



CARING FOR YOUR HISTORIC LIBRARY BUILDING

New Hampshire Library Trustees Association Conference

Manchester, May 27, 2026

Martha Cummings and Beverly Thomas



New Hampshire Preservation Alliance

The New Hampshire Preservation Alliance strengthens communities and local economies by supporting and encouraging the revitalization and protection of historic buildings and places.





HOW WE CAN HELP

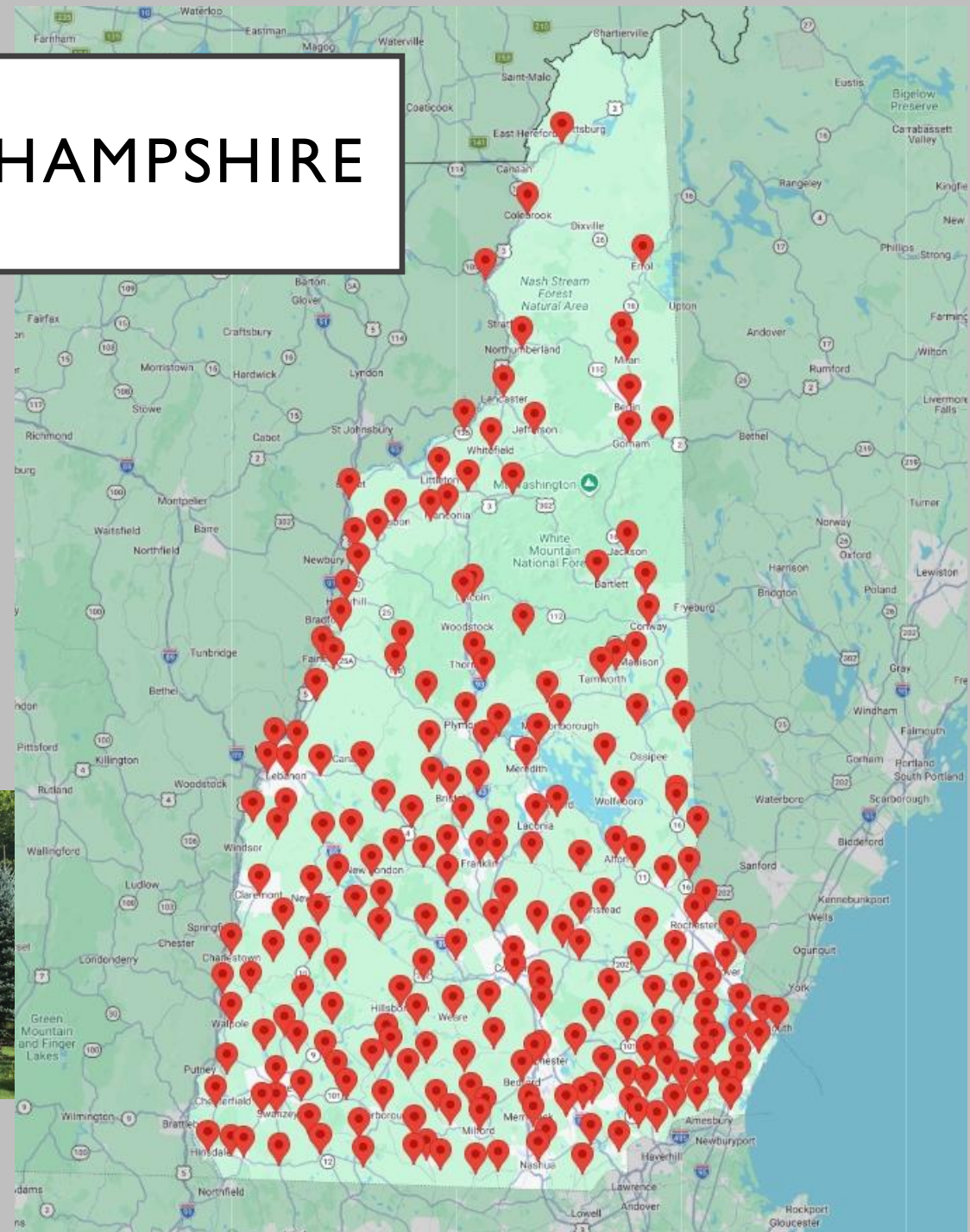
- Technical assistance
- Project coaching
- Funding and Information
- Training
- Mentoring
- Networking

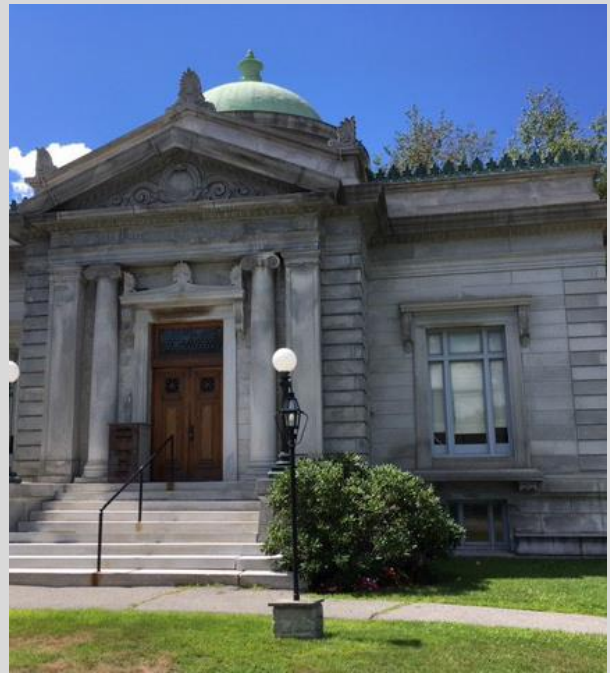




LIBRARIES ACROSS NEW HAMPSHIRE

- Active Public Libraries - 234
- Carnegie funded libraries – 9 public, 1 academic
- McLean & Wright designed libraries – 8 (2 Carnegie funded)
- Several communities have libraries that were once grand homes
- Brick, stone, wood, and stucco buildings











CARING FOR YOUR HISTORIC LIBRARY

Know

Know Your Property

Know

Know Your Needs

Know

Know Your Resources



KNOW YOUR PROPERTY

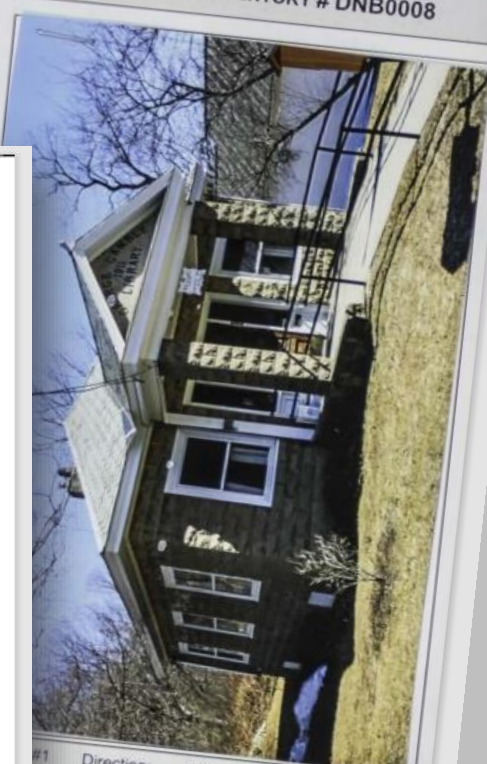
- Historic Register

New Hampshire Division of Historical Resources
last update 06/2015
INDIVIDUAL INVENTORY FORM

Page 1 of 9
NHDHR INVENTORY # DNB0008

Name, Location, Ownership

1. Historic name George Gamble Library
2. District or area _____
3. Street and number 29 NH Rt. 104
4. City or town Danbury
5. County Merrimack



AL60048 NR Ref # 10001086 12-27-2010
SP: 798729 237354 DMB No. 1024-0018 (Expires 5/31/2012)

NPS Form 10-900
United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property
historic name Shedd-Porter Memorial Library
other names/site number _____

2. Location
street & number 3 Main Street not for publication
city or town Alstead vicinity
state New Hampshire code NH county Cheshire code 005 zip code 03602-0209

3. State/Federal Agency Certification
As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:
 national statewide local
Elizabeth DeMurray 10/28/10
Signature of certifying official/Title Date
NH SHPO / NH DHR
State or Federal agency/bureau or Tribal Government
In my opinion, the property meets does not meet the National Register criteria.
Signature of commenting official _____ Date _____
Title _____ State or Federal agency/bureau or Tribal Government _____

4. National Park Service Certification
I hereby certify that this property is:

New Hampshire Division of Historical Resources
last update 09/2018
INDIVIDUAL INVENTORY FORM

Page 1 of 13
NHDHR INVENTORY # LIT0206

Name, Location, Ownership

1. Historic name Aaron Cutler Memorial Library
2. District or area _____
3. Street and number 269 Charles Bancroft Highway
4. City or town Litchfield
5. County Hillsborough
6. Current owner Town of Litchfield

Function or Use

7. Current use(s) Library
8. Historic use(s) Library

Architectural Information

9. Style Tudor Revival
10. Architect/builder William M. Butterfield Co.
11. Source Litchfield Town Reports (Ref #6)
12. Construction date 1924
13. Source cornerstone, LHS (Ref #1), NRPC (Ref #2)
14. Alterations, with dates 2001-2002 Elevator and stairway added

15. Moved? no yes date: _____

Exterior Features

16. Foundation poured concrete with stone fill
17. Cladding brick
18. Roof material slate
19. Chimney material brick
20. Type of roof gable
21. Chimney location rear gable end

35. Photo #1 Direction: W
36. Date July 29, 2017
37. Reference (file name or frame#): _____





KNOW YOUR NEEDS

- Historic Building Assessment



Condition Assessment of the Mt. Caesar Union Library

628 Old Homestead Highway, Swanzey, New Hampshire

By

Katie Sutherland, kes ARCHITECTS &
Mae H. Williams, Preservation Consultant

Completed June 2019



The Pillsbury Free Library
18 East Main Street
Warner, NH

Prepared By:
Sheerr McCrystal Palson
Architecture, Inc.
30 South Main Street
Building Two, Suite 401
Concord, NH
03301

February 2014



Building Condition & Historic Assessment of the Pillsbury Free Library Warner, New Hampshire



Condition Assessment of the Haverhill Library Building

67 Court Street, Haverhill, New Hampshire 03765

By

Katie Sutherland, kes ARCHITECTS &

Lynne Monroe and Laura B. Driemeyer, Preservation Company

June 9th 2020

Draft

SECRETARY OF THE INTERIOR'S STANDARDS AND GUIDELINES

- Go-to guidance for stewardship
- Required for easements, preservation grants, other oversight agencies
- Can be adopted as institutional standard



The Secretary
of the Interior's
Standards for
Rehabilitation &

Illustrated
Guidelines
for
Rehabilitating
Historic
Buildings



KNOW YOUR RESOURCES

- Board/Capacity
- Friends Group
- Donors
- Patrons / Members
- Partners
- Funders/Grants
- Contractors





MAINTENANCE PLANNING

- Maintenance Plan – Critical
- Annual Monitoring
- Budgeting

GENERAL BUILDING MAINTENANCE PLAN FOR PRI PROPERTIES				
Site Name:				
EXTERIOR				
LANDSCAPE/SITE				
Item	Task	Completion Schedule	Date Completed	Notes
Walkways	Inspect for lifting, broken, or loose surfaces	Semi-annually, or during regular visits		
Retaining or freestanding walls	Look for failed mortar, cracks, bulging, or other signs of structural failure	Semi-annually, or during regular visits		
Trees	Ensure that they are not threatening the structures	Semi-annually, or during regular visits, and after a storm		
Lighting	Visually inspect, replace covers or bulbs where needed	Semi-annually, or during regular visits		
Irrigation system	Check for faulty lines, heads, water distribution	During irrigation start ups; periodically when running whenever possible		



WHAT TO LOOK FOR: EXTERIOR







WHAT TO LOOK FOR: EXTERIOR

- Moisture





MOISTURE: GRADING/DRAINAGE







EXTERIOR: VEGETATION







EXTERIOR: MASONRY





MASONRY: MORTAR MISMATCH





WHAT TO LOOK FOR: INTERIOR

- Moisture





WHAT TO LOOK FOR: INTERIOR

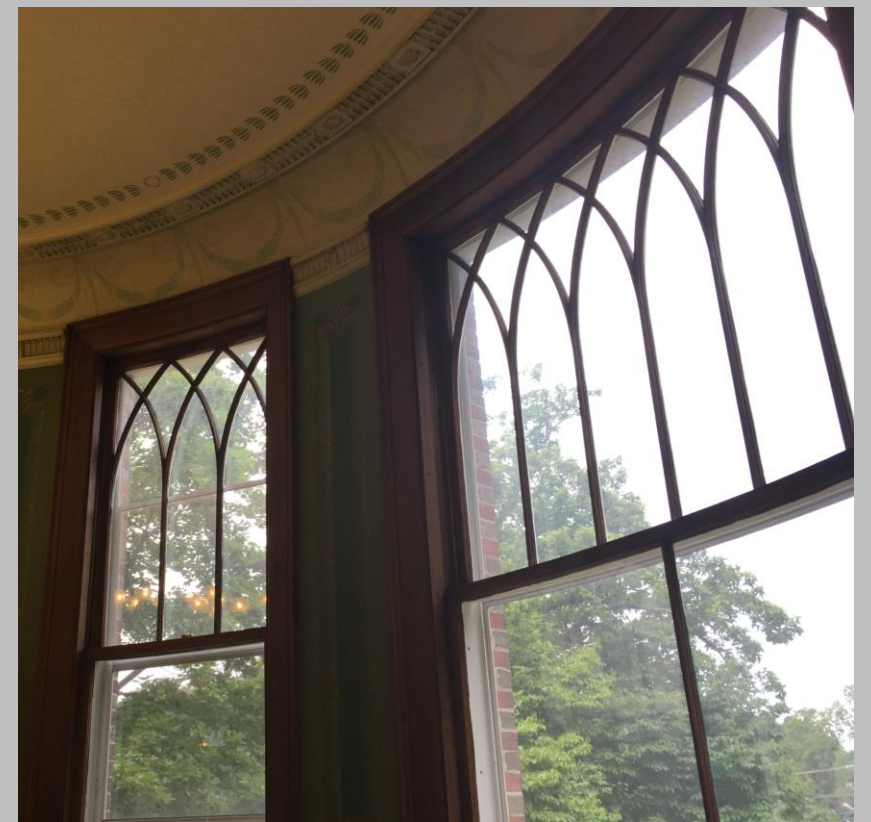
- Pests





NEW HAMPSHIRE
PRESERVATION ALLIANCE

WINDOWS...



...AND STORMS





SYSTEMS





REVERSIBLE ACTIONS

- SOI Guidelines for Rehab
- Best Practice
- Avoid changes that can't be reversed in the future





ACCESSIBILITY

- ADA is a civil rights law
- Inaccessibility impacts not just people with disabilities
- Meeting ADA can be done in multiple ways

A screenshot of the New England ADA Center website. The page features a navigation menu with items like "The ADA", "About Us", "Trainings & Events", "Resources", "Tools & Topics", "Our Research", and "Data on Disability". A search bar is present with a "Search" button. A prominent green banner asks "Do You Have an ADA Question?". Below this, a call to action provides a phone number (1-800-949-4232) and an email address (ADAinfo@IHCDesign.org). The "Our Work" section is partially visible, starting with a paragraph about the center's role in the ADA National Network. A sidebar menu on the left shows "About Us" expanded with sub-items: "Our Work", "Our Staff", and "State Affiliates". A chat window in the bottom right corner says "Welcome back, let us know if you have any questions." and has a "Write a message..." input field.

New England **ada** Center
A Project of
Institute for Human Centered Design

Do You Have an ADA Question?

Search Search

The ADA About Us Trainings & Events Resources Tools & Topics Our Research Data on Disability

About Us
Our Work
Our Staff
State Affiliates

Have an ADA Question? Call 1.800.949.4232 Email us at ADAinfo@IHCDesign.org

Coming Soon

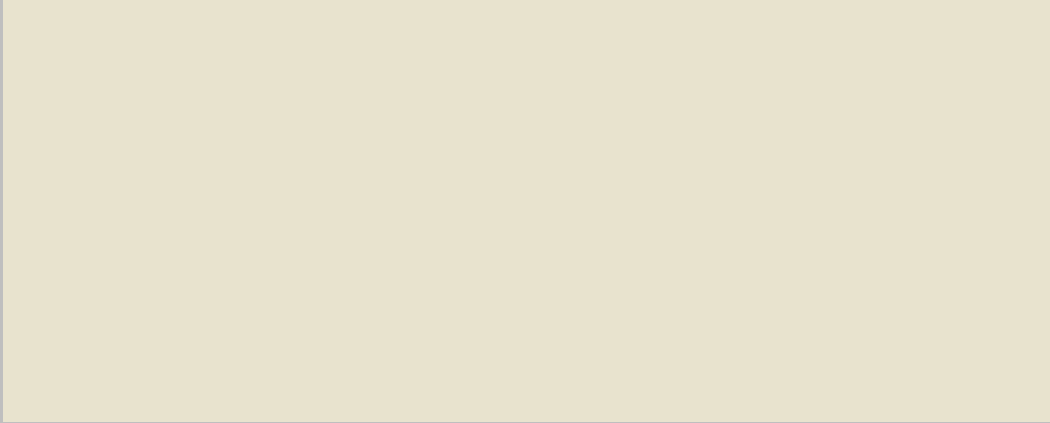
Our Work

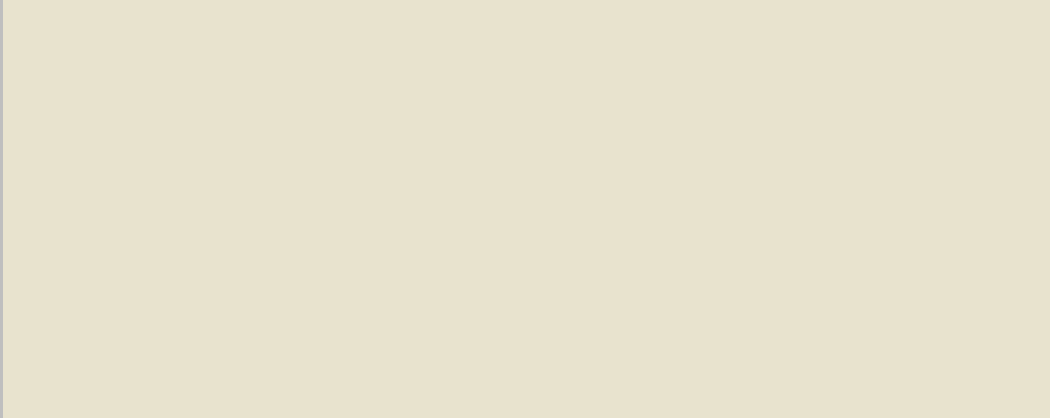
The [Institute for Human Centered Design's](#) New England ADA Center is one of the 10 regional ADA centers that make up the ADA National Network. Each center provides guidance, training, resources and research on the Americans with Disabilities Act to help people understand and use the law.

- ADA Information
 - Our ADA specialists provide guidance on the ADA. You can contact us through our toll-free phone number [1-800-949-4232](tel:1-800-949-4232) for people who live in Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island and Vermont.
 - Submit a question through our [Online Form](#)
- Trainings, Web Courses and Events (live) on all aspects of the ADA including current topics such as the ADA and COVID-19, and the ADA,

Welcome back, let us know if you have any questions.

Write a message...







ADAPTING FOR CLIMATE CHANGE

- More intense and frequent rain events
- Hotter summers/warmer winters

Affects Older Properties:

- Shedding more water faster
- Cooling buildings
- Structural/roof loading



THE SECRETARY
OF THE INTERIOR'S
STANDARDS FOR
REHABILITATION &

GUIDELINES
ON FLOOD
ADAPTATION FOR
REHABILITATING
HISTORIC
BUILDINGS

NEW FOUNDATION

RECOMMENDED	NOT RECOMMENDED
<p>Using creative design techniques to minimize the perception of the change in height and appearance of the foundation of the historic building where compatible.</p> <p>Creating an illusion of solidity in tall open foundations by installing louvers or traditional lattice between piers or posts.</p> <p>Creating an illusion of a shorter foundation in wood-clad buildings by lowering the transition point from visible foundation materials to siding or weatherboard.</p>	<p>Designing new foundation treatments that mask the change in elevation to a point that alters the historic proportions of the building and changes its historic character.</p>
<p>Installing flood vents in solid foundation walls. Reusing historic foundation vents in highly visible locations where feasible.</p> <p>Selecting a compatible design and placement for new vents, or painting vents to blend with the foundation material.</p>	<p>Installing flood vents in a haphazard pattern or in locations that compete with the architectural rhythm or historic character of the building.</p>



(a) Photo: Courtesy of Julie Nucci and James Overhiser



(b) Photo: Courtesy of Julie Nucci and James Overhiser



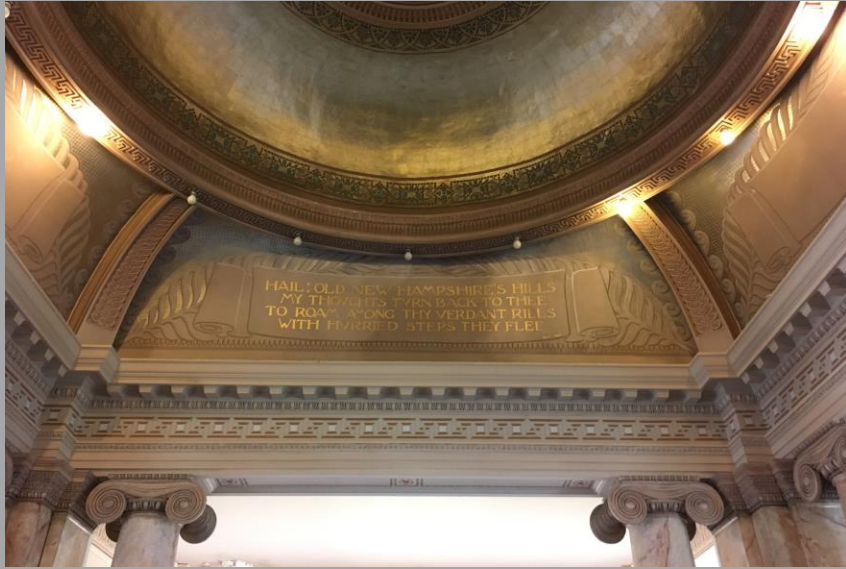
(c) Photo: Courtesy of Julie Nucci and James Overhiser

[87] This Greek Revival temple-front residence in Oswego, NY, was flooded in 2011. The building sits close to the ground, with little visible foundation, and it was substantially elevated to reduce flood risk. In this case, the lot size, massing, and style of the property enabled it to be raised on a new plinth foundation. This compilation of images shows (a) the original location; (b) during the flood, which inundated the first floor; and (c) after the building was repaired and elevated to its new height. The treatments to visually minimize the new height include a new foundation with flood vents and a change in the new stair design and materials: stone at the first run of stairs, then wood above a landing, that breaks the stairs into two smaller runs. Plantings and new fill also help disguise the change in height.



UNIQUE FEATURES: SPECIAL CARE









GRANT FUNDING

- LCHIP
- Moose Plate (Arts Council and Division of Historic Resources)
- 1772 Foundation thru NH Preservation Alliance (private non-profit libraries)
- CDFA tax credits
- Bank foundations
- Charitable gaming (private, 501c3 libraries)
- *Northern Border*

Two 2024 LCHIP recipients: Gilmanton Iron Works and Goffstown Libraries





RE-CAP
CARING FOR YOUR
HISTORIC LIBRARY

Know

Know Your Property

Know

Know Your Needs

Know

Know Your Resources

The background of the slide is a photograph of an ornate, domed ceiling. The ceiling features a central stained glass window with a fan-like pattern of circular panes. The surrounding structure is composed of multiple layers of decorative moldings and ribs, creating a complex, geometric pattern. The overall color palette is warm, with shades of beige, cream, and light blue. The lighting is soft, highlighting the intricate details of the architecture.

QUESTIONS & DISCUSSION



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603.224.2281

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LIST OF RESOURCES

- [New Hampshire Preservation Alliance](#)
- [Community Landmarks Financial Resources — New Hampshire Preservation Alliance](#)
- [The Secretary of the Interior's Standards for the Treatment of Historic Properties: Rehabilitation as a Treatment and Standards for Rehabilitation \(U.S. National Park Service\)](#)
- [Technical Preservation Services \(U.S. National Park Service\)](#)