



Historic Building Assessment for the Greenfield Meetinghouse

776 Forest Road, Greenfield, New Hampshire

Conducted for the Town of Greenfield

By

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Historic Building Assessment Report Funded in part by a grant from the
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Executive Summary/Introduction

Purpose:

The historic building assessment of the Greenfield Meetinghouse has been undertaken through a 2017 Land and Community Heritage Investment Program (LCHIP) grant. The purpose of the study is to document the history, evolution, and structural condition of the building, and to use this context to identify character-defining features of the structure. Once the present building condition is understood, these findings were used to develop a treatment plan for the building, identifying short, mid and long-term priorities to ensure that the building is well-maintained and used into the future.

The Greenfield Meetinghouse is an irreplaceable embodiment of the Town's history, and it is essential that all changes to the building are given the utmost consideration. The National Register-listed building is an important representation of local history, and needs to be respected as such in future renovation projects. Because of its high level of local importance, it is essential that all work to the building follow the *Secretary of the Interior's Standards*. Following the standards ensures that the building will continue to evolve in a way that respects its past, while allowing the structure to continually be used into the future.

This report examines the building holistically, and identifies ways in which the building can be modified and upgraded to address the needs of the community and building users, while adhering to the *Standards*. The report identifies important features of the building that should remain embodied in all restoration efforts with the feature's integrity unaltered (primary character-defining features), secondary features that should be preserved to as high a degree as is practicable (secondary character-defining features), and areas of the building that are of lesser historical importance. Through the identification of these character defining features, the recommendations of this report avoid destroying or compromising important features of the building that, once altered or removed, cannot be replaced.

This assessment was broken into two phases in efforts to engage the community of Greenfield with developing the treatment and redevelopment plan of the structure moving forward. As such a critical community icon, the future of this structure is fully entwined with the needs and uses of the community; therefore, it was decided in initial meetings, that the development of this document would be divided into two phases. The first phase assesses the historic importance and current conditions of the structure; outlining the significant historic features to be preserved and/or restored and providing a complete understanding of the current physical conditions of the building. The second phase of this documentation incorporates ideas from the community members that gathered at the public meeting held in October 2018 and outlines the recommended treatment plans required to rehabilitate the building and provide the desired use for the community.

Methodology:

In April 2017 the Town of Greenfield began contacting potential members of the Building Assessment team as they prepared their 2017 LCHIP grant application. Included in their proposal

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were Mae H. Williams, Architectural Historian; Sonya Misiaszek, AIA and Jared Guilmett Assoc. AIA of Misiaszek Turpin pllc; Rist-Frost Shumway Engineering, P.C., and Bonnette, Page and Stone Corp construction management. After receiving the news that they had been awarded an LCHIP grant, the group held an initial meeting in January of 2018. Ms. Williams immediately began collecting a detailed history of the structure, assembling research from historic documents and images at the Town of Greenfield, New Hampshire Division of Historic Resources, New Hampshire State Library, National Park Service and by consulting historic maps, reading available local histories, and reviewing files relating to recent historic preservation projects. During the course of this research, the rest of the team conducted thorough field inspections. The team examined and explored all areas of the building and the grounds, documenting and analyzing the current condition of the structure, its systems and its historic integrity, pulling together all of the necessary information to complete this document.

After the initial information was gathered for the Part I: History and Development, Part II: Architectural Description, and Part III: Assessment of Condition, a public meeting was held. At this meeting, the team presented their findings to the public. The team then asked for community input about the current building's condition and ideas about the building's future. These thoughts were then used to help craft a series of recommendations for the project as outlined in Part IV: Treatment and Work Recommendations. These Recommendations adhere to the *Secretary of the Interior's Standards* and incorporate the current and future needs of the Town of Greenfield while protecting and maintaining the historic integrity of the structure.

Summary:

The Greenfield Meetinghouse was listed on the National Register of Historic Places by the National Park Service in 1983 as an example of the architectural evolution that has typified the development of meeting house architecture in central New Hampshire. The Meetinghouse stands at the center of the village of Greenfield, adjacent to the town Common and historic graveyard with the Town Hall, Old School House and Town Library across the street.

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Historic Building Assessment Team:



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T u r p i n
p l l c



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Part I: History and Development of the Property

History& Development of the Property:

The Greenfield Meetinghouse in Greenfield, New Hampshire was constructed in 1795 to serve both the spiritual and governmental needs of the community of Greenfield. Throughout the ensuing centuries, the building has constantly evolved to continually meet the needs of its community. The building started its life as a simple Federal-style, second-period meetinghouse with twin porches on either end of a longitudinally oriented “barn-style” meetinghouse. Over time the building was adapted into the present form with secular town meeting hall on the first floor and ecclesiastical space on the second. The physical and stylistic adaptations of the building’s use reflect the story of the evolution of the local community.

The Founding and Settlement of Greenfield (1629-1790)

The Greenfield Meetinghouse is situated at the heart of the Village of Greenfield in Hillsborough County. Greenfield is bounded to the north by Bennington and Frankestown, to the east by Frankestown and Lyndeborough, south by Lyndeborough and west by Peterborough and Hancock. The land of Greenfield is undulating with rough hills for grazing and valleys for tillage,¹ and the economy of the irregularly-shaped Town has predominantly been agricultural since white settlement.

The area of Greenfield was home to Native Americans long before the European settlement of the area in the 1770s, following the French and Indian Wars. The Pennacook group of the Abenaki lived throughout much of the Merrimack River valley, and the Pocumtuc of western Massachusetts extended into the lower Connecticut River valley.

Three years after the Pilgrims settled at Plymouth Colony, the first English settlers founded permanent settlements at Portsmouth and Dover in 1623.² On November 3, 1620, the Council of Plymouth in Devon, England, had received a grant of all the territory in America from the fortieth to the forty-eighth parallel from King James. The grant went through several generations of ownership, and on January 30, 1746, fifteen lots in New Hampshire were bought out by a syndicate of Portsmouth merchants and government officials, referred to as the Masonian Proprietors.³

¹ Edwin A. Charlton, ed. *New Hampshire As It Is* (Claremont, NH: Tracy and Sanford, 1856), 227.

² John Hayward, *A Gazetteer of New Hampshire, Containing Descriptions of All the Counties, Towns, and Districts in the State; also of its Principal Mountains, Rivers, Waterfalls, Harbors, Islands and Fashionable Resorts* (Boston, MA: John P. Jewett, 1849), 25.

³ The twelve Masonian Proprietors were: Theodore Atkinson (1697-1779, Portsmouth); George Jaffrey Jr (1682-1749, Portsmouth); Nathaniel Meserve (1704-1758, Portsmouth); John Moffatt (1691-1786, Portsmouth); Samuel Moore (ca. 1708-1749, Portsmouth); Jotham Odiorne Jr. (1703-1751, Portsmouth); Thomas Packer (1699-1771, Greenland); Joshua Pierce (1642-1671, Portsmouth); Thomas Wallingford (1697-1771, Somersworth); John Wentworth Jr. (____ - ____, Portsmouth); Mark Hunking Wentworth (1709-1785, Portsmouth); and Richard Wibird (1702-1765, Portsmouth).

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In 1628, a royal charter established the Massachusetts Bay Colony. The northern boundary of the Colony was three miles north of the Merrimack River (which was thought to run approximately east-west) all the way west to the “South Sea” (aka Pacific Ocean). In 1652, Governor Endicott sent a scout up the Merrimack to find the river’s source and claimed that to be the outlet of Lake Winnepesaukee. This latitude was taken as the colony’s northern boundary. This claim conflicted with that of the proprietary grants of John Mason and Ferdinando Gorges and led to a long legal battle over the northern extent of what would later become the Royal Province of the Massachusetts Bay (1691).

After 1741, when the New Hampshire government finally established the present territory of the state, a full governor for the province was appointed.⁴ **Benning Wentworth** (1696-1770) was appointed provincial governor of New Hampshire in 1741. “As a merchant and a scion of the land-speculating Portsmouth oligarchy, Wentworth inherited the incentives and received the power to make land grants on a scale never before seen in New Hampshire.”⁵ Unfortunately for Wentworth, the Masonian Proprietors (who included several members of Wentworth’s immediate family) quietly purchased the proprietary claim formerly held by Capt. John Mason which included all lands in New Hampshire within a great arc with a radius of sixty miles from the sea.⁶ This claim included all of the townships that had previously been granted by the New Hampshire Government. From December 1748 on, Wentworth watched his relatives and fellow government officials granted township after township on their private holdings, calculating every grant to enrich their own personal holdings. These Masonian townships were either six miles square, or approximately thirty-six miles in area and were composed of regular lots.⁷ The Terms of the Masonian township grants required that lots near the center of the township be set aside for town use, including lots of the church, minister and things like a graveyard and town square and that grantees would erect sawmills, a meeting house, clear roads, and settle a minister within a certain period of time. The Proprietors could not incorporate a town but owned the soil.

The early history of Greenfield is quite confusing, as Greenfield was incorporated from portions of other previously-established towns after white settlement had begun. In 1761 “An Accurate Map of His Majesty’s Province of New Hampshire...” was compiled by Col. Blanchard and the Revd. Mr. Langdon and engraved by Thomas Jeffreys (Figure I-1). The map shows this portion of the State as somewhat divided with few centers of population between the Contoocook and Merrimack Rivers.

⁴James L. Garvin, “The Range Township in Eighteenth-Century New Hampshire.” (*The Dublin Seminar for New England Folklife Annual Proceedings*, Boston University Press, 1980), 61. The provincial governor had formerly been shared with Massachusetts.

⁵ Garvin, 61.

⁶ Garvin, 62.

⁷ Garvin, 62.

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The area that would become Greenfield was settled shortly after the French and Indian War, which ended in 1763. According to tradition, the first three settlers in what would become Greenfield were **Major Amos Whittemore** (abt. 1746-1827),⁸ **Simeon Fletcher** (1722-1800)⁹, and **Captain Alexander Parker** who settled on Russell Hill.¹⁰ Captain Alexander Parker was the first to settle in the wilderness of what was then Society Land¹¹ in 1766 and was, for many years, the largest landowner in the area.¹² Simeon Fletcher came to Greenfield (then Lyndeborough) from Amherst, New Hampshire, and was the first man in town to cut enough hay to winter a cow.¹³ Amos Whittemore served in the Battle of White Plains, New York, in the Revolutionary War.¹⁴ After the Revolutionary War, many settlers had established homes in the part of town that was then Lyndeborough¹⁵ (Figure I-2).

During this period, the Masonian Proprietors granted many lands in the area and the Provinces of New Hampshire and/or Massachusetts incorporated many towns. In 1735, the Province of Massachusetts granted **Salem Canada** as a reward to Captain Samuel King, and other soldiers in consideration of their ‘sufferings’ in the 1690 expedition to Canada under Sir William Phips.¹⁶ When the boundaries between New Hampshire and Massachusetts were established, the Masonian grants prior to 1740 were largely vacated, and the Masonian Proprietors quitclaimed any older grants that had actually been settled and improved. Since no one is known to have settled in Salem Canada until after 1763, the grant to Samuel King was likely vacated. Meanwhile, Peterborough, to the west of what would become Greenfield, was incorporated in 1760.

⁸ Anonymous, “Find A Grave – Millions of Cemetery Records Online. (www.findagrave.com), Maj. Amos Whittemore ND-1827.

⁹ Anonymous, “Find A Grave – Millions of Cemetery Records Online. (www.findagrave.com), Simeon Fletcher, Sr 1722-1800.

¹⁰ Charlton, 228, Hayward, 76 and D. Hamilton Hurd, ed., *History of Hillsborough County, New Hampshire* (Philadelphia: J. W. Lewis & Co., 1885) 342.

¹¹ The name “Society Land” likely is due to the fact that the land was reserved to be divided equally among or held in common by members of the syndicate of Masonian Proprietors.

¹² Doris E. Hopkins, *Greenfield, New Hampshire, the Story of a Town 1791-1976* (Milford, NH: Wallace Press, Inc., 1977), 9.

¹³ Hopkins, 9.

¹⁴ Hopkins, 9.

¹⁵ Hopkins, 10.

¹⁶ “Salem” was given in reference to the town from which the soldiers came, and “Canada” in remembrance of their expedition.

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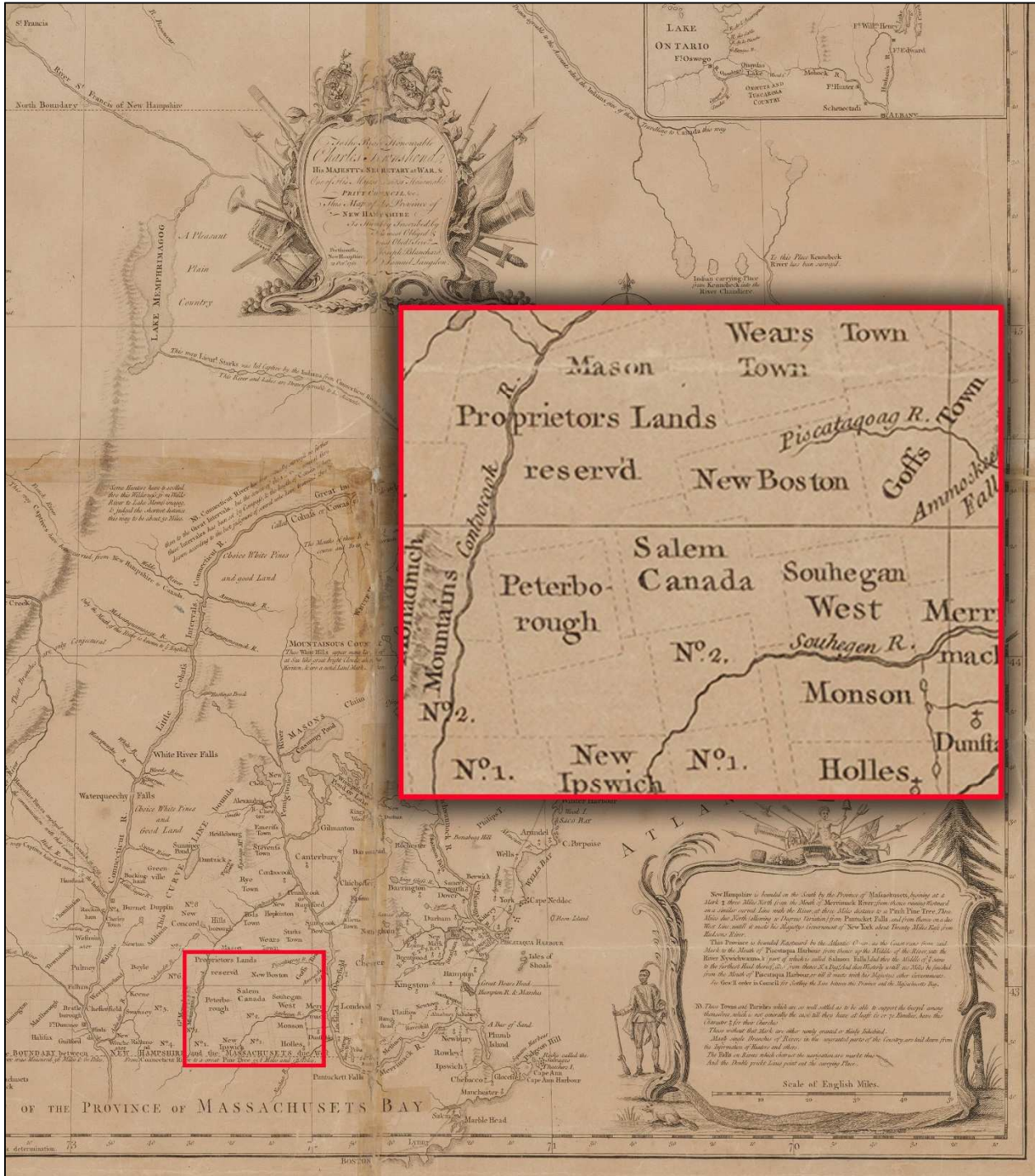


Figure I-1: 1761 "An accurate map of His Majesty's Province of New Hampshire", engraved by Thomas Jeffreys, enlarged to show the area that would become Greenfield (Dartmouth College Library Digital Collections)

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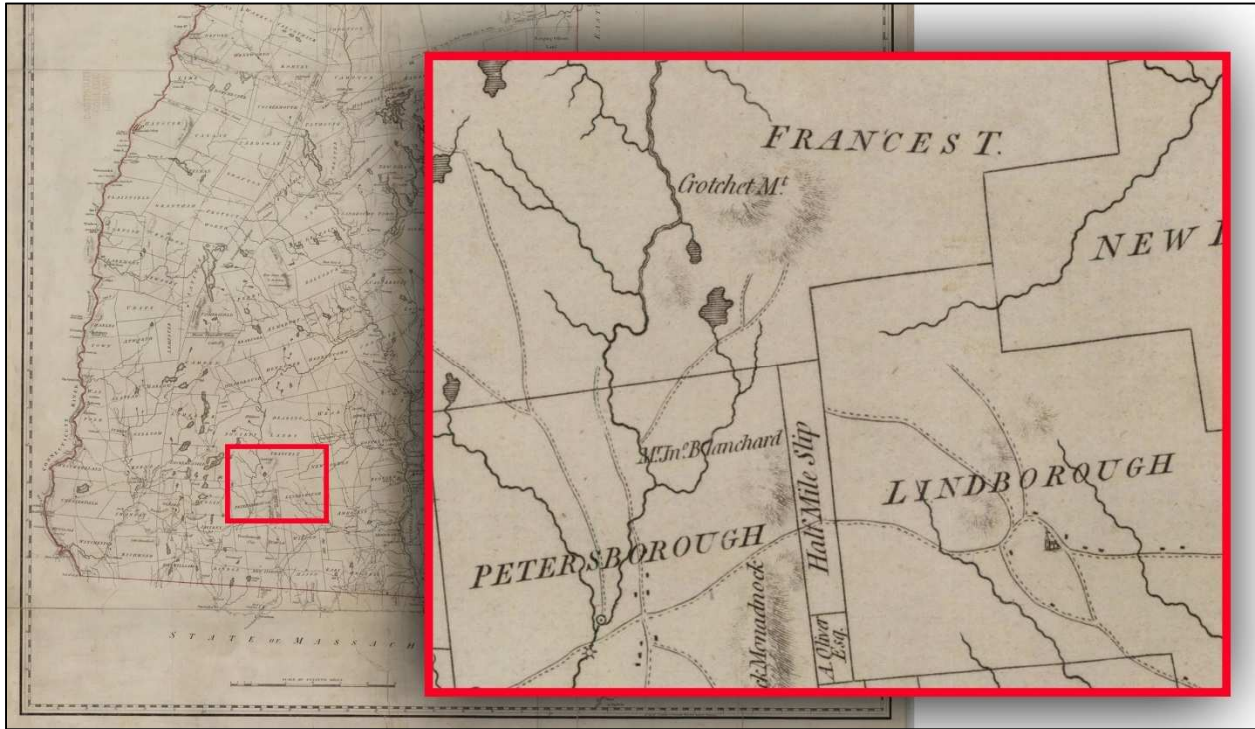


Figure 1-2: "Topographical Map of the State of New Hampshire Surveyed Under the Direction of Samuel Holland," printed 1784 and enlarged to show the area that would become Greenfield (Dartmouth College Library Digital Collections)

The territory of **Salem Canada** was re-granted by the Masonian Proprietors to Benjamin Lynde Esquire and others and renamed “**Lyndes Borough**” (Lyndeborough) on December 5, 1753 and incorporated April 23, 1764 by the Province of New Hampshire.¹⁷

The last parcel of un-granted land within the original Masonian Grant was called “Society Land.” This tract originally comprised all of the territory now included in the towns of Deering (incorporated 1766), Francestown (incorporated 1772), Antrim (incorporated 1777), Hancock (incorporated 1789), the north part of Greenfield (incorporated 1791), and Bennington (incorporated 1842). Portions of “Society Land” were granted and incorporated as Towns starting in 1772.

The first petition for the incorporation of the Town of Greenfield was made to the General Court of New Hampshire in 1784. A second petition was made in December of that year.

By 1790, many of the inhabitants of the area that would become Greenfield were becoming frustrated by having to travel great distances to attend Church.¹⁸ A petition to annex part of the territory was made by the inhabitants of Society Land on April 27, 1790, who stated that they were being set at a disadvantage by not being in an incorporated town. They asked to have the northwest part of Lyndeborough “be Annexed

¹⁷ Hopkins, 16.

¹⁸ Hopkins, 41.

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to that part of the Society Land lying South and Southerly of Crotched Mountain with Lyndeborough Slip, and incorporated into a town therewith.”¹⁹ Meanwhile, on May 25, 1790, the inhabitants of Lyndeborough Gore (aka Lyndeborough Slip) pleaded,

...that your petitioners and families Consist of Forty-one souls, and live Seven miles, or upward, from Lyndeborough Meeting-house, and, in addition to the badness of Travel generally attending new Settlements, we have to cross the Petit Manadinack Mountain to attend Public worship...²⁰

The Lyndeborough Gore residents asked that the portion of Lyndeborough west of Monadnock Mountain, combined with part of the Society Land south of Crotched Mountain, along with part of Peterborough be combined and incorporated as its own township.

The following summer, on June 15, 1791, the Town of Greenfield was incorporated.²¹ The new town was composed of portions of Society Land, Peterborough and Lyndeborough and the land between, previously referred to as Lyndeborough Gore or Slip. On July 5, 1791, the first town meeting was held in the home of **Daniel Gould** (1749-1804) on what is now Forest Road (NH Route 31),²² and the new municipality was given the name “Greenfield” by Major. Whittemore.²³

The Early Church & First Greenfield Meetinghouse (1791-1794)

A Congregational Church was formed in 1791 as part of the Town of Greenfield’s incorporation. At an August 8, 1791, town meeting, the inhabitants of Greenfield not only chose Lieut. Amos Whittemore as their Town Moderator, but also voted to “join with the Church in calling a fast to have the Church organized.”²⁴ During this period, the Church referred to the body of worshipers not to the building in which they met to worship. It appears that the Church continued to worship in the Gould house during this period. A week later, on August 16, 1791, the Church elected **Deacon Benjamin Cram** as chairman in their quest to create a distinct Greenfield Church.²⁵ On September 7, 1791 an Ecclesiastical Council made up of pastors and laymen of the towns surrounding Greenfield, was held at the home of **Joshua Holt, Jr.**, on Slip Road to formally organize the Church of Christ in Greenfield. The new church had thirty members, twenty or twenty-two of whom formerly attended other churches in surrounding communities.²⁶ A few days later, on September 12, 1791, the first meeting of the Church of Greenfield was held at the home of Joshua Holt, Jr.

¹⁹ Quoted in Hurd, 331.

²⁰ Quoted in Hurd, 331.

²¹ Charlton, 228; Hopkins, 18; Hurd, 331; and Eliphalet and Phineas Merrill, *A Gazetteer of the State of New Hampshire In Three Parts* (Exeter, NH: C. Norris & Co., 1817), 138.

²² Hopkins, 20. In 1977, this house was owned by Paul Fraser

²³ Charlton, 228 & Hurd, 332.

²⁴ Quoted in Hopkins, 31.

²⁵ Hopkins, 32 and Union Congregational Church of Greenfield, “Union Congregational Church Records 1791-1969” (Collection of the Peterborough Town Library, Peterborough, NH).

²⁶ Hopkins, 32 and Hurd, 334.

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Once the Town of Greenfield was fully incorporated and a Church was organized, the people of Greenfield set to work finding a meeting house for both secular and religious purposes. On December 6, 1791, the town chose Deacon Cram, James Ellinwood and Paul Cragin to appraise a building owned by several of the proprietors for potential use as a meeting house. They reported the building to be worth £12 and voted to purchase it and raise £9 for repairs to be made by the end of the following June.²⁷

In 1793, Daniel Campbell, Esq., of Amherst and Capt. Nichols of Antrim were hired to survey the town and find the geographical center of the Township.²⁸ One of the stipulations made by the Masonian Proprietors was that meetinghouses be constructed in their grants as close to the geographical center of the town's lands as possible within a certain number of years of the grant's date. Once the center was determined, the meetinghouse was physically moved to what is now the lower part of Greenfield Village in an effort to better accommodate the townsfolk by providing a centralized meeting place that was relatively convenient to all.²⁹ Shortly after the move, the building was again appraised.

In June 1794, a Committee, consisting of Daniel Campbell, Esq. of Amherst, Timothy Farrar of New Ipswich and John Duncan of Antrim, was selected to choose a building-site for a new Greenfield Meetinghouse near the center of the Town.³⁰ After viewing several locations, they recommended:

To build said meeting house on a small hill in Coster's cleared land, so called, and we have accordingly set up a stake and spotted a stump for the front of the house, and, although we do not all together approve of the ground in its present state, we yet think that by the labor of the inhabitants, it may be made eligible, and, all things considered, recommend it as the best place.³¹



Meanwhile, the first meeting house was then sold to **Mr. Broadstreet**³² and once again returned to its life as a private dwelling.

Figure I-3: First Greenfield Meetinghouse, later converted to a private residence at 760 Forest Road (Hopkins, 210)

²⁷ Hopkins, 20 and Hurd, 333-334.

²⁸ Hopkins, 20.

²⁹ This first meetinghouse is still standing and is located at 760 Forest Road (Tax Map V3-Lot 28).

³⁰ Hopkins, 20 and Hurd, 334.

³¹ Quoted in Hurd, 334.

³² Hurd, 334.

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The Greenfield Meetinghouse is Erected & Finished (1795-1799)

The construction of the Greenfield Meetinghouse frame was started in December of 1794. By September of 1795, **Hugh Gregg** (1765-1838)³³ was given seventy-five pounds to build a meetinghouse frame similar to the 1781 Temple Meetinghouse.³⁴ Gregg was born in Peterborough and was a resident of Greenfield by 1794. Because of his local connection, it is generally believed that the frame was hewn from local trees.³⁵

Town Meeting determined the method for raising the meetinghouse on August 31, 1795.³⁶ One hundred men were to be used to raise the frame with ladders. Of the 100 men, the Town summoned nine from Peterborough, nine from Temple, nine from Wilton, nine from Lyndeborough, nine from Francestown, nine from Hancock and six from Society Land. These men were to be invited to help raise the meeting house by a committee man sent to each community. The whole community of Greenfield was expected to turn out for the party.

At the same meeting the town appointed a committee of seven men to purchase and care for the food and drink that was to be supplied to the laborers. The group held an early “baiting” at nine o’clock and a dinner at one o’clock. Included in the list of supplies was one hogshead of West India rum, a half a quintal of codfish (about 50 pounds), and a half a hundred of “Shugar.”³⁷ The Townspeople voted to have **Isaac Foster** (1751-1839) and **Joseph Batchelder** (ca 1748-ca 1826) keep order on the grounds on the raising day and invite **Rev. M. Goodrich** of Lyndeborough and **Dr. John Peabody** to the celebration.³⁸

The community chose September 16, 1795, for the raising. Hugh Gregg finished the frame and raised it onto a fifteen-inch native stone underpinning which was laid out at a cost of \$98.84.³⁹ The assembled men raised the frame using “inch and a half rope, four blocks and ladders.”⁴⁰ There are no recorded injuries on the day.⁴¹

When it was first constructed in 1795 to 1796, the Greenfield Meetinghouse had a very different exterior appearance than the building we see today. The Meetinghouse was constructed as a second-period barn meetinghouse with an original layout and general form that was typical of a Reformed meetinghouse of the

³³ Anonymous, “Find A Grave – Millions of Cemetery Records Online. (www.findagrave.com), Hugh Gregg 1765-1838.

³⁴ Hopkins, 21. The Temple meetinghouse was fifty-five by forty-two feet with twin porches (Peter Benes, *Meetinghouses of Early New England* (Amherst & Boston, MA: University of Massachusetts Press, 2012), 51 and 324).

³⁵ Hopkins, 21. The trees were likely brought to the site over snow during the winter of 1794-95, and hewn on-site.

³⁶ Hopkins, 22 and Hurd, 334.

³⁷ Hopkins, 22 and Hurd, 334.

³⁸ Hopkins, 22.

³⁹ Hopkins, 21.

⁴⁰ Hopkins, 22.

⁴¹ Raising meeting house frames could be a very dangerous endeavor. In 1773, a beam broke during the raising in Wilton, killing five men and crippling many others (Hopkins, 22).

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Revolutionary War era. “Out of an estimated 1,155 structures built [in new England] during the second-period architectural style (roughly between 1699 and 1820), about 190 remain – a survival rate of a little more than 16 percent.”⁴² Though the earliest Colonial meetinghouses were of a square (or nearly square) plan that is often referred to as a “four square,” the second-period meetinghouses were often built to resemble large barns or houses in overall shape. Like the contemporary Georgian and Federal houses, these meetinghouses were usually side-gabled, and windows were usually five or seven-ranked. Paneled doors were located at the center of the façade, beneath a decorative crown supported by pilasters. Windows were double-hung with 9 or 12 panes per sash and were set in rigid symmetry. Second-floor windows were just below the cornice, which was often decorated with dentil moldings. As was common practice in construction, the inhabitants of Greenfield copied a pattern established by an existing structure in a neighboring town – the Temple meetinghouse constructed nine miles distant.⁴³

When it was constructed, the Greenfield Meetinghouse was almost square in floor plan and did not have the vestibule (now at the south end) or a bell tower (Figure I-4). Instead, the Meetinghouse had a side-gable roof with ridge pole oriented approximately east-west. The primary entrance was in the center of the façade and opened south onto the Common, as was typical of the dominant regional building tradition. The building had a twin-porch layout with exterior porches at the gable ends that sheltered stairs to the gallery level. Each porch had “two doors of entrance in each.”⁴⁴ Having stairways to the second-floor gallery level of the meetinghouse allowed for greater interior capacity, allowing additional space for pews. The twin-porch layout was very common, particularly along the Contoocook River Valley between 1772 and 1804. “So densely concentrated was the style that at the beginning of the nineteenth century it was possible to ride north from Brookline [NH] to Bridgewater and pass through seventeen contiguous towns and see sixteen twin-porch meetinghouses.”⁴⁵

⁴² Peter Benes, *Meetinghouses of Early New England* (Amherst & Boston, MA: University of Massachusetts Press, 2012), 5.

⁴³ David M. Edkins for the Southwest Regional Planning Commission, “National Register of Historic Places Inventory – Nomination Form for the Greenfield Meeting House” (1983), 4. Edkins mistakenly identified the Temple Meetinghouse as having been constructed in 1769-71. The building was built in 1781 (Benes, *Meetinghouses of Early New England*, 324).

⁴⁴ Hopkins, 22-23.

⁴⁵ Peter Benes, “Twin-Porch versus Single-Porch Stairwells: Two Examples of Cluster Diffusion in Rural Meetinghouse Architecture,” (*Old Time New England*, Vol. 69, 1979), 56.

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Figure I-4: Conjectural south (now east) elevation of the Greenfield Meetinghouse in 1795

Inside the Meetinghouse, the pulpit was most-likely located on the north wall, directly opposite the entrance door as was typical of a meeting house of this type. The unpainted wooden pulpit was reached by a set of narrow stairs and about midway in height from the floor to the gallery. In typical design, a compass-headed window was located at the center of the north side of the building, allowing natural light to fall upon the pulpit. “Directly above and not far from the preacher’s head was a huge octagonal sounding board, suspended from the ceiling by a slender iron rod, embellished by carved iron ornaments.”⁴⁶ Below the pulpit, and adjacent to the front rail of the deacon’s pew was a folding Communion table.⁴⁷

Box pews were located on either side of this short central aisle and around the outer walls of the building. Additional box pews were located in the gallery, which ran on three sides and was supported by columns. Men and women were separated within this interior space with women sitting on the minister’s left and men on his right. The favored pew positions were those to the immediate left and right of the pulpit or directly in front of it at the Communion table. These pews were reserved for the clergyman and his family, deacons, elders, teachers, principal landholders, and important militia officers.⁴⁸ The distribution of the remaining pews was based on a merit-based system. The box pews were about six feet square with a hard

⁴⁶ Hopkins, 24.

⁴⁷ The suggested interior layout is based on typical design of the period. Further detail was not revealed by non-invasive study of the building, as early framing is covered by the present walls.

⁴⁸ Benes, *Meetinghouses of Early New England*, 221.

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seat at the interior that was hinged to allow more room when the congregation rose for prayers.⁴⁹ Often a chair was also enclosed within the pew.

The Town laid out much of the land immediately surrounding the Greenfield Meetinghouse in the last few years of the eighteenth century. The Common to the south of the building was cleared and sowed with hay chaff.⁵⁰ A committee, composed of **John Reynolds** (1749-1829), **Amos Whittemore**, **Elijah Broadstreet**, and **Joshua Holt**, laid out the burying ground to the north of the Meetinghouse in 1797 on Town-owned land.⁵¹ In exchange for \$8.83 from the Town, **William Darrah** (abt. 1757-1825) cleared the land for the Cemetery was cleared.⁵² He cleared brush, logs and trees from the parcel, sowed grass seed and fenced it on the east and west with a log fence and north with a ‘gamb’ fence.⁵³ Simon Fletcher gave the town the first Greenfield Cemetery on his land near Mountain Road to Lyndeborough.⁵⁴ The earliest marked stone in the Meetinghouse Cemetery is that of **Eunice Pollard** (ca. 1768-1794), who died on May 2, 1794.⁵⁵

A land provision was also made to allow for the construction of a Greenfield pound to the northeast of the Meetinghouse, toward the Francestown Road.⁵⁶ An early statute passed by the provincial government of New Hampshire in 1718 required that each town maintain a pound to hold stray animal until they were claimed by their owners. In 1791, the State passed “An Act Regulating Pounds”, and reaffirmed the requirement that towns maintain a pound, adding penalties for failure to comply.⁵⁷

In addition to the Meetinghouse Cemetery and Greenfield Town Pound, the Greenfield Meetinghouse shared its lot with several horse sheds. “Those who desired were allowed to build horse sheds on three sides of the Meeting House, but were not to infringe on the Common in front of it.”⁵⁸ Lots were drawn on the appointed day for the locations of each man’s shed with the stipulation that if they did not build within one year they would lose their right to their spot. By 1797, 37 names were listed as owning horse sheds adjacent to the Greenfield Meeting House. By 1814, 28 stables stood 32 feet north of the Meetinghouse, which were ten feet wide and 17 feet deep.⁵⁹

⁴⁹ Hopkins, 24.

⁵⁰ Hopkins, 23.

⁵¹ Hurd, 336.

⁵² Hopkins, 23. Durrah was the lowest bidder.

⁵³ Hopkins, 23.

⁵⁴ Hopkins, 30.

⁵⁵ Hopkins, 30. The Meetinghouse Cemetery reached its maximum capacity in 1878, at which time the Greenvale Cemetery was purchased and designated by the town on land near Zephyr Lake.

⁵⁶ Hopkins, 23.

⁵⁷ In 1877, the Legislature of the State of New Hampshire amended the statutes relating to pounds in reaction to the decline in agriculture. This allowed towns to vote to not maintain a public pound and dispose of the land that had been set aside for this purpose.

⁵⁸ Hopkins, 23.

⁵⁹ Hopkins, 23.

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The Greenfield Meetinghouse was not finished in 1795, and both Town Meetings and Church services continued to be held in the old Meeting House until 1796. On December 1, 1795, the Town voted to finish the Meetinghouse within three years from the following April.⁶⁰ The Town voted to board and shingle the exterior as soon as possible and to paint the building white and the roof Spanish brown darkened by lamp black.⁶¹ Exterior color was routinely added throughout New England after the mid-eighteenth century.⁶² It is unclear whether this was motivated by a sense of reverence or the desire to preserve the wooden exteriors, but by the turn of the nineteenth century finishing the exterior with paint was the norm. Though white became the most popular exterior color, especially after the introduction of the Greek Revival style in the 1830s, records indicate that meetinghouse exteriors were painted red ochre, bright orange, yellow, pea green, sky blue, brown, and grey in the 1790s.⁶³ Skilled workmen were required to finish the interior of the building, and it took several years before it was completed. On December 1, 1795, it was voted to raise money for the finishing of the interior by selling the meetinghouse pews by number to the highest bidder with any leftover money to be paid to the Town Treasurer for the benefit of the Town. Deeds were given once payments were completed for both pews and horse sheds, becoming a part of the purchaser's estate. The total amount raised for the sale of the Greenfield Meetinghouse pews was 776 pounds and 16 shillings.⁶⁴

In 1796, meetings started taking place in the new Greenfield Meetinghouse but confined to the first floor.⁶⁵ The interior of the building remained unpainted for many years. In 1796, the owners of 42 pews were listed with 21 additional pews in the gallery.⁶⁶ Four of the seats at the center of the south gallery were reserved for singers.

In 1799, the Greenfield Meetinghouse was finished. On May 6, 1799, the Town extended a call to Reverend **Timothy Clark** (1764-1841)⁶⁷ to serve as pastor. He was ordained on January 1, 1800, by an Ecclesiastical Council and given a settlement of \$600. Four hundred dollars of the settlement was to lay out land to remain as a parsonage for the Town forever and \$200 was given as his personal property. His salary was \$250 during his service as minister.⁶⁸

⁶⁰ Hurd, 334.

⁶¹ Hopkins, 22.

⁶² Benes, *Meetinghouses of Early New England*, 193.

⁶³ Benes, *Meetinghouses of Early New England*, 194. And Appendix E, pages 351-358,

⁶⁴ Hopkins, 23.

⁶⁵ Hopkins, 33.

⁶⁶ Hopkins, 23-24.

⁶⁷ William B. Sprague, *Annals of the American Pulpit; or Commemorative Notices of Distinguished American Clergymen of Various Denominations* (New York: Robert Carter and Brothers, 1857), 145.

⁶⁸ Unfortunately Hopkins, 33 does not specify if this payment was per annum. Further research into Church records may reveal more specific information..

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The Greenfield Meetinghouse in the 19th Century (ca. 1800-ca. 1899)

The Greenfield Meetinghouse continued to adapt through the nineteenth century to changes in demographics, town politics, and changes in fashion. In 1800, the year of the first Greenfield population census, the town contained a population of 934. By 1810, the population had risen to 980, and the town contained not only the Congregational Meetinghouse but also several mills and two stores.⁶⁹

During this period the Congregational Church was somewhat unsettled. Timothy Clark was dismissed from his post as the town's first settled minister in 1811. In June 1810 he expressed his frustration with his post and asked to be dismissed. "His reasons for doing so were: 1st – inadequacy of temporal support; 2nd – a persuasion in his own mind that the church and people were not so well united in his religious sentiments and public administrations as to render it duty for him to continue among them."⁷⁰ Reverend **John Walker** (1785-1868), replaced Clark in 1811 after being invited to become pastor to the church. The Church ordained Walker on February 5, 1812.⁷¹ Walker was dismissed by the Church ten years later, in July 1822, due to opposition against him.⁷²

In 1814, an article was placed on the Town Warrant to "see if the Town would provide a stove for the Meeting House."⁷³ Up until this time, the only source of heat inside the Meetinghouse were footstoves carried by female parishoners. In winter, parishoners went to nearby houses or inns for food and drink during the noon break and women gathered hot coals to revive their footstoves for the afternoon sermon.

In 1824 two hearse sheds were added near the horse sheds with one for summer use and a second for winter use.⁷⁴ Horse-drawn hearses were kept in hearse houses adjacent to town cemeteries throughout New England during the first quarter of the nineteenth century. These open sheds or garage bays often housed both a wheeled hearse for summer use and a winter hearse on runners for transporting coffins during funeral processions through town to the cemetery.

⁶⁹ Merrill, 138.

⁷⁰ Hopkins, 257 & Hurd, 334.

⁷¹ Hopkins, 35.

⁷² Hayward, 76; Hopkins, 36; and Merrill, 138.

⁷³ Hopkins, 24. Unfortunately, the source does not specify if the stove was installed.

⁷⁴ Hopkins, 23. The hearse sheds remained in place next to the Meetinghouse until after 1905. The date at which the hearse sheds were removed is unknown at this time but may be revealed with further research.

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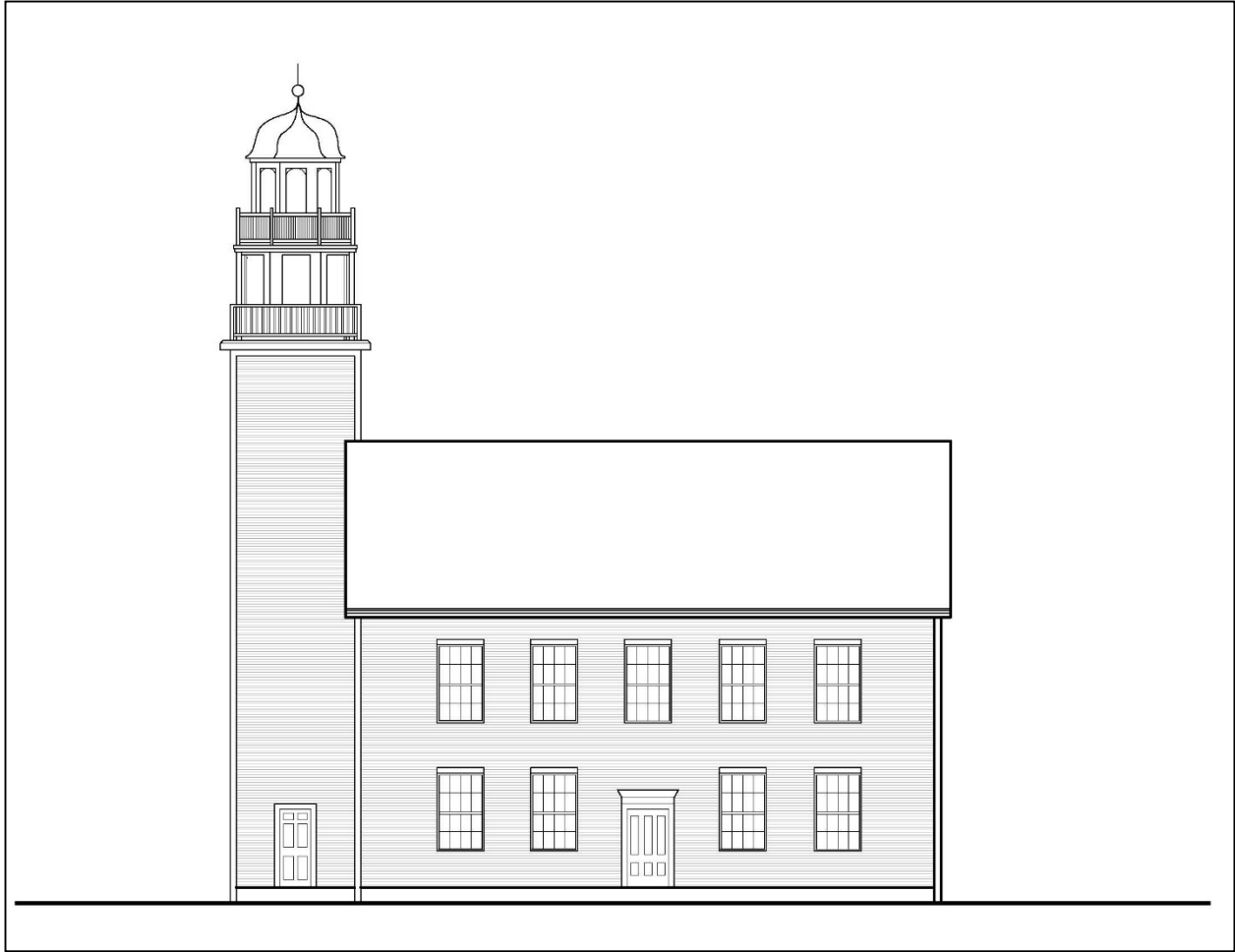


Figure I-5: Conjectural south elevation (now east) of the Greenfield Meetinghouse with the 1825 tower, after the 1848 renovation

The first major alteration to the Greenfield Meetinghouse came in 1825, when a bell tower was added outside the western end of the building (Figure I-5). Though the date of the removal of the opposite porch is undocumented, the structure may have been removed at this time. There is no known record of who designed or built this tower and belfry,⁷⁵ but the belfry was no doubt inspired by the 1797 Asher Benjamin book, *The Country Builder's Assistant*. This highly influential book was the first of Benjamin's seven architectural pattern books that transitioned American architectural design from the Federal Style to the Greek Revival. The western porch was removed and replaced by a twelve by twelve foot exterior tower, crowned by the two-stage belfry and lantern still seen on the building.⁷⁶ The design of the belfry is characteristic of Federal-style design, reflecting the aesthetics of the early nineteenth-century. The tower was square and crowned with railings with urns at the four corners. The lower stage of the octagonal belfry

⁷⁵ Edkins, 3 and Hopkins, 25.

⁷⁶ Edkins, 4.

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was open,⁷⁷ holding aloft the enclosed octagonal lantern. Despite the differences in the belfry, the tower is similar in concept to that depicted in Plate 33 of *The Country Builder's Assistant* (Figure I-6). The tower beneath the belfry/lantern more likely resembled those of Jaffrey Center and Washington, New Hampshire as a square tower added to the gable end of the old building without Asher Benjamin's three-bay pavilion.

A bell was purchased on November 30, 1825, using money raised by subscription. The 903 pound object was hung in the belfry shortly thereafter.⁷⁸ The bell rang out before town meetings, church services and funerals.⁷⁹ The Revere Foundry recast the original bell in 1827 and the Henry N. Hooper Co. recast it in 1848.⁸⁰

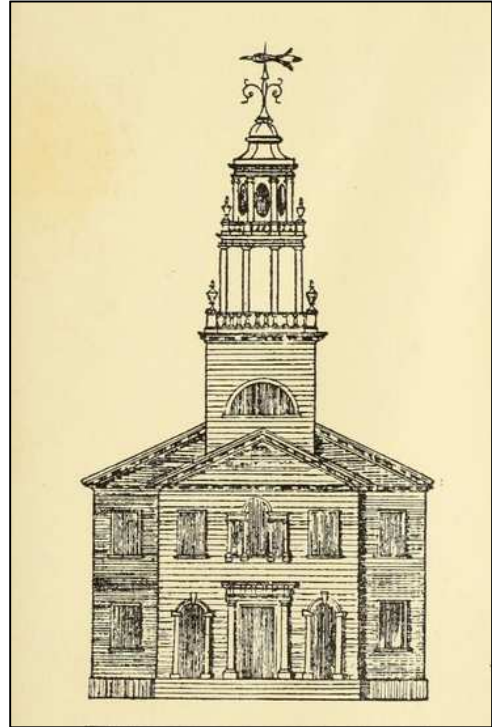


Figure I-6: Excerpt from plate 33 of Asher Benjamin's *The Country Builder's Assistant*

The early nineteenth century was a time of great change for churches and municipalities across New Hampshire following the passage of the Toleration Act in 1819. Up until this time, the term 'Church' referred not to a building, but to the religious organization of people who occupied it. The Congregational Church was a town function and town responsibility with town meeting and religious services held in the same "meeting house." These meeting houses were the only public buildings that existed during the first two centuries for many New England towns, and the Town employed the minister, whose salary was a separate tax on all voters, regardless of denomination.⁸¹ After 1819, no person could be taxed against his will to support a specific religion, and many churches were removed from meeting houses as a result.⁸² Separation was a slow process because ministers with pre-existing contracts were allowed to continue to receive public support until their contracts ran out.⁸³ Because of this arrangement, many churches and town meeting houses were constructed across New Hampshire between 1820 and 1850.

⁷⁷ The columns were painted on all sides to protect them from the elements, and the louvered windows were likely not added until 1891, when the clock was put in.

⁷⁸ Hopkins, 27.

⁷⁹ According to tradition the bell cracked while tolling the death of Simeon Fletcher, Jr., in 1842. It continued to toll for funerals until 1867 (Hopkins, 27).

⁸⁰ Hopkins, 27. Hopkins incorrectly identifies the founder as Henry N. Harper Co.

⁸¹ Eva A. Speare, *Colonial Meeting Houses in New Hampshire* (Littleton, NH: Courier Printing Company, 1938), 1.

⁸² Some towns opted to keep both functions within one building by allowing multiple churches to use the meeting hall. The Sunday mornings of each year were divided based on the size of each congregation. For instance, if the town was 80% Congregationalist, 15% Freewill Baptist and 5% Methodist, the Congregational Church could have access to the Meeting Hall 80% of the Sunday mornings.

⁸³ Everett S. Stackpole, *History of New Hampshire*, vol. IV (New York: The American Historical Society, 1916), 230.

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Greenfield chose to continue to use the Greenfield Meetinghouse for both religious and secular activities, allowing each denomination in the town to use the house its proportionate share of the time. In early 1832, the Greenfield branch of the Peterboro Presbyterian Church was granted permission to meet in the Greenfield Meetinghouse.⁸⁴ Though the First Congregational Society of Greenfield offered to form a new religious organization with the Presbyterian Church, the small Presbyterian Church continued and was allotted one Sabbath each month.⁸⁵ On January 8, 1834, the Greenfield branch of the Peterborough Presbyterian Church united with a majority of the members of the Congregational Church under the government of the *Evangelical Church*. This church had 159 members.⁸⁶ With the change in numbers, the

...First Evangelical Church was without a place of worship one-twelfth of the time. After having repeatedly and unsuccessfully endeavored to make some arrangement with the town that would enable them to have the continued use and control of the place of worship, a council of ministers was called, who decided that it was time for the interest of religion that the church should have the entire control of their place of worship, and advised the church to build and own a meeting house.⁸⁷

As a result, the First Evangelical Church dedicated a new church building on February 13, 1839. The next day they voted at the old meetinghouse to remove their public worship, along with all church business, to this new meetinghouse on Slip Road (south of the Library) after the termination of the present minister's (Mr. Field) contract with the Town of Greenfield in April.⁸⁸

After only a few years, members of the new First Evangelical Church began to second-guess their decision to leave the Greenfield Meetinghouse congregation. In 1844, 45 members of the First Evangelical Church asked to rejoin the Greenfield Congregational Church.⁸⁹

In order to accommodate the increased numbers in the Congregational Church and to be in better compliance with the Toleration Act, the Greenfield Meetinghouse went through a second major renovation in 1848.⁹⁰ The Congregational Church had grown to such a degree that they were able to assist financially with the construction of an upper floor that could be entirely reserved for church purposes, leaving the first floor use entirely to secular town business. A floor was added at the existing gallery level and re-dedicated in July of 1852 "to the worship of Father, Son and Holy Ghost."⁹¹

By the time of the renovation, the late eighteenth-century box pews and pulpit had gone out of fashion in favor of "slip" (bench) pews and smaller reading desks. The new seating organization allowed for smaller

⁸⁴ Hopkins, 36.

⁸⁵ Hopkins, 36.

⁸⁶ Hopkins, 36.

⁸⁷ Hurd, 335.

⁸⁸ Hurd, 335-336.

⁸⁹ Hopkins, 37.

⁹⁰ Hopkins, 27; and Edkins, 3.

⁹¹ Hopkins, 39.

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church auditoriums. The Reverend **John Le Bosquet**⁹² (1811-1887) described the new Church as of ample dimensions, ‘having been fitted up in style both elegant and commodious’.⁹³ To mark the occasion the recently re-cast bell was replaced when a new bell, purchased by William Whittemore Esq. (ca. 1781-ca. 1876)⁹⁴ in Boston.⁹⁵

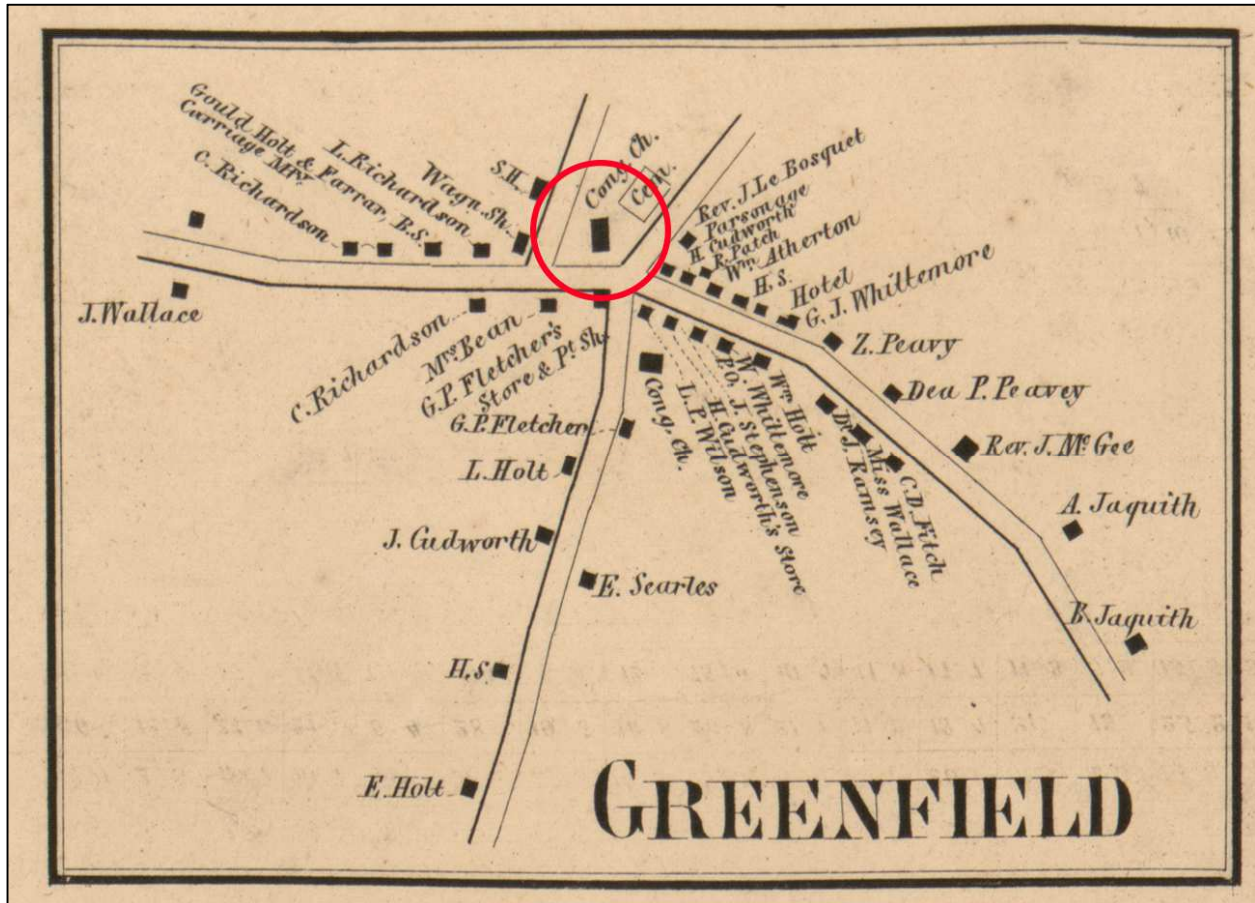


Figure I-7: Greenfield in 1858, showing the Greenfield Meetinghouse (circled) and Congregational Church on Slip Road (J. Chase, Jr "Map of Hillsborough County, New Hampshire", from Library of Congress website)

By the mid-nineteenth-century Greenfield had become a fully-established agricultural community. In 1849, the Town was said to produce 4,351 bushels of Indian corn; 24,459 bushels of potatoes, 1,909 tons of hay; 4,052 pounds of wool; and 1,873 pounds of maple sugar.⁹⁶ In 1855 the population was listed as 716 with

⁹² Reverend John Le Bosquet was pastor of Greenfield Congregational Church from 1849 to ca. 1859 (Hopkins, 39).

⁹³ Hopkins, 39.

⁹⁴ Anonymous, "Find A Grave – Millions of Cemetery Records Online. (www.findagrave.com), William Whittemore 1781-1876.

⁹⁵ Hopkins, 27. This 1848 bell is still extant in the Meetinghouse. At the time of writing, the maker of the 1848 bell is unknown.

⁹⁶ Hayward, 76.

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149 houses containing 160 families on 80 farms.⁹⁷ The land within the Town of Greenfield was valued at \$180,691 with a property evaluation of \$248,483.

The different church congregations in Greenfield continued to evolve after the United States Civil War. On February 25, 1866, the Evangelical Church and Society that had split off from the Greenfield Congregational Church in 1834 changed their name to the Congregational Church and Society.⁹⁸ Eventually both the First Evangelical and the Greenfield Congregational Church were disbanded and reunited under the name Union Congregational Church in 1867.

This new influx of parishoners to the Union Congregational Church led to the next major renovations of the Greenfield Meetinghouse. After the Church

...made a careful examination of the houses in question and came to a unanimous conclusion that the United Church and Society should occupy the old Meeting House as a permanent place of worship, on condition that a sum not less than \$1200 should be contributed and expended by members of the Congregational Church in enlarging and improving the present house. Said repairs were to be made during the present season, and during this time the United Church and Society would worship in the Evangelical Meeting House.⁹⁹

The Evangelical Church building on Slip Road was sold for about three-fourths of its construction cost, and fitted up for a private dwelling.¹⁰⁰

In 1867, \$300 was raised,¹⁰¹ and the Greenfield Meetinghouse was rotated ninety degrees counterclockwise, a new vestibule was added to the south-facing gable end, formerly the west end, beneath the existing bell tower. This major renovation transformed the Federal eighteenth-century meetinghouse to more closely resemble a mid-nineteenth-century Greek Revival church (Figure I-8). **George Dustin Pollard** (ca. 1838-ND) and his assistant **Nahum Russell, Jr.** (1817-1901), turned the Greenfield Meetinghouse ninety degrees so that the gable end faced south onto the developing Main Street. The building was moved using

⁹⁷ Charlton, 228.

⁹⁸ Hopkins, 40.

⁹⁹ Hopkins 40-41.

¹⁰⁰ Hurd, 336.

¹⁰¹ Hopkins, 27.

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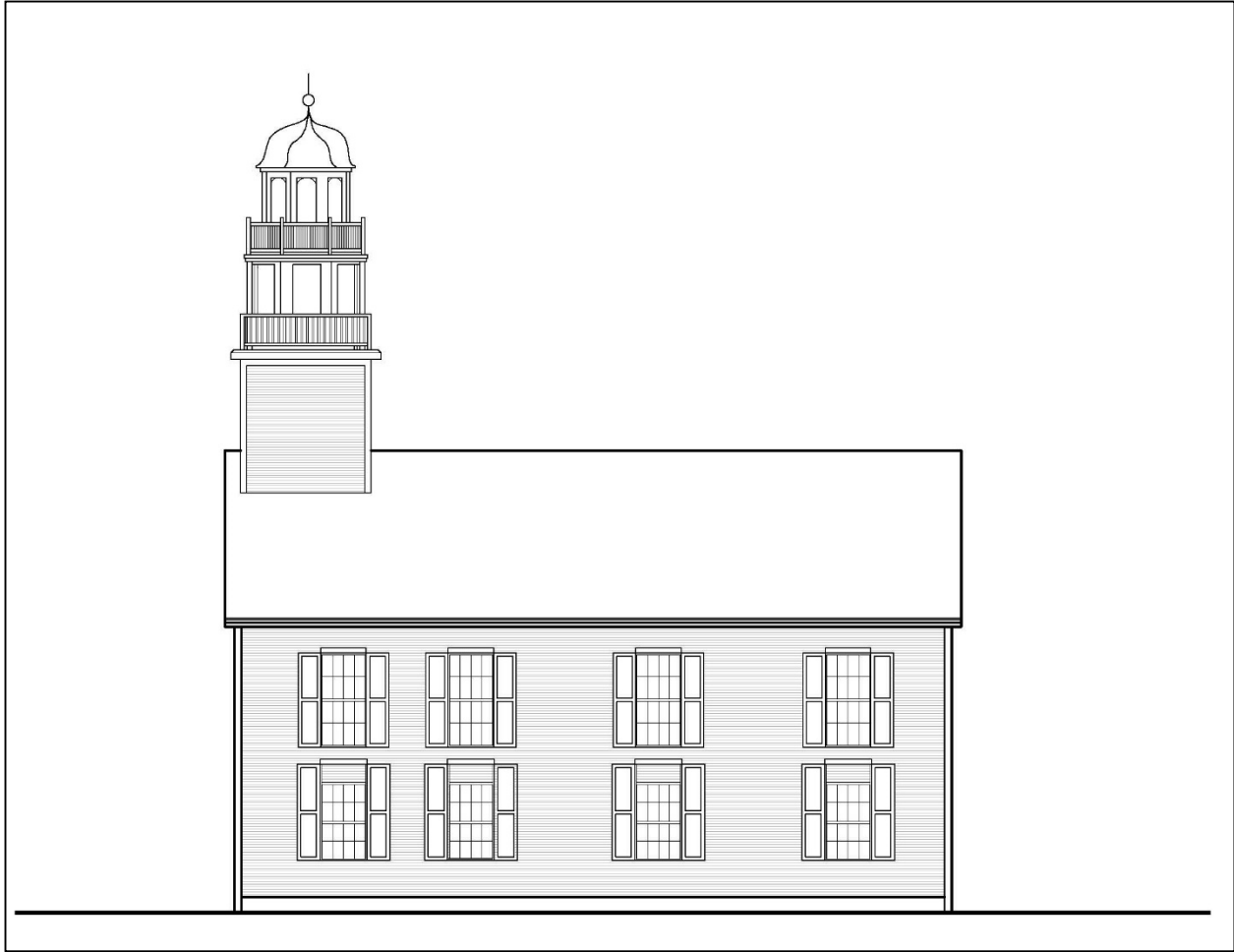


Figure I-8: Conjectural sketch of what the Greenfield Meetinghouse may have looked like in 1867.

a single horse, a sweep, pulleys and rollers.¹⁰² At the same time, the building was lengthened with the addition of a vestibule at the former location of the bell tower at the new south façade. The lower portion of the tower was removed, while the upper portion and belfry were placed on the roof of the new vestibule.¹⁰³ The ground floor of the vestibule had two exterior doors. Inside, stairways at the southeast and southwest corners of the room led up to the second-floor Church.¹⁰⁴ The fenestration of the sides of the building was also altered at this time, with intermediate windows removed along the long sides of the building, reducing the number of window openings from five to three (plus the addition of the vestibule at the south, which added two windows. The upper-level window sashes were replaced to create elongated window openings that added to the church's spiritual atmosphere and admitted more light. Because the structure of the upper-level floor prevented similar elongation of the first-floor windows, false frames were

¹⁰² Hopkins, 27.

¹⁰³ Edkins, 3 and Hopkins, 27.

¹⁰⁴ Hopkins, 27.

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constructed around them on the exterior and new elongated shutters were installed to simulate the look of matching windows throughout the building.¹⁰⁵

Apparently, at this time a small gallery for singers was built across the southern end of the church with an organ placed within it. This organ was purchased from J. M. Bruce of Boston in 1871.¹⁰⁶ The organ was moved from the gallery to the left of the pulpit in 1878.¹⁰⁷ In 1888, the Ladies' Circle purchased an Estey organ for the gallery.¹⁰⁸ On September 6, 1897, **Mrs. Edward Swift** presented a reed organ to the Church in memory of her mother, **Betsey Hardy Bailey** (ca. 1804-1873). This reed organ was kept behind a velvet curtain in the choir loft and replaced the Estey.¹⁰⁹

Small changes were made to the interior of the Greenfield Meetinghouse in the second half of the nineteenth-century. In 1868, **Nahum Russell** was paid \$75 for repairing the town hall, \$3 for exterior woodwork, and \$40 for plastering the town hall.¹¹⁰ In 1875, **Hopkins Bros.** were paid \$40 for lumber and repairing the stage in the town hall and **Fred E. Cheney** was paid \$4.96 for lamps in the town hall.¹¹¹ In 1878, the choir loft of the Church was enclosed with black walnut woodwork, the high pulpit platform was lowered, and the Ladies' Circle provided a new black walnut pulpit, chairs and communion table.¹¹²

Meanwhile, the Town continued to expand. By 1885, the village contained “a church, school-house, post-office, hotel, depot, several stores and a steam-mill, together with a goodly number of neat and well-preserved buildings.”¹¹³

Another change came to the Greenfield Meetinghouse in 1891, on the Centennial of the Town's incorporation. The school children of Greenfield, along with a committee of ladies, raised funds for a town clock from former residents. The group received contributions from forty-nine people residing in Massachusetts; other New Hampshire towns; Saginaw and Grand Rapids, Michigan; Port Washington and Milwaukee, Wisconsin; Chicago, Illinois; Philadelphia, Pennsylvania; Kingston, Ontario and Montreal, Quebec.¹¹⁴ A clock was obtained from E. Howard Watch & Clock Co. of Boston for \$350 and presented

¹⁰⁵ Dorris Hopkins stated that the entire building was raised two feet “with the first floor remaining at its original level” (Hopkins, 27) at this time. (This fact was reiterated in the National Register Nomination by David Edkins three years later) There is no physical evidence to support this suggestion, however it may be that a misinterpretation of the false window surrounds led to this conclusion.

¹⁰⁶ Hopkins, 42.

¹⁰⁷ Hopkins, 42.

¹⁰⁸ Hopkins, 43.

¹⁰⁹ Hopkins, 43.

¹¹⁰ *School and Financial Reports of Greenfield, NH for 1868, Rendered February, 1869* (Peterborough, NH: Farnum & Scott, 1869), 11.

¹¹¹ *1875 Greenfield Town Report*, 6.

¹¹² Hopkins, 42.

¹¹³ Hurd, 332.

¹¹⁴ Hopkins, 28.

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to the town on June 15, 1891, by **Charles P. Hopkins** (ca. 1878-1957).¹¹⁵ The E. Howard Watch & Clock Company, which had been started in 1858, was reformulated to the E. Howard & Co. in 1881 by founder Edward Howard (1813-1904).¹¹⁶ E. Howard Co. remained in operation until 1898 and were well-known watch and clock manufacturers. The company, under its variant names, produced many clocks across the United States from the Unitarian Church clock in Nantucket, Massachusetts, to the Benton County Courthouse Clock Tower in Corvallis, Oregon. It is likely that the louvered panels of the belfry were added at this date to protect the works of the new clock.¹¹⁷

By the 1890s, the plaster interior of the Greenfield Meetinghouse was in need of repairs. The 8th Article of the 1898 Town Warrant asked the Town to appropriate one hundred dollars to repair the ceiling of the Town Hall,¹¹⁸ but does not specify whether it is in reference to both floors or just the main-level.

A description of the interior of the second-floor Church from 1894 notes the pulpit as the color of mahogany, with a cushioned damask top that was ornamented by tassles. There was a window directly behind the pulpit with an arched top “neatly curtained with red drapery and festooned on either side very gracefully.”¹¹⁹



Figure I-9: Greenfield School, Hay Scales and Meetinghouse, ca. 1890 (1998 Annual Report of the Town of Greenfield)

¹¹⁵ Hopkins, 28.

¹¹⁶ “E. Howard & Company History.” National Clock Repair website (www.nationalclockrepair.com/Howard_Clock_History.php) 2018.

¹¹⁷ In March of 1975, the Town voted down electrifying this clock, instead having it repaired and keeping the original works. This clock is still functioning today.

¹¹⁸ *Annual Report of the Town Officers of Greenfield, NH for the year ending February 1, 1897* (Peterboro: Transcript Office John Scott, 1897), 17.

¹¹⁹ Hopkins, 23.

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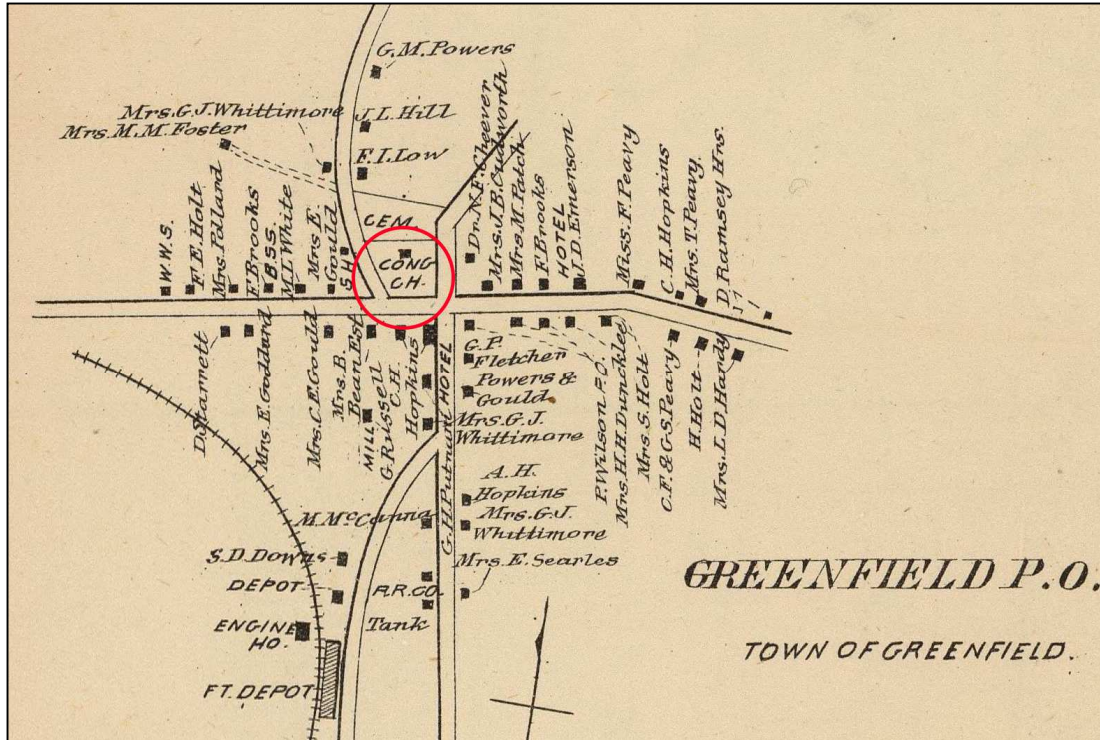


Figure I-10: Greenfield PO in 1892 with Meetinghouse Circled (D. H. Hurd & Co, "Town and City Atlas of the State of New Hampshire")

Greenfield Meetinghouse Continues to Adapt During the 20th Century (1900-present)

The final major renovations to the Greenfield Meetinghouse occurred in the first decade of the twentieth century. During this time, renovations were made to the second-floor Church. In 1900, the Church was closed for five months for general renovations, including the installation of a tin (steel) ceiling and the present-day pews.¹²⁰ Kerosene lamps were suspended from this ceiling with pulleys in the attic above so that they could be lowered to be cleaned and filled.¹²¹ Wing pews next to the pulpit were removed to make a 'room' for the pastor "with black walnut paneling corresponding with that around the choir stall; above this partition for both the choir loft and pastor's room a short red velvet drapery hung from a brass rod."¹²²

In 1904, The Town held a vote to see if the Ladies' Circle connected with the Union Congregational Church should be allowed to replace the second-floor windows of the Meetinghouse.¹²³ They approved the Article, and the Ladies' Circle installed stained glass memorial windows in the second floor at no cost to the town. The Ladies' Circle installed seven memorial windows, with four additional stained-glass windows in the

¹²⁰ Hopkins, 43.

¹²¹ Hopkins, 43.

¹²² Hopkins, 43.

¹²³ Town Warrant Article 8, *Annual Report of the Town Officers of Greenfield, N. H. For the Year Ending February 15, 1904* (Peterboro, NH: The Transcript Printing Company, 1904), inside front cover. Also Hopkins, 29.

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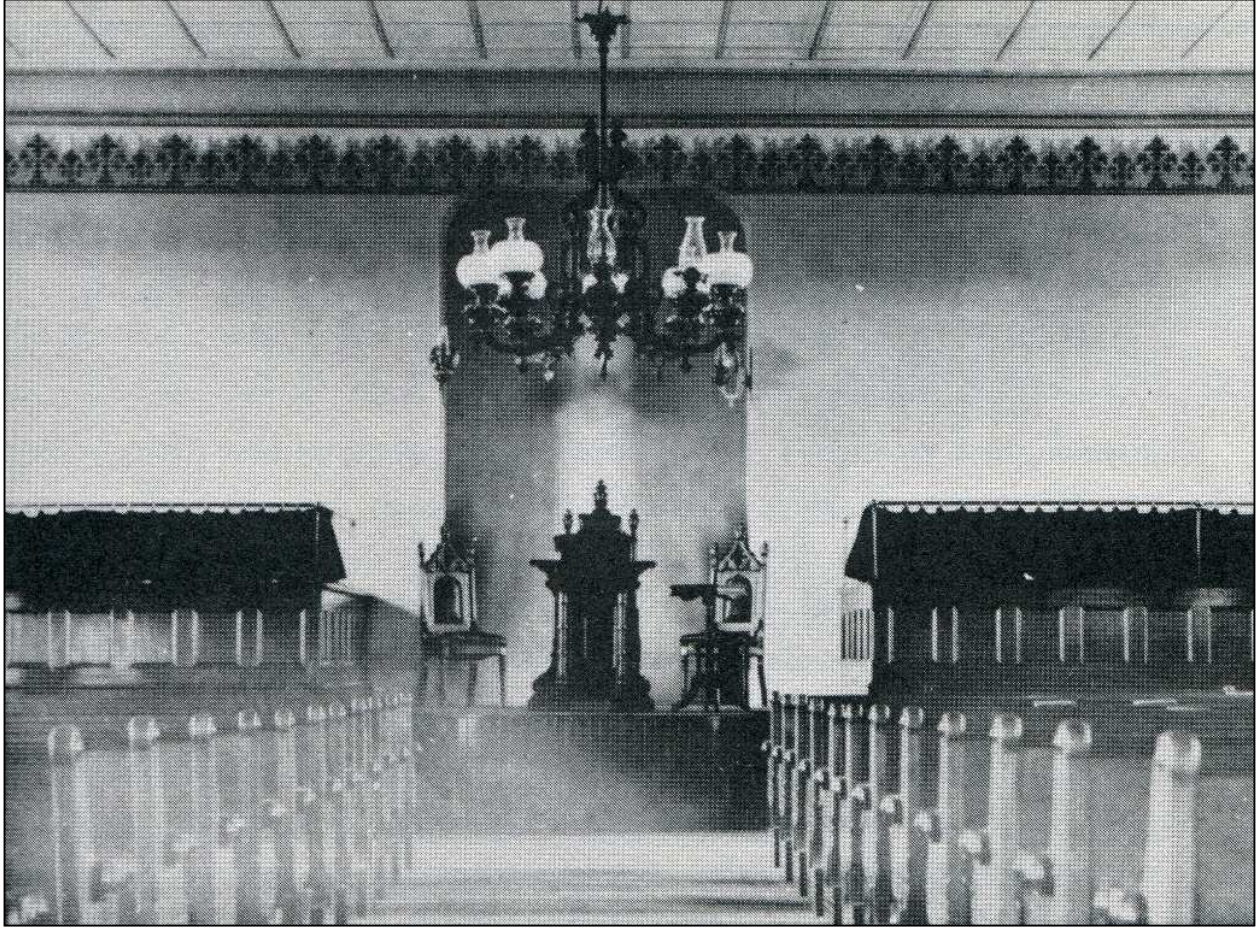


Figure I-11: Photograph of the Interior of the Church ca. 1900 (Hopkins, 43)

vestibule of the second-floor level. Three memorial windows were installed along each side of the church with a circular window installed at the north end, above the altar.

- Southwest window: “In Memory of **William and Sabrina W Atherton** by F B and L E Atherton”
William Atherton (1817-1899) and his wife, Sabrina Atherton (1827-1899) were memorialized by their son, Fred B. Atherton and his wife, Lottie E. William Atherton came to Greenfield prior to 1858, settled on Forest Road, and had a harness shop and possibly tannery.¹²⁴ Fred B. Atherton (1857-1929) owned a large poultry farm. He married Laura F Peabody (1860-1932) in 1880. All four individuals are interred at the Greenvale Cemetery in Greenfield.
- West window: “In Memory of **Eliza Richardson Gould** by Carrie E. Gould”
Elizabeth Richardson Gould (1819-1856) and her husband, Douglas Gould, owned a farm and had four daughters, including Carrie Ella Gould (1851-1941).
- Northwest Window: “In Memoriam **John Ramsey** M.D. and Family”

¹²⁴ Hopkins, 211

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John Ramsey (ca. 1789-1864) returned to his home in Greenfield after graduating from Dartmouth medical school in 1816 and opened practice. “He was widely known as a good practitioner of medicine, as a man of good judgement and sound common sense.”¹²⁵

- Southeast Window: “In Memoriam **Zebedia Peavey** and Family”
Zebedia Peavey (1799-1885) and his wife Mary lived on Forest Road.
- East Window: “In Memory of **Deacon Jacob** and **Martha J. Gould**”
Deacon Jacob Gould (1821-1904) and his wife Martha Gould (1818-1902)
- Northeast Window: “In Memory of **Philena S. Gould Holt** by Henry Holt”
Philena Gould Holt (1846-1892) was memorialized by her husband Henry Holt.
- North Window: “In Memoriam **Leonard Bailey** and **Betsey Hardy Bailey** presented by Caroline Bailey Fiske”
Leonard Bailey (1800-1885) and his wife Betsey Hardy Bailey (1804-1873) were memorialized by their daughter Caroline Bailey Fiske.

The north window, which is known to have been manufactured by Chance Bell & Leo,¹²⁶ was installed in August 1905 and became the center of much controversy. Though it is on the north side of the building and does not get any direct light, “many parishioners claimed the light hurt their eyes as they gazed at the minister during the services.”¹²⁷ Four times draperies were placed over the window, only to be literally torn down by the family and friends of **Caroline Fiske**. First the Church sought to place a ground glass panel outside the window to dim its effect. In August 1906, this was found to be unsatisfactory. The Church voted to shellac the window itself, but was reported on September 21, 1906 to have no legal right to put shellac on the memorial window. Eventually a committee was appointed to purchase curtains for all of the windows, which were put up after the 1906 Annual Church Supper.¹²⁸ The curtains were replaced by a darkening exterior screen at a later date. The addition of these stained-glass windows was the final major renovation to the Greenfield Meetinghouse.

Several small changes were made to the Greenfield Meetinghouse in the early twentieth-century. In 1925, the shutters were removed from the windows of the main-level.¹²⁹ The Meetinghouse was wired for electric lights in 1926,¹³⁰ and four chandeliers were installed in the Town Meeting Hall.¹³¹ In 1938, the Church

¹²⁵ Hopkins, 151.

¹²⁶ Unfortunately Church records do not specify the manufacturers of the other windows or give any further details regarding this company.

¹²⁷ Hopkins, 44.

¹²⁸ Union Congregational Church Records 1791-1969, notes for 1906 meetings.

¹²⁹ Edkins, 3 and Hopkins, 29.

¹³⁰ *Annual Report of the Town officers of Greenfield, N. H. for the year ending January 31, 1926*, Town Warrant Article 13 page 5.

¹³¹ Hopkins, 44.

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Sanctuary was redecorated,¹³² and in 1946 a new brass altar set with two candles and a cross were given in memory of **Nathaniel Cheever**.¹³³ Also in 1938, the Women's Club, Grange, Ladies Benevolent Association, and Sportsman's Club raised \$250, to be combined with Town money¹³⁴ and used to remove the west staircase from the vestibule and build a kitchen on the main level in its stead.¹³⁵



Figure I-12: Greenfield Meetinghouse with Horse Sheds and Hearse House, aft. 1905 (Town of Greenfield)

After World War II, the Town of Greenfield wanted to create a new communal space within the Meetinghouse and keep the Meetinghouse up to current code for public buildings. Consequently, in 1944, the town paid Lyons Iron Works \$385.00 for a new fire escape,¹³⁶ which was installed in 1945.¹³⁷ The

¹³² The only specific renovation mentioned in the October 9, 1938 Church Records is \$170 spent on a new furnace.

¹³³ Hopkins, 44.

¹³⁴ *Annual Report of the Town of Greenfield New Hampshire for year Ending December 31, 1939*, 12.

¹³⁵ Hopkins, 29. The town expenses for the new kitchen construction are detailed on page 12 of the *Annual Report* for the year ending January 31, 1939.

¹³⁶ *Annual Report of the Town officers of Greenfield, N. H. for the year ending December 31, 1944*, 12.

¹³⁷ *Annual Report of the Town Officers of Greenfield, N. H. for the year ending December 31, 1945*, 11.

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entire structure was jacked up and a new lower-level (basement) was excavated. In 1946-1947, a new concrete foundation was poured and a full-size kitchen and dining/meeting room was constructed in the new basement area.¹³⁸ Town organizations and private donations furnished a kitchen to be used for community suppers, Sunday School and other community events. The Town paid Stephen Chase \$25,723.88 for material and labor for jacking up the building, excavating and installing the poured foundation. The Town also paid Robert E. Fish for plumbing the new kitchen.¹³⁹

In 1951, flood lights were installed to illuminate the bell tower and belfry at night. The first-floor shutters were reinstated in 1952.¹⁴⁰

In 1957 several changes were made to the upper (Church) level of the Meetinghouse. A new Allen C-3 electric organ was purchased by the Ladies' Benevolent Association to replace the 1897 reed organ, and a plaque memorializing the old organ was framed and placed in the foyer (narthex).¹⁴¹ The new organ was dedicated on August 18, 1957 in memory of Joan Prewitt Hopkins, Elwood S. Whitcomb and others. The chancel was remodeled, eliminating the 'pastor's room,' but retaining the black walnut paneling, and a matching walnut lectern was made to match the pulpit.¹⁴² The old carpet was removed, and a new floor was laid with freshly carpeted aisles, new pew cushions, new hymnals, and a new electric clock provided through gifts.¹⁴³

In 1969, an amplifying system was installed in the Church. This system was given in memory of Mrs. Malcom Moses and used to broadcast Carillion records and/or tapes from the belfry on Sunday morning and amplify the voices of speakers in the sanctuary.¹⁴⁴

By the time of the National Bicentennial in the 1970s, the use of the interior space of the Greenfield Meetinghouse had continued to adapt. By 1975, the main-level kitchenette was used as a Town Clerk's office and Tri-Town Kindergarten was held in the common room of the lower level during the week.¹⁴⁵

In 1976, the Town voted to "embark on a five-year program" to coincide with the Nation's Bicentennial to restore and renovate the exterior and interior of the Greenfield Meetinghouse.¹⁴⁶ At the Greenfield Town Meeting on March 11, 1977, the Town voted to raise and appropriate \$2,500 to rewire the Town Hall

¹³⁸ Edkins, 3 and Hopkins, 29.

¹³⁹ *Annual Report Town of Greenfield New Hampshire for the twelve months ending December 31, 1947*, 18.

¹⁴⁰ Edkins, 3, and Hopkins, 29.

¹⁴¹ Hopkins, 45.

¹⁴² Hopkins, 45.

¹⁴³ Hopkins, 45.

¹⁴⁴ Hopkins, 45.

¹⁴⁵ Hopkins, 29.

¹⁴⁶ *Greenfield New Hampshire Annual Reports 1976*, 12.

Part I: History and Development of the Property

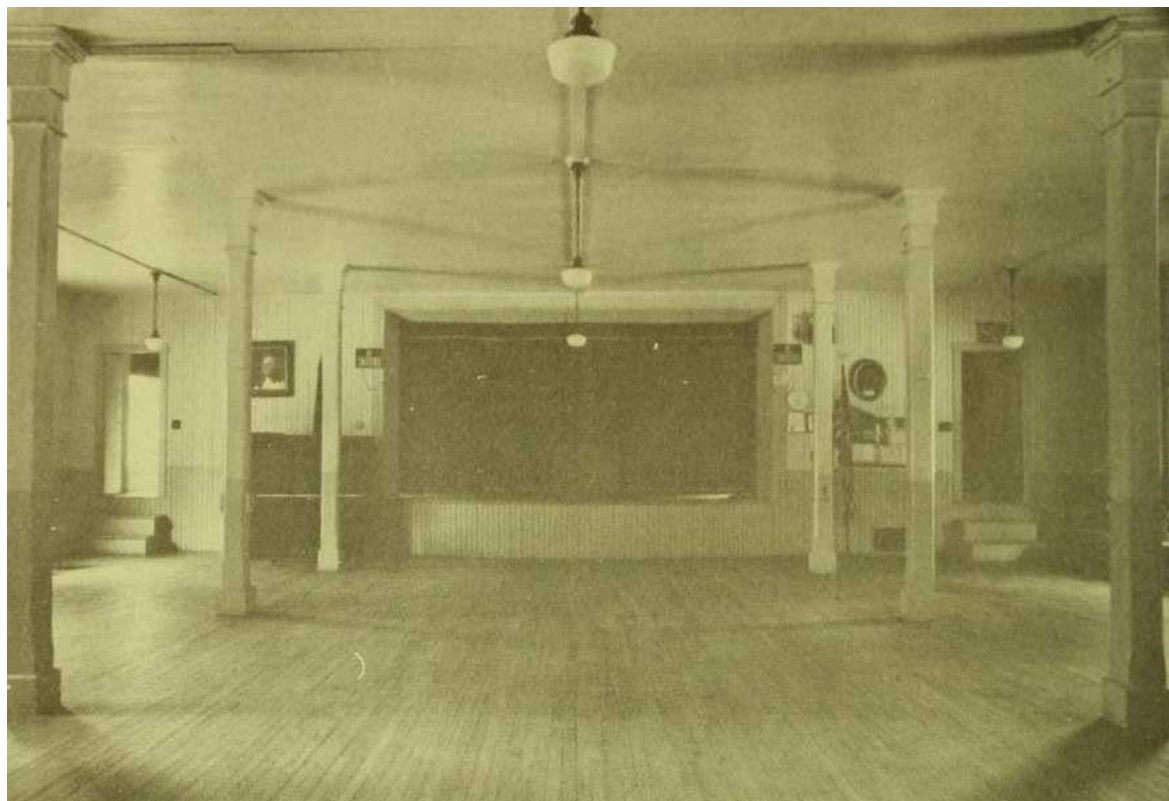


Figure I-13: Meeting Hall of Meetinghouse before 1977 renovations (Greenfield, NH Annual Reports, 1977)



Figure I-14: Meeting Hall of Meetinghouse after 1977 renovations (Greenfield, NH Annual Reports, 1977)

Part I: History and Development of the Property

lighting system as a safety measure.¹⁴⁷ That year, the Greenfield Woman's Club completed the re-wiring of the rest of the Meetinghouse. As part of this process the old school house lights were removed from the Town Meeting Hall and replaced with the present chandeliers.

In the late 1970s and early 1980s, the Greenfield Meetinghouse was publicly recognized as of historic importance to the Town. In 1979, New Hampshire State Historical Highway Marker #130 was installed adjacent to the Meetinghouse. This marker states that the building is:

The oldest original meeting house in New Hampshire serving both church and state. The frame, built from local timber by resident Hugh Gregg, was raised by one hundred volunteers from the village and surrounding towns on September 1, 1795. This fine old structure has served the people of Greenfield continuously since that time as a gathering place for them to worship their God, to legislate their town's civil affairs and to enjoy the good company of their neighbors.¹⁴⁸

Several years later, in 1983 the building was listed on the National Register of Historic Places.

The past thirty years have seen numerous efforts by the Town of Greenfield to properly maintain the Greenfield Meetinghouse. In 1980, Town Warrant Article 19 raised and appropriated \$3,500 for repairs to the Meetinghouse steeple.¹⁴⁹ Apparently the repairs were not made, as the 1981 Town Warrant Article 19 asked for \$8,000 to repair the steeple.¹⁵⁰ At Town Meeting on March 13, 1981, Ben Sanford

reported he had looked at the job and several boards and beams were rotted and need replacing, but the job was to [sic] much for him to try to repair. The selectmen reported three different contractors had looked over the job and Monadnock [Structures] said they could do it with the help of East Coast Steel Erectors to remove the Steeple with the Crane they have,...repair it and put back on the building in it's [sic] proper place.¹⁵¹

Though the Women's Fellowship of the Union Congregational Church offered to donate \$500 towards this job, it was again tabled for another year.¹⁵² In 1982, the Selectmen were authorized by Warrant Article 20 to withdraw \$12,000 from the Otter Lake Fund to help defray the cost of the renovation to the Meetinghouse steeple.¹⁵³ Another \$7,000 was appropriated through Town Warrant Article 21¹⁵⁴ with an additional \$1,000 donated by the Women's Fund. A gleaming new copper cap was ordered for the steeple in April,¹⁵⁵ East

¹⁴⁷ *Greenfield New Hampshire Annual Reports 1977*, 14.

¹⁴⁸ New Hampshire State Historical Highway Marker #130.

¹⁴⁹ *Annual Report for the Town of Greenfield for the year ending Dec. 31, 1979*, 12 and *Annual Report for the Town of Greenfield for the Year ending December 31, 1980*, 18.

¹⁵⁰ *Annual Report for the Town of Greenfield for the year ending December 31, 1980*, 12.

¹⁵¹ *Annual Report for the Town of Greenfield for the year ending December 31, 1981*, 26.

¹⁵² *Annual Report for the Town of Greenfield for the year ending December 31, 1981*, 27. Despite tabling the repairs to the Meetinghouse steeple in 1981, \$2,500 was appropriated to install a smoke and heat fire detection system in the Meetinghouse at the March 13, 1981 Town Meeting. This was installed by Amherst Systems, Inc. for a total cost of \$2,422 (*Annual Report for the Town of Greenfield for the year ending Dec. 31, 1981*, 64).

¹⁵³ *Annual Report for the Town of Greenfield for the year ending December 31, 1981*, 9.

¹⁵⁴ The warrant article was amended at the Town Meeting to \$7,000 after an initial ask of \$8,000. *Annual Report for the Town of Greenfield for the year ending December 31, 1982*, 27.

¹⁵⁵ *Annual Report for the Town of Greenfield for the year ending December 31, 1982*, 79.

Part I: History and Development of the Property

Coast Steel donated the use of their crane to paint the uppermost extremities of the steeple,¹⁵⁶ and Monadnock Structures was paid \$21,762 for their repairs to the structure.¹⁵⁷ Charles R. King painted the exterior of the Meetinghouse in 1983,¹⁵⁸ the same year that the Town hired architect Gordon Sherman (ca. 1937-2017) to prepare architectural building plans of the structure in case anything should happen to the building.¹⁵⁹ The interior of the main level of the meetinghouse was given a “facelift” in 1988, when the interior was repainted, the floor sanded and the interior divided panel shutters installed.¹⁶⁰

By the late 1980s, the Greenfield Meetinghouse roof was in need of repairs. The 1989 Town Warrant Article 19 allowed for the appropriation of \$12,500 for the roof repairs and the exterior painting of the building.¹⁶¹ Realizing that the building’s roof needed more extensive repairs, some community members made an effort in 1989 to establish a Capital Reserve fund for the roof. The establishment of this fund was delayed until the following year, at which time Article 20 was amended to be established with an initial deposit of \$4,500, based on a 10-year period under the understanding that the “total amount for the roof will cost between 70 and \$80,000 to remove slate and old boards which are under slate and then replace the slate.”¹⁶² In 1991, \$4,500 was allocated for the Capital Reserve Fund for the purpose of the reconstruction of the Meetinghouse roof.¹⁶³ The actual reconstruction of the roof did not happen until 2013.

Since the 1980s, the Town of Greenfield has struggled to balance maintaining the historic nature of the Greenfield Meetinghouse with the desire to make the building a space that is accessible to all. The Union Congregational Church put forward Article 20 of the 1980 Town Warrant to ask if they could install an exterior elevator at the north elevation of the Greenfield Meetinghouse.¹⁶⁴ This elevator was voted down, as residents expressed their desire to limit exterior changes to the significant building.¹⁶⁵ The 1985 Greenfield Town Warrant Article 11 granted permission to the Union Congregational Church to install a chairlift in the southeast stairwell of the Meetinghouse to allow greater accessibility to the Church.¹⁶⁶ The lift was funded by the Church Book of Remembrance Fund.¹⁶⁷ Though discussions of installing a ramp into the Main Level of the Greenfield Meetinghouse through the kitchenette in the southwest corner of the

¹⁵⁶ *Annual Report for the Town of Greenfield for the year ending December 31, 1982*, 67.

¹⁵⁷ *Annual Report for the Town of Greenfield for the year ending December 31, 1982*, 61.

¹⁵⁸ *Annual Report for the Town of Greenfield for the year ending December 31, 1983*, 55.

¹⁵⁹ *Annual Report for the Town of Greenfield for the year ending December 31, 1983*, 25 and 55.

¹⁶⁰ *Annual Report for the Town of Greenfield for the year ending December 31, 1988*, 7.

¹⁶¹ *Annual Report for the Town of Greenfield for the year ending December 31, 1988*, 13.

¹⁶² *Annual Report for the Town of Greenfield for the year ending December 31, 1990*, 21.

¹⁶³ *Annual Report for the Town of Greenfield for the year ending December 31, 1990*, 9.

¹⁶⁴ *Annual Report for the Town of Greenfield for the year ending December 31, 1971*, 12.

¹⁶⁵ *Annual Report for the Town of Greenfield for the year ending December 31, 1980*, 19.

¹⁶⁶ *Annual Report for the Town of Greenfield for the year ending December 31, 1985*, 27.

¹⁶⁷ *Annual Report for the Town of Greenfield for the year ending December 31, 1985*, 77.

Part I: History and Development of the Property

building began in 1985¹⁶⁸ and continued in 1986,¹⁶⁹ no clear consensus to the design of the ramp could be agreed upon. By 1990, a ramp design still had not been decided upon. In the late part of 1990, a second egress was added to the basement of the Meetinghouse.¹⁷⁰ In 1991, the Board of Selectmen “hired an architect to generate a design for providing handicapped access to the Meeting House. Those present at the hearing showed approval, and [the Town of Greenfield] let the plans out for competitive bid.”¹⁷¹ Finding that the town did not have sufficient funds allocated, the Selectboard crafted the 1994 Town Warrant Article 24 to raise \$21,000 to renovate both the Town Hall and Town Office (former school) for the purpose of meeting fire code and ADA regulations.¹⁷²

Work on the Greenfield Meetinghouse over the past twenty years has been in the form of maintenance. Town Warrant Article 8 at the March 16, 2001, Town Meeting allowed for the raising and appropriation of \$40,000 to paint the Meetinghouse and Town Office building.¹⁷³ In 2010, money was again raised to paint the Meetinghouse and Town Office Buildings.¹⁷⁴ In 2012, mold was removed from the building’s duct work, a dehumidifier was installed, and emergency repairs were made to the roof.¹⁷⁵ A crane was used to remove loose pieces from the Meetinghouse belfry and lantern. While above the building, it was discovered that several roofing slates were missing, leaving the structure exposed to the weather.

Tim Murray found an expert in slate roof repair who came and did a quick fix for us but recommended more extensive work to ensure the continued viability of the roof. While he was here, Tim discussed the steeple repair with him and found that the man knew another craftsman who is a steeplejack and has ties to the Historical Preservation Society. He evidently had worked on several projects with him and thought he would give us a reasonable quote to fix the steeple. Tim called him and had him give us a quote which was much better than the one we originally got of \$60,000.¹⁷⁶

Extensive work on the steeple (belfry and lantern) and roof were planned for 2013, with 2013 Town Warrant Article 9 asking for an additional \$20,000 to the Town Building Maintenance Capital Reserve Fund, allowing the town to fix the roof and steeple for \$55,000.¹⁷⁷ Gerard Leone of Sunapee repaired the roof

¹⁶⁸ 1985 Town Warrant Article 12 asked for an appropriation of \$3,500 for the purpose of creating such a ramp (*Annual Report for the Town of Greenfield for the year ending December 31, 1985*, 27).

¹⁶⁹ Though the 1986 Town Warrant Article 20, raised the appropriation to \$10,000 and passed at Town Meeting, it does not appear that a ramp was actually constructed. (*Annual Report for the Town of Greenfield for the year ending December 31, 1986*, 23 & ...ending December 31, 1987, 28).

¹⁷⁰ *Annual Report for the Town of Greenfield for the year ending December 31, 1990*, 5.

¹⁷¹ *Annual Report for the Town of Greenfield for the year ending December 31, 1991*, 6.

¹⁷² *Annual Report for the Town of Greenfield for the year ending December 31, 1993*, 15.

¹⁷³ *Annual Report for the Town of Greenfield, NH for the Year Ending December 31, 2001*, 87 and *Annual Report for the Town of Greenfield, NH for the Year Ending December 31, 2002*, 53-54.

¹⁷⁴ *Annual Report for the Town of Greenfield, NH for the Year Ending December 31, 2009*, 13.

¹⁷⁵ *Annual Report for the Town of Greenfield, NH for the Year Ending December 31, 2012*, 6. The mold was causing such odors that people initially mistook the odor for skunk (98).

¹⁷⁶ *Annual Report for the Town of Greenfield, NH for the Year Ending December 31, 2012*, 6.

¹⁷⁷ *Annual Report for the Town of Greenfield, NH for the Year Ending December 31, 2102*, 7.

Part I: History and Development of the Property

sheathing beneath the slates, installed new copper weather stripping to the roof joints, and repaired the slate surface. To as great an extent as was practicable, historic slates were reinstalled at the roof with broken slates replaced by material salvaged from other historic buildings. At the same time, many of the exterior elements of the belfry were restored by Brian Gallien of Ironwood Restoration in Marlow, and the exterior of the lantern was rebuilt with new corner boards and restored louvered panels (Figure I-15).

In 2015, the Town identified problems with water infiltration in the basement of the Meetinghouse and deterioration of the historic 1905 stained glass windows. In 2016, a volunteer group was created to begin the process of raising funds to renovate the Meetinghouse.¹⁷⁸ In 2017, the Town of Greenfield applied to and received a planning grant from the New Hampshire Land and Community Heritage Investment Program (LCHIP). This report is the result of that funding.



Figure I-15: The lantern prior to the 2013 repairs.

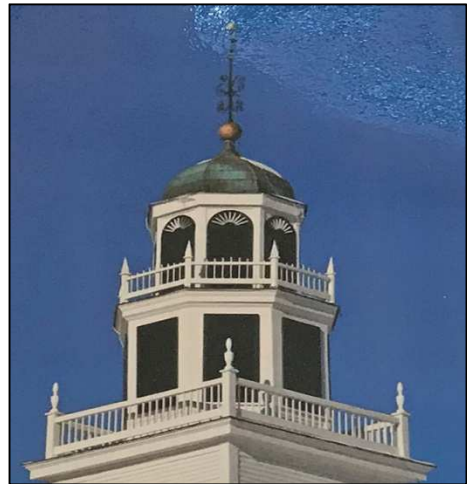


Figure I-16: The belfry and lantern after the 2013 repairs.

¹⁷⁸ *Annual Report for the Town of Greenfield, NH for the Year Ending December 31, 2016*, 7.

Part I: History and Development of the Property

Statement of Significance

The Greenfield Meetinghouse is significant under National Register Criterion C as a typical example of the development of meeting house architecture in central New Hampshire. When it was constructed, Greenfield Meetinghouse was a fine example of the two-story barn-type second-period meetinghouse that was common in this part of New Hampshire. The twin-porch layout was typical of the dominant building tradition of the area. The way in which the building was changed to accommodate new fashions during the early nineteenth-century followed the trends of the time, replacing the exterior porch with a bell tower with two-story lantern. The splitting of the interior space into separate meeting halls for religious and secular purpose was likewise a common reaction to changes in state law after the 1819 Toleration Act. The final major transformation in 1867 continued along this trajectory, bringing the building in line with the Greek-Revival fashion of the day. “Thus, the structure was transformed from a relatively simple meeting house to a mid-nineteenth century public building through a series of steps which successively revealed the taste and needs of several generations.”¹⁷⁹ The resulting building represents several eras of New Hampshire history and is symbolic of the evolution of a single community.

¹⁷⁹ David M. Edkins for the Southwest Regional Planning Commission, “National Register of Historic Places Inventory – Nomination Form for the Greenfield Meeting House.” (1983), 6.

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Part II: Architectural Description with Character-Defining Features

The Greenfield Meetinghouse is located on a knoll at the center of the village of Greenfield, New Hampshire. The building overlooks the main artery through the village and is bordered on the east by NH Route 136/Francestown Road and to the west by NH Route 31/Sawmill Road. The 1795 wood-frame meetinghouse has a rectangular plan with interior bell-tower at the south end.

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

Part II: Architectural Description with Character-Defining Features

Greenfield Meetinghouse Site Description:

The Greenfield Meetinghouse is located on a 1.80-acre parcel of land (Map V3, Lot 39) at the center of the primary village of Greenfield, New Hampshire. The parcel is bordered to the south by Forest Road/NH Routes 136 & 31, to the east by Francestown Road/NH Route 136, to the north by the Meetinghouse or Old Church Cemetery (Map V2, Lot 6) and to the west by Sawmill Road/NH Route 31.

The Greenfield Meetinghouse is on a knoll of land, overlooking the village center, and the Common. The Common is an expansive lawn, dotted with maple trees. Historically, there was a Town Pound at the corner of the Common. Along the Common's roadside edge, a white-painted wooden sign is located with "Greenfield" written in black text at the top, a large central zone with interchangeable lettering protected by plexiglass, and the words: "New Hampshire 1791" written in black text at the bottom. A granite memorial sign and bench are also located within the Common.

A dirt driveway cuts across the property to the north of the building, between it and the ca. 1797 Meetinghouse Cemetery. Horse sheds were once located along this drive, as well as the Town's hearse houses. Running the length of the north edge of the property, separating the town cemetery from the Meetinghouse site, are regularly spaced granite bollards with black chains hung between each. Near the center of the site, two larger granite bollards are located that break the regular run of the fence and provide access to the cemetery.

A dirt driveway circles the structure, and there is a dirt parking area to the east that is edged with granite curbing and several paved Handicap Accessible spaces to the west of the building. The meetinghouse can be accessed from Sawmill Road (to the west) or Francestown Road (to the east). There are two entrances from Francestown Road: here the driveway enters the site at the southeast, curves west toward the center of the site and Meetinghouse and then cuts back to the northeast to exit onto Francestown Road. There is granite curbing along the southern portion of this drive.

A simple perimeter garden frames the east, south, and west sides of the Greenfield Meetinghouse. Mulch beds abut the gravel drip-edge of the building. These gardens flank the primary entrance to the south and the emergency egress from the lower level at the east and west.

Two sets of concrete steps at the south side lead to the building's paired entries. The southeast (primary) entry is accessed via a set of five concrete steps connected to a landing with one additional step up into the building. The southwest, accessible, entry is accessed via a set of five concrete steps, broken into two portions by a landing, with the lower set having three steps. Additionally, a ramp weaves between the sets of stairs, allowing accessible entry through the southwest doorway. The concrete steps and edges of the sloped patio between the entries are bounded by cast-iron railings.

Part II: Architectural Description with Character-Defining Features

<i>Character-Defining Features of the Site</i>		
<i>Primary Features</i>	<i>Secondary Features</i>	<i>Non-Historic Features</i>
<ul style="list-style-type: none"> • Proximity to Village center • Proximity to Common & Meetinghouse Cemetery 	<ul style="list-style-type: none"> • Driveway Approach 	<ul style="list-style-type: none"> • Patio, ramp & stairs at main entry • Present Signage

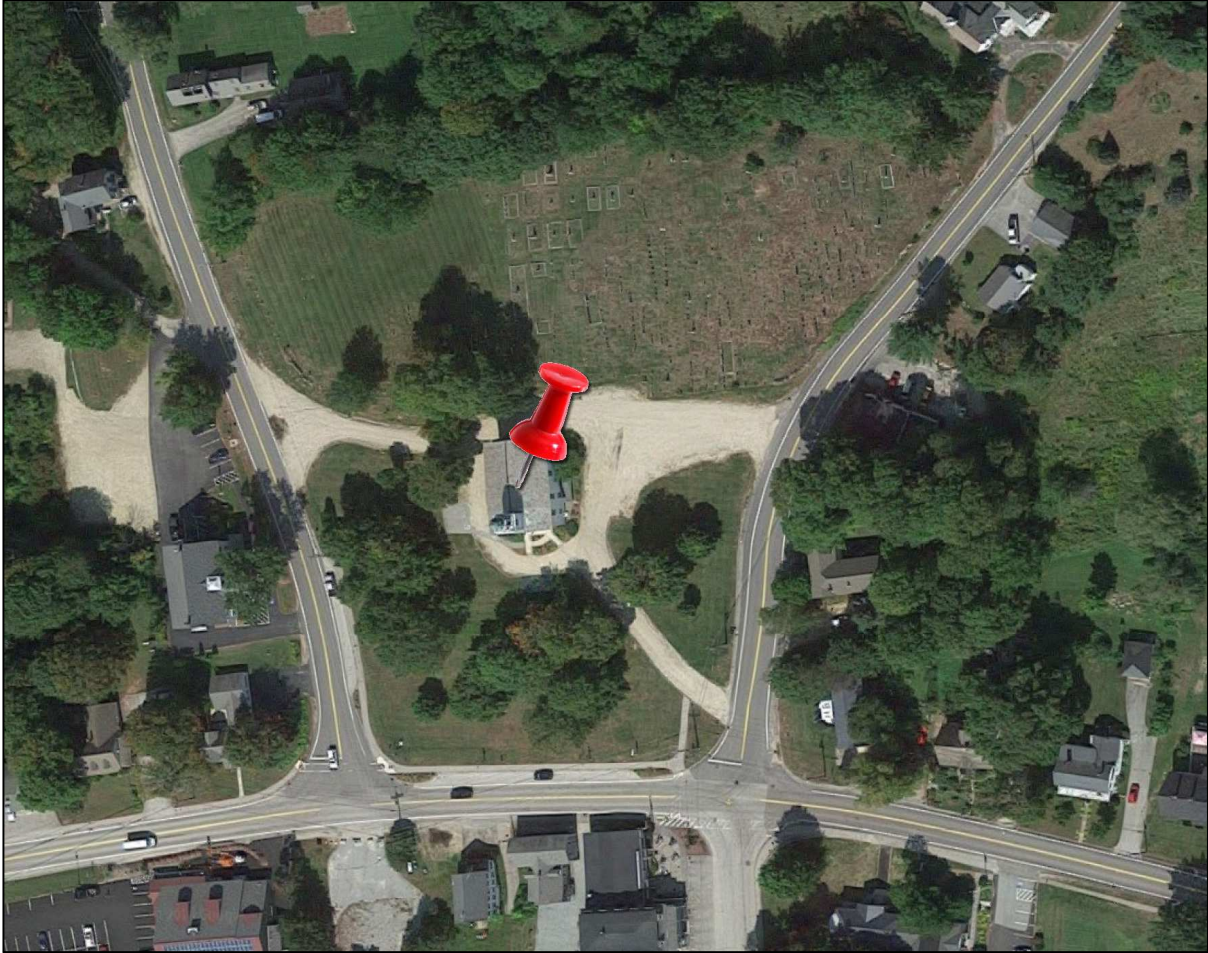


Figure II-1: Aerial photograph of Greenfield Meetinghouse showing site and relationship with Town Common and Cemetery



Figure II-2: Greenfield Common



Figure II-3: Greenfield Meetinghouse Cemetery

Part II: Architectural Description with Character-Defining Features



Figure II-4: Greenfield Meetinghouse photographed from the southeast.

Greenfield Meetinghouse Exterior Description:

The Greenfield Meetinghouse is a two-story barn-type second period meetinghouse, facing south, onto the Main Street of the primary village of Greenfield. The building is two bays at the gable ends and four bays in length with a roughly north-south oriented gable-roof. The wood-framed building is covered by narrow, 3-inch exposure, painted clapboards and a slate roof.

The Greenfield Meetinghouse has a rectangular plan and is roughly forty-two by sixty-eight feet. When it was constructed, the meetinghouse followed a strictly symmetrical plan, with a central door along what is now the east elevation. This symmetrical Federal appearance was altered first in 1825 with the removal of the 1795 twin porches and construction of the bell tower. In 1867 the structure was transformed to reflect the Greek Revival style when the building was rotated and a new vestibule and tower were constructed.

The foundation of the Greenfield Meetinghouse is predominantly poured concrete. The historic stone underpinning was removed and replaced with the present concrete in 1946-1947.

The walls of the Greenfield Meetinghouse are covered in white painted wooden clapboards with 3-inch exposure. There are flat corner boards at the corners of the Meetinghouse.

Part II: Architectural Description with Character-Defining Features



Figure II-5: East and north elevations of the Greenfield Meetinghouse



Figure II-6: West elevation of the Greenfield Meetinghouse

Part II: Architectural Description with Character-Defining Features

The gable roof has a 9" by 12" roof pitch. It is covered in gray slate, set in a plain pattern. The historic slate roof overlays an even older historic wooden shingle roof. In 2013 several historic broken slates were replaced. The Meetinghouse has a boxed eave with a narrow frieze, wide bed molding, narrow fascia and wide shingle molding (Figure II-7). There are shallow cornice returns at the gable ends of the building, and the moldings of the gable-end match that of the eave.

The primary entry to the Greenfield Meetinghouse is at the south facing façade, overlooking the village center and Common. There are matching entries in either bay of the main level. Each entry has a six-panel door beneath a heavy moulded header with plain trim. The entrances are parenthesized by tin lanterns suspended by iron brackets. These lanterns



Figure II-7: Detail of roof

were donated by the Greenfield Woman's Club in honor of Mrs. L. M. S. Miner in 1976.¹ Above the entries, at the upper level, are two large rectangular stained-glass windows with plain flat trim that were installed in 1905. There is a single ca. 1867 sixteen-over-sixteen double-hung wooden sash window at the attic level of the gable end. This third-floor window has a moulded header and slightly protruding sill unlike other windows throughout the building.

The east and west elevations of the Greenfield Meetinghouse are very similar in appearance. Each side elevation consists of six structural bays. These bays are unevenly spaced, with windows in the first, second, fourth, and sixth bays. The south bay was added to the 1795 structure in 1867 to create the vestibule and tower base. The four rectangular, eight-over-eight double-hung windows on either side of the ground floor have plain trim. The muntin profile of the current first-floor windows suggest that the sash likely date to ca. 1900. The first-floor windows are protected by exterior aluminum storm windows. The first-floor windows are set within a secondary false window frame, with the same width as the current windows but a greater height. The excess space within this frame, above the windows has been filled in with wooden clapboards. The false frames were added to give the visual appearance of an elongation of the main level

¹ Plaque on side of building.

Part II: Architectural Description with Character-Defining Features



Figure II-8: Primary entry

windows to visually mimic the dimensions of the upper-level windows, which were altered in ca. 1867 to allow for elongated windows along the sides of the chapel. At differing times in the building's history these openings have been framed by black louvered shutters.² These shutters

worked as blinds that would additionally make the first and second story windows appear to be uniform in size. Older photographs show that both stories once had louvered blinds before the installation of the second-floor stained-glass windows were installed in 1904-1905. The shutters on the upper story were removed after the installation of the stained-glass windows.

A secondary exit from the basement of the Greenfield Meetinghouse is located at the center of the east elevation and was added in 1990 (Figure II-9).³ A gable roof covers the six-panel door and extends to the south, covering interior stairs. This addition has clapboard siding to match the historic building, narrow flat trim, wide corner boards and a gable return. In the 1980s, when the building was listed on the National Register of Historic Places, this entrance was covered by a steel bulkhead.

The west elevation is very similar to the east, with the addition of a tertiary exit located between the two northernmost bays (Figure II-10). This enclosed entry measures approximately four by six feet and is sheathed with white painted clapboards to match the historic building. Like the meetinghouse it has flat trim around the door and narrow corner boards. The gable roof is pedimented above the six-panel door, which has no exterior hardware, providing emergency egress only from the lower level.

² These shutters were removed in 1925, restored in 1952, and removed again sometime after the 1983 National Register Nomination. Many of these shutters still remain, in various condition, within the attic.

³ *Annual Report for the Town of Greenfield for the year ending December 31, 1990*, 5.

Part II: Architectural Description with Character-Defining Features



Figure II-9: East basement exit



Figure II-10: West basement exit

The north elevation or rear elevation of the Greenfield Meetinghouse is distinguished by a small (12'x4') single-story shed addition at the ground level. The structure is located at the building's center and is sheathed in clapboards with trim to match the rest of the building. The roof of this addition has asphalt shingles, and there are two single-lite fixed sash windows located in the north side. A small paneled door is located at the foundation of this addition, suspended with strap hinges, providing access to the crawl space below this addition. The underpinning and foundation of the addition are completely obscured beneath the modern exterior grade, with the surrounding ground overlapping the bottom clapboards of the structure. This small rectangular addition was likely the location of the privy that serviced the building prior to the installation of the basement bathrooms in 1947. To the east of this addition is a wooden door with nine-pane window in the upper half, above two vertical panels. This doorway leads to the stage on the main level of the meetinghouse. A ca. 1946 metal fire-escape leads to a modern metal six-panel door at the second level. To the west of the single-story shed-roofed volume is a single-flue exterior brick chimney. The chimney rises the full-height of the building and has a metal cap. There is large circular stained-glass window at the center of the north elevation. This six-foot diameter round stained-glass window is somewhat above the second-floor level. This window was added in 1905. Like at the south façade, there is a sixteen-over-sixteen double-hung window located at the attic level of the gable end.

There is a bell-tower and belfry located above the roof, just inside of the south façade. When originally constructed in 1825, the belfry was located at the top of an exterior bell tower, which was replaced by the 1867 entry vestibule. The bell tower is twelve-feet square with white painted clapboards to match the main structure. It has similar cornerboard decoration as well. The eave decoration of the tower is markedly simpler than that of the meetinghouse, with a very narrow bed molding, flat frieze, flat fascia and narrow shingle molding. The tower is crowned by a two-foot balustrade with elongated urns over each corner post at the belfry level.

Part II: Architectural Description with Character-Defining Features

There are large clockfaces on the south, east and west elevations of the tower. These faces were added in 1891, when the E. Howard Co. clock was installed. The clock faces are painted black with gold roman numerals and gold hands. Small squares indicate the minute markings on the dial. A large sixteen-over-sixteen double-hung window occupies the north elevation, overlooking the slate roof of the Meetinghouse. The trim of this window matches that of the windows in the gable of the Meetinghouse.

The bell tower is surmounted by a two-stage octagonal belfry and lantern, rising to a total height of twenty-two feet above the ridge pole. The belfry has louvered panels in each side that were installed ca. 1891, likely in an effort to protect the clock from the elements. There is a low railing above this level of the belfry with pyramidal finials at each of the eight corners. The lantern level has regular louvered panels in each side, surmounted by semicircular louvered fans. These panels likely date to the 1825 design and are in place in all known photographs of the building. An octagonal copper domed roof crowns the structure. There is a gold sphere finial at the top of the roof supporting the historic weathervane. There is an arrow at one end of the directional with a stylized openwork heart and six-pointed star on the tail.

<i>Character-Defining Features of the Building's Exterior</i>		
<i>Primary Features</i>	<i>Secondary Features</i>	<i>Non-Historic Features</i>
<ul style="list-style-type: none"> • <i>Height & massing of the building and its subsequent additions</i> • <i>Roof pitch, material and eave detail</i> • <i>Regular, symmetrical window and door locations (fenestration)</i> • <i>Historic window sash at main level</i> • <i>Stained glass sash windows at upper level (1905)</i> • <i>Domed lantern roof with weathervane</i> • <i>Horizontal clapboard siding</i> • <i>Clock faces</i> 	<ul style="list-style-type: none"> • <i>Simplified trim</i> • <i>Historic chimney (north)</i> • <i>Historic trim (balusters, railings, columns, decorative elements) at belfry and lantern levels of bell tower</i> • <i>Louvered panels in belfry</i> • <i>West basement exit addition</i> 	<ul style="list-style-type: none"> • <i>Exterior light fixtures</i> • <i>East basement exit addition</i> • <i>Modern, metal fire escape</i> • <i>Storm Windows</i>

Part II: Architectural Description with Character-Defining Features

Interior Description:

The interior layout of the Greenfield Meetinghouse has changed significantly over time as the structure has adapted for new uses. The first major interior alteration was in 1848, when the gallery level was filled to create a second floor. The last major renovation to the interior was in 1946-1947, when the basement was excavated and finished. Because of all of these major renovations, there is very little surviving from the eighteenth-century interior. Throughout the interior description of the building, room names are followed by a number that correlates to the existing architectural building plans included at the end of Part III.

Lower Level

The lower level of the Greenfield Meetinghouse was excavated in 1946-1947. Prior to this time, the meetinghouse sat on granite curbing above a crawlspace. The lower level contains a large kitchen (001), community room (002), small men's restroom (006), small women's restroom (005), mechanical room (004) and storage room (003). There is a single entrance to the lower level, which is accessed by interior stairs leading down from the entrance vestibule of the main level. Exterior exits from this space are located on the east and west side of the building. The walls of the interior stairway are gypsum board, and the floor is hardwood.

There are five basement window openings at the Greenfield Meetinghouse. The southeast window is located within the basement stairwell and has a replacement single-lite sash (Figure II-11). The window at the southwest is in the kitchen space and has been infilled with an exhaust fan. A window at the center of the west side has been given the same treatment. The only two windows to retain historic sash are the three-lite windows in the northern bay of the basement, adjacent to the bathrooms at the northwest corner of the basement and inside the storage room at the northeast (Figure II-12).



Figure II-11: Replacement lower level sash



Figure II-12: Historic lower level sash

Part II: Architectural Description with Character-Defining Features

The main room of the lower level of the Greenfield Meetinghouse is used as a community room (002) and has a low gypsum-board ceiling with exposed ductwork and fluorescent flush-mount ceiling lights (Figure II-13). This ceiling replaced the 1947 ceiling and was installed ca. 1980 by the Woman's Club of the Union Congregational Church.⁴ The floor is covered with large vinyl tiles. There are six interior metal columns along the longitudinal axis of the space.



Figure II-13: Community Room

There is a large kitchen (001) at the south side of the room (Figure II-14). This room is walled off by gypsum-board walls with narrow flat door surrounds and baseboard. Doors to the room are hollow-core. There is a long laminate counter, located along the north wall of the kitchen with a sliding window that opens the counter to the main space. The cabinet continues along the west and part of the south walls. Below the counters on the west and south walls are painted cabinets. There is a large stainless steel sink at the west wall, beneath a mid-century Progress exhaust fan. Additionally, there are painted wall cabinets along a portion of the south wall. The south wall has been covered with peg board and the ceiling of this space is sheathed pressboard tile. There are large plywood built-in cabinets at the eastern side of the room. All cabinet hardware in this room dates to the late 1940s or early 1950s.

⁴ *Annual Report for the Town of Greenfield for the Year Ending Dec. 31, 1980*, 7.

Part II: Architectural Description with Character-Defining Features



Figure II-14: Kitchen

There are two very small restrooms (005 & 006) located in the northwest corner of the basement. Each restroom has an American Standard sink and toilet. There is also an American Standard urinal in the men's room. Between the two restrooms is a very simple privacy wall, painted cream and constructed of simple 2 x 4 lumber and gypsum-board. This privacy wall creates a non-compliant ADA entrance into the men's restroom; additionally, neither restroom is ADA accessible.

A large mechanical room (004) extends along the north wall of the basement. This room has an unfinished concrete floor and exposed stud walls. The air handling system and boiler are located within this space, as are two large heating-oil tanks, the hot water tank, and the main electrical panels for the building. A large storage room (003) at the northeast corner of the basement post-dates the 1947 basement addition. The walls of



Figure II-15: Privacy wall outside bathrooms

Part II: Architectural Description with Character-Defining Features

this room are constructed of newer two-by-four construction than that seen in the rest of the lower level and the walls are sheathed in gypsum board. Portions of the interior have been left unfinished, with studs exposed.

Main Level

The primary entry to the Greenfield Meetinghouse is through the 1867 entry vestibule at the south end of the building (101). The southeast door leads into a large entry foyer at the main level. When it was constructed in 1867, the foyer extended the entire width of the building to include an area at the southwest of the building that has now been converted into a kitchen and bathroom (102 & 103). The floor of the entry foyer is covered in narrow hardwood boards. The walls and ceiling are plaster, and there is a beadboard wainscot. There is a colonial-revival peg board at the south wall. A large double-door leads from the vestibule into the meeting hall of the main level (104) and is located at the center of the span (Figure II-16). This doorway has plain flat jambs and header trim. The doors are four-panel with flat panels and applied wide moldings, characteristic of the Greek Revival style. The doors swing on ca. 1870 two-knuckled slip-pin butt hinges with decorative conical finials. The historic backset and knob have been removed and replaced by a contemporary panic bar and thumb-latch. A stair in the southeast corner of the room leads to the upper level (Figure II-17). This stair has a landing at the bottom before turning for the ascent. The architectural ornamentation of the stairway suggests that it dates to 1867, and is contemporary



Figure II-16: Double-door between foyer and meeting hall

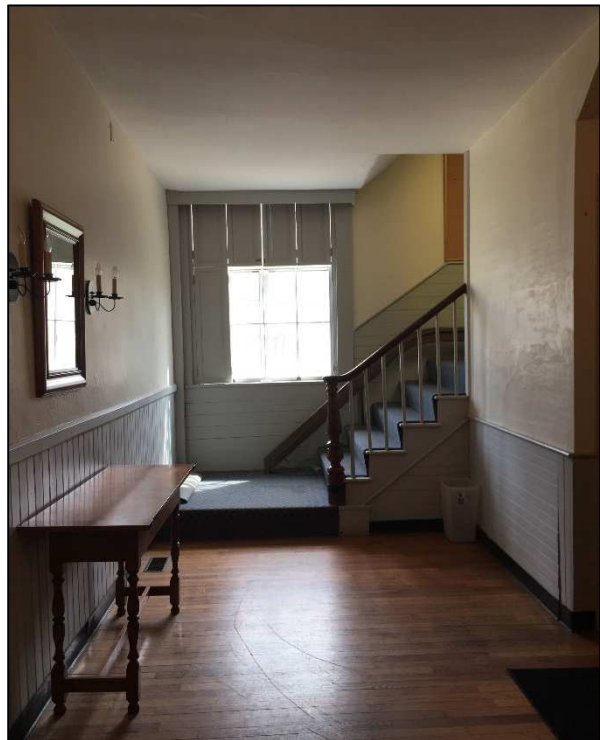


Figure II-17: Foyer and southeast stair

Part II: Architectural Description with Character-Defining Features

with the vestibule addition. The stairway area has a wainscot composed of horizontal boards beneath a heavy bead. There are two plain cylindrical balusters per tread, and the railing eases at the base to meet the newel. The turned newel post is typically Victorian with a cylindrical base and squat vase at the bottom section of the post separated from the elongated vasiform shape at the top by a torus band. When constructed, the entry vestibule had an identical stairway at the southwest corner, both of which lead to the upper level, which at the time, housed the gallery-level seating.

A large open meeting hall occupies the majority of the main level of the Greenfield Meetinghouse. This room is terminated by a large stage located within the northern bay (Figures II-18 & 19). When it was constructed in 1795, this space (including the stage) was the entire extent of the building. The primary entrance to the space was at the midpoint of what is now the east wall, at the location of the center window. The pulpit was at the midpoint of the present west wall, likely below a large window. The room was open to include the second floor, with second-floor galleries along the present south, east, and north walls. The first floor contained box pews.

At present, the meeting hall has a plaster ceiling and narrow hardwood floor. The ceiling and south wall are plaster, while the exterior walls are fiber board, likely dating to the interior renovations of the 1970s. Three sets of posts are located along the longitudinal axis of the building, supporting the second floor. These posts are square, with square plinths, chamfered edges at the shaft, torus moulding below simplified square capital and cavetto moulding at the ceiling. Each of the posts, and several of the boxed interior posts along the exterior walls, have wooden U-shaped blocking on the side, which supports polling stations during public elections. The interior of the south wall of the room has vertical bead-board wainscot below hook boards. Low built-in box benches are located on either of the longitudinal sides of the room. The windows along these walls, above the benches, all have interior folding wooden shutters. These hinged shutters fold into eight panels per window and were made in 1988 by David Voorhis and donated by Katrinia Jenkins in memory of her husband, John (Figure II-20).⁵ There are several Colonial-Revival hanging chandelier-style light fixtures in the room. These light fixtures were installed in 1976 to replace school house style ceiling fixtures that had been installed in 1926, when the building was first wired for electricity.

⁵ *Annual Report for the Town of Greenfield for the year ending December 31, 1988*, 7.

Part II: Architectural Description with Character-Defining Features



Figure II-18: Meeting hall facing north, toward stage



Figure II-19: Meeting hall, facing southeast toward entry vestibule

Part II: Architectural Description with Character-Defining Features



Figure II-20: Interior shutters

The meeting hall was divided by the addition of the large stage area to the north end in the nineteenth century (105). Though the exact date of this change is unknown at this time, it is likely that the stage was added ca. 1867, when much of the building was transformed. The end of the room was walled off with vertical beadboard. The floor of the stage and backstage area is elevated approximately two-feet above that of the main room. A short three-stair run leads to the backstage entrances at the northeast and northwest corners of the meeting hall. The doors have very plain trim and are made of vertical boards. Each door has a simple thumb-latch. The stage itself has a curved front, bowing slightly into the meeting hall. The proscenium opening of the stage has wide flat trim, set at an angle to draw the eye toward the center of

the stage and to moderately amplify sound into the meeting hall.

The backstage area is a relatively simple, utilitarian space. The ceiling of the backstage area is gypsum board. Two additional columns are located within this space and match those of the main room. The walls of the backstage area are a mix of plaster, vertical bead board, and plank. The stage lights are mid-twentieth century directional ceiling lights. A small gypsum-board closet with hollow-core door has been constructed in the northwest corner of the backstage area, next to the stove-pipe access to the chimney. Next to the closet is hollow bead-board shaft that runs the height of the room. This shaft may be the remnants of an earlier HVAC system that circulated air from the Upper Level (203) to the Lower Level.

There is a small storage closet in a small, single-story addition off the center of the north exterior wall (106). This storage area has two doors off of the back of the stage area. The doors are four-panel Greek Revival doors with marbled porcelain knobs or “Bennington knobs,” dating to the mid-to-late nineteenth century. The ceiling and walls of the closet are sheathed in bead board. Evidence at the center of the room suggests that it once had a dividing wall, creating two small square rooms. Likely, this is the location of an historic privy with two stalls. This would have served the building prior to the installation of the lower level restrooms in 1947. The area beneath the closet does not connect to the lower level, but has a small crawl space, accessible from the exterior.

The southwest corner of the main level has been divided into two rooms (102 & 103). When it was constructed in 1867, the main level vestibule extended the width of the building and had matching stairs in

Part II: Architectural Description with Character-Defining Features



Figure II-21: Kitchenette with dumbwaiter at left

the southeast and southwest corners that led up to the sanctuary space on the upper level. In 1938, the southwest staircase was removed and the vestibule was divided to create a kitchenette (102) in the southwest corner (Figure II-21). This kitchenette was subsequently divided to create an accessible restroom (103) (Figure II-22). The eastern wall of the kitchenette space is lined with beadboard cabinets over drawers with a boxed in dumbwaiter adjacent to the meeting hall wall. A sink and counter extend along the north wall of the kitchenette and the stove and refrigerator are located along the west wall, against the restroom. The restroom itself is very modern, having been installed in the 1990s.



Figure II-22: Restroom

Part II: Architectural Description with Character-Defining Features

Upper Level

The upper level of the Greenfield Meetinghouse was divided from the main level in 1848 to generate distinct church and town meeting rooms. Prior to 1848, the upper level of the Greenfield Meetinghouse was open to the main level. Gallery seating was located along the present north, east and south walls of the upper level and accessed by exterior stair towers that were located at the north and south elevations. When the southern bay of the Greenfield Meetinghouse was added in 1867, a vestibule was provided for the church with a choir loft above. This vestibule space was subsequently bisected to create an additional room in the southwest corner of the building.



Figure II-23: Narthex



Figure II-24: ca. 1848 Greek Revival door at narthex

The upper level of the Greenfield Meetinghouse is reached via a set of stairs at the southeast corner of the building. These stairs lead to a small narthex (201) at the upper level (Figure II-23). The walls and ceiling of the stairwell are plaster, and there is a horizontal bead-board wainscot along the walls. A power-lift was added to the stairs in 1985 to increase accessibility to the church.

The stairwell is separated from the narthex by a wide six panel door with tall, narrow flat panels (Figure II-24). This ca. 1850 Greek Revival door likely predates the 1867 vestibule addition and was repurposed from either the historic entry at the midpoint of what is now the east side or from the one of the entry porches. Despite the age of the door, the door has

Part II: Architectural Description with Character-Defining Features

been repurposed for this modern application and hangs on modern hinges.

The narthex floor is carpeted, and the walls and ceilings are plaster. There is a flat baseboard trim around the exterior walls. The interior wall, against the Sanctuary has a vertical bead board wainscot and encased structural columns to the east and west of the sanctuary entrance.⁶ Historically, three separate doorways have led from the narthex into the church. A large open doorway at the midpoint of the building (northwest corner of the narthex) leads up two steps and into the church (Figure II-25).

Matching single-wide doors are located at the northeast and northwest corners of the narthex and pastor's office. These also lead into the church, via three steps. Each of these doors are four-panel and Greek Revival in style with black porcelain door knobs with decorative fittings. They both hang on ca. 1870 two-knuckled slip-pin butt hinges with decorative conical finials and are likely contemporary with the 1867 remodeling of the Meetinghouse (Figure II-26).

A gypsum board wall bisects the narthex to create the pastor's office (202), a small room at the southwest corner of the upper level. This wall may have been added in 1957, when the raised area surrounding the pulpit and altar was reconfigured to eliminate the former "pastor's room." Double-doors lead from the narthex



Figure II-25: Doorway between narthex and sanctuary

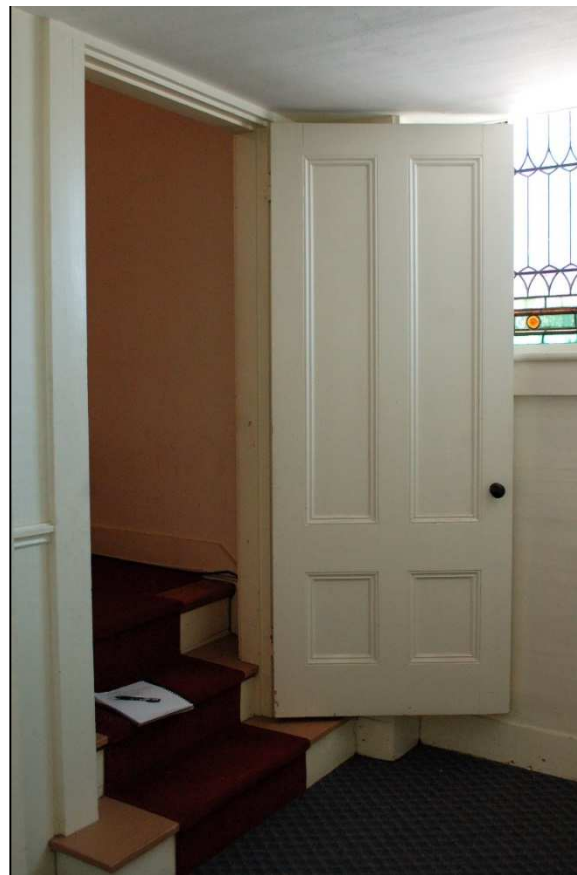


Figure II-26: Side door to sanctuary

⁶ These columns are actually the boxed northern posts of the 1825 tower.

Part II: Architectural Description with Character-Defining Features



Figure II-27: Pastor's Office doors

into this space and is likely repurposed from the central entrance to the church space (Figure II-27). These doors match the other two doors to this space and that between the main level entrance vestibule and town meeting hall below, and is contemporary to the construction of the vestibule addition in 1867. Within this southern bay of the Meetinghouse, there are four stained glass windows that have been bisected by the loft level floor above (Figure II-28). These windows were installed in 1905 by the Ladies' Circle and are contemporary with the stained-glass windows of the adjacent Sanctuary.

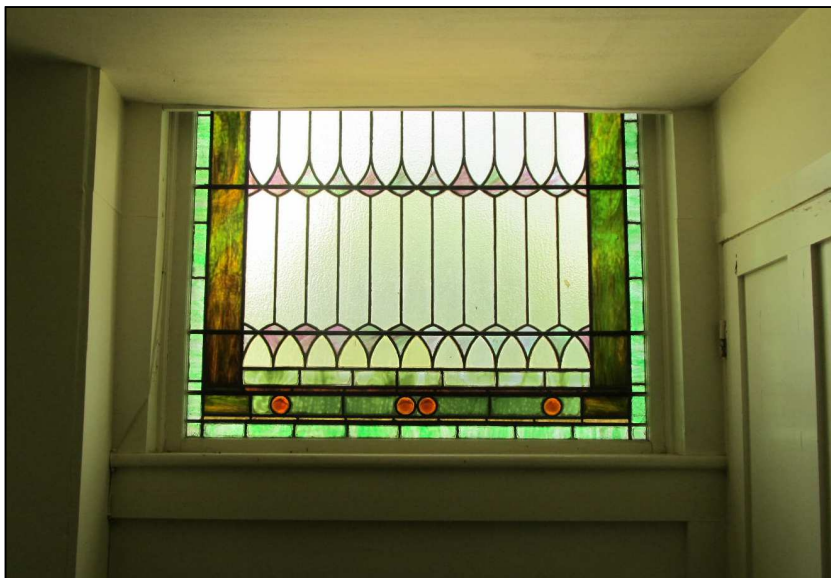


Figure II-28: Stained-glass window bisected by Loft floor within Pastor's Office

Part II: Architectural Description with Character-Defining Features



Figure II-29: Sanctuary

The majority of the upper level of the Greenfield Meetinghouse is taken up by the sanctuary of the Church (203). The sanctuary has a wooden floor which was installed in 1957, modern red carpet runners throughout heavy traffic areas, plaster walls, and a molded steel (“tin”) ceiling that was installed in 1900 (Figure II-29). There is a raised dais at the north end. The dais was first added in 1867, reconfigured in 1900, and again in 1957. The wood paneled altar sits at the center of the dais, below a recess that houses the round



Figure II-30: Pulpit

north window. The Gothic Revival pulpit, chairs of the altar area and communion table were all purchased in 1878 and are made of walnut (Figure II-30). To the northwest a stall with a low wall composed of dark wood paneling was added in 1878 to house the choir (Figure II-31). There is a ventilation shaft at the northwest corner of the choir that may be a remnant of an earlier HVAC system. A similar low walled area is located at the northeast, for the organ. An emergency egress door was cut in the north wall, behind the organ, in 1944. A globe hangs at the center of the ceiling and is connected to an

Part II: Architectural Description with Character-Defining Features



Figure II-31: Dark wood paneling at choir stall

audio device for the hearing impaired (Figure II-32). Four chandeliers hang from the ceiling of the sanctuary, and were installed in 1926 (Figure II-33). The ceiling is further punctuated by four evenly-spaced hanging fans. Two sections with eleven rows of numbered pews occupy the sanctuary. These pews were added in 1900, in a style more emblematic of the popular Eastlake design of the late 19th century (Figure II-34).



Figure II-32: Audio/Visual Equipment

In 1905, the Ladies' Circle installed seven memorial stained-glass windows in the sanctuary (Figures II-35 to 41). The six windows along the nave are large rectangular windows, measuring approximately 4'-6" in width and 9'-6" in height. Each window along the east and west walls has a geometric border and decorative arched top. In the center of each window is a cartouche beneath which is a memorial inscription. The southernmost pair of windows within the sanctuary has a floral cartouche, the center windows have crosses, and the northern windows



Figure II-33: Sanctuary light fixture



Figure II-34: Pew

have floral cartouches. The window at the center of the north wall is a round rose window with geometric pattern, and white flowers with green foliage within the "petals" of the rose.

Part II: Architectural Description with Character-Defining Features

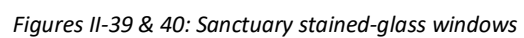


Figure II-35 & 36: Sanctuary stained-glass windows

Part II: Architectural Description with Character-Defining Features



Figures II-37 & 38: Sanctuary stained-glass windows



Part II: Architectural Description with Character-Defining Features



Figure II-41: Sanctuary stained-glass window behind altar

The south wall of the sanctuary is divided into two levels with a paneled band with heavy cap creating a belt-course across the south wall (Figure II-42). The wall above the panel is plaster on either side of a central arched opening. When the vestibule was added to the south side of the building in 1867, the wall at this end of the sanctuary was rebuilt. At this time, the paneled belt-course formed the rail in front of an open choir loft. At a later date the choir loft was modified and fully enclosed with an arched opening and moveable partitions providing the connection into the Sanctuary.



Figure II-42: Sanctuary, facing south toward foyer and choir loft

Part II: Architectural Description with Character-Defining Features

Loft Level

A simple four-panel Greek Revival door at the southeast corner of the narthex leads to the choir loft. The door has flat panels with no moulding and visible through pegs. This door hangs on cast-iron loose-joint butt hinges and has a simple wooden knob below a boxed lock (Figure II-43). The stairs to the loft level are very steep and narrow with five steps up to a landing before turning 90 degrees and continuing up along the south wall. The treads are carpeted and the interior walls are sheathed in vertical planks while the exterior walls are plastered.

The choir loft (301) has plaster walls, a ceiling that is covered with fiberboard decorated with narrow wooden strapping (Figure II-44). At the intersection of the north wall and ceiling, one can see a very narrow strip of the historic plaster ceiling above the fiberboard. The extent of the historic ceiling that remains intact beneath the more modern finish is unknown at this time. The floor of the choir loft is carpeted. The ceiling has an historic schoolhouse light fixture near the center of the space that has been augmented by the addition of modern fluorescent light fixtures on either side.



Figure II-43: ca. 1848 Greek Revival Door leading to choir loft



Figure II-44: Choir loft, facing northeast

Part II: Architectural Description with Character-Defining Features



Figure II-45: Loft Office, facing northwest

Historically, the choir loft was three bays in length with exposed beams at the ceiling tying in to two posts at the north edge of the loft. As built in 1867, this open gallery was separated from the sanctuary below by a paneled wooden rail. The area above this rail, at the north wall of the choir loft, was covered in bead-



Figure II-46: Low beadboard partition at stained-glass

board and fitted with a pair of heavy sliding beadboard wall panels. When opened, these doors reveal the view of the sanctuary below. The wall that has been created at the north of the choir loft was likely added in ca. 1900 when extensive changes were made to the upper level.

A modern two-by-four and sheetrock wall separates the southwest portion of the space to create the loft office (302). The carpet has been removed from this room and the floor is modern plywood. The exterior walls are plastered and the interior walls are a combination of exposed studs over gypsum board

Part II: Architectural Description with Character-Defining Features



Figure II-47: Attic entrance

(sheet rock) and horizontal boards. The door to the space is a modern hollow-core unit.

The loft-level floor bisects four stained-glass windows. The lower extent of the upper half-of each delicate window is protected by a low bead-board partition (Figure II-46). The low walls were likely added in 1905 and are contemporary with the windows. These geometric stained-glass windows are bisected by the floor of the choir loft and continue down into the

upper walls of the narthex below. These windows are contemporary with the stained-glass memorial windows of the sanctuary and were added in 1905.

An exposed galvanized steel HVAC duct is located in the center of the southeast and southwest bays, along the wall separating the loft from the sanctuary below. The ducts come up from the upper level (where they are encased in gypsum board), through the floor next to the north wall of the choir loft and through the wall to vent into the Sanctuary.

A hatch in the ceiling of the center of the choir loft allows access into the attic, bell tower, belfry and lantern above. The hatch opening is framed by narrow flat boards (Figure II-47).

Part II: Architectural Description with Character-Defining Features



Figure II-48: Attic, facing north

Attic Level

A small platform at the top of the choir loft hatch creates a small standing space at the attic level from which one can climb higher into the bell tower (401). From this platform there is a clear view into the entire attic over the Meetinghouse (Figure II-48). The roof of the 1795 building is supported by a king-post truss system. As is typical of meetinghouse roofs of this period, the roof of the Greenfield Meetinghouse has a double-rafter system with principal rafters supported by an inner chord. Bracing struts connect the king post to the principal rafters, which in turn are connected to the common rafters by spacers at every purlin. The intersection of the tie beams and front and rear plates of the meetinghouse has been further reinforced by large “X” cross bracing (Figure II-49). The major framing is all hewn and is held in place with heavy oak trunnels.

The main body of the Greenfield Meetinghouse is framed with the “scribe-rule” method of layout. Using this traditional method to build a wooden frame, the entire frame was laid out on the ground. Then, using an awl or knife, each mortice and tenon was created individually. As hand-hewn timbers were not perfectly

Part II: Architectural Description with Character-Defining Features



Figure II-49: X-braces in floor of Meetinghouse attic

square along their length, carpenters had to true up joints for precise intersections. These intersections were then marked with identical numerals, giving each joint a unique mark to ensure that the frame would be put together correctly when raised. Though these marks are difficult to see in the Greenfield Meetinghouse due to low lighting, they are present throughout the 1794 portion of the attic (Figure II-50). This method of framing was

supplanted in the 1820s and 1830s by the adoption of the “square rule” of framing.

Almost all of the framing members are clearly visible in the attic, with very little blown insulation above the top of the plaster ceiling capped with tin below. Several metal rods placed intermittently throughout the attic provide additional support to the ceiling below by connecting the tie beams to the inner chord. The metal supports were likely added during the 1867 building renovations. A system of pulleys and rope above the center of the sanctuary remains that was used to raise and lower the long-lost central historic light fixture.



Figure II-50: Marriage Marks

Part II: Architectural Description with Character-Defining Features



Figure II-51: Framing system of 1867 vestibule addition



Figure II-52: Southwest tower post in 1867 vestibule

an open vestibule, the two exterior corner posts (away from the 1795 meetinghouse) were incorporated into the new exterior wall (south). The two interior corner posts (now at the northeast and northwest corners of the structure) were left intact. Large needle beams were inserted under the tower, and run from what are now the southeast and southwest corners of the structure back to the second girt of the 1795 meetinghouse.

A partial interior brick chimney is visible at this level, just inside of the east wall, at the northern edge of the south bay (Figure II-53). The chimney has been disassembled to below the roof level. The wood around the chimney opening is very discolored due to historic water infiltration and leaching of creosote. The brick is not uniform in shape or composition and appears to have been hand made. The brick is badly spalled,

The framing system of the 1867 vestibule addition is markedly different from the 1795 structure (Figure II-51). The 1867 addition has a braced frame with common-rafter roof. The majority of the timber of the addition is sawn dimensional lumber. Large framing members and the wide boards underlaying the roof sheathing were sawn using a reciprocating blade, with smaller lumber cut using a circular saw. Hewn members are restricted to the heaviest of timbers, such as the corner posts which support the tower above (Figure II-52).

Sections of the structural supports to the 1825 bell tower were removed in 1867 when the vestibule was constructed. Prior to 1867, the bell tower was supported by four corner posts that ran the height of tower. In order to create



Figure II-53: Chimney in attic

Part II: Architectural Description with Character-Defining Features

and there are heavy mineral deposits at the lime mortar between the bricks. There are two former stove-pipe openings in the chimney at the attic level.

Modern dimensional lumber stairs with plywood treads at the southeast corner of the platform lead from the attic level to the bell tower and clock room above. Large, partially enclosed boxes within the ceiling of the space house the counter-weights for the clock above. These were installed with the clock in 1891. Additional dimensioned lumber ladders lead from the stair landings to both the clock room to the northeast and the bell tower to the south.

Part II: Architectural Description with Character-Defining Features

Bell Tower and Clock Room

The bell tower, belfry and lantern of the Greenfield Meetinghouse were built in 1825 and reinstalled in 1867 over the new entry vestibule. The framing of the bell tower is a combination of sawn and hewn lumber. The historic sawn timbers were all cut using a reciprocating blade. The corner posts and heavy framing of the floor is hewn. Some of the later timbers that were installed to support the clock in 1891 are cut with a circular saw blade.

A small room (501) at the roof level holds the large clock that was installed in the meetinghouse in 1891 (Figure II-54). The walls and ceiling of the small clock room are composed of wide-pine boards that have been machine-planed to create a regular face. The wall boards are set horizontally. Over the life of the clock, various repairs to it and the building have been documented through graffiti on the walls of the clock room. There is a plank door at the north side of the room that swings in on strap hinges to reveal the sixteen-over-sixteen window that looks out over the roof of the Meetinghouse and toward the Cemetery to the north (Figure II-55). The plank door is very simple in construction and held together by a combination of square cut nails and modern philips screws. The opening is simple and without any ornamentation.



Figure II-54: Clock

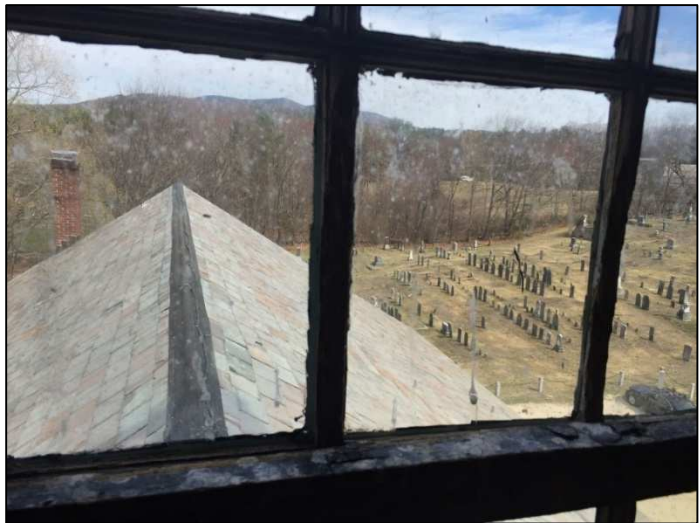


Figure II-55: View out of clock room window looking north.

Part II: Architectural Description with Character-Defining Features



Figure II-56: Square rule framing marks outside of clock room

At the threshold outside of the door and in front of the window one can clearly see the 1825 bell tower framing. The bell tower was framed in 1825 using the “square-rule” method. By the 1820s and 1830s, the earlier “scribe rule” of framing was falling out of fashion and giving way to the “square-rule,” which reflected the increasing standardization of joinery. Rafters, studs, joists and other framing members were cut *en mass* as carpenters prepared patterns for each type of joint. All mortises, tenons, pins, etc., were cut to the same dimensions and became interchangeable. Though the timbers of the frame may not have been cut to exactly the same dimension, carpenters using the square rule were able to apply their patterns using reference lines drawn or “scribed” onto each timber. These marks are clearly visible in the 1825 portion of the Meetinghouse (Figure II-56).



Figure II-57: view down series of ladders from belfry hatch

Part II: Architectural Description with Character-Defining Features

An alternate ladder outside the south side of the clock room is ascended to access to the belfry and lantern above (Figure II-57). There is a trapdoor in the ceiling at the top of a second ladder that opens to the belfry above.

Belfry & Lantern

There is a very cramped, octagonal room around the bell at the belfry level of the Meetinghouse tower. The bell and bell mechanisms take up almost all of the small room that was created when louvered panels were installed between the eight corner columns that support the lantern above. Historically, this level was open to the outside, with simple rounded columns supporting each of the eight corners of the octagonal lantern (Figure II-58). Around the turn of the 20th century, large louvered panels were added between the columns in an effort to keep the elements away from the bell and keep birds out of the interior space, giving the belfry its current exterior appearance (Figure II-59). The interior of the louvered panels is covered with hardware cloth, preventing birds from reaching the interior of the belfry. The curved columns sit directly on top of the leaded roof of the bell tower. Square wooden cushions adorn the top of the columns, and remnants of delicately curved decorative trim between the columns can be seen at the roofline (Figure II-60). The columns and base of the lantern above were once painted a light grey or white. When the belfry and steeple were repaired in 1982, many additional modern dimensional lumber supports were added to the belfry level. Additional support was given to the bottom of the lantern with some damaged members sistered with new boards and other boards simply added to give the bottom of the lantern rigidity. Additional braces were added between the bell and the columns, crisscrossing the belfry, and creating a lot of modern visual distraction from the historic space (Figure II-61).

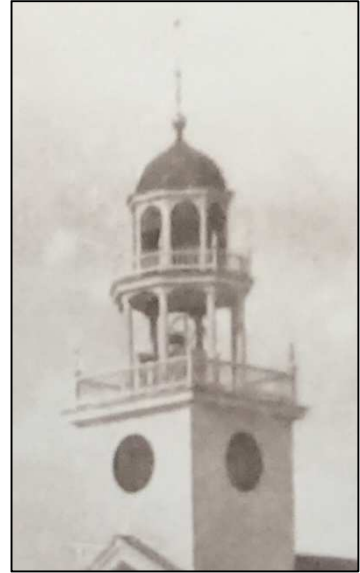


Figure II-58: Belfry in ca. 1890

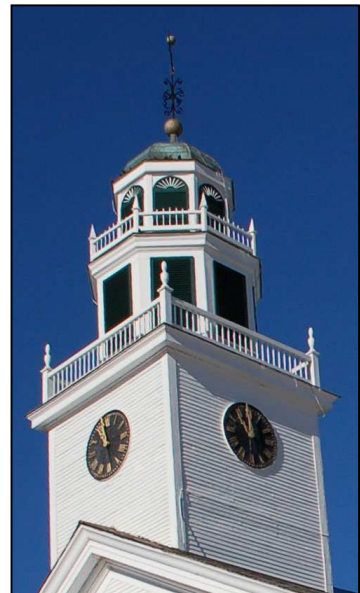


Figure II-59: Belfry in 2018

Part II: Architectural Description with Character-Defining Features



Figure II-60: Detail of columns



Figure II-61: Modern bracing

The bell itself sits in a heavy cradle with flywheels on either side of the bell that are connected to ropes below (Figure II-62). The cradle is painted red and is historic. The fly wheels are unpainted and may be modern replicas of the historic flywheels.

Though there are two access hatches cut into the ceiling of the belfry that allow access to the lantern, this area was not explored as part of this assessment.



Figure II-62: Bell

Part II: Architectural Description with Character-Defining Features

<i>Character-Defining Features of the Building's Interior</i>		
<i>Primary Features</i>	<i>Secondary Features</i>	<i>Non-Historic Features</i>
<ul style="list-style-type: none"> • <i>Open floorplan of Community Room</i> • <i>Open floorplan of Meeting Hall</i> • <i>Square columns within Meeting hall</i> • <i>Stage and associated architectural detailing</i> • <i>Perimeter Benches</i> • <i>Open floorplan of Sanctuary</i> • <i>Raised dais near altar and associated architectural detailing</i> • <i>Moulded steel/"Tin" ceiling</i> • <i>Building framing</i> • <i>Clock</i> • <i>1848 Bell</i> 	<ul style="list-style-type: none"> • <i>Lower Level Kitchen with cabinets and fixtures</i> • <i>Staircase from Main Level to the Upper Level, and Upper Level to Loft</i> • <i>1926 Sanctuary ceiling chandeliers</i> • <i>Choir Loft Opening</i> • <i>Attic chimney</i> • <i>Louvered panels at belfry</i> 	<ul style="list-style-type: none"> • <i>Kitchenette & Main Level Restroom</i> • <i>Meeting Hall lights</i> • <i>Division of vestibule into two rooms (narthex & pastor's office) at Upper Level</i> • <i>Division of loft level into multiple rooms</i> • <i>Additional bracing at belfry</i>

Part II: Architectural Description with Character-Defining Features

Greenfield Meetinghouse Comparative Analysis:

The Greenfield Meetinghouse is one of the few remaining examples of the second-period barn meetinghouses once common in New Hampshire. “Out of an estimated 1,155 structures built [in New England] during the second-period architectural style (roughly between 1699 and 1820), about 190 remain – a survival rate of a little more than 16 percent.”⁷ These early meetinghouses were built on a wood frame, using the technology and building practices employed in English domestic, barn, and industrial architectural traditions.

The original layout and general form of the Greenfield Meetinghouse were typical of a Reformed meetinghouse of the Revolutionary War era. Though the earliest Colonial meetinghouses were almost square in plan (often referred to as “four square”), the second-period meetinghouses were often built to resemble large barns or houses in overall shape. Like contemporary Georgian houses, meetinghouses were usually side-gabled and windows were usually five or seven-ranked. Doors were located at the center of the strictly symmetrical façade, beneath a decorative crown supported by pilasters. Windows were double-hung with 9 or 12 panes per sash. The windows of the second floor were located just below the cornice, which was often decorated with dentil moldings.

The Greenfield Meetinghouse was further originally constructed with a twin-porch layout. One of the first uses of this plan was in New Braintree, Massachusetts in 1772. At this time stairwell porches were added to either end of the 1752 Meetinghouse.⁸ This twin-porch layout became common, particularly along the Contoocook River Valley between 1772 and 1804. Because the stairwells were set outside of the interior volume of the building, greater space was available at the gallery level for pews. Another advantage of this design was that one of the porches could provide a base onto which a future belfry could be constructed, should the finances become available to do so.

Meetinghouses that survive with the twin-porch form are extremely rare. The Fremont Meetinghouse is (Figure II-63). A few years younger than the Greenfield Meetinghouse, this late example of the twin-porch plan was constructed in 1800.



Figure II-63: Fremont, NH Meetinghouse

⁷ Peter Benes, *Meetinghouses of Early New England* (Amherst & Boston, MA: University of Massachusetts Press, 2012), 5.

⁸ Benes, *Meetinghouses of Early New England*, 169.

Part II: Architectural Description with Character-Defining Features

The form the building's exterior is very similar to what the Greenfield Meetinghouse may have looked like when it was constructed in 1795. Another surviving twin-porch structure is the 1787 Rockingham, Vermont Meeting House (Figure II-64).

Some other examples of twin-porch meetinghouses include:⁹

Year Built	Location	State	Etc.
1772	<i>New Braintree</i>	<i>MA</i>	<i>Addition to 1752 Meetinghouse</i>
1773	Chester Congregational Church		Twin porches removed when heavily renovated in the Greek Revival style in 1840.
1774	Smith Meeting House, Gilmanton	NH	Completely rebuilt, 1836
1775	Jaffrey Meetinghouse	NH	Side porches removed and replaced with exterior tower in 1822
1779	Park Hill Meetinghouse, Westmoreland	NH	Addition of twin porches on 1764 meetinghouse
1787	<i>Rockingham</i>	<i>VT</i>	<i>Rare survivor with intact interior and exterior</i>
1789	Hopkinton Meeting House	NH	Twin porches removed in 1839, when church extensively remodeled.
1789	Washington Town Hall & Meetinghouse	NH	One of the twin porches removed in 1825 and replaced by bell tower.
1791	Old Baptist Meeting House, Salisbury	NH	Extensively renovated in 1839.
1792	Canaan Meeting House	NH	Exterior tower replaced one porch in 1850
1794	Lempster Meetinghouse	NH	Bell tower added in 1822, when building moved
1795	Greenfield Meetinghouse	NH	Bell tower added in 1825, remodeled 1867 and turned ninety degrees
1800	Fremont Meeting House	NH	Retains exterior porches
1802	Langdon Meeting House & Town Hall	NH	Porches removed in 1851 & replaced by interior tower

To have survived in the original condition as the Fremont Meetinghouses has is very unusual, and the continued evolution of the Greenfield Meetinghouse is seen in many other similar structures across New Hampshire. The historic evolution of the Greenfield Meetinghouse is very similar to several other former twin-porch meetinghouses that were heavily remodeled in the 1820s and 1830s. Like the Greenfield Meetinghouse, the Jaffrey Meetinghouse began in 1775 as a twin-porch meetinghouse. In 1822, the side entrance porches of the Jaffrey Meetinghouse were removed, and a tower was constructed at one end of the building (this happened three years later at Greenfield). In 1870, the interior of the Jaffrey Meetinghouse

⁹ Adapted from Peter Benes, "Twin-Porch versus Single-Porch Stairwells: Two Examples of Cluster Diffusion in Rural Meetinghouse Architecture" (*Old Time New England*, Vol. 69, Winter-Spring 1979), 64.

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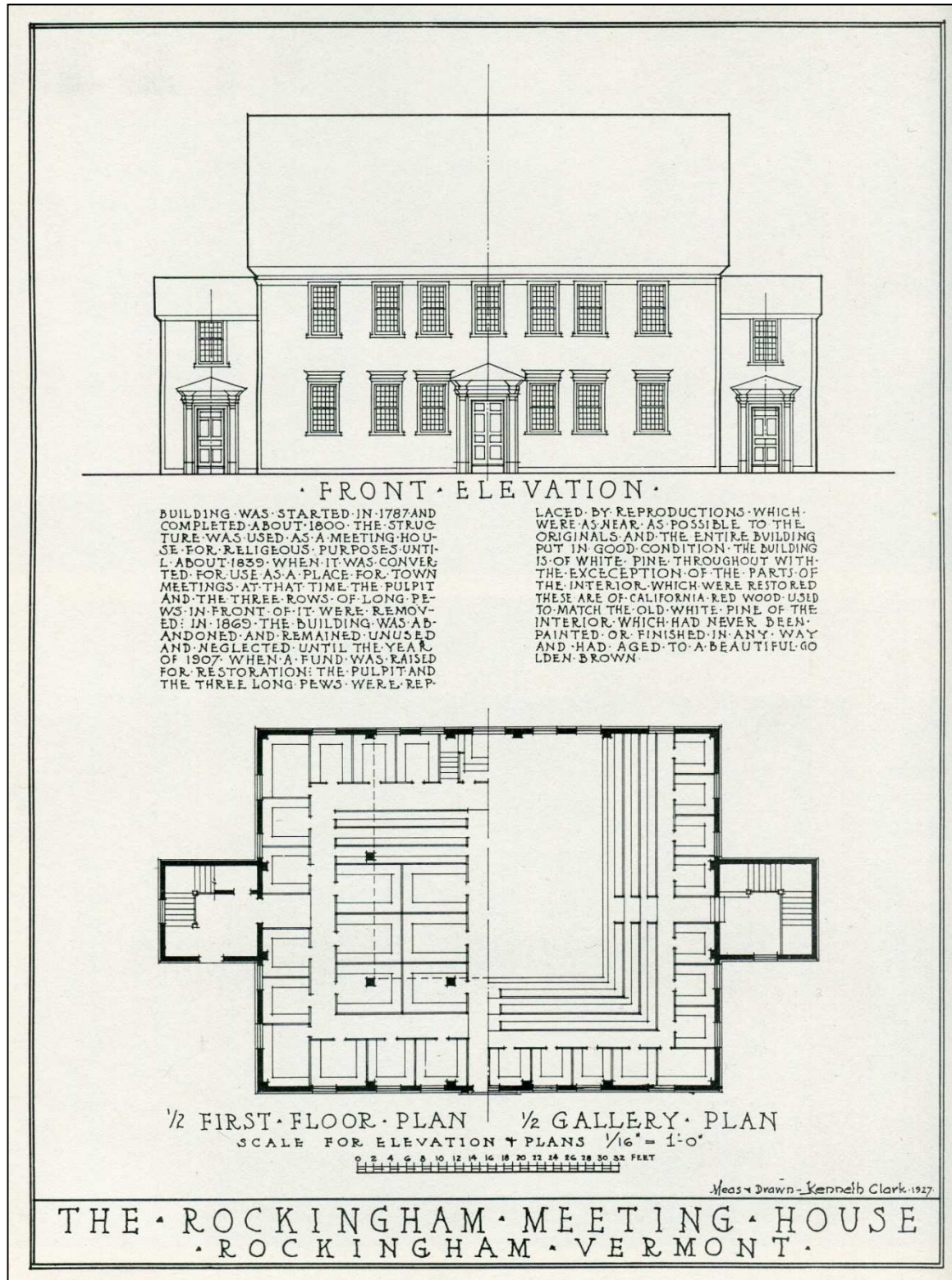


Figure II-64: Front Elevation and Floor Plan of the Rockingham, VT Meeting House (*Colonial Architecture in New England*, 64)

Part II: Architectural Description with Character-Defining Features

was rebuilt, a full second floor was added to replace the former galleries, and the first floor windows were lowered¹⁰. This division of interior space into multiple floors was seen all over New Hampshire during this period, reflecting changes to use of the Meeting Halls as Town's reacted to the 1819 Toleration Act.

Rindge Meetinghouse had a similar vestibule addition. Not only did this building have the original two-story meeting hall divided into two floors, it also had a later addition to the tower end, surrounding the base of the structure to create an additional bay in length. The Rindge Meetinghouse was built nearly contemporaneously with Greenfield, and was raised one year later in 1796. Unlike Greenfield, Rindge Meetinghouse was constructed with a steeple at the western end and a stair tower at the eastern end, allowing access to the gallery.¹¹ In 1839, a full second floor was added to the Rindge Meetinghouse to replace the former galleries. This new floor created a church room above the town meeting hall. At the time of construction the second floor was built on an incline, with the western end of the floor 2" higher than the pulpit to the east.¹² "To provide access to this second story, the society extended the western walls and roof of the house to encase the lower portion of the bell tower, building convenient staircases in the corners of each side of the extended portions of the building."¹³

¹⁰ In Jaffrey, the 1870 floor was removed as part of a 1922-1923 restoration.

¹¹ James L. Garvin, "Report on the Second Rindge Meeting House, Rindge, New Hampshire" (5 March 1996), 2.

¹² Garvin, 6. This floor was leveled and the interior remodeled in 1871.

¹³ Garvin, 4.

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Today, the Greenfield Meetinghouse is overall in fair physical condition with areas in need of immediate attention and problems relating to code compliance and overall usability. Since the Union Congregational Church vacated the building due to the structure's non-compliance with modern fire-safety code, the upper level of the building has been largely vacant. Though several different campaigns by the Town of Greenfield over the recent years have addressed specific areas of need throughout the building, the Meetinghouse has lacked an overarching preservation plan that looks at the building holistically and targets short, medium, and long-term preservation goals.

Several modern building codes¹ apply to the Greenfield Meetinghouse and specify regulations that must be followed. These codes will be referenced in this report by the phrase: *Building and Life Safety Code*. Prior to the permitting and commencement of the project, applicable codes should be re-evaluated, although, major conclusions are not expected to change significantly.

Greenfield Meetinghouse Site Conditions Assessment:

The Meetinghouse is on a knoll of land, overlooking the village center and the Common. A white painted wooden sign is located along the southern edge of the Greenfield Common with “Greenfield” written in black text at the top, a large central zone with interchangeable lettering protected by plexiglass, and the words: “New Hampshire 1791” written in black text at the bottom. The sign is in a poor state with large amounts of chipped paint exposing the sign's structure to the elements (Figure III-1). A cast iron New Hampshire State Historic Marker identifying the “Town Meeting House” is located to the west of the wooden sign (Figure III-2). These two signs are located directly to the north of the public sidewalk, with the Meetinghouse as their backdrop.

The site is crisscrossed by several dirt driveways with multiple entrances but limited parking. A dirt drive, beginning in the southeastern corner of the site, cutting into the center of the site, and then curving back to the northeast corner, provides access from Francestown Road. A simple dirt sidewalk extends south from the southeastern driveway to the public

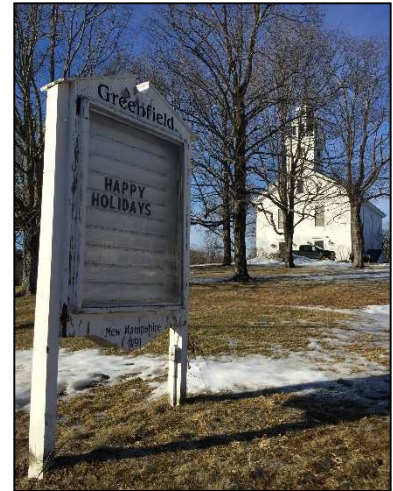


Figure III-1: Wooden sign



Figure III-2: NH Highway Marker

¹ Applicable codes at the time of publication include the 2009 International Building Code with NH amendments to date; 2009 International Existing Building Code with NH amendments to date; 2011 New Hampshire State Fire Code which adopts and amends 2009 NFPA 1, Fire Code and 2015 NFPA 101, Life Safety Code; 2009 International Energy Conservation Code with NH amendments, 2007 ASHRAE 90.1; ICC A-117.1-2003 edition, Accessible and Useable Buildings and Facilities with NH amendments; 2010 Americans with Disabilities Act

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sidewalk. A fence, composed of regularly spaced granite bollards holding a black chain defines the north edge of the property, separating the town cemetery from the Meetinghouse site. This fence marks the northern border of the dirt driveway, which comes from the northwest, providing access from Sawmill Road. This dirt drive circles the Meetinghouse, providing vehicular access around the building's perimeter. The Common and overall site of the Greenfield Meetinghouse are well maintained.

The Greenfield Common hosts many community programs and cultural initiatives, including, "Music on the Common," the weekly concert series held every Tuesday night throughout the summer, and the Annual Chili

Cookoff. These events bring people together for gatherings with the historic Meetinghouse as the backdrop. Today, a temporary stage is constructed (Figure III-3) at the start of each season, from which performances take place. Electrical power is fed to the stage from extension cords leading from inside the Meetinghouse. The dirt drive circling the building separates the Common from the Meetinghouse, undermining the close relationship of the Meetinghouse and the Common as one community gathering space.

Although functioning and meeting the basic needs of the program and performance, the temporary stage does not provide complete stability, safety or flexibility (Figure III-4). Additionally, it requires annual labor and materials to reconstruct and install, and has the general appearance of something temporary. The dimensional lumber, plywood and CMU block supports do not provide aesthetic continuity with the beauty of the Common and the Meetinghouse and evoke a sense of temporary cultural programming.



Figure III-3: Temporary Stage constructed at the northern edge of the Common



Figure III-4: Performance held as part of "Music on the Common"

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Figure III-5: Grade at the north elevation of the Meetinghouse has risen above the bottom clapboards

Greenfield Meetinghouse Exterior Conditions Assessment:

The Greenfield Meetinghouse is a two-story, gable-roofed volume clad in thin, three-inch exposure, horizontal clapboards, painted white. The clapboards and flat-stock cornerboards are generally in fair condition; however, these surfaces exhibit extensive areas of paint peeling. In several areas at the base of the building, the adjacent grade is in direct contact with the bottom level of clapboards, resulting in noticeable areas of moss/lichen growth. They are areas of potential mold or rot, the extent of which cannot be determined without invasive investigation (Figure III-5). The entire building sits on a cast-in-place concrete foundation wall. The foundation walls are in good condition with minor areas of damage or cracks from settling. In areas along the northern face of the building, the foundation wall is located below grade and cannot be seen from the outside.

The primary entrance to the Greenfield Meetinghouse is at the south elevation of the building. Here, a concrete ramp and stairs have been integrated with a perimeter garden. Each set of stairs have a small concrete base wall on top of which a cast-iron railing has been installed. These are generally in good

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Figure III-6: Disconnected railing and lip at intersection between asphalt and concrete at ramp

condition; however, at least one of them has disconnected at from the base wall (Figure III-6). The concrete stairs and ramps are in overall good condition with minor staining and chipping, and several cracks running along the horizontal surface of the ramp. At the ramp's western edge, a section of asphalt has been added to complete the run of the ramp to the dirt driveway. There is a gap at the intersection of concrete and asphalt, and areas of the asphalt are cracking (Figure III-6).

The southern façade of the building has the two main entry doors leading into the Meetinghouse; the southeastern door accessed by the concrete stairs and providing entrance into the foyer (101), and the southwestern door accessed by both stairs and a handicap accessible ramp providing entrance into the kitchenette (102). These are two large, solid wood doors with six recessed panels, painted black, with matching hinges but differing handles (Figure III-7). Trimmed in wide, flat-stock casing and capped with a thick articulated header, these doors present clear hierarchy and contrast to the white painted face. Both are in fair condition; however, the paint is worn or dulling in spots, and the doors experience some swelling that causes difficulties with closing them and securing the facility. The door casing and header for the doors

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are in fair condition but show areas of paint chipping and wear, grime, and some splintering and cracking of the boards. To the sides of each door is hung a black electrical lantern providing illumination to the entrance way. These are hung from iron hooks mounted to the building.



Figure III-7: Entry to Greenfield Meetinghouse

Located directly above each door is a large stained-glass window, installed in 1905, in front of which a plexiglass panel has been installed (Figure III-8). Visible through each window is the modern floor construction of the loft level. The windows themselves are intact, although they are in need of immediate restoration work, repair and protection. The storm windows installed at the exterior of each stained-glass window are in poor condition and appear to be potentially causing damage to the window leading with captured moisture between the surfaces. Flat-stock casing, sill and header surround the stained-glass window, and from visual inspection from ground level, appear to be in fair condition. Centered within the peak of this southern gable face is an historic wooden, sixteen-over-sixteen double-hung window accessed from the attic of the Meetinghouse. A screen is installed on the exterior. The window is in fair condition. Articulated trim and a flat-stock sill surround this window, with a more detailed header corresponding with the headers of the entrance



Figure III-8: Upper level stained glass window with exterior storm window

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doors. From ground-level inspection and photography, these elements appear to be in fair condition.

The northern façade of the building has two egress doors. A half-lite wooden door with two recessed panels, provides a second means of egress from the stage located on the main level (Figure III-9). The door is in fair condition, with areas of paint chipping, and broken weatherstripping. Flat-stock casing with a simple bead detail at the header surround the door and has areas of paint chipping with an unfinished wooden threshold that has areas of rot and water damage. An unfinished wooden landing with two wooden treads, provides



Figure III-9: Doors and fire stair at north elevation of Greenfield Meetinghouse

access from the stage to the lower exterior grade, and is poor condition, with areas of weather damage and splitting. A solid wood, modern emergency egress door, with six raised panels, is located directly above the stage egress door, leading from the sanctuary to the ground level. The door is in good condition with modern hardware; however, its thermal performance is minimal due to lack of weatherstripping. Flat-stock casing with a simple bead detail at the header surround the door and has areas of paint chipping. A modern metal fire stair has been installed providing access from this door to the ground below. Structural columns support the landing and engage with the corners of the wooden landing below and sit on concrete pads. A straight run of metal stairs leads east from this landing to the ground and protrude beyond the eastern face of the Meetinghouse, sitting on a concrete pad. This metal staircase is in good condition with very minimal paint chipping.

Centered on this northern face is a single-story shed-roofed volume with two rectangular windows and lower, boarded-up hinged access point (Figure III-5). This volume is clad with three-inch exposure horizontal clapboards, that match in condition to the rest of the building; extensive paint chipping and mold/lichen and dirt covering the lower boards that are in direct contact to the ground. The moderately pitched shed roof is clad with dark asphalt shingles that are in fair condition. The access point is boarded up with two, unfinished boards, and has flat-stock casing around the opening which has a hinged wooden panel. The two single-pane fixed sash windows have a narrow wooden frame, with flat-stock casing and

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Figure III-10: Windows at north elevation



Figure III-11: Asymmetric, eastern egress volume

sill that abut with the eave fascia board, are both in fair condition. Immediately to the west of this volume, is an exposed brick chimney that is in good condition and runs vertically beyond the ridge of the roof.

Centered on the north façade and located behind the altar within the sanctuary is a single, circular stained-glass rose window, installed in 1905 along with the ten other rectangular stained-glass windows (Figure III-10). The window is intact but has areas of minor deflection, damage to the perimeter leading and broken tie wires. Circular trim casing surrounds the window with a simple edge molding and four decorative keystones located at each quadrant. From ground-level inspection and photography, this woodwork appears to be in fair condition, with areas of paint peeling and some cracking. Unlike the other stained-glass windows, this unit has no storm window installed on the exterior; rather, a mesh screen has been installed that now exhibits perimeter fraying. Centered within the peak of this northern gable face is an historic wooden, sixteen-over-sixteen double-hung window accessed from the attic of the Meetinghouse. The window is in poor condition, with multiple panes of glass and areas of putty missing and extensive paint failure. Articulated trim and a flat-stock sill surround this window, with a more detailed header corresponding with the headers of the main entrance doors. From ground-level inspection and photography, these elements appear to be in fair condition.

The eastern façade of the building is defined by its eight large windows and is the location of an emergency egress from the basement, constructed within the central bay of the façade. This egress

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volume has a full-height wall to the north supporting an asymmetric peaked roof with its long leg extending the full length of the stair enclosure and resting on the concrete foundation wall (Figure III-11). A wooden door with six recessed panels is located on this volume's eastern face, has no exterior hardware and is in fair condition; however, is difficult to close and secure the space. Flat-stock trim surrounding the door is in fair condition with paint chipping. There is a simple light fixture mounted to the exterior of the volume, illuminating the area of egress. Due to the age of this fixture, it is not energy efficient and does not provide adequate levels of egress illumination.

The main level has four large, eight-over-eight double-hung wood windows (Figure III-12). The ca. 1900 sashes are in fair condition; however, there are areas of putty failure and insecure glazing, making the units difficult to operate. Each is retrofitted with exterior storm windows. These metal storm windows have altered the historic appearance of the windows, despite increasing energy performance of the opening. Flat-stock casing and sill surround each window and are in fair condition. At the top of each window, the trim extends approximately two-feet above the window head and has been infilled with three inch exposure horizontal clapboards. This area was added in ca. 1867 to visually mimic the extended height of the windows along the sanctuary above and is purely decorative.

Located directly above each main level window is a large stained-glass window at the upper level (Figure III-12). These windows were installed in 1905 and are protected by plexiglass panels. Visible through the southernmost window is the modern floor construction of the loft level. The windows themselves are intact, but failure of the glass is imminent: each unit has minimal deflection, some cracked or broken glass, cracks within the perimeter leading, and a majority of the tie wires have pulled away, rendering the horizontal support bars useless. The storm windows installed



Figure III-12: Side-elevation windows

at the exterior of each stained-glass window are in poor condition and appear to be potentially causing damage to the window leading with captured moisture between the surfaces. Flat-stock casing, sill and header surround the stained-glass window, and from visual inspection from ground level, appear to be in fair condition.

Located along the foundation are two window wells with windows to the lower level (Figure III-13). These concrete wells have separated from the building's foundation at some locations and are covered by

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Figure III-13: Typical window well & cover

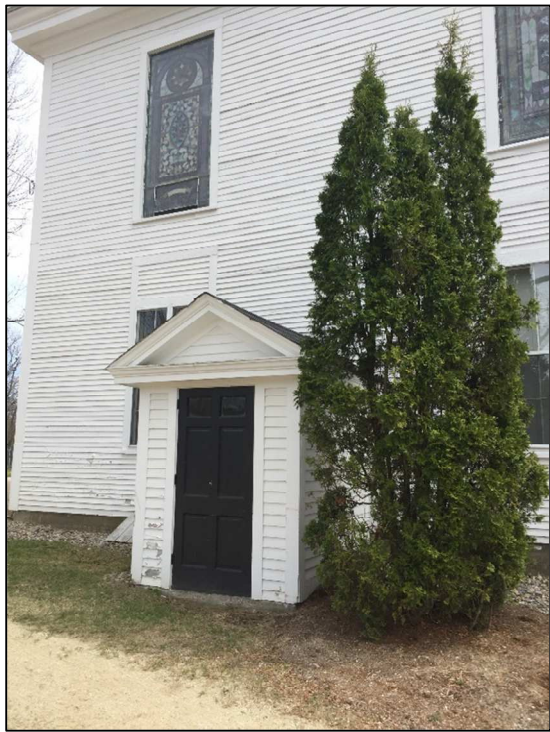


Figure III-14: Western egress volume



Figure III-15: Roof fascia & soffit detail

temporary sloped covers, constructed from modern dimensional lumber of various materials from horizontal clapboards to planks. These sloped covers are in various conditions, each exhibiting water damage and paint spalling.

The western façade of the building is quite similar to the east and defined by its eight large windows and is the location of an emergency egress from the basement, constructed between the northern set of windows. This egress volume is much smaller than its eastern counterpart and has a simple gable roof. A horizontal cornice, supporting wide overhangs, divides the volume and headers the door (Figure III-14). A wooden door with four raised panels and two glazed panels, located on the volume's western face, has no exterior hardware and is in fair condition; however, is difficult to close. Flat-stock trim surrounding the door is in fair condition with paint chipping. The exterior of the concrete foundation, acting as the threshold, has chipping and wear, exposing aggregate, but is otherwise in good condition.

The windows of the west elevation are very similar to those at the east and generally have the same conditions. Located along the foundation are three window wells with windows to the lower level. These concrete wells are covered by temporary covers that are constructed from modern dimensional lumber with sloped surfaces of various materials from horizontal clapboards to planks. These elements are in various conditions, with some areas of paint, but are generally in fair condition.

The gabled roof of the Meetinghouse, which was more recently renovated and re-clad, is covered with slate tiles that are in good condition. The roof is edged with a shingle

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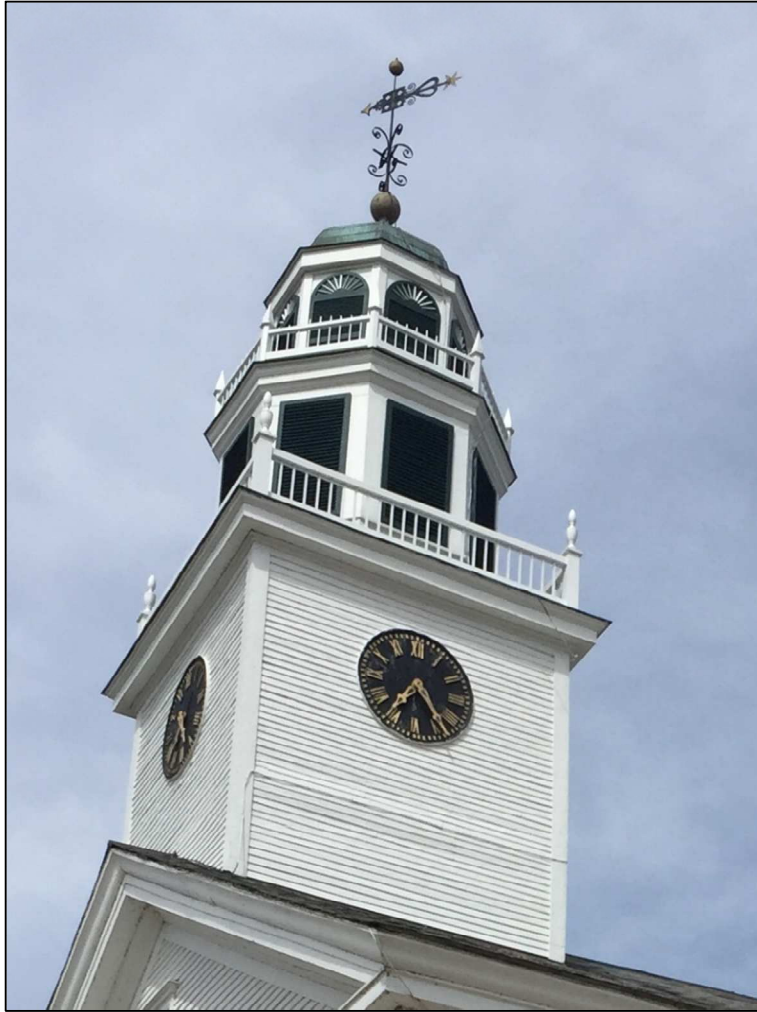


Figure III-16: Bell Tower

molding at the narrow fascia, flat soffit, bed molding and narrow frieze that are in fair condition, with areas of peeling paint and grime (Figure III-15).

The bell tower, belfry and lantern are located above the attic at the south end of the roof. The lowest portion of the tower houses the clock and is clad in three-inch exposure horizontal clapboards. Similar to the rest of the building, the clapboards and cornerboards are in good condition, with areas of paint chipping. Centrally located on the east, south and west faces of this volume, black clock faces with gold numbering and hands have been installed, edged in a simple, thin trim (Figure III-16). On the northern face of this volume, an original wooden, sixteen-over-sixteen double-hung window is located providing access into

the clock room. This window is in fair condition but has areas of putty loss and cracked glass. Articulated trim and a flat-stock sill surround this window, with a more detailed header corresponding with the headers of the main entrance doors. From ground-level inspection and photography, these elements appear to be in fair condition. This portion of the tower has a flat roof on top of which the two-tiered octagonal belfry is located within a perimeter railing with intricate corner posts. The belfry walls contain rectangular openings in which black louvered panels have been installed. The black louvers within the lantern have arched tops with white radial accents. A perimeter railing with detailed corner posts is located around the edge of the top tier. The tower is topped with a copper dome and intricate cast-iron weathervane (Figure III-16). The tower recently underwent restoration work, with new louver panels and railings constructed. The exterior of this volume was evaluated from the ground and through photographs.

Part III: Assessment of Condition

By Misiaszek Turpin pllc



Figure III-17: Community Room looking south

The lower level of the Greenfield Meetinghouse is generally in fair-to-poor condition. The staircase located in the southeastern corner of the building opens directly to the Community Room (002), which has six green-painted steel columns located regularly within the space. Along the southern wall is a full kitchen (001) with window and door connections into the Community Room. A storage room (003), the mechanical room (004) and the restrooms (005 & 006) are all located along the north wall of the building. Emergency egress stairs are located along both the eastern and western sides of the building.

The Community Room is illuminated by florescent fixture that provide semi-sufficient lighting levels; however, there are dark spots and areas with no artificial lighting at all. Mechanical duct work is suspended from the low ceiling, creating zones of lower vertical clearance (Figure III-17). These ducts are in fair condition and have been painted white to match the ceiling. The steel beams located within the ceiling plane have minimal exposure into this lower level; however, what is exposed has been painted white to match the



Figure III-18: Tile floor of the Community Room with moisture damage

Greenfield Meetinghouse Interior Conditions Assessment:

Lower Level

The lower level of the Greenfield Meetinghouse is generally in fair-to-poor condition. The staircase located in the southeastern corner of the building opens directly to the Community Room (002), which has six green-painted steel columns located regularly within the space. Along the southern wall is a full kitchen (001) with window and door

connections into the Community Room. A storage room (003), the mechanical room (004) and the restrooms (005 & 006) are all located along the north wall of the building. Emergency egress stairs are located along both the eastern and western sides of the building. The Community Room is illuminated by florescent fixture that provide semi-sufficient lighting levels; however, there are dark spots and areas with no artificial lighting at all. Mechanical duct work is suspended from the low ceiling, creating zones of lower vertical clearance (Figure III-17). These ducts are in fair condition and have been painted white to match the ceiling. The steel beams located within the ceiling plane have minimal exposure into this lower level; however, what is exposed has been painted white to match the ceiling and has areas of rust staining through the paint. Three windows are located within the Community Room; one in the northwest corner by the restrooms, the second located centrally on the western wall, and the third located within the stairwell in the southeast corner. The central window has since been infilled with a vent, so no glazing is present.

Due to the moisture levels, a dehumidifier has been installed serving

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Figure III-19: Privacy wall at restrooms

the entire floor, and is located in the southwestern corner of the Community Room. This then drains into the sink in the kitchen via an exposed hose and performs adequately (Figure III-22). The concrete floor throughout the space is finished with 12"x12" beige vinyl tiles that are in fair-to-poor condition, with areas of water damage, wavy spots and worn-out sections in higher traffic areas. Water seeps through the northern foundation wall due to the exterior grade conditions, most notably after large, heavy storms. Recently, the entire northern structural bay within the Community Room had standing water that stripped the backing glue from the vinyl tiles, causing them to curl and shift out of place (Figure III-18).

A partially constructed privacy wall is located between the men's and women's restrooms at the northwest corner of the floor (Figure III-19). Although providing minimal privacy for one of the restroom doors, this divider narrows the path to the restroom, such that there is not enough room to meet the Americans with Disabilities Act (ADA) regulations, for assembly spaces. In addition, neither of the restroom meets the ADA code requirements for accessibility. The two-panel painted wooden doors installed at the entrance to each bathroom hit the sink when opened, and the hardware on each door does not comply with ADA requirements for accessible restrooms. The outdated plumbing fixtures in each restroom do not meet current plumbing fixture standards. The vinyl tile flooring from the Community Room continues into each of these spaces, with noticeable signs of previous water damage. No baseboard has been installed at the bottom of the walls within the restrooms, creating areas of water damage at the base of the gypsum board walls. Additionally, lighting levels are poor in each of the restrooms, and the ceiling-mounted vent fan does not provide the proper levels of ventilation.

The mechanical room is in good condition and is accessed via a two-panel wooden door with modern hardware. Although affected by the water leakage from the northern wall, the space



Figure III-20: Mechanical Room

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By Misiaszek Turpin pllc

remains in good condition with very limited areas of damage. The concrete slab remains exposed on the floor within this room, with no vinyl tiles. The southern and western walls of the space are exposed-stud



Figure III-21: Storage Room, exposed structure & window

walls, with portions of gypsum board walls enclosing the storage room to the east. Both the northern and eastern walls are the concrete foundation walls (Figure III-20). Exposed floor joists from the elevated stage constitute the ceiling plane for the room. The wall and ceiling assembly do not meet current fire codes. This space has low-level lighting.

A four paneled wooden door with mis-matched hardware provides access to the storage room; however, this door has been removed from its hinges and simply rests within the opening. This room is partially finished, with shelving along the exposed eastern foundation wall. The vinyl tile flooring of the Community Room continues through this space and is in fair-to-good condition. Lighting fixtures within this space are minimal in number and no longer have electricity running to them. There is evidence of some water damage throughout the space, and the walls do not have baseboards; however, the gypsum board walls are new within the past two years. The mechanical ductwork that runs through the Community Room, continues through this space; however, the floor joists and structural steel beam are fully exposed in a portion of the space (Figure III-21). An original ca. 1947 window is located on the eastern wall of this space, with sash and glazing intact (Figure III-21).

The kitchen is in fair-to-good condition; with functioning appliances and fixtures. Two, flat



Figure III-22: West wall of the kitchen

wooden doors provide access into the kitchen, with one on the northern wall and the other located on the eastern wall. Two pass-thru windows, with sliding panel doors, are located on the northern gypsum board wall, providing the direct connection into the Community Room (Figures III-23 & 24). Centered within the kitchen is a gypsum board enclosure for a dumbwaiter that connects the kitchenette from the main level to this lower level kitchen. This creates two distinct sides to the kitchen, with the eastern side dedicated to

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By Misiasek Turpin pllc



Figure III-23: Western portion of the kitchen with dumbwaiter and access into the Community Room



Figure III-24: Eastern portion of the kitchen with storage and access into the Community Room

storage and prep, and the western side dedicated to cooking. A large, built-in storage cabinet is located on the eastern wall with counter-height, open-shelf cabinets along the northern wall providing additional storage space. One of the steel structural columns, painted white, is visible on this side of the northern wall and engages with the counter. To the east of the column, an electrical panel is located. Running along the southern wall, covering the concrete foundation wall, the wall has been covered with gypsum board at the bottom and peg board at the top half of the wall, and a simple wood baseboard runs along the bottom. Standard base cabinets with matching wall cabinets are installed within the western portion of the kitchen alongside the appliances. The cabinets are in

varying condition with noticeable wear marks and minor damage, from years of use. White acoustic panels installed on the ceiling are in generally good condition with some areas of water damage, age and warping. A strip of fluorescent tube lighting runs east to west through the space, with additional fixtures over the range and the sink, providing adequate lighting for the space. In the southwestern corner of the room, a plywood plumbing chase has been constructed, housing the plumbing lines for the restroom above. This

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Figure III-25: Eastern egress stair



Figure III-26: Infilled window



Figure III-27: Exposed roof structure at egress enclosure

chase is in fair condition, but there are visible indications that this has been opened-up in the past. A single window opening is located above the sink; however, glazing is no longer present within the opening, as it has been filled with a vent (Figure III-22).

An opening within the main foundation wall on the eastern wall of the meetinghouse provides access to the first of the two emergency egresses from this level. The gypsum board wall wraps from the Community Room into the base of this stairwell, with the tan-painted wooden baseboard. Water infiltration from rotted roof sheathing has caused damage at the base of the gypsum board walls and baseboard; however, the exposed concrete floor remains in good condition with only minor marks/blemishes. Concrete stairs lead from the lower level to a landing at the egress door, with simple wooden handrails running the length of both sides of the wide stair (Figure III-25). The stair risers; however, are a ¼" taller than current code allows for new construction. The exposed concrete walls and stairs have been painted a greyish-blue with minor areas of damage. On the eastern wall of the meetinghouse, an original window opening is still visible, even though it has been infilled with bricks (Figure III-26). A portion of the ceiling of this egress has been left with no gypsum board, exposing the roof rafters and the area that has sheathing damage (Figure III-27). Two ceiling-mounted light fixtures are located within this volume; one at the top

landing and the second at the bottom of the stairs, with an emergency fixture installed adjacent to the door, causing this area to have lower levels of lighting. The egress door leading to the exterior of the building is very difficult to close, presenting security and accessibility problems (Figure III-28).

The western egress stair is in fair-to-poor condition, with areas of water damage, poor thermal performance, and no artificial lighting, further removing this stair from compliance with

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Figure III-28: Egress door damage



Figure III-29: Base of western egress

modern life-safety code. The concrete steps have unfinished concrete treads and painted concrete risers which are also $\frac{1}{4}$ " taller than current code allows. There are visible areas of water damage on the face of most of the risers, most notably the one at the bottom which is in direct connection with the lower level floor, and there are stains on several of the tread surfaces (Figure III-29). The gypsum

board walls of the Community Room wrap the corner of this opening; however, the base of the wall for the first two steps is not finished with furring and concrete wall exposed (Figure III-29). The top of this gypsum board has been left exposed and unfinished, and now has extensive damage. Portions of the top of the concrete foundation wall for this egress volume have been left exposed, reducing the thermal performance of this space. Additionally, this stem wall has a worn edge at the exterior of the door threshold (Figure III-31). The paint in this egress stairwell is in good condition; however, there are areas of chipping and staining. The door has six panels, two of which are glazed and allow natural light to filter into the stairwell and has areas of paint chipping and



Figure III-30: Western egress enclosure



Figure III-31: Threshold at western egress

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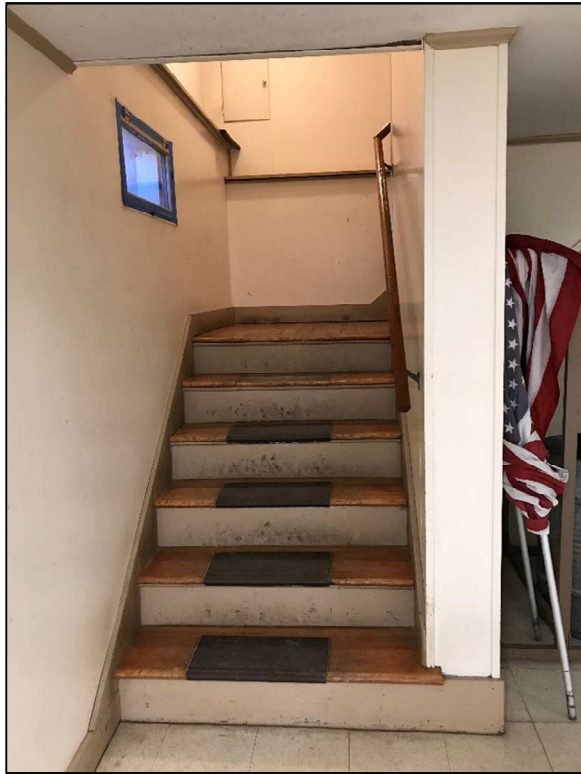


Figure III-32: Connecting stair to main level

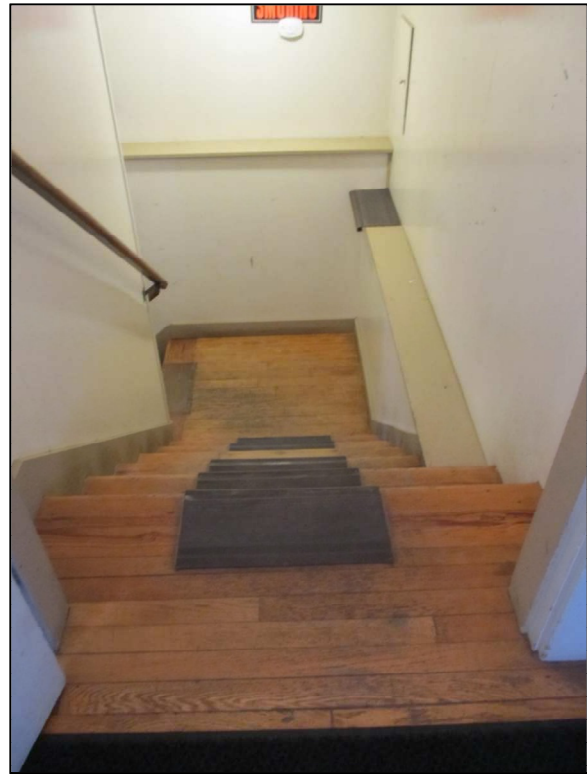


Figure III-33: Top of stair from main level

staining (Figure III-30). Similar to the eastern egress door, this door is very difficult to close, presenting security and accessibility problems.

Connecting this level with the main level is a wooden staircase located in the southeastern corner of the building (Figure III-32). The stair is in good condition, with wooden treads that have areas of wearing from use. Centered on each step is a grooved rubber tread. These are in fair condition; however, they do not provide full coverage for the step, exhibit much wear and aging, and several are missing. Each painted riser has scuff-marks and some scrapes. A simple wooden rail has been installed on the interior walls of the stair and is in good condition. The wooden baseboard installed at the base of the walls throughout the Community Room, continue up through the stair, and are in good condition (Figure III-33). Two light fixtures provide adequate levels of lighting within the stairwell; however, they are not energy efficient. The stairs are enclosed as they enter onto the main level, and a six-paneled wooden door is located at the top of the stairs, opening into the Foyer.

Main Level

The main level of the Greenfield Meetinghouse is in good condition. The main entrance located on the southern wall opens into the Foyer (101). In the southeastern corner of the Foyer the stairs are located that provide connection to both the lower level and to the upper level. A set of double doors on the northern

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Figure III-34: Looking east within the Foyer

wall of the Foyer provides entry to the Meeting Hall (104). Six painted wooden columns are spaced regularly within the room, with built-in benches lining the walls. Located within the southwestern corner of the building is the kitchenette (102) and handicap accessible restroom (103). The rectangular opening onto the Stage (105) is centered within the northern wall of the Hall, with doors to either side providing access to the Stage. A couple of storage closets (106 & 107) and a secondary egress door are located along the north wall of the building. In general, the Stage is in fair condition.

The Foyer is generally in good condition; the wainscoting on the north, west and south walls has a wide chair rail, vertically oriented beadboard and a modern vinyl baseboard (Figures III-34 & 35). On the eastern and southern walls of the enclosed



Figure III-35: Main entry door into the Foyer

staircase, a horizontally oriented beadboard wainscoting is located with a thin bead header and modern vinyl baseboard. The wainscoting has been painted but appears to be in good condition with minor scrapes and peeling. The painted plaster walls above the wainscoting are in good condition with minor cosmetic cracks and some areas where the

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texture of lath below can be seen and felt. Installed within the plaster section of the southern wall to the west of the front door is a section of coat hooks. The plaster ceiling within the Foyer is also in good condition with a single centered light fixture (Figure III-35). This fixture provides minimal illumination levels with darker areas; however, natural light is provided through the large window located on the eastern wall. This window is in good condition; however, based off the draft coming through the window, the storm window installed on the exterior of the unit is under-performing. In addition, the bi-folding shutters installed on the interior of the unit are in fair condition. Half of the bottom section has been removed, and the top section is unable to be moved due to the upper level floor bisecting the window (Figure III-34). The carpet on the stairs has noticeable wearing and some minor staining. In 1984, a chair lift was added to the outside wall of the stairs

(Figure III-34). This chair lift is in poor condition; it does not function properly and is a visual and physical obstruction within the stairwell. The wooden handrail on the inside wall of the staircase is in good condition. The staircase is inadequately illuminated with minimal fixtures. There is a six-panel wooden door at the top of the stairs that descend from

the Foyer to the lower level (Figure III-35). This door is in direct conflict with the main entrance door and

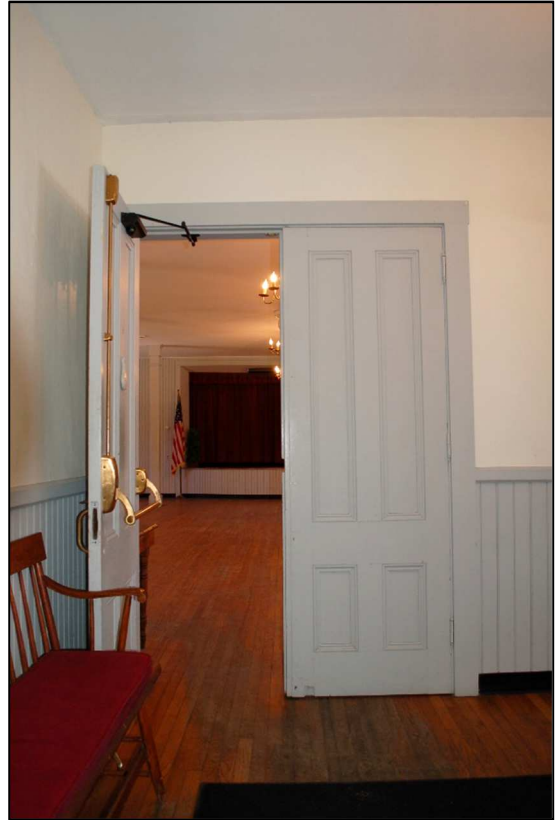


Figure III-36: Meeting Hall entry doors



Figure III-37: Southern wall of the Meeting House

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Figure III-38: Northern wall of the Meeting House



Figure III-39: Stage door

improper signage indicates that the door is to a restroom. The stained wooden floors are in fair condition with noticeable areas of wear and several minor scratches (Figure III-35).

The two four-panel wooden doors between the Foyer and the Meeting Hall are in good condition (Figure III-36). In a similar style

to the Foyer, a thick wooden chair rail runs along the east, south and west walls, with painted plaster walls above. The plaster walls of the Meeting Hall are in good condition with minor areas of cosmetic cracking and deflection. The south wall has vertically oriented beadboard wainscoting integrated with the chair rail, with a modern vinyl baseboard (Figure III-37). A cased opening on the southern wall of the Meeting Hall, adjacent to the Foyer doors, provides access to the kitchenette within the southwestern corner of the floor. The entire northern wall of the Meeting Hall surrounding the stage opening is beadboard, including the door panels on the left and right of the opening, which have been trimmed out with simple stock trim (Figure III-38). This beadboard is in good condition with minor areas of scratches, peeling and damage. The stage doorways exhibit

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the most amount of damage with dings, chips and marks on its surface. The stage doors have basic early 20th century pulls installed on them to assist with their operation. A set of steps leads from the main elevation of the Hall onto the backstage area on either side of the Stage (Figure III-39). These steps are in good condition; however, their wooden treads are visibly worn.

The built-in benches along the east and west sides of the Meeting Hall are in very good condition, although the improperly sized cushions are dirty, stained and have areas of wear (Figure III-40). Electrical outlets are regularly spaced on the vertical face of the bench. The plaster wall meets the top of the benches, as no wainscoting is present on these walls. Four eight-over-eight windows are located in the Meeting Hall along the eastern and western walls, providing ample levels of natural

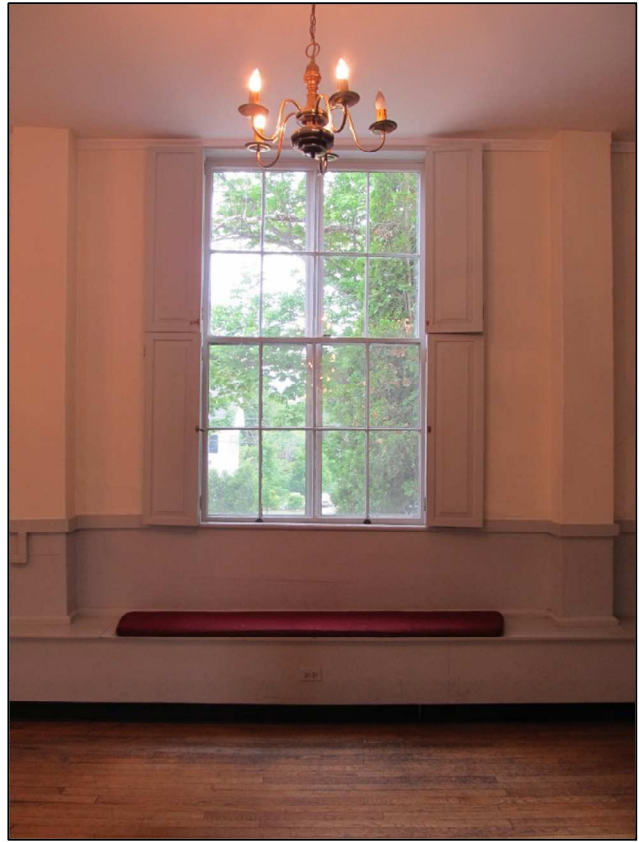


Figure III-40: Meeting Hall benches & windows

light to the space. In general, these windows are in good condition, each with an exterior storm window that is under-performing in energy efficiency, as noticeable drafts are present. The northeastern window within the space has some minor damage and has a clear plastic covering installed on the interior. Each window has an interior set of bi-folding shutters (Figure III-40). Each shutter functions properly; however, there are areas that scrape against the plaster ceiling. The ceiling is in good condition with minor areas in need of repainting due to the shutters. Nine chandeliers provide lighting to the entire Hall and are centered within each of the structural bays (Figures III-37 & 38), and appear to be in good condition. The six structural wooden columns are in good condition; however, the faces of the posts showcase damage from use of the space, and modern wooden 'saddles' have been installed on each column, providing the ability to set-up the voting stalls (Figures III-37 & 38). Boxed framing posts which are visible along the east and west walls (three on each wall) have been integrated into the built-in benches. The heavy timber posts are plastered over and are in good condition. In general, the paint within this space could use refreshing, and should be evaluated for historic accuracy. The entire space is finished with a thin-board wooden floor with a light, natural stain that is in fair condition due to large areas of wear and use. Due to a combination of

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previous refinishing and high traffic, the boards have become so thin that they need to be replaced and cannot be refinished any further (Figures III-37 & 38).

The entire northern portion of the main level is dedicated to the Stage (105), which is elevated approximately two-feet above the main level floor. The thin-board wooden floor of the Stage is in fair



Figure III-41: Stage looking northeast



Figure III-42: Eastern side of backstage



Figure III-43: Equipment and window backstage

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Figure III-44: Western side of backstage with storage

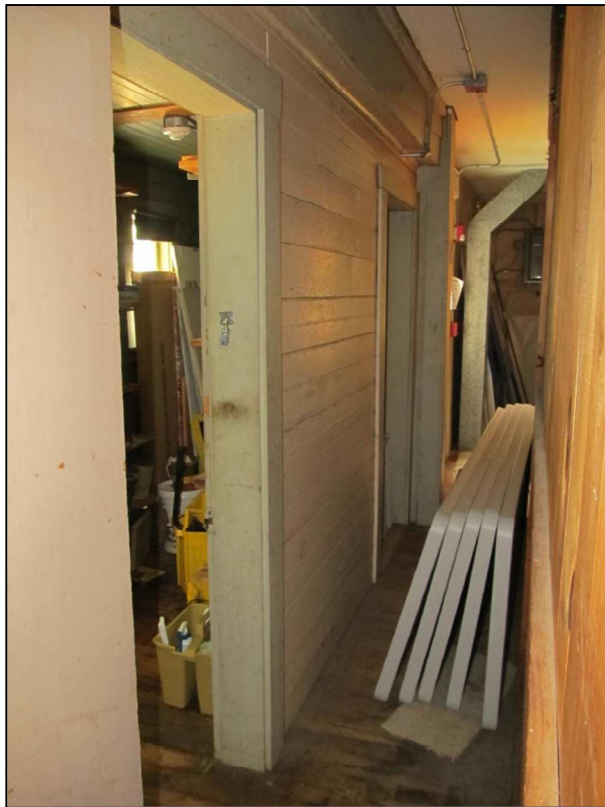


Figure III-45: Hallway at north of stage

condition, as there are more scratches, damage and general wear from foot traffic and use (Figure III-41). Overall, the exterior walls of the Stage are in bad condition. The plaster has come away from the lath in several locations, there are areas of damage, paint peeling, unpainted patches, and mechanical and electrical equipment has been installed in various locations (Figures III-42 & 43). The center section of the northern wall, between the two doors leading to the Storage Room, is horizontal boards (Figure III-45). A thin beadboard wall is located within the center bay of the volume, blocking the northern wall from view of the stage opening. Two structural wooden columns are located on the Stage and are in fair condition with areas of damage. Two additional columns are located on the eastern and western walls encased within plaster enclosures and are in fair condition. Stage curtains and spotlights have been hung within the center structural bay, defining the stage space (Figure III-41). These curtains and light fixtures are in fair-to-poor condition. Lighting within the entire Stage is in fair condition, with outdated fixtures that provide minimal lighting. There are two large windows located on the east and west walls that provide natural light to the space (Figure III-43). Like all of the windows of the first floor, these windows are in fair condition with an exterior storm window that is thermally under-performing and a set of

interior bi-folding shutters that are in good condition. There are two four-panel wooden doors along the northern wall that, lead into the Storage Room (106). The doors are in fair condition with original hardware and modern locks; however, the paint is chipping, and the surfaces are generally dirty (Figure III-47). The Storage Room walls are mostly horizontally laid beadboard in good condition, with simple wooden boards installed for shelving and storage of cleaning products (Figures III-46 & 47). The ceiling of this space is finished with wide-plank boards. No light fixtures are present within the Storage Room. A second storage

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Figure III-46: Northern storage room



Figure III-47: Northern storage room, typical door
room (107) is located within the northwestern corner of the building along with a beadboard enclosed mechanical duct (Figure III-44). This storage closet has no artificial lighting and has a modern, hollow panel door.

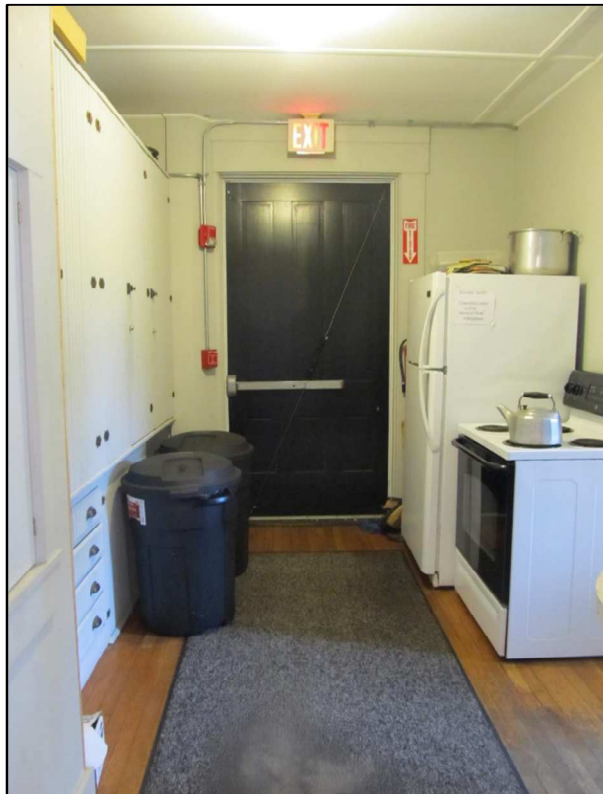


Figure III-48: Accessible entry through kitchenette

The door off of the southwest corner of the Meeting Hall leads into the Kitchenette (102). The floor of this area is worn and damaged from foot traffic between the hall and exterior door. Built-in cabinets and the dumbwaiter have been installed along the entire eastern wall and are in fair condition (Figure III-48). The handicap accessible entrance into the building is located along the southern wall and is the second of the two main doors on the building's southern façade. This six-paneled wooden door has modern hardware on it and is generally in good

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Figure III-49: Kitchenette and accessible restroom

on the plaster ceiling which is in good condition and has been divided up by decorative trim boards. These fixtures do not provide adequate levels of lighting throughout the room. A four-paneled wooden door provides access from the Kitchenette to the Restroom (103) (Figure III-49).

The restroom generally meets the design and construction standards for handicap accessible restrooms. The modern fixtures are in good condition, and two horizontal grab bars are installed around the toilet. The plaster walls are in good condition, and have a wooden baseboard running the perimeter of the space. The



Figure III-50: Narthex looking east

condition (Figure III-48). A wooden baseboard wraps the space where built-ins are not located. Open-faced shelving with a thin veneer and wood countertop has been installed along the western and southern wall and are in fair condition with minor damage from use and age. Appliances are in fair condition. A large window is located above the counter on the western wall providing natural light into the space (Figure III-49). Though the window sash is in good condition, the exterior storm window is under-performing in energy efficiency, as a draft is noticeable at the window. As with the other windows on this floor, there is a set of bi-folding interior shutters. The appliances on the counter prohibit the full operation of the lower portion of the shutter, and the top half of the shutter is entirely inoperable as it is bisected by the upper level floor. Two light fixtures are mounted on the plaster ceiling which is in good condition and has been divided up by decorative trim boards. These fixtures do not provide adequate levels of lighting throughout the room. A four-paneled wooden door provides access from the Kitchenette to the Restroom (103) (Figure III-49).

The restroom generally meets the design and construction standards for handicap accessible restrooms. The modern fixtures are in good condition, and two horizontal grab bars are installed around the toilet. The plaster walls are in good condition, and have a wooden baseboard running the perimeter of the space. The vinyl tile floor is in fair condition, with areas of water staining and general wear. The plaster ceiling is in good condition and a single fixture has been installed in the center, providing adequate light for the space.

Upper Level

The upper level of the Greenfield Meetinghouse is in good condition and is accessed by traveling up a staircase in the southeastern corner of the building from the foyer (101). This staircase arrives into the Narthex (201) which provides access into the

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Figure III-51: Typical stained-glass window

Sanctuary (203) and into the Pastor's Office (202) located in the southwestern corner of the building. The Sanctuary comprises the remainder of the floor with pews located in the center of the space and a raised altar at the north end of the building.

The carpeted staircase leading from the main level has been enclosed at this level and is accessed via a six-paneled wooden door (Figure III-50). There are two south-facing large stained-glass windows at this level, one within the stair enclosure, and

the other within the pastor's office. Both southern windows are in poor condition, with significant deflection at the bottom of the sash, cracked or broken glass, cracks within the perimeter leading, and a majority of the tie wires have pulled away, rendering the horizontal support bars useless (Figure III-51).² Two additional stained-glass windows are located within the 1867 addition (southern bay): one on the east wall within the Narthex and one on the west wall within the Pastor's Office. These additional windows are in fair, structurally sound condition, with minor areas of deflection, cracked or broken glass, cracks within the perimeter leading, and a majority of the tie wires have pulled away, rendering the horizontal support bars useless. All four of these windows are bisected by the floor of the Choir Loft above, leaving the lower portion of the glass visible at this level, and the upper



Figure III-52: Narthex looking west to Pastor's Office



Figure III-53: Cased opening leading into Sanctuary from Narthex

² As part of the assessment of condition, the building team has included consultation with professional stained-glass restorer, Tom Driscoll of Sash & Solder

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sash visible from the choir loft above (301) (Figure III-51). The plaster ceiling of both the narthex and pastor's office is in good condition, with minor cosmetic cracks and minimal lighting fixtures. Within the Narthex, there is one central pendant fixture and one recessed can fixture at the cased opening to the Sanctuary. Neither of these fixtures provide ample lighting for the space. Within the Pastor's Office, there are no dedicated light fixtures, rather a central ceiling fan.

The plaster walls and wainscoting of the Narthex and Pastor's Office are in good condition with minimal cosmetic cracks to the plaster (Figures III-50 & 52). A wide chair rail wraps from the central portion of the southern wall of the Narthex to the door enclosing the staircase leading to the Choir Loft (301) in the southeastern corner. This mid-nineteenth century door is in fair condition, with large areas of scratches and paint peeling. The door has a mixture of historic door hardware with a modern automatic door closer, making the door difficult to operate. The north wall of the Narthex has a wide opening centered on the overall structure of the building, providing access into the Sanctuary (Figure III-53). Two stained wooden steps with a central carpet runner lead from the Narthex floor to the Sanctuary floor and are in good condition. Grab bars have been installed at either side of the opening to assist with the stair transition, and old hinges are still located within the opening's casing. A single four-panel wooden door is located at the northeast corner of the Narthex and provides an additional access point into the Sanctuary (Figure III-50). The ca. 1867

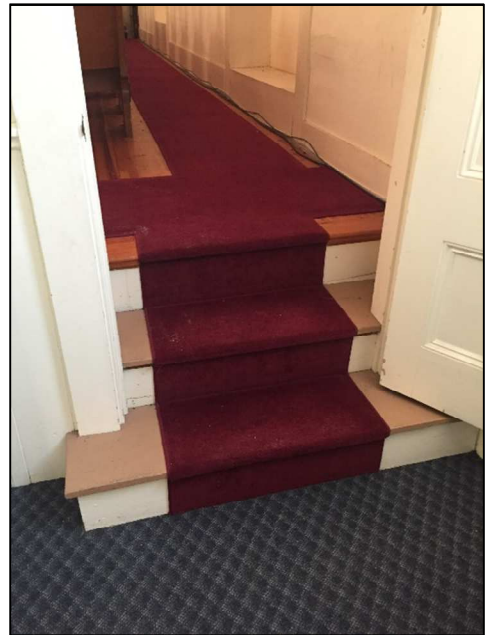


Figure III-54: Steps leading to Sanctuary

door is in good condition with minor areas of paint cracking or peeling and contemporary nineteenth century hardware. As with the primary entrance to the Sanctuary, two painted wooden steps with a central carpet runner, lead up to this doorway (Figure III-54). Along this northern wall, there are two rectangular plaster enclosures, protruding from the vertical plane of the wall; the eastern volume

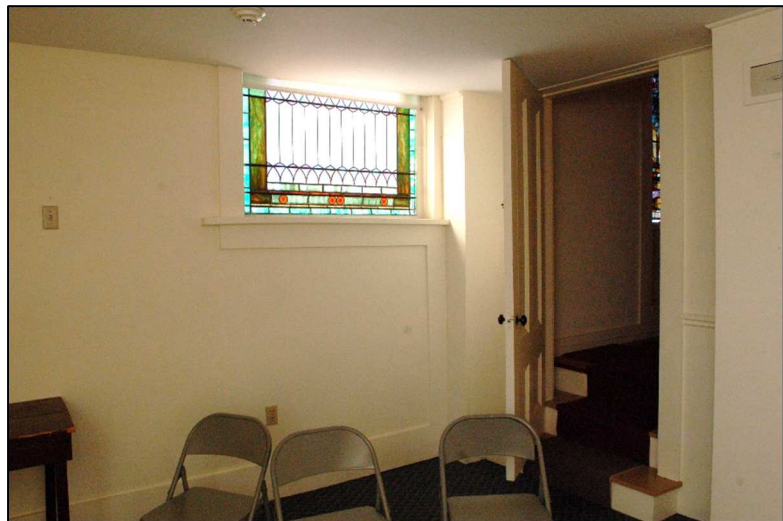


Figure III-55: Pastor's Office

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By Misiasek Turpin pllc

containing mechanical ductwork, and the western volume encasing a structural member for the Bell Tower (Figures III-50 & 52). There is a modern carpet throughout the Narthex and Pastor's Office. This carpet is in good condition with minor areas of wear from foot traffic.

The Pastor's Office, located to the west of the Narthex, is accessed through a set of four-paneled wooden double-doors that are in good condition (Figure III-52). There is no threshold between the two spaces. There is a four-panel wooden door in the northwest corner of this space, providing an access point into the Sanctuary (Figure III-55). This door matches that in the northeast corner of the Narthex with the exception that the central carpet runner does not match the carpet within the Sanctuary. Along this northern wall, there are two rectangular plaster enclosures within the vertical plane of the wall with a built-in bookcase constructed between them. The eastern enclosure contains the northwest post of the Bell Tower. The



Figure III-56: Metal ceiling & crown molding



Figure III-57: Chandelier & stained-glass unit



Figure III-58: Typical pew layout

western enclosure contains mechanical ductwork.

The Sanctuary (203) has a painted, stamped metal ceiling, nearly twice the height of the Meeting Hall below. The metal ceiling and matching crown molding are in good condition, despite having a fair amount of dust on its surface, and a few areas of water damage and rust (Figure III-56). Four chandeliers and four ceiling fans have been installed within the ceiling, as well as a central globe fixture that is part of the space's A/V equipment. The fixtures are in good condition and provide adequate lighting to the space, with minimal dark spots (Figure III-57). A red carpet is installed along the aisles of the room and atop the entire altar platform. This carpet is in fair condition with some soiled and worn out areas. Twenty-two wooden pews are organized in rows within the space, generating narrow aisles along the exterior walls and a large central aisle running north to south, leading to the altar (Figure III-58). The pews are in good condition; however, because they were added at a later date, they do not match in wood type or finish, the other wooden elements at the Altar.

Raised approximately one-foot six inches above the floor of the Sanctuary, the carpeted Altar, located in the northern portion of the building, is divided into three spaces (Figure III-59).

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By Misiaszek Turpin pllc



Figure III-59: Sanctuary looking north towards Altar

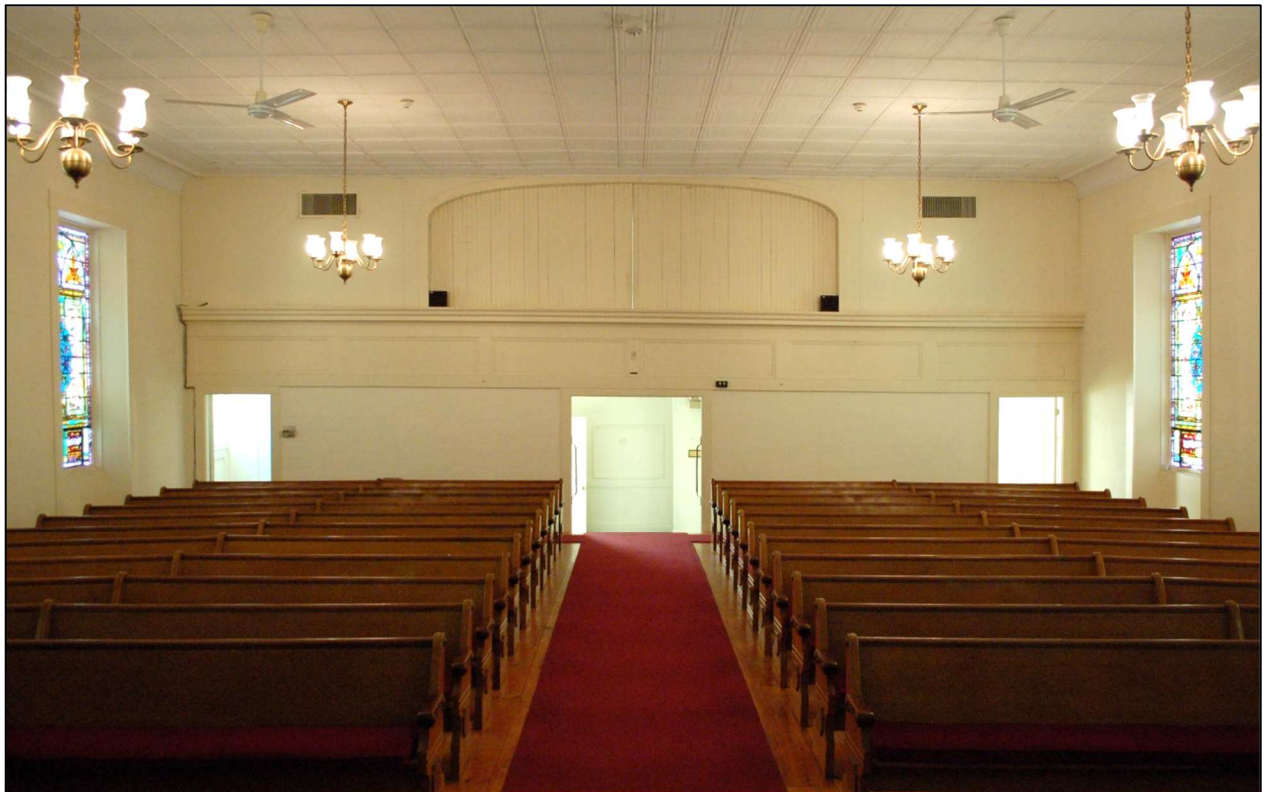


Figure III-60: Sanctuary looking south towards Narthex and Choir Loft

Part III: Assessment of Condition

By Misiaszek Turpin pllc

The Organ, located within the eastern portion and the Choir, located within the western portion, with the altar and two lecterns centered below the circular stained-glass window (Figure III-59). Low dark wood paneled walls boarder the Choir to the south and east and the Organ to the west, south, east and north, as the raised Altar platform does not physically connect with the eastern wall and a portion of the northern



Figure III-61: Dark wood wall panels with integrated egress path



Figure III-62: Mechanical ductwork enclosure

wall. An access path has been created that follows the northeastern exterior wall to a secondary egress door on the north wall, through a dark wood paneled door integrated with the low wall of the Organ (Figure III-61). These low walls are in good condition as are the altar and two lecterns. A rectangular enclosure with integrated screening in the northwestern corner of the Altar encases mechanical

ductwork (Figure III-62). Two carpeted steps provide access from the Altar to the secondary egress door at the north of the platform. The egress door is recessed within a thickened wall, has simple stock trim boards and an unfinished threshold of wood flooring (Figure III-63). Crossing these steps and causing a potential trip hazard is a cluster of A/V wires and cords. Similarly, there is a set of A/V wires and cords that run the length of the eastern wall at its base. This northeastern corner showcases the worst condition of the plaster walls within the space; the entire section is covered with grime and has large cracks in the plaster (Figure III-59). The remainder of the plaster walls within the space showcase less dirt and have few cosmetic cracks; however, minor repairs, cleaning and repainting are needed.

The south wall of the Sanctuary contains four openings; a single door to the east, a double-wide

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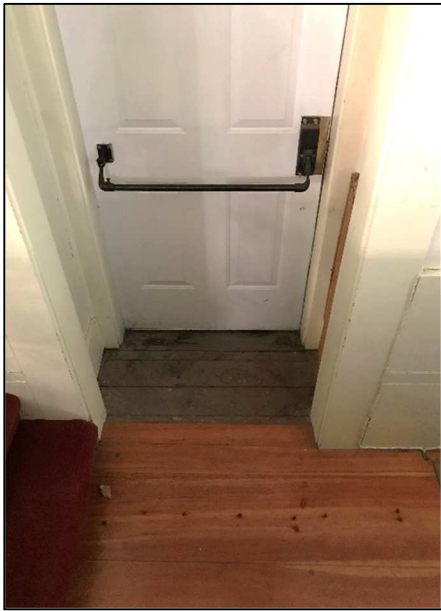


Figure III-63: Northern egress door

cased opening in the center, a single door to the west, and a large opening to the Choir Loft (301) at the center of the wall, directly above the double door (Figure III-60). The lower portion of the wall is modern gypsum board, painted white with flat stock trim at each of the doors. Above each door header and running the length of the wall is a paneled belt-belt-course on top of which is an articulated molding profile that caps the low wall of the Choir Loft opening. The remainder of the upper wall is plaster that matches in condition the rest of the walls within the space, with cosmetic cracks and uneven surfaces, and two mechanical vents located on either side of the cased loft opening. Within the opening are sliding, vertically oriented beadboard panels that have no hardware and appear to need some repainting.



Figure III-64: Typical window seat

Within the Sanctuary, there are seven stained-glass windows; three on the east wall, three on the west wall, and one circular rose window on the north wall (Figure II-35-41). The windows of the Sanctuary are generally in better condition than the south-facing windows of the Narthex and Pastor's Office as they receive less direct sunlight. The north, rose window is inset within a rectangular opening in the thickened wall, and is in fair, structurally sound condition, with minimal deflection, some cracked or broken glass, cracks within the perimeter leading, and a majority of the tie wires have pulled away, rendering the horizontal support bars

useless. Additionally, the wooden trim and casework encasing this window is in fair condition with minor splits in the wood and peeling paint. The eastern and western walls of the Sanctuary have been thickened, encasing the structural columns visible within the Meeting Hall below. At each of the fenestration openings, the walls angle in towards the stained-glass window installed at the exterior wall. At the northwestern-most window the floor of the Altar returns into the angled window cavity, unlike the other windows which each have a small raised window seat, low to the floor. Between each window cavity there is wooden baseboard that aligns with the face of the low window seat, constructed of plywood (Figure III-64). The stained-glass windows are installed so that their detailed designs establish pattern from north to south that is identical on both side walls; floral design, religious design, floral design. Each of the windows are in a similar physical condition; they are in fair, structurally sound condition, with minor areas of deflection, cracked or broken

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glass, cracks within the perimeter leading, and a majority of the tie wires have pulled away, rendering the horizontal support bars useless. None of these windows perform well thermally, allowing changing temperatures the penetrate the building, despite having exterior storm panels.

Loft Level

The loft level of the Greenfield Meetinghouse is in poor condition. The loft level is located in the southernmost bay of the building, located directly below the Bell Tower, and has sliding partitions that allow it to open up to the Sanctuary (203). Stairs leading up from the upper level are located in the southeastern corner of the loft. The southwestern portion of the Choir Loft (301) has been turned into the Loft Office (302) with a modern dividing wall and door separating the spaces. In general, this level



Figure III-65: Stairway to Choir Loft

showcases signs of neglect, deferred maintenance and care, and has only been used as a means to access the Attic and Tower above.

A set of steep, carpeted stairs from the upper level is the only means of access to the space (Figure III-65). This stair, wrapping the southeastern corner, has mixed vertical board and plaster walls along its inside corner with a wooden handrail installed on a flat stock trim board, that are in fair condition with minor damage, peeling paint and cosmetic cracks. A beaded chair rail bisects the vertical boards on the stair side, with boards above and below not aligning with each other. The vertical boards become a partial-height wall capped with a curved rail with bookshelves installed against it within the Choir Loft (Figure III-66). The carpet on the



Figure III-66: Choir Loft looking east

stairs continues throughout the Choir Loft and is in poor condition with stains, vermin and fowl waste everywhere, and areas where the carpet has come loose, creating ripples, and causing tripping hazards (Figure III-67). The walls within the Choir Loft are a mix of materials and casings with wires installed across the surfaces, cosmetic cracks in the plaster sections, and mixed paint finishes. A modern dividing wall separating the

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Choir Loft and the Loft Office is finished with gypsum board on its eastern side, but has remained unfinished on its western face, with exposed studs (Figures III-67 & 69). A modern, hollow panel door has been installed within this wall and is in fair condition. The walls within the Loft Office have large cracks, plaster failure along the base, and grime covering the entire surface (Figures III-69 & 70). No baseboard exists within the space along the south and west walls, leaving the studs of the exterior wall exposed with no insulation. The Loft Office has an unfinished plywood floor through the whole space, with a few soft spots towards the southwestern corner, making the floor unsafe and unusable.

The north wall of the loft level is continuous within both spaces and is in fair-to-poor condition. Modern electrical conduit and wires from old A/V equipment are located sporadically



Figure III-67: Choir Loft looking west at Attic access & Office

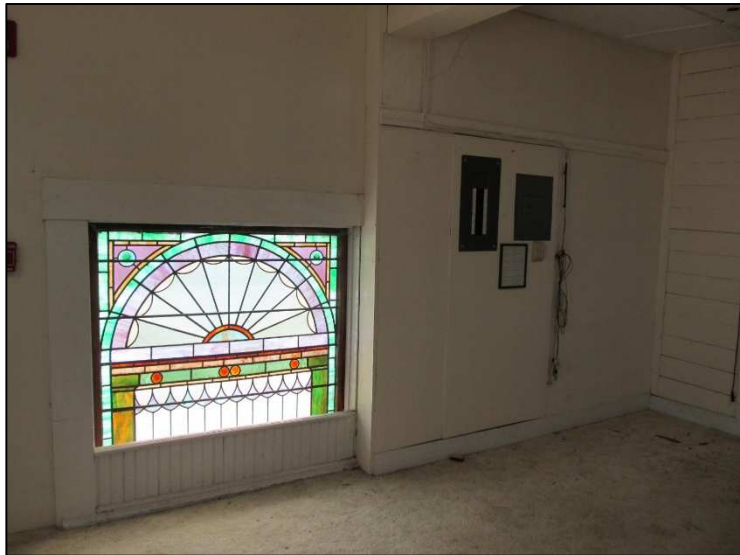


Figure III-68: Choir Loft looking southwest



Figure III-69: Loft Office looking east



Figure III-70: Loft Office looking west

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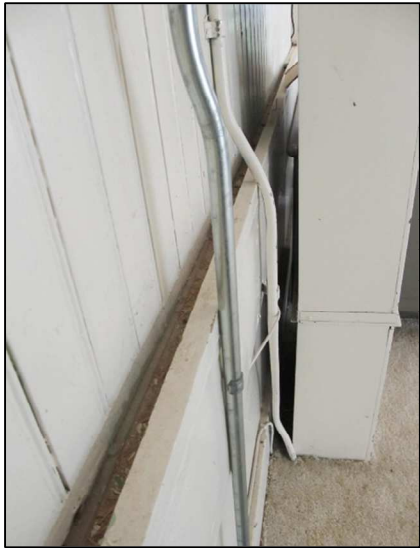


Figure III-71: Wiring at sliding panels



Figure III-72: Wooden track for beadboard sliding panels



Figure III-73: Beadboard sliding panels, opening to Sanctuary

across this wall, running both horizontally along the wooden baseboard and vertically up the face of the wall (Figure III-71). In addition, two mechanical ducts are located at this level, continuing up from the upper level; one to the east and one to the west, both puncturing through the upper portion of the northern wall (Figures III-66 & 70). Approximately two-foot six-inches above the floor, a horizontal trim band runs the entire length of the wall, above which the wall is all vertically oriented beadboard (Figure III-73). This trim band becomes the sill of the arched opening between the Sanctuary and the Choir Loft and is in fair condition with several areas of splintering wood. From the Sanctuary, the arched opening can be seen clearly with thin trim running its perimeter and beadboard wrapping the arched opening (Figure III-60). The beadboard wall splits at the

center and can be pushed open to either side, through an integrated wooden track within the wooden trim (Figure III-73). The track is in fair condition, although the doors do not slide smoothly and there is no hardware or handhold to assist in opening them (Figure III-72). The installation of the mechanical ductwork and electrical conduit in the path of the sliding beadboard doors prevents them from being fully opened (Figure III-71). Additionally, the beadboard itself is in varying condition with areas of extensive paint peeling, cracking and damage from attaching elements and equipment to it. Directly in front of the beadboard partitions are the two encased structural columns carrying the load of the Bell Tower above. These are wrapped in gypsum board with north-south running horizontal beams connected at the ceiling

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level. Neither of these columns are directly connected to the northern wall of the loft; however, the western column is integrated with the modern construction of the dividing wall of the Loft Office.

Generally, the ceiling of the loft is in good condition, with several minor areas of water staining (Figure III-74). Modern, flat stock trim has been installed across the ceiling's surface, creating a simple gridded pattern. At the junction of the ceiling and the northern wall within the Loft Office, a gap is located, exposing the flat ceiling above which appears to have nineteenth century decorative painting patterns (Figure III-75). In the eastern bay of the Choir Loft, an opening in the ceiling is still visible, although it is inaccessible and has been sealed off (Figure III-74). The opening has been cased in flat stock wooden trim and the horizontal access panel remains recessed within the opening, and is painted blue, contrasting the white ceiling. Located within the central bay of the Choir Loft is a second access hatch that provides access to the Attic and Bell Tower (Figure III-76). The Attic hatch is reached by climbing an unsteady wooden ladder, in poor condition. The opening is cased in flat stock trim with vertical board running within the opening to the recessed access hatch. The trim and vertical boards have areas of paint scratches and grime from regular use. The hatch door itself has no hardware except for hinges, and is in fair condition with dings, scratches and grime located on its painted underside and its topside unfinished. Minimal light fixtures are located within this space, none of which provide adequate levels of illumination.

The upper portions of the four stained-glass windows of the Narthex and Pastor's Office extend into the loft. The flat stock trim of each window is in good condition, with minor cosmetic imperfections. Installed within each window opening is an eighteen-inch tall, vertically oriented beadboard partition with a curved cap (Figure III-68). This partition has been installed at the floor and provides protection to each window



Figure III-74: Unused access hatch to Attic



Figure III-75: Visible 19th century painted ceiling



Figure III-76: Access hatch to Attic

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from damage occurred from being located at floor level. These partitions are in fair condition with minor areas of damage and loose material.

Attic Level

The attic level of the Greenfield Meetinghouse is in fair condition (Figure III-77). The single access point into the Attic is via the hatch in the ceiling of the Choir Loft at the southern end of the building. Within the central zone of the Attic, a simple floor has been constructed upon which staircases and ladders are installed providing access to the Clock Room and Bell Tower above. The entire



Figure III-77: Greenfield Meetinghouse attic, facing northeast

volume is open, and the structure of the roof is fully exposed. There is no floor in the attic of the meeting house itself, the floor is only constructed in the tower portion of the space. Travel above the Sanctuary is limited to heavy timbers, making access to the remainder of the space difficult and hazardous.

The roof of the meetinghouse is supported by east-west spanning timber trusses that support rough-cut purlins spanning north-south. The purlins support rough-cut common rafters which support board roof sheathing. The timber trusses are in good condition. There is a noticeable change in structure within the southern section of the Attic from when the tower was added and then enclosed. Between the trusses and the joists, cellulose insulation has been placed. Extra pews, books, shutters and other miscellaneous items are stored throughout the attic, balanced between joists in attempts to not puncture the ceiling below. An old chimney structure is located within the southeastern side of the Attic. This chimney neither



Figure III-78: Attic window

penetrates the roof of the building, nor the ceiling of the Sanctuary, and has no functional use with the building's mechanical system. It is in poor condition with mortar degradation and bricks slightly shifted. Smoke detectors have been installed throughout the volume; however, there are no light fixtures, making the north and south double-hung windows the only source of light. Both windows are in fair condition;

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however, neither have hardware any longer nor can they be operated, as they have been sealed shut (Figure III-78). The northern window has a broken pane of glass which allows for water infiltration and animal access to the space.

The floor of the tower section is comprised of wooden planks in poor condition, with major soft spots, sagging and broken boards. Integrated into the floor is the hatch door that provides access into the space from the loft level (Figure III-79). There are no railings installed at the perimeter of the floor space, which is a major safety hazard as the floor joists and ceiling below are exposed and would not support any weight on them. Modern stairs have been constructed that provide access to the Clock Room; these stairs have railings and are well constructed (Figure III-80). A platform extends from the landing of the stairs, south and connects with the southern wall of the building. Atop this landing, a ladder is located that provides access to the Bell Tower. Both the landing and the ladder are in fair condition but are in need of some improvements. Centered below the Clock Room above, and hanging into this space, an enclosure of horizontal boards has been created that houses the clock's pendulum, protecting it from any potential hazards. There are two partial enclosures located along the southern wall that encase the clock's counter-weight system (Figure III-81).



Figure III-80: Stair to Clock Room



Figure III-79: Attic floor



Figure III-81: West counterweight

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Bell Tower: Clock Room, Belfry and Lantern

The Clock Room is generally in good condition (Figure III-82). This space is accessed through a hatch in the floor and is centered within the Bell Tower itself (Figure III-83). The room contains the mechanical system of the clock, which is in good working condition. A modern set of stairs constructed within the Attic lead to this hatch; however, due to space constraints, a partial vertical ladder had to be constructed towards the top of the stairs to provide full access into the Clock Room. The plank wood flooring is in good condition with minor use marks and scratches. The thin horizontal board walls are in good condition and have a door integrated on the north wall of the room that opens and provides access to and light from the north-facing double-hung window (Figure III-84). This window is in fair condition for its age; however, it has no hardware. Along the walls are areas of graffiti done over the years marking significant dates, times of construction and people. There is a single lightbulb illuminating the space.

The sloped ceiling of the Clock Room is visible within the Bell Tower when using the access ladders located along the south wall of the Tower, leading to the Belfry (Figure III-85). The first ladder (noted within the Attic description) is visible from the Attic and provides access to the level of the Clock Room floor. A second ladder is located here, providing access to the volume of the Bell Tower from which, access to the Belfry is located. Space is very limited with these ladders, resulting in side-stepping and narrow climbs, with



Figure III-82: Clock mechanicals



Figure III-83: Clock Room hatch

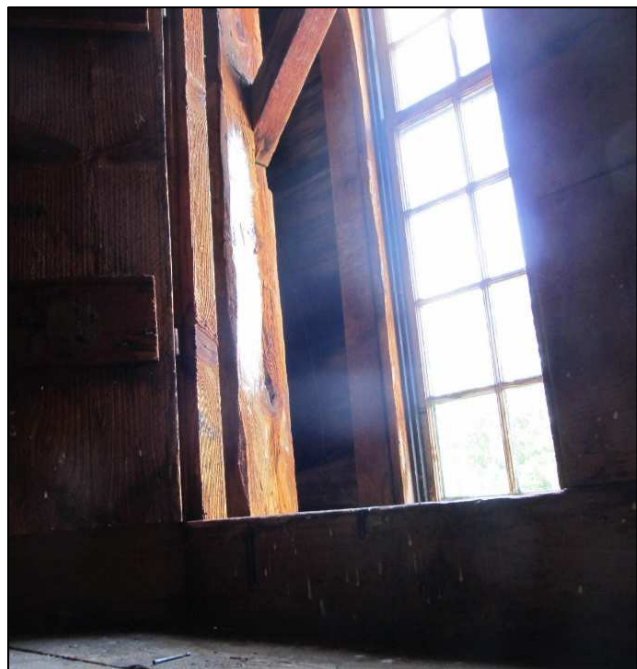


Figure III-84: Clock Room window

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Figure III-85: Bell Tower



Figure III-86: Access to Bell Tower



Figure III-87: Stairs leading to Belfry

no supports (Figure III-86 & 87). Both ladders are in fair condition, but are in need of improvements, providing increased safety and accessibility for maintenance. The northern window also provides natural light into this space; however, the space remains very dark and difficult to see, as there is no artificial lighting. Large timber columns and beams are visible within this volume and provide structure for the Belfry above. A small, triangular landing has been installed at the top of the second ladder, from which the ceiling hatch to the Belfry is accessible (Figure III-88).

The Belfry is in fair condition. The original turned wood corner posts of the octagonal belfry remain at each of the corners and appear to be in fair condition. Paint residue on these columns indicate that they were historically an open colonnade. Centered within the volume is the large cast bell. The bell is in good condition and it appears that all of its supports are functioning properly and structurally sound (Figure III-90). Throughout the space, additional modern dimensional structure has been added, crisscrossing between columns, to support the Lantern above. Despite the modern additions to the historic framing, structure is deficient and needs major work, as modern members were intended to provide temporary support; not being sized appropriately or designed by a structural engineer. Installed between each of the columns are louvered panels with interior mounted insect screening to prevent animals accessing the bell. The louvers are in good shape and were recently restored.

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Within the ceiling of the Belfry is a small access hatch that provides access into the Lantern. Though the lantern is in cosmetically good condition from the building exterior, it is in structurally poor condition. From the belfry platform severe insect and water damage to the structure of the Lantern is visible, with entire sections of beams rotted away (Figure III-89). Modern materials were sistered onto the historic beams in the 1980s to give additional structural support. However, the modern dimensional lumber is inadequate to properly support the structure, and the use of modern materials and method in which the modern structure was inserted in a way that detracts from the historic fabric and design.



Figure III-88: Belfry hatch

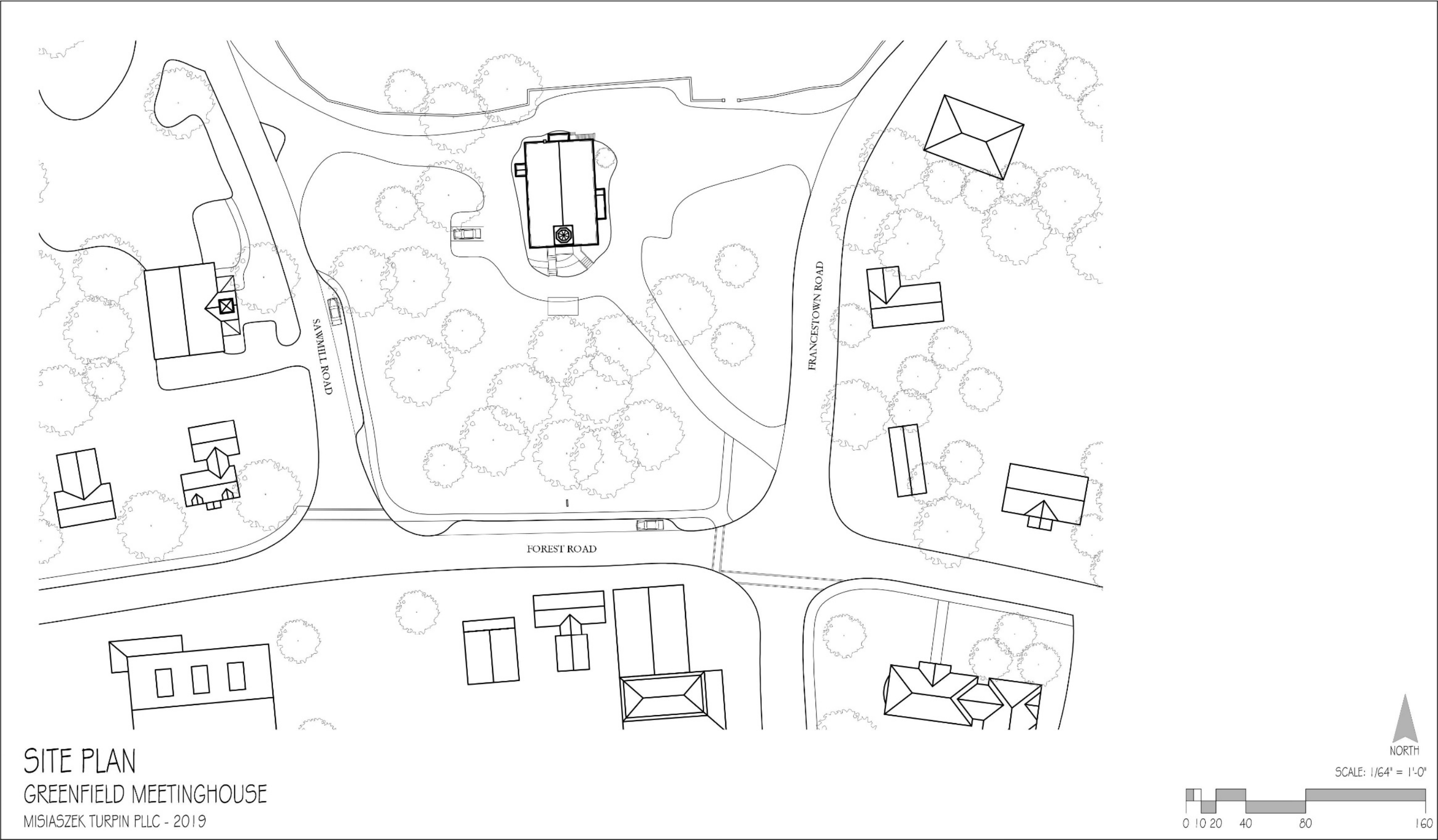


Figure III-89: Rotted beams at Lantern



Figure III-90: 1848 Bell

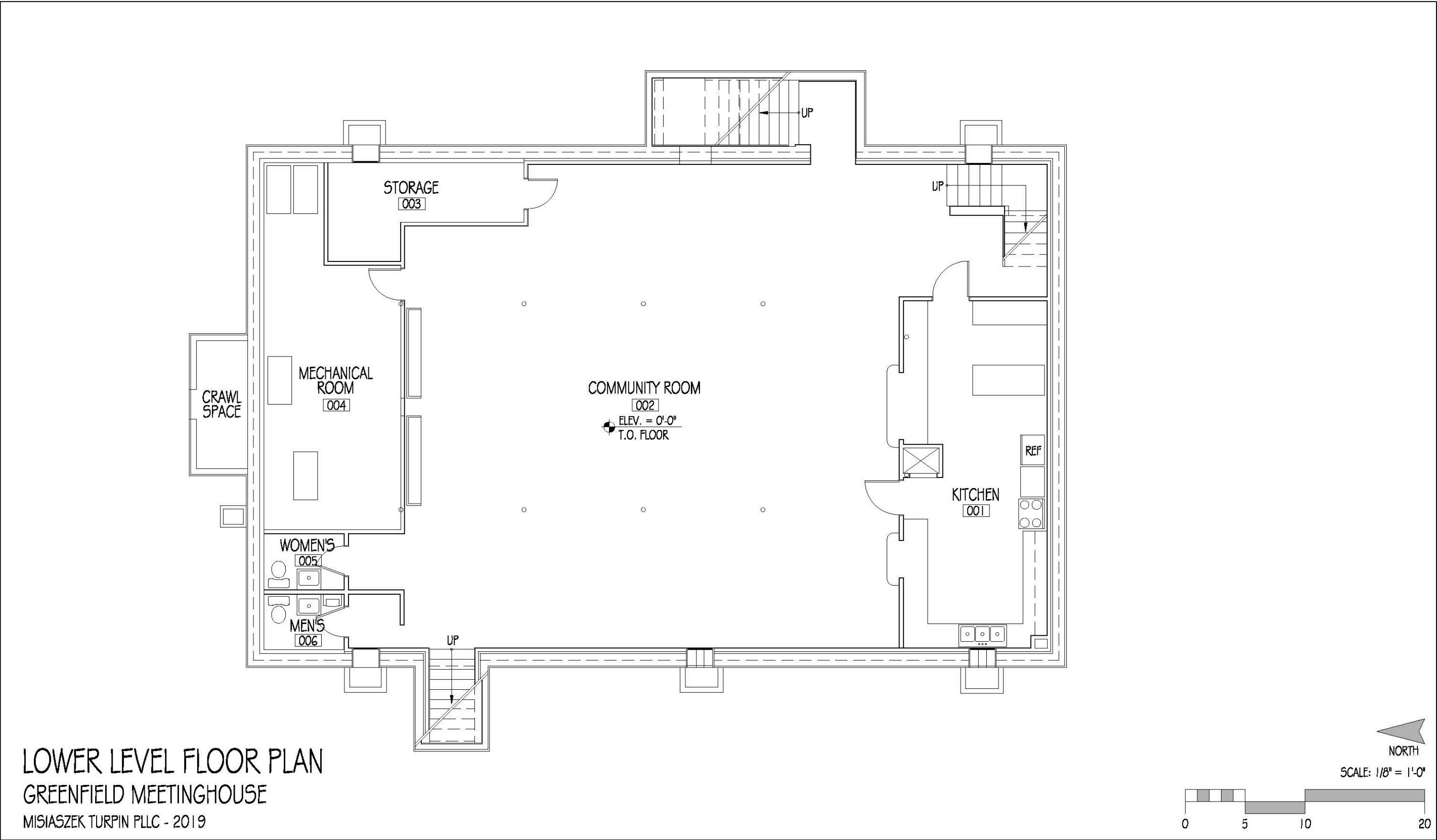
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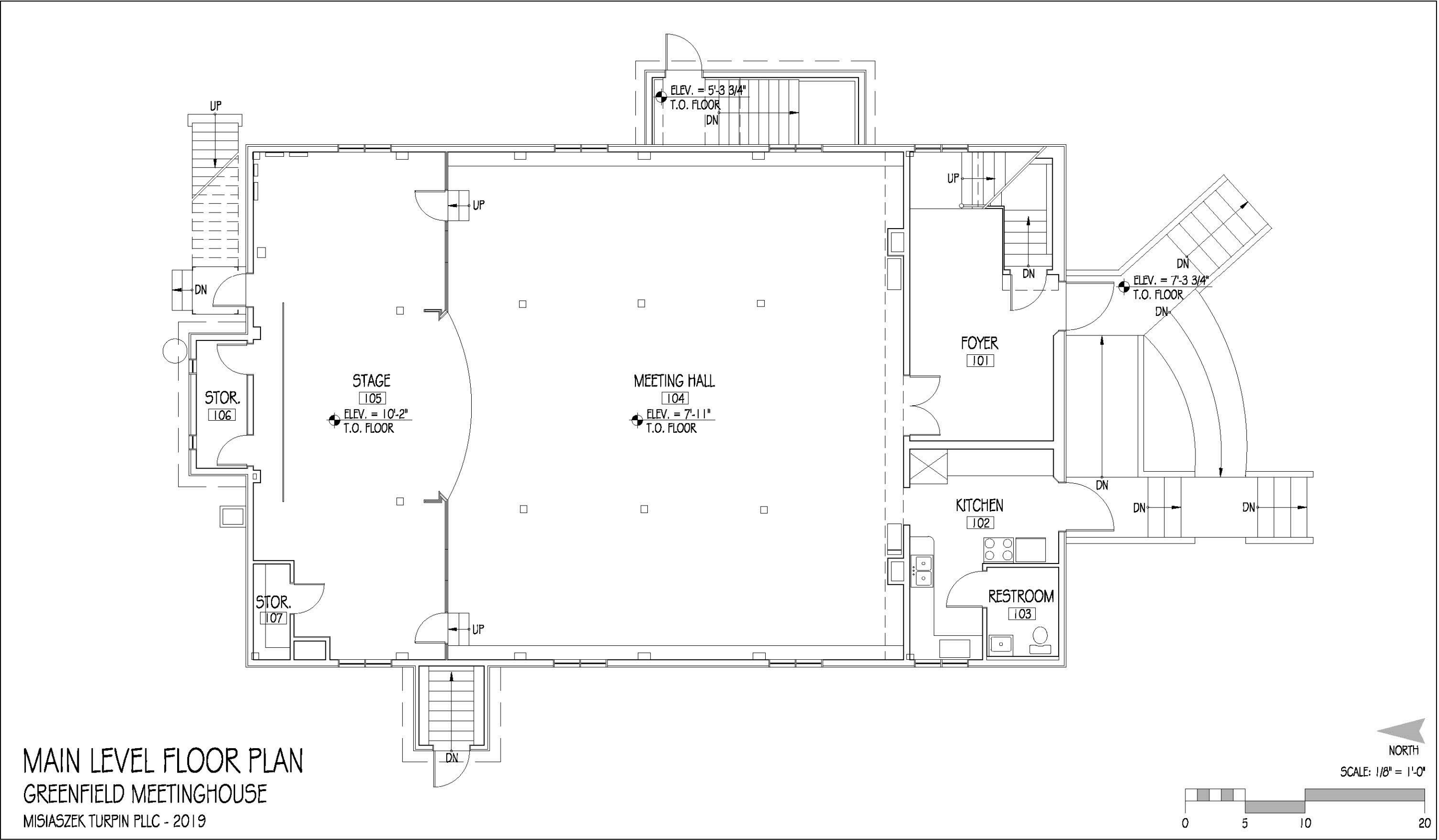
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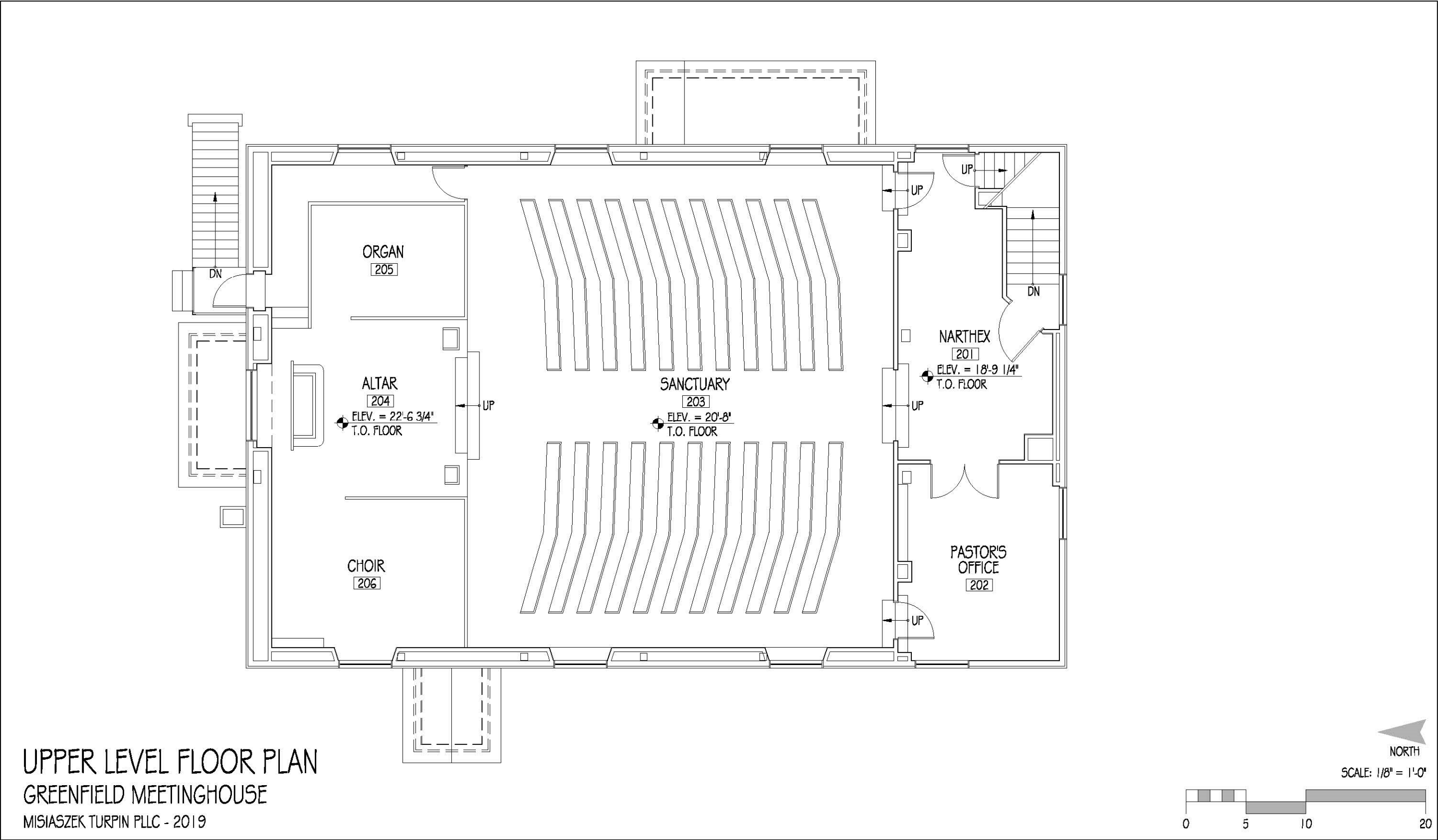
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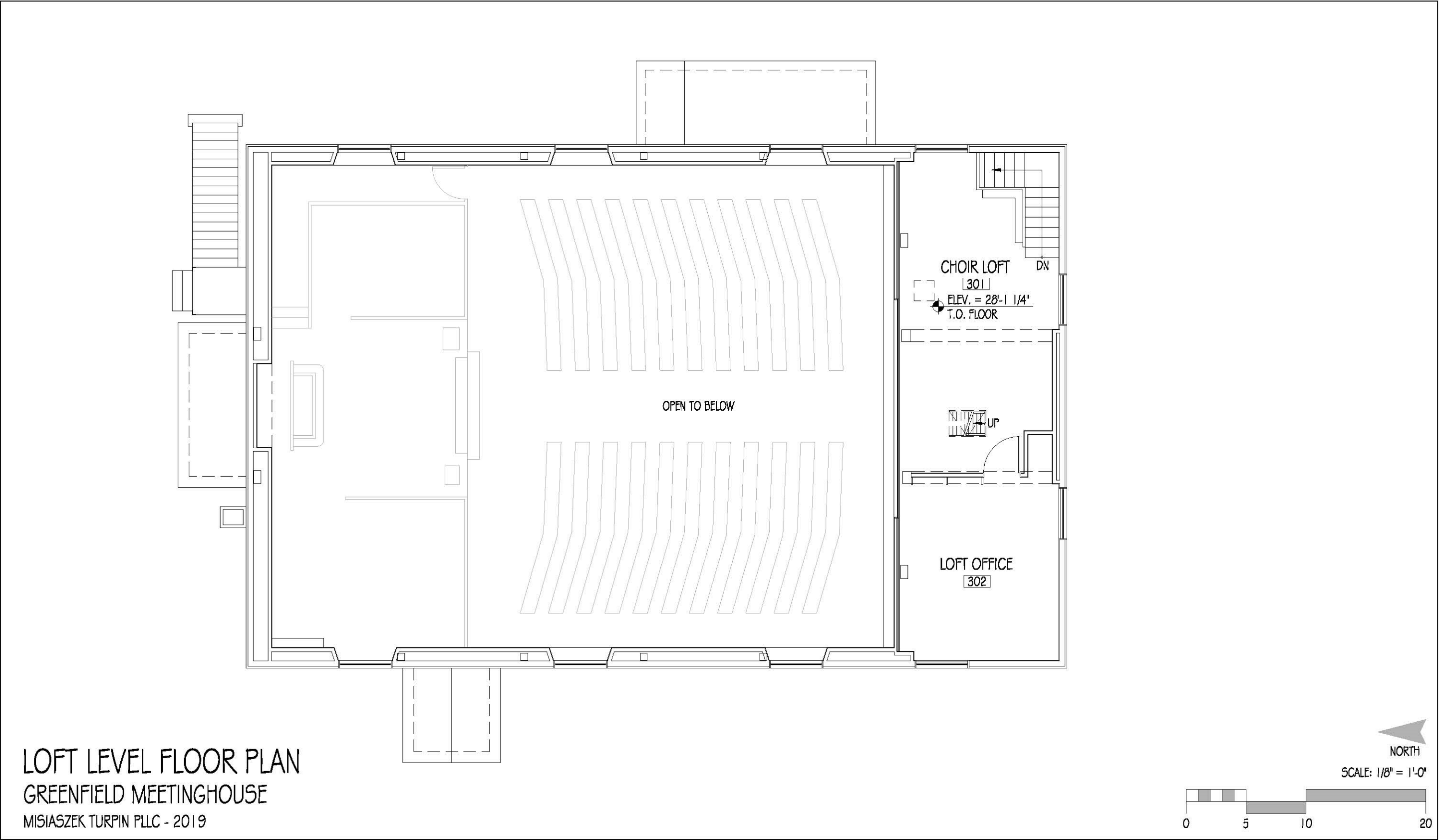
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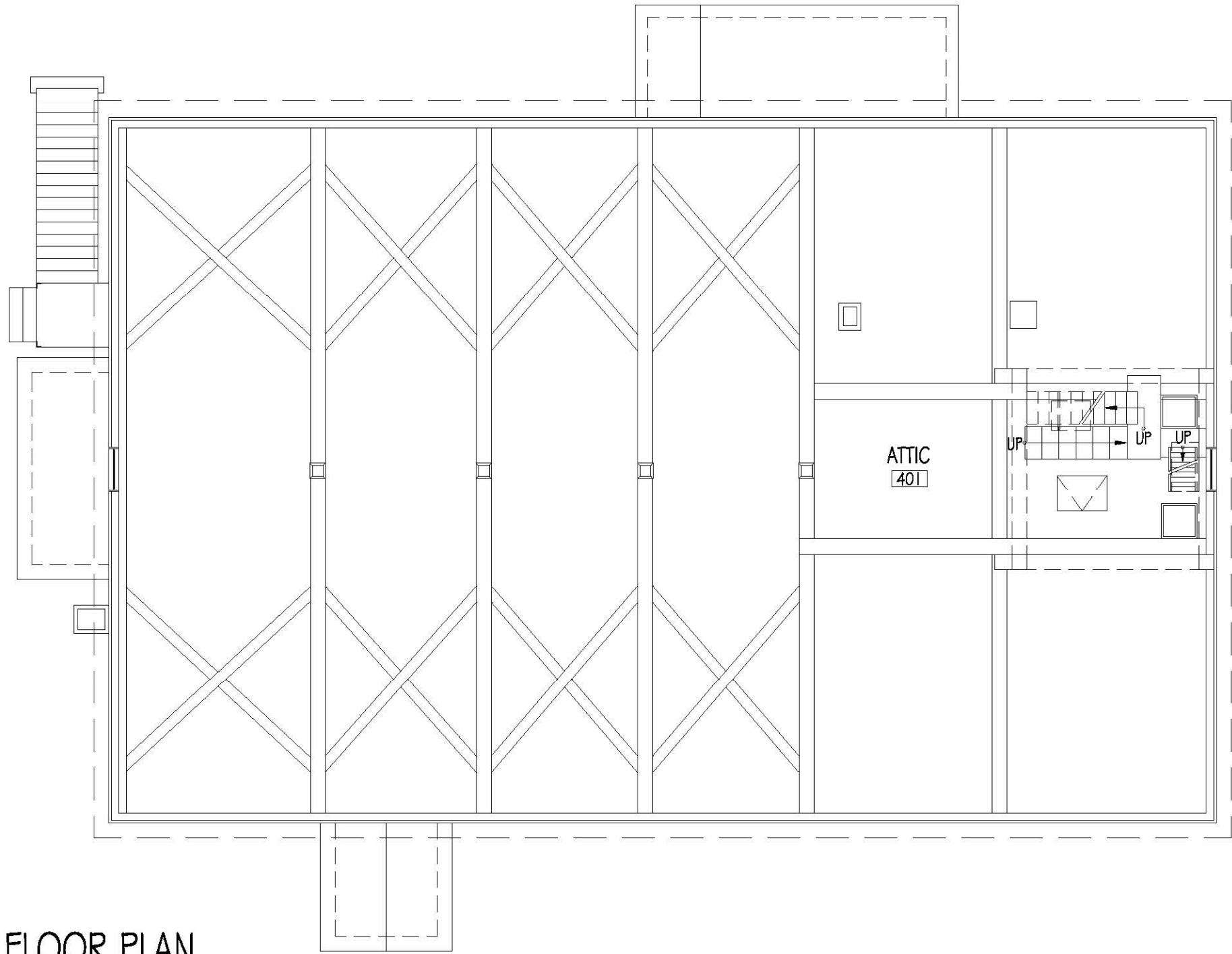
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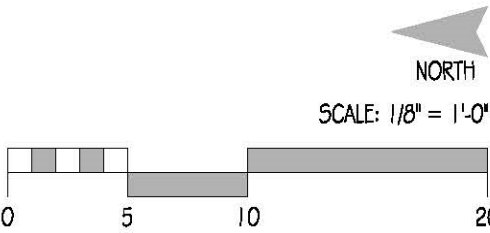
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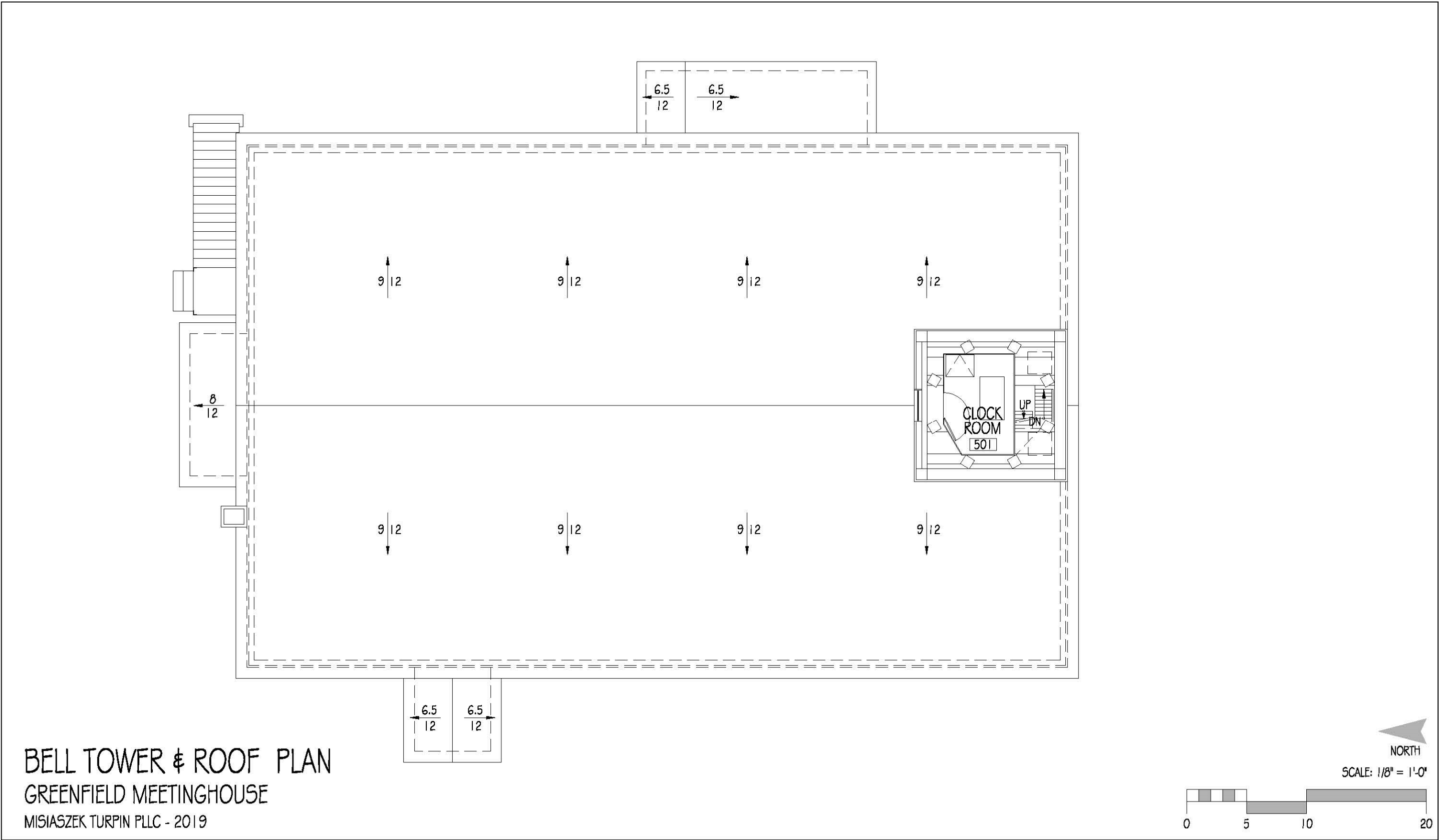
ATTIC LEVEL FLOOR PLAN
GREENFIELD MEETINGHOUSE
MISIASEK TURPIN PLLC - 2019



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Part IV: Treatment and Work Recommendations

By Misiaszek Turpin pllc

The Greenfield Meetinghouse suffers from overall age-related condition issues both to the interior and exterior of the building. These overall conditions are described in Part III of this report.

It is recommended that all work to the Greenfield Meetinghouse be undertaken in accordance with the *Secretary of the Interior's Standards for Rehabilitation* (Appendix A). As this is a building that has evolved over time, with multiple renovations and modifications, it is not recommended that the structure be returned to a specific date in its history. Additionally, it is important to note that the footprint of the Meetinghouse should remain as indicated within the existing condition architectural drawings, with no further additions constructed off of the main volume of the building and obscuring the historic exterior walls. This preservation of the historic exterior appearance has been reflected in the recommended work outlined in this portion of the report as well as within the architectural drawings.

The recommendations for rehabilitation will enhance and strengthen the current programmatic use of the building. In addition, these recommendations will provide a list of needed building improvements, a suggested phasing according to the immediacy of the condition issues, construction sequencing and programmatic needs of the Town of Greenfield, along with a starting point for the creation of architectural and engineering drawings and specifications for each item. The meeting hall and stage of the first floor and second floor sanctuary will be respectfully renovated to strengthen their continued use for cultural and community programming, and the lower level community room will be refreshed and made more functional. The rehabilitation will address existing accessibility limitations and code upgrades in the most sensitive manner as practicable, creating a space that can be accessed safely by the entire community of Greenfield.

Due to the large scope of the project, as outlined in this Historic Building Assessment, it is suggested that the recommendations be phased. Many of the outlined items depend on each other and determine a logical approach to the phasing. As funding becomes available, the Town of Greenfield will want to create more detailed architectural and engineering drawings and specifications for each phase, based on National Park Service recommendations and consult with the NH Division of Historical Resources and NH Land and Community Heritage Investment Program prior to beginning any construction.

The scope of the first phase represents work that addresses areas that require immediate building maintenance and preservation to ensure the longevity of the Meetinghouse. The second phase scope focuses on continued efforts of rehabilitation on the interior of the Meetinghouse, as well as developing a more functional configuration to and upgrade to, all community spaces. The scope of the third phase includes site redevelopment and the remaining exterior upgrades in addition to storage and insulation improvements of the attic.

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Prior to any work, a hazardous materials assessment of the Greenfield Meetinghouse is required to ensure that any potential hazardous material within the building is handled appropriately and with care. This assessment should be done at any point prior to construction work on the building and can be done in conjunction with the development of final architectural plans for the first phase.

Construction Manager, Bonnette, Page & Stone worked closely with the project architects while development of the recommended scope to generate accurate estimates for each component of the rehabilitation of the Greenfield Meetinghouse. When proceeding with each phase of the project, it should be noted that the estimated costs reflect estimates from 2019, and do not take into account cost escalation. Additionally, the outlined costs do not include fees associated with general conditions, construction manager fee or contingencies; however, it would be recommended that 15% of the total cost of the specific phase be carried to cover these costs.

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PHASE 1 – STABILIZING & PRESERVING:

Phase 1 has been subdivided into three smaller phases, each addressing components in a logical construction sequence. All work shall comply with the Secretary of the Interior's Standards for Rehabilitation; the scope as outlined complies with these Standards and meets the needs of the Greenfield community.

Approximate Total Cost for Phase 1: \$740,098.00

PHASE 1.A

Foundation Waterproofing and Perimeter Re-Grading – Expose the full height of the foundation walls and fully clean the exterior surfaces in preparation for the installation of a new air and water barrier system by Tremco or similar manufacturer. Apply the required water-proofing membrane to the existing concrete foundation wall, install a layer of insulation board and then apply another layer of water-proofing membrane. This barrier solution should be kept below finished grade and fully sealed at the top of the system to prevent moisture penetration. This work will increase thermal performance for the lower level, but more importantly, it will increase the water resiliency for the lower level, ensuring that water can no longer penetrate the structure and infiltrate the building. Install a perimeter gravel drip trench at grade level to collect all water shedding from the building. Re-grade the adjacent land to the north side of the building to shed water away from the building; coordinate this work with the requirements for the driveway access. Prior to any ground-disturbance, an historic archaeologist will be contacted to ensure that no archaeological evidence or artifacts remain at the site.

Approximate cost: \$70,000.00

Sewer/Septic System – At present, there are two on-site septic tanks connected to and used by the Meetinghouse. These tanks are to be removed and the building is to be connected to the Municipal Sewer line. Review plumbing design and requirements for the Meetinghouse to provide the proper connections. For further information, please see the February 2018 Existing Conditions Assessment Report generated by RFS Engineering (Appendix C).

Approximate cost: \$26,000.00

Mechanical System – The two existing furnaces can remain as the primary heating source for the building and should continue to be maintained on a yearly basis. As part of the Lower Level renovations, including the reconstruction of the restrooms and kitchen, a new dedicated outside air system should be added to provide make-up air for bathroom exhaust and kitchen ventilation. New

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restrooms and kitchen should include dedicated exhaust as required by Code. Minor modifications to the Main and Upper Levels are recommended such as cleaning the ductwork, minor relocation of indicated ductwork and changing diffusers.

Approximate cost: \$51,250.00

Lower Level Restrooms – Two new accessible restrooms will be constructed along the western wall of the *Lower Level* and will be directly accessed from the community room. The restrooms are to have wooden doors that match the other doors on this floor, and both rooms are to have matching modern finishes and fixtures. New light fixtures will be energy-efficient, sinks will be low-flow and toilets will be dual flush.

Approximate cost: \$30,443.00

Maintenance Room – Located within the northwestern corner of the *Lower Level* will be the new Maintenance Room for the storage of all building maintenance supplies and equipment. At present, these supplies are stored at various make-shift locations throughout the building. Storing everything in one location will allow for an increase in efficiency, safety and accessibility. A service sink is to be installed here. The flooring is to be resilient and durable, and new energy-efficient light fixtures are to be installed.

Approximate cost: \$15,000.00

SUBTOTAL FOR PHASE 1.A: \$192,693.00

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By Misiaszek Turpin pllc

PHASE 1.B

Exterior Siding, Trim and Woodwork – The exterior wood siding, trim and woodwork should be inspected for rot, excessive paint cracking resulting in exposed wood surface, and areas of crazing. Where rot is found, any replacement shall be kept to a minimum, and all replacement shall match the existing material in terms of texture, dimensions and design. The surface shall then be completely cleaned of all dirt and grime, and any loose paint shall be removed by lightly scraping and hand sanding. Where required, additional sanding by mechanical means may occur, using a belt sander in the most sensitive fashion to remove unstable paint to the next sound layer. Finish all surfaces white, to match the existing, original color, unless otherwise noted. Wood elements in this section include: horizontal clapboard siding, window sills and casings, door headers and trim, roof eaves and soffits, and fascia and corner boards. All work to be performed in accordance with *National Park Service Preservation Brief 10* (Appendix E).

Approximate cost: \$72,700.00

Stained-Glass Windows – All eleven of the stained-glass windows located at the Upper Level are to be removed from the building, restored, and reinserted. Extreme care and attention should be paid to each window unit as it is removed to prevent further damage to the window and its components. Perimeter re-leading and replacement of broken glass is required at varying levels on each unit, as well as addressing the broken tie wires and horizontal support bars (Appendix D). Remove all existing storm windows and/or exterior protection at each of the window locations, and clean and repair the opening in preparation of re-installation of the historic stained-glass windows. Install a new, well-ventilated storm window at the exterior of each stained-glass window. Assure that the protective glazing system is adequately ventilated to prohibit condensation build-up and greenhouse effect between the protective glazing and the stained-glass window. These modern storm windows should be of such a design as to not obstruct the original glazing patterns or to introduce new elements that will modify the shadows produced by the decorative glazing. All work to be performed in accordance with *National Park Service Preservation Brief 33* (Appendix E).

Approximate cost: \$100,000.00

Roof – New roofs are to be installed at the eastern and western egress volumes and at the northern storage volume. Existing material should be removed to the roof sheathing. Damaged or rotted sheathing or rafters should be replaced in-kind, and a new air and vapor barrier installed. The energy performance of these volumes should be improved with the installation of insulation within the roof structure; not alter the existing roof profiles. The eastern egress volume will require

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installing an interior ceiling to achieve insulation requirements and provide a finished interior. Architectural asphalt shingles matching the color of the main roof should be installed.

Approximate cost: \$5,882.00

Bell Tower – The structure of the octagonal portion of the Bell Tower; the belfry and the lantern, is to be fully reconstructed. All exterior finish and trim materials are to be removed and salvaged to the extent practicable, and reinstalled upon the completion of the tower's reconstruction. The existing louvered panels within each bay of the belfry are to be further evaluated upon removal, repaired in-kind where necessary and are to be repainted. The railings and corner posts are to be further evaluated upon removal, repaired where necessary and are to be repainted. At locations where existing wood finish material cannot be salvaged and restored, new wooden material is to be installed to match the existing dimensions and profiles. The reconstructed tower is to have a copper domed roof that matches the profile, dimensions, and material of the existing roof and the existing, intricate cast-iron weathervane is to be repaired and cleaned where necessary and reinstalled on the tower. At the interior of the Bell Tower, full reconstruction of the ladders and platforms leading from the *Attic* into the *Bell Tower* will provide greater safety and accessibility to these levels. New ladders should be constructed in such a way as to be removable, must be constructed within the confines of the existing Tower's fabric, and make no negative impact on the structure or any existing materials. Install handrails and grab bars where applicable to improve the safety and the access to this area. New hardware should be installed at the access hatch to the *Belfry*. Install new energy-efficient light fixtures throughout the space to provide increased lighting levels for use of the space. Additionally, install smoke detection and notification equipment throughout the space.

Approximate cost: \$75,000.00

Choir Loft – Remove all carpeting and interior, non-historic walls in their entirety. The floor structure in the southwest corner is to be fully reconstructed and structurally reinforced. It is unclear from non-invasive means if there is any remaining original flooring below the layer of carpet. If original flooring exists, it is to be cleaned and refinished; if not, the entire *Loft* is to be refloored with a modern, durable floor of a compatible material. In areas where modern plywood exists and no original flooring is located below, install floors to match the original material in species and profile, and finish to match, if applicable. The northern wall contains a large quantity of conduit and wiring that should be removed from the wall and a new route coordinated with the electrical scope, to further preserve the integrity of the wall and the moveable beadboard partitions.

Approximate cost: \$31,861.00

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Loft Stairwell – The existing stairwell leading to the *Loft* is to be moderately reconfigured to provide a more compliant and accessible stair and to enhance the stained-glass window preservation efforts. Existing treads and risers are to be further evaluated for structural integrity, repaired where necessary and refinished. New treads and risers are to be wood, finished to match, with a central non-slip tread installed at each step, and a wooden, wall-mounted handrail should run the interior perimeter of the stair. To the extent practicable, salvage and reuse material still of good quality. The vertical board, partial-height railing wall is to be salvaged and reinstalled, and where new railing is required, install new partial-height railing walls that match material, profile, dimension and finish. Walls and railings are to be finished to match the existing, and the existing walls are to be cleaned, repaired where necessary and refinished.

Approximate cost: \$6,162.00

Window Wells – In order to provide increased safety around the stained-glass windows and protect the sash from internal damage it is recommended that window-wells be created between the narthex and *Loft*. In order to achieve this, an approximately 5-foot by 2-foot area of the flooring directly adjacent to each of the four stained-glass windows will need to be removed. The low beadboard rails at each of the windows should also be removed, as the height of these railings creates a safety hazard and do not comply with *Building and Life Safety Code*; the existing rails only protect the window at the floor level and do not prevent an individual from falling out the window. New railings should be installed at each opening providing the required safety barrier as well as achieving an aesthetic that corresponds with the historic fabric of the space. These openings are necessary to allow the complete and unobstructed stained-glass windows to be viewed from the exterior; today they are divided by the visible structure and insulation of the floor abutting the window. These new window wells can remain open with a Code-compliant railing partition installed at the perimeter of each well, which will also increase the level of safety within the *Loft*.

Approximate cost: \$8,800.00

SUBTOTAL FOR PHASE 1.B: \$300,405.00

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PHASE 1.C

Electrical System – Install new electrical service equipment, with a fully grounded distribution system, and upgrade the service to 200A+. The electrical system and equipment should be located in a dedicated electrical room. Lighting and power upgrades throughout the building should be coordinated with the new, upgraded system in order to meet required performance levels. The building should be fully rewired to ensure that the system meets current code and usage requirements. In addition to the upgraded lighting throughout the building, it is recommended that additional lighting controls be added to comply with the energy code. The emergency lighting and exit signage throughout the building should be upgraded and supplemented.

Approximate cost: \$225,000.00

Fire Alarm & Suppression System – Additional notification devices and pull stations are needed throughout the building to supplement that which already exists within the building, addressing *Building and Life Safety Code* requirements. The notification system should provide automatic alert to the local fire department to ensure continuous monitoring of the building. Smoke/heat detection and notification is to be installed within the *Attic* of the building. Further discussion is needed with the Town Code Official to review conformance of the historic structure with current Fire and Life Safety Codes and to determine if an automatic sprinkler system is required to be installed. Where new equipment is to be installed, care should be taken to avoid damaging or permanently altering historic fabric.

Approximate cost: \$22,000.00

SUBTOTAL FOR PHASE 1.C: \$247,000.00

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PHASE 2 – ACCESSIBILITY & EXPANDED COMMUNITY PROGRAMMING:

All work shall comply with the Secretary of the Interior's Standards for Rehabilitation; the scope as outlined complies with these Standards and meets the needs of the Greenfield community.

Approximate Total Cost for Phase 2: \$584,333.00

Elevator – Install a modern, accessible elevator within the Meetinghouse, located and installed in such a manner as to limit the amount and extent of impact the elevator and its components have on the historic fabric of the building. In a series of public meetings, Greenfield residents expressed a strong desire to increase accessibility to the main level of the building and expand accessibility to all parts of the building. Several design options for the elevator were explored throughout the Assessment process, as attempts were made to balance the needs of the community with the historic nature of the building. Every effort shall be made to increase accessibility of the building while conforming to the *Secretary of the Interior's Standards* and following the recommendations of NPS Preservation Brief 32 (Appendix E).

Initial discussions with members of the public discussed the possibility of creating an exterior elevator addition. Creating an addition that would obstruct the historic exterior would compromise the historic integrity of the building and infringe upon the character of the meetinghouse. Such an approach would be at odds with the *Secretary of the Interior's Standards*. Because of the internal layout of the building, it would be very difficult to service the main hall and sanctuary without infringing on the primary façade of the building, potentially not only negatively impacting the historic integrity of the building but also creating a detriment to potential funding opportunities. Because of these factors, an exterior elevator would not be a good option for the Greenfield Meetinghouse.

The best and most practicable elevator shaft location is within the southwest corner of the building. This location is the most heavily remodeled section of the space and allows for a minimal disturbance of historic fabric and character-defining spaces. Installing a freight elevator with enough capacity for a coffin, which was suggested at a public meeting, would infringe on the exterior fenestration, would create a large footprint that would infringe on existing structural elements, and would carry a much heavier price. Because of these factors, the team recommends the footprint of the elevator be limited to passenger service.

As expressed in the architectural drawings, the elevator should be installed in a secondary space to cause as little disturbance to primary building features as possible, and limit intrusion on historic

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framing. This elevator shall provide access to the Lower Level, Main Level, Upper Level and Loft Level; however, it will not provide unobstructed access to the Stage or the Narthex and will provide no access to the Attic or Bell Tower, as continuing the elevator shaft to these levels will infringe on the historic roof framing.

Approximate cost: \$174,080.00

Windows – The three fixed transom windows providing light to the *Lower Level* are to be re-glazed and re-puttied and are to be securely re-installed back into their historic location. Each window shall be stripped of all flaking paint and repainted to match the existing color. There are five window wells located at each of the original openings to the *Lower Level*; each well is to be repaired where necessary, and new, wooden sloped covers are to be constructed and securely installed on the concrete well walls. The eight, eight-over-eight double-hung windows at the *Main Level*, are to be re-glazed and re-puttied as required and securely re-installed into their historic locations. The two additional fixed windows at the north wall of the stage storage room of the *Main Level*, are to be re-glazed and re-puttied and re-installed in their historic location. The two, sixteen-over-sixteen double-hung windows within the *Attic* and the one sixteen-over-sixteen double-hung window in the *Clock Room* are to be re-glazed and re-puttied and are to then be securely re-installed into their historic location. New, energy-efficient storm window units are to be installed at each historic window and are to be of such design as to not obstruct the original glazing and muntin pattern of the windows. These units are to be installed on the exterior of the windows. All work to be performed in accordance with *National Park Service Preservation Brief 9* (Appendix E). A new window should be installed within the southern face of the western egress stairwell. This window is to be a fixed, six-over-six double-hung window with true divided lights, installed to match an original unit observed in historic photographs of this volume (Figure I-12). The dimensions and profiles should match those of other divided light windows throughout the building.

Approximate cost: \$73,440.00

Community Room – The *Lower Level*, which is considered a secondary space within the Greenfield Meetinghouse, has been identified as a compatible location for many of the building's amenities as this level does not contain any primary character-defining features. Although there will be some demolition at this level, the majority of changes shall be additive in nature and new work will be finished in a way to differentiate it from other historic fabric. This level will now support a functioning community room, with adjacent kitchen, accessible restrooms and a small lounge, and will be accessible by the internal stairs, the two egress stairwells and a new elevator. The elevator

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is to be located within the southwestern corner of the building and provide direct access into the lounge. An east-west wall will separate the lounge from the community room and will have two cased openings providing access between the spaces. A door located on the western wall of the lounge will provide access into the kitchen and a door on the eastern wall will provide access to the internal stairs leading to the *Main Level*. All mechanical ductwork will be relocated to the perimeter of the space to increase head clearance throughout the floor and will be painted to match the ceiling to create a more comfortable and inviting space. Three structural columns will remain within the community room and are to be painted (the other three columns will remain in place but will be located within the wall between the new ADA-compliant restrooms and the community room). Similarly, all exposed steel beams within the ceiling are to be cleaned and painted. Access to both the eastern and western egress stairs will remain unobstructed. The kitchen and restrooms will be located to the west of the community room; the kitchen accessed through a door at the southern part of the wall, and the restrooms located through a cased opening centered on the wall. Some structural evaluation will need to take place at the entrance to the restrooms, along with coordination with one of the existing steel columns. Additionally, a new cased opening at the northern part of this wall will provide access to the western egress stair and into a small vestibule where wall-mounted coat hooks and a storage bench will be located. The north wall of the community room is to have two doors; the eastern door leading to a storage room and the western door leading to the mechanical room. All new doors are to be wooden doors with modern profiles that relate to the existing two-paneled doors and shall be finished to match. A resilient floor tile shall be installed throughout all spaces on this level. New energy-efficient electrical fixtures will be installed throughout the floor. The design of this floor's layout is intended to allow the *Lower Level* to be used and operating in a separate capacity from the other floors and that concurrent events throughout the building can be happening without patrons having to move between floors. Additionally, the design is intended that the eastern and western stairwells can be used during outdoor performances and events to provide direct access to the restroom so patrons do not have to disrupt a performance and go through the front doors, allowing the rest of the building to be locked.

Approximate cost: \$76,212.00

Kitchen – The kitchen will be accessed through a wooden door off the lounge or through a wooden door off the community room. The existing kitchen cabinetry should be further evaluated for potential reuse. If it can be reused, it should be refinished. If the existing cabinets cannot be reused,

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new wooden base cabinets and upper cabinets are to be installed throughout the space. Install new durable countertops and backsplash on all cabinets. Large storage and prep spaces are to be considered in the layout of the kitchen, to meet the needs of the users and the community. Provide proper mechanical ventilation through the original window location, where a ventilation fan currently exists. New light fixtures and appliances will be energy-efficient and an applicable fire suppression system is to be installed at the range/cooktop. All existing piping is to be replaced.

Approximate cost: \$34,295.00

Interior Stairwell (Lower Level to Main Level) – The existing stair connecting the main and lower levels is to be fully refinished; wooden treads and wooden risers are to be sanded and refinished. The existing rubber treads located at the center of each tread are to be removed. The stairwell itself will be enclosed with a modern gypsum board wall with a wooden door accessed off the lounge in order to comply with Code. The existing wall that is located at the west edge of the stair is to be removed and a new wooden railing is to be installed. This modified enclosure will provide the ability to control access to this level and separately control the climate of this level. New energy-efficient light fixtures are to be installed within the stairwell and should provide appropriate lighting levels for traversing between the floors.

Approximate cost: \$6,986.00

Egress Stairs – The gypsum board along the walls of the eastern egress stair is to be replaced; new gypsum board walls will be constructed that fully cover the exposed foundation wall. Install increased insulation within these walls to reduce air infiltration and increase thermal performance. New railings will be installed on both walls and are to comply with *Building and Life Safety Code*. This volume will have a full gypsum board ceiling with integrated, energy-efficient light fixtures that provide appropriate lighting levels for traversing along this egress path.

The western egress stair is to be reconfigured to better meet *Building and Life Safety Code*. The existing concrete stairs are to remain to the extent practicable, and new wooden stairs are to be constructed on top of the existing stairs. The stairs shall comply with the appropriate, code-required dimensions, shall have non-slip durable treads and shall have new handrails. The damaged gypsum board on the walls is to be removed, and improved insulation and new gypsum board are to be installed, so that no concrete foundation wall remains exposed. New energy-efficient lighting is to be installed and should provide appropriate lighting levels for traversing along this egress path.

Approximate cost: \$15,877.00

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Foyer – The ca. 1938 gypsum board western wall of the foyer is to be removed in its entirety, with all existing wainscoting salvaged for reinstallation at the historic southern exterior wall and the northern wall. Throughout the foyer, all of the modern vinyl baseboard is to be removed and a new simple-stock wooden baseboard is to be installed, painted to match the wainscoting, which is to remain and be cleaned, repaired where necessary and repainted. The new gypsum board walls of the elevator and of the restroom are to be painted, have a simple-stock wooden chair rail aligning with that of the original wainscoting and the wooden baseboard is to continue along these walls. All existing plaster walls and the ceiling are to be cleaned, repaired where necessary and repainted. The existing wooden door leading to the *Lower Level* is in conflict with the main front door and limits access downstairs. This door is to be removed and saved, and the cased opening is to be cleaned and repaired where necessary. Coat hooks are to be installed between the two entry doors. The eastern window has a set of internal shutters which are to be removed and put into storage, and the window casing is to be cleaned and repainted. The floor within the foyer matches the thin-board wood flooring throughout the entire floor. The floor should be evaluated further to confirm that complete refinishing can occur; however, the floors are in need of attention and restoration. If the floors need to be replaced, the new flooring should match the old in design, color, texture, and material. New energy-efficient lighting is to be installed.

Approximate cost: \$16,524.00

Interior Stairwell (Main Level to Upper Level) – The existing 1985 chair-lift is to be removed in its entirety along with the carpeting running the length of the stairs. The wooden treads and risers below are to be cleaned and refinished and a new central carpet runner is to be installed running the length of the stairs. The wooden handrail and baluster should be cleaned and refinished. The wainscoting and plaster walls and ceiling within the stairwell should be cleaned, repaired where necessary and repainted. Complete the terminated wainscoting at the top of the stairs where the existing chair-lift was located; wainscoting is to match profiles and dimensions of the existing material and is to be finished to match. New energy-efficient lighting is to be installed and should provide appropriate lighting levels for safely traversing along the stairwell.

Approximate cost: \$4,013.00

Main Level Restroom – The entry to the accessible restroom is to be relocated from the north wall of the restroom to the new east gypsum board wall, to be accessible from the foyer rather than the kitchenette. Moving the door location will increase privacy and traffic-flow through the main level of the building. The six-paneled wooden door previously leading to the *Lower Level* should be

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installed at this location, and the existing door to the restroom can be disposed of as it is non-historic. Walls and ceiling should be cleaned, repaired where necessary and repainted. New simple-stock wooden chair rail and baseboard should be installed throughout the space. Reinstall the two existing grab bars and install a new vertical grab bar, per the *Americans with Disabilities Act* accessible restroom requirements. All existing floor tile is to be removed and a new modern floor tile is to be installed. Install new energy-efficient light fixture(s). When upgrading the restroom, it is recommended that new energy-efficient, low flow plumbing fixtures should be installed, and that existing piping be replaced.

Approximate cost: \$5,000.00

Kitchenette – All aspects of the existing kitchen are to be removed; storage cabinets, counters, dumbwaiter, shelving and all appliances. The existing cased opening between the kitchen and the meeting room is to be closed up and all trim removed, and the opening is to be relocated further west on the same wall, in order to allow for the placement of the elevator and to restore the center wall of the meeting room, showcasing the central double doors. A new four-panel wooden door is to be installed within this opening, with modern profiles that relate to the existing four-paneled doors, and finished to match. The western window has a set of internal shutters which are to be removed and salvaged, and the window casing is to be cleaned and repainted. New wooden base cabinets with durable countertops and backsplash and new upper cabinets are to be installed. Install a new sink and replace existing piping. The floor within the kitchen matches the thin-board wooden flooring throughout the entire floor and is to be refinished. Install new energy-efficient light fixtures.

Approximate cost: \$5,000.00

Meeting Hall – The main doors into the meeting hall are to be cleaned, repaired where necessary and repainted. Throughout the meeting hall, all of the modern vinyl baseboard is to be removed and a new simple-stock wooden baseboard is to be installed, painted to match the wainscoting, which is to remain and be cleaned, repaired where necessary and repainted. The northern beadboard wall and two doors at the stage are to be cleaned, repaired where necessary and repainted, with the modern vinyl baseboard removed and a simple-stock wooden baseboard installed and painted to match. All perimeter plaster walls, built-in benches and the plaster ceiling are to be cleaned, repaired where necessary and repainted. Where the existing cased opening leading to the kitchen was located, patching is required and must match the adjacent wall finish, with salvaged wainscoting installed. Coat hooks are to be installed on either side of the main doors.

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New cushions are to be installed conforming to the dimensions of the built-in perimeter benches. Each of the interior window shutters should be cleaned, repaired where necessary and repainted, and adjusted as required to eliminate ceiling scratching that has occurred at several locations. All structural columns within the room are to be cleaned and repainted, and the blocking used for the polling should be removed, any damage patched and finished, and a new system for setting up the polling stations should be established. The thin-board wood flooring within the meeting hall has reached the end of its lifespan and cannot be refinished. New wood flooring that matches the dimensions of the existing floor boards should be installed and finished to match. The pair of steps that lead to both doors of the stage should be refinished. The entire space is to receive electrical upgrades, with new energy-efficient fixtures and upgraded A/V equipment installed.

Approximate cost: \$76,956.00

Stage – The north, east and west plaster walls are to be fully repaired and painted. The modern gypsum board walls of the storage room are to be removed and reconfigured and a second storage room is to be constructed within the northeastern corner of the stage. Both are to have four-panel wooden doors, with simple-stock casing and wooden baseboard. The southern beadboard stage wall is to be cleaned, repaired where necessary and repainted, and a new set of stage curtains are to be installed within the space. Clean and refinish the two structural wooden columns and the set of interior shutters at the east and west windows. Repair, clean and refinish the central, horizontal board section of the north wall. The existing beadboard wall installed at the center rear of the stage is to be cleaned, repaired and repainted, and its ceiling track is to be evaluated and confirmed for stability. Install two new removable wing walls to the east and west of this beadboard partition; new wing walls are to be differentiated from the original beadboard wall. Clean, repair and repaint the two four-panel wooden doors and casework leading into the northern storage closet, maintain all original hardware and install a new secure lock. Remove all wall-mounted shelving from storage room, and clean, repair and repaint the walls and ceiling. Install new energy-efficient light fixtures within the storage room. Refinish the wood flooring throughout the entire stage level, repair or replace boards in-kind where necessary. Coordinate electrical upgrades for this space and install new energy-efficient fixtures and upgraded A/V equipment.

Approximate cost: \$35,409.00

Narthex – Remove the non-historic wall that separates the pastor's office, reconfigure the walls encasing the stairwell and install the new elevator. Clean, repair and repaint the plaster walls and the areas of original wainscoting within the narthex. Install simple-stock wooden baseboard and

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chair rail at the modern gypsum board walls at the interior stairs, the elevator and the restroom walls. Salvage the stairwell door and reinstall in reconfigured stair enclosure. Salvage the double doors leading into the pastor's office and install in their historic location at the main entrance into the sanctuary. Clean, repair where necessary and refinish all interior doors. Install coat hooks at the southern wall of the elevator and the eastern wall of the restroom. Remove all existing carpeting and install new carpet throughout the entire space. Clean and repaint the plaster ceiling, coordinating the work with the new window wells surrounding the stained-glass windows. Install new energy-efficient light fixtures.

Approximate cost: \$11,764.00

Elevator Lobby & Upper Level Restroom – At this level, the elevator should be accessed from the west, rather than from the narthex space on the east. The western end of this level is dedicated to the new elevator and a new accessible restroom. Construct a new built-up floor, level with the sanctuary floor, ensuring unobstructed accessibility between the sanctuary, elevator and restroom. This new built-up floor shall be constructed in such a way as to be removeable in the future, should the desire arise to return to the original floor level at this location. The existing stairs at this end of the pastor's office should be left in place and the new flooring should frame over them. The four-paneled wooden door and casework will need to be modified and adjusted to provide required access. The walls of the elevator lobby are to have a simple-stock baseboard installed that matches the existing baseboard within the space. A new, four-paneled wood door with modern profiles that relate to the existing four-paneled doors, and finished to match, provides access to the restroom. Within the restroom, new simple-stock wooden chair rail and baseboard should be installed. Install accessible grab bars and energy-efficient, low-flow plumbing fixtures that comply with the *Americans with Disabilities Act*. A new modern floor tile is to be installed throughout the room. Install new energy-efficient light fixtures.

Approximate cost: \$8,000.00

Sanctuary – The four plaster walls of the sanctuary are to be cleaned, repaired where necessary and refinished. The horizontal wood trim detail band spanning the full length of the south wall is to be cleaned, repaired where necessary and refinished. Coordinate cleaning, repair and repainting of the stained-glass window openings and casework with the restoration work of the windows. Remove the northwest mechanical enclosure and relocate ductwork below the altar, integrating simple grates within the southern face of the raised altar. Remove the existing carpet through the entire space. Clean and refinish the existing wood flooring and install new carpet runners

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throughout the space, coordinating location with pews. Clean, repair where necessary and repaint the entire tin ceiling within the sanctuary. The entire space is to receive electrical upgrades, re-wire the ca. 1920 chandeliers and outfit with energy-efficient luminaries, install additional energy-efficient general lighting and upgrade the A/V equipment.

Approximate cost: \$55,072.00

Choir Loft – All the walls are to be cleaned, repaired where necessary and finished. A simple-stock wooden base board should be installed at all walls, matching the existing baseboard. The northern wall has areas of plaster, wooden trim and beadboard paneling that need to be cleaned, repaired and refinished. The channel of the beadboard partitions should be cleaned and repaired to allow for smoother operations of the partition. Coordinate work on existing ductwork with requirements for the HVAC system; however, at a minimum, both units should be cleaned and repainted. Install simple-stock wooden baseboard at the modern, painted gypsum board walls enclosing the elevator. Clean and repair where necessary, the ceiling of the *Loft*. Maintain the existing flat-stock gridded pattern across the entire ceiling and modify as required with new work to ensure a consistent ceiling plane through the space. Repaint the entire ceiling, including the unused, eastern access hatch. All ceiling work should avoid damaging or altering any decorative original ceiling paint found above the current layer of ceiling material. Repair and refinish the access hatch and opening leading to the *Attic* and install a new, accessible and compliant, retractable ladder that will provide continued access and use of the *Attic*. Install new energy-efficient light fixtures throughout the space.

Approximate cost: \$20,000.00

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PHASE 3 – SITE & EXTERIOR:

All work shall comply with the Secretary of the Interior's Standards for Rehabilitation; the scope as outlined complies with these Standards and meets the needs of the Greenfield community.

Approximate Total Cost for Phase 3: \$326,493.00

Parking & Driveway – The two northern driveway entries will be maintained, and the southeastern driveway entrance is to be removed and pedestrianized with a new gravel path. The paved parking spots on the western side of the Meetinghouse are to be reconfigured to add additional spaces; which are not required to be accessible parking spots. In addition, a simple fence is to be installed along the front of each spot, providing a barrier to prevent vehicles from going forward and down the hill. The driveway will continue behind the Meetinghouse, providing connection to the main parking lot for the building, where today a large dirt patch exists. Parallel parking options should be evaluated at this northern edge of the site, adjacent to the cemetery and along the connector drive. Defined parking spaces are to be designed and located within this area, providing the maximum number of spots achievable within the space without encroaching on the Common. Parking should be designed to limit and prevent thru-traffic between Routes 136 and 31. New accessible parking spots are to be located within this area, adjacent to a new drop-off area. All parking is to be paved, appropriately marked, and fully kept off the immediate perimeter of the Meetinghouse. Parking and driveway design expressed within the drawings and the text is schematic, and a civil engineer should provide design and consultation services.

Approximate cost: \$125,625.00

Performance Terrace & Building Entry – Carefully remove all components of the existing modern concrete stairs and ramp that provide access into the Meetinghouse. There are several ways in which to address increased accessibility to the Greenfield Meetinghouse. The primary façade has been chosen as the site of the accessible entrance to the Greenfield Meetinghouse in an effort to minimize impact to the historic building fabric and maximize continued use of the building, allowing for the continued use of the historic twin entrances and providing a welcoming, communal space at the main level.

One design approach is to update the existing ramp to ensure it meets modern building code, and maintain a separate, removable performance element. This approach would maintain the present indirect accessible route to the building through a single doorway and would not solve some of the condition issues raised in Part III of this report.

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A stronger design option is to construct a new performance terrace and building entry at the south face of the building, projecting out towards the Common at the site of the present dirt driveway circling the front of the structure. Public gatherings at the Common are an important part of the Greenfield community heritage and continue to integrate the Meetinghouse into everyday life of the community; with this performance terrace, the Meetinghouse will be solidified as the true backdrop and focal point of all community gatherings. This terrace is to be constructed fully separate from the Meetinghouse with minimal direct connection, to maintain both as separate elements. Two raised planters are to be installed at the west and east ends of the north edge of the terrace, establishing a visual separation of two structures. Power outlets within the planters will provide electrical hook-ups for exterior functions and needs, replacing the need to run extension cords from the building interior across walkways, limiting trip hazards. An accessible ramp is to be installed within the northeast corner of the terrace, immediately to the south of the eastern planter, providing a direct and accessible connection between the drop-off area and the interior of the Meetinghouse. The terrace is to be a flat structure, level with the main floor of the Meetinghouse; approximately twenty-four inches above existing grade around the front entrance. No railings are required for the stairs by *Building Code*; however, simple railings could be installed at key locations to assist in stair usage. Creating an integrated terrace level with both primary entries to the Meetinghouse will create two accessible entrances, allowing for increased traffic-flow and accessibility. The topography of the Common naturally slopes away from the front doors, which will assist in integrating the new steps with the sloping grade and provide access to the terrace from all three sides. The radius design of the terrace is intended to contrast with the vernacular construction of the building, while also allowing the terrace to blend in with the natural topography of the site. In order to comply with the *Standards*, the materials of the terrace are to be modern and easily distinguishable as non-historic. Despite the previous disturbance of this area by the insertion of the access driveway and the stairs/ramp into the building; archeological review and approval is required before commencing any site work. Where required, minor grade manipulation will occur to strengthen the connection between the Meetinghouse, performance terrace and the Common.

This new ramp will continue the circulation path used by the general public and create a new accessible route that conforms with current code regarding width, slope, and surface texture, and is to be located in close proximity to designated accessible parking to minimize impact on significant landscape features. The ramp should be constructed with a 1:20 or less pitch so no railings are required. Setting the ramp and terrace apart from the building will allow for greater reversibility

Part IV: Treatment and Work Recommendations

By Misiaszek Turpin pllc

and a visual break between modern and historic, keeping in compliance with the *Secretary of the Interior's Standards for Rehabilitation* and following the guidance of the National Park Service "Preservation Brief 32: Making Historic Properties Accessible" (Appendix E).

Approximate cost: \$50,000.00

Greenfield Common – Improvements are to be made for overall site circulation and lighting. *Site Circulation*: the existing dirt driveway leading from the southeast is to be removed in its entirety and replaced by a new pedestrian path leading from the southeastern sidewalk corner up to the performance terrace and entrance to the Meetinghouse. A second, new pedestrian path leading from the southwestern sidewalk corner up to the performance terrace should be added. At the base of the performance terrace, develop a level convergence space, connecting both paths as well as providing access to both the eastern and western parking lots. All paths to be of the same natural material. *Site Lighting*: install new Sternberg Lighting, 8930 Classic Series lamp posts or similar, at equal intervals along both pedestrian paths and around the perimeter of the parking lots. This light fixture is to match the newer lamp posts installed within the Town Center, creating a continuity of public space. Install new, energy-efficient flood lighting to illuminate the western, southern and eastern facades of the Meetinghouse, replacing existing fixtures.

Approximate cost: \$47,375.00

Meetinghouse Signage – Remove the existing white sign for the Meetinghouse located along Forest Road and replace with a modern sign, indicating the Greenfield Meetinghouse and providing a protected message display board. The sign should be constructed of durable material that complements the building and the surrounding environment. Externally illuminate the sign and provide power. Secondary, supplemental signage to be designed and installed at each driveway entrance (one sign at the Sawmill Road entrance and one sign at the Frankestown Road entrance).

Approximate cost: \$6,350.00

Street Parking – In addition to developing parking on the site, adjacent to the building, additional street parking should be explored along Sawmill Road. There currently exist no on-street parking between the driveway entrance to the Meetinghouse and the intersection with Forest Road; however, based on site observations, constructing parking in this section appears feasible. Some retaining walls will be required to manage the slope of the Common; the design for the retaining and the parking should affect the Common as sensitively as possible. Parking layout expressed

Part IV: Treatment and Work Recommendations

By Misiaszek Turpin pllc

within the drawings and the text is schematic, and a civil engineer should provide design and consultation services.

Approximate cost: \$31,000.00

Exterior Doors – The two, main front doors to the Meetinghouse are to be repaired where necessary, repainted and new hardware that complies with *Building and Life Safety Code* is to be installed on each of the doors. In addition, the weather stripping at each opening is to be replaced to improve energy efficiency. The western wooden egress door leading from the *Lower Level* is to be repaired where necessary, repainted and new internal and external hardware is to be installed in compliance with *Building and Life Safety Code*. This door and the door frame are to be further addressed to improve operations and building security, as it is very difficult to open and close the door at present; if the door is beyond repair, install a modern wooden door that matches the existing door in design, color, texture and materials. The door leading from the stage on the north façade and the eastern egress door leading from the *Lower Level* are to be replaced with modern, wooden, six-panel doors to match the door style and profile of the other exterior doors. These doors are to have integral glazed panels, similar to the existing western egress door, are to have increased energy performance, and are to have internal and external hardware compliant with *Building and Life Safety Code*. New weather stripping is required for the door leading from the sanctuary, and the door should be repainted to be on the same maintenance schedule as the rest of the exterior doors.

Approximate cost: \$21,492.00

Exterior Egress Stairs – Remove the existing, modern wooden landing and stairs leading from the northern stage door. Construct a new landing and stairs conforming to the existing footprint. Material to be durable, maintenance-free decking, finished to contrast the historic building fabric.

Approximate cost: \$7,207.00

Exterior Building Lighting – The four existing fixtures at the front doors will be cleaned. New energy-efficient light fixtures will be installed at each of the other exterior doors of the Meetinghouse. Install new energy-efficient light fixtures to illuminate each of the three clock faces, and to illuminate the belfry and lantern. Locate additional security flood lights along the north of the building and where required for safety.

Approximate cost: \$5,000.00

Attic – The central platform needs to be reconstructed in its entirety as the existing floorboards are beyond salvaging. New hardware should be installed on the access hatch leading from the *Loft* to

Part IV: Treatment and Work Recommendations

By Misiaszek Turpin pllc

provide easier and safer operations. A railing is to be installed at the north edge of the platform, as well as a catwalk access providing safe passage and use to the rest of the *Attic*. To capture additional floor space for storage at this level, flooring could extend to the east and west of the central attic platform, so that all current items to remain in storage at this level will no longer have to be balanced on floor joists and roof structure. Construction and installation of the floor should not permanently damage or negatively affect the historic structure, be constructed in such a way as to be removable, and railings should be provided at any edge of the storage space. The two volumes containing the clock counter-weight system should be properly enclosed and protected. The existing, un-used brick chimney within the space should be further inspected, as access was limited, to ensure it is safe and secure, and it should be moderately repaired to preserve it as a piece of history for potential future reuse. Provide improved insulation within the floor framing and roof structure to increase energy performance of the building. Install new energy-efficient light fixtures throughout the space, providing adequate lighting levels for use of the space. Additionally, the smoke and heat detection and notification equipment are to be upgraded throughout this space.

Approximate cost: \$29,944.00

Clock Room – New hardware should be installed at the access hatch to the *Clock Room* along with a grab bar to provide easier access into the room. Additionally, new energy-efficient lighting should be installed within the space to provide more adequate levels of lighting for use of the space.

Approximate cost: \$2,500.00

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By Misiaszek Turpin pllc

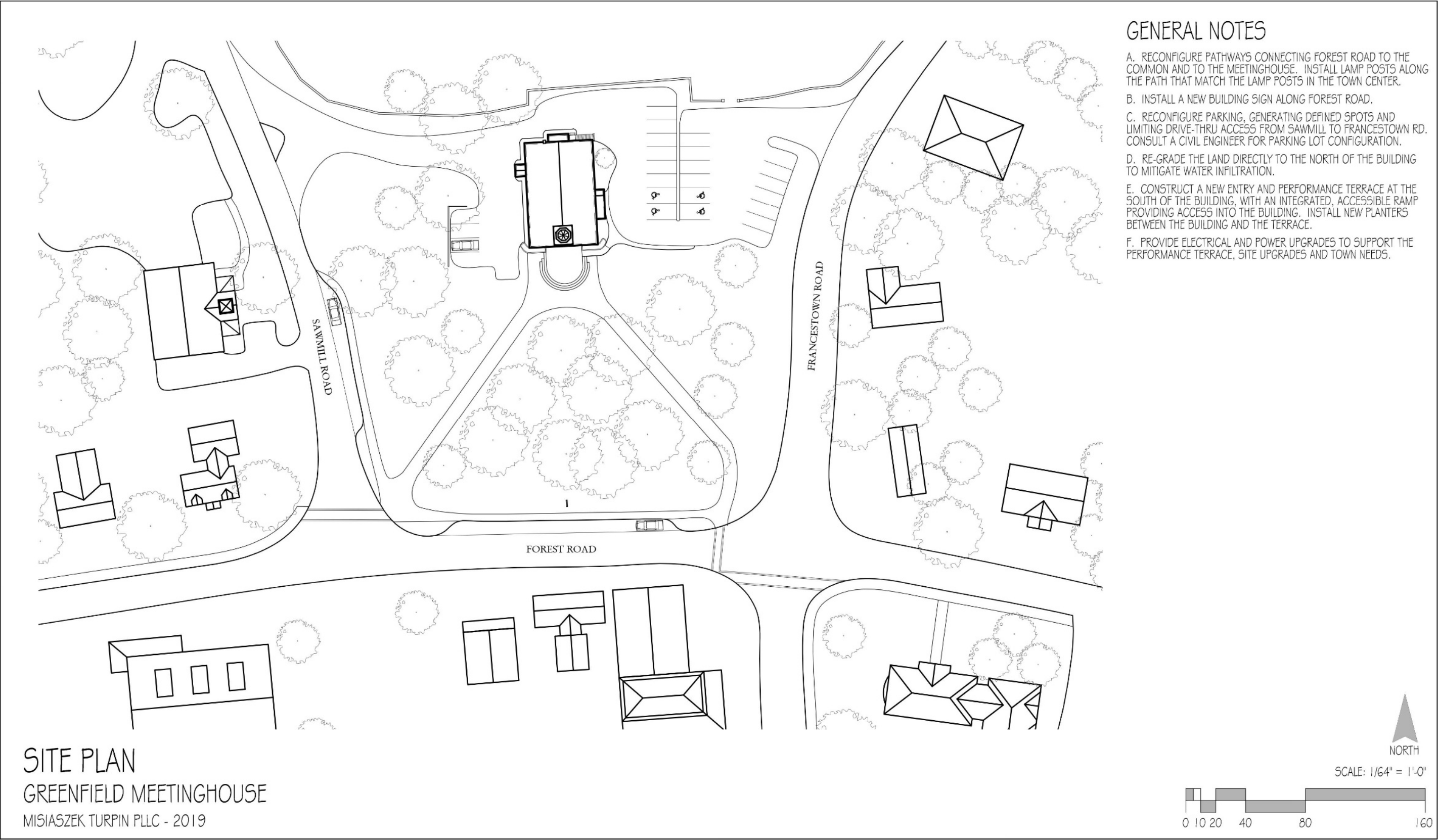
STABILIZATION & PRESERVATION – PHASE 1	
<i>PHASE 1.A</i>	
Foundation waterproofing & Perimeter Grading	\$ 70,000.00
Sewer/Septic System	\$ 26,000.00
Mechanical System	\$ 51,250.00
Lower Level Restrooms	\$ 30,443.00
Maintenance Room	\$ 15,000.00
<i>Phase 1.A Subtotal</i>	<i>\$192,693.00</i>
<i>PHASE 1.B</i>	
Exterior Siding, Trim & Woodwork	\$ 72,700.00
Stained-glass Windows	\$100,000.00
Roof	\$ 5,882.00
Bell Tower	\$ 75,000.00
Choir Loft	\$ 31,861.00
Loft Stairwell	\$ 6,162.00
Window Wells	\$ 8,800.00
<i>Phase 1.B Subtotal</i>	<i>\$300,405.00</i>
<i>PHASE 1.C</i>	
Electrical System	\$225,000.00
Fire Alarm & Suppression System	\$ 22,000.00
<i>Phase 1.C Subtotal</i>	<i>\$247,000.00</i>
<i>Total Cost: Stabilization & Preservation Phase</i>	<i>\$740,098.00</i>
ACCESSIBILITY & EXPANDED COMMUNITY PROGRAMMING – PHASE 2	
Elevator	\$174,080.00
Windows	\$ 73,440.00
Community Room	\$ 76,212.00
Interior Stairwell (Lower Level to Main Level)	\$ 6,986.00
Egress Stairs	\$ 15,877.00
Foyer	\$ 16,524.00
Interior Stairwell (Main Level to Upper Level)	\$ 4,013.00
Main Level Restroom	\$ 5,000.00
Kitchenette	\$ 5,000.00

Part IV: Treatment and Work Recommendations

By Misiaszek Turpin pllc

Meeting Hall	\$ 76,956.00
Stage	\$ 35,409.00
Narthex	\$ 11,764.00
Elevator Lobby & Upper Level Restroom	\$ 8,000.00
Sanctuary	\$ 55,072.00
Choir Loft	\$ 20,000.00
<i>Total Cost: Accessibility & Expanded Community Programming Phase</i>	<i>\$584,333.00</i>
SITE & EXTERIOR – PHASE 3	
Parking & Driveway	\$125,625.00
Performance Terrace & Building Entry	\$ 50,000.00
Greenfield Common	\$ 47,375.00
Meetinghouse Signage	\$ 6,350.00
Street Parking	\$ 31,000.00
Exterior Doors	\$ 21,492.00
Exterior Egress Stair	\$ 7,207.00
Exterior Building Lighting	\$ 5,000.00
Attic	\$ 29,944.00
Clock Room	\$ 2,500.00
<i>Total Cost: Site & Exterior Phase</i>	<i>\$326,493.00</i>
TOTAL PROJECT CONSTRUCTION COST	\$1,650,924.00

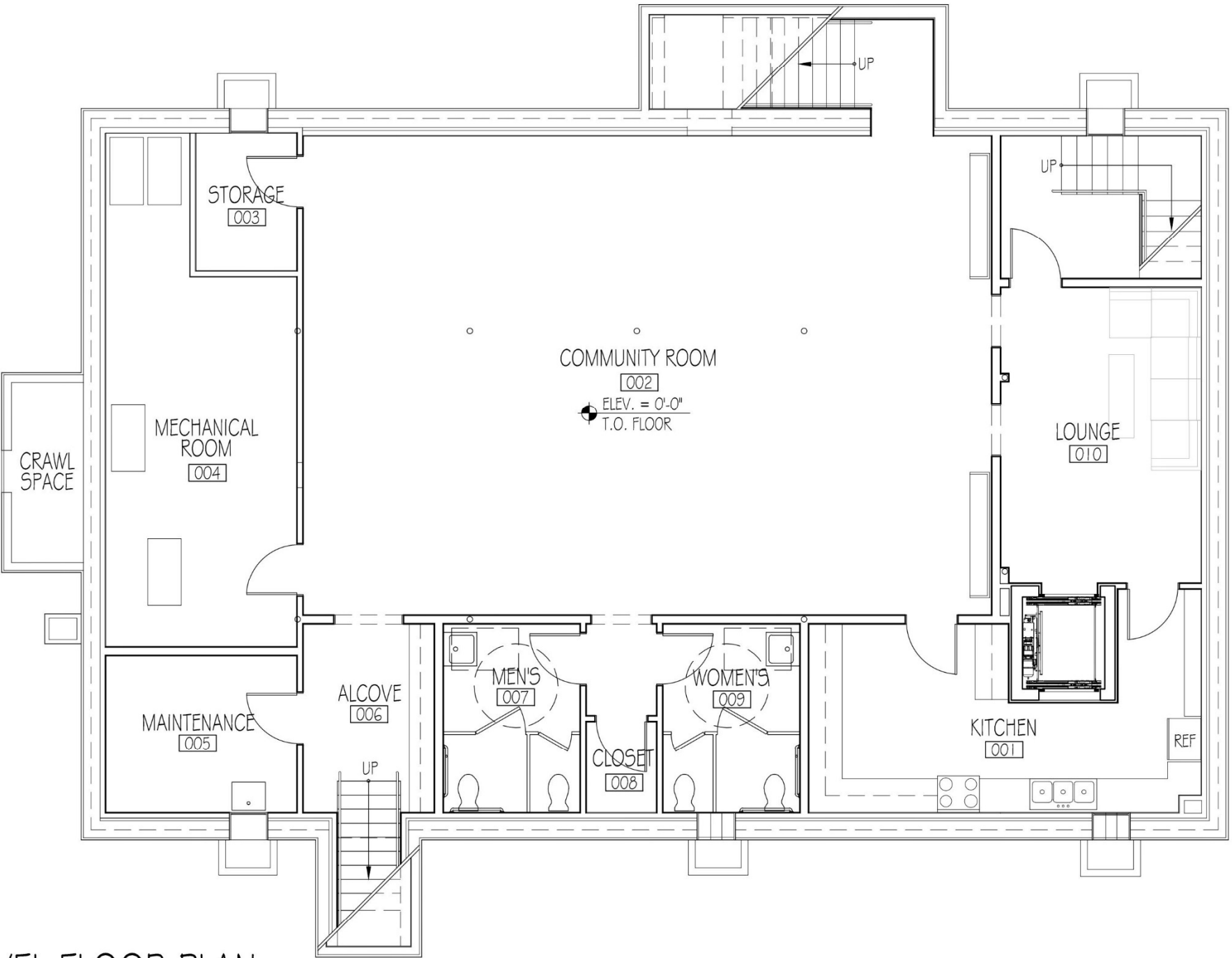
Part IV: Treatment and Work Recommendations
By Misiasek Turpin pllc



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By Misiaszek Turpin pllc

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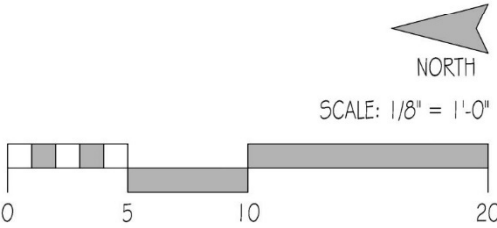
Part IV: Treatment and Work Recommendations
By Misiaszek Turpin pllc



LOWER LEVEL FLOOR PLAN
GREENFIELD MEETINGHOUSE
MISIASZEK TURPIN PLLC - 2019

GENERAL NOTES

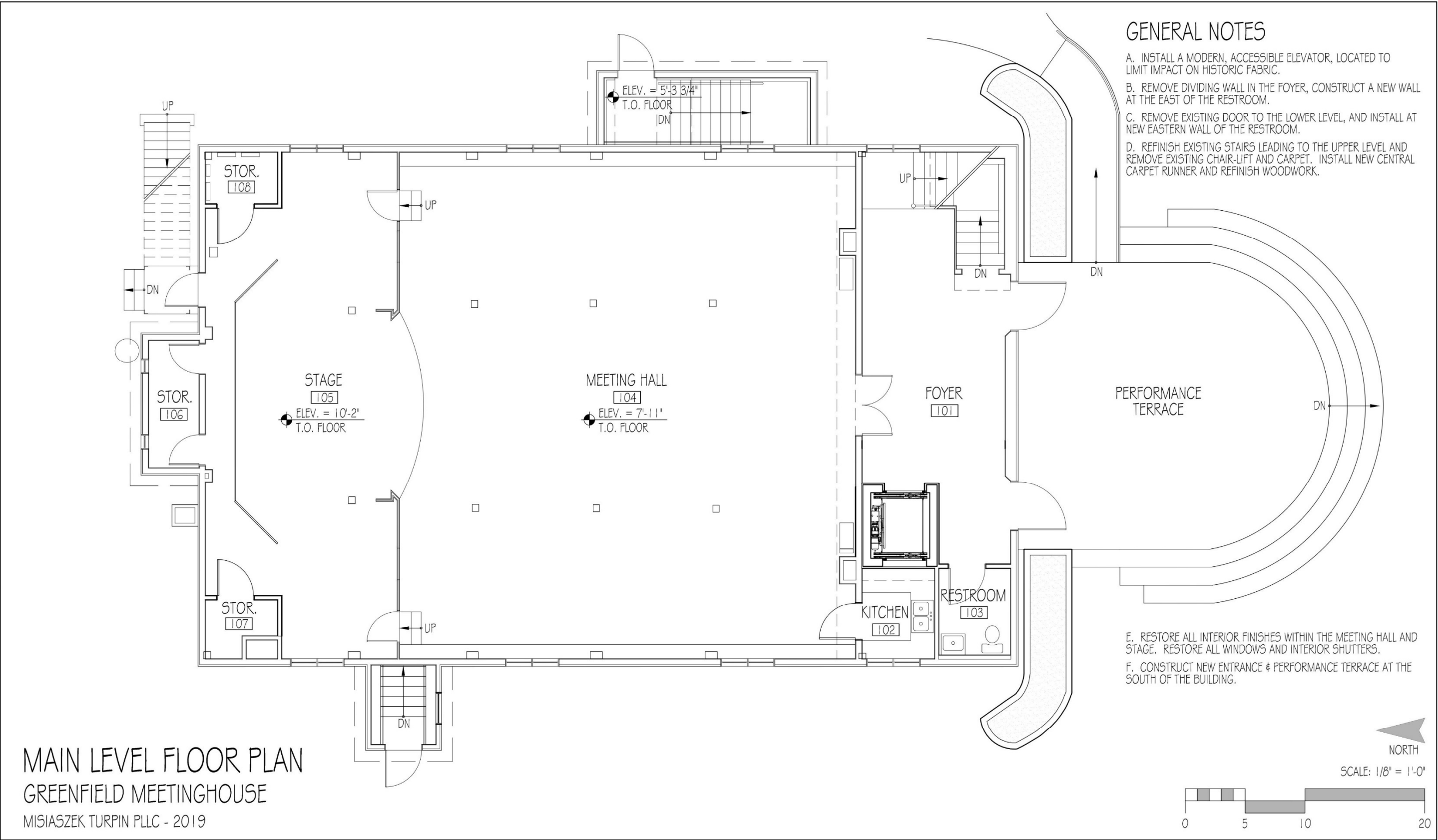
- A. INSTALL A MODERN, ACCESSIBLE ELEVATOR, LOCATED TO LIMIT IMPACT ON HISTORIC FABRIC.
- B. UPGRADE FINISHES WITHIN THE COMMUNITY ROOM, INCLUDING WALL, CEILING AND COLUMN PAINT, AND FLOOR TILES. ALL DUCTS TO BE RELOCATED TO THE PERIMETER OF THE CEILING.
- C. NEW ACCESSIBLE RESTROOMS TO BE CONSTRUCTED, WITH MODERN, EFFICIENT FIXTURES.
- D. RECONFIGURE THE KITCHEN, WITH UPGRADED CABINETY AND APPLIANCES.
- E. NEW MAINTENANCE ROOM TO BE CONSTRUCTED WITH SERVICE SINK AND BUILT-IN SHELVING TO ACCOMMODATE THE BUILDING'S MAINTENANCE REQUIREMENTS.
- F. EXISTING WOODEN STAIR TO BE REFINISHED WITH NEW WOOD HANDRAIL INSTALLED AT INNER PERIMETER. REMOVE PORTION OF WALL ENCLOSING BASE OF STAIR AND INSTALL NEW OPEN RAILING. CONSTRUCT NEW ENCLOSURE WITH DOOR.
- G. INSTALL NEW INSULATION AND FINISHED GYPSUM BOARD WITHIN THE EASTERN EGRESS VOLUME, ALONG WITH A NEW HANDRAIL.
- H. INSTALL NEW INSULATION AND FINISHED GYPSUM BOARD WITHIN THE WESTERN EGRESS VOLUME, AND RECONFIGURE THE STAIRS TO BETTER CONFORM WITH BUILDING CODE.
- I. CONSTRUCT NEW BENCH WITH INTEGRATED COAT HOOKS AT THE WESTERN ALCOVE.
- J. REFERENCE RFS REPORT FOR ELECTRICAL, MECHANICAL AND FIRE SUPPRESSION SYSTEM UPGRADES FOR THE BUILDING.
- K. RESTORE THE THREE HISTORIC TRANSOM WINDOWS THAT REMAIN AND REPAIR THE EXTERIOR WINDOW WELLS AND SLOPED COVERS.



Part IV: Treatment and Work Recommendations
By Misiaszek Turpin pllc

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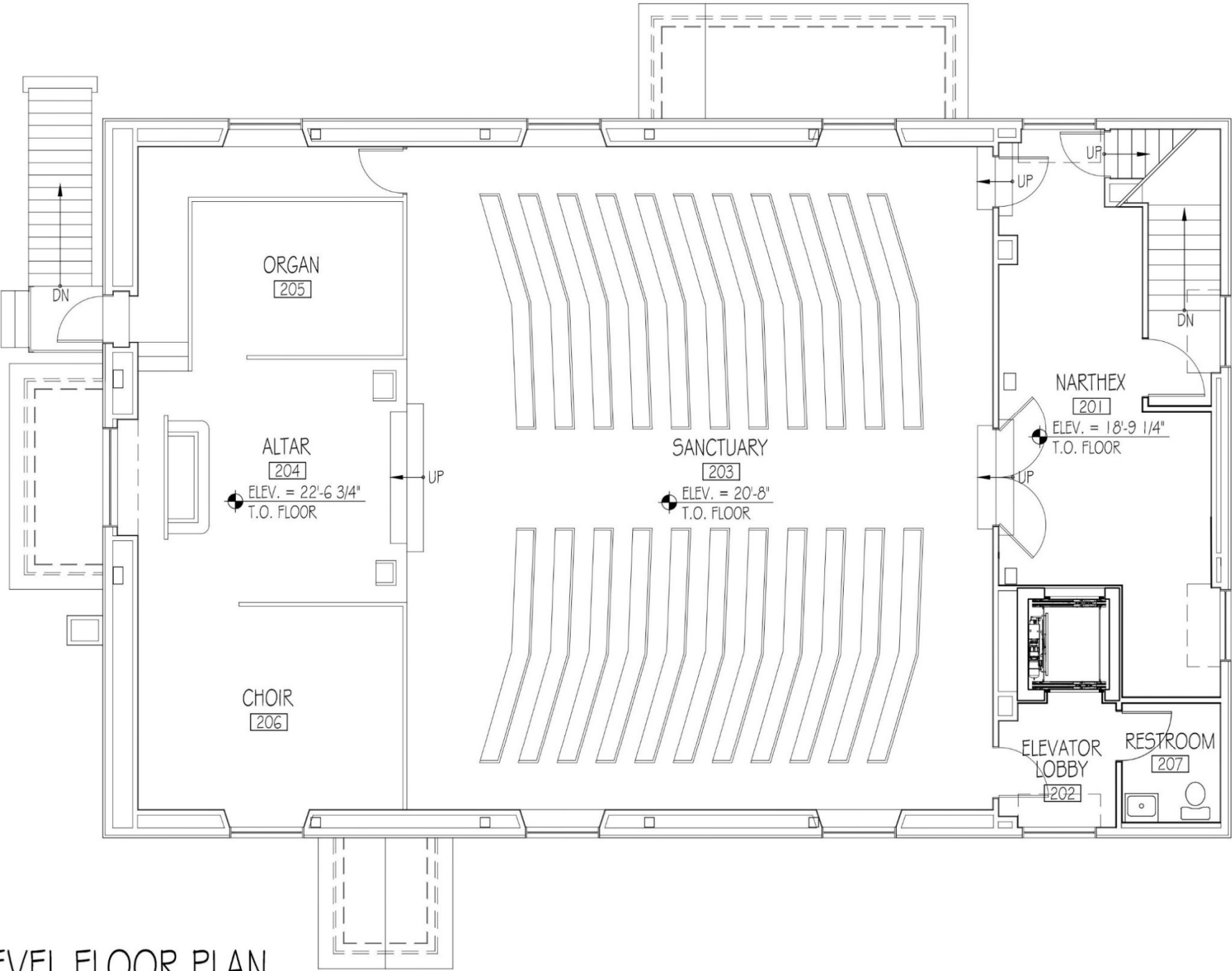
Part IV: Treatment and Work Recommendations
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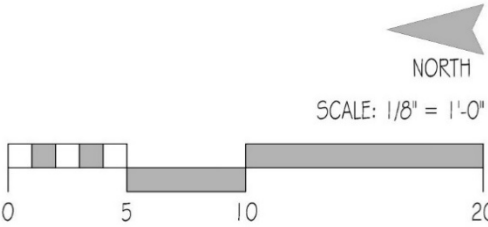
Part IV: Treatment and Work Recommendations
By Misiasek Turpin pllc



GENERAL NOTES

- A. INSTALL A MODERN, ACCESSIBLE ELEVATOR, LOCATED TO LIMIT IMPACT ON HISTORIC FABRIC.
- B. UPGRADE AND RESTORE FINISHES WITHIN THE SANCTUARY, INCLUDING PAINTING THE PLASTER WALLS, CLEANING THE TIN CEILING, REMOVING THE CARPET AND REFINISHING THE WOOD FLOORS.
- C. REMOVE DUCT ENCLOSURE AT NORTHWEST CORNER AND INTEGRATE MECHANICAL DUCT & GRILLS AT BASE OF RAISED ALTAR.
- D. RECONFIGURE TOP OF STAIR ENCLOSURE WITHIN THE NARTHEX.
- E. RAISE THE SOUTHWESTERN CORNER OF THE NARTHEX FLOOR TO BE LEVEL WITH THE SANCTUARY FLOOR; COORDINATE ELEVATOR ACCESS WITH MODIFIED FLOOR ELEVATION.
- F. CONSTRUCT A NEW ACCESSIBLE RESTROOM, AT THE SAME FLOOR ELEVATION AS THE SANCTUARY AND ELEVATOR LOBBY. RESTROOM TO HAVE MODERN, EFFICIENT FIXTURES.
- G. INSTALL HISTORIC DOUBLE DOORS AT THE MAIN, CENTRAL ENTRANCE TO THE SANCTUARY.
- H. RESTORE ALL STAINED-GLASS WINDOWS.

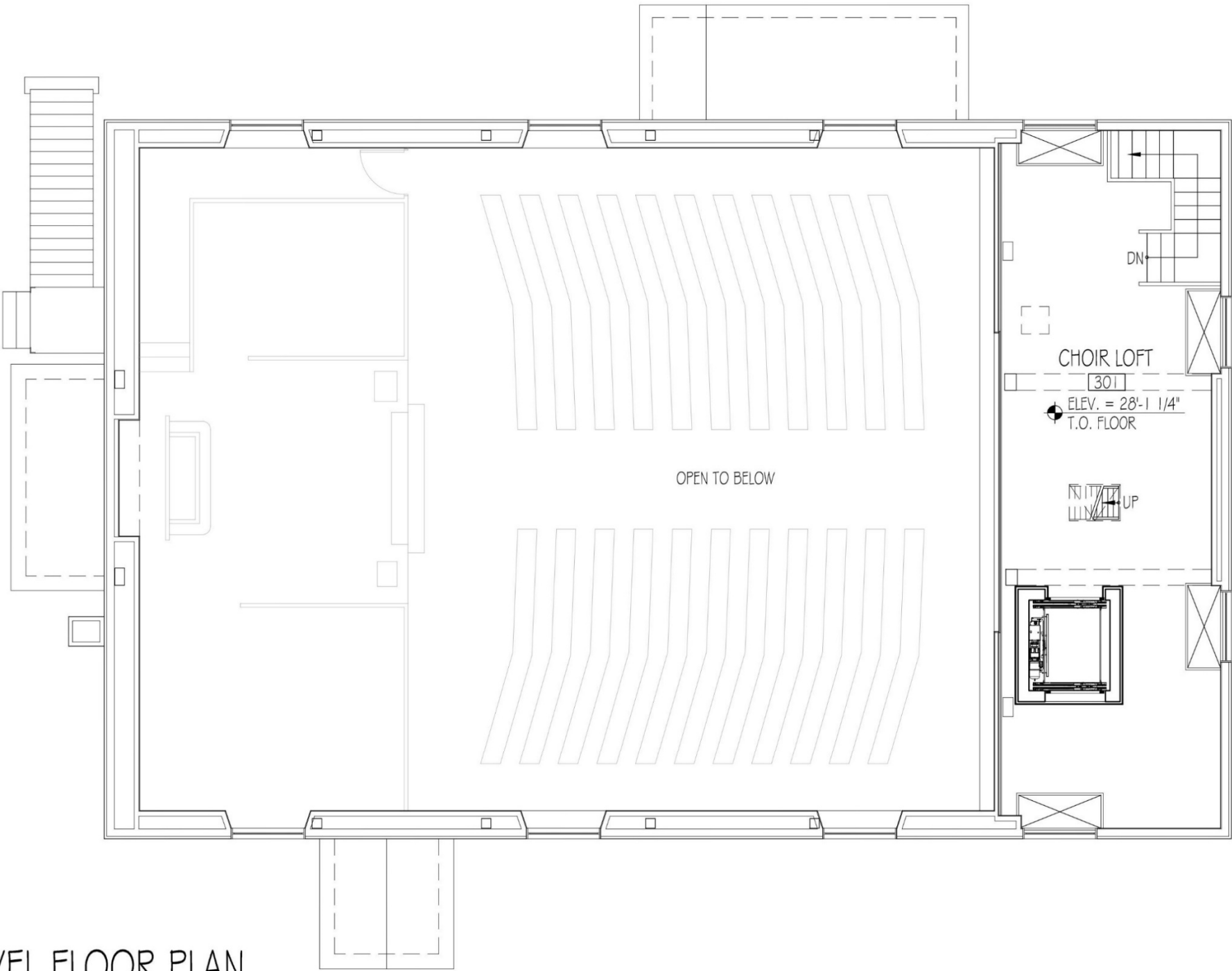
UPPER LEVEL FLOOR PLAN
GREENFIELD MEETINGHOUSE
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By Misiaszek Turpin pllc

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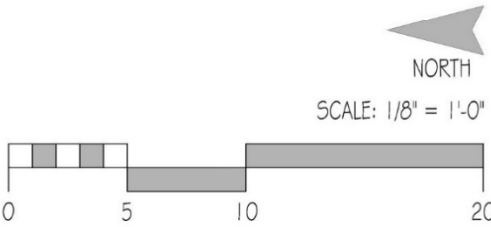
Part IV: Treatment and Work Recommendations
By Misiaszek Turpin pllc



GENERAL NOTES

- A. INSTALL A MODERN, ACCESSIBLE ELEVATOR, LOCATED TO LIMIT IMPACT ON HISTORIC FABRIC.
- B. UPGRADE FINISHES WITHIN THE LOFT, INCLUDING WALL & CEILING PAINT, AND INSTALL NEW FLOORING; REPAIR WHERE DAMAGED.
- C. RECONSTRUCT THE SOUTHWESTERN CORNER OF THE FLOOR.
- D. CLEAN AND RESTORE THE SLIDING BEADBOARD PARTITION, MAKING BOTH PANELS ONCE AGAIN OPERABLE.
- E. REMOVE SECTION OF FLOORING IMMEDIATELY ADJACENT TO THE FOUR STAINED-GLASS WINDOWS. INSTALL BEADBOARD RAIL AT PERIMETER OF THE OPENING TO PROVIDE SAFETY TO USERS AND SAFETY FOR THE HISTORIC GLASS.
- F. RECONFIGURE STAIRWAY TO ACCOMMODATE NEW WINDOW WELLS. STAIRS TO HAVE CENTRAL NON-SLIP TREAD AND A WOOD HANDRAIL INSTALLED AT THE INNER PERIMETER. COORDINATE PARTIAL WALL AT LOFT WITH STAIR RECONFIGURATION.
- F. INSTALL A NEW, RETRACTABLE LADDER TO ACCESS THE ATTIC.

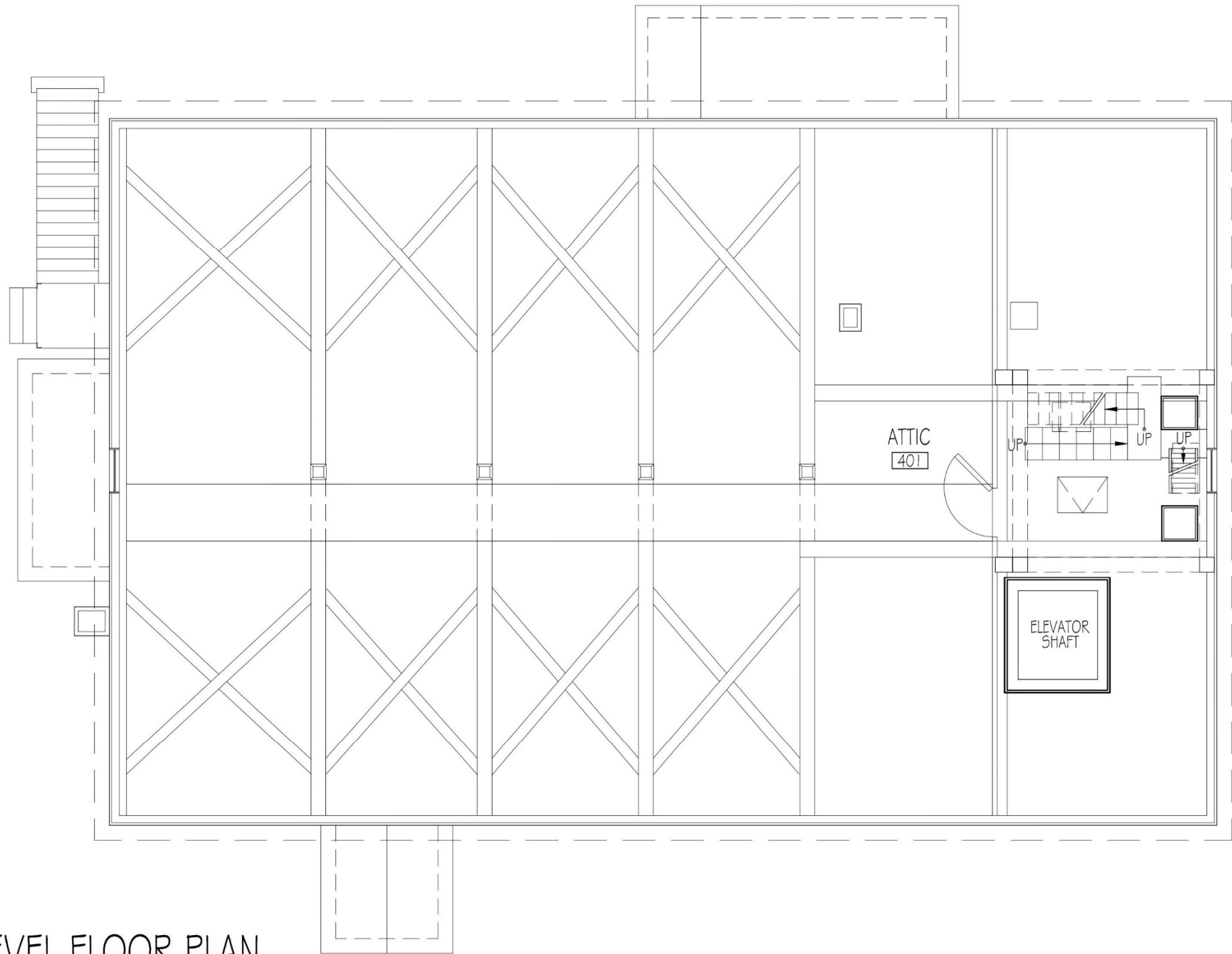
LOFT LEVEL FLOOR PLAN
GREENFIELD MEETINGHOUSE
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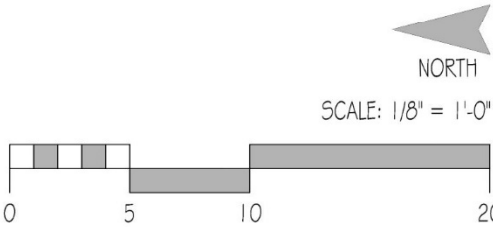
Part IV: Treatment and Work Recommendations
By Misiaszek Turpin pllc



GENERAL NOTES

- A. COORDINATE MINOR MODIFICATIONS WITH THE INSTALLATION OF THE MODERN, ACCESSIBLE ELEVATOR.
- B. RECONSTRUCT THE CENTRAL FLOOR OF THE ATTIC AND INSTALL RAILINGS WITH INTEGRATED GATE AT THE NORTHERN EDGE.
- C. INSTALL A CATWALK, PROVIDING ACCESS TO THE ENTIRE SPACE.
- D. EXTEND NEW FLOORING TO EAST & WEST OF THE CENTRAL FLOOR, PROVIDING SAFER STORAGE SPACE.
- E. RECONSTRUCT LADDERS AND ACCESS TO THE CLOCKROOM AND THE BELL TOWER.
- F. PROVIDE INCREASED INSULATION THROUGHOUT THE SPACE.
- G. REFERENCE RFS REPORT FOR ELECTRICAL AND FIRE SUPPRESSION UPGRADES FOR THE ATTIC SPACE.
- H. RESTORE THE TWO HISTORIC WINDOWS WITHIN THE ATTIC.

ATTIC LEVEL FLOOR PLAN
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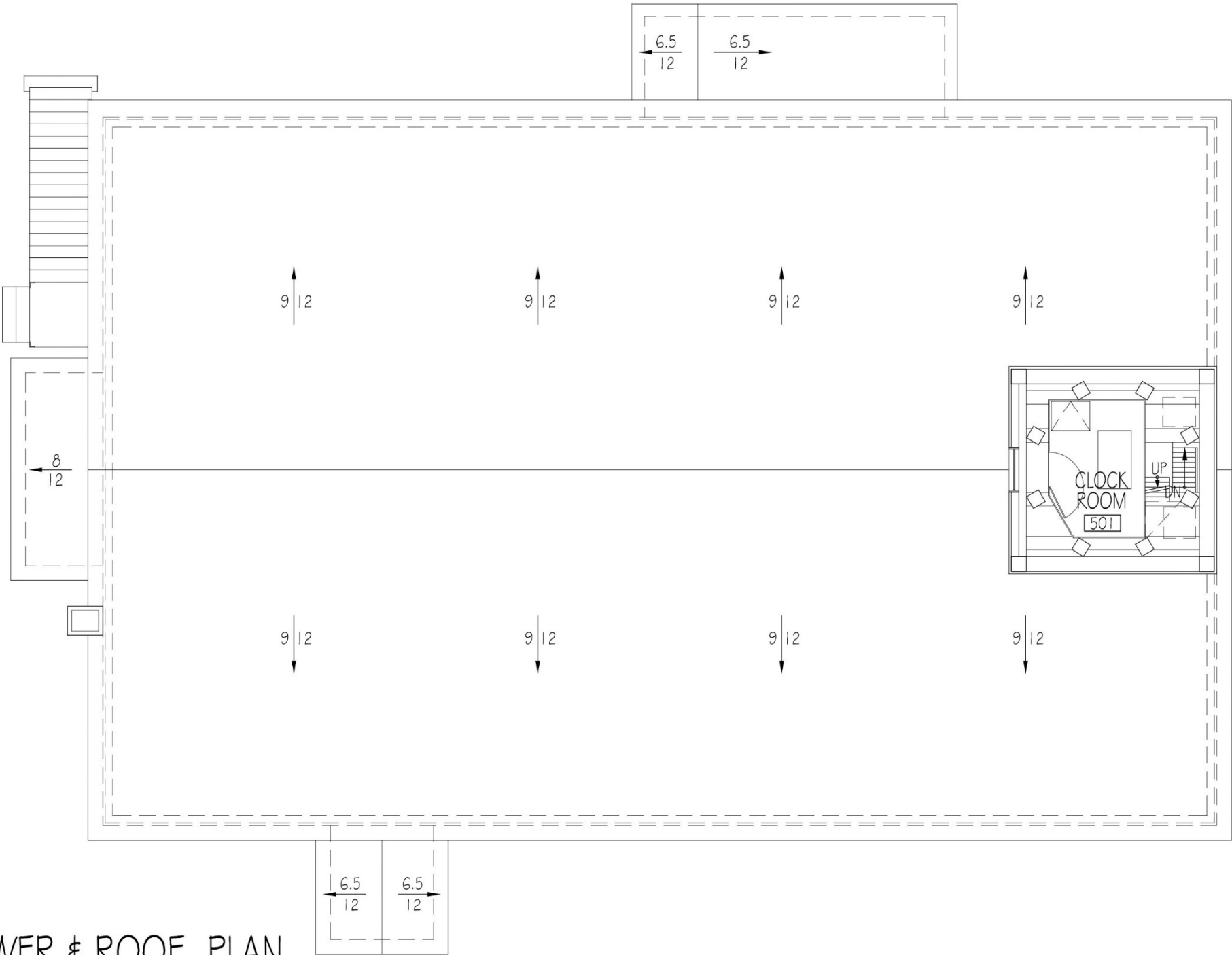
Part IV: Treatment and Work Recommendations
By Misiaszek Turpin pllc

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Part IV: Treatment and Work Recommendations
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GENERAL NOTES

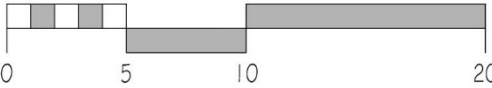
- A. MAKE REPAIRS TO HISTORIC FABRIC WHERE NECESSARY.
- B. RECONSTRUCT LADDERS, PLATFORMS AND ACCESS TO THE CLOCKROOM AND THE BELL TOWER.
- C. REFERENCE RFS REPORT FOR ELECTRICAL AND FIRE SUPPRESSION UPGRADES WITHIN THE BELL TOWER.
- D. RESTORE THE HISTORIC WINDOW WITHIN THE CLOCKROOM.
- E. RE-ROOF THE EASTERN AND WESTERN EGRESS VOLUMES, PROVIDING INCREASED INSULATION AND WATER PROTECTION.
- F. RE-ROOF THE NORTHERN STORAGE VOLUME, PROVIDING INCREASED INSULATION AND WATER PROTECTION.



BELL TOWER & ROOF PLAN
GREENFIELD MEETINGHOUSE
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SCALE: 1/8" = 1'-0"



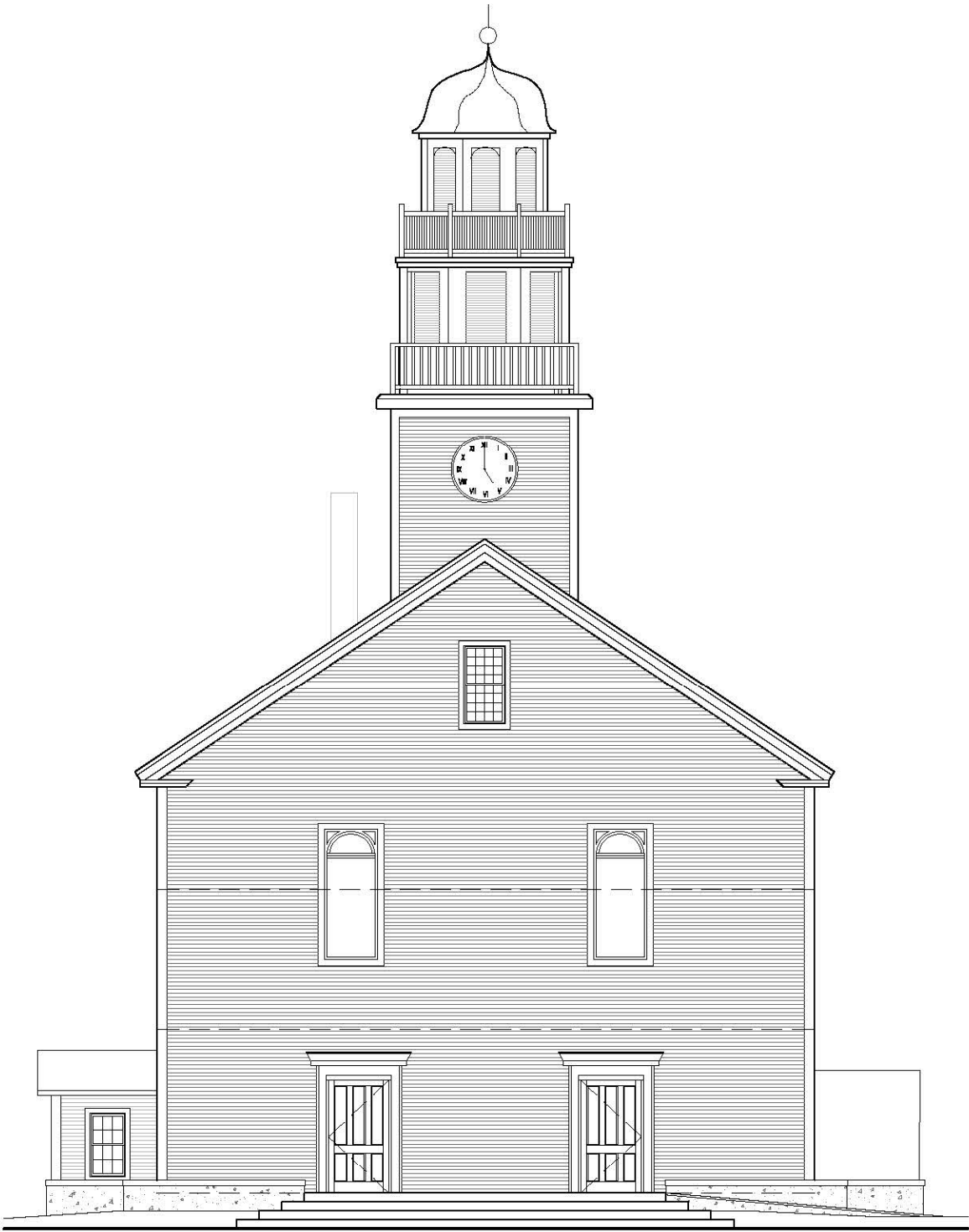
Part IV: Treatment and Work Recommendations
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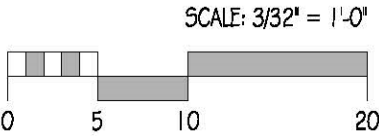
Part IV: Treatment and Work Recommendations
By Misiaszek Turpin pllc

GENERAL NOTES

- A. INSTALL WATER BARRIER AND INSULATION SYSTEM AT FULL PERIMETER OF THE FOUNDATION.
- B. RESTORE AND REPLACE, WHERE ROT AND DAMAGE IS BEYOND REPAIR, ALL CLAPBOARD, TRIM AND WOODWORK ON THE EXTERIOR OF THE BUILDING.
- C. RE-GLAZE AND RE-PUTTY ALL HISTORIC WINDOWS, AND INSTALL NEW STORMWINDOWS AT THE EXTERIOR.
- D. INSTALL A NEW WINDOW AT THE WESTERN EGRESS VOLUME, TO REPLICATE THE HISTORIC WINDOW THAT WAS ORIGINALLY THERE.
- E. RE-FINISH PAIR OF HISTORIC ENTRY DOORS, AND INSTALL NEW SIX-PANEL DOORS WOODEN AT ALL OTHER LOCATIONS.
- F. RECONSTRUCT THE OCTAGONAL, UPPER PORTION OF THE BELL TOWER IN ITS ENTIRETY; NEW CONSTRUCTION TO MATCH EXISTING.
- G. CONSTRUCT NEW PERFORMANCE TERRACE, INTEGRATED WITH THE SURROUNDING TERRAIN OF THE COMMON; INCLUDE NEW PLANTERS AND ACCESSIBLE RAMP.



SOUTH ELEVATION
GREENFIELD MEETINGHOUSE
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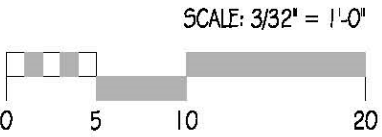
Part IV: Treatment and Work Recommendations
By Misiaszek Turpin pllc

GENERAL NOTES

- A. INSTALL WATER BARRIER AND INSULATION SYSTEM AT FULL PERIMETER OF THE FOUNDATION.
- B. RESTORE AND REPLACE, WHERE ROT AND DAMAGE IS BEYOND REPAIR, ALL CLAPBOARD, TRIM AND WOODWORK ON THE EXTERIOR OF THE BUILDING.
- C. RE-GLAZE AND RE-PUTTY ALL HISTORIC WINDOWS, AND INSTALL NEW STORMWINDOWS AT THE EXTERIOR.
- D. RE-FINISH PAIR OF HISTORIC ENTRY DOORS, AND INSTALL NEW SIX-PANEL DOORS WOODEN AT ALL OTHER LOCATIONS.
- E. RECONSTRUCT THE OCTAGONAL, UPPER PORTION OF THE BELL TOWER IN ITS ENTIRETY; NEW CONSTRUCTION TO MATCH EXISTING.
- F. CONSTRUCT NEW PERFORMANCE TERRACE, INTEGRATED WITH THE SURROUNDING TERRAIN OF THE COMMON; INCLUDE NEW PLANTERS AND ACCESSIBLE RAMP.



EAST ELEVATION
GREENFIELD MEETINGHOUSE
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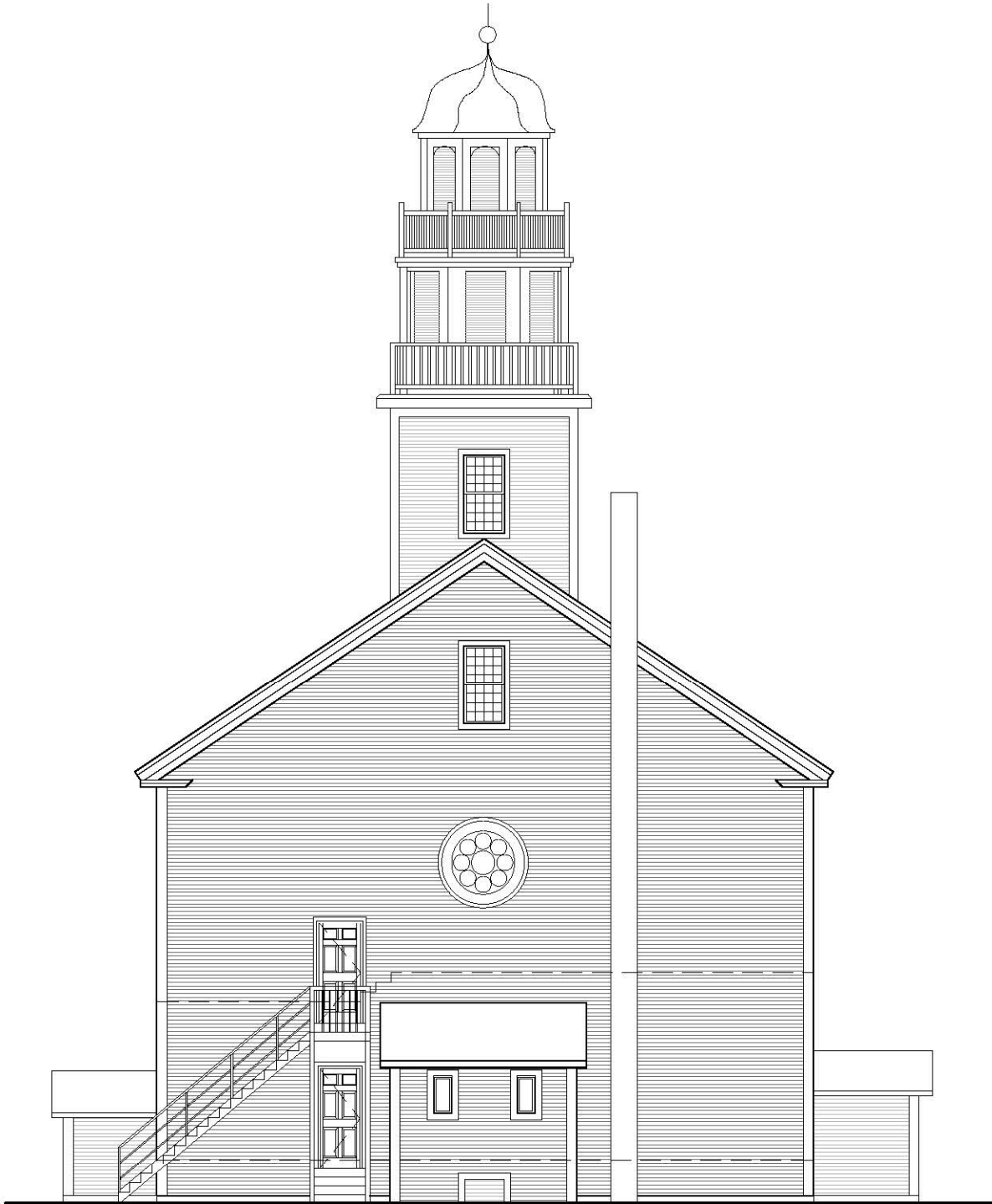
Part IV: Treatment and Work Recommendations
By Misiaszek Turpin pllc

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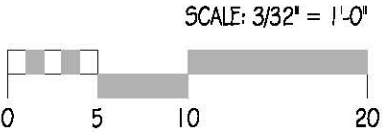
Part IV: Treatment and Work Recommendations
By Misiaszek Turpin pllc

GENERAL NOTES

- A. INSTALL WATER BARRIER AND INSULATION SYSTEM AT FULL PERIMETER OF THE FOUNDATION.
- B. RESTORE AND REPLACE, WHERE ROT AND DAMAGE IS BEYOND REPAIR, ALL CLAPBOARD, TRIM AND WOODWORK ON THE EXTERIOR OF THE BUILDING.
- C. RE-GLAZE AND RE-PUTTY ALL HISTORIC WINDOWS, AND INSTALL NEW STORMWINDOWS AT THE EXTERIOR.
- D. RE-FINISH PAIR OF HISTORIC ENTRY DOORS, AND INSTALL NEW SIX-PANEL DOORS WOODEN AT ALL OTHER LOCATIONS.
- E. RECONSTRUCT THE OCTAGONAL, UPPER PORTION OF THE BELL TOWER IN ITS ENTIRETY; NEW CONSTRUCTION TO MATCH EXISTING.



NORTH ELEVATION
GREENFIELD MEETINGHOUSE
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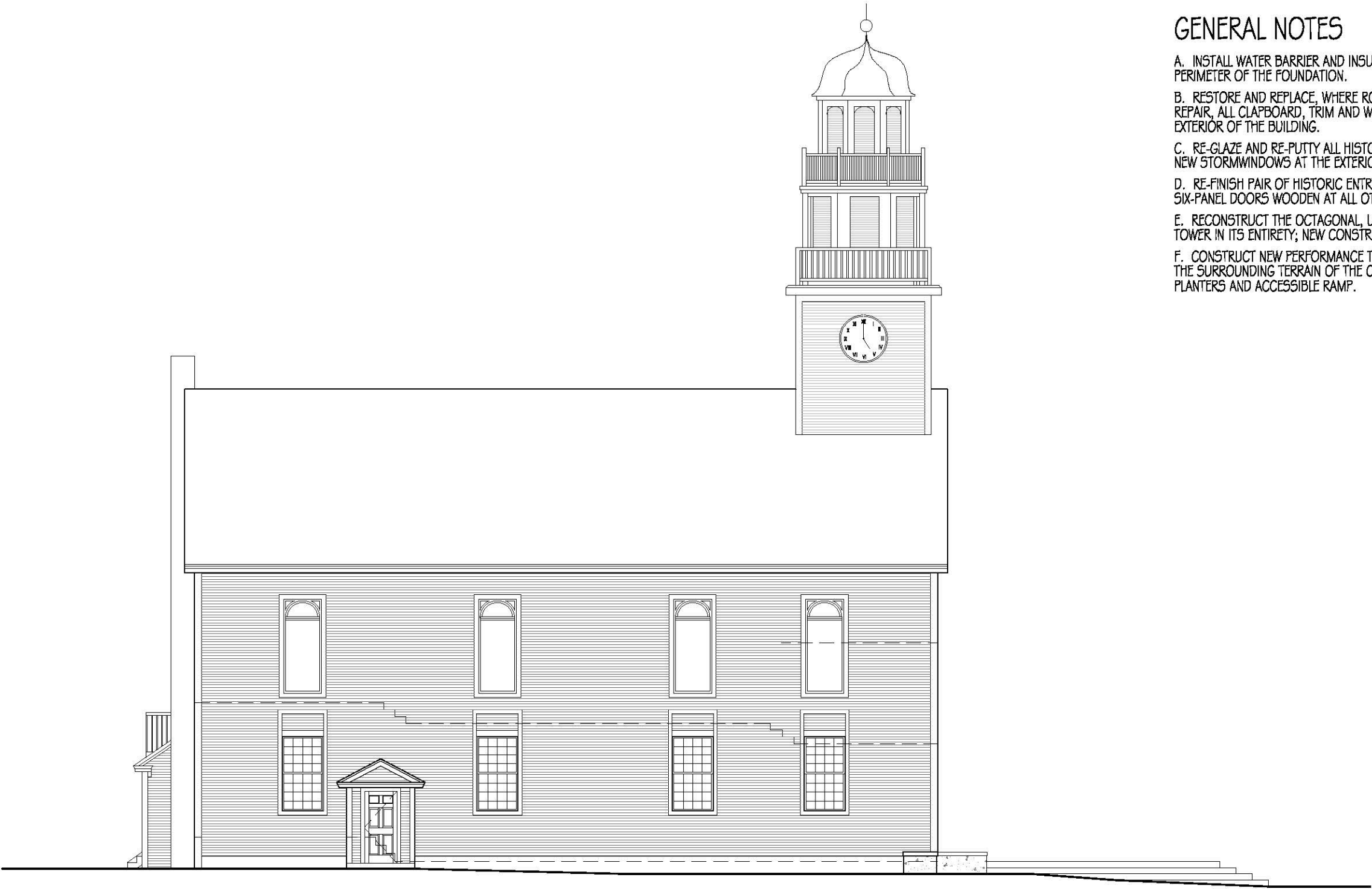
Part IV: Treatment and Work Recommendations
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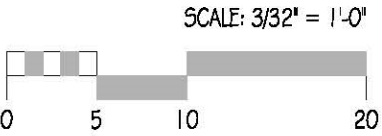
Part IV: Treatment and Work Recommendations
By Misiaszek Turpin pllc

GENERAL NOTES

- A. INSTALL WATER BARRIER AND INSULATION SYSTEM AT FULL PERIMETER OF THE FOUNDATION.
- B. RESTORE AND REPLACE, WHERE ROT AND DAMAGE IS BEYOND REPAIR, ALL CLAPBOARD, TRIM AND WOODWORK ON THE EXTERIOR OF THE BUILDING.
- C. RE-GLAZE AND RE-PUTTY ALL HISTORIC WINDOWS, AND INSTALL NEW STORMWINDOWS AT THE EXTERIOR.
- D. RE-FINISH PAIR OF HISTORIC ENTRY DOORS, AND INSTALL NEW SIX-PANEL DOORS WOODEN AT ALL OTHER LOCATIONS.
- E. RECONSTRUCT THE OCTAGONAL, UPPER PORTION OF THE BELL TOWER IN ITS ENTIRETY; NEW CONSTRUCTION TO MATCH EXISTING.
- F. CONSTRUCT NEW PERFORMANCE TERRACE, INTEGRATED WITH THE SURROUNDING TERRAIN OF THE COMMON; INCLUDE NEW PLANTERS AND ACCESSIBLE RAMP.



WEST ELEVATION
GREENFIELD MEETINGHOUSE
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Appendices/Supplemental Information:

The following appendices have been assembled as supplementary information to accompany the Greenfield Meetinghouse Historic Building Assessment. The information is added for any reader who wishes to read further into reports and discussion points raised by this report, and for use in creating finalized plans for implementing the recommendations. This report aims to create a general list of recommendations for future work on the Greenfield Meetinghouse building, to be further explored as funding becomes available. Because the report does not include Specifications for the future work, the information from appropriate National Park Service guiding documents has been included here for use in helping to create the Architectural & Engineering Specifications ahead of specific construction projects.

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Appendix A: Secretary of the Interior’s Standards for Rehabilitation 191

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Appendices/Supplemental Information:

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

Secretary of the Interior's Standards for Rehabilitation

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

Appendices/Supplemental Information:

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

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Appendices/Supplemental Information:

Appendix B: National Register of Historic Place Inventory – Nomination for the Greenfield Meetinghouse, Greenfield, NH

NPS Form 10-900
(3-82)OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior National Park Service

For NPS use only

National Register of Historic Places Inventory—Nomination Form

received NOV 7 1983
date enteredSee instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic GREENFIELD MEETING HOUSE

and/or common GREENFIELD MEETING HOUSE

2. Location

street & number Forest Road, n/a not for publication

city, town Greenfield n/avicinity of

state N.H. code 33 county Hillsborough code 011

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input checked="" type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Town of Greenfield, New Hampshire

street & number Francetown Road

city, town Greenfield n/avicinity of state New Hampshire 03047

5. Location of Legal Description

courthouse, registry of deeds, etc. Hillsborough County Courthouse/Registry of Deeds

street & number 19 Temple Street

city, town Nashua state New Hampshire

6. Representation in Existing Surveys

title Hist. Survey of Greenfield, NH has this property been determined eligible? ☐ yes ☒ nodate Spring, 1981 ☐ federal ☐ state ☐ county ☒ local

depository for survey records Southwest Region Planning Commission

city, town Keene state New Hampshire

Appendices/Supplemental Information:

Appendix B: National Register of Historic Place Inventory – Nomination for the Greenfield Meetinghouse, Greenfield, NH

7. Description

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	n/a moved	date n/a
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

Present: Situated on a grassy knoll, with numerous shade trees, overlooking the village center, the Greenfield Meeting House is a two story, rectangular structure measuring 42' x 68'. The wood-frame structure is sheathed with white clapboards and topped by a gable roof of gray slate, upon which sits a belfry tower slightly inset from the south facade. The south facade which faces the village center is characterized by two bays each containing a two tiered six panel door on the ground floor, and rectangular stained glass windows on the second. The front doors are framed in a plain trim, topped by partial entablatures, and each is parenthesized by a pair of tin lanterns suspended by iron brackets. A single 16/16 double hung window framed in plain trim and a moulded head is located in the gable itself.

The belfry tower consists of a 12' x 12' square base sheathed in white clapboards and topped with a two foot railing adorned with turned finials at each corner. A two stage octagonal belfry rises from the base to a total height of 22 feet above the ridge pole. The lower stage is again trimmed by a short railing with finials at each of the eight corners. An octagonal copper dome crowns the belfry above which rises a weathervane consisting of an arrow with wrought iron ornamentation. Other belfry details include working clocks (black with gold colored roman numerals and hands) on the south, east and west sides of the tower base, a double hung 16/16 window with entablature in the north side of the tower base, rectangular louvered covers in the openings of both octagonal belfry stages, and semicircular louvered fans over the upper stage belfry openings.

The east and west side of the building itself are essentially identical with the exception of the appendages described below. Each side consists of four bays, the southernmost of which are somewhat narrower than the other three, manifesting the later addition of the vestibule. The four rectangular, 16/16 double hung windows on each side of the ground floor are framed in plain trim and accentuated by black louvered shutters. Evidence that the original window openings were lowered by some two feet is clearly visible in the original trim over each, which has been filled in with clapboards. The four second story windows are of stained glass and rectangular in shape. A steel bulkhead giving access to the basement is located between the first two bays on the east side of the building. On the west side, an enclosed entry way measuring approximately 4' x 6' is located between the two northern most bays. This windowless appendage is sheathed in white clapboards and covered by a gable roof. A full pediment encloses the gable under which is the door itself.

The north end (rear) of the building is distinguished by a small (12' x 4') single story attached shed at ground level, which is also sheathed in white clapboards. A metal fire escape to the second story is located to the east of the shed, while a single flu exterior, brick chimney rises the full height of the building to the west of the shed. A 6 foot diameter, circular, stained glass window is located at the second story level directly in the center of the north end, while in the gable is located a 16/16 double hung window similar to the one in the south facade.

Original appearance and alterations: The original appearance of the building (1795) was different from its appearance today. When built, the structure faced east. "There were two porches, one on the eastern side and one on the west, with two doors of entrance in each. The structure was also shorter by the length of the present vestibule and no belfry or steeple relieved the outline."¹

1) Hopkins, Doris E.; Greenfield, New Hampshire, The Story of a Town 1791-1976; Milford, N.H.; Wallace Press, Inc.; 1977; pp. 22-23.

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Appendices/Supplemental Information:

Appendix B: National Register of Historic Place Inventory – Nomination for the Greenfield Meetinghouse, Greenfield, NH

NPS Form 10-900-a
(3-82)

OMB No. 1024-0018
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Continuation sheet #1 - DESCRIPTION

Item number 7

Page 2

The belfry was added in 1825 when a tower was built outside the east end of the building, a typical practice at the time. There is no record of the designer or builder of the tower.

Another major change occurred in 1848 when a second floor was added at the level of the previous gallery to provide separate meeting rooms for the church (upper) and town meetings (lower). In 1867, the entire building was turned ninety degrees to face the developing village center. At the same time the building was lengthened by the addition of the vestibule, the lower portion of the tower was moved away, while the upper portion and belfry were placed on the roof of the new vestibule. The building was also raised two feet with the first floor remaining at its original level. It was at this time that the ground floor windows were lowered.

The clock, manufactured by E. Howard Co. of Boston, was installed in 1891. In 1975 the town rejected a proposal to electrify the clock, opting instead to have it repaired and continue to operate by its original works.

The memorial stained glass windows were installed by the church in the upper story in 1904-1905.

In 1946-47, a new concrete foundation was excavated and built to provide a kitchen and dining/meeting room in the basement. The rear fire escape was also added at this time to comply with fire regulations in public buildings.

The shutters on the ground floor windows, which had been removed in 1925, were restored in 1952.

Appendices/Supplemental Information:

Appendix B: National Register of Historic Place Inventory – Nomination for the Greenfield Meetinghouse, Greenfield, NH

8. Significance

Period	Areas of Significance—Check and justify below				
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/	
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian	
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater	
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation	
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)	

Specific dates 1795, 1867 **Builder/Architect** Hugh Gregg (frame)

Statement of Significance (in one paragraph)

The Greenfield meeting house has undergone an architectural evolution which, at each stage, has typified the development of meeting house architecture in central New Hampshire. Now considered to be the oldest structure in the state which retains the traditional meeting house use as a place for both secular and religious meetings, the Greenfield structure epitomizes the architectural evolution of its own community and of the Contoocook River Valley region of New Hampshire.

Architecture: The Greenfield meeting house was raised and finished between 1795 and 1799. As was typical practice in the New Hampshire townships that were granted by a group of private landowners called the Masonian Proprietors, the meeting house was located as close to the geographical center of the town's lands as possible. This decision compelled the inhabitants to clear a lot which was in a rough and wooded condition, but placed the town's public structure at a site which would be relatively convenient to all.²

As was also typical of this section of the state, the Greenfield meeting house was a rectangular building with the main door in one of the long sides and with "porches" or enclosures containing the gallery staircases at each gable end of the building. Following common practice in meeting house construction, the inhabitants of Greenfield copied a pattern established by a similar structure in a neighboring town--in this case, the town of Temple, some nine miles distant.³ The frame of the meeting house, undoubtedly of local workmanship, was supplied for £75 by local inhabitant Hugh Gregg. The use of twin "porches" or stair enclosures, as seen in Greenfield, was "so densely concentrated ... within the Contoocook (River) zone that at the beginning of the nineteenth century it was possible to ride north from Brookline (N.H.) to Bridgewater and pass through seventeen contiguous towns and see sixteen twin-porch meetinghouses."⁵ In basic form, then, the Greenfield meeting house was typical of a dominant regional building tradition. While the town records do not reveal the identities of the joiners who finished the interior of the building, it may be assumed that these men likewise worked in a local idiom, perhaps following the distinctive style of the Dunlap family, who fashioned the pulpit of the nearby Temple meeting house of 1783, or of their circle of apprentices.⁶

As the Greenfield meeting house was typical of its locale and era in original design, it remained typical as it began to reflect the changing fashions of the early nineteenth century. In 1825 the town voted to replace the eastern porch with a belltower crowned by the two-stage belfry and lantern still seen on the building. A bell was obtained by subscription and hung in the belfry to summon people to town meetings and religious services.⁷ The belfry is of a simple but characteristic Federal-style design which reflects the aesthetics of the early nineteenth century as fully as the earlier double porches had represented the late eighteenth century.

In keeping with the mid-nineteenth-century tendency toward smaller church auditoriums with "slip" rather than box pews and reading desks rather than pulpits, the Greenfield meeting house was remodelled again in 1848. At that time, the old gallery was removed and the auditorium was provided with a full floor at the level of the former gallery. The first

-continued

Appendices/Supplemental Information:

Appendix B: National Register of Historic Place Inventory – Nomination for the Greenfield Meetinghouse, Greenfield, NH

9. Major Bibliographical References

Hopkins, Doris E.; Greenfield, New Hampshire, The Story of a Town 1791-1976;
Milford, N.H.; Wallace Press, Inc.; 1977.
Library of Congress No. 76-45233.

10. Geographical Data

Acreage of nominated property 1.80

Quadrangle name Peterborough, N.H.

Quadrangle scale 1:62500

UTM References

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4	7	5	9	1	6	0
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Zone Easting Northing

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Zone Easting Northing

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Verbal boundary description and justification: Lot #6, Map V-2, Greenfield Property Tax Map. Lot has frontage of approximately 275 feet on Forest Road and a depth of 250 feet. Bounded on the west by Bennington Road, on the east by Frankestown Road, and on the north by the Greenfield Cemetery. The nominated property is the parcel of land which has always been associated with the building to the present time..

List all states and counties for properties overlapping state or county boundaries

state	n/a	code	county	code
state	n/a	code	county	code

11. Form Prepared By

name/title David M. Edkins, Regional Planner

organization Southwest Region Planning Commission date May 26, 1983

street & number 28 Mechanic Street telephone 603-357-0557

city or town Keene state New Hampshire 03431

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☐ state ☒ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature [Signature]

Commissioner, Dept. of Resources & Economic Development

title NH State Historic Preservation Officer

date OCT 28 1983

For NPS use only

I hereby certify that this property is included in the National Register

[Signature]
Keeper of the National Register

Entered in NHR
National Historic Register

date 12/8/83

Attest:

Chief of Registration

date

Appendices/Supplemental Information:

Appendix B: National Register of Historic Place Inventory – Nomination for the Greenfield Meetinghouse, Greenfield, NH

NPS Form 10-900-a
(3-82)

OMB No. 1024-0018
Exp. 10-31-84

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Continuation sheet #2 - SIGNIFICANCE

Item number 8

Page 2

floor thus created was given over to town uses, while the new second floor became a church room.

The final step in the transformation of the meeting house to a more typical nineteenth-century design occurred in 1867. In an attempt to provide the building with a church-like facade that would face the growing village, the entire building was turned 90° so that the narrow end with the belltower would face the town center. By extending the walls of the main building forward to encompass the lower section of the belltower, the town acquired a structure which betrayed no outward traces of its late-eighteenth-century origin. Rather, with its heavy cornice and simple door and window detailing, the building appears as a late Greek Revival-style church. Thus, the structure was transformed from a relatively simple meeting house to a mid-nineteenth-century public building through a series of steps which successively revealed the taste and needs of several generations. The building represents several eras of New Hampshire history and serves as a physical symbol of the evolution of a single community.

¹James L. Garvin, "The Range Township in Eighteenth Century New Hampshire," New England Prospect: Maps, Place Names and the Historical Landscape (The Dublin Seminar for New England Folklife, Annual Proceedings, 1980), pp. 62-64; Greenfield (New Hampshire) Town Records, I:66-67, 101.

²Greenfield Town Records, I:101, 104, 111, 143.

³Ibid., I:106; Peter Benes, "Twin-Porch versus Single-Porch Stairwells: Two Examples of Cluster Diffusion in Rural Meetinghouse Architecture," Old-Time New England 69 (Winter-Spring 1979), pp. 44-68.

⁴Greenfield Town Records, I:106.

⁵Benes, "Twin-Porch versus Single-Porch Stairwells ...," p. 56.

⁶The Historical Society of Temple, New Hampshire, A History of Temple, New Hampshire, 1768-1976 (Dublin, N.H.: William L. Bauhan, 1976). p. 292.

⁷Henrietta M. Hopkins and Ruth W. Ledyard, A Brief History of Greenfield, New Hampshire, 1791-1941 (n.p., n.d.), pp. 19-20.

Appendices/Supplemental Information:

Appendix B: National Register of Historic Place Inventory – Nomination for the Greenfield Meetinghouse, Greenfield, NH

NPS Form 10-900-a
(3-82)

OMB No. 1024-0018
Exp. 10-31-84

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National Park Service

National Register of Historic Places Inventory—Nomination Form

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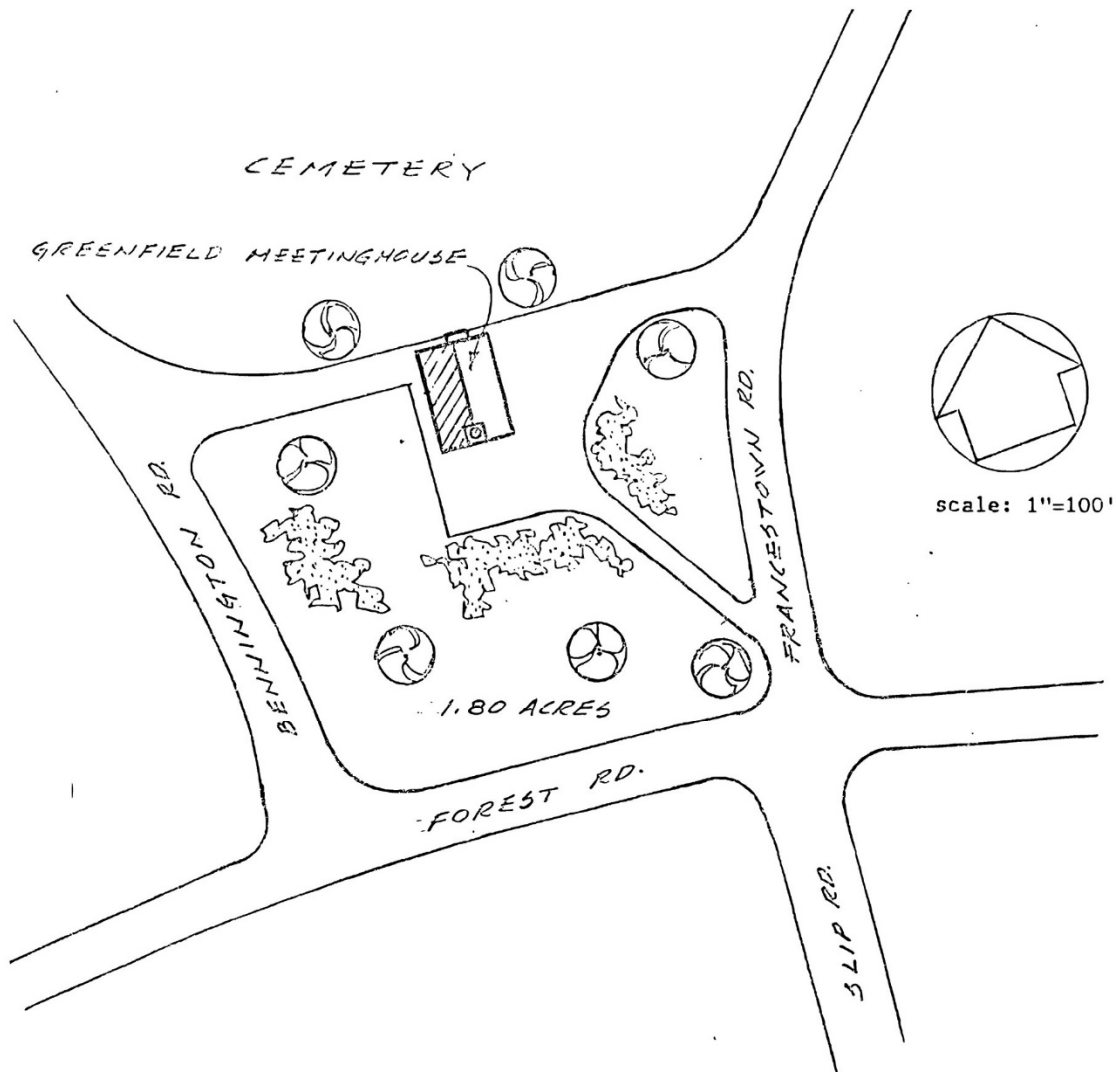
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Continuation sheet #3 - SKETCH MAP

Item number --

Page 1



GREENFIELD MEETINGHOUSE
Greenfield New Hampshire

Appendices/Supplemental Information:

Appendix B: National Register of Historic Place Inventory – Nomination for the Greenfield Meetinghouse, Greenfield, NH



NATIONAL REGISTER OF HISTORIC PLACES PROPERTY PHOTOGRAPH FORM: NEW HAMPSHIRE

Historic Name:	GREENFIELD MEETING HOUSE
Common Name:	same
NR District:	n/a
Address:	Forest Road
City/Town/State:	Greenfield, NH
Photographer:	David M. Edkins
Negative with:	Southwest Region Planning Commission, 28 Mechanic St., Keene, NH
Description:	South (facade) elevation and east elevation, Greenfield Meeting House.
Photographer facing	N NE E SE S SW W NW
Photo Date:	April 8, 1983
Photo Number	1 of 2

Appendices/Supplemental Information:

Appendix B: National Register of Historic Place Inventory – Nomination for the Greenfield Meetinghouse, Greenfield, NH



NATIONAL REGISTER OF HISTORIC PLACES PROPERTY PHOTOGRAPH FORM: NEW HAMPSHIRE

Historic Name: GREENFIELD MEETING HOUSE
Common Name: same
NR District: n/a
Address: Forest Road
City/Town/State: Greenfield, NH
Photographer: David M. Edkins
Negative with: Southwest Region Planning Commission, 28 Mechanic St., Keene, NH.
Description: North (rear) elevation and west elevation, Greenfield Meeting House.
Photo 22 of 2
Photographer facing N NE E SE S SW W NW Photo Date: April 8, 1983 Photo Number 2 of 2

Appendices/Supplemental Information:

Appendix B: National Register of Historic Place Inventory – Nomination for the Greenfield Meetinghouse, Greenfield, NH

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Appendices/Supplemental Information:

Appendix C: RFS Engineering Greenfield Meetinghouse Existing Building Evaluation

**Greenfield Meeting House
Greenfield, NH
Existing Conditions Assessment**

for

**Misiaszek/Turpin, PLLC
One Mill Plaza
Laconia, NH 03246**

RFS 18-8575.001

February 16, 2018
Revised March 27, 2019



**Rist-Frost-Shumway Engineering, P.C.
www.rfsengineering.com**

Appendices/Supplemental Information:

Appendix C: RFS Engineering Greenfield Meetinghouse Existing Building Evaluation



**Greenfield Meeting House
Greenfield, NH
Existing Conditions Assessment**

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Appendices/Supplemental Information:

Appendix C: RFS Engineering Greenfield Meetinghouse Existing Building Evaluation



Greenfield Meeting House Greenfield, NH Existing Conditions Assessment

A. BUILDING STRUCTURAL SYSTEMS

1. Foundations

Existing Conditions:

- The basement walls are cast-in-place concrete.
- Multiple representatives from the Meeting House mentioned that they believed the foundations were reworked and possibly the basement added in the 1940s.
- The first floor is supported by interior basement steel lally columns and the basement walls at the perimeter.
- While not visible, it is assumed that the basement walls bear on cast-in-place concrete strip footings and the lally columns by spread footings.
- The basement floor is a cast-in-place concrete slab-on-grade.

Recommendations:

- The foundations appear to be in adequate condition and no remedial action appears necessary at this time.

2. First Floor (Meeting Room Level) Framing

Existing Conditions:

- Most of the first floor framing is not visible due to the basement ceiling.
- At the north end of the first floor (the stage), the framing is exposed and it is kiln dried 2x10s at 16" o.c. spanning north-south. The 2xs support board sheathing.
- In some locations, a determination could be made that the basement lally columns support 14" deep wide flange steel beams spanning east to west.

Recommendations:

- While limited amounts of the first floor framing are visible, there are no signs of inadequacies ("soft floors", cracked finishes, etc.) with the framing, therefore no remedial action appears necessary at this time.

Appendices/Supplemental Information:

Appendix C: RFS Engineering Greenfield Meetinghouse Existing Building Evaluation



Greenfield Meeting House Greenfield, NH Existing Conditions Assessment

3. Second Floor (Sanctuary Level) Framing

Existing Conditions:

- Nearly none of the second floor framing is visible.
- The framing is supported by the exterior walls and wood (or wood clad) columns aligning with the basement columns.
- At the southwest corner of the second floor, the flooring was removed exposing plywood sheathing. The sheathing had an uneven appearance.
- Also at the southwest corner, the wood wall studs were partially exposed. The walls were balloon framed which is typical for the age of the construction.

Recommendations:

- Similar to the first floor framing, very little of the second floor framing is exposed but there are little to no signs of structural inadequacies. The lone exception to that is the framing in the southwest corner. We recommend that some selective demolition be performed to expose the framing in the southwest corner for further investigation.

4. Roof Framing

Existing Conditions:

- The roof framing is nearly completely exposed, but due to a very limited attic space, the framing is mostly inaccessible.
- The roof is supported by east-west spanning timber trusses that support rough cut purlins spanning north-south. The purlins support rough cut rafters. The rafters support board roof sheathing.
- The bottom chords of the trusses support ceiling joists. In between the joists, on top of the ceiling, cellulose insulation has placed.

Recommendations:

- From the limited amount of roof framing that could be safely reviewed at the south end of the building, there were no signs of structural deterioration. As with many older structures, the roof framing appears small, specifically the rafters and purlins. Although the roof structure has presumably functioned well for its lifetime, it is unlikely that the framing would adequately support the current code snow loads. If renovations are proposed that would require the current code snow be used to analyze the roof (heavier roofing system, change of building use, etc.), an upgrade of the roof is likely to be required.

Appendices/Supplemental Information:

Appendix C: RFS Engineering Greenfield Meetinghouse Existing Building Evaluation



Greenfield Meeting House Greenfield, NH Existing Conditions Assessment

5. *Clock Tower and Bell Tower Framing*

Existing Conditions:

- The towers are framed with timber framing.
- Based on visual observations of the framing, the exterior structure appears to be repaired within the last ten years and appeared to be fair condition.
- The interior framing of the structure has also been augmented over the years although these repairs are significantly older than the exterior and in much worse condition. The original framing is severely rotted and the repairs that have been made also have begun to deteriorate. Many of the connections that tie the structure to together exhibit significant deterioration as well.

Recommendations:

- It is recommended that the tower structure be reconstructed. Reconstruction will require the exterior finish and trim materials to be removed and reinstalled upon restoration of the structure.

B. BUILDING MECHANICAL SYSTEMS

1. *Central Heating Plant*

Existing Conditions:

- The existing heating plant is located in far end of the finished basement.
- There are two oil fired furnaces that serve the building. One serves the Church and finished basement. The other serves the Meeting house and the finished basement. The two furnaces have both been replaced within the past 15 years.
- The Church furnace is an Olsen BCL145S2 with an output capacity of 141,000 BTU/Hr.
- The Meeting House furnace is a Williamson CLB-140-DD-F-S2 with an output capacity of 141,000 BTU/Hr.
- Combustion air for the furnaces are handled with basement room air. The two furnaces vent into a common vent stack with the gas fired domestic hot water heater.
- The two furnaces are fired with oil. There are two existing 275 gallon #2 oil tanks that were installed in May 2011. The two oil tanks share a common vent.

Appendices/Supplemental Information:

Appendix C: RFS Engineering Greenfield Meetinghouse Existing Building Evaluation



Greenfield Meeting House Greenfield, NH Existing Conditions Assessment

Recommendations:

- The existing combustion air and furnace venting should be looked at for proper compliance to manufacturers installation instructions for common venting and combustion air.

2. HVAC Systems

Existing Conditions:

- The basement, first, and second floor are heated with forced hot air from the two furnaces located within the basement.
- The Church is located on the second floor and has its own dedicated furnace to serve the finished basement and the Church. A local thermostat on the second floor controls the heating of the space. A local thermostat in the finished basement controls the heating of the space.
- The Church meeting room has an electric baseboard that is not operational and is served by its a local thermostat.
- The Meeting House is located on the first floor and has its own dedicated furnace to serve the finished basement and the Meeting House. A local thermostat on the first floor controls the heating of the Meeting House. A local thermostat in the finished basement control the heating the space.
- The Meeting House handicap bathroom has an electric baseboard that is operational and is served by a local thermostat.

C. BUILDING PLUMBING SYSTEMS

1. Domestic Water System

Existing Conditions:

- Plumbing systems were designed at various times in the 19th century and some of the current domestic water piping is original to the building.
- A 1" water line enters the building in the basement and appears to be undersized for the building demand. A water meter or backflow preventer were not observed at the domestic water entrance.
- There was no pressure gauge observed on the domestic water entrance.
- Domestic hot water in the Greenfield Meeting House is currently generated by a propane fired domestic water heater located in the basement level mechanical space.

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Appendix C: RFS Engineering Greenfield Meetinghouse Existing Building Evaluation



Greenfield Meeting House Greenfield, NH Existing Conditions Assessment

- The existing water heater serving the building consists of a single Bradford White model RG240S6X 40-gallon water heater. The domestic water heater appears to be in relatively good condition.
- There was no observable expansion tank serving the domestic water heater.
- Plumbing fixtures throughout the building were dated. A urinal located in the basement was taped up and out of use. The flush valve paired with the urinal may exceed current maximum gallon per flush requirements.
- Domestic hot and cold water within the building did not appear to be insulated.
- Overall the system and components are in poor to fair condition.

Recommendations:

- Upgrade the domestic water entrance to add a water meter, strainer, shut offs, pressure gauge and a backflow preventer.
- The existing piping is likely beyond its serviceable life. It is recommended that as renovations occur, the piping be replaced within the areas under construction.
- Add an expansion tank on the domestic hot water system.
- Replace existing plumbing fixtures with low flow, water conserving fixtures as renovations occur.
- Add insulation to hot and cold water piping.

2. Sanitary System

Existing Conditions:

- Much of the sanitary sewer piping was below grade or within ceilings and walls and was unobservable. What was observable appeared to be serviceable. Original piping was observed as cast iron, chrome plated cast iron, and copper DWV piping, whereas some of the newer sanitary sewer was PVC.
- The sanitary within the facility collects waste from the domestic plumbing fixtures and exits the building by gravity to the municipal sewer system.
- Some fixtures appeared to be improperly vented or not vented.
- There were no observable VTR's through the building roof. There were no observable vents located within the attic. There were insufficient vents through exterior walls to accommodate the plumbing fixtures located within the building.

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Appendix C: RFS Engineering Greenfield Meetinghouse Existing Building Evaluation



Greenfield Meeting House Greenfield, NH Existing Conditions Assessment

Recommendations:

- Proper venting of plumbing systems and the addition of VTRs is recommended.

3. *Storm Drainage System*

Existing Conditions:

- The main roof is sloped and drains to a stone drip trench at grade.

Recommendations:

- No upgrades recommended.

D. BUILDING FIRE PROTECTION SYSTEMS

1. *Fire Protection System*

Existing Conditions:

- The existing building does not have an automatic sprinkler system.

Recommendations:

- Depending on the extent of the new work, an automatic sprinkler system may or may not be required.

E. BUILDING ELECTRICAL SYSTEMS

1. *Electrical Service & Power Distribution*

Existing Conditions:

- The Meeting Hall service is fed underground from a nearby utility pole rising up to a duplex meter stack and then entering the building. From there a 100A fused disconnect feeds the church panel and a dated I-T-E 'Pushmatic Electri- Center' main panel serves the town hall. In general, there is a wide variety of electrical equipment present in the meeting hall, with different generations of products added while minimal updates were made.
- The majority of the electrical equipment is believed to be approximately 30+ years old. There is a mixture of Bulldog, ITE and Square-D panels throughout the building.
- It was noted that one particular distribution center in the basement was a fuse box.
- Majority of electrical panels do not have a label warning of arc flash hazard.
- Original, dated wiring was present.

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Appendix C: RFS Engineering Greenfield Meetinghouse Existing Building Evaluation



Greenfield Meeting House Greenfield, NH Existing Conditions Assessment

- Wire appeared to be the primary electrical distribution method although some MC cable was present.
- Wiring was observed in ductwork and behind crown molding in the basement.
- Ungrounded panelboard connections were observed.

Recommendations:

- If major HVAC changes are planned to occur, and upgraded service to 200A+ is recommended.
- Tamper resistant receptacles will be needed in Sunday school areas.
- Utilize one standard company for all electrical distribution.
- The electrical service equipment is approaching end of useful life and replacement should be heavily considered.
- Fully grounded distribution system needs to be in place.
- A true dedicated electrical room should be planned for any future renovations.

2. Lighting

Existing Conditions:

- Lighting in the building is primarily a mixture of fluorescent and incandescent with most observed fixtures in the basement being T8 lamps. In the more ornamental areas such as the town hall and church area, incandescent candelabra lamps were used.
- Lighting controls are primarily toggle switches with no automatic controls to turn off lighting in unoccupied spaces.
- Majority of the exit signs appeared to be illuminated, although it did not appear that all exits were properly identified by exit signs.
- Life safety lighting is provided by emergency battery units (EBUs) with remote heads. It appeared some areas may not have adequate coverage. It was observed that there was no egress emergency lighting on the exterior of the building to include one basement exit and the rear exits.
- Some EBUs and remote heads appeared to be 20+ years old. Battery units should be inventoried and replaced as they reach the end of their useful life.

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Appendix C: RFS Engineering Greenfield Meetinghouse Existing Building Evaluation



Greenfield Meeting House Greenfield, NH Existing Conditions Assessment

- Additional emergency battery unit lighting will need to be added to sufficiently meet code. Ensure pathway lighting requirements are met. Survey existing emergency lighting and replace old and nonworking emergency lighting units.

Recommendations:

- Lighting should be upgraded. As part of lighting upgrades, it is recommended that additional lighting controls be added to comply with the energy code.
- The emergency lighting and exit signage should be supplemented to provide adequate coverage primarily in basement areas, stairwells, and Sunday school level.
- General lighting in stairwells does not appear to be adequate. Additional fixtures may be required.

3. *Fire Alarm System*

Existing Conditions:

- It appears that the fire alarm system has undergone a recent upgrade.
- It appears the system has been maintained/inspected regularly according to service sticker.
- Manual pull stations are not installed at all exits of the building.
- Spot smoke detection and horn/strobe notification devices do appear to have adequate coverage in most areas in basement and first level.
- It was observed that there was no smoke detection or notification in the attic level.

Recommendations:

- Additional notification devices are needed in backstage area, main entrance, Sunday school rooms and main church area.
- Additional pull stations needed at some exits.
- Smoke detection and notification will need to be in place in attic areas of the building.
- Maintain equipment to ensure proper operation.

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Appendix C: RFS Engineering Greenfield Meetinghouse Existing Building Evaluation

Mechanical

Electrical

Plumbing

Fire Protection

Civil

Structural

Technology

Lighting

Sustainability

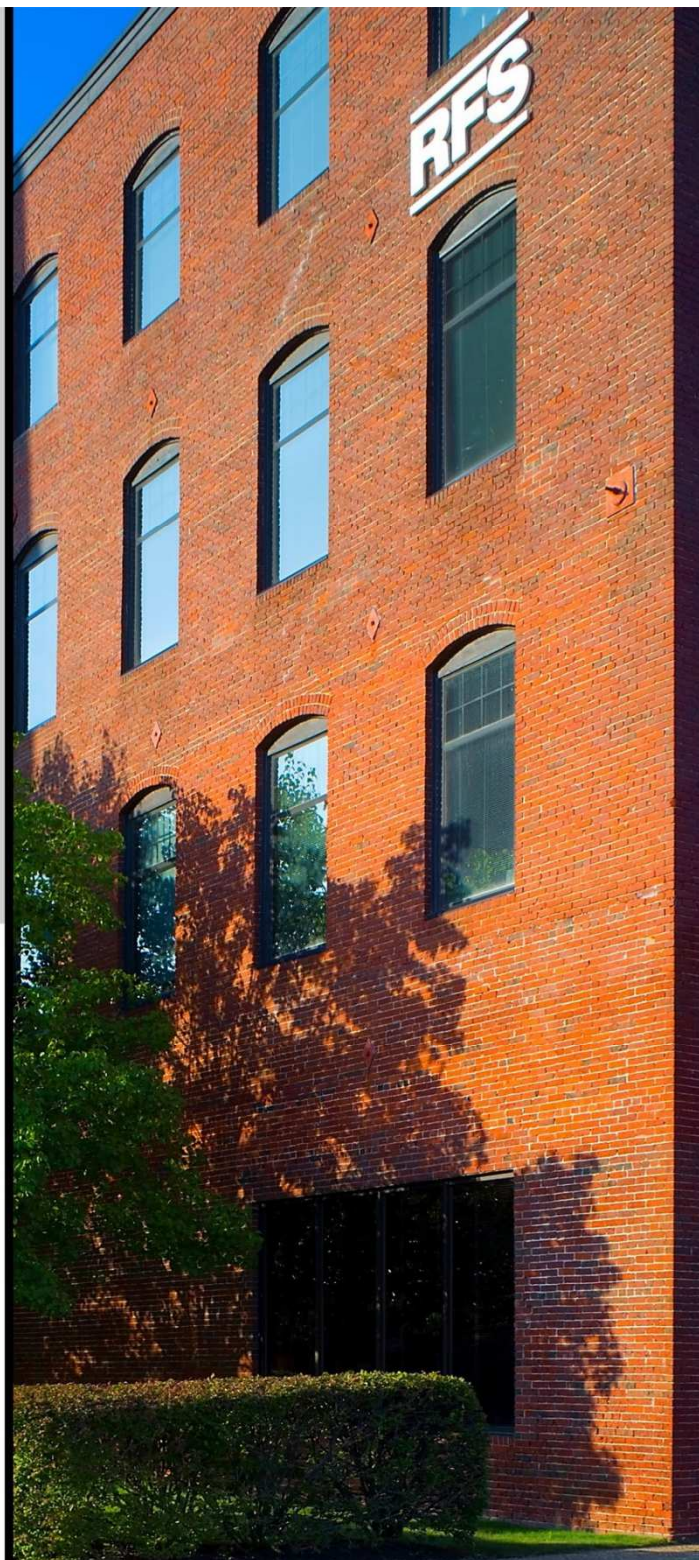
Commissioning



Rist-Frost-Shumway Engineering

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Appendix C: RFS Engineering Greenfield Meetinghouse Existing Building Evaluation

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Appendix D: Estimate from Sash & Solder Window Restoration

Greenfield Meeting House
775 Forest Road
Greenfield, NH



Hello Jared,

Patrick and I enjoyed our site visit at the meeting house. It's a beautiful time of the year to be in the area. Here are our thoughts regarding the stained glass windows:

As you may have heard and seen, these panels are huge. This obviously makes it more challenging to work on because of their size. But for the most part, they seem to be structurally sound. There are a lot more support bars than we normally see, likely because they are oversized. We noted some significant deflection at the bottom of one panel, minor deflection in others, and most of the tie wires have pulled away. This in particular should be noted as a sign of the need for a restoration sooner than later. Once the tie wires have pulled away from the panel, they are no longer supporting it, rendering the support bars useless.

We also noted cracks in the lead surrounding the borders. This lead will need replacement. But fortunately, we did not see many cracks within the interior lead of the panels. This leads us to believe that the windows likely do not need to be entirely re-leaded at this time. We can only truly evaluate the integrity of the lead once the windows are laid flat on our workbenches. But this is our opinion as of now.

The amount of broken glass is no more than normal for windows from this period. We are confident that we can find matching glass to replace the originals. A lot of glass appears to be Kokomo, and they have been continuously operating since 1888 in Indiana.

The windows within the sanctuary shouldn't be a problem to remove. They are installed from the interior. We checked with a tape measure in the stairwell and they will make it down and through. Which leads us to the narthex windows. No surprise, these 4 windows will pose a more significant challenge. They will need to be removed from the exterior. As far as we can tell, it's impossible to remove them from the interior because of the addition of the second floor. The removal will involve removing all the exterior casement trim and possibly cutting away the exterior stops. It's difficult to predict the exact steps until we are actually on the lift and opening up the trim. That said, I'm confident we can get them out in some way or another. We have many years of experience trying to figure out removals and installations. I can't think of a single project when we couldn't problem solve a removal. But for sure, a lift will be required.

Please let me know if you have any questions or need additional information before you meet with the town. Thank you for contacting us on this interesting project.

Tom Driscoll

Sash & Solder Window Restoration
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Appendices/Supplemental Information:

Appendix I: NPS Preservation Brief 33: The Preservation and Repair of Historic Stained and Leaded Glass

The National Park Service Preservation Briefs provide guidance on preserving, rehabilitating, and restoring historic buildings. This series of documents addresses specific common problems in historic preservation projects and offers guidance and recommended methods and approaches for rehabilitating historic buildings that are consistent with their historic character. A full list of the Preservation Briefs can be found on the National Park Service website at:

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

Several of the briefs are mentioned specifically in the Part IV: Recommended Rehabilitation Approach section of this report. To find these briefs in full, please refer to the website links below:

Preservation Brief 3: Improving Energy Efficiency in Historic Buildings, by Jo Ellen Hensley & Antonia Aguilar, 2011:

<https://www.nps.gov/tps/how-to-preserve/briefs/3-improve-energy-efficiency.htm>

Preservation Brief 9: The Repair of Historic Wooden Windows, by John H. Myers, 1981:

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

Preservation Brief 10: Exterior Paint Problems on Historic Woodwork, by Kay D. Weeks and David W. Look, AIA, 1982:

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

Preservation Brief 32: Making Historic Properties Accessible, by Thomas C. Jester & Sharon C. Park, AIA, 1993:

<https://www.nps.gov/tps/how-to-preserve/briefs/32-accessibility.htm>

Preservation Brief 33: The Preservation and Repair of Historic Stained and Leaded Glass, by Neal A. Vogel and Rolf Achilles, 2007:

<https://www.nps.gov/tps/how-to-preserve/briefs/33-stained-leaded-glass.htm>