

Rye Town Hall

10 Central Road
Rye, NH 03870

September 14, 2018



Prepared For:

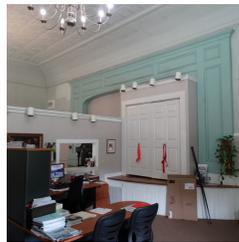
Town of Rye Board of Selectmen

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This report was funded, in part, by a grant from the New Hampshire Land and Community Heritage Investment Program (LCHIP).

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Introduction and Executive Summary

The Town of Rye, New Hampshire, retained Groundroot Preservation Group, LLC, with Barba+Wheelock, Architects, to complete a Historic Structure Report for the Rye Town Hall in May 2018. This report was funded, in part, by a grant from the New Hampshire Land and Community Heritage Investment Program (LCHIP).

Preparation for this report involved close examination of the building by a team of professionals, as well as evaluation of several studies done on the building between 2009 and 2015 on topics ranging from structural capacity to climate control and code compliance. We have considered the conclusions of all of these reports in relation to our observations as we developed our findings, with the goal of giving the town an accurate, comprehensive understanding of the structure and its needs to inform consideration of its future.

The Rye Town Hall exhibits typical, relatively minor preservation concerns for a building of its age. While it requires some exterior woodwork and siding repair and replacement, as well as a quality paint job and minor adjustment of the landscape to improve drainage, the building is structurally sound in its current use and occupancy. The building envelope can be easily repaired and remain in service indefinitely.

The structural engineer's evaluation of the building and review of previous engineering reports concludes that major structural reinforcements would only be necessary if the building undergoes major renovation that significantly increases its anticipated live load.

The Rye Town Hall is deficient in several areas in terms of Life Safety and Code Compliance. Corrections to these areas are relatively simple and technically feasible. The drawings appended to this report show the various changes, including adding accessible height counters, moving secondary walls or doors to create the code clearances on the pull and push side, and other minor changes. There are two relatively major changes. One, Title II of the Americans with Disability Act (ADA) requires that public buildings for municipal use have an accessible route to all stories of the building. We have indicated a potential location for a new elevator to serve the two floors. Two, the current bathrooms do not meet ADA requirements for clearances around fixtures.

A significant component of our study was to evaluate the viability of the building for possible major renovation and expansion as an alternative to demolition and replacement. We conclude the following:

- The building retains significant historical integrity from its 1839 origins as a Methodist church, and from changes made between 1875 and 1911 as it was adapted over time as the Rye Town Hall. Generally minor repairs, some clapboard siding replacement, and a high-quality paint job will preserve the building well into the future.
- Structurally, the building can accommodate its current levels of occupancy and use. Designed as a public space from its very beginning, it shows no signs that its framing or footings are losing integrity. There is no evidence that the frame is fatigued, buckling, or spreading. Future renovations would not affect the stress on the structure unless major structural changes are made and a significantly higher level of occupancy is anticipated.
- The building could be expanded to the east with minimal impact on important historic street-view facades or loss of important interior historic features.

Introduction and Executive Summary

- Given the Town of Rye's land holdings and the building's lot, the building could be significantly expanded to the east without raising codes issues for building footprint or parking. The Town owns the adjacent parking lot to the north that is also used by the Rye Congregational Church. Minor landscape adjustments could connect the Town Hall to this additional parking area, with added possibilities for accessibility.

We advocate for the preservation and ongoing use of this historic structure as the Town Hall. It is an important edifice in the historic Rye town center, and retains significant historic character. The building is structurally sound and can be renovated, adapted and expanded to accommodate modern use. Expansion to the rear and relocation of certain offices could also include returning the main area of the second floor to its former use as a large, open, versatile public space while upgrading and expanding the office spaces of town government officials. Ground-floor and eastern portions can be changed and adapted without major impact on historic materials. Being in sound condition and capable of renovation and expansion without loss of integrity, the Town Hall merits preservation and continued use as a vital part of its community's heritage.



Part 1 - Historical Background, Chronology



GROUNDROOT
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Part 1 - Historical Background, Chronology

Rye Town Hall History

Rye's Town Hall began its existence as a Methodist church built by local carpenters in 1839 during a period of religious enthusiasm in Rye that saw three churches constructed. After thirty years there were no longer enough Methodists to sustain a church, and it fell into disuse. The town bought the building in 1873 and modified it for public use. It served as a place for occasional government-related meetings and a community center for performances and private celebrations. The town added to the rear of the building in 1890 and 1911. After World War II, increasing demand for government services led the town to create publicly accessible offices on the first floor. Over time, the large second-floor meeting space was used less and more offices were created to fill it. In the first quarter of the twenty-first century, the need for greater accessibility and more space led to multiple studies and planning for expansion or replacement of town hall. Many have wanted to preserve the building, while others have advocated a new town hall. Voters have rejected funding for major projects.

The 1820s and 30s were a time of social ferment and change in the United States as the second generation following independence defined and exercised "liberty" in new ways. A number of reform movements arose, such as temperance and abolitionism; industrialization began its transformation of the economy; and various utopian communities experimented with dramatically different ways of life. Religious enthusiasm, styled by historians the Second Great Awakening, brought challenges to the traditional Congregational churches in New England. Many people left them for what had previously been fringe sects, such as Baptism and Methodism, and founded entirely new ones.

In many early New England towns, "meeting houses" were often buildings used for both religious and civic gatherings. Rye originally had a single meeting house used for both purposes, built in 1725. It was replaced after thirty years with another one. Both accommodated Congregational worship. Other religious societies were formed in town, and in 1829, Rye elected to allow "Christians", Methodists, and Universalists to use the meeting house half the time, while the Congregational society used it the other half. ¹

Rye saw a period of widespread religious enthusiasm in the late 1830s. In 1837, the Congregationalists built a new church, abandoning the old one, and a sect simply called "Christians" built a church across the street. The Methodists continued using the old meeting house until their numbers grew enough to hire a minister and reorganize as the Methodist Episcopal Society in March of 1839. They quickly built a new meeting house down Break Back Hill from the new Congregational church. The Methodist Episcopal church was dedicated in October 1839. In a later address on the history of the town, the Reverend J.K. Aldrich of Rye stated that there was a "great revival interest" after the three churches were built, with many people "received into" them. ²

The Methodist-Episcopal meeting house was a typically simple, gable-end-oriented Greek Revival structure. Carpenters from the town's Walker family took part in building it and the other two new churches. ³ Recent writers have suggested that the bell tower was added sometime after initial construction, either by the church or the town, but physical evidence suggests that it was part of the

¹ *NHDHR Inventory #NH0016, Page 3.*

² *The Town of Rye, an address by J.K. Aldrich during the dedication of the Town Hall 1873. Photocopy of page 13 from the book in which it appeared in a three-ring binder on Town Hall at the Rye Historical Society.*

³ *Much of the information about the beginnings of the church come from Herlihy and Cash, A History of the Rye Town Hall – August 2012, an unpublished piece in the collection of the Rye Historical Society.*

Part 1 - Historical Background, Chronology

Rye Town Hall History

original construction and subsequently repositioned (see the building fabric analysis section of this report).

The town's voters could not be convinced to buy the old meeting house, abandoned with the construction of three new churches, so it was demolished. Town meetings were instead held in the basement vestry of the Congregational church during the mid-nineteenth century.⁴

One of many smaller religious revivals occurred in Rye during the winter of 1857-8, during which there were "many conversions." Perhaps coinciding with a jump in membership, the Methodist Society ("Episcopal" was dropped from the name c. 1842) made "extensive repairs" to the building in 1859, spending about \$500, and it was [re]dedicated on June 2 that year, with a Reverend Mr. Hall preaching a sermon.⁵

The following decade saw a decline in church participation, and the Methodist Society struggled with debt. By 1868, it could not afford a minister, so services ended.⁶ The Town of Rye bought the building in 1873 to serve as the town hall, paying \$1,000 for the purchase and another \$2,658 to renovate it over the following year. The front of the building was enlarged. The bell tower was moved forward off the queen-post trusses that had supported it to sit atop four posts extending to the ground. Two years later, the town built a stage in the second-floor hall, formerly the church sanctuary. The town repaired the basement to make it more usable. A local history dates this as 1877, while the NHDHR form places it among changes made between 1890 and 1900.⁷ This was probably when the building was raised to create a new story at ground level and additional framing constructed between the old sills and new ones. The town first purchased coal for heat in 1887. In 1889, lights, carpet, and a curtain were purchased for the stage.⁸

In 1890 the town put an addition on the rear of the building, paying \$397 for it. Designed by H.S. Paul and built under head carpenter Richard F. Varrell, it housed a two-level (one for men, one for women) "two-holer" privy. The Selectmen's annual report characterized the project as "the extension and basement which also included a foundation for the vault."⁹

The town's selectmen met on the ground level around a big stove. A jail cell with wooden bars was constructed where the first-floor meeting room is now. Electricity may have been introduced by 1902, when a chandelier was purchased. A second addition on the rear was built in 1911 for \$480. Wiring was installed in 1912, along with a pressed-metal ceiling in the second-floor hall and a coal-fired heating system.

After World War I, the hall was used for semi-professional basketball games that local historians say sometimes dissolved into fights. Theatrical and musical shows were mainstays, and an annual church Christmas fair was an event people remembered years later.

⁴ NHDHR #NH0016, 3.

⁵ Aldrich

⁶ NHDHR, 3.

⁷ NHDR, Herlihy and Cash.

⁸ Ibid, 4.

⁹ Ibid

[Part 1 - Historical Background, Chronology](#)

Rye Town Hall History

Following World War II, the first permanent office was created on the first floor for the Selectmen. The otherwise open space on that floor continued to be used for meetings and suppers. The second-floor hall was the setting for the Rye Players' amateur productions and for fundraising square dances held by the volunteer fire department. Flush toilets were added in the early 1950s. Eighth-grade graduation ceremonies were held in the hall in the 1950s.

In 1954, the town built a new fire and police station, and the Selectmen moved their office to the new facility. On the first floor of Town Hall, a courtroom was built in 1962 where the jail cell had been, and the Rye District Court began holding sessions there in 1963. These continued into the 1990s. In 1965, the town built offices for some town employees and moved the bathroom to its current location within the building. The Selectmen moved back to Town Hall.

A gym added to the town's junior high school in 1966 began serving some of the purposes for which the second-floor hall in Town Hall had formerly been used, such as voting and basketball playing. A 1974 citizens' initiative led to the creation of the Town Clerk's office where it still resides in Town Hall, ending the long custom of that official operating out of his or her home. The parking lot, retaining wall and landscaping were added in 1976. The last local theater performance took place in the great hall in 1978.

The second-floor hall was still being rented for private events in the 1980s. The Rye Historical Society helped celebrate the town's bicentennial by mounting displays in the hall in 1985, after which the Selectmen invited it to maintain a regular exhibit area there. In 1986, the town began moving offices into the hall with temporary partitions, with half the room left open for Selectmen's meetings. Over the next twenty years, offices were added until the whole space and the stage were occupied. The Selectmen proposed a municipal complex encompassing all town functions for another site, (Parsons Woods) in 1986, but voters defeated the plan decisively.

In April 2001, the Selectmen held a workshop with representatives of the Sewer Commission and the Historical District Commission, the Town Administrator, and architect Philip Tambling to discuss the interior spaces in anticipation of re-design. Each department's input had been sought in advance. The group concluded that more storage, better electrical power and lighting, and some renovations were needed.¹⁰ Planning for a new fire and police station took precedence, though, culminating in a new facility in 2005.¹¹

A 2009 energy audit of the Town Hall by the firm "anix" (for some reason the owners did not capitalize the first letter) cited problems with the building's condition. Its roof was failing, causing leaks, and would have to be replaced within two years. Water penetration was damaging eaves, moldings, and fascia boards. Consultants found the foundation to be in poor shape, with rot in a sill and deterioration in some masonry. They declared the frame to be sound despite some wooden pegs needing replacement. They found the building to be energy-inefficient, with an aging mechanical system, inadequate electrical wiring, uninsulated walls, and drafty windows.¹²

¹⁰ *Selectmen's Workshop April 11, 2001.*

¹¹ *Herlihy p. 10*

¹² *Building Performance Evaluation and Sustainability Assessment: Rye Town Hall June 2009 prepared by anix, LLC. Anix Meeting Report, June 18, 2009, Rye Public Library.*

Part 1 - Historical Background, Chronology

Rye Town Hall History

The poor condition of the Town Hall remained an issue for Rye residents and its government. In January 2011, engineers from AMEC Earth and Environmental conducted an inspection and declared the foundation to be performing adequately, but the roof timbers needed reinforcement with steel members and joint plates. Voters approved \$40,000 for architectural and engineering analysis in March to assess existing conditions, evaluate options for renovation and/or expansion, and compare costs among those approaches versus a new building.¹³ Lakes Region Thermoscan performed an energy audit. AG Architects of Dover conducted a facility needs assessment, results of which were reported to the community in early 2012. A comprehensive energy audit was conducted by Tim Nichols of Acadia Design. Rye was awarded a block grant of \$138,052 for a geothermal heating/cooling system, which was installed the following year.¹⁴ The Selectmen proposed a further \$135,000 for design development and cost estimates for renovations and an addition on the Town Hall in the 2012 warrant. The annual report for 2011 declared it to have been a “year of decision” regarding the structure.

Unfortunately, the voters’ decision in March 2012 was to reject the \$135,000 in further planning by two to one. Chastened, the Selectmen moved ahead, appointing a committee to make recommendations regarding the need for additional Town Hall space. Rye’s Historic District Commission and Heritage Commission actively informed the process. The ad hoc committee concluded the following:

- Town Hall safety issues must be addressed.
- The building’s historic character must be retained.
- The second-floor “great hall” should be kept open as meeting space. (Presumably meaning that temporary office partitions would be removed)
- The two curvilinear staircases should be preserved.
- Additional space should be planned to meet current and anticipated needs looking ahead 30 years.

Based on these conclusions, the committee recommended that the town keep its hall in the village center; renovate the building to conform to life safety codes and accessibility standards; and create 3,500 to 5,500 square feet of new space with an addition or an annex on the same site. These recommendations resulted in warrant articles to fund an architect for schematic design, to study the former police station, and to study records management.¹⁵

The Heritage Commission and the Historic District Commission asked the New Hampshire Division of Historical Resources to advise them. Staff member Peter Michaud examined the structure and spoke in a public program, disagreeing with the earlier assessment that the roof trusses needed bolstering. He suggested that the attic be insulated, and the historic windows be sealed and improved with combination storm and screen windows. The Selectmen held to the engineers’ recommendation that roof trusses be reinforced.¹⁶ The Heritage Commission secured the Selectmen’s approval to begin what proved to be a successful application to have the Town Hall placed on New Hampshire’s Register of Historic Places.

¹³ *Annual Report of the Town of Rye New Hampshire for the Year Ended December 31, 2011. Inside cover. AG Architects, Rye Town Hall Facility Needs Assessment. 2011 report. A-1.*

¹⁴ *Annual Report of the Town of Rye New Hampshire for the Year Ended December 31, 2012. Inside front cover.*

¹⁵ *Annual Report 2012*

¹⁶ *Herlihy 10*

Part 1 - Historical Background, Chronology

Rye Town Hall History

Voters approved a warrant article that came out of the 2012 study, and Selectmen chose the firm of Sheerr McCrystal Palson (SMP) Architectural Inc. of Concord, New Hampshire, to develop a schematic design and building facilities plan. Meanwhile, officials also considered the town's old trolley barn for town hall use. An engineer examined it and declared it unsuitable for many reasons. SMP created a schematic design for an addition that appeared to be separate but was connected to Town Hall by a corridor, with upper and lower parking lots on the site. Based on the plan, Selectmen presented an article for the next warrant for \$250,000 to fund design-development and construction documents, promising an open, transparent process.¹⁷

Voters approved funding design and construction documents in March 2013. There was broad consensus that business operations should remain at the current site; that Town Hall should be renovated as opposed to restored; that the second-floor hall with its tin ceiling, wainscoting, stage, and stairs should be reclaimed from its use as offices; and that a separate but connected addition should be subservient in appearance to the old structure, and should be simple in form. Selectmen chose the construction firm Hutter from New Ipswich, New Hampshire. The 2014 town report noted the many meetings and public presentations during planning of the renovation and addition. In March 2015, voters would be asked to approve the plan at a cost of \$4,100,000.

The warrant article to fund the renovation and addition to the Town Hall failed to achieve the 60% approval necessary in the March vote. The obviously disappointed Selectmen related in their report that year that the building continued to deteriorate and remained non-compliant with the Americans with Disabilities Act. They appointed a committee to determine what the next steps would be. Town Administrator Michael Magnant and the committee decided to engage a group from the University of New Hampshire to survey residents. The majority of the roughly 1,000 people who returned the mailed survey preferred renovating Town Hall to razing and replacing it, but thought that \$4.1 million was too costly. A cost of \$2 to \$2.5 million seemed to be the upper limit. Returning the second-floor hall to an open space was not a priority. The Selectmen decided to seek \$60,000 in the next warrant to study five options:

- Renovate Town Hall and its historic features
- Renovate without regard to historic features
- Tear down and replace the building on the same site
- Build a new town hall on the same site and retain the old building for a different purpose.
- Build a new building on another parcel in the center of town, leaving the current building intact.

The Heritage Commission responded to calls by some to tear the building down by getting the Town Hall listed among the New Hampshire Preservation Alliance's "Seven to Save" that year. The Historic District Commission placed an article in the warrant hoping to remove demolition from the options. To ease the pressure on space, the Sewer Commission and the Recreation Department moved out of the Town Hall.¹⁸

¹⁷ *Annual Report 2013*

¹⁸ *Town Report 2015*

[Part 1 - Historical Background, Chronology](#)

Rye Town Hall History

In 2016, the chair of the Board of Selectmen suggested seeking two design-build proposals, one for renovation and one for new construction of a building that looked like the Town Hall, with a firm price for each. Both concepts would include an extension on the rear. Hutter of Ipswich submitted a proposal: \$2,876,334 for renovation; \$3,086,762 for new construction. After a public information meeting, the Selectmen voted 2-0 to recommend new construction with a similar exterior, and 2-0 recommending against renovation. These were presented to voters as articles 6 and 7 in the town warrant. Two other citizen-petitioned articles sought \$500,000 for a partial upgrade of Town Hall without expansion (article 30) and to approve a private citizen hiring architects to prepare concept design for new building on the site. Only the last one passed.¹⁹

The following year saw further possibilities considered. Using part of the junior high school building for town government functions was deemed inappropriate. TD Bank closed its Rye operation, after which the Selectmen put an article in the town warrant to renovate it to house the Town Clerk/Tax Collector and the Assessing Department. Article 10 in the 2018 warrant provided for the Town Hall to be razed and a new one built, bonded at \$3,048,077. Voters turned that down. Residents wanting to save Town Hall arranged for Nadine Peterson of the New Hampshire Division of Historical Resources to talk to the Selectmen about Certified Local Government status with the National Park Service and the potential grants for which that could qualify the town. The board authorized the Heritage and Historic District Commissions to apply. The Heritage Commission applied for a grant from the state's Land and Community Heritage Investment Program (LCHIP) to repair and paint the exterior and produce a historic structure report on the building. LCHIP declined funding for repairs and painting, but granted it for the historic structure report.²⁰

A note about historic images:

Two historic photographs that include the Rye Town Hall were known to researchers before this report was written. Both show the building from a considerable distance, with trees and other structures partially obscuring it. They do not provide useful information. No other historic images were discovered during further research for this report.

¹⁹ *Town Report 2016*

²⁰ *Town Report 2017*

Part 1 - Historical Background, Chronology

Rye Town Hall Architectural Narrative Description

Form

Rye Town Hall is a two-story, timber-framed, gable-front building in the vernacular Greek Revival style. It is finished on the exterior with wooden clapboards and classically-inspired moldings. It features a two-stage bell tower on the roof, positioned at the west end or front elevation, above the main entrance.

The building is a modified structure, having originally been constructed as a church in 1839. In 1873, when it was converted to a town hall, it was extended to the west (front) by one bay. In 1890 it was lifted and a finished ground floor added beneath it. At this time an addition was constructed on the east (rear) elevation as well as an open porch supported by brick piers. These alterations are now a part of the building's historic fabric, but have changed the building from a simple and clearly identifiable classic New England Greek Revival church form to a more complex building that is less formulaic. It exhibits large multi-pane windows on the front, north and south elevations that identify the building as a public or religious structure.

The building exhibits heavy wooden corner pilasters, boxed and molded gable-front rake components with label returns on the front elevation, and wide friezes along the north and south eaves elevations. These are classic late Greek Revival details, most of which date to the 1873 renovation and expansion of the building. The bell tower, re-used from the 1839 structure, has Greek Revival-style arched openings on all four elevations of the top tier, fitted with louvered wooden screens. The arches have keystones and are footed with plain wooden block capitals. The top tier features heavy corner pilasters, a wide frieze, and boxed and molded eaves circumscribing the shallow hipped roof. The lower tier or drum of the bell tower is plainer, with narrow, unmolded corner boards and a boxed and molded cornice that divides the lower tier from the upper.



Figure 1: View of Rye Town Hall looking northeast, showing overall form and massing.

The foundation consists of a variety of materials. The main structure is supported by poured concrete from the expansion and renovations of 1890. The southeast corner of the west addition and porch added in 1890 consists of brick, as it encloses a privy located on ground-floor level. The rear porch added in 1890 was supported by the privy at its south end, and a system of four tall brick piers. The voids between them were enclosed with wooden framing in the late twentieth century and finished on the outside with clapboards. The south elevation exhibits roughly hewn granite slabs that may be 1839 or 1873 materials, re-used when the building was raised in 1890. It has been further bolstered by a cast concrete retainer or drip ledge veneered on its front face with smaller pieces of granite.

Part 1 - Historical Background, Chronology

Rye Town Hall Architectural Narrative Description

Plan

The interior plan of the upper level consists of a large space on what was once the main floor but became the second floor when the building was raised in 1890. This large space was originally the church sanctuary. The two-story space was divided in the late twentieth century with one-story wall partitions that create a series of individual offices and other spaces for town employees. These spaces are oriented to the north and south of a long hallway running from east to west, and which is placed slightly to the north of the central east-west axis in the building.

A stage with a wooden paneled proscenium is located at the east end of the large second-floor space, located in the addition constructed at the east end of the building in 1890. (This is discussed in greater detail below.) It has been enclosed for use as an office and two utilities areas. Another office space was created in the late twentieth century by enclosing the open porch added in 1890 on the rear of the building.



Figure 2: Interior view of main floor looking northeast, showing main original sanctuary space now divided by modern first-floor partitions. The 1900 stage and proscenium are visible.



Figure 3: View of 1911 east porch, later enclosed as office space, looking northeast.



Figure 4: Lobby, Room 109, looking east, showing modern office partitions



Figure 5: Room 104 looking west, showing original doors and wainscot elements within a modern office space.

Part 1 - Historical Background, Chronology

Rye Town Hall Architectural Narrative Description

Plan

The ground floor plan consists of four entities: the main space, positioned below the former 1839 church structure and divided into 12 rooms and corridors; the area below the front 1873 addition, which contains five spaces; the area below the 1890 rear addition, which contains four separate spaces; and the area finished off below the 1911 rear porch, which contains three spaces.

The ground floor is accessed via a main entrance located more or less centrally on the south elevation. At the west end, the Planning and Zoning office is positioned in the area between the two stairwells in the 1873 front addition. The main space in the ground floor is positioned below what was the original 1839 church sanctuary. It is divided into nineteen spaces consisting of offices, a meeting room, rest rooms, a kitchenette, corridors, storage, a meeting space, and a boiler room, all of which are located along a long, east-west hallway. The ground floor area below the stage, an addition at the east end or rear and dating to 1890, consists of a large, finished office space. To the east of this, another space, currently used for records storage and office space, occupies an area originally below the open porch. In the late twentieth century, the voids between the brick support piers for the porch were filled in to create useable interior space.

No historic materials from 1890 are visible on the interior of the ground floor. Currently, all of the wall partitions, architectural details and finishes date to the mid and late twentieth century. Any previous plan arrangements and finishes are unknown.



Figure 6: View of Room 116 looking southeast. A modern space, it shows the door to Room 116b at the left, rear.



Figure 7: Room 118 looking north, showing the original brick foundation and windows to the 1890 addition to the east.

Part 1 - Historical Background, Chronology

Rye Town Hall Architectural Narrative Description

Exterior

Front (West) Elevation

The front elevation is composed of three bays, consisting of a central entrance with paired wooden double-leaf doors at ground-floor level. Large multi-pane windows (twenty over twenty lights) form the north and south bays at the main-floor level. Six-over-six-light windows are positioned below each at ground-floor level. The front gable is pierced by a single-arched window that illuminates the attic space below the bell tower. This is a six-over-six window with the tops of the upper panes of the upper sash cut in a curve to form the window's arched shape. All windows are fitted with wooden louvered shutters that are fairly modern and likely replicate or simply replace earlier similar examples.

The foundation on the front elevation consists of poured concrete, probably from the 1890 renovations. It is exposed above grade by about 6 to 8 inches. The plane of the foundation steps down noticeably to the south of the front entrance doors. This probably accommodates grade conditions at the time the work was done.



Figure 8: West (front) elevation, looking east.



Figure 9: South elevation looking north.

[Part 1 - Historical Background, Chronology](#)

Rye Town Hall Architectural Narrative Description

[Exterior](#)

South Elevation

The south elevation, today serving as the location of primary public access to the building, consists of three masses. The main mass, which incorporates the 1839 church and the 1873 extension to the west, is arranged in four main bays defined by the large twenty-over-twenty-light windows that illuminate the interior auditorium/former church sanctuary. The bays are not laid out symmetrically; the easternmost three bays are evenly spaced and probably represent the locations of the original church windows. The westernmost bay is wider than the other three. The main entrance at ground level is positioned below the second large window from the east. The entrance is protected by a gable-front door hood supported by stick-work brackets. The entrance door is a four-panel wooden door with two solid panels below its mid-rail and two glazed panels above.

The ground-floor portion of the south elevation also has four bays of windows, two on each side of the main entrance. These are neither symmetrically arranged nor aligned with the large multi-pane windows above. All of the windows on this elevation are fitted with wooden shutters, the same as those mentioned above.

The two remaining masses forming the south elevation belong to a two-story addition consisting of a backstage area at first-floor level with a high brick foundation at ground floor level, and a rear porch, originally open but now enclosed. The addition steps inward from the plane of the main building by about 12 inches, and the former porch steps in from the addition by about another 12 inches. The addition features a hipped roof. Its south elevation is punctuated by a twenty-over-ten-light window that was made to relate to the 1873 windows on the main portion of the building.

The porch attached to the rear or east end of this addition also has a hipped roof that meets the rear elevation of the addition below the eave line. Its south elevation is punctuated by a single small two-over-two light window. The porch is supported on a complex foundation, being a fully enclosed brick privy below the south 20% of the porch, and four brick piers for the remaining portion of the porch (discussed further in the Rear Elevation discussion below). The south elevation of the privy below the enclosed porch features a wooden door at its west end, originally accessing the privy. The door, composed of wooden bead board, survives from 1890. Today, the brick portion below the addition is painted white and has glass display cases mounted to it to advertise local events. The portion of brick foundation below the former porch is unpainted and also has a display case mounted to it.

East Elevation

The east or rear elevation is defined by the now-enclosed porch. It is a two-story façade that appears to partially recess into the hillside to the north of the Town Hall, but is separated from the hillside by a stone terrace.

The first-floor level of this elevation has the exposed, solid brick wall of the privy at its south end. The remainder of this elevation is organized in three bays, and finished in modern wooden clapboards. A modern entrance door is located toward the south end, near the brick privy structure. The remaining two bays are small, modern vinyl windows with snap-in plastic muntins. At foundation level, one can view the bottoms of the four original brick piers that supported the northern portion of the formerly open porch. When the porch was enclosed in the late twentieth century, the spaces between the piers at foundation level were filled with two courses of concrete block that supported wood-framed in-fills

Part 1 - Historical Background, Chronology

Rye Town Hall Architectural Narrative Description

Exterior

between the piers.

At second-floor level, the elevation is also arranged in three bays. These do not align or correspond with the ground-floor fenestration. An entrance door is located at the far north end, accessed by an L-shaped system of modern stairs ascending the embankment from south to north, and then turning to the west to connect to the building. The remaining two bays feature modern vinyl windows of the same character as those at ground-floor level.

North Elevation

The north elevation of the building is a simplified version of the south elevation. It exhibits three large, twenty-over-twenty-light windows, in the same design as those on the south and front elevations. These are only located in the 1839 portion of the main mass, and may represent the locations of the original church windows. The north elevation lacks a similar window in the western end, or 1873 addition, as we see in the south elevation.

The ground-floor fenestration of the main mass has four bays of small six-over-six windows similar to those at ground floor level on the front and south elevations. They are not formally organized and do not align with the main-level large-window fenestration above.

The north elevation of the 1890 addition at the rear or east end of the north elevation lacks fenestration.

The foundation of the north elevation consists of poured concrete, probably dating to 1890. It is exposed above grade by about 24 inches.



Figure 10: East elevation looking northwest.



Figure 11: North elevation looking south.

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Rye Town Hall Architectural Narrative Description

Interior - First Floor

Note: all room numbers refer to the existing plan drawings, AX101, AX102, and AX103 on pages 57-61.

Ground Floor General

The ground floor was extensively renovated in the mid and late twentieth century. As a result, the only visible historic features are the staircases at the east end of the building (Stair A and Stair B) and the brick privy at the south end of the Document Storage room at the far east (rear) end of the building. Today, most visible materials date to the late twentieth century, but mid-twentieth century flooring and wall treatments remain in the Meeting Room and the File Room (or Boiler Room).

Entry (Room 108)

The Entry creates an air lock between the main entrance door and the lobby. It exhibits woodwork and drywall finishes from the late twentieth century. The floor is covered with commercial-grade carpet. The Entry is separated from the Lobby by a modern, mill-run door featuring two wooden panels below its mid rail and nine glazed lights above.

Lobby (Room 109)

The Lobby is an L-shaped space located in the center of the ground floor plan. Its main area runs from north to south, with the office window for the Town Clerk located on its east side, and double-leaf doors accessing the Meeting Room (Rooms 104 and 104b) on its south side. The Lobby includes a narrower corridor extending to the east and leading to the Planning Department office (Room 116) at its far east end. The offices of the Town Clerk (Room 111) and Tax Collector (Room 112) are located along its south side, and the File (Boiler) Room (Room 113), Kitchenette/ Copy Room (Room 110) and Stair C (Room 114) are accessed along its north side. An opening in the north wall of the Lobby is a serving window that communicates with the Kitchenette.

All visible architectural materials date to the late twentieth century. The walls are modern drywall. The ceiling is a hung ceiling system mounted with fluorescent light panels. The floor is covered with commercial-grade carpeting.



Figure 12: View of entrance, (Room 108) looking south.



Figure 13: View of lobby (Room 109) looking east.

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Rye Town Hall Architectural Narrative Description

Interior - First Floor

The woodwork consists of modern, painted door trims and baseboards, and the walls are circumscribed by paneled dados consisting of applied, rectangular molded frames and capped by molded chair rails. The double-leaf doors leading to the Meeting Room, Town Clerk's Office, and Tax Collector's offices are modern wooden four-panel examples. The doors leading to the West Hall (Room 105), the Kitchenette, and Stair C are metal fire-rated doors.

Town Clerk's Office (Room 111)

The Town Clerk's office is accessed from the east corridor of the Lobby, and communicates with the Tax Collector's office (Room 112) by means of a single door placed on the east wall of the space. All visible architectural materials date to the late twentieth century. The walls are modern drywall, wallpapered, and with implied dados composed of bolection moldings and chair rails installed over the drywall and painted a contrasting color. There is a hung-panel ceiling mounted with fluorescent light panels. The floor is covered with commercial-grade carpeting. The window and door trims are modern painted millwork. A large, square pass-through window, framed with millwork matching the profiles of the door and window trim, is positioned in the east wall of the space and communicates with Room 112.

Tax Collector's Office (Room 112)

The Town Clerk's office is accessed from the east corridor of the Lobby, and communicates with the Tax Collector's office (Room 112) by means of a single door placed on the west wall of the space. All visible architectural materials date to the late twentieth century. The walls are modern drywall, wallpapered, and with implied dados composed of bolection moldings and chair rails installed over the drywall and painted a contrasting color. The space has a hung-panel ceiling mounted with fluorescent light panels. The floor is covered with commercial-grade carpeting. The window and door trims are modern painted millwork. A fire-rated door leading to the Vault (Room 115) is located at the south end of the east wall.



Figure 14: View of Room 111 looking southwest.



Figure 15: View of Room 112 looking south.

Part 1 - Historical Background, Chronology

Rye Town Hall Architectural Narrative Description

Interior - First Floor

Vault (Room 115)

The vault, accessed from the Tax Collector's Office, Room 112, is a small space at the south end of the c. 1890 addition to the rear or east of the main structure. Constructed of brick, it is identifiable also from the outside of the building as the painted-brick portion of the foundation at the east end of the south elevation. It is entered through two sets of metal security doors. The outer door features a combination lock on its outer face. It has the original exposed locking mechanism, consisting of rods and levers that operated bolts along the edges of the door that insert into the jambs when locked. The inner doors are double-leaf in configuration with paired lever-type handles. The original locking hardware is in place. The double-leaf doors feature decorative painting in the form of border lines framing the metal door panels and corner flourishes.

The interior of the vault consists of brick walls, a brick floor and a cast concrete ceiling. The east and west walls are lined with metal shelving that appears to date to the late twentieth century.

Meeting Room (Room 104)

The Meeting Room, accessed from the west side of the main lobby via double-leaf doors, retains many mid-twentieth century finishes including the green linoleum tile floor and Luan-paneled wall coverings. The ceiling is finished with a hung ceiling system and mounted with fluorescent light panels. A single-leaf door on the west wall accesses the Planning and Zoning Office (Room 102). A pair of hollow-core Luan doors accesses a closet located at the south end of the east wall (Room 104B). The doors leading to the west hallway (Room 105) and the Planning and Zoning office are similar materials. The doors and windows are trimmed with plain knotty pine casings, highly varnished.



Figure 16: View of Room 115 looking east.



Figure 17: View of Room 104 looking south, showing closet in the east wall (Room 104b)

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Rye Town Hall Architectural Narrative Description

Interior - First Floor

Closet (Room 104 B)

This small space, accessed from a pair of Luan hollow-core doors at the south end of the east wall of Room 104, was partitioned off from the main space probably in renovations taking place in the 1950s or 1960s. It has a green linoleum tile floor, and drywall walls and ceiling. It houses HVAC components and ductwork. The space features shelving for storage for its southern half, and HVAC components and duct work for its northern half.

Planning and Zoning Office (Room 102)

This space is located at the far west (front end of the ground floor. It appears that this was originally a larger, open space that included Stairs A and B (Rooms 101 and 103), and associated closets (101B and 103B). The two stairwells were partitioned off with modern drywall and fire-rated doors in the late twentieth century. The closets feature modern, mill-run wooden four-panel doors. Portions of the east and west walls of this room retain painted vertical bead-board floor-to-ceiling wainscoting, which may date to 1873, 1890 or 1911. The space has a hung ceiling system mounted with fluorescent light panels. The floor is covered with modern commercial-grade carpeting. The 1873 front double-leaf doors are positioned on the west wall of the space. They are retrofitted with modern crash bars and hydraulic assist arms.

Closet (Room 102a)

This small closet, positioned at the south end of the Planning and Zoning Office (Room 102) was created in concert with the installation of fire-rated walls and doors enclosing the south staircase in the late twentieth century. It is accessed by a painted wood four-panel door of modern manufacture. The walls and ceiling are drywall. A portion of mid-twentieth century green linoleum tile floor is visible.

Closet (Room 102b)



Figure 18: View of room 102 looking north, showing closet (Room102b) and fire-rated entrance to Stair A (Room 103).

A second small closet, positioned at the north end of the Planning and Zoning Office (Room 102) was likewise created in concert with the installation of fire-rated walls and doors enclosing the north staircase in the late twentieth century. It, too, is accessed by a painted wood four-panel door of modern manufacture. The walls and ceiling are drywall. A portion of mid-twentieth century green linoleum tile floor is visible here.

Part 1 - Historical Background, Chronology

Rye Town Hall Architectural Narrative Description

Interior - First Floor

Boiler Room (Room 113)

The file room, which contains a boiler and network of copper heating pipes, occupies the northeast corner of the ground floor below the original 1839 main structure. It is accessed via a fire-rated door on its west wall. The floor retains some fragments of mid-twentieth-century green linoleum tiles, but the majority of the floor is now bare concrete. The walls and ceiling are covered with an unidentified composition board, probably also from the mid twentieth century. A small door opening accessing a small crawlspace below Stair C (Room 114) is located in the northeast corner. This opening provides a glimpse of the early twentieth century poured concrete foundation supporting the north exterior wall of the building. The ceiling is fitted with a single strip of fluorescent tube lighting.

Kitchenette/ Copy Room (Room 110)

This space is centrally located on the north wall of the main portion of the ground floor. A system of painted wooden kitchen cabinets, a Formica counter top, and a stainless steel sink is located along the north wall. A refrigerator is located in the northwest corner. The floor is finished with modern commercial-grade carpeting. There is a hung ceiling system with fluorescent light panels.

Stair A (Room 101)

One of a pair of staircases dating to the 1873 addition to the front of the building, Stair A is located in the southwest corner of the building. It is accessed via a fire-rated door and modern partition at the south end of the Planning and Zoning office (Room 102). This winding stair features a tapered octagonal newel post in varnished walnut, a molded wooden hand rail, and lathe-turned and painted balusters. The dadoes and stringers associated with the staircase and stairwell are painted vertical bead-board wainscoting. The risers and overall structure are original materials, but the treads have been replaced with varnished red oak. The wall surfaces above the dadoes are finished in what appears to be original plaster, painted. The floor is finished in mid-twentieth century green linoleum tile. Modern wooden hand rails have been added to the outer walls of the stairwell, mounted to the bead-board dadoes.



Figure 19: View of Room 113 looking east.



Figure 20: View of kitchenette (Room 110) looking west.

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Rye Town Hall Architectural Narrative Description

Interior - First Floor

Stair B (Room 103)

Identical, but descending in the opposite direction as Stair A (Room 101), this is the other staircase dating to the 1873 addition to the front of the building, Stair B is located in the northwest corner of the building. It is accessed via a fire-rated door and modern partition at the south end of the Planning and Zoning office (Room 102). This winding stair features a tapered octagonal newel post in varnished walnut, a molded wooden hand rail, and lathe-turned and painted balusters. The dados and stringers associated with the staircase and stairwell are painted vertical bead-board wainscoting. The risers and overall structure are original materials, but the treads have been replaced with varnished red oak. The wall surfaces above the dados are finished in what appears to be original plaster that is painted. The floor is finished in mid-twentieth century green linoleum tile. Modern wooden hand rails have been added to the outer walls of the stairwell, mounted to the bead-board dados. (See Figure 56 ahead)

Stair C (Room 114)

Ascending to the second floor in the northeast corner of the main building footprint, this staircase was probably added in 1890 or 1911. The foot of the stairs consists of a system of winders leading to a straight run of stairs. The stairs terminate near the north side of the stage on the east wall of the main second-floor space, formerly a church sanctuary and later an auditorium. During major renovations to the ground floor in the mid twentieth century, when partitions were added to create the File Room (Boiler Room- 113) and other spaces, the façade of the staircase was removed. Its earlier appearance (any possible banister components or an earlier enclosure such as a wall partition) is unknown.

The north, or outer wall of the staircase is finished in vertical bead-board dado wainscoting that covers the poured concrete foundation installed in 1890. Above this dado is original lath and plaster wall finish, also installed in 1890. Toward the top of the stairs, where they ascend into the 1839 sanctuary space, the north and east walls are finished in 1839 horizontal plank dados. Several mortises are visible that originally held the church pews. These were filled in with wooden plugs when the pews were removed. The stair risers and treads are covered with modern commercial-grade carpeting.



Figure 21: View of Stair A (Room 101) looking south.



Figure 22: View of Stair A (Room 101) looking south.

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Rye Town Hall Architectural Narrative Description

[Interior - First Floor](#)

Hall (Room 105)

This east-west corridor extends from the west end of the Lobby (Room 109) to Stair B (Room 102) and has fire-rated doors with steel frames at either end. Men's and women's lavatories (rooms 106 and 107) are located along the north wall of this space. A door at the west end of the south wall accesses the Meeting Room from the north (Room 104), and is a mid-twentieth century Luan hollow-core door. The floor is finished with modern commercial grade carpeting and the ceiling with a hung panel system.

Men's Room (Room 107)

One of a pair of restrooms accessed from the east-west corridor Room 105, this space exhibits all modern fixtures and finishes. The walls are circumscribed by glossy-finish Masonite paneling, above which the walls are drywall. The floor is modern linoleum tile. The toilet and sink are late twentieth century porcelain fixtures.

Women's Room (Room 106)

The second of a pair of rest rooms accessed from the east-west corridor Room 105, this space exhibits all modern fixtures and finishes. The walls are circumscribed by glossy-finish Masonite paneling, above which the walls are drywall. The ceiling is hung panel system and bisects the exterior window illuminating the space on the north wall. The floor is modern linoleum tile. The toilet and sink are late twentieth century porcelain fixtures.

Planning Department Office (Room 116)

This space, positioned at the ground floor level of the 1890 addition to the rear or east of the main building, is accessed from the west via the east corridor of the Lobby (Room 109), and from the west via the Documents Storage Room (Room 118), located in the finished area below the former porch added to the east in 1911.



Figure 23: View of Stair C (Room 114) looking east.



Figure 24: View of interior entrance to former privy (rooms 118B and 119c) looking southwest from Room 118.

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Rye Town Hall Architectural Narrative Description

[Interior - First Floor](#)

The room is divided in a north-south direction by an L-shaped half-wall composed of modern framing and drywall, and fitted with a Formica-topped counter. A half-door separates the main office (to the east) from a customer waiting area to the west. A wooden six-panel door located at the east end of the south wall accesses a storage room (Room 116b). The door leading to Room 118 is a commercial wooden door featuring two panels below its mid-rail and nine glazed lights above. It is identical to the interior door in the Entry (Room 108).

The visible finishes in the room are all late twentieth-century materials. The room is circumscribed by an implied dado composed of a baseboard and chair rail molding. The drywall in between is painted a contrasting color. The door and window woodwork is modern mill-run material that is painted. The floor is covered in modern commercial-grade carpeting. The ceiling is finished with a hung panel system and mounted with fluorescent light panels.

[Planning Department Storage \(116B\)](#)

This space is a closet positioned at the south end of Room 116, and may date to the construction of the 1890 addition. It is accessed through a six-panel wooden door of modern construction. The floor is concrete, the ceiling drywall, and the walls finished in Luan paneling probably from the 1970s. The walls are fitted with wooden plank shelves mounted on brackets.

[Mechanical Room \(Room 117\)](#)

This small space, accessed from a metal fire-rated door at the north end of Room 116, was partitioned off from the main space probably during renovations in the 1970s. It has a concrete floor, drywall walls and ceiling, and houses HVAC components and ductwork.

[Document Storage \(Room 118\)](#)

This space, created in the late twentieth century when the open area below the rear porch added in 1911 was enclosed, exhibits mostly modern materials and finishes. The only visible historic fabric is the north wall of the original 1911 brick privy, located at the south end of the space, and the brick west wall, which was originally the exposed brick foundation to the east (rear) wall of the 1890 addition before the porch was added.

The brick privy at the south end of the space is accessed by an original bead-board wooden door topped by a three-light transom. The privy appears as both rooms 118B and 119C on accompanying measured drawings.

The brick wall forming the west wall of Room 118 features a wooden door accessing Room 116. It retains its original fenestration from the time it was an exterior foundation wall, 1890-1911. This consists of a door toward the south end that now accesses Room 116, and which originally had an overhead transom that is now blocked off with a painted piece of plywood, and two six-over-six windows that now provide borrowed light between rooms 116 and 118.

The east wall of this space features the articulated brick piers that originally supported the porch added in 1911. The voids between them have since been filled in with modern framing and drywall. The ceiling is finished in drywall and fitted with fluorescent lighting panels. The floor is poured concrete.

Part 1 - Historical Background, Chronology

Rye Town Hall Architectural Narrative Description

Interior - Second Floor

Second Floor General

Like the ground floor, the second floor consists of spaces partitioned off within four larger spaces: the 1839 original church structure, the 1873 west (front) expansion, the 1890 rear addition, and the 1911 rear porch. Unlike the ground floor, the second floor retains a wealth of intact historic materials and visible evidence of now-missing materials from 1839, 1873, and the early twentieth century.

The main space on the second floor is the 1839 church sanctuary. The space with high ceilings was divided with eight-foot partitions to create office spaces, a kitchenette, and a restroom. The restroom is the only one of these spaces with its own ceiling. The kitchenette and restroom are positioned in the northwest area of the space, directly above the kitchenette and restrooms on the ground floor below. The manner in which the modern partitions were constructed allows the upper portion of the original sanctuary (later an auditorium) to remain open. The space features a tray ceiling that is covered with embossed, painted tin, installed in 1911. The 1839 plaster likely survives behind this treatment. A projecting semi-circular stage with a wood-paneled proscenium is located on the east wall, added in 1890. The stage features vertical bead-board wainscoting along its platform façade, and varnished birch flooring. The proscenium is composed of plain lumber and stock moldings forming a frame-and-panel design, and is painted. The stage opening is currently blind, having been partitioned off to form the Town Manager's office (Room 213) later in the twentieth century.

The whole space is circumscribed by original 1839 horizontal plank dadoes on the walls. Abandoned mortises that originally held the church pews, since filled with wooden plugs, can be seen at regular intervals and indicate the original configuration of the pews. A section of pews survives intact on the west wall, preserving original design and construction details.

Two pairs of paneled double-leaf doors are located on the west wall. They are three-panel examples with panels trimmed with Greek Revival profile



Figure 25: View of 1839 church pew fragment, Room 205 looking south west, west wall.



Figure 26: View of 1839 double-leaf exterior church doors looking west from Room 205.

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Rye Town Hall Architectural Narrative Description

[Interior - Second Floor](#)

moldings. These were the original front exterior doors to the church, and were retained when the building was expanded to the front in 1873. Above the dados described above are what appear to be original lath and plaster wall surfaces.

Currently the flooring in the entire main area of the second floor is covered in modern commercial-grade carpeting.

[Stair Hall \(Room 211B\)](#)

The first-floor Stair C (Room 114) accesses a large square space in the northeast corner of the main second-floor space. The north and east walls retain original 1839 dados with filled-in mortises from the church pews. The northern half of the stage projects into this space on the north wall. The stairwell is framed by a half-height wall that is composed of modern framing materials, drywall and woodwork components.

[Hall \(Room 205\)](#)

This space is a main north-south corridor along the central axis of the building, connecting Room 211B at its east end to the second-floor level of Stair B (Room 209) in the northeast corner of the building. Rooms 204, 208 and 210 are accessed along the hall's south wall, and rooms 206, 207 and 209 along its north.

[Treasurer' Office \(Room 209\)](#)

The inner (south, east and west) walls of this space are one-story modern partitions composed of modern framing, drywall and mill-run woodwork. The north wall retains its original horizontal plank wainscoting with visible footprints of the church pews preserved, and original lath and plaster wall finish above the dado.

[Kitchenette \(Room 207\)](#)

A system of painted wooden cabinets is positioned on the west wall and includes a stove and stainless steel sink within a Formica counter top. The refrigerator is freestanding, on the east wall.

[Toilet Room \(Room 206\)](#)

This space is positioned in the northwest corner of the original 1839 space. It is finished entirely with modern materials consisting of drywall, a linoleum floor, and porcelain fixtures.

[Office \(Room 204\)](#)

The inner (north, and west) walls of this space are one-story modern partitions composed of modern framing, drywall and mill-run woodwork. The south and west walls retain their original horizontal plank wainscoting with visible impressions of the church pews preserved. The west wall is original and retains lath and plaster finishes. A pair of double-leaf doors, dating to the 1839 building, survive on the east wall.

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Rye Town Hall Architectural Narrative Description

Interior - Second Floor

Assessing Department (Room 208)

The inner (north, east, and west) walls of this space are one-story modern partitions composed of modern framing, drywall and mill-run woodwork. The south wall retains its original horizontal plank wainscoting, with visible footprints of the church pews preserved.

Selectmen (Room 210)

The inner (north and west) walls of this space are one-story modern partitions composed of modern framing, drywall, and mill-run woodwork. The south and east walls retain their original horizontal plank wainscoting with visible impressions of the church pews preserved. The southern half of the stage projects along the east wall. To the south of this feature is a four-panel, late Greek Revival-style door with ribbon-molded architrave and square bull's-eye corner blocks, dating to the 1890 renovations.

Stair B, Second Floor (Room 203)

This stairwell remains almost completely intact from the 1890 changes to the building. The winding stair positioned at the north end features a varnished wood curved handrail and painted balusters. Though the stair treads were replaced at ground floor level, they are the original painted pine treads at second-floor level. The space retains original vertical bead-board dadoes, painted softwood flooring, and lath-and-plaster wall and ceiling treatments. The original north pair of 1839 double-leaf front exterior doors, which became interior doors in the 1873 expansion, are in place on the east wall of this space and communicate with Room 205. The landing of the stairs at second-floor level has been fitted with modern baluster-style barriers that can be activated to prevent access to the landing, and the third-floor ascent of the stairs.

Stair A, Second Floor (Room 201)

This stairwell remains almost completely intact from the 1890 changes to the building. The winding stair positioned at the south end features a varnished wood carved handrail and painted balusters. Whereas the stair treads were later replaced at ground floor level, they are the original painted pine treads at



Figure 27: View of Stair B, second floor (Room 203) looking north.



Figure 28: View of Stair A looking northeast (Room 201).

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Rye Town Hall Architectural Narrative Description

[Interior - Second Floor](#)

second-floor level. The space retains original vertical bead-board dadoes, varnished birch hardwood flooring, and lath-and-plaster walls. The original north pair of 1839 double leaf front exterior doors, which became interior doors in the 1873 expansion, are in place on the east wall of this space and communicate with Room 204.

[Storage \(Room 202\)](#)

This space is accessed from the north wall of Stair A (Room 201). It is an original feature from the 1890 renovations. It is accessed by a wooden four-panel door framed with plain, un-molded architrave components. The ceiling is finished in painted bead-board wainscoting.

[Hall \(Room 212\)](#)

This space originally accessed the backstage area when the stage was created in the addition built on the west or rear elevation in 1890. Accessed from a door in the east wall of Room 210, a short set of stairs ascends to the floor plane of the raised stage, and a short corridor leading east to access the suite of rooms 215, 215B and 215C. At the south end of this space, three stairs descend to an under-stage storage area. The south, east and west walls, as well as the ceiling, are finished in mill-run bead-board wainscoting that exhibits a dull, bare-wood finish.

Rooms 212, 213 and 214 were an open space consisting of the stage and backstage in 1890. In the late twentieth century, this space was divided into three, using partition, consisting of modern framing and drywall to create the three spaces.

The south, east and west walls have extensive electrical utilities attached to the original wainscoting.

[Town Manager's Office \(Room 213\)](#)

This is a modern office space created when the stage opening was sealed off with a modern wall partition, and a wall was constructed separating it from, and creating Room 212. The walls are all



Figure 29: Room 212 looking east showing original back-stage elements and modern utilities.



Figure 30: Room 214 looking up and to the west, showing modern utilities within a portion of the original backstage area, with original 1911 bead-board wainscoting intact.

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Rye Town Hall Architectural Narrative Description

Interior - Second Floor

finished in modern drywall. The room is circumscribed by implied dados consisting of baseboards and chair rail moldings applied to the drywall, and the space between them painted a contrasting color. The floor is covered with modern commercial-grade carpeting. The doors leading to rooms 212 and 214 are trimmed with plain, painted wood architraves. The ceiling is a drop-ceiling, hung-panel system with fluorescent light panels. The upper stage area is unfinished above this, and currently houses ductwork for the HVAC system.

Mechanical Room (Room 214)

Accessed from a door in the north wall of Room 213, this is a mechanical/utility room that houses HVAC equipment. It retains original wooden bead-board wainscoting on the north, east and west walls.

Office (Room 215)

This space occupies what was a porch behind the backstage area from 1911 until late in the twentieth century.

This space is essentially intact from the early twentieth century. It retains wooden bead-board wainscoting on all four walls as well as the ceiling, which is in a half-tray configuration due to the low pitch of the hipped roof. The floor is finished in modern commercial-grade carpeting. The south end of the space features two small spaces (rooms 215B and C). Currently used as storage, it is believed that these spaces may have been a second-floor privy, and that the women's privy was on the second floor and the men's on the first.



Figure 31: Room 215 looking south.



Figure 32: Room 215b, perhaps an original second-floor privy component, looking south.

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Rye Town Hall Architectural Narrative Description

Interior - Second Floor

The northeast end of the space contains an exterior entrance, accessed by three steps down to an exterior door. The door itself is a modern wooden commercially-made example, featuring four recessed panels topped by an engaged four-light transom. The stairs are framed by a banister consisting of plain, square balusters, a square newel, and a handrail. It appears that the stairs and banister are original to 1911.

Storage (Room 215B)

This small space, perhaps part of a second floor privy in 1911, is mostly in its original state. It retains bead-board wainscoting walls and ceiling, and fir or spruce flooring that has a glossy varnish finish. Wooden shelving was added at a later date.

Storage (Room 215C)

This small space, perhaps also part of a second floor privy in 1911, is mostly in its original state. It retains bead-board wainscoting walls and ceiling, and fir or spruce flooring with a glossy varnish finish.



Figure 33: Room 118c looking south, possibly an original first-floor privy component.



Figure 34: Room 215c looking south, possibly an original second-floor privy component.

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Rye Town Hall Architectural Narrative Description

Interior - Belfry Floor & Attic

Belfry Floor, General

The only finished spaces on the third (belfry) floor are at the west or front end of the building, within the 1873 expansion. This originally was one large open space with one stairwell (Stair B) at the north end. Later a storage room was partitioned off for the southern portion of the space, discussed in greater detail later.

Stair B (Room 303)

This space retains original stair components (molded banister rail, balusters, painted pine stair treads). The walls and ceiling retain their original lath and plaster finishes. A hatch and ladder located toward the north end of the east wall access the lower tier to the bell tower and the attic above the main portion of the building. The floor is finished in original (1873) painted pine plank. The wall partition, added c. 1890 or 1911 to create Room 302, is composed of vertical wooden bead board wainscoting, unpainted. The door is a four-panel door, contemporary with the wainscoting and trimmed with a plain, unmolded architrave.

Storage (Room 302)

Partitioned off from the main stairwell, probably in 1890, this storage room retains its original lath-and-plaster walls on the west, east and south walls, as well as the ceiling. The northern two thirds of the ceiling were covered with sheets of drywall later in the twentieth century, perhaps to secure the failing plaster. The floor consists of unfinished Douglas fir hardwood. The north ends of the east and west walls feature cubby holes and shelving fabricated from rough lumber and plywood, probably added in the mid twentieth century.

Attic

This space is composed of two areas; the main attic above the 1839 sanctuary, and a smaller space to the west that was added in 1873. The space is accessed via a ladder and hatch on the east wall of Stair B, Room 303.

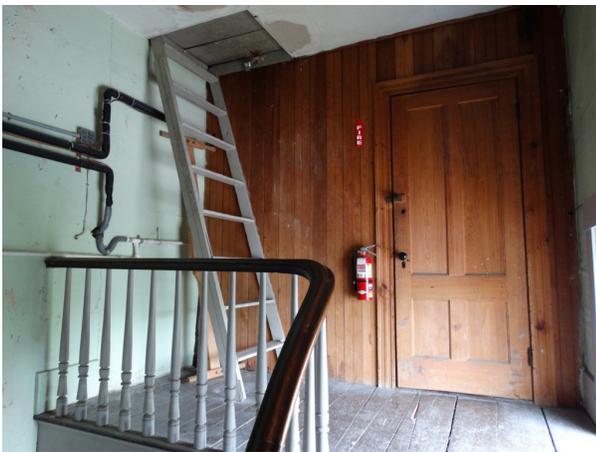


Figure 35: View of Room 303 looking south, showing the entrance to Room 302.



Figure 36: Room 302 looking south

Part 1 - Historical Background, Chronology

Rye Town Hall Architectural Narrative Description

Interior - Belfry Floor & Attic

The main attic is unfinished and has minimal flooring to provide access. The principal roof trusses, along with a pair of queen-post trusses that supported the bell tower in its original location are visible. The space exhibits original framing elements and roof sheathing. The spaces between joists framing the joists below have been filled with blown-in cellulose insulation.

The west or 1873 portion of the attic is also unfinished. It exhibits minimal flooring to grant access, but a central area of plain pine plank flooring provides access to a north-south staircase that accesses the lower tier of the bell tower. The staircase is unfinished, and consists of rough-sawn stringers that support thin rough-sawn treads.

The east wall in this space is the original exterior gable of the 1839 church. Clapboards, trims and other architectural details were stripped away when the 1873 addition was constructed. However, the ghost outlines of the original boxed eaves and the partial cut-out for a demi-lune gable window are visible in the exposed sheathing boards.



Figure 37: View of main attic looking east, showing cut-off trusses that supported the 1839 bell tower before it was moved forward (west) in 1873.



Figure 38: View of bell tower drum, interior, looking southwest and showing stair to bell tower.

Part 1 - Historical Background, Chronology

Rye Town Hall Architectural Narrative Description

Interior - Belfry Floor & Attic

Bell Tower

The lower tier or drum of the bell tower is accessed by a set of stairs discussed above. The timber framing of the tower is visible, featuring four circular-sawn corner posts dating to 1873, and re-used sash-sawn wind braces. The girts are reused from the 1839 tower, but not in their original context. They exhibit hewn rather than sawn surfaces, and many abandoned mortise and cog joints show that they were originally used in different positions.

The upper tier of the bell tower is accessed via the stairs discussed above, which lead to a catwalk along the east wall that accesses a wooden ladder and floor hatch. These appear to be original details from the 1873 expansion. The upper tier exhibits open framing that is a hybrid of timber and balloon framing. Corner posts, bracing, rafters and studs are visible, to which the exterior sheathing is nailed. The floor

deck, essentially a roof to the first tier of the tower, is configured in a shallow hip and covered with an unidentified roof covering material that appears to be tin, that prevents any wind-driven water coming through the louvered bell tower screens from entering the lower portion of the building.

The roof of the tower's upper tier forms a shallow hip. This is essentially balloon-framed, with dimensionally-sawn lumber similar to modern standards. There are four corner rafters that form the hip ridges. Secondary rafters on regular spacings fill the voids between them, and are toe-nailed to them. At cornice level, a single transverse tie beam, set in at a slight angle, stiffens the frame.



Figure 39: View of attic: 1839 gable facade, encapsulated in the 1873 front expansion, showing opening for the original demi-lune fan gable detail, and footprint of the original eaves fascia.



Figure 40: View of bell-tower drum framing looking up and south, showing 1873 framing with salvaged 1839 timber elements.



Figure 41: View of belfry looking up and to the east, showing framing scheme.

Part 1 - Historical Background, Chronology

Rye Town Hall Architectural Narrative Description

Site

The Rye Town Hall faces west at the north end of Central Road, in the heart of the village. It is situated on a terraced landscape that slopes away to the south. On its north side, the building's site is essentially cut into the hillside, the immediate landscape being made flat by means of a rubble granite stone terrace about ten feet to the north of the north elevation. The south portion of the landscape is flat, and entirely paved with an asphalt parking lot. At the immediate south end of the parking lot, a high stone terrace (eight feet or greater) drops to another flat plane that is occupied by a large cemetery. The lot upon which the Town Hall sits is open to the south and west. Mature deciduous trees frame the north and east sides of the parcel.



Figure 42: View of Rye Town Hall looking northeast, showing overall form and massing.



Figure 43: View of Rye Town Hall looking southwest, showing overall form and massing.

Part 1 - Historical Background, Chronology

Evaluation of Historical Materials: Building Evolution

Introduction

This chapter addresses the evolution of the Rye Town Hall as indicated by physical evidence surviving in the structure. As the reader will note in the History chapter of this report, the documentary record of changes to the building made prior to the last few years is general rather than detailed. There are some inconsistencies and errors in historical accounts. This chapter attempts to correlate surviving details in the building with the historical record, to clarify and sort out what happened to the building and when it happened. All investigation was non-invasive, involving inspection of visible, exposed elements. In the future, as the building undergoes repairs or renovations, building stewards should take note of any evidence uncovered that may shed further light on its earliest appearance.

Phase 1: Original Appearance as a Methodist Church, 1839-1868

The structure that is now the Rye Town Hall began as a Methodist church constructed in 1839. It was a gable-front structure in the vernacular Greek Revival style, with paired front entrances exhibiting paneled, double-leaf doors. The gables featured boxed and molded eaves. The front gable featured a demi-lune window. Each of the eave elevations had three bays of large windows. A bell tower was positioned on the front end of the roof. The timber-framed structure was sheathed with wide pine planks on the exterior, and then clapboarded.

The interior consisted of one, large open space, or sanctuary. It did not contain a separate vestry at the front. The walls were circumscribed by wooden dados consisting of plain horizontal planks, all of which survive today. Above the dados the walls were finished in lath and plaster. The ceiling was executed in a tray design, also finished in lath and plaster. Much of the original wall plaster appears to survive, and the ceiling plaster may still be intact underneath the early twentieth century embossed metal ceiling finish now covering it.

The plan of the sanctuary was a side-aisle configuration, with aisles aligning with each of the front entrances. The pews faced the rear or east wall. There was probably a pulpit platform, since this is a typical feature among other, more intact examples in the region. Single tiers of wooden pews were fixed to the north and south walls, and the center featured a double course of pews. There were 13 courses of pews in the main (central) tiers, with extra, single pews positioned on the front interior wall between the doors, and three sets of pews at the pulpit end of the sanctuary, positioned at right angles to the main pew sets, facing the pulpit from the side (Figure 44).

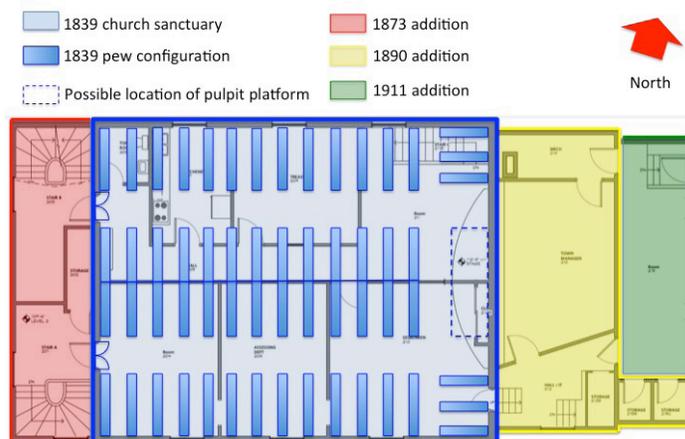


Figure 44: Annotated plan drawing showing the 1839 sanctuary within later additions.

Part 1 - Historical Background, Chronology

Evaluation of Historical Materials: Building Evolution

Phase 1: Original Appearance as a Methodist Church, 1839-1868

No images of the building depicting its Phase 1 interior or exterior are known to survive in local repositories. However, physical evidence discussed below indicates that the building closely resembled the Unitarian Church in Kensington, New Hampshire, 14 miles southwest of Rye (Figure 45). Built in 1841, the structure is completely intact from its time of construction. Overall scale, massing, fenestration and woodwork details resemble original elements in the 1839 portion of Rye Town Hall. This building also has a tower, but we can only guess whether its architectural details were similar to the long-missing original tower at Rye Town Hall.



Figure 45: Unitarian Church, Kensington NH, 1841, looking southwest.



Figure 46: Annotated view of Rye Town Hall looking north, showing the proportions of the 1839 church within the current structure.

Today, due to extensive renovations in the later nineteenth and early twentieth centuries, little of the 1839 church's original character is visible. Only portions of its original form and some fenestration patterns persist. (Figure 46) The exterior siding and trims, and probably the windows post-date 1839. More evidence of its original interior details survives.

The Unitarian Church in Kensington retains its original pews, and they are the same in number and layout as those originally in the Rye Town Hall (Figure 47). The Kensington pews differ in that they are boxed



Figure 47: Interior view of the Unitarian Church in Kensington, NH looking north, showing original pew configuration.



Figure 48: Detail of 1839 dadoes in the original sanctuary space of Rye Town Hall, showing filled-in pew mortises.

Part 1 - Historical Background, Chronology

Evaluation of Historical Materials: Building Evolution

Phase 1: Original Appearance as a Methodist Church, 1839-1868

examples. Unlike the Rye building, the Kensington Church features a separate front vestry, partitioned off from the sanctuary. The Kensington example also retains its original pulpit platform, which may suggest the appearance of that which was likely in place in Rye.

Though nearly all of the pews were removed in 1873, evidence for their layout as described above survives in the form of wooden plugs along the dados where the outer pew ends were mortised into them. These openings were filled when the pews were removed (Figure 48). Two pew fragments survive in place on the front or west end of the sanctuary, attached to the wall. (Figure 49) These indicate that the pews were extremely plain, with virtually no decorative elements, and were open-ended rather than boxed.

Some accounts suggest that the building did not have a bell tower initially. Physical evidence in the building refutes these claims. The framing scheme for the roof structure consists of six bays of modified king-post trusses, constructed of pine or hemlock, with a mix of sash-sawn and hewn elements (Figure 50) These trusses support the entire roof, and are spanned by horizontal purlins of similar material that support vertical pine or hemlock sheathing boards. At the west or front end of the attic is a pair of queen-post trusses that do not currently support anything, being located between the easternmost two main trusses; they were clearly cut off at the top sometime after initial construction. These trusses are original features, and their only purpose would have been to support a bell tower, with the posts forming its four corners.

Furthermore, the current bell tower, added in 1873, contains many pre-used timbers that were salvaged and worked into the structure. It is logical to expect they came from the 1839 bell tower and not another structure elsewhere. Abandoned mortise pockets and re-worked joints are visible in many areas. These joints further indicate that the original tower was not simply moved over or reassembled in 1873. Other than its outside dimensions, there is no surviving evidence that tells us anything more about the original tower's appearance.

There are several things we do not know about the 1839 church that became the Rye Town Hall. The slight irregularity in the building's current south elevation fenestration suggests that the eastern three



Figure 49: A surviving original church pew, west end of Room 205.



Figure 50: View of 1839 bell tower queen-post trusses, attic looking east and cut off at the top in 1873 when the original tower was removed.

Part 1 - Historical Background, Chronology

Evaluation of Historical Materials: Building Evolution

Phase 1: Original Appearance as a Methodist Church, 1839-1868

windows, evenly spaced and within the 1839 portion of the structure, are in their original position. The westernmost window is placed further apart in order to fall within the framing of the 1873 addition. Had the fenestration pattern of the 1839 portion of the building been changed in 1873, all four windows would likely have been spaced evenly. (See Figure 46). All of the current windows are of the same size and design. It is likely that the 1839 windows were removed and replaced during the 1873 renovation. We do not know whether the 1839 windows differed in size from the 1873 windows, or whether they had any additional details such as the blind fans above the windows in the Kensington example.

We also do not know whether the front gable of the Rye building featured a fully-articulated pediment like the Kensington building, or only featured boxed eaves with short returns at the bottom. The structure of the 1873 addition, which abuts the former front wall of the 1839 building (discussed in detail below) blocks the area of the 1839 façade where this evidence would be visible.

Though the original paired double leaf front doors survive within the 1873 addition, the nature of their architraves remains unknown because these details were removed in 1873 when the first-floor level of the 1839 façade became an interior wall and was finished with lath and plaster (Figure 51)



Figure 51: Detail of 1839 exterior doors, later enveloped into the 1873 addition as interior features. Room 203 looking east.

Part 1 - Historical Background, Chronology

Evaluation of Historical Materials: Building Evolution

Phase 2: 1873 Expansion and Renovation, Other Small Changes in 1875 and 1877

The Methodist congregation ceased to function and left the building in 1868. The Town of Rye purchased the building for use as a Town Hall, and extensively renovated it in 1873-4. The cost, totaling \$2,658, suggests that a significant amount of work was undertaken. Surviving historical records do not offer details of the renovations. However, they are discernable within the structure today. The building was lifted up and an entire ground floor added to it. The building was expanded to the west with an addition that covered the 1839 front elevation completely, but the proportions of the 1839 structure - its roof line, eaves and wall planes - was carried forward, giving the main portion of the building an outwardly uniform appearance (Images 52, also 46).

The new front façade featured large second-floor windows similar to those on the south and north elevations. It changed from being a double-entrance to a single-entrance building at this time, with a centrally-placed, double-leaf door at ground-floor level. An arched window with six-over-six sashes was placed in the new gable (Figure 53). We have been unable to determine whether the six-over-six light windows throughout the new ground floor were installed in 1873 or in a later renovation.

The 1839 bell tower was removed and components of it recycled in the construction of the new tower in 1873. The construction of the new addition and ground floor differs substantially from the construction methods used in 1839. Whereas the original structure was fully timber-framed in the square-rule method, the new additions were nearly all balloon-framed with dimensionally-sawn lumber similar to modern materials. They exhibit circular, rather than sash-saw markings. Walls are constructed of common studs and the roof of common rafters. Only the frame of the new bell tower - four three-story posts forming its four corners, and a network of braces and studs containing some 1839 bell tower components - is timber-framed. The 1873 timbers can be differentiated from re-used 1839 timbers because the former exhibit circular-saw marks and the latter are a mix of sash-sawn and hewn timbers (Figure 54).

When the building was expanded to the west, the 1839 clapboards, windows and trims on the front elevation were stripped away, but the original paired entrances were retained and remain in place today as interior doorways connecting the second floor vestibule with the former sanctuary. This addition was divided into three stories with one large open space at first-floor level, two spaces at the second floor, and one at the third floor. In the attic, the bare gable sheathing from the 1839 façade, and the opening



Figure 52: Annotated image of the Rye Town Hall looking north, showing the lines of the ground-floor, front and tower additions made in 1873.



Figure 53: Front (west) elevation of the building showing it in its 1873 form.

Part 1 - Historical Background, Chronology

Evaluation of Historical Materials: Building Evolution

Phase 2: 1873 Expansion and Renovation, Other Small Changes in 1875 and 1877

for the original demi-lune gable window are visible (Figure 55).

The ground floor was a main entrance foyer, with opposing, elegant winding staircases positioned at the north and south ends (collectively Rooms 101, 102 and 103 on accompanying measured drawings) The south staircase ascends to the now-second floor, terminating near the original southern entrance to the 1839 building. The northern staircase leads from the ground floor to the northern original front entrance door, and then continues up to the third-floor space. The staircases feature cone-shaped octagonal walnut newel posts, molded walnut hand rails, and painted lathe-turned balusters. The north staircase retains its original painted-pine stair treads, but the treads to the southern staircase were replaced with varnished red oak treads sometime in the twentieth century. The stairwells are fitted with wooden dadoes consisting of painted wooden bead-board, oriented vertically. Original plaster walls survive above the dadoes at second and third-floor levels (Figure 56).

The ground-floor space was renovated as office space later in the twentieth century. The staircases at this level were enclosed with partitions and fire-rated doors creating Rooms 101 and 102, and storage closets added below them, Rooms 102a and b. The two rooms at second-floor level are in original condition (Rooms 201 and 203). Early in the twentieth century, a partition was added at third-floor level, creating a storage area at the south end of the space (Room 303). These features are discussed in greater detail below.

The interior of the 1839 church sanctuary underwent changes in 1873 as well. The pews were removed except for two mounted to the west wall, discussed above. The mortises in the dadoes that supported the inside ends of the pews were plugged with strips of wood (See Figure 48). Movable benches or “settees” were brought in, some of which remain in the building today (See Figure 65 ahead).

In 1875, a stage was constructed at the east end of the space. It remains intact today (Figure 57). We believe that only the projecting portion of the platform is the stage from 1875, because the main stage area and proscenium were added when the 1890 addition to the east was added and the wall cut through to create the stage opening. This is discussed more fully below.



Figure 54: View of 1873 bell tower framing, looking west. Note the mix of out-of-context, reused 1839 timbers (random, abandoned mortise joints, and both hewn and sash-sawn elements) compared to the circular-sawn elements from 1873.



Figure 55: View of the 1839 front gable, encapsulated within the west addition of 1873. Note the sheathing divested of clapboards, and the rough opening for the original demi-lune gable feature.

Part 1 - Historical Background, Chronology

Evaluation of Historical Materials: Building Evolution

Phase 2: 1873 Expansion and Renovation, Other Small Changes in 1875 and 1877

Town records indicate that in 1877 the ground floor was repaired to “make it more useful.” The New Hampshire Department of Resources National Register Nomination form places this date at between 1890 and 1900. We do not know the source for the latter, and it may be erroneous. With the exception of the foyer added in 1873 at the west end of the ground floor, no surviving physical evidence for the interior appearance of the ground floor is visible for any period prior to 1962.

Today, the building skin retains many clapboards original to 1873, mostly at second-floor level. The bell tower plinth and many areas at first-floor level have replacement clapboards dating from the 1970s and later. The window and door trims, front (west) doors, window sashes, corner pilasters are original materials, with small repairs from various times.

Updates, 1887-1889

While this was not a distinct phase of construction, the building received improvements during this period according to town reports. In 1887 the Town first purchased coal for heat. This was probably burned in a stove or stoves, since a coal-fired boiler system was not installed until 1912. No visible evidence for either system remains. In 1889 the Town purchased lighting. This was probably gas-powered; electrical lighting was not installed until 1912. Also, in 1889 carpeting and a curtain for the stage were purchased. Purchase of the curtain suggests that planning, and perhaps construction was underway for the east addition.



Figure 56: View of the northern example of a pair of winding stairs added in the 1873 expansion. Room 102 looking northwest.



Figure 57: View of main floor former sanctuary/ later auditorium looking northeast, showing 1873 stage, 1890 proscenium, 1912 embossed metal ceiling, 1986 office partitions.

Part 1 - Historical Background, Chronology

Evaluation of Historical Materials: Building Evolution

Phase 3: East Addition, 1890

In 1890 the building was expanded to the east with a two-story addition (Figure 58, also 44). The addition features a hipped roof and a brick foundation at ground-floor level (Room 115). The southern end of the addition contained a vault, which survives today and remains in use. It has brick walls, a poured concrete ceiling, and a brick floor, and is accessed from the interior through two sets of heavy, locking metal doors. (Figure 60). This is the only ground-floor feature from the 1890 renovations that appears to survive.

The exterior of the 1890 addition retains many original historical details: many wooden clapboards, architectural trims, the window sashes, the brick foundation, the first-floor windows, the door, and privy components. The rear or east façade at second floor was altered when the final major addition was attached here in 1911.

The second-floor portion of the addition served as an expanded stage area, now collectively Rooms 212, 213 and 214 (See Figure 44). When the addition was built, the east wall of the 1839 sanctuary was cut through to form the proscenium opening. The proscenium woodwork, consisting of strips of wooden paneling, was added at this time. The interior of the stage was finished with unpainted wooden bead-board wainscoting. Though the stage opening was filled in late in the twentieth century when the Town Administrator's office was created, all of this material remains intact, and is either visible or behind later wall partitions and a drop ceiling.

A door was cut through the rear wall of the 1839 structure to the south of the stage to provide access to the newly built backstage area. It was trimmed with late Victorian-style, ribbon-molded architraves with square bullseye blocks, and fitted with a four-panel door. These elements remain in place.



Figure 58: Annotated view of Rye Town Hall looking north, showing the proportions of the 1890 addition to the east.



Figure 59: Annotated view of Rye Town Hall from the rear, looking northwest, showing the proportions of the two-story privy.

Part 1 - Historical Background, Chronology

Evaluation of Historical Materials: Building Evolution

Phase 3: East Addition, 1890

Historical records indicate that this is when the two-story privy was constructed at the southeast end of the new addition's rear wall (Figure 59, also 44). The first-floor was constructed of brick like the rest of the ground floor in the addition (Rooms 118b and 119c), and the second floor of wood (Rooms 215 b and c). The first-floor stall was accessed via doors on both the north and south elevations. The second-floor stall was accessed through the backstage area at second-floor level.

Also in 1890, a jail cell was added in the southeast corner of the ground floor, where the Rye District Courtroom was constructed in 1962 (today Room 104). Other than being described as "having wooden bars," we know nothing of its appearance.



Figure 60: View of the vault, Room 115, looking east.

Part 1 - Historical Background, Chronology

Evaluation of Historical Materials: Building Evolution

Phase 3: Porch Addition, Other Changes, 1911-1912

In 1911, a two-level porch was added at the east end of the 1890 addition (Figure 61). It was enclosed at second-floor level and open at ground-floor level, being supported by a series of brick piers (Room 215). The purpose of this porch was to provide shelter for the rear entrance to the 1890 addition and first-floor privy at ground-floor level, and to provide additional theater-related space at the main floor level: a dressing area or “green room.” Some have suggested that the second-floor level of the porch was originally open. We believe it was always an enclosed, but unheated space based on the survival of what appears to be original painted bead-board wainscoting not only on the ceiling but also the walls. (Figure 62). We believe references to the later enclosure of this porch refer to renovations in 1974, when wooden walls were added between the brick piers supporting the 1911 porch, enclosing it for use as office space (Room 118). Here the clapboards and modern windows at first-floor level with snap-in muntin grids date to 1974.



Figure 61: Annotated view of Rye Town Hall, east elevation looking northwest, showing the configuration of the 1911 second-floor porch addition and brick piers.



Figure 62: Interior view of the 1911 porch (Room 215) looking north and showing original bead-board wainscoting surfaces.

Part 1 - Historical Background, Chronology

Evaluation of Historical Materials: Building Evolution

Phase 3: Porch Addition, Other Changes, 1911-1912

Most likely, the third set of stairs leading from the ground floor to the main floor were added at this time, located in the northeast corner of the ground floor (Room 114). The configuration appears to be original to this time, but any former railings or enclosures were modified to their current state when the boiler room was created in 1962. Its earlier appearance is unknown (Figure 63)

In 1912, other modifications were made to the building at large. Electrical lighting was installed, as well as a new coal-fired boiler system. The pressed metal ceiling was installed in the main auditorium space, originally the church sanctuary. It is still in place today (Figure 64).



Figure 63: View of Staircase C (Room 114) looking east.



Figure 64: View of embossed metal ceiling covering installed in 1912 to cover the original 1839 plaster tray ceiling.

Part 1 - Historical Background, Chronology

Rye Town Hall Evaluation of Historical Materials: Building Evolution

Phase 4: Post WWII to Present

The Rye Town Hall appears to have remained largely static between the world wars. In 1945, a pattern of periodic updates and improvements began that continues today, increasing office space and improving convenience, climate and comfort for staff and visitors. The accumulation of changes has made it difficult to determine the appearance of the ground-floor level at any particular time from 1873 to 1974.

It should be noted that the building has a visible record of exterior repairs. Some areas of clapboards and sections of trim have been repaired or replaced over time, but have gone largely undocumented.

- c. 1945 (post WWII) The first permanent office was created on the first floor for the Selectmen.
- c.1952 The first flush toilets were installed. We do not know where these were located, due to more extensive renovations that took place in the 1970s.
- 1954 The Selectmen moved their office to a new fire and police station.
- 1962 A courtroom for the Rye District Court was built at the southeast corner of the ground floor, Room 104 (Figure 65). It was finished with a green tile linoleum floor and Luan-paneled walls. It remains intact from this time. It is believed that this space occupies the place where a jail cell had been constructed in 1890.

The floor in the ground-floor foyer or main entrance from 1873 until the mid-twentieth century was covered with green linoleum tile at the time the Courtroom was created (Room 102, 102a and b). Vestiges of it can be seen in the closets in the Code Enforcement office, added later.

The current boiler room, located adjacent to the northeast stairs leading to the main floor, was most likely added in 1962, though no records survive (Room 113). It retains portions of green linoleum tile flooring like those in the Courtroom, and drywall walls from the same period (Figure 66).



Figure 65: View of Room 104 looking northwest, showing intact 1962 surfaces. The benches depicted are probably some of the “settees” purchased in 1873 when the church pews in the 1839 sanctuary were removed.

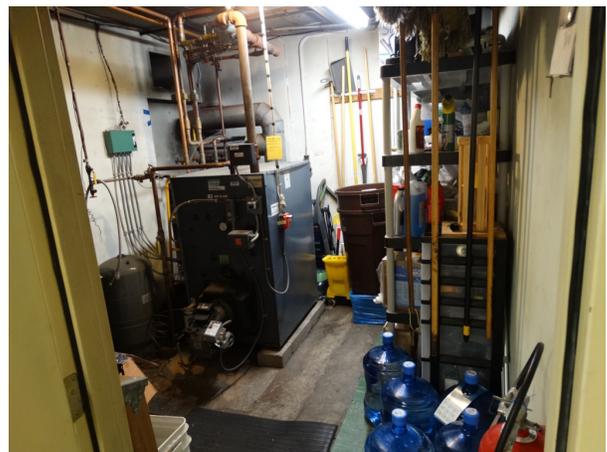


Figure 66: View of the boiler room (Room 113), added c. 1962, looking northeast.

Part 1 - Historical Background, Chronology

Evaluation of Historical Materials: Building Evolution

Phase 4: Post WWII to Present

- 1965 The town built more offices for some employees. We do not know where these offices were, but portions may survive in some existing ground-floor offices, subsequently renovated. The restrooms were moved to their current location at the northwest corner of the ground floor at this time (Rooms 106 and 107).
- 1974 A Town Clerk's office was created in its current location via citizens' initiative (Room 111). We believe the majority of the ground floor plan, including hallways and most current office spaces, took shape as well at this time, because, with the exception of the Courtroom, intact from 1962, the remaining offices exhibit the same woodwork details (doors, door and window trims, dado woodwork), that are clearly 1970s in design (Figure 67).

The New Hampshire Division of Historic Resources Inventory Form states that a smaller, hipped roof, recessed addition was placed at the east elevation of the 1890 addition in 1974 as well. We believe that an addition was planned but never built. There is no room for it on the landscape and no evidence it ever existed. This may refer to the 1911 addition, which has a hipped roof and in which the ground floor was enclosed as office space in 1974. Perhaps it in some way refers to the current main entrance to the ground floor and its bracketed roof hood, which appears to be 1970s work.

- 1976 A retaining wall, parking lot, and landscaping were added, probably the current parking lot and high retaining wall separating the Town Hall property from the adjacent cemetery (Figure 68).



Figure 67: View of Lobby, Room 109 looking east, showing office partitions added between 1962 and 1974 on the ground floor.



Figure 68: View of the building's south elevation and landscape, showing the retaining wall added at the southern boundary of the parking lot in 1976.

Part 1 - Historical Background, Chronology

Evaluation of Historical Materials: Building Evolution

Phase 4: Post WWII to Present

1986 Offices were created with the addition of single-story partitions on the second floor, within the former 1839 sanctuary and later auditorium, now Rooms 204, 208 and 210 (Figure 69). It appears that the stage opening was filled in at this time to create the current Town Administrator's office in the former stage area (Rooms 212, 213 and 214).

Records indicate that half of the second floor area, perhaps the north side and stairwell, were left open for use as meeting space. Records do not indicate when the kitchenette and bathroom were installed in this area, but the character of the materials suggest it was not long after 1986. Today this area is divided as Rooms 206, 207, 209 and 211.

2009 Ceiling tiles were replaced downstairs and network wiring upgraded.

2010 New gutters were installed on the exterior.

2011 Radon mitigation was undertaken and a "stone wall repointed". We believe this refers to foundation work on the south elevation (Figure 70).

2012 A geothermal heating/cooling system was installed and the roof replaced.

2017 Exterior steps were repaired. This refers to the replacement of the rear set of steps leading from the parking lot to the second-floor entrance on the east elevation.



Above:

Figure 70: Detail of the composite stone, brick and concrete foundation, south elevation looking east, showing re-pointing in 2011.

Left:

Figure 69: View of Rooms 206/211 looking west, showing one-story office partitions added in 1986 within the open 1839 sanctuary/ 1873 auditorium. An original church pew from 1839 is in the distance.



Part II – Physical Description



GROUNDROOT
Preservation Group LLC

BARBÄ+WHEELLOCK

Part II – Physical Description

Rye Town Hall Character-Defining Features

The following list of character-defining features of the interior and exterior of Rye Town Hall follows guidelines set forth by the National Park Service Preservation Brief 17: Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character. In general, they are a minimum of 50 years old, and contribute substantially to the building's overall sense of history.

Primary Character-Defining Features

These are elements that should be preserved in any future repair, renovation or expansion campaigns for the building.

Exterior

- Overall building form, massing and fenestration
- All surviving framing elements from 1838, 1873, 1890 and 1911 iterations
- All historic wooden window sashes
- Original/ historic exterior siding trims:
 - » Cornices
 - » Corner pilasters
 - » Historic window and door architraves
 - » Historic doors
 - » Bell tower components (much of the clapboard siding, all architectural trims, louvered bell tower screens).
 - » Upper-level (remaining historic) exterior clapboards
- Foundation: historic portions of stone, brick and concrete
- Main roof line and rear addition roof lines

Interior

- First-floor stair halls, west end of building, including all staircase components, plaster and interior woodwork (Rooms 101 and 103).
- Historic brick privy, southeast corner of the first floor (Rooms 118B and 118C).
- Historic brick and concrete vault, including metal security doors and associated hardware (Room 115).
- Overall second-floor plan and historic materials
 - » Main sanctuary/auditorium space (collectively Rooms 204-211B).
 - » West stair halls including all staircase components, plaster and woodwork (Rooms 201-203).
 - » Pressed metal ceiling, main auditorium (above Rooms 204-211B).
 - » Stage components including projecting stage, wooden proscenium, all associated woodwork (collectively Rooms 212 through 215C).
 - » Original wooden plank dadoes circumscribing the space, with evidence of original pews (collectively found in Rooms 204 through 211B).
 - » Fragments of original church pews, west wall (Rooms 204, 205).
 - » Original exterior church doors (now interior features), west wall.
 - » Interior wall plaster, main auditorium (Rooms 204, 205).
 - » Interior woodwork, main auditorium (collectively Rooms 204- 211B).

Part II – Physical Description

Rye Town Hall Character-Defining Features

Primary Character-Defining Features

- » Surviving original bead-board wainscoting in both visible areas and behind later partitions in the east-end (former stage and rear porch) (Rooms 212 through 215C).
- Third-floor wall and ceiling plaster, all woodwork and staircase components, wooden ladder and hatch components leading to the attic and bell tower (Rooms 302 and 303).
- Attic: All original roof and bell tower framing, roof sheathing, subflooring; stairs, catwalk and latter accessing the bell tower.

Secondary Character-Defining Features

These are features that meet the requirements for “historic” as per National Park Service guidelines being a minimum of 50 years old, but do not substantially contribute to the overall sense of historic character in the building. In advance of any future renovation plans involving their removal or alteration, they should be thoroughly documented in their current condition.

Exterior

- Aluminum triple-track storm windows
- Wooden Shutters. (These are twentieth-century replacements of the originals. Their exact age is unknown. While they are not original, they replicate earlier shutters accurately and contribute to the exterior sense of history.)

Interior

- Early 1960s Luan paneling, varnished woodwork and linoleum tile floor in Room 104
- Structural components to Stair C (Room 114).

Part II – Physical Description

Rye Town Hall Character-Defining Features

Non-Character-Defining Features

These are interior and exterior details that are less than 50 years old as per National Park Service guidelines and should be considered expendable in future repair and renovation projects. However, they should be documented prior to any significant alteration or removal as part of the building's overall history.

Exterior

- Modern clapboards, ground floor on all elevations, and areas of the bell tower.
- Modern asphalt roof covering
- Modern door and bracketed door hood, south elevation.
- Modern framing infill, siding and windows, east elevation of the ground floor.
- Modern doors and exterior stairs, east elevation.
- Modern stone foundation, retaining wall modification, south elevation.

Interior

- All modern wall partitions, woodwork, ceiling and floor finishes, bathroom and kitchen fixtures on the ground floor, all of which date to 1975.
- All interior partitions, woodwork and floor coverings, kitchen and bathroom fixtures on the second floor, added in 1987.



Part III – Existing Conditions



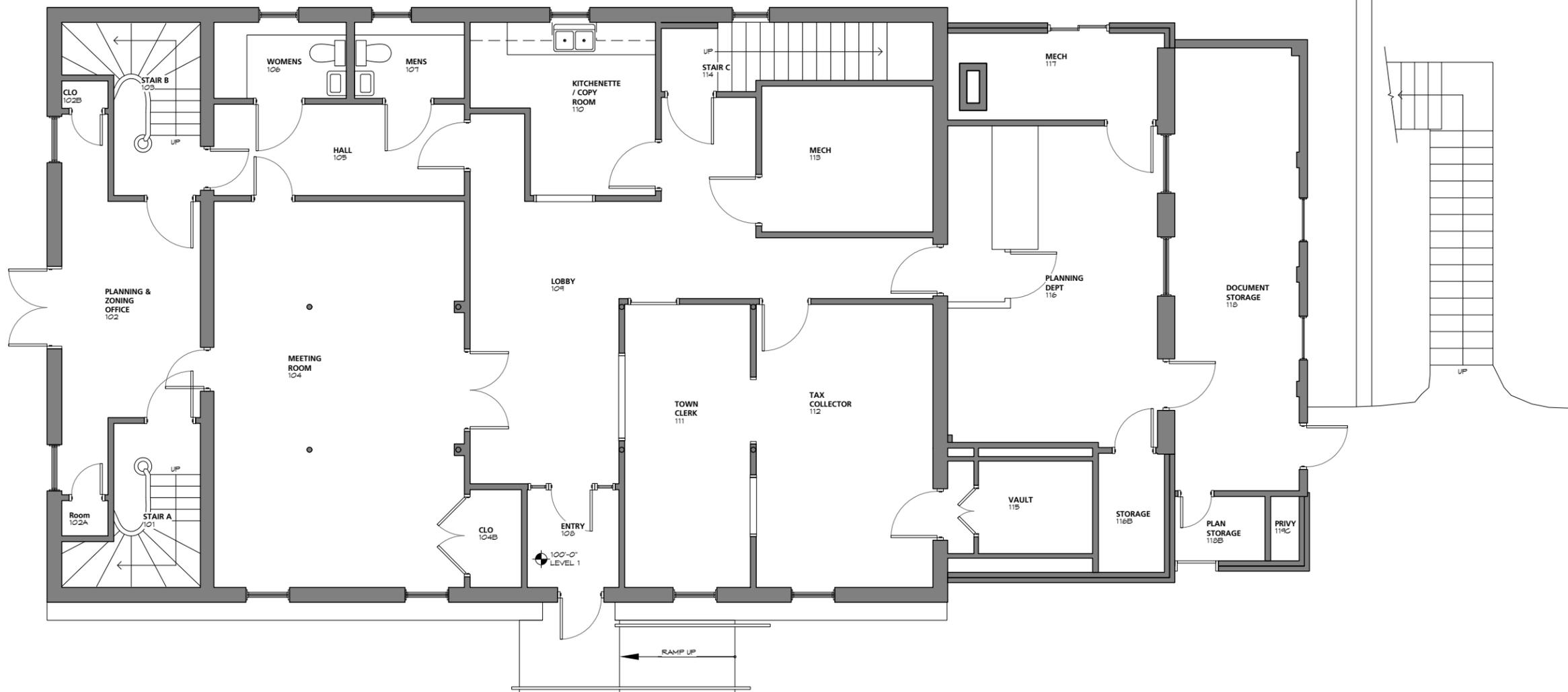
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Part III – Existing Conditions

Existing Conditions Drawings

The following drawings represent the existing conditions of the Rye Town Hall.



1 EXISTING FIRST FLOOR PLAN
 AX101 1/4" = 1'-0"

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AX101
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1 EXISTING SECOND FLOOR PLAN
 AX102 1/4" = 1'-0"



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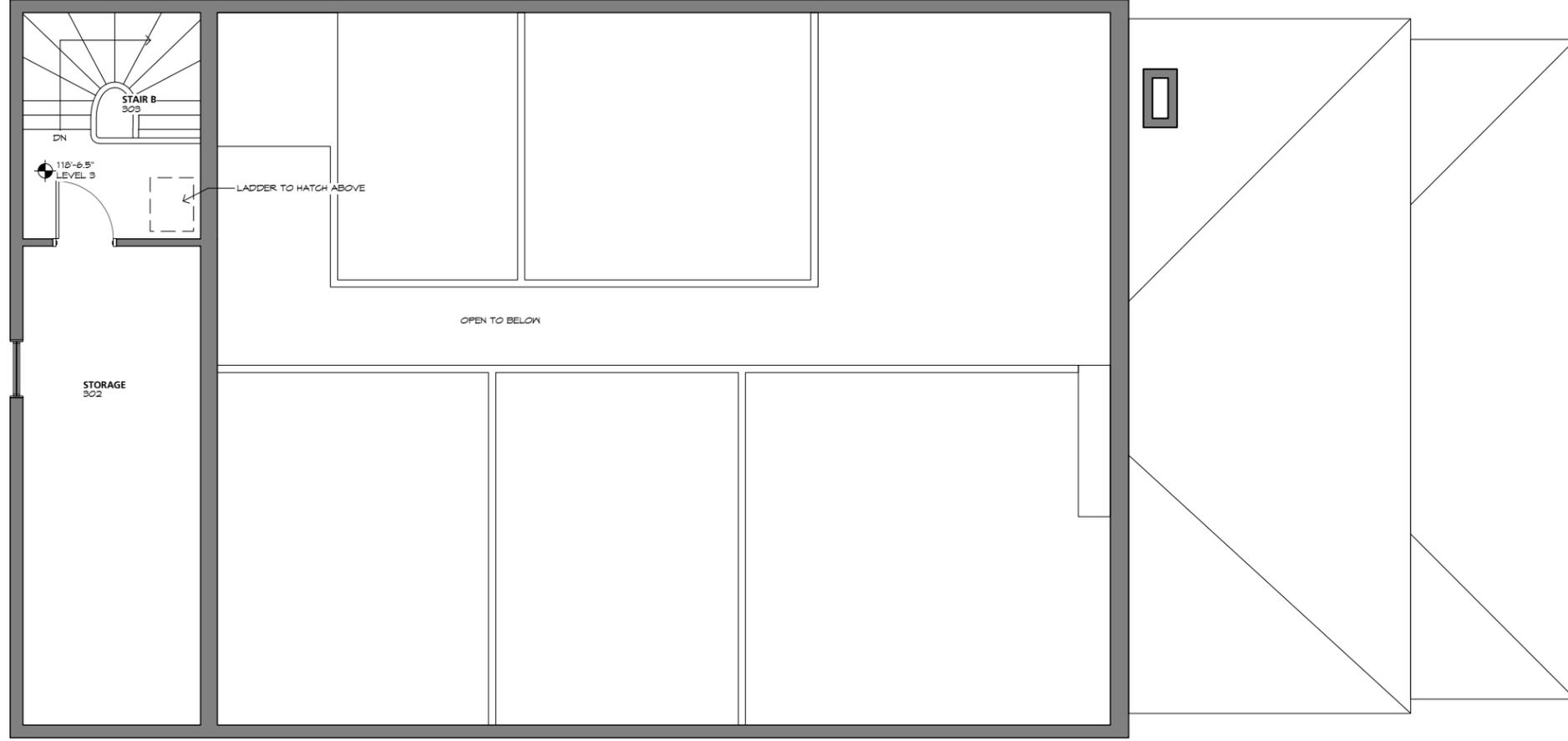
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AX102

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1 EXISTING BELFRY FLOOR PLAN
 AX103 1/4" = 1'-0"



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 AX103

EXISTING BELFRY FLOOR PLAN
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1 EXISTING ATTIC FLOOR PLAN
 AX104 1/4" = 1'-0"



RYE TOWN HALL

AX104

EXISTING ATTIC PLAN

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1 EXISTING ROOF PLAN
 AX105 1/4" = 1'-0"



RYE TOWN HALL

AX105

EXISTING ROOF PLAN

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1 EXISTING SOUTH ELEVATION
 AX201 1/4" = 1'-0"

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EXISTING SOUTH ELEVATION

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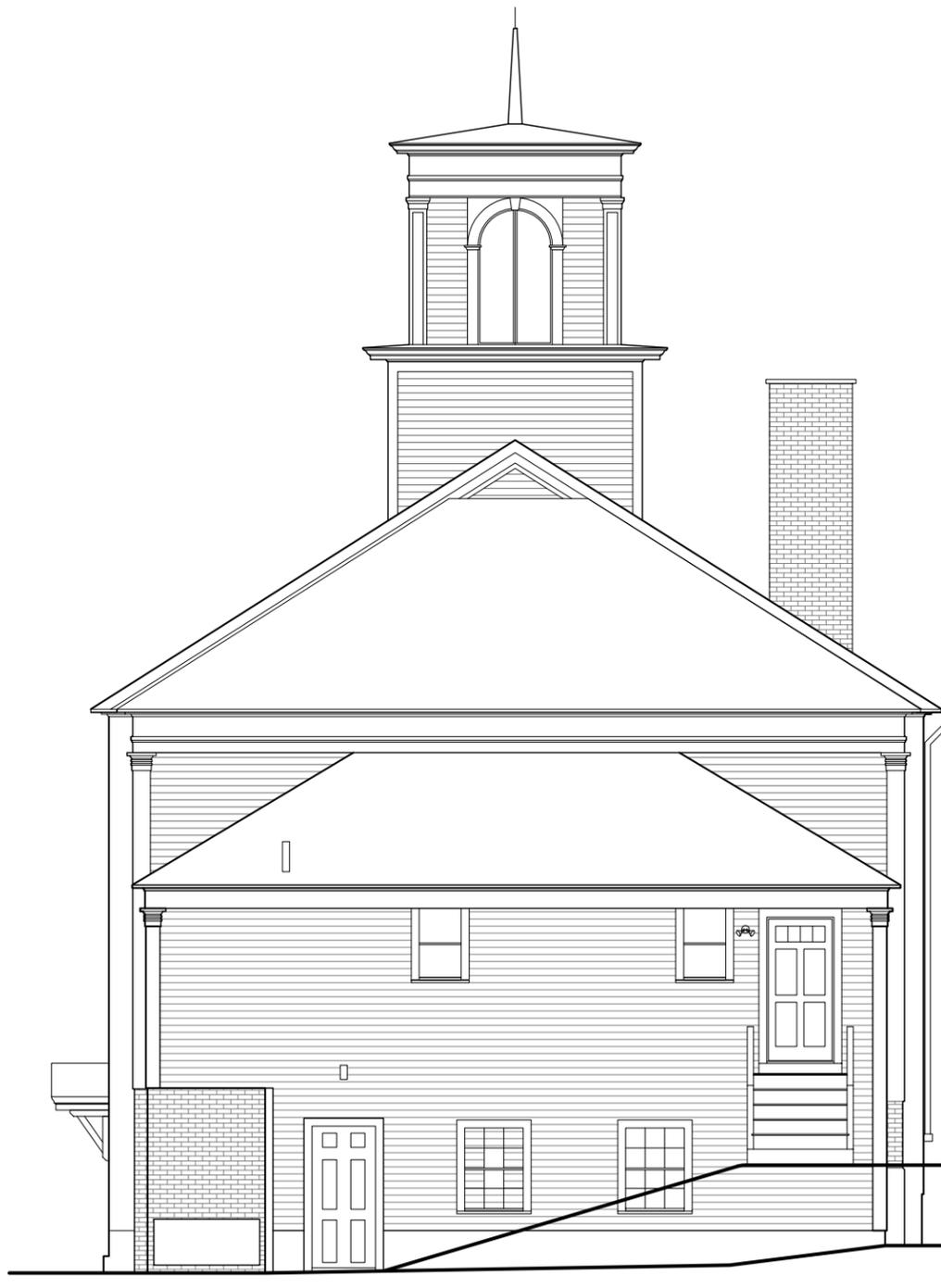
**RYE TOWN
 HALL**

AX201

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1 EXISTING WEST ELEVATION
AX202 1/4" = 1'-0"



2 EXISTING EAST ELEVATION
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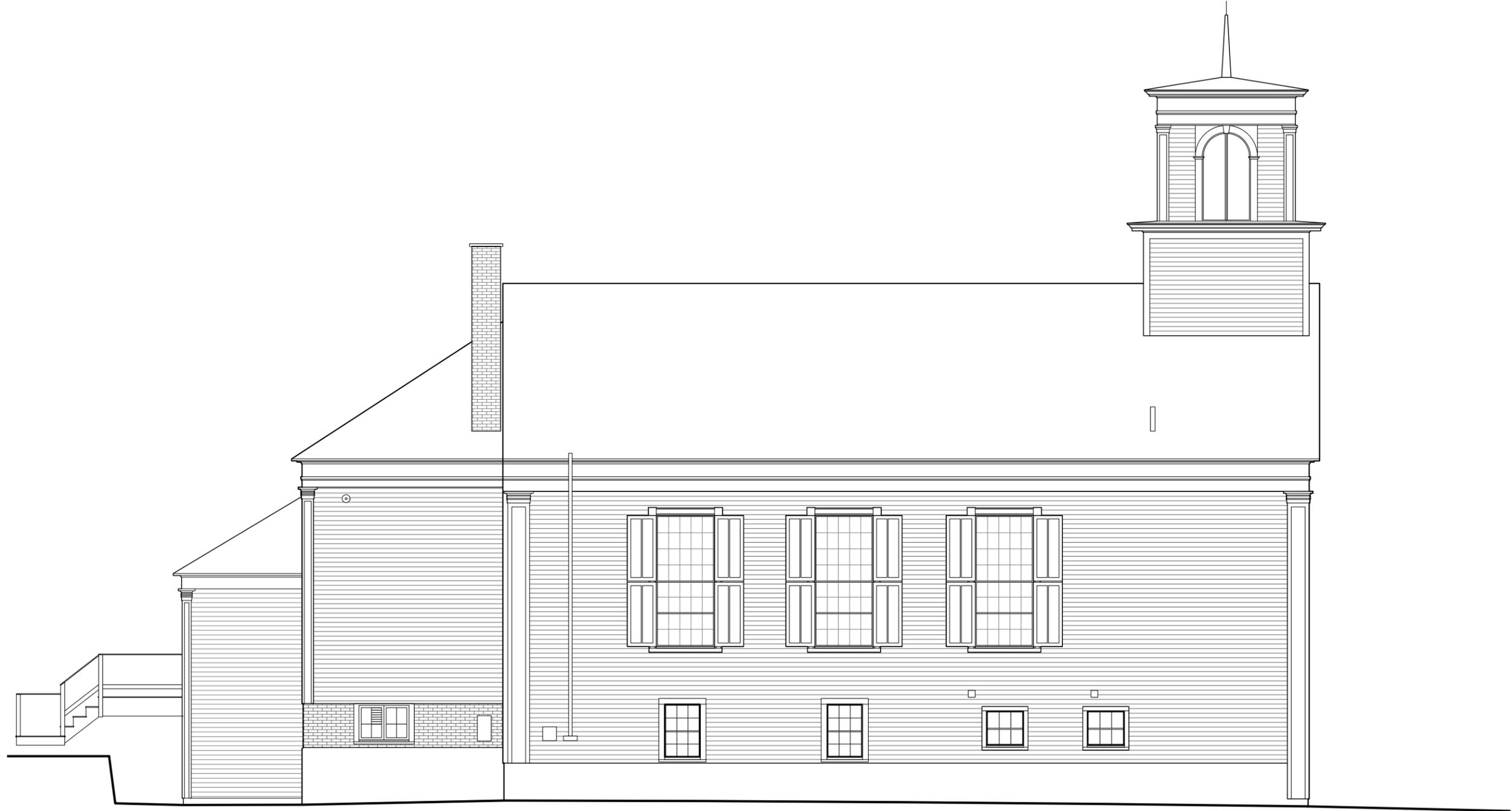
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1 EXISTING NORTH ELEVATION
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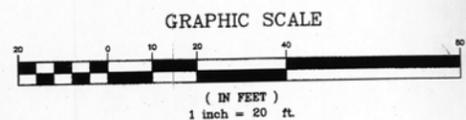
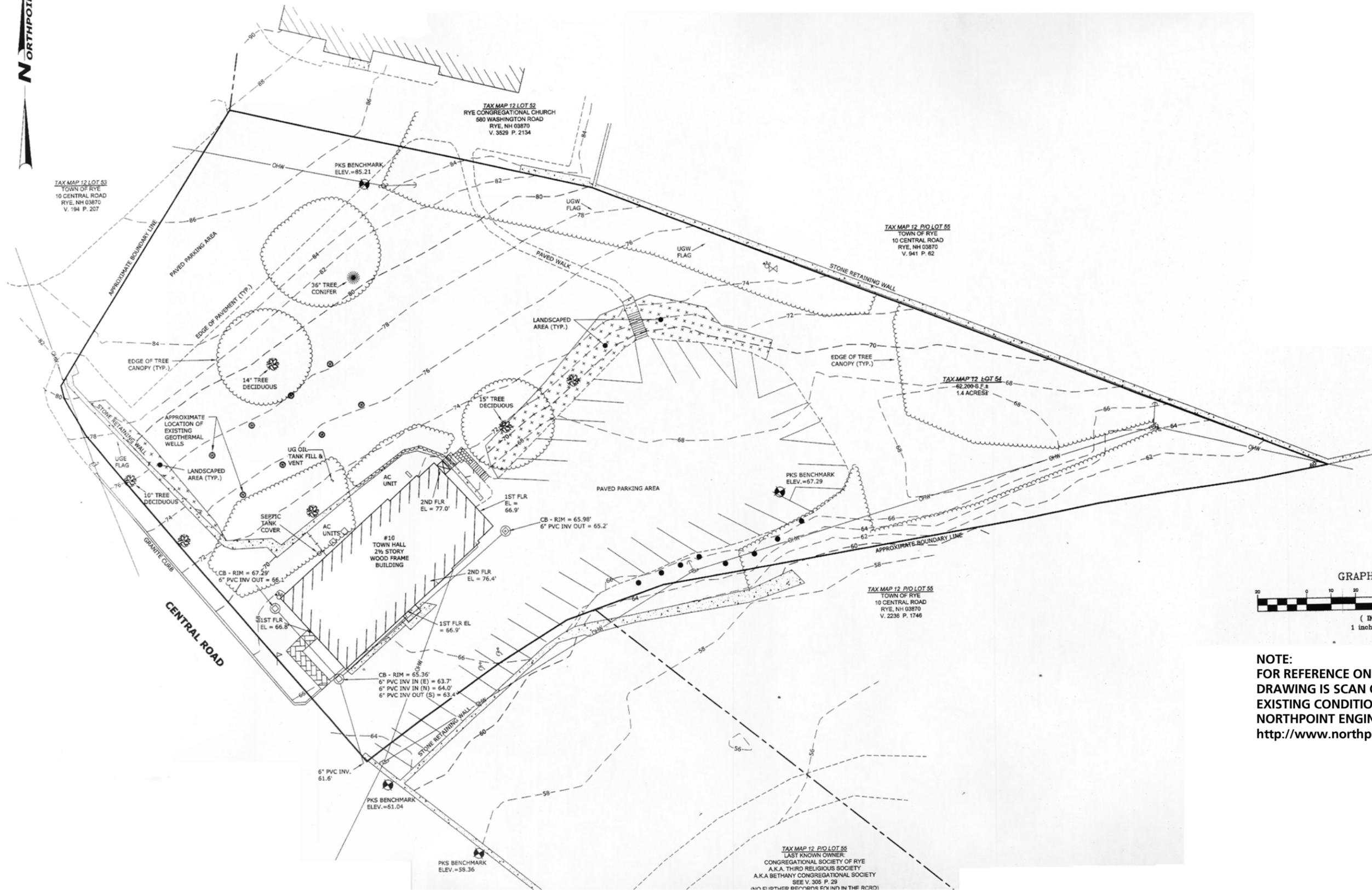
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**RYE TOWN
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AX203



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 EXISTING CONDITIONS PLAN BY
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Part IV – Recommended Work



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Part IV – Recommended Work

Rye Town Hall Building Conditions Assessment

Overview

The Rye Town Hall is generally sound condition, and the building's structural systems are adequate for its current use. There are no identifiable signs of fatigue, settling or overloading from the routine levels of human activity in the building. The exterior envelope at the time of this study was in generally sound condition with little evidence of water infiltration. A new roof was installed in 2012. However, there is evidence of many past repairs to wooden architectural elements, most exhibiting low-quality replacement materials and use of inappropriate products, such as spray foam, to fill gaps and cracks. The building exhibited widespread failure of exterior paint and glazing at the time of this study. Town officials planned to paint the exterior in the summer of 2018 in compliance with a warrant article approved by voters. While not the first measure the authors would recommend in an ideal scenario, if it must be done in the near term, certain basic repairs should be completed in advance to prevent adverse impact on important historic materials. The authors provide recommendations for repairs that meet current historic preservation standards in order of priority in this chapter.

The interior of the building consists of many spaces, ranging from completely modern areas with no visible historic features to areas that are intact from the mid nineteenth century. Regularly used spaces, whether modern or containing historic materials, are generally in very good to excellent condition. They exhibit clean, sound paint films, no evidence of deterioration or significant damage beyond dents and dings from normal wear and tear. Historic materials exhibiting various degrees of deterioration are limited to the second- and third-floor stairwells, rooms 202 and 302 on accompanying measured drawings, and Room 303. These spaces retain original plaster walls and woodwork that should be conserved before further deterioration develops.

The historic fabric of the building may be affected by routine repairs and updates, major renovation, or expansion of the facility. Town administrators should carefully consider the preservation, protection or restoration of historic character-defining features (See Part II of this Document) in all projects, major or minor. Whatever the building's future uses, there are some historic features whose condition should be remediated soon before major loss ensues.

Part IV – Recommended Work

Rye Town Hall Building Conditions Assessment

Structural, Mechanical, Electrical & Plumbing

Our assessment is that the building is in generally sound structural condition for its current use. We recommend the following if the building is kept in its current state:

- Add mechanical ventilation (outside air) to the occupied areas.
- Modify existing restrooms to be ADA compliant.
- Replace boiler with propane/ natural gas-fired high-efficiency condensing boiler.
- Replace lighting throughout with efficient LED fixtures.
- Supplement all emergency and fire detection systems throughout, to cover all interior areas.

The structural engineering study indicates that though complex, the structure can perform adequately as it is into the future. There are no signs of fatigue or serious deterioration. The structural engineer reviewed prior engineering study (2014) and reviewed the conditions on site. Because the building is not undergoing a large addition or substantial alteration, he “disagree[s] with the previous assessment that the existing timber dowels need to be replaced or reinforced. Any perceived movement within the truss joints is likely typical timber shrinkage and or overcuts from fabrication. I saw no significant signs of distress in the trusses. According to the IBC and the IEBC existing members can be left in service as an existing condition. Without signs of failure, there is no reason they cannot be left in service as an existing condition unless the building goes through a high alteration level renovation.

As an existing condition, in service framing can stay in place as long as it is sound and working as needed and the stresses in it are not increased by alteration beyond a small, code-allowed percentage. It is my opinion that the current roof trusses and associated framing are performing fine as an existing condition and can remain in service as is.”

Previous engineering reports produced for the Town of Rye anticipated weight loads, occupancies, and ensuring structural problems that are unlikely to develop. Therefore, the structural work proposed in this report is relatively minimal, relating primarily to new construction elements such as the elevator tower.

See Structural Report prepared by:
Structural Integrity Consulting Engineers
Aaron Jones, P.E.

See Mechanical and Electrical Existing Systems Survey by:
Bennett Engineering, Inc.
William S. Bennett, P.E.

July 9, 2018

Ms. Nancy Barba, AIA
Barba + Wheelock Architecture and Preservation
500 Congress Street
Portland, Maine 04101

Reference:
Rye Town Hall
10 Central Street
Rye, New Hampshire
SI Job: 18-0129



Rye Town Hall

Dear Nancy,

As requested, this letter describes and reviews the current structural conditions observed in the referenced building, based on limited visual observations during our visit on June 11, 2016. These opinions are based on my knowledge of structures, their components, and the related building codes. No physical testing was performed to determine the adequacy of the complete structural systems. Architectural/life safety conditions are not included in this report. No warranty expressed or implied, as to the condition of the complete structure, is intended.

The building was originally constructed in 1846 as a Church and later bought by the town and renovated for use as a Town Hall in 1873. The building is a combination of original timber frames and roof trusses with subsequent renovations in 1873 and 1877 as well as two rear additions in 1890 and 1911. The most recent major renovation was around 1974.

The original structure was built with sawn and hewn timbers in the post-and-beam style and has timber truss frames at the roof line over a large open space. The original space was likely one useable level over a shallow basement or crawl space. It appears that the original structure had a bell tower that was cut off and reassembled over posts to foundations at the new 1873 entry way addition. The original front of the church was also encapsulated by the new entry addition.

The additions to the rear added a stage, offices, a new porch and two privies. The additions were built with more modern sawn lumber stick framing on cast-in-place concrete foundations. At the time of foundation work for the addition some of the existing building foundation was also repaired and sistered. In general, the foundation appears to be fairly stable without many large cracks or signs of significant movement. Some areas in need of limited tightening and weatherproofing improvement are visible.

The documents provided as well as the types of construction found on site indicated the lower level of the building was substantially changed at some point after original construction of the main 1840 space. The documents indicated it was likely at the time of the 1873 foyer addition. The lower level has also been modified over the years with the addition of vault, a jail cell and many heating changes. In general, it has useable height spaces and is fairly dry and receives some daylight. The north side walls appear to be very

thick and could be contain a taller masonry wall than is seen at the south wall due to the adjacent hill to the north. This side of the building foundation is where the majority of the cast-in-place concrete improvements were made to the original foundation.

I reviewed the condition of the existing roof framing, as the provided documents contain differing opinions about the adequacy of the existing roof trusses and timbers. In general, the load path of the existing timber truss frames appears to be intact without any signs of active failure or significant damage. You can see the bell tower was moved to the front to sit on new posts over the 1873 foyer addition. It appears the original bell tower was moved or reconstructed in its forward location and the hole in the old roof was patched.

I disagree with the previous assessment that the existing timber dowels need to be replaced or reinforced. Any perceived movement within the truss joints is likely typical timber shrinkage and or overcuts from fabrication. I saw no significant signs of distress in the trusses. According to the IBC and the IEBC, existing members can be left in service as an existing condition. Without signs of failure there is no reason they cannot be left in service as an existing condition unless the building goes through a high alteration level renovation.

As an existing condition, in-service framing can stay in place as long as it is sound and working as needed and the stresses in it are not increased by alteration beyond a small, code-allowed percentage. It is my opinion that the current roof trusses and associated framing are performing fine as an existing condition and can remain in service as is. The requirement for full analysis and potential upgrades to meet current new construction code loading would only be necessary if a substantial change was made to the weight of the roof structure or if a whole-building improvement project was conducted that was so significant it fundamentally altered over half of the building space and included systems and structural changes. If required by the IEBC, a full code upgrade could include connection improvements and member reinforcing if needed after analysis.

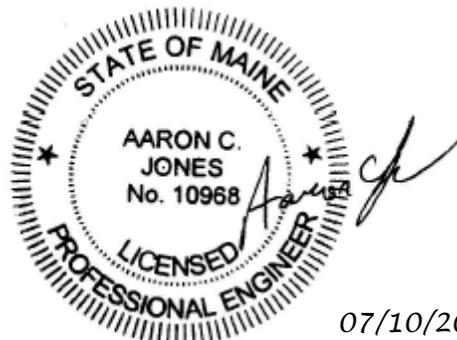
Overall, the building in its current state is in slightly better than average condition compared to other buildings of similar construction and age. The floors and exterior walls and timber framing appear to be performing adequately. While the roof framing has some very old frames, it is performing as intended. The most notable issues in need of repair found onsite include simple maintenance items that would keep water out of the structure, are mostly cosmetic in nature and are not noted here.

The building should prove serviceable into the future and appears suitable for minor improvements as needed. If a large total building modernization project is considered, some structural upgrade would likely be needed as a result of full analysis and modern code compliance.

Sincerely,



Aaron C. Jones, P.E.
President



07/10/2018

Existing Building Overview:

On Monday, June 11, 2018, Bennett Engineering visited the site and reviewed the building and systems with the Town Manager.

The building is two (2) stories slab-on-grade wood-frame constructed in 1939 as a church and converted to the Town Hall in 1879.

Mechanical and Plumbing Overview:

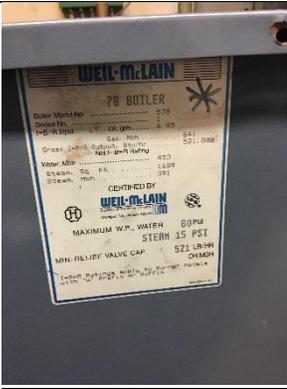
The heating system consists of a combination of one (1) oil-fired cast iron sectional hydronic boiler with underground oil storage tank and geothermal water-to-air heat pumps. The geothermal heat pumps have hot water coils off the boiler to supplement in extreme temperature conditions. The geothermal heat pumps also provide air conditioning to most parts of the building. The geothermal system was installed in 2012. The building is not sprinklered. Mechanical ventilation is not provided. The three restrooms do have individual exhaust fans.

Plumbing fixtures are non-ADA tank-type water closets. Automatic Temperature Controls are electric. The kitchen exhaust hood is recirc type.

Recommendations:

1. Add mechanical ventilation. (outside air) to the occupied areas.
2. Make restrooms ADA complaint. Install ADA compliant plumbing fixtures and verify that layout complies with ADA space requirements.
3. Replace boiler with propane fired, high efficiency condensing boiler.

OBSERVATIONS:

<p>Oil-fired Cast Iron sectional Boiler</p>															
<p>Boiler Nameplate</p>	 <p>WEL-M-LAIN 78 BOILER</p> <table border="1"><tr><td>Boiler Model No.</td><td>78</td></tr><tr><td>Serial No.</td><td>278</td></tr><tr><td>W.D. (W.P.)</td><td>2.40</td></tr><tr><td>Cap. (Hr.)</td><td>521.000</td></tr><tr><td>Grass (Lb.)</td><td>400</td></tr><tr><td>Water (Gp.)</td><td>1000</td></tr><tr><td>Steam (Hr.)</td><td>100</td></tr></table> <p>CERTIFIED BY WEL-M-LAIN MAXIMUM W.P., WATER 60 PSI STEAM 15 PSI MIN. RELIEF VALVE CAP. 521 LB-HR CHARGE</p>	Boiler Model No.	78	Serial No.	278	W.D. (W.P.)	2.40	Cap. (Hr.)	521.000	Grass (Lb.)	400	Water (Gp.)	1000	Steam (Hr.)	100
Boiler Model No.	78														
Serial No.	278														
W.D. (W.P.)	2.40														
Cap. (Hr.)	521.000														
Grass (Lb.)	400														
Water (Gp.)	1000														
Steam (Hr.)	100														
<p>Circ Pumps</p>															

Geothermal Well Piping		
Geothermal Well Piping		
Typical Geothermal Heat Pump		
Geothermal Heat Pump nameplate		

<p>Exposed heating piping in staff stairway.</p>		
<p>Typical wall mounted Thermostat</p>		
<p>Attic Exhaust Fan – located in cupola</p>		
<p>Attic Fan Control – thermal switch to activate attic fan</p>		

<p>2nd floor restroom unisex restroom – Not ADA compliant.</p>		
<p>Water Infiltration at base of Chimney</p>		
<p>Underground Oil Tank Fill and Vent</p>		
<p>Abandoned Condensing Units</p>		

Radon Mitigation Fan	
Restrooms exhaust Fan Caps	

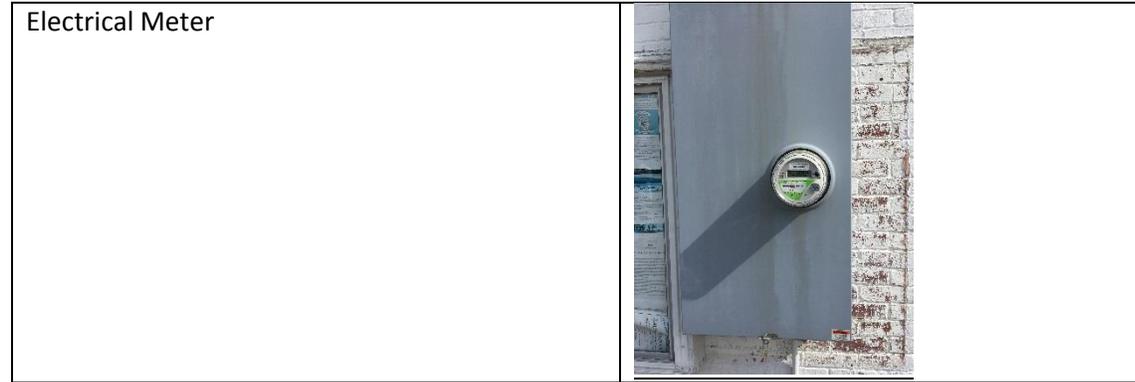
Electrical Systems Overview:

The electrical service and main panel was installed in 2012 during the geothermal heat pump project it is a 400A 120/208v 3phase service. The service is overhead from the street, and the meter is located on the parking lot side of the building, and the main service panel is located on the second floor. There are several subpanels located in the building that are in fair condition. The power wiring in general is metal clad cable (MC). Lighting is primarily fluorescent-type combination of surface and recessed. Exit and emergency lighting does exist in most locations. Fire alarm system was installed in 2010, and there are detection and notification devices in most code-required locations. The parking lot lighting is not sufficient to cover the entire parking area.

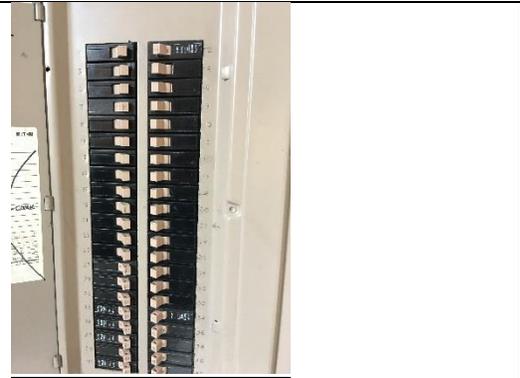
Recommendations:

1. Replace lighting with LED type and research possible incentives available.
2. Supplement exit and emergency lighting to be NFPA 101 compliant.
3. The existing coverage is only in the ceiling over the 2nd Floor Office and over the fire alarm panel. Supplement fire alarm system for complete coverage detection in all areas.

OBSERVATIONS:



<p>Parking Lot Lighting</p>																																																																																																																																																																																																							
<p>Storage Room Lighting</p>																																																																																																																																																																																																							
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<p>2nd floor Subpanel – full no space</p>	
<p>2nd floor Subpanel Schedule</p>	
<p>Fire Alarm Panel – Fire Lite MSU-5D installed in 2010.</p>	

Part IV – Recommended Work

Rye Town Hall Building Conditions Assessment

Exterior Elevations

The following entries discuss the condition of exterior building materials by elevation. This section addresses only wooden, masonry and glass elements. Modern mechanical systems, penetrating principally the north elevation, are addressed elsewhere.

Front (West) Elevation

Clapboard Siding

There are at least three generations of clapboards on the west elevation. Original courses from 1873 survive mainly at second-floor and gable level. First-floor courses appear to date from the last decades of the twentieth century. The former are made of native white pine, and exhibit minor cracks and significant paint failure but are in otherwise sound condition. The latter appear to be low-grade cedar or pine, and exhibit warping, extensive paint failure, and patches. (Figure 71)

The upper levels of original clapboards should be retained or repaired in-kind with high-quality material where necessary. These and the later replacement clapboards below may be painted in the near term if such a project was committed to before this report. We recommend that the lower courses be replaced eventually with high-quality, sustainable material such as vertical-grain western yellow hemlock or Alaskan yellow cedar. Western red cedar is not recommended due to its poor paint-adhesion qualities long-term.

Trim Elements

The corner pilasters, window and door architraves and cornice-work elements are original to 1873 and in overall sound condition. We recommend thorough preparation (hand sanding and scraping, with no use of mechanical sanders or grinders), and application of high-quality primer and paint films, following guidance from a qualified architectural conservator. Work should follow the best practices outlined in NPS Preservation Brief 10: *Exterior Paint Problems on Historic Woodwork*.

Doors

The double-leaf doors on this elevation are original to 1873 and in very good condition. The primary threat to their preservation is splash-back and moisture absorption from the abutting brick sidewalk. The



Figure 71: View of west elevation looking east, showing predominantly original areas of clapboards (blue), and modern, poor-quality replacements (red).



Figure 72: Detail of original west, main entrance showing area of grade to be lowered and trim and original doors to be consolidated with epoxy.

Part IV – Recommended Work

Rye Town Hall Building Conditions Assessment

Exterior Elevations

sidewalk should be lowered by a minimum of three inches and the door frame fitted with a thick white oak sill, to be painted. The bottom edges of the doors should be impregnated with a low-viscosity wood epoxy to seal the wood against further water infiltration. (Figure 72)

Windows

The window sashes, dating to 1873-4 at the second-floor and gable levels, and perhaps early twentieth century at the first-floor level, are in structurally sound condition. They are fitted with protective triple-track storm units. No significant decay or deterioration to wood was noted. However, they exhibit widespread failure of glazing and paint films. At this time, the sashes require thorough, in-place glazing repair and repainting. They do not appear to require removal for full restoration off-site. (Figure 73)

Shutters

The louvered wooden shutters are modern elements installed in the late twentieth century. Made of mahogany, they most likely replicated deteriorated original examples. They exhibit minor warping due to the nature of the wood species, and major paint failure, but there are no significant signs of decay. Warpage is not a significant concern because they are decorative rather than functional. They require proper preparation, priming and paint following the guidance of an architectural conservator. (Figure 74)

Foundation

The foundation on the west elevation consists of poured concrete. This likely replaced an earlier stone foundation in the early 1900s. It exhibits minor cracking from small differential movement of the structure above over time, but these cracks are not a concern. There are no signs that the building is inadequately footed.



Figure 73: Detail of typical window glazing failure.



Figure 74: Detail of typical modern replacement shutters, which exhibit warping and minor deterioration.

Part IV – Recommended Work

Rye Town Hall Building Conditions Assessment

Exterior Elevations

Bell Tower

The four-sided bell tower, positioned at the west end of the building and built in 1873, has a mix of exterior components. The major architectural trims consisting of corner boards, fascia, cornices and spire appear to be original elements. The clapboard siding appears to include twentieth-century replacement material, of poor quality, as well as earlier material. It can be re-painted for short-term gain. Care should be taken to tighten the miter joints in the moldings mechanically by cleaning them out and re-seating nail joints, rather than filling open voids with caulk. (Figure 76)

Special Concern

Original moldings should be preserved to the extent possible in future restoration. Some may require epoxy consolidation and repair. Joints should be tightened. In-kind replacement of these elements would probably require use of lumber inferior to the original. These remain salvageable and can stay in service indefinitely.

We recommend a long-term strategy to include replacement of the existing clapboards with high-quality vertical-grain western yellow hemlock or Alaskan yellow cedar, matching the coursing exposure and workmanship of the original. We do not recommend slab-sawn or western red cedar based on their poor long-term performance regarding paint adherence.

South Elevation

Clapboard Siding

There are at least two generations of clapboards on the south elevation. Original courses from 1873 survive mainly between and above the windows at the second-floor level. Most of the lower courses appear to be from the last decades of the twentieth century. The former are made of native white pine, and exhibit minor cracks and significant paint failure but are in otherwise sound condition. The latter appear to be low-grade cedar or pine, and exhibit warping, extensive paint failure, and patched-in repairs. (Figure 75)

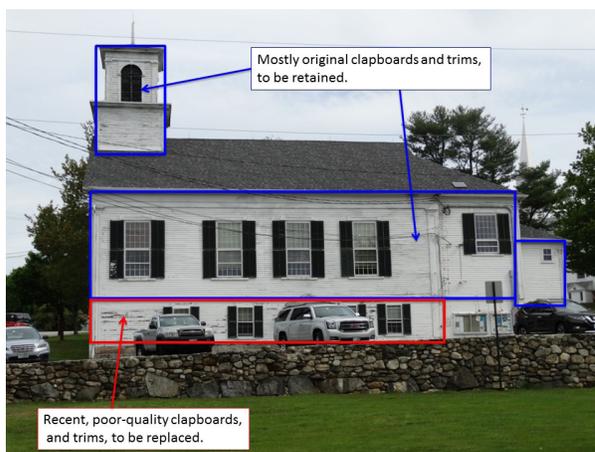


Figure 75: View of south elevation looking north, showing areas of predominantly original siding to preserve (blue) and modern, poor-quality clapboards to be replaced (red).



Figure 76: View of tower looking southeast, showing predominantly original clapboards and trims, with some later, low-quality replacements (indicated in red).

Part IV – Recommended Work

Rye Town Hall Building Conditions Assessment

Exterior Elevations

Whether or not they are painted in the near term, we recommend that the upper levels of original clapboards be retained or repaired, where necessary, in-kind with high-quality materials according to specifications provided by a qualified architectural conservator. We recommend that the lower courses ultimately be replaced with high-quality, sustainable material such as vertical-grain western yellow hemlock or Alaskan yellow cedar. Western red cedar is not recommended because paint does not adhere to it well.

Trim Elements

The corner pilasters, window architraves and cornice-work elements are original to the renovations of 1873 and 1890 and are in generally sound condition. We recommend thorough preparation (hand sanding and scraping, with no use of mechanical sanders or grinders), and application of high-quality primer and paint films following guidance from a qualified architectural conservator. Spray foam was used to fill a gap at the bottom of the southeast corner pilaster. This material needs to be carefully removed by hand and the woodwork properly realigned with underlying sheathing and framing. (Figure 77)

Doors

The main entrance door at ground-floor level is a late twentieth-century feature, probably installed in 1974. A commercially-made wooden element, it is in very good condition with no preservation concerns. It is protected by a bracketed door hood that is also in very good condition.

The wooden board-and-batten door formerly entering the first-floor privy is an original element. Today it is inoperable, sealed shut from the inside. It is in sound condition but requires proper preparation and repainting.

Windows

The window sashes, dating to 1873-4 at second-floor level, and perhaps to the early twentieth century at first-floor level, are in structurally sound condition and are fitted with protective triple-track storm units. No significant decay or deterioration to wood was noted. They exhibit widespread failure of glazing and paint films. At this time, the sashes require glazing repair and repainting in place. They do not appear to



Figure 77: Detail of corner pilaster base, east end of main building south elevation, showing poor past repairs and spray-foam insulation.

Part IV – Recommended Work

Rye Town Hall Building Conditions Assessment

Exterior Elevations

require removal for full restoration off-site. (See Figure 73 for typical conditions throughout)

Shutters

The louvered wooden shutters are modern elements installed in the late twentieth century. Made of mahogany, they most likely replicated deteriorated original examples. They exhibit minor warping due to the nature of the wood species, and major paint failure, but there are no significant signs of decay. Warpage is not a significant concern because they are decorative rather than functional. They require proper preparation, priming and paint following the guidance of an architectural conservator. (See Figure 74 for typical conditions.)

Foundation

West of the poured concrete accessibility ramp to the main entrance, the foundation consists of rough granite slabs supporting the sills of the building. These probably date to 1873. Below this is a poured concrete ledge faced with rubble granite stones. This feature was probably added in 1974 to bolster the original foundation when the parking lot was created, which involved lowering and leveling grade. (Figure 78) The section of foundation east of the main entrance is structural brick, forming the wall for the ground floor level in this area. It is composed in two sections. The one closer to the main entrance is a solid wall, and forms the outer wall of the vault, part of an addition constructed in 1890. (Figure 79) The eastern section is the outer wall of a brick privy, also added in 1890 and pierced by an exterior door. The door is wooden board-and-batten construction, and original.

The stone and concrete work at the west end of the foundation was last repointed in 2011, using modern gray Portland cement (See Figure 78). Though not an ideal material, given the hardness of the granite stone, this is not a significant concern at present. Some joints were filled more recently with expandable, insulating spray foam, perhaps to keep out drafts or pests. This material should be removed by hand and replaced with a soft lime mortar as per the direction of an architectural conservator.

The brick portion of the foundation, east of the main entrance is in overall very good condition. Minor mortar loss has occurred due to weathering and erosion. It should be replaced with a soft lime pointing



Figure 78: Detail of south elevation foundation looking east, showing original foundation and later retaining wall with recent mortar repointing.



Figure 79: Detail of southeast corner of south and east elevations looking northwest, showing brick vault and privy foundation.

Part IV – Recommended Work

Rye Town Hall Building Conditions Assessment

Exterior Elevations

mortar as per a formulation recommended by an architectural conservator.

East Elevation

Clapboard Siding

The only historic clapboards on the east elevation survive between the eave line of the 1890 addition and the roof intersection of the 1911 addition. First and second-floor siding dates to the 1974 enclosure of this space as offices and storage. (Figure 80)

Whether or not they are painted in the near term, we recommend that the upper levels of original clapboards be retained or repaired, where necessary, in-kind with high-quality materials according to specifications provided by a qualified architectural conservator. We recommend that the lower courses ultimately be replaced with high-quality, sustainable material such as vertical-grain western yellow hemlock or Alaskan yellow cedar. Western red cedar is not recommended because paint does not adhere to it well.

Trim Elements

With the exception of the 1890s east roof eave cornice, all trim elements here date to the 1970s. They are in sound condition and require only high-quality preparation and painting following the guidance of an architectural conservator.

Doors

The door in this elevation is a modern aluminum, probably insulated door. It is in sound condition requiring only fresh paint.

Windows

The windows on the east elevation are modern replacement windows, probably from the 1970s. They are in sound condition, but in some cases the snap-in faux muntin grids are broken and require simple repair. (Figure 81)



Figure 80: View of east elevation looking northwest, showing areas of original clapboards and trims (blue), and modern replacements (red).



Figure 81: Detail of modern window, east elevation, ground floor, showing broken false muntins.

Part IV – Recommended Work

Rye Town Hall Building Conditions Assessment

Exterior Elevations

Foundation

The foundation on this elevation consists of the four brick piers that originally supported the second-floor porch, and concrete block at ground level, infilling the spans between the piers when this area was enclosed as interior space. The foundation exhibits no conservation concerns.

Exterior Stairs

The exterior stairs, ascending the steep landscape adjacent to the north elevation, were replaced in 2017 using pressure-treated lumber for framing and composite materials for stair treads, decking and railings. They are in very good condition. (Figure 82)

Special Concern

The overall form, massing, roof lines, privy elements and brick support piers on this elevation are historic features. However, this elevation is the least visible one from any public right-of-way, and therefore of secondary importance. In maintenance projects their historic character should be considered and preserved. Any expansion of the building to increase the Town Hall's usefulness will likely have some sort of impact to this elevation. We recommend careful documentation if any alteration is undertaken.

North Elevation

Clapboard Siding

The clapboards on the west elevation consist of at least three generations. Original courses from 1873 survive mainly at the second-floor level, between and above the large windows. First-floor courses appear to be from the last decades of the twentieth century. The former are made of native white pine. They exhibit minor cracks and significant paint failure but are otherwise sound. The latter appear to be low-grade cedar or pine, and exhibit warping, extensive paint failure, and patched-in repairs. (Figure 83)

Whether or not they are painted in the near term, we recommend that the upper levels of original clapboards be retained or repaired, where necessary, in-kind with high-quality materials according to specifications provided by a qualified architectural conservator. We recommend that the lower courses ultimately be replaced with high-quality, sustainable material such as vertical-grain western yellow



Figure 82: View of recently-rebuilt ancillary exterior stairs, east elevation.

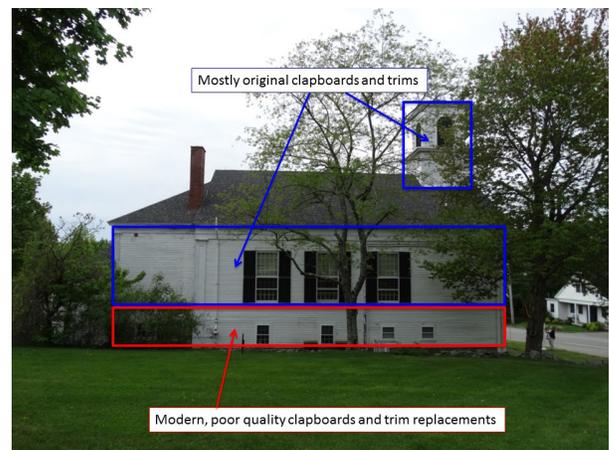


Figure 83: View of north elevation looking south, showing predominantly original clapboards (blue) and poor-quality modern replacements (red).

Part IV – Recommended Work

Rye Town Hall Building Conditions Assessment

Exterior Elevations

hemlock or Alaskan yellow cedar. Western red cedar is not recommended because paint does not adhere to it well.

Trim Elements

The corner pilasters, window architraves and cornice-work elements are original to 1873 (second floor) and 1900-1912 for the eastern additions and in overall sound condition. We recommend thorough preparation (hand sanding and scraping, with no use of mechanical sanders or grinders), and application of high-quality primer and paint films following guidance from a qualified architectural conservator.

Windows

The window sashes, dating to 1873 at second-floor level, and perhaps 1900-1912 at first-floor level, are in structurally sound condition and are fitted with protective triple-track storm units. No significant decay or deterioration to wood was noted. However, they exhibit widespread failure of glazing and paint films. At this point in time, the sashes require thorough, in-place glazing repair and repainting. They do not appear to require removal for full restoration off-site. (See Figure 73)

Shutters

The louvered wooden shutters are modern elements installed in the late twentieth century. Made of mahogany, they most likely replicated deteriorated original examples. They exhibit minor warping due to the nature of the wood species, and major paint failure, but there are no significant signs of decay. Warpage is not a significant concern because they are decorative rather than functional. They require proper preparation, priming and paint following the guidance of an architectural conservator. (See Figure 74)

Foundation

The foundation on this elevation consists of poured concrete. This likely replaced an earlier stone foundation in the early 1900s. It exhibits minor cracking from long-term, small differential movement on the structure above over time, but these cracks are not a structural concern. There are no signs in the building above that the building is inadequately footed. (Figure 84)



Figure 84: Detail of concrete foundation, north elevation, showing typical cracks, non-structural.

Part IV – Recommended Work

Rye Town Hall Building Conditions Assessment

Interior

Ground Floor General

The ground floor was extensively renovated several times throughout the twentieth century. Today, the only remaining historic features are the 1873 stair cases (Rooms 101 and 102), the 1890 vault (Room 115), the structural components to Stair C (Room 114), the interior faces of the 1890 foundation windows in Room 116, and the northern elevation of the 1890 privy, visible in Room 118. The remaining visible architectural features, all of which are of an expendable, late twentieth-century nature, are in sound, clean condition.

Special Concern

- The condition and recommendations for the original front, exterior doors in Room 102 are addressed above. None of the remaining historical features exhibit any preservation concerns, but their preservation should be considered in any future renovation projects.
- Any renovation projects on the ground floor should involve careful inspection for any evidence of prior conditions and materials in the event of removal of later materials. Any major project should include the input of an architectural historian or conservator to observe and interpret any hidden conditions revealed.

Second Floor, General

The second floor consists of four historic spaces. These are the main 1839 church sanctuary, the 1873 addition to the west, and 1890 and 1911 additions to the east. All of these spaces retain significant historic features. Most spaces received additional partitions to create offices in 1974 and 1986. The added partitions were built at about an eight-foot height, allowing the shape and scale of the original sanctuary to remain visible and discernible. They are largely removable, leaving the spaces the way they looked between 1873 and 1912. Any future redevelopment of second-floor interior spaces should consider their impact on surviving historic materials from 1839, 1873, 1890, and 1911.

Main Space, Now Rooms 104 through 114

This was the Methodist Church sanctuary, 1839, converted to an open auditorium with removal of the church pews in 1873. It was divided into offices, a kitchenette and a restroom in 1986 with superficial partitions. All original wainscoting from 1839 circumscribes the overall space with evidence for the disposition of the church pews. Two church pews remain in place along the west wall. The original plaster tray-style ceiling from 1839 remains in place, now covered with decorative embossed metal installed in 1912. The stage platform, installed in 1875, and the stage proscenium, likely installed in 1890, are intact.

All of these features are in very good condition, with no notable preservation concerns or warranted repairs.

Special Concern

As historic character-defining features that tell the story of the building over time, the above historic elements warrant careful consideration for preservation in any renovations or repairs.

West Addition, 1873, Second Floor (Now Rooms 201, 202 and 203)

The expansion to the front of the building, made in 1873, remains essentially intact from that time, with the possible addition of a closet (Room 202), probably added between 1890 and 1912. These spaces retain 1873 plaster walls and ceiling, bead-board dados, staircase elements, and the 1839 church doors. For Rooms 201 and 202, the surviving materials are in very good condition and do not require

Part IV – Recommended Work

Rye Town Hall Building Conditions Assessment

Interior

conservation. However, the northern stairwell, (the space ascending from Room 103 to 203) exhibits failing paint films and cracked plaster. In particular, the plaster should be repaired before conditions worsen and original materials are lost. The walls and woodwork should be freshly painted, with considerations for potential lead paint abatement.

Special Concern

The architectural features in these spaces reflect original conditions from 1873 to the present. All elements warrant careful preservation in any future repairs or renovation. (Figure 85)

West Addition, 1873, Third Floor (Collectively Rooms 302 and 303)

These two spaces were originally one. They were divided by a partition creating Room 303 between 1890 and 1912, judging by the character of the partition materials, which are constructed of dimensional-lumber framing and vertical bead-board wainscoting similar to that which survives in Rooms 212, 214 and 215.

The stair hall, Rooms 203 and 303, retains original wall and ceiling plaster, bead-board dadoes, and staircase components. They remain in their 1873 condition except for later paint films. The plaster exhibits cracks and requires reattachment to the lath, with guidance by an architectural conservator. Loose paint, possibly containing lead, should be remediated and encapsulated.

The storage room, Room 302, was created around the turn of the century. It exhibits original plaster walls and ceiling. The walls are circumscribed by later wooden shelving units. The ceiling is in a state of significant deterioration. The northern portion was stabilized by a surface-application of drywall in the late twentieth century. The southern portion is exposed, and failing. (Figure 86)

Special Concern

The original plaster surfaces in these spaces are important character-defining features. We recommend removal of the drywall in room 302 and consolidation, reattachment and repair of all remaining original



Figure 85: View of north staircase wall (Room 202) looking north, showing deteriorating paint and original plaster. Inset: View of ceiling above (Room 302) showing failing plaster, to be conserved and repaired.



Figure 86: View of Room 302 looking south. Wall plaster is intact and requires stabilization. Most of the ceiling plaster has been reinforced with modern drywall.

Part IV – Recommended Work

Rye Town Hall Building Conditions Assessment

Interior

plaster before significant loss incurs.

Attic and Bell Tower

The attic, a space above the 1839 sanctuary, and above the 1873 addition, features exposed framing that shows the building's evolution. The main portion of the attic retains original heavy-timber roof trusses as well as vestiges of the 1839 bell tower. The western portion is balloon-framed except for the bell tower piers, which are timber-framed. Some sub-flooring exists, but the joists are mostly exposed with their spans filled by blown-in cellulose insulation. (Figure 87)

An original plain plank staircase ascends from the western (1873) portion of the attic to the drum of the bell tower. An original wooden ladder ascends from a catwalk, accessing the top tier of the bell tower. These are character-defining features. There is a secondary roof covering of unknown material (apparently an early form of tar or asphaltum) that protects lower areas of the tower from water infiltration. It was covered with debris at the time of this inspection. (Figure 88)

The structural elements in these areas appear to be in very good condition. We noted no evidence of fatigue, decay or water infiltration. There is no bird or rodent infiltration beyond what is expected in a structure of this age.

Special Concern

The framing elements in the attic and bell tower are primary character-defining features. They warrant careful preservation as not only a record of the building's history, but as a record of coastal New Hampshire building practices during the third quarter of the nineteenth. Any future renovation projects requiring bolstering of the building's framing system should be legible, reversible, and have minimum impact on the existing elements. The stairs and ladders are sparsely constructed. If strengthening is required, they should be reinforced rather than replaced.



Figure 87: Detail of attic space above Room 302 showing 1874 balloon framing and recent cellulose insulation.



Figure 88: Detail of attic space above Room 302 showing original 1870s staircase accessing the bell tower.

Part IV – Recommended Work

Rye Town Hall Building Conditions Assessment

ADA & Life Safety

The building requires evaluation under New Hampshire Building Code (2012), National Fire Protection Association (NFPA) 101 (2016 edition), NFPA Chapter 43 for Historic Buildings, International Existing Building Code (IEBC) 2015, and 2010 ADA Standards for Accessible Design. The Authority Having Jurisdiction (AHJ) is the Town of Rye, though they do confer with the State Fire Marshal who is responsible for public safety on all New Hampshire public buildings.

Existing Construction Type

The building is constructed as a timber frame structure with plaster & lath interior, that has undergone numerous additions and renovations since its original construction in 1839. The existing Construction Type is Type V (000).

Occupant Load

The occupant load of the Ground (first) Floor is 73 occupants and the Second floor is 24 occupants. The meeting room (Room 104) would be categorized as Assembly Occupancy with an occupant load of 1 occupant per 7 square feet. The rest of the building would be categorized as Business Occupancy with an occupant load of 1 occupant per 100 square feet.

Egress Paths

There are several places in the Rye Town Hall where the egress path does not meet code requirements. Egress paths are also not allowed to be blocked by gates (Stair B) or by occupied spaces (Room 102) or through adjoining rooms (Rooms 102, 208, 213). Egress doors are not allowed to be blocked (Room 102) or latched shut unless provided with panic hardware.

Stairs

Stairs A, B, and C meet NFPA 101 code requirements for existing stairs. As stairs A and B are historic, they will be able to remain as is using NFPA Chapter 43 Review. Stair C is non-historic, but headroom should be checked to make sure that there is a minimum of 6'-8" clear. The stairs and exit in room 215 should be reworked to allow for safe egress.

Sprinkler, smoke detection and fire alarm system

A fire alarm system was installed in 2010 and there is detection and notification devices in most code required locations. There is no sprinkler system installed in the structure. Exit signs, emergency lighting and other safety features such as fire extinguishers should also be evaluated for compliance.

American with Disabilities Act (ADA)

The ground floor is currently accessed by a handicap accessible ramp. The second floor is currently not handicap-accessible. There are numerous locations where the maneuvering clearances at doors do not meet ADA 2010 requirements per Figure 404.2.4.1. The bathrooms are currently not handicap accessible. Lever hardware is missing in select locations. A comprehensive study by an ADA advocacy group such as AlphaOne would be prudent in helping to meet the governing Federal and State laws.

Elevator Requirement

An elevator is required to make the second floor accessible per ADA 2010 requirements. Reworking hall 212 would provide code compliant stairs as well as lift access to the rear of the building where the floor is raised (Rooms 213 and 215).

DRAWING LEGEND	
SYMBOL	DESCRIPTION
(2)	NUMBER OF OCCUPANT EGRESS PER OPENING
(Wheelchair icon)	BARRIER-FREE LOCATION, CLEAR FLOOR AREA SHOWN WITH DASHED LINE OR CIRCLE

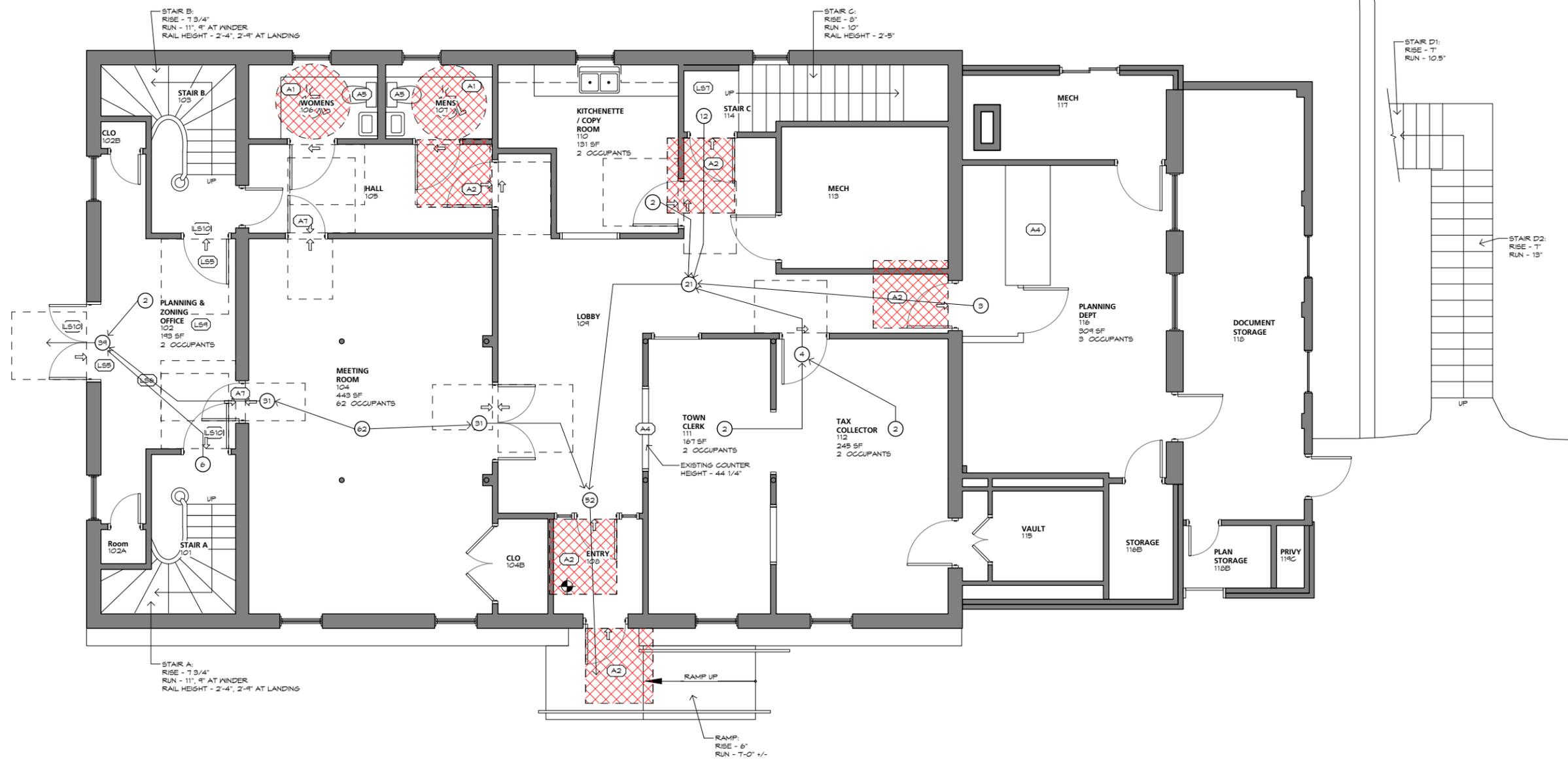
- APPLICABLE CODES:
- New Hampshire Building Code (2012)
 - NFPA 101, 2015 edition
 - NFPA 101 Chapter 43 for Historic Buildings
 - International Existing Building Code (IEBC) 2015
 - 2010 ADA Standards for Accessible Design (ADA 2010)

OCCUPANCY LEGEND		LOCATION	OCCUPANT LOAD PER IBC 2009
(Hatched box)	BUSINESS		1 OCCUPANT / 100 SF
(Hatched box)	ASSEMBLY		1 OCCUPANT / 7 SF

OCCUPANCY LOAD			
FLOOR	GROSS AREA	OCCUPIED AREA	OCCUPANT LOAD
GROUND FLOOR	3,050 SF	1,475 SF	73 OCCUPANTS
SECOND FLOOR	3,050 SF	1,680 SF	24 OCCUPANTS
BELFRY FLOOR	420 SF	0 SF	0 OCCUPANTS
TOTAL	6,520 SF	1,502 SF	97 OCCUPANTS

LIFE SAFETY KEY NOTES		
LS1	STAIR WIDTH DOES NOT MEET CODE	NFPA 101; TABLE 7.2.2.2.1.1 (b)
LS2	DOOR WIDTH DOES NOT MEET CODE	IBC 2009: 1005.1 / 1008.1.1
LS3	CORRIDOR WIDTH DOES NOT MEET CODE	IBC 2009: 1018.2
LS4	DEAD END CORRIDOR LENGTH EXCEEDS CODE	IBC 2009: 1018.4
LS5	DOOR EGRESS IS BLOCKED OR LATCHED	IBC 2009: CHAPTER 10
LS6	EGRESS IS NOT ALLOWED THROUGH ROOM	IBC 2009: CHAPTER 10
LS7	EGRESS SHOULD BE DIRECTLY TO EXTERIOR	IBC 2009: CHAPTER 10
LS8	GATE IS NOT ALLOWED TO BLOCK EGRESS PATH	IBC 2009: CHAPTER 10
LS9	OCCUPIED SPACES ARE NOT ALLOWED IN EGRESS	IBC 2009: CHAPTER 10
LS10	DOOR HAS EXISTING PANIC HARDWARE & CLOSER	
LS11	STAIR RISE / RUN DOES NOT MEET CODE REQUIREMENTS	NFPA 101; TABLE 7.2.2.2.1.1 (b)

ADA KEY NOTES		
A1	DOES NOT MEET ADA TURNING RADIUS CLEARANCES	ADA 2010: 304.3
A2	FULL SIDE OF DOOR DOES NOT MEET ADA MANEUVERING CLEARANCES	ADA 2010: FIGURE 404.2.4.1
A3	PUSH SIDE OF DOOR DOES NOT MEET ADA MANEUVERING CLEARANCES	ADA 2010: FIGURE 404.2.4.1
A4	DOES NOT MEET ADA COUNTER HEIGHT	ADA 2010: 902.3
A5	DOES NOT HAVE ADA GRAB BARS	ADA 2010: 604.5
A6	FLOOR LEVEL HAS NO ADA ACCESS	ADA 2010: 306.404
A7	CLEAR WIDTH OF DOOR DOES NOT MEET ADA CLEARANCES	ADA 2010: 404.2.3



1 FIRST FLOOR CODE DIAGRAM
 ADA.1 1/4" = 1'-0"

BARBA+WHEELLOCK
 ARCHITECTURE SUSTAINABILITY PRESERVATION
 500 CONGRESS STREET
 PORTLAND, MAINE 04101
 207.772.2722
 WWW.BARBAWHEELLOCK.COM

NOT FOR CONSTRUCTION

16 ALGONQUIN DRIVE
 GORHAM, NH 03502
 (207) 351-5066
 GROUNDROOT PRESERVATION.COM



HISTORIC STRUCTURE REPORT
 TOWN OF RYE, NH
 10 Central Road
 Rye, NH 03870



FIRST FLOOR CODE ANALYSIS
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RYE TOWN HALL
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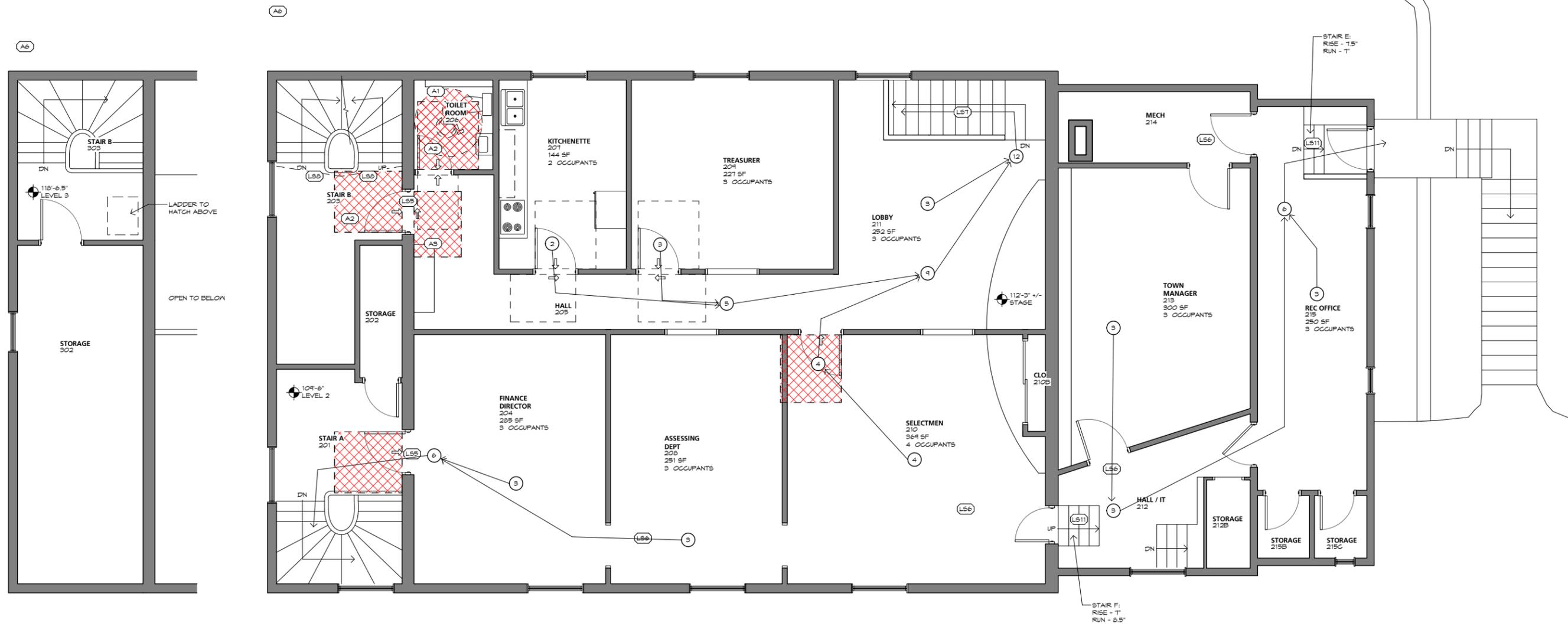
DRAWING LEGEND	
SYMBOL	DESCRIPTION
②	NUMBER OF OCCUPANT EGRESS PER OPENING
	BARRIER-FREE LOCATION, CLEAR FLOOR AREA SHOWN WITH DASHED LINE OR CIRCLE

- APPLICABLE CODES:
- New Hampshire Building Code (2012)
 - NFPA 101, 2015 edition
 - NFPA 101 Chapter 43 for Historic Buildings
 - International Existing Building Code (IEBC) 2015
 - 2010 ADA Standards for Accessible Design (ADA 2010)

OCCUPANCY LEGEND		LOCATION	OCCUPANT LOAD PER IBC 2009
	BUSINESS		1 OCCUPANT / 100 SF
	ASSEMBLY		1 OCCUPANT / 1 SF
OCCUPANCY LOAD			
FLOOR	GROSS AREA	OCCUPIED AREA	OCCUPANT LOAD
GROUND FLOOR	3,050 SF	1,475 SF	73 OCCUPANTS
SECOND FLOOR	3,050 SF	1,680 SF	24 OCCUPANTS
BELFRY FLOOR	420 SF	0 SF	0 OCCUPANTS
TOTAL	6,520 SF	1,502 SF	97 OCCUPANTS

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A5	DOES NOT HAVE ADA GRAB BARS	ADA 2010: 604.5
A6	FLOOR LEVEL HAS NO ADA ACCESS	ADA 2010: 306.404
A7	CLEAR WIDTH OF DOOR DOES NOT MEET ADA CLEARANCES	ADA 2010: 404.2.3



2 BELFRY FLOOR CODE DIAGRAM
ADA.2 1/4" = 1'-0"

1 SECOND FLOOR CODE DIAGRAM
ADA.2 1/4" = 1'-0"

NOT FOR CONSTRUCTION

Part IV – Recommended Work

Rye Town Hall Preservation Objectives

Executive Summary

The Town of Rye has spent the last seven years in a public process trying to decide how to meet its needs for greater accessibility and more space in its town hall. Proposals ranging from demolition and replacement of the current building to its adaptation and expansion have been explored and put before voters. It appears likely, though far from certain, at this time that the town will renovate Town Hall and build an addition of some sort. The preservation approach underlying the recommendations herein, therefore, is rehabilitation, as defined in the Secretary of the Interior's Standards for Treatment of Historic Properties. This approach offers flexibility to accommodate contemporary uses efficiently while preserving the structure's primary character-defining features.

In its current state and use, the Rye Town Hall is structurally sound with no urgent preservation issues. The essential preservation objectives for the building are to retain original, character-defining features as they are; and to include their preservation going forward in maintenance planning and any renovation or expansion.

Below are recommendations in order of near and long-term priority, explained more fully in report sections:

Near-Term: 2019

NT1. Foundation

- F1: Remove spray-foam sealant from the foundation and lower woodworking joints on the south elevation.
- F2: Re-point the masonry with soft lime mortar following directions from an architectural conservator and National Park Service (NPS) Preservation Brief 2: *Repointing Mortar Joints in Historic Masonry*.
<https://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>
- F3: Replace minor mortar loss in brickwork with soft lime mortar.

Estimated Cost: \$6,125*

NT2. Exterior Woodwork

- A1: Repair woodwork elements using epoxy consolidation and wood grafts where applicable, Avoid mechanical sanding in preparation for painting. Retain rather than replace original moldings on the exterior to the extent possible in future treatment, consolidating and repairing them with epoxy as needed. Tighten joints.

Estimated Cost: \$18,055*

NT3. Exterior Siding

- B1: Replace cracked or failing modern clapboards on the lower sections of the building and the sides of the bell tower with high-quality material such as vertical-grain western yellow hemlock or Alaskan yellow cedar.
- B2: Regardless of any future plans for renovation, later clapboards on all four elevations at ground-floor level and areas of the tower should be replaced with high-quality material matching the character and workmanship of surviving original materials.
- B3: Any repairs to surviving earlier clapboards on upper parts of the building should be repaired and replaced only when necessary with high-quality, closely matching material.

Estimated Cost: \$55,185*

Part IV – Recommended Work

Rye Town Hall Preservation Objectives

Executive Summary

NT4. Exterior Paint

- P1: The currently-failing exterior paint (siding, trims, shutters) should be corrected with thorough preparation (hand sanding and scraping, with no use of mechanical sanders or grinders) and application of high-quality exterior paint job with advice from an architectural conservator. Work should follow the best practices outlined in NPS Preservation Brief 10: *Exterior Paint Problems on Historic Woodwork*.

<https://www.nps.gov/tps/how-to-preserve/briefs/10-paint-problems.htm>

Estimated Cost: \$72,220*

NT5. Window Glazing

- G1: All historic wooden window sashes should be properly prepared, re-glazed and coated with high-quality paint following the guidance of an architectural conservator and NPS Preservation Brief 9: *The Repair of Historic Wooden Windows*.

<https://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>

- G2: Repair snap-in muntins on windows on east elevation.

Estimated Cost: \$53,145*

NT6. Historic Doors & Entryways

- K1: The grade along the west elevation, including the brick walkway, should be lowered by at least three inches and sloped away from the building to protect the original front doors from moisture absorption and developing decay.

- K2: Install a white-oak door sill under the original front doors and paint it.

- K3: Seal the bottom edges of the doors with a low-viscosity wood epoxy.

- K4: Prepare and paint the wooden board-and-batten privy door on the first floor of the south elevation.

Estimated Cost: \$6,595*

NT7. Reconfigure first floor offices to comply with life safety requirements.

- D1: New automatic opener on existing door

- R2: Relocate office, no storage & office space in egress hall

Estimated Cost: \$4,320*

NT8. Reconfigure entry 108 for ADA access.

- D5: Relocate egress doors, infill openings, add panic hardware

- R6: Relocate door hood to align w/ new door location

Estimated Cost: \$5,495*

NT9. Reconfigure bathrooms and kitchenette for ADA access.

- C1: Reconfigure counters to allow for ADA access

- C2: Reconfigure cabinets to allow for ADA access

- D2: New doors with lever hardware

- D7: Relocate door, frame, casing, and hardware

- D10: New cased opening

- M2: Reconfigure Bathroom for ADA access

- W1: Reconfigure wall to allow for ADA construction

Estimated Cost: \$40,835*

Part IV – Recommended Work

Rye Town Hall Preservation Objectives

Executive Summary

NT10. Standards for Accessible Design.

- H1: New handrail @ 2'-10" AFF
- H2: Raise handrail to be 2'-10" AFF
- R1: Remove bench

Estimated Cost: \$5,065*

NT11. New Elevator tower.

- D4: New egress doors with panic hardware
- E1: New ADA elevator, canton elevator 3500# front load
- W3: New exterior wall for elevator lobby
- W4: New exterior wall for elevator shaft

Estimated Cost: \$205,460*

NT12. Reconfigure second floor offices to comply with life safety requirements.

- D2: New doors with lever hardware
- D3: Change door swing
- D6: Existing doors with new panic hardware & closer
- R3: Remove gate
- W2: Reconfigure walls to allow for egress

Estimated Cost: \$22,015*

NT13. Reconfigure Hall 212 for ADA access to former stage.

- D2: New doors with lever hardware
- E2: New ADA 90° standard platform genesis enclosure vertical platform lift, or similar
- R4: Remove stairs, railings
- R5: Remove built-up platform
- S1: New stairs, 7" rise, 11" run, new handrails and guardrails

Estimated Cost: \$39,175*

NT14. Reconfigure second floor rear exit to comply with life safety requirements.

- D2: New doors with lever hardware
- S2: Reconfigure stairs to meet code, 7" rise, 11" run, new handrails and guardrails
- W2: Reconfigure walls to allow for egress

Estimated Cost: \$6,565*

NT15. Suggested Mechanical Systems Improvements

- M1: Add mechanical ventilation to the occupied portions of the building.
- M3: Replace boiler with propane/ natural gas-fired high-efficiency condensing boiler.
- L1: Replace lighting throughout with efficient LED fixtures.
- L2: Supplement exit and emergency lighting to be NFPA 101 compliant.
- L3: Supplement fire alarm system for complete coverage detection in all areas.

Estimated Cost: \$260,715*

Part IV – Recommended Work

Rye Town Hall Preservation Objectives

Executive Summary

Long-Term (2020-2025)

LT1: Stabilize original wall and ceiling plaster in Rooms 203, 302 and 303 using injectable acrylic adhesive, following the best practices outlined in NPS Preservation Brief 21: *Repairing Historic Flat Plaster Walls and Ceilings*.

<https://www.nps.gov/tps/how-to-preserve/briefs/21-flat-plaster.htm>

LT2: Remove failing paint on woodwork and plaster in Rooms 203, 302 and 303, and replace with fresh, high-quality paint films. Test for lead and remediate as necessary, following the best practices outlined in NPS Preservation Brief 28: *Painting Historic Interiors*.

<https://www.nps.gov/tps/how-to-preserve/briefs/28-painting-interiors.htm>

Estimated Cost (Items LT1 + LT2): \$57,600*

LT3: Develop and implement a long-term maintenance plan with input from an architectural conservator.

Estimated Cost: As needed basis, TBD

Estimated Construction Cost:

Total Near Term Items: \$800,970

Assumes single General Contractor contract for entire Near Term work scope in 2019

Excludes: A&E fees, utility impact fees, ledge & unsuitable soils, Owner movables & furnishings, hazardous materials abatement.

Owner’s Contingency, 10%: \$80,000

Fixtures, Furnishings, Equipment (FFE), 2%: \$16,000

A/E Fees, 10%: \$80,000

Total Project Cost, Near Term:** **\$240,097**

Total Long Term Items: \$57,600

Assumes separate GenCon contracts with uncertain time frame no later than 2025

Cost reduction for plaster-paint-remediation direct hires in lieu of General Contractor = Deduct of \$9,600

Excludes: A&E fees, utility impact fees, ledge & unsuitable soils, Owner movables & furnishings, hazardous materials abatement.

Owner’s Contingency, 10%: \$5,760

A/E Fees, 15%: \$8,640

Total Project Cost, Long Term:** **\$72,000**

**See Cost Estimate in appendix for breakdown of Construction Costs*

***Excludes: Utility impact fees, ledge & unsuitable soils, Owner movables & furnishings, hazardous materials abatement.*



Part V – Drawings & Photographs



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Part V – Drawings & Photographs

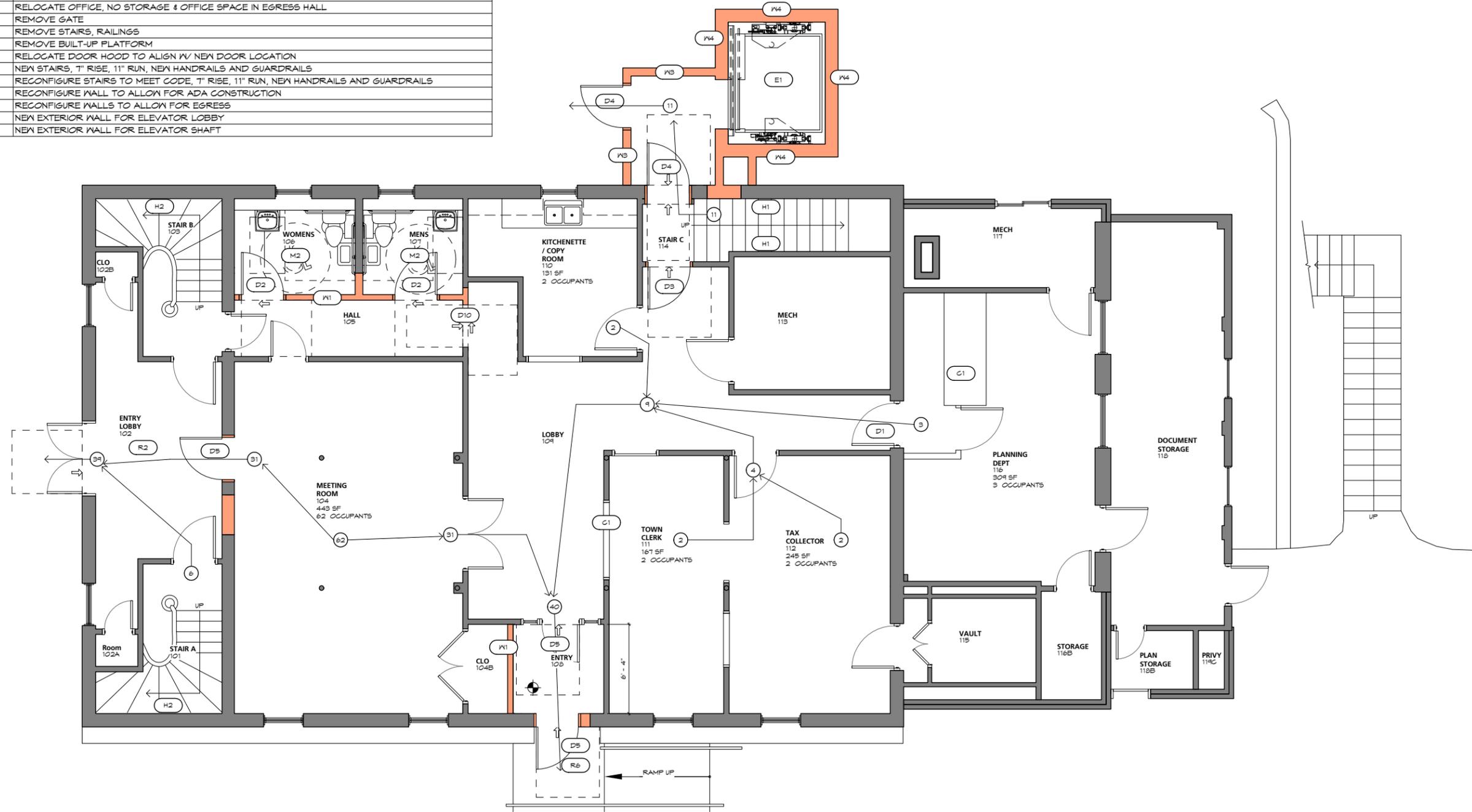
Preliminary Design Drawings

The preliminary design drawings include the following:

- A101 - Proposed First Floor Plan
- A102 - Proposed Second Floor & Belfry Floor Plan

NEAR TERM RECOMENDATIONS

COUNT	TAG	NOTES
3	C1	RECONFIGURE COUNTER TO ALLOW FOR ADA ACCESS
2	C2	RECONFIGURE CABINETS TO ALLOW FOR ADA ACCESS
1	D1	NEW AUTOMATIC OPENER ON EXISTING DOOR
10	D2	NEW DOOR W/ LEVER HARDWARE
2	D3	CHANGE DOOR SWING
3	D4	NEW EGRESS DOOR W/ PANIC HARDWARE
3	D5	RELOCATE EGRESS DOOR, INFILL OPENING, ADD PANIC HARDWARE
2	D6	EXISTING DOOR W/ NEW PANIC HARDWARE & CLOSER
1	D7	RELOCATE DOOR, FRAME, CASING, AND HARDWARE
1	D10	NEW CASING OPENING
2	E1	NEW ADA ELEVATOR, CANTON ELEVATOR 3500# FRONT LOAD
1	E2	NEW ADA 90° STANDARD PLATFORM GENESIS ENCLOSURE VERTICAL PLATFORM LIFT, OR SIMILAR
2	H1	NEW HANDRAIL @ 2'-10" AFF
2	H2	RAISE HANDRAIL TO BE 2'-10" AFF
3	M2	RECONFIGURE BATHROOM TO ALLOW FOR ADA ACCESS
1	R1	REMOVE BENCH
1	R2	RELOCATE OFFICE, NO STORAGE & OFFICE SPACE IN EGRESS HALL
2	R3	REMOVE GATE
2	R4	REMOVE STAIRS, RAILINGS
2	R5	REMOVE BUILT-UP PLATFORM
1	R6	RELOCATE DOOR HOOD TO ALIGN W/ NEW DOOR LOCATION
1	S1	NEW STAIRS, 7" RISE, 11" RUN, NEW HANDRAILS AND GUARDRAILS
1	S2	RECONFIGURE STAIRS TO MEET CODE, 7" RISE, 11" RUN, NEW HANDRAILS AND GUARDRAILS
2	W1	RECONFIGURE WALL TO ALLOW FOR ADA CONSTRUCTION
3	W2	RECONFIGURE WALLS TO ALLOW FOR EGRESS
4	W3	NEW EXTERIOR WALL FOR ELEVATOR LOBBY
8	W4	NEW EXTERIOR WALL FOR ELEVATOR SHAFT



1 PROPOSED FIRST FLOOR PLAN
A101 1/4" = 1'-0"

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HISTORIC STRUCTURE REPORT
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10 Central Road
Rye, NH 03070

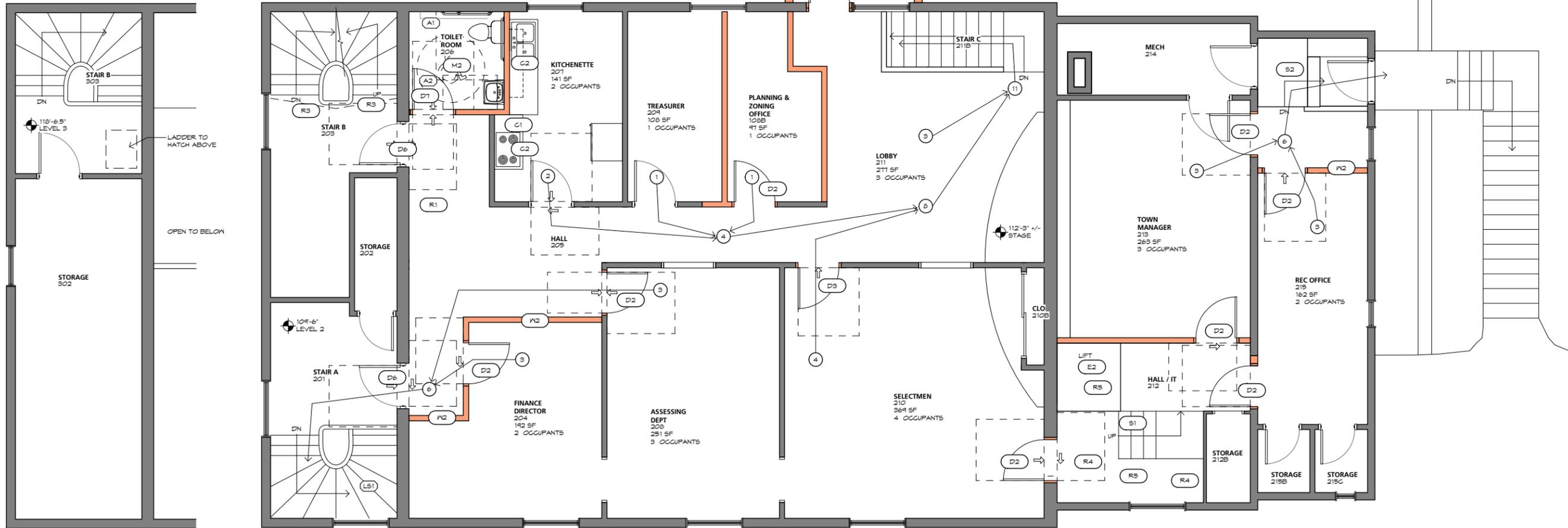
PROPOSED FIRST FLOOR PLAN
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DRAWN BY: B+W
DATE: 09/10/2018
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RYE TOWN HALL
A101



NEAR TERM RECOMENDATIONS

COUNT	TAG	NOTES
3	C1	RECONFIGURE COUNTER TO ALLOW FOR ADA ACCESS
2	C2	RECONFIGURE CABINETS TO ALLOW FOR ADA ACCESS
1	D1	NEW AUTOMATIC OPENER ON EXISTING DOOR
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2	D3	CHANGE DOOR SWING
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3	D5	RELOCATE EGRESS DOOR, INFILL OPENING, ADD PANIC HARDWARE
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1	D10	NEW CASED OPENING
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2	H1	NEW HANDRAIL @ 2'-10" AFF
2	H2	RAISE HANDRAIL TO BE 2'-10" AFF
3	M2	RECONFIGURE BATHROOM TO ALLOW FOR ADA ACCESS
1	R1	REMOVE BENCH
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2	R3	REMOVE GATE
2	R4	REMOVE STAIRS, RAILINGS
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3	W2	RECONFIGURE WALLS TO ALLOW FOR EGRESS
4	W3	NEW EXTERIOR WALL FOR ELEVATOR LOBBY
5	W4	NEW EXTERIOR WALL FOR ELEVATOR SHAFT



2 PROPOSED BELFRY FLOOR PLAN
A102 1/4" = 1'-0"

1 PROPOSED SECOND FLOOR PLAN
A102 1/4" = 1'-0"

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Rye, NH 03870



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DATE: 09/10/2018
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RYE TOWN HALL
A102

Part V – Drawings & Photographs

Rye Town Hall Photographs

*Figure is not located in the photo key plans.

- Figure 1: View of Rye Town Hall looking northeast, showing overall form and massing.
- Figure 2: Interior view of main floor looking northeast, showing main original sanctuary space now divided by modern first-floor partitions. The 1900 stage and proscenium are visible.
- Figure 3: View of 1911 east porch, later enclosed as office space, looking northeast.
- Figure 4: Lobby, Room 109, looking east, showing modern office partitions
- Figure 5: Room 104 looking west, showing original doors and wainscot elements within a modern office space.
- Figure 6: View of Room 116 looking southeast. A modern space, it shows the door to Room 116b at the left, rear.
- Figure 7: Room 118 looking north, showing the original brick foundation and windows to the 1890 addition to the east.
- Figure 8: West (front) elevation, looking east.
- Figure 9: South elevation looking north.
- Figure 10: East elevation looking northwest.
- Figure 11: North elevation looking south.
- Figure 12: View of entrance, (Room 108) looking south.
- Figure 13: View of lobby (Room 109) looking east.
- Figure 14: View of Room 111 looking southwest.
- Figure 15: View of Room 112 looking south.
- Figure 16: View of Room 115 looking east.
- Figure 17: View of Room 104 looking south, showing closet in the east wall (Room 104b)
- Figure 18: View of room 102 looking north, showing closet (Room 102b) and fire-rated entrance to Stair A (Room 103).
- Figure 19: View of Room 113 looking east.
- Figure 20: View of kitchenette (Room 110) looking west.
- Figure 21: View of Stair A (Room 101) looking south.
- Figure 22: View of Stair A (Room 101) looking south.
- Figure 23: View of Stair C (Room 114) looking east.
- Figure 24: View of interior entrance to former privy (rooms 118B and 119c) looking southwest from Room 118.
- Figure 25: View of 1839 church pew fragment, Room 205 looking south-west, west wall.
- Figure 26: View of 1839 double-leaf exterior church doors looking west from Room 205.
- Figure 27: View of Stair B, second floor (Room 203) looking north.
- Figure 28: View of Stair A looking northeast (Room 201).
- Figure 29: Room 212 looking east showing original back-stage elements and modern utilities.
- Figure 30: Room 214 looking up and to the west, showing modern utilities within a portion of the original backstage area, with original 1911 bead-board wainscoting intact.
- Figure 31: Room 215 looking south.
- Figure 32: Room 215b, perhaps an original second-floor privy component, looking south.
- Figure 33: Room 118c looking south, possibly an original first-floor privy component.
- Figure 34: Room 215c looking south, possibly an original second-floor privy component.
- Figure 35: View of Room 303 looking south, showing the entrance to Room 302.
- Figure 36: Room 302 looking south
- Figure 37: View of main attic looking east, showing cut-off trusses that supported the 1839 bell tower before it was moved forward (west) in 1873.
- Figure 38: View of bell tower drum, interior, looking southwest and showing stair to bell tower.

Part V – Drawings & Photographs

Rye Town Hall Photographs

*Figure is not located in the photo key plans.

- Figure 39: View of attic: 1839 gable facade, encapsulated in the 1873 front expansion, showing opening for the original demi-lune fan gable detail, and footprint of the original eaves fascia.
- Figure 40: View of bell-tower drum framing looking up and south, showing 1873 framing with salvaged 1839 timber elements.
- Figure 41: View of belfry looking up and to the east, showing framing scheme.
- Figure 42: View of Rye Town Hall looking northeast, showing overall form and massing.
- Figure 43: View of Rye Town Hall looking southwest, showing overall form and massing.
- Figure 44:* Annotated plan drawing showing the 1839 sanctuary within later additions.
- Figure 45:* Unitarian Church, Kensington NH, 1841, looking southwest.
- Figure 46: Annotated view of Rye Town Hall looking north, showing the proportions of the 1839 church within the current structure.
- Figure 47:* Interior view of the Unitarian Church in Kensington, NH looking north, showing original pew configuration.
- Figure 48: Detail of 1839 dadoes in the original sanctuary space of Rye Town Hall, showing filled-in pew mortises.
- Figure 49: A surviving original church pew, west end of Room 205.
- Figure 50: View of 1839 bell tower queen-post trusses, attic looking east and cut off at the top in 1873 when the original tower was removed.
- Figure 51: Detail of 1839 exterior doors, later enveloped into the 1873 addition as interior features. Room 203 looking east.
- Figure 52: Annotated image of the Rye Town Hall looking north, showing the lines of the ground-floor, front and tower additions made in 1873.
- Figure 53: Front (west) elevation of the building showing it in its 1873 form.
- Figure 54: View of 1873 bell tower framing, looking west. Note the mix of out-of-context, reused 1839 timbers (random, abandoned mortise joints, and both hewn and sash-sawn elements) compared to the circular-sawn elements from 1873.
- Figure 55: View of the 1839 front gable, encapsulated within the west addition of 1873. Note the sheathing divested of clapboards, and the rough opening for the original demi-lune gable feature.
- Figure 56: View of the northern example of a pair of winding stairs added in the 1873 expansion. Room 102 looking northwest.
- Figure 57: View of main floor former sanctuary/ later auditorium looking northeast, showing 1873 stage, 1890 proscenium, 1912 embossed metal ceiling, 1986 office partitions.
- Figure 58: Annotated view of Rye Town Hall looking north, showing the proportions of the 1890 addition to the east.
- Figure 59: Annotated view of Rye Town Hall from the rear, looking northwest, showing the proportions of the two-story privy.
- Figure 60: View of the vault, Room 115, looking east.
- Figure 61: Annotated view of Rye Town Hall, east elevation looking northwest, showing the configuration of the 1911 second-floor porch addition and brick piers.
- Figure 62: Interior view of the 1911 porch (Room 215) looking north and showing original bead-board wainscoting surfaces.
- Figure 63: View of Staircase C (Room 114) looking east.
- Figure 64: View of embossed metal ceiling covering installed in 1912 to cover the original 1839 plaster tray ceiling.

Part V – Drawings & Photographs

Rye Town Hall Photographs

*Figure is not located in the photo key plans.

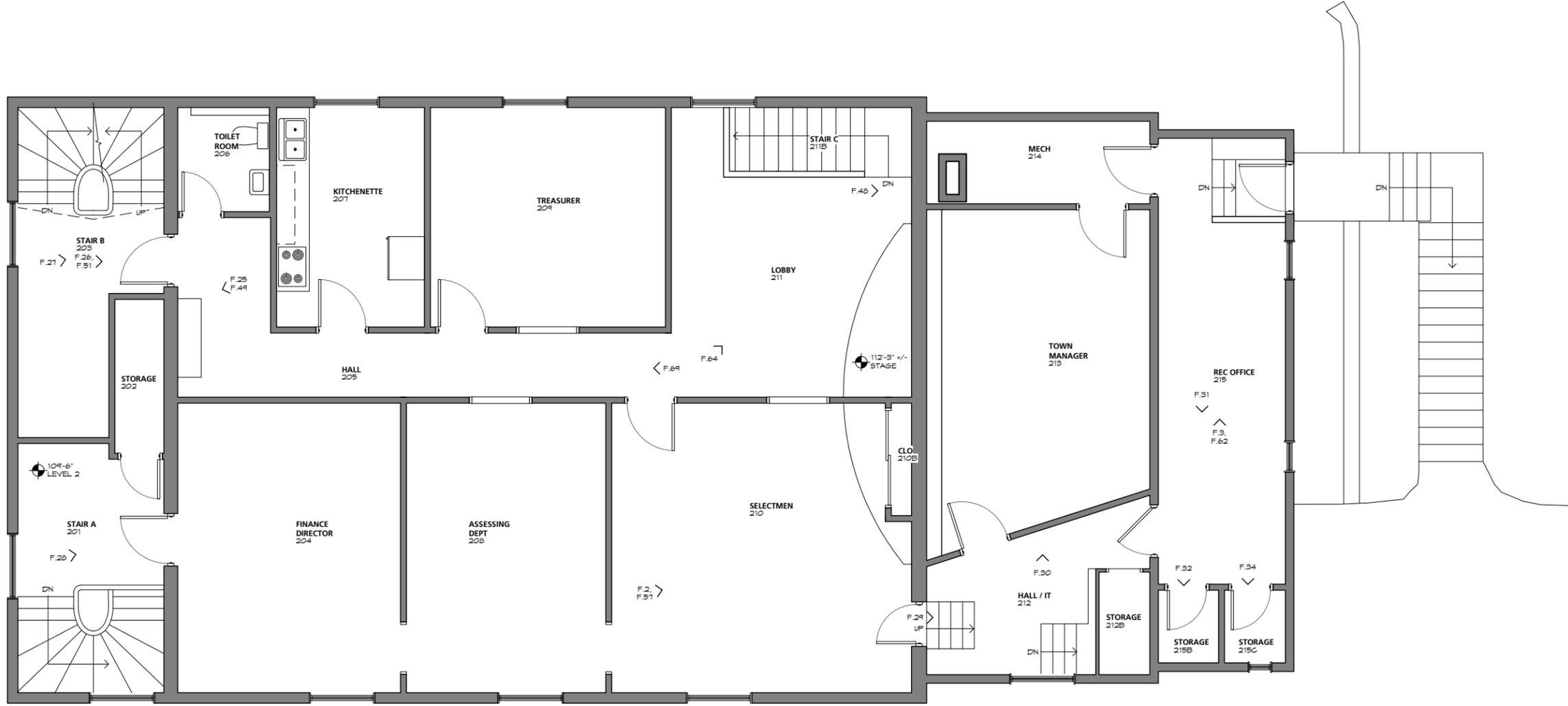
- Figure 65: View of Room 104 looking northwest, showing intact 1962 surfaces. The benches depicted are probably some of the “settees” purchased in 1873 when the church pews in the 1839 sanctuary were removed.
- Figure 66: View of the boiler room (Room 113), added c. 1962, looking northeast.
- Figure 67: View of Lobby, Room 109 looking east, showing office partitions added between 1962 and 1974 on the ground floor.
- Figure 68: View of the building’s south elevation and landscape, showing the retaining wall added at the southern boundary of the parking lot in 1976.
- Figure 69: View of Rooms 206/211 looking west, showing one-story office partitions added in 1986 within the open 1839 sanctuary/ 1873 auditorium. An original church pew from 1839 is in the distance.
- Figure 70: Detail of the composite stone, brick and concrete foundation, south elevation looking east, showing re-pointing in 2011.
- Figure 71: View of west elevation looking east, showing predominantly original areas of clapboards (blue), and modern, poor-quality replacements (red).
- Figure 72: Detail of original west, main entrance showing area of grade to be lowered and trim and original doors to be consolidated with epoxy.
- Figure 73: Detail of typical window glazing failure.
- Figure 74: Detail of typical modern replacement shutters, which exhibit warping and minor deterioration.
- Figure 75: View of south elevation looking north, showing areas of predominantly original siding to preserve (blue) and modern, poor-quality clapboards to be replaced (red).
- Figure 76: View of tower looking southeast, showing predominantly original clapboards and trims, with some later, low-quality replacements (indicated in red).
- Figure 77: Detail of corner pilaster base, east end of main building south elevation, showing poor past repairs and spray-foam insulation.
- Figure 78: Detail of south elevation foundation looking east, showing original foundation and later retaining wall with recent mortar repointing.
- Figure 79: Detail of southeast corner of south and east elevations looking northwest, showing brick vault and privy foundation.
- Figure 80: View of east elevation looking northwest, showing areas of original clapboards and trims (blue), and modern replacements (red).
- Figure 81: Detail of modern window, east elevation, ground floor, showing broken false muntins.
- Figure 82: View of recently-rebuilt ancillary exterior stairs, east elevation.
- Figure 83: View of north elevation looking south, showing predominantly original clapboards (blue) and poor-quality modern replacements (red).
- Figure 84: Detail of concrete foundation, north elevation, showing typical cracks, non-structural.
- Figure 85: View of north staircase wall (Room 202) looking north, showing deteriorating paint and original plaster. Inset: View of ceiling above (Room 302) showing failing plaster, to be conserved and repaired.
- Figure 86: View of Room 302 looking south. Wall plaster is intact and requires stabilization. Most of the ceiling plaster has been reinforced with modern drywall.
- Figure 87: Detail of attic space above Room 302 showing 1874 balloon framing and recent cellulose insulation.
- Figure 88: Detail of attic space above Room 302 showing original 1870s staircase accessing the bell tower.



1 FIRST FLOOR PHOTO KEY
 AP101 1/4" = 1'-0"

F.1, F.46, F.52, F.55, F.65, F.75

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1 SECOND FLOOR PHOTO KEY
 AP102 1/4" = 1'-0"

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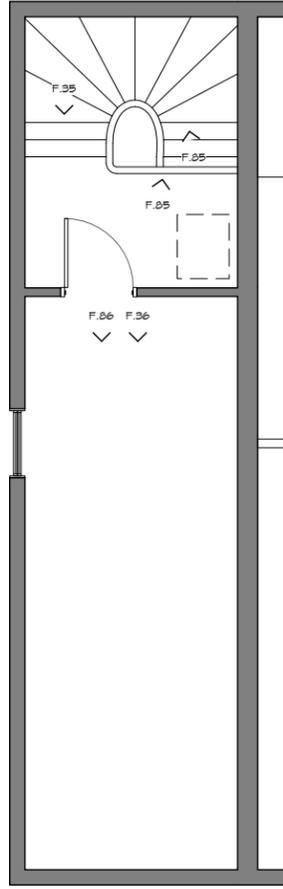
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1 BELFRY FLOOR PHOTO KEY
AP103 1/4" = 1'-0"



2 ATTIC FLOOR PHOTO KEY
AP103 1/4" = 1'-0"



RYE TOWN HALL

AP103

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Appendix



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Rye Town Hall Existing Documents

The following are documents that the town has on file:

Building Performance Evaluation and Sustainability Assessment: Rye Town Hall June 2009 prepared by anix, LLC.

Memo: Jeffrey D. Evans, PE and Michael S. Deletetsky, PE, AMEC Earth and Environmental Inc., January 31, 2011. Subject: *Town Hall Structural Investigation Services*

Rye Town Hall Facility Needs Assessment, AG Architects PC 2011 (includes presentation to Selectmen)

Energy Audit, Level 3, Lakes Region ThermalScan, 9 November 2011

Rye Town Hall Space Needs Committee Final Report (probably 2012) – ad hoc study committee looks at options and recommends keeping Town Hall and putting on an addition.

Letter: Allan D. Mercier, RPF Environmental, Inc. to Michael Magnant 30 September 2014 *re Town Hall Building Survey Findings*

Town of Rye Town Hall Survey prepared by Zachary S. Azem, M.A. and Andrew E. Smith, PhD. The Survey Center, University of New Hampshire, October 2015

Rye Heritage Commission Report on Town Hall – labeled as such with a post-it note. Assortment of elements, some repeats from the Space Needs Committee Report. New items:

Rye Historical Society Powerpoint Slides – several old photos of the exterior and various activities inside the hall over time

Documents pertaining to the leach field.

New Hampshire Division of Historical Resources Individual Inventory Form NH0016.

Bibliography

New Hampshire Division for Historical Resources Inventory #NH0016

From the Rye Historical Society:

Aldrich, J.K. *The Town of Rye*. Address at dedication of the Town Hall in 1873. Photocopy in binder at Rye Historical Society

Herlihy, A. A History of the Rye Town Hall. (August 2012) Unpublished manuscript.

From Town of Rye Records:

Selectmen's Workshop April 11, 2001

Building Performance Evaluation and Sustainability Assessment: Rye Town Hall. anix, LLC.
June 2009

Rye Town Hall Facility Needs Assessment. AG Architects PC. 2011.

Energy Audit, Level 3. Lakes Region ThermalScan. 9 November 2011.

Report on Town Hall. Rye Heritage Commission (labeled as such with a Post-it note). Includes *Use of Town Hall Courtroom 2012*.

Rye Town Offices and Town Hall Needs Assessment (3 parts). Victor Azzi, Consulting Engineer and Planner. 9 October 2012

Rye Town Hall Space Needs Committee Final Report. (probably 2012)

Allan D. Mercier, RPF Environmental, Inc. to Michael Magnant 30 September 2014 re Town Hall Building Survey Findings

Azem, Zachary S., M.A. and Smith, Andrew E., PhD. *Town of Rye Town Hall Survey* The Survey Center, University of New Hampshire, October 2015

Annual Report of the Town of Rye, New Hampshire, for the Year Ended December 31, 2011

Annual Report of the Town of Rye, New Hampshire, for the Year Ended December 31, 2012

Annual Report of the Town of Rye, New Hampshire, for the Year Ended December 31, 2013

Annual Report of the Town of Rye, New Hampshire, for the Year Ended December 31, 2014

Annual Report of the Town of Rye, New Hampshire, for the Year Ended December 31, 2015

Annual Report of the Town of Rye, New Hampshire, for the Year Ended December 31, 2016

Annual Report of the Town of Rye, New Hampshire, for the Year Ended December 31, 2017

INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY # RYE0016

Name, Location, Ownership

- 1. Historic name Rye Town Hall
- 2. District or area Rye Center
- 3. Street and number 10 Central Road
- 4. City or town Rye
- 5. County Rockingham
- 6. Current owner Town of Rye

Function or Use

- 7. Current use(s) Government (town hall)
Social (civic, meeting hall)
- 8. Historic use(s) Church, Grange Hall

Architectural Information

- 9. Style Greek Revival
- 10. Architect/builder unknown
- 11. Source _____
- 12. Construction date 1839
- 13. Source Parsons, L.B.
- 14. Alterations, with dates two additions at the east elevation 1890, 1974
- 15. Moved? no yes date: _____

Exterior Features

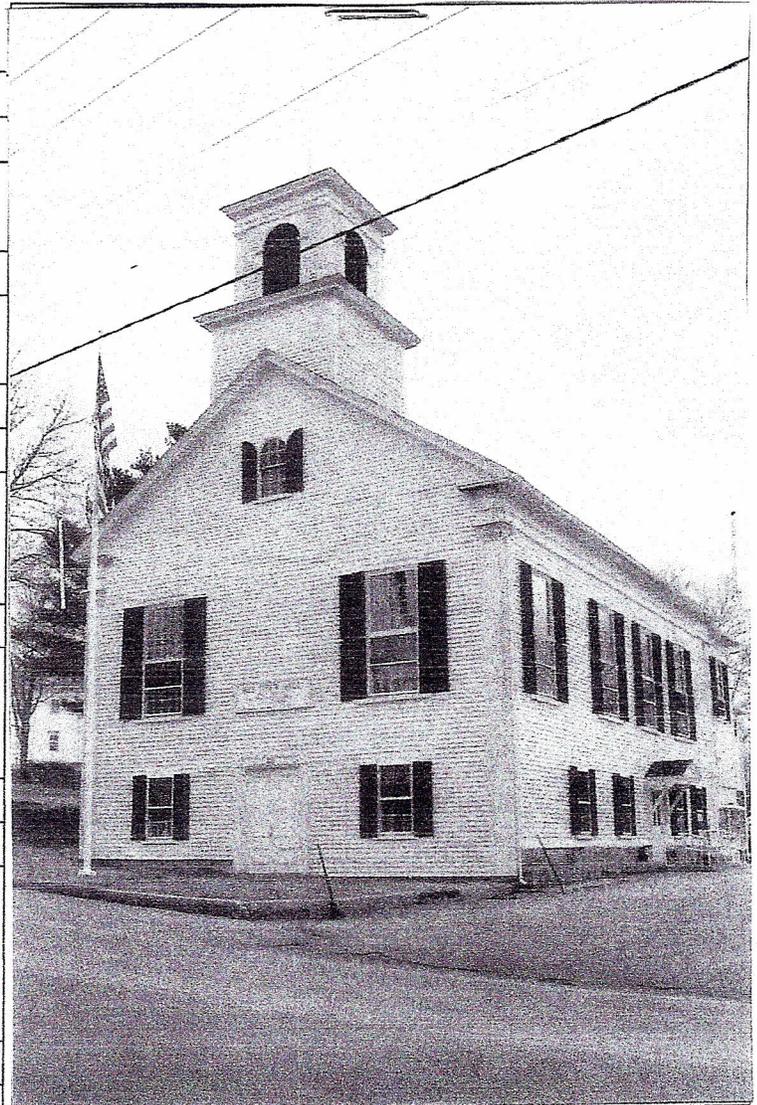
- 16. Foundation poured cement
- 17. Cladding wood clapboard
- 18. Roof material asphalt shingles
- 19. Chimney material brick
- 20. Type of roof gable
- 21. Chimney location One end, single interior

- 22. Number of stories 2 1/2
- 23. Entry location south elevation
- 24. Windows double hung 6/6, 20/20
Replacement? no yes date: _____

Site Features

- 25. Setting small town village center
- 26. Outbuildings none

- 27. Landscape features stone walls



- 35. Photo #1 Direction: east
- 36. Date 03/2011
- 37. Reference #: IMG.0287.JPG

- 28. Acreage 1.37
- 29. Tax map/parcel # 12/54
- 30. UTM reference 355,480.82, 4,763,507.04
- 31. USGS quadrangle and scale Portsmouth/1:24,000

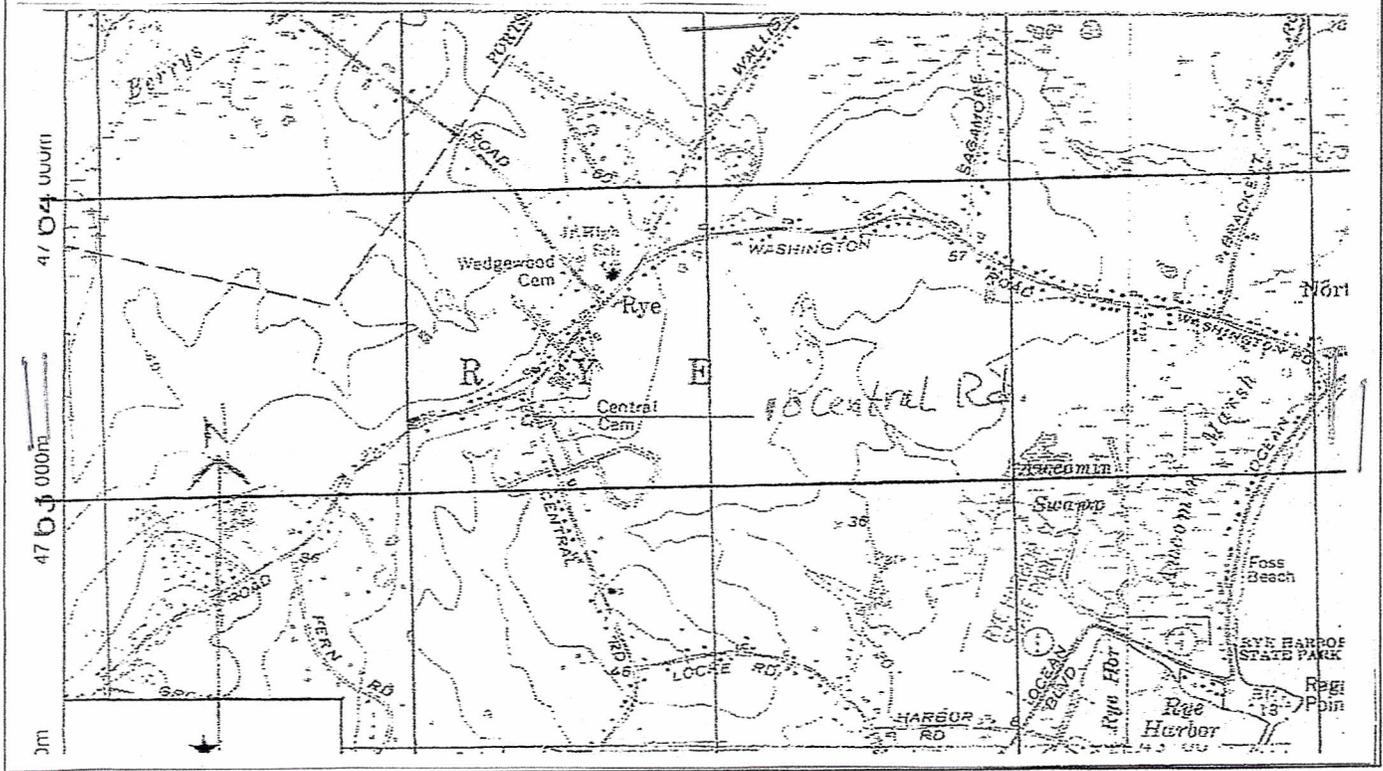
Form prepared by

- 32. Name Sara Hall
- 33. Organization Rye Heritage Commission
- 34. Date of survey 9/2012

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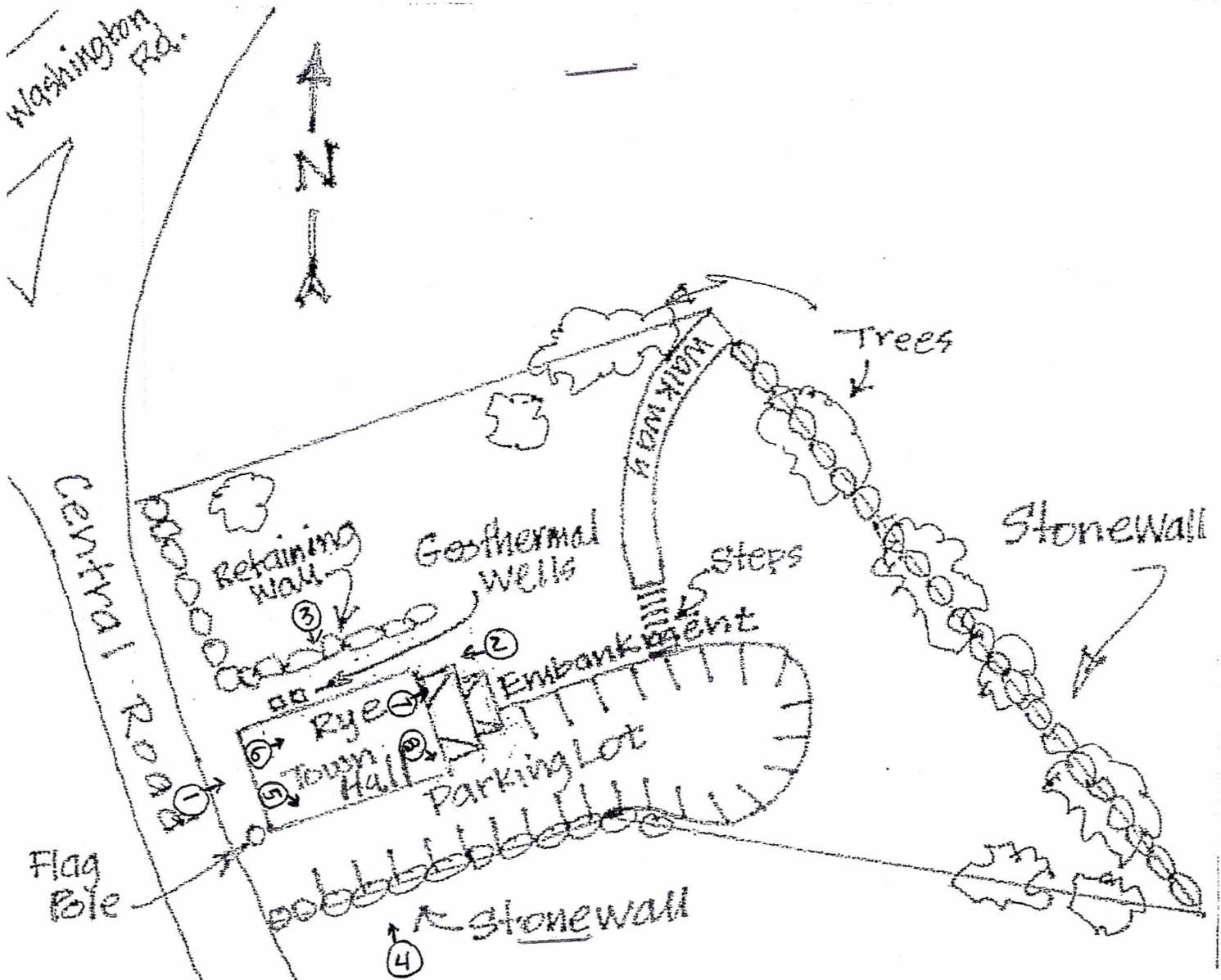
39. LOCATION MAP:



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40. Property Map/Photo-Location Map



PLEASE USE ADDITIONAL CONTINUATION PAGES AS NEEDED

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

Historical Background:

The first meeting house in Rye was built in 1725, but by 1755 it had fallen into such disrepair that the town voted to tear it down and build a new one. (Parsons, J. L., 11). The second meeting house was built in 1755 at the same location (just to the west of the present Congregational Church). It was used for meetings and housed the town's only church, the Congregational Church. The flourishing of the Methodists during the 1830s indicated an increasing religious tolerance in the town.

Methodism in America began about 1760 with the dispatch of lay preachers by the British founder of Methodism, John Wesley (1703-1791). In the colonies it consisted of a weak movement within the Anglican Church during the Revolution. (Ahlstrom, 327). After the War of Independence the Methodists realized they required an association with a formal ecclesiastical society in order to solidify their identity and to administer the Sacraments (Hillerbrand, 1223). In 1784, under Wesley's direction, they chose an episcopal form of church government and formed a new church named the Methodist Episcopal Church.

Despite only a small scattered following at the end of the war, the church flourished based on the belief that all people are loved by God and may be forgiven of their sin. The Methodist Episcopal Church gained legal status in New Hampshire in 1807. It began to expand with the passage of the Toleration Act of 1819 which forbade the payment of taxes to a denomination to which the taxpayer did not belong (Gaustad, 144).

Beginning in the 1820s several new religious societies began to flourish in Rye. Based on the belief of toleration, in 1829 the town voted that the meeting house was to be shared for worship in the following manner. The Christians, Methodists, and Universalists shared one half of the time. The Congregational Society, although it was in disarray, was granted the other half of the time for worship. (Parsons, J.L., 71).

In 1837 the Congregationalists began raising funds to build a church. They stopped using the meeting house and the new Congregational Church was dedicated on December 27, 1837. (Parsons, J.L., 72).

Coincidentally, in the same year the Christian Society also built a church. It was located nearly across the street from the Congregational Church and was dedicated on October 30, 1839.

The flourishing Methodist Society continued to use the old meeting house. Coinciding with the procurement of a minister, they reorganized as the Methodist Episcopal Society on March 16, 1839. Funds were raised and building committee oversaw the building of a new church (the church of this study) with such rapidity that it was dedicated on October 9, 1839. (Parsons, J.L., 72). The booklet "Dedication of the Town Hall in Rye, N.H." records that the cost of the building and land was \$2300 and the church contained 48 pews. (12).

In the town center three new churches had been built in rapid succession, and as a result, the old meeting house fell into disuse. In 1840 a vote could not be obtained from the Rye townspeople to refurbish the old meeting-house for use as a Town Hall. With the completion of the basement vestry of the Congregational Church in 1841, it was decided to hold town meetings in the vestry.

Schisms soon developed within the Methodist Society and by 1842 the Rye Methodist Episcopal Church became known as a Methodist Church. The Methodist Society built a parsonage across the street in 1842-3. However the church struggled with debt, underwent a decline, and by 1868 was too weak to sustain a minister. Having ceased to hold services, the trustees of the church entered into negotiations about selling the building to the town as a Town Hall. In March, 1873 the town voted to buy the Methodist Episcopal Church and lot, provided it could be bought for \$1000. (Parsons, L. 221).

The unused church was purchased by the Town of Rye in 1873 for \$1000.00 paid to three trustees of the church, J.J. Drake, Levi Rand, and J. Jenness Rand. The simple, meeting house style, former church was readily adapted to accommodate the expansion of local government in the years after the Civil War. Not associated with or shared by a religious group, it was the first building purchased for and dedicated to the business of the town.

Expenses on the building were considerable and in 1873 the town spent \$2657.72 for repair of the building. This included resetting the underpinning of stone and brick, grading, fencing, and carpenter work. (Accounts of the Selectmen 1874, 5).

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In the same year the town spent \$671.60 on furnishings which included stoves, a safe, a desk, settees, a chandelier, a spittoon, a sink, and curtains. (Accounts of the Selectmen, 1874, 6-7). The town hall was heated with wood stoves which required approximately six cords of wood per year at a cost of approximately \$20.00 per year. (Accounts of the Selectmen, 1879, 6).

The town invested in the building by making repairs and improvements, most notably, a new stage on the second floor. The 1875 Accounts of the Selectmen documents the construction of the stage on the second floor of the hall. The expenses for the stage included lumber, labor, and paint totaling \$47.91 (9).

Almost immediately, the selectmen put the large and improved Town Hall to work. They began to generate revenue from the building by letting it out for use by various civic, social, and religious groups. Accounts of the Selectmen during the 1870s document that the following paid for use of the building: the Congregational Society, the Christian Society, the Odd Fellows Lodge, two singing schools, the Rye Cornet Band, the Rye Variety Troupe, evening dances and out of town parties, the Martha Washington Society and a Temperance lecture.

Between 1880 and 1900 expenditures for the town hall included repair of the basement and for lumber, hardware and paint. Coal to heat the building was first purchased in 1887 (Accounts of the Selectmen, 1888, 8). In 1889 improvements to the stage included lights, carpet and curtains. (Accounts of the Selectmen of the Town of Rye, 1890 p. 12).

In 1890 the Town Hall was enlarged. This was in the form of an addition to the east elevation. The plans were drawn up by H.S. Paul, the head carpenter was Richard F. Varrell, and the cost for the construction was \$830. 12. In the Annual Report of the Selectmen, 1891 the addition was called "the extension and basement which also included a foundation for the vault." 6-7).

The building was the seat of local government. Beginning in March 1875, the polls were open for town elections until 6 pm and the Town Business Meeting began at 8 pm. (Town of Rye Town Records Vol. 4 1863-1876). Town Meetings were held in the Town Hall until 1966 (Town of Rye Town Records Vol. VIII 1938-1966 p.463).

The building has served a multitude of community functions and been the site of many social events and entertainment performances. Between 1880 and 1900 revenue was generated from the following: old folks suppers, church society strawberry festivals, the Odd Fellows, skating parties, high school prize speaking party, school exhibitions, Locke reunion, Perkins Minstrels, dancing schools, Rye Beach and Jenness Beach Improvement Societies. In 1902 the Every Other Tuesday Club began meeting in the Town Hall. In 1936 Stoneleigh Jr. College used the building.

The Rye Grange was organized on December 6, 1895 by Nahum J. Bachelder during his term as Master of New Hampshire State Grange. It met on the second and fourth Fridays at the town hall (Roster: 1923, 30). There was no other Grange building in Rye.

The Town Reports verify that the Rye Grange met in the town hall from 1895-1946. Beginning in 1947, fiscal year receipts from groups renting the town hall were no longer itemized in the Town Reports. Because the Grange was no longer itemized and because Rye Grange records have not been located, it is not known how long after 1946 the Grange used the town hall.

In the ensuing years the Town Reports document that expenses for the town hall included only minor repairs and upkeep. Expenses for the town hall are itemized through 1950, but not after that year.

42. Applicable NHDHR Historic Contexts:

Local Government

43. Architectural Description and Comparative Evaluation:

Architectural Description: Exterior

The Greek Revival style meeting-house is a 2 1/2 story gable front, rectangular 38 ft. X 58 ft. wood structure constructed c. 1839. According to Peter Michaud of the NHDHR in consultation to the Rye Heritage Commission, the building has undergone alterations, with physical evidence suggesting that the building was originally 1 1/2 stories tall, three bays deep, with two front entrances and an elliptical window or louvered fan centered in the front gable (2012). The date of these alterations is not known, but the Methodist "Bristol Conference of 1846" provided specifications for space needs of churches that included areas for worship, prayer, education, and socialization. The addition of a first story/partial basement could have been made after the conference to provide such space for the congregation.

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In 1874 the building was converted to the Town Hall and the Accounts of the Selectmen 1874 verify that carpentry work was done on the building at that time. At the east elevation are two attached additions. The first, added in 1890, measures 15 ft. x35 ft. The second, added in 1974, is 8.5 ft. x 35 ft. The architect for the 1974 addition was Philip Schuyler Tambling A.I.A. Architect of Rye Beach, NH.

The foundation is of mixed material. The north and west elevation foundations are of poured concrete. The south elevation foundation is of cut granite at the base with fieldstone and mortar above. The south elevation foundation has been reinforced on the exterior with a 1 ft. high course of cut granite and mortar. A cement entrance ramp is incorporated into the reinforcement. The foundation of the east elevation, with its two additions, is of mixed material. The foundation of the 1890 addition is poured concrete at the base with brick above. The foundation of the 1974 addition is of poured concrete, concrete block, and brick.

The exterior walls are sheathed with wood clapboard. The corners are finished with simple fluted pilasters topped with plain capitals. Below the eaves, the walls are finished with unadorned wide fascia board. The roof is gable, of shallow pitch, and covered with asphalt shingles. The interior chimney, of red brick, is located at the east elevation.

The façade is located at the west elevation, gable end. The centered entrance has double, solid wood panel doors adorned with simple fluted pilasters and architrave. The gable end is finished with a simple raking cornice and cornice returns. Above the gable peak is a square tower with a flat roof. Above is a square belfry with a hipped roof and four louvered windows. The belfry is topped with a thin spire.

In 1890, a recessed addition with a hipped roof was attached to the east elevation. The addition covers most of the east elevation, with only the gable peak of the original building being visible. The addition is compatible with the original building. The cladding is wood clapboard and the corners are finished with smaller, similar pilasters. The addition has a solid wood panel door on the 1st story and steps lead to a wood door with 4 transom lights on the 2nd story. In 1974 a smaller, hipped roof recessed addition was placed at the east elevation of the 1890 addition.

In 1997 modifications to the south elevation entrance included a handicap accessible cement ramp and wood panel door. The entrance is covered by a small gable roof.

Windows:

The north elevation 1st story has 4 windows; 2 3/3 double hung to the west and 2 6/6 double hung to the east. On the 2nd story are 3 large 20/20 double hung windows with shutters. The addition has 2 small, 4 light windows.

The west elevation 1st story has 2 6/6 double hung windows with shutters on either side of the door. The 2nd story has 2 double hung 20/20 windows with shutters on either side. At the gable peak is a round arch 6/6 window with shutters.

The east elevation 1974 addition has 2 6/6 double hung on the 1st story, and 2 1/1 double hung windows on the 2nd story.

The south elevation 1st story has 4 6/6 double hung windows with shutters, two at either side of the entrance. The 2nd story has 4 20/20 double hung windows with shutters. The 1890 addition has 1 20/20 double hung window with shutters. The exterior addition has 1 small 2/2 window on the 2nd story. The 20/20 church windows are protected by modern combination storm windows.

Architectural Description: Interior:

The interior space currently houses the town offices, but many original features are retained.

On the 1st floor, façade doors lead to a large entrance hall with original bead-board walls and six panel solid wood doors. From either side of the hall a pair of wide elliptical stairs with the original hand-railing and balusters lead to the second floor. A steep staircase leads to the upper most ½ story which features open lockers for choir and ceremonial robes at the west end.

The 2nd floor has original narrow board hardwood floors and bead-board walls. The decorative metal ceiling is cove type.

At the east end is a large stage which was built in 1875. The stage features an elevated bowed front and a hard wood floor. The stage opening is framed with decorative wood panels.

The 1890 addition provided more space for the backstage production area. The addition has original beadboard walls and storage areas and an enclosed privy. The interior of the 1974 addition was designed as modern office space.

The interior of the 1st floor has been modified to accommodate the town offices. A 1st floor kitchen was installed in 1957 and a small meeting room housed the District Court. In the 1990s the 1974 addition was reconfigured with a partition, a door, and 2 windows to house the Rye Recreation Dept. In the 1990s the 2nd story began to be used for town office space. This has been accomplished with portable office partitions.

Architectural Summary:

The building is an example of unpretentious Greek Revival style architecture, in vogue at the time of its construction in 1839. "Plain and decent" church buildings underscored the Methodist denomination's pursuit of a simple lifestyle, while taking into account that most Methodists at the time were of modest means (Svenson, 55).

The Bristol Conference of 1846 addressed the architecture, design and apportionment of space in churches in order to maintain Methodism's unique religious practice. It designated that within a chapel, there be an area for holding "class meeting" (a group that met weekly with the lay leader), prayer meetings, and socializing (Svenson, 56). These gatherings served to keep religion and social interaction alive between visits of itinerate ministers who traveled on fixed rounds and tended a number of Methodist congregations.

Although several mainstream Protestant religions practiced gender segregation, only Methodism mandated it. In 1852 the Methodist requirement for gender segregation was dropped, but the tradition persisted in some degree among practice and architectural expression (Svenson, 56). The architecture of the former Rye church, with its two separate hallway doors and two sets of stairs leading to the second floor indicates architectural accommodation for gender segregation.

Landscape Features:

The Town Hall is located on a side hill in the town center with the west elevation façade facing Central Road.

Stone walls are the dominant landscape feature. To the north the lot is bounded by a stone wall and the Congregational Church grounds. The retaining stone walls are of cut granite and fieldstone; some parts dry-laid, some with mortar. Steps lead from the parking lot to the north hillside lawn.

The south and east stone walls of the lot border the public Rye Cemetery which was established in 1891. The parking lot for the town hall is to the south of the building.

44. National or State Register Criteria Statement of Significance:

The Rye Town Hall is eligible for the State Register of Historic Places under National Historic Register Criterion A for its associations with local government. The building was purchased and rehabilitated in 1874 as Rye's town hall, a function it still serves today. It is the first building in the town of Rye to exclusively house town government. The Rye Town Hall is also eligible under Criterion C as an example of Greek Revival architecture in the town of Rye.

The Rye Town Hall building was constructed in 1839 and altered soon thereafter. Physical evidence suggests that the building was originally one and a half stories tall and only three bays deep, with two front entrances and an elliptical window or louvered fan centered in the front gable. Evidence of the alteration include cut lines along all front pilasters, a cut line in the cornice of both the north and south facades that separate the three back bays of the building from the front bay under the belfry. Later 19th century building techniques in the bay under the belfry (as visible in the attic) and historic sheathing that separates the front bay from the three back bays. The sheathing has an elliptical cut that likely held a window or possibly a louvered fan. The author of the form mentions that the "Bristol Conference of 1846" provided specifications for space needs in churches that included areas for worship, education, prayer, and socialization. The addition of a first story/partial basement may have been completed after this conference to provide such space for the congregation.

In 1874 the building was converted to town use. Work was commenced to convert the church into a municipal meeting space. The building was subsequently altered and expanded with additions in 1890 and 1974. Historic alterations include the addition of a stage, tin ceilings, bead-board finishes, and office partitions. All changes have been in keeping with the use of the building as Rye's town hall.

45. Period of Significance:

The period of significance for the building under Criterion A is 1874-1963. The period of significance under Criterion C is 1839 (the construction of the building)-1963, with a significant date of c. 1850 representing the general time period that the building was raised and altered with the addition of a first floor meeting space and a belfry.

46. Statement of Integrity:

Location: The Rye Town Hall is located in the Historic District. It has not been moved and it retains integrity of location.

Design: Since inception in 1839, the building was designed as and has functioned as a meeting house. Built in the plain and functional style of Methodist Society architecture, it is a fine example of the multi-purpose nature of meeting houses. It retains most of the original features associated with the religion at the time, including accommodation for class meetings and gender segregation. In 1874 the facade exterior was changed when the building became the Town Hall and two additions were made at the east elevation.

Setting: The physical environment around the Town Hall remains, for the most part, unchanged, from its construction in 1839. The building sits prominently on the side hill, at the center of town. It reflects the importance of both religion and local government in the history of the town. It was one of three churches built in the town center between 1837 and 1839 as a response to religious fervor in the years before the Civil War. Situated in the small town center, the seat of town government fits into the rural and cultural landscape.

Materials: The physical elements found on the property include the large wood building and stone walls. The building retains the original exterior materials for its period of historic significance.

The building is a historic resource of local government and has been used for town offices for 139 years. Many of the present day town offices are portable configurations. Great care has been taken to preserve both the exterior and interior of the building in order to sustain integrity of materials.

Workmanship: The physical evidence of workmanship is retained. The exterior of the building has not undergone significant change since becoming the Town Hall in 1874.

On the interior, much of the original workmanship is retained and includes the large entry, stairways, and flooring. The privy remains. The historic stage on the second floor, built in 1875, has been preserved. The metal ceiling, some plaster walls, bead-board walls, and original doors are intact.

Feeling: The Rye Town Hall is a meeting house style structure. At a glance, the building looks like both – an old New England church and a town hall. The building's simple and multi-purpose style is reflective of small town, local government. It is commodious and welcoming.

Association: The building is representative of 19th century religious, cultural, and local governmental change. Both religious toleration and the diversification of religious denominations were on the rise in the pre-Civil War years. The building also represents the modernization of local government. In 1873 it became the first non-secular town building and exemplifies the movement of local government away from the church.

Summary: The former church, meeting house, and Town Hall exemplify all seven aspects of integrity to convey its historic period of significance. The property has not been moved and it retains integrity of location and setting. The exterior of the building is intact and portrays original materials and workmanship. Original interior features have been retained and respected, all the while being used for modern offices. In terms of feeling and association the town hall is a reflection of the past and is an expression of historic sustainability. Overall, the building retains integrity for its period of significance.

47. Boundary Discussion:

The property of this inventory is located at 10 Central Road and is bounded on the west by Central Road, on the east and south by the Rye Cemetery, and to the north by the Rye Congregational Church lot. The boundary includes the building historically associated with the property.

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48. Bibliography and/or References:

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Annual Report of the Selectmen, Treasurer and Board of Education of the Town of Rye, N.H. For the Year Ending, March 1, 1891. Rye Beach: Charles W. Spear, 1891.

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Saturley, John L. The Grange: A Century of Service in New Hampshire. Concord: Bridge& Byron, 1973.

Town of Rye Town Records Vol. 4 (1863-1876).

Town of Rye Town Records Vol. VIII (1938-1966) p.463.

Surveyor's Evaluation:

NR listed:	individual _____	NR eligible:	individual _____	NR Criteria:	A _____
	within district _____		within district _____		B _____
Integrity:	yes _____		not eligible _____		C _____
	no _____		more info needed _____		D _____
					E _____

INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY # RYE0016

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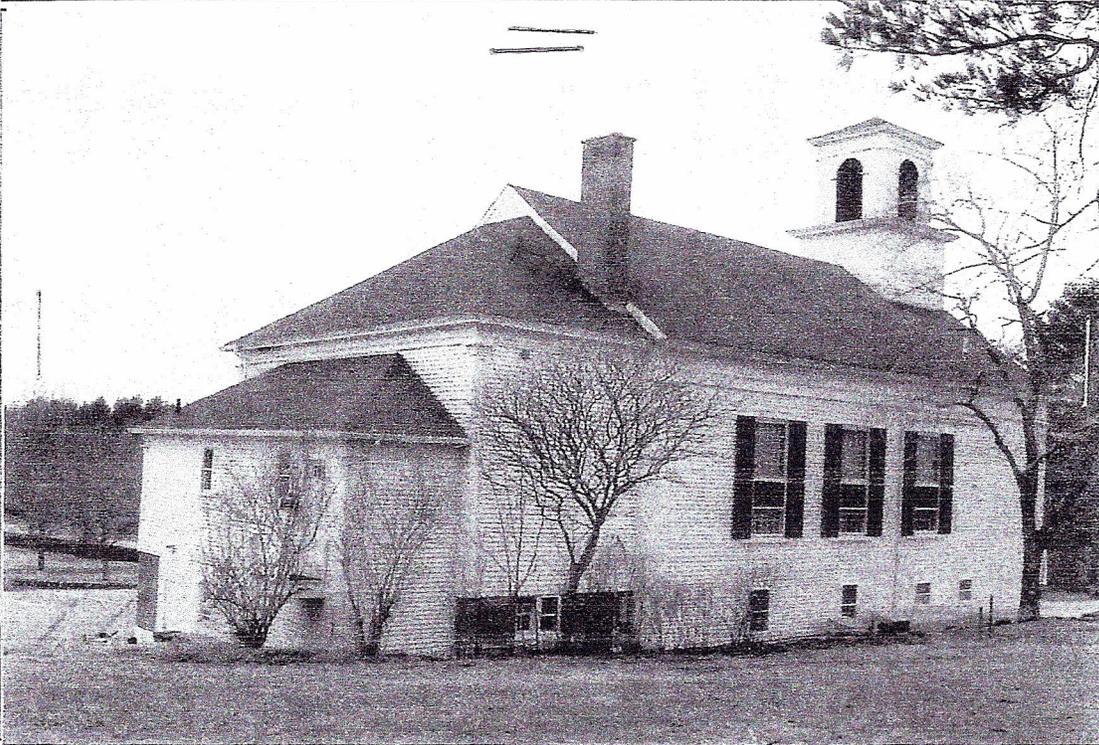


Photo # 2 Description: Rye Town Hall east elevation
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Direction: west



Photo # 3 Description: Rye Town Hall north elevation
Roll and Frame # OR Digital file name: IMG.0284.JPG

Direction: south

INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY # RYE0016

Date photos taken: 03/2011

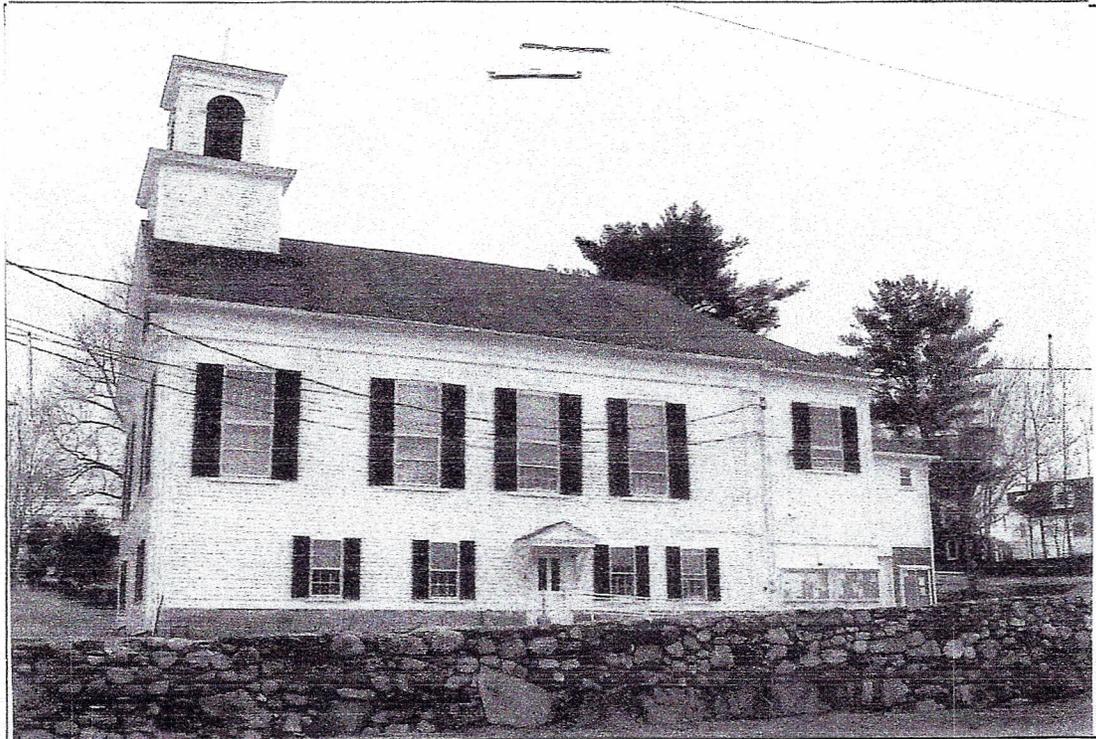


Photo # 4 Description: Rye Town Hall south elevation
Roll and Frame # OR Digital file name: IMG.0290.JPG

Direction: north



Photo # 5 Description: Rye Town Hall staircase
Roll and Frame # OR Digital file name: IMG.0304.JPG

Direction: southeast

INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY # RYE0016

Date photos taken: 03/2011

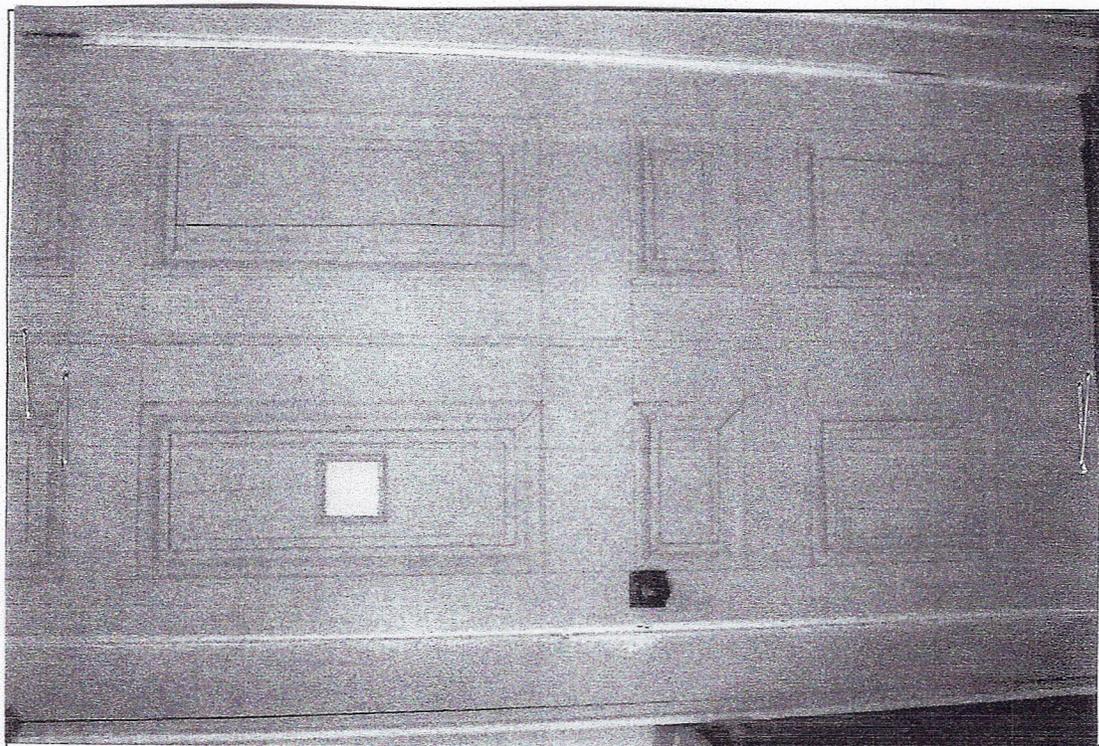


Photo # 6 Description: Rye Town Hall interior door
Roll and Frame # OR Digital file name: IMG.0308.JPG

Direction: east

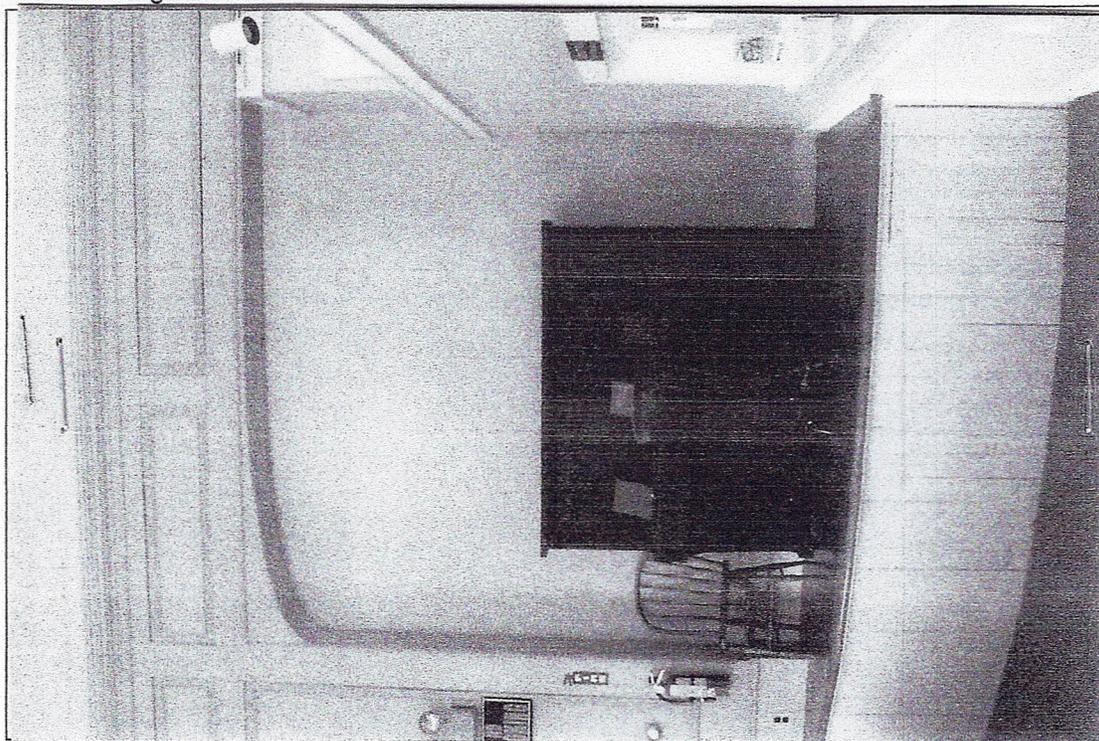


Photo # 7 Description: Rye Town Hall stage
Roll and Frame # OR Digital file name: IMG.0311.JPG

Direction: east

INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY # RYE0016

Date photos taken: 03/2011



Photo # 8 Description: Rye Town Hall interior metal ceiling
Roll and Frame # OR Digital file name: IMG.0317.JPG

Direction: southeast

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PHOTO LOG:

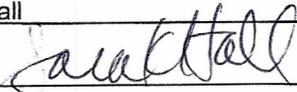
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7. IMG.0311.JPG
8. IMG.0317.JPG

I, the undersigned, confirm that the photos in this inventory form have not been digitally manipulated and that they conform to the standards set forth in the NHDHR Photo Policy. These photos were printed at the following commercial printer OR were printed using the following printer, ink, and paper: Photosmith Dover, NH

_____. The negatives or digital files are housed at/with:

Sara Hall

SIGNED:



Rye Town Hall Cost Estimate

Overview of Cost Estimate:

The cost estimate was prepared to estimate the cost of repairs to the Rye Town Hall. These repairs include recommendations to improve life safety, ADA access, Mechanical System upgrades, Electrical System upgrades, Structural repairs, and general maintenance repairs.

The following documents we used to create the cost estimate by Conestco.

- Structural Report by Structural Integrity Consulting Engineers
- Mechanical and Electrical, Existing Systems Survey by Bennett Engineering, Inc.
- Code analysis drawings ADA.1 and ADA.2 by Barba + Wheelock, Architecture, Sustainability, Preservation
- Proposed Renovation drawings A101 and A102 by Barba + Wheelock, Architecture, Sustainability, Preservation
- Existing Conditions Report & Recommendations by Groundroot Preservation Group
- Catalog of Photos by Groundroot Preservation Group and Barba + Wheelock

