

EDI-Special Project No. B-05-SP-NH-0171

**NEW HAMPSHIRE'S
FIRST STATE HOUSE
PLANNING PROJECT**

FINAL REPORT



Model depicting the existing 18th-century elements of New Hampshire's First State House. *TMS Architects*

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EXECUTIVE SUMMARY

New Hampshire's First State House Project has been a planning project to explore the resource's value as a historical artifact and potential catalyst to heritage tourism in New Hampshire, and to determine the best use or uses of the resource based on a series of targeted studies and public comment. Supported by an Economic Development Initiative (EDI) grant from the Department of Housing and Urban Development (HUD), the project has been overseen by the New Hampshire Division of Historical Resources (NHDHR).

New Hampshire's First State House was built in 1758 in Portsmouth as the seat of New Hampshire's colonial government. Dismantled in 1836 following the decades-earlier move of the state capitol out of Portsmouth, one third of the deteriorating building's frame was removed to Portsmouth's Court Street and survived after being sold to a private owner who converted it into a townhouse. In 1969, the State of New Hampshire purchased the building for restoration by Strawberry Banke Museum and moved it to the museum property. After two decades of delay and changes in the museum's mission, the structure was deconstructed and removed from Strawberry Banke Museum in 1990. An historic structures report was prepared and the building elements marked, placed into storage, and moved to Concord, New Hampshire.

Since its inception, the project has involved compiling and assessing extensive information about the condition and extent of the resource currently dismantled and in storage, its interpretative potential, and the economic viability and benefit potential of various interpretation options. A final recommendation for pursuing a plan of action to share New Hampshire's First State House with its citizens and visitors was made based on these professional assessments and the public's responses and comments. In addition, the short-term storage conditions of the resource have been upgraded to maintain the resource while plans to implement proposed uses are developed as a follow-up to this planning project.

The final recommendation is a phased, multi-component approach that uses the First State House to supplement and support historic sites and stories around the state. The first phase would be an exhibit installed within a large existing space, with the potential to use major framing members as a sculptural display alongside interpretive exhibit materials. The second phase would involve permanent exhibits in the State House Visitors Center in Concord and at the Wentworth-Coolidge Mansion in Portsmouth, two existing state sites with close ties to the history of the First State House. An online presence related to these exhibits and small traveling exhibits round out the proposed interpretation opportunities, extending the benefits of the project throughout the state and beyond. Although full reconstruction of the First State House was often discussed as a re-use option in the past, it is not recommended within this report for reasons summarized on pages 11-12.

These collective components use the resource to create greater opportunities for the public throughout New Hampshire to enjoy and benefit from the resource's history and values, with a strong potential to be economically viable. Among numerous identified potential benefits, the recommended approach could build interest in the related history of the First State House and of the state, make the history of the First State House relevant to today, leverage current site visitorship with the potential for increasing visitors at existing state sites, build partnerships with related nearby sites and between state agencies in meeting stewardship responsibilities of state historic sites and collections, and develop partnerships with New Hampshire's communities.

PROJECT ACKNOWLEDGMENTS

The HUD EDI grant would not have been possible without the support of Senator Judd Gregg and the advocacy of the City of Portsmouth and its Blue Ribbon Committee. The project could not have been completed successfully without the dedication of the NHDHR project team: Elizabeth H. Muzzey, James L. Garvin, Peter Michaud and Deborah Gagne. New Hampshire Department of Cultural Resources Commissioner Van McLeod and the DCR Business Office including Kathleen Stanick, Shelly Angers, and Linda Cilley provided invaluable support. Many thanks go to the state agencies that have helped with the project and with the stewardship of the resource, particularly the New Hampshire Department of Transportation and the New Hampshire Department of Corrections moving services project teams. Project consultants from Cultural Heritage Research Services, Inc., TMS Architects, The Cherry Valley Group, Inc., ConsultEcon, Inc., and Stephen Gianotti provided the project with critical professional expertise. Appreciation also goes to the project's volunteers, participants in public meetings and surveys, and Plymouth State University, Strawberry Banke Museum, the Portsmouth Historical Society and the Kimball Jenkins Estate for hosting project meetings.

ADMINISTRATIVE HISTORY

The State of New Hampshire was awarded this EDI-Special Project grant in February 2006. The grant agreement became effective on May 18, 2007. A Special Projects Director with the New Hampshire Division of Historical Resources managed the project between November 2006 and July 2008. No work was completed on the project for more than a year until a second Special Projects Director could be hired in April 2010 to complete it.

When the project resumed in 2010 the NHDHR requested and received approval to alter the grant's budget line appropriations to reflect elements and requirements of the project that had changed during the on-hold period. In June 2011, the NHDHR requested an expiration date extension of eighteen months to make up for most of the time the project was on hold. Unfortunately, HUD replied that extensions for Special Project grants are not permitted. Despite a constricted schedule, the project's goals and requirements were met by the grant's original May 18, 2012 expiration date.

PROJECT GOALS

Although the general goal of the planning project remained intact—to stabilize the First State House remnants and determine how to sustainably interpret the resource as a historical artifact in a way that would support cultural and heritage tourism—during the duration of the project there were necessary changes in how that goal was interpreted.

When this planning project was conceived in 2005 and the grant awarded in 2006, the principal activities laid out in the project plan were intended to compile the information necessary to make a final assessment of how best to restore and interpret a historically significant resource and enhance cultural and heritage tourism in southeastern New Hampshire. At the time

there was an underlying assumption that the exploration of the “building's value as a historical artifact and a catalyst for heritage tourism” would compliment the development of a plan for the “reconstruction, use, administration and maintenance” of New Hampshire’s First State House leading toward the potential reconstruction of the structure as a visitors’ center in New Hampshire’s Seacoast Region (NHDHR 2005). Through 2008, the project included but was not limited to studying the possibility of that option. Since that time, however, other organizations have stepped up their efforts to promote heritage tourism in the Seacoast, fulfilling that purpose.

When the project commenced again in 2010, the study to evaluate ways in which the history and values of the resource could benefit New Hampshire was clearly and intentionally broadened beyond the visitors’ center focus. With HUD’s approval in October 2010, the project’s tasks shifted away from exploring reconstruction as a visitors’ center in the Seacoast toward exploring ways to create greater opportunities for the public throughout New Hampshire to enjoy and benefit from the resource’s history and values.

PROJECT PROGRESS

2006-2008

Between November 2006 and July 2008 NHDHR hired a Special Projects Director and finalized the grant agreement, and advertised for and contracted with two consultants (building conservator and historic architect). A conditions assessment report was completed and architect’s tasks begun, and extensive coordination took place with interested parties, the public, and the media. In addition, a Request for Proposals was issued for preparation of an interpretive assessment, however, a consultant was not hired at the time.

2008-2010

With the position of project director vacant beginning in July 2008, no active work was done on the project during this period.

2010-2012

Upon the hire of a new Special Projects Director in April 2010, project activities recommenced with a thorough review and reevaluation of the grant, confirmation of the status of work products completed or begun by 2008, and a request of HUD to approve adjustments to the project’s tasks and budget allocations. The architect’s tasks were completed, and two consultants were advertised for and contracted with who completed an interpretation assessment report and an economic assessment report. In addition, a consultant was contracted with to moderate a series of public information and input sessions which took place in 2011 and 2012. Public information coordination included extensive changes and additions to the project’s webpages. A full-day roundtable meeting of the project team resulted in final recommendations for New Hampshire’s First State House. In addition, the building elements were transferred from a severely deteriorated trailer to an upgraded, ventilated and more secure model, resulting in improved storage conditions for the resource (Appendix A). In 2011 the terminology used to refer to the resource in question shifted from Old State House to First State House, which is why there are inconsistencies in the resource’s name within this report and across the study’s various

materials. New Hampshire's First State House is the first purpose-built government building in New Hampshire, and the use of "first" differentiates the building from the current state house which features the oldest continuously used legislative chambers.

OVERVIEW OF INFORMATION COLLECTED

Discussions of "best use" were informed by targeted studies and public comment throughout the planning project. Extensive information was compiled, clarified, and analyzed by the project team and shared with the public and potential stakeholders in an effort to:

- understand exactly what building elements remain of New Hampshire's First State House.
- assess the current physical condition of the remaining building elements and their potential for reuse.
- consider the interpretive stories the resource can tell and the various ways those stories could be shared with the public.
- determine the economic viability and community benefits of various interpretation and reuse options for New Hampshire's First State House within the context of historic preservation, heritage tourism, and other historic attractions in New Hampshire.

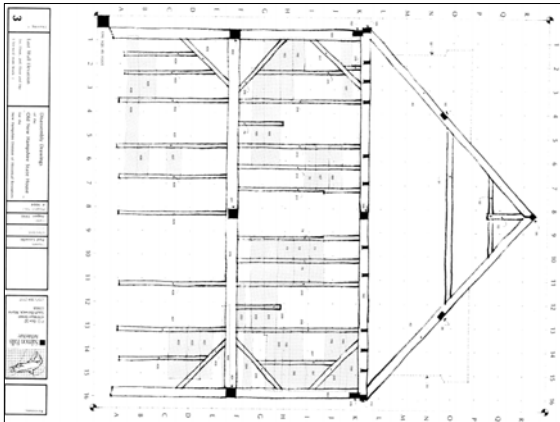
New Hampshire's First State House History and the Struggle to Preserve It

Extensive files covering approximately eighty years of various well-intentioned attempts to relocate, rebuild, preserve, and reuse the remnants of New Hampshire's First State House were examined and processed. These materials are on file at the New Hampshire Division of Historical Resources in Concord, New Hampshire. Key early moments during this time-frame include a proposal in the 1930s to re-build the state house as part of a proposed Works Progress Administration slum-clearance project, a proposal in the 1950s by the founders of Strawberry Banke, Inc. to acquire and rebuild the state house as part of a proposed group of historic buildings, and the subsequent 1960s purchase by the State and move of the structure to the Strawberry Banke property. Later efforts included studies conducted in the 1980s, a bill introduced in 1988 for reconstruction of the building as a museum by the state, the removal of the building from Strawberry Banke in 1990, and the creation and activities of the City of Portsmouth's Blue Ribbon State House Committee between 1998 and 2008. A timeline for the resource summarizes both the history of the structure and the history of its stewardship challenges (NHDHR 2012; Appendix B).

Architectural Drawings and Models

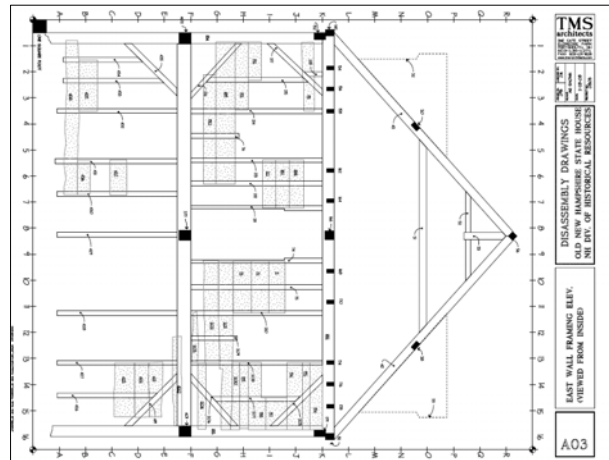
The architects' tasks in the current project included digitizing blue-print drawings that had been prepared during the deconstruction of the structure in 1989-90. Now digitized in AutoCAD and PDF formats, these drawings are available for a variety of purposes, including research and exhibition. The digitization of the original blue-print drawings also allowed for the conversion of the 2-dimensional drawings into 3-dimensional digital models, a conversion that proved critical to understanding the limited remains of the structure the State of New Hampshire has in its stewardship. The digitization and 3-D conversion of the drawings had an unexpected value as well, as errors in the original drawings were discovered and corrected.

Digitization also included development of conjectural models depicting, as best as possible, what a reconstructed building might look like in a variety of settings. These were particularly useful to understand the scale of the structure.

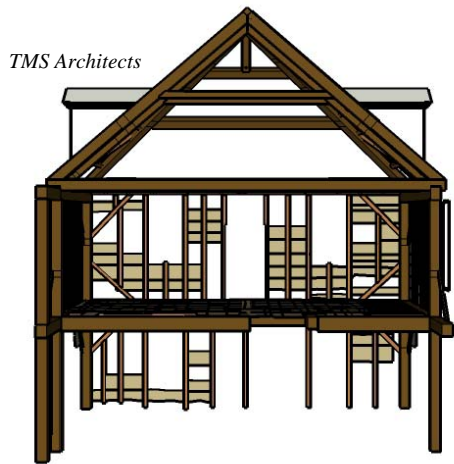


Blue-print drawing; ca. 1990. *Salmon Falls Associates*

AutoCAD drawing; 2011. *TMS Architects*



The preparation of these digital materials revealed to the project architects that “there was insufficient physical evidence to allow for an accurate reconstruction of the Old State House as defined by the Secretary of the Interior’s Standards for Reconstruction . . . and how difficult it is to plan for a reconstruction of a lost property without sufficient documentation or physical evidence” (Merkle 2011; Appendix C). The primary goal of the Standards for Reconstruction is “to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property” (National Park Service 2001; Appendix D).



TMS Architects

Conditions Assessment

The project’s architectural conservator conducted a full assessment of the physical condition of each remaining architectural element of the eighteenth-century structure. The elements were removed from storage for the first time in 17 years, photographed, evaluated in relation to a variety of potential deleterious conditions identified by the conservator, and assessed for appropriate repair and reuse options. A substantial amount of materials in storage were not evaluated because they dated to later periods and uses of the building not associated with the State House.



Conservator during materials evaluation; 2007.
NH Division of Historical Resources

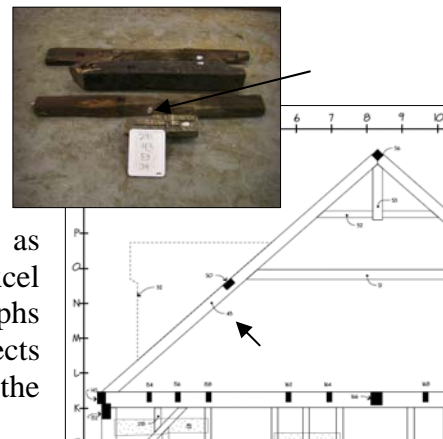
The conditions assessment revealed that “the extant elements of the Old State House retain high integrity and are generally in good condition, [however] it is important to note that the remaining elements do not comprise a building on their own.” The report concludes:

A large portion of the original Old State House, approximately two-thirds of the original building, is entirely missing. Additionally, a number of elements are missing from the extant section of the Old State House, including, but not limited to: the window sash, all interior wood trim, most exterior wood trim, all interior plaster, interior and exterior doors, exterior porches, interior cabinets and shelves, and shingles. As a result, any reconstruction of the Old State House using the extant elements would be largely incomplete.

In general, the framing materials are in good condition and can be reassembled with some intervention. The wall and roof sheathing materials tend to be in poor condition, although they could be integrated into an exhibit with little intervention. The floorboards are generally in excellent condition and require little intervention. The windows and dormers can be reinstalled, although the missing elements would require reconstruction. It is feasible [preliminary recommendation by conservator, not architect or engineer] to reassemble the existing eighteenth-century elements in their original configuration.

Based on the review of the previous studies and the analysis of the 2007 conditions assessment data, it is the opinion of CHRS, Inc. that the elements from the Old State House would best be used as an exhibit or within an interpretive context. To reintegrate the extant elements within a building would necessitate that the majority of the elements be covered or sheathed with modern replacement materials. This would leave visitors to experience the Old State House as a reconstructed building rather than viewing the authentic colonial elements of the building (Miller 2008:12).

Each physical element assessed during this study had been identified during the 1989-90 deconstruction with a numbered metal tag corresponding to keyed blue-print drawings. These drawings were those digitized by TMS Architects as part of this project. The numbers link each element to their location in the digitized 2-dimensional drawings and 3-dimensional models, as well as to data in the conditions assessment Microsoft® Excel spreadsheet and accompanying documentation photographs (Appendices C and E). Combined, the work of the project architects and the conservator revealed a brand new understanding of the extant materials in storage.



Conservator photo with metal tag and the corresponding key on drawing.
CHRS, Inc. and TMS Architects

Interpretation Assessment

The interpretation assessment evaluated the interpretive potential of the First State House, with recommendations for engaging and relevant interpretive models for the architectural elements. Through research, interviews and discussions, a wide range of interpretive stories and themes that could be conveyed by the resource were compiled. A selection of five possible interpretive models, narrowed down from a longer list of ideas after project team and public

discussion, were developed and evaluated within the context of potential audiences and markets, current trends in museum education and interpretation, best practices in historic preservation, potential partnerships and competitors, and operational requirements, among other factors.

The five models include:

- New Hampshire's First State House Historic Site [Scenario #1]
- New Hampshire's First State House Partial Reconstruction [Scenario #2]
- New Hampshire's First State House Exhibit [Scenario #3]
- Virtual First State House Museum [Scenario #4]
- First State House History Center for Civic Engagement [Scenario #5]

Each of the five interpretive models evaluated within the report is presented within an interpretive framework that outlines the model's plan, programs, and requirements. Each concludes with a full analysis and recommendation based in part upon larger contextual factors as noted above (The Cherry Valley Group 2012; Appendix F).

Of the five models, "The Cherry Valley Group recommends that two distinct interpretation options be considered for further exploration as the future use of New Hampshire's First State House. One, an actual physical use of the historic resource, is the First State House Exhibit [Scenario #3]. The other, a virtual use of the resource, is the First State House History Center for Civic Engagement [Scenario #5]." The report states:

The First State House Exhibit provides for the most physically direct and publicly accessible use of the historical resource itself, while best adhering to the accepted standards and best practices of historic preservation and interpretation. This scenario engages the visiting public with the actual surviving eighteenth century historic fabric of the building and then assists the visitor in visualizing what the First State House may have looked like and how it functioned throughout history. The option has the capacity to present content related to all of the historical themes identified in this assessment, and do so through a multiple set of interpretation techniques. The exhibit is intended to be an immersive, exciting experience that presents the object and the history of New Hampshire's First State House in a way that is appealing to the broadest number of resident and travel visitors. It would appeal to the important family segment of the market primarily because its multi-media aspects would engage a youth audience in a way that the typical historic house/site does not. The exhibit has the potential to become a signature destination attraction, with the type of appeal that is more associated with a science center than a history museum. It would stand apart from the typical tour-based historical interpretation experiences that are now commonly available in the region. The First State House Exhibit has a greater potential to drive heritage tourism than the other scenarios, which can help boost attendance to the existing historical properties in the region.

Although both of the options that utilize virtual components are appropriate and viable interpretation uses of the cultural resource, the First State House History Center for Civic Engagement scenario is a preferred "push" model for interpretation and audience involvement. Rather than provide interpretation opportunities that audiences may seek out at a single physical location, it has

strategies that seek out the audiences and deliver the interpretive content to diverse audiences in their own communities. This outreach includes an internet-based interactive forum and resource center, as well as an interdisciplinary traveling exhibit.

The historical content and themes explored by the Center are viewed not simply as stories of the past, but approached as opportunities to actively impact the present and future. It is a model for forward-looking interpretation as it seeks to engage a broad set of audiences that are less likely to attend history museums, such as young adults, high school students, or recent immigrant populations. It does this by showcasing modern relevancies to the history of New Hampshire's colonial government—providing links to today's issues that can be informed by the experiences of the past. The Center engages audiences with a number of presentation and interaction techniques—some very traditional and others designed to meet the needs of future generations. The First State House History Center for Civic Engagement provides opportunities to create a dialog with and among the audience—allowing them to define the meaning of the past and inform the direction of the future. This interpretive option for the First State House has a mission that uses history to achieve a clear outcome—to improve civic education in New Hampshire, and to engage citizens in their communities and government (The Cherry Valley Group 2012:80-1).

The interpretation assessment succinctly compiles and evaluates a wide variety of previously suggested and newly formulated ideas for sharing New Hampshire's First State House with its citizens and visitors. Importantly, for the first time these ideas have been assessed within a broader context of museum trends, audiences, and operational requirements. Furthermore, much of the contextual information compiled for this report can be used by other organizations in New Hampshire in support of their heritage and cultural endeavors to the benefit of existing historic sites and resources and their visitors/users.

Economic Assessment

The economic assessment provides a “realistic evaluation of the economic viability” of the five interpretive models assessed in detail in the interpretation assessment report prepared by The Cherry Valley Group. As such, ConsultEcon, Inc.'s approach was to write the economic assessment as a companion document to that report. While the economic assessment significantly expanded research and discussions of topics raised in the interpretation assessment such as markets, partnerships/competition, and operational requirements, it also introduced research and analysis of additional economic, fiscal, and socio-economic factors critical in determining economic viability of each interpretation scenario (ConsultEcon, Inc. 2012; Appendix G).

A thorough section on market context provides extensive background information regarding location characteristics and resident and tourist markets in the Seacoast and Merrimack Valley regions specifically, and New Hampshire as a whole. Additional background information includes a detailed review of regional attractions in these two regions (chosen as they've been identified as logical locations for interpretation scenarios with physical locations), as well as an overview of projects in the United States similar to those presented as potential options for the First State House.

As the overview of current trends in museum education and interpretation provided in the interpretation assessment report will be useful to other New Hampshire stewards of historic sites and resources, the background information provided in the economic assessment will be useful well beyond the needs of this project, for the benefit of organizations currently contributing to New Hampshire's heritage and cultural tourism industry. The report has already proven useful to one Portsmouth organization, the Portsmouth Historical Society, which requested it shortly before its official publication.

For the purposes of New Hampshire's First State House project, the economic assessment report evaluates each of the five potential interpretation scenarios introduced in the interpretation assessment report, with particular attention to analyses of location, market support, staffing requirements, operating costs, revenue opportunities, organizational requirements, support for historic preservation and heritage tourism, and potential for economic, fiscal, and community benefits.

ConsultEcon, Inc.'s summary recommendation reports that:

Based on the summary evaluation of economic viability and the attraction success factors, Interpretation Scenarios #3, #4 and #5 [see above], or some combination of the three that involves a permanent state house exhibit (for a period of several years), an online exhibition (indefinitely available), and a set of traveling exhibitions, are the most economically viable scenarios. Scenarios #1 and #2 are not recommended because of their high capital and operating expenses that require greater levels of public and private support that may not be adequately sustained in the future.

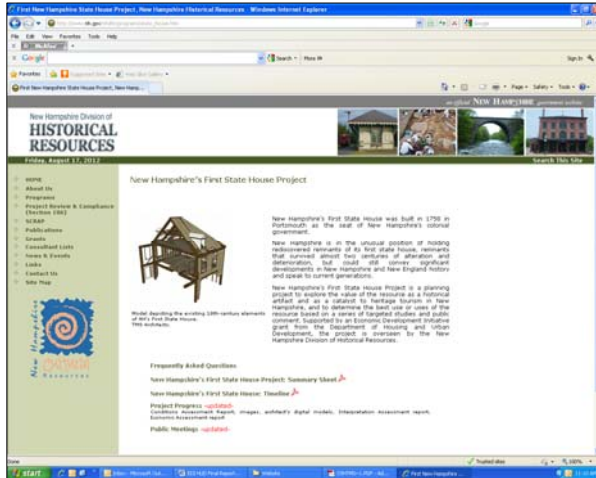
An important distinction must be made about the nature of capital and operating expenditures in an interpretive framework. Because it is a capital project, with minimal maintenance and programming requirements, Scenario #3 has limited ongoing operating needs after one time development. Online and traveling exhibitions as proposed in Scenarios #4 and #5 are also capital projects; one-time expenditures for development. Their operational requirements are driven by organizational infrastructure and program concepts that build on these core initial exhibitions to establish and advance digital collections. The organizations established by the Interpretation Scenarios are conceptual in nature and do not exist. However, they would not have to in order for an online or traveling exhibition to be created by an existing organization (ConsultEcon, Inc. 2012:V-16-17).

A second goal of the report is to "provide a qualitative assessment of how [New Hampshire] as a whole can increase positive economic impacts of historic preservation and heritage tourism-related activities, using the Interpretation Scenarios of the First State House as a case study example" (ConsultEcon, Inc. 2012:I-1). No comprehensive study of the economic impact of historic preservation and heritage tourism has been completed for the State of New Hampshire to date and such a study is well outside of the scope of this project. Despite these limitations, ConsultEcon, Inc. compiled and evaluated relevant information that has been produced in the state and made recommendations for a number of state-level policies and programs that have the potential to increase the positive economic impacts of historic preservation and heritage tourism

activities in New Hampshire (Appendix H). The resulting information, analysis, and recommendations are critical to any discussion of historic preservation, heritage tourism, and historic site/resource stewardship in the state.

Project Website

New Hampshire's First State House website has evolved over time to become the go-to public source of information regarding the project, the resource, and other widely-useful information compiled during the course of the project. The website was developed to disseminate project work and information to a wide audience for purposes including informed project discussions and public comment, transparency of project progress, and research outside of the limits of the First State House planning project.

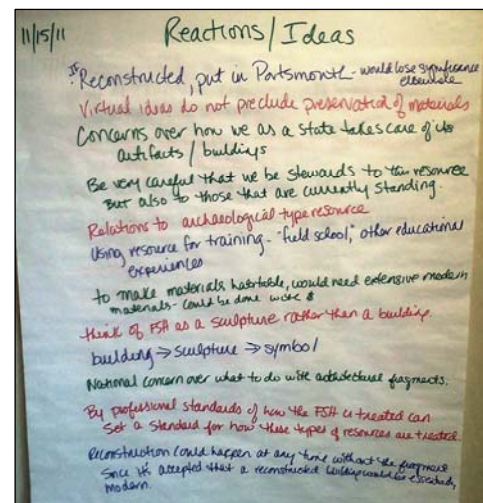


Accessed via a direct link from the NHDHR's website homepage are a project summary sheet, frequently asked questions, a timeline of the history of the First State House, project reports, drawings, computer models, photographs, meeting minutes, and public comments. The project's main webpage can be found at http://www.nh.gov/nhdhr/programs/state_house.htm.

Public Comment

Plans for New Hampshire's First State House have been discussed for almost 100 years. Over the course of that time various ideas have been suggested, in particular those involving full reconstruction of the original building. For one reason or another, despite the work of dedicated individuals, none of these ideas had been implemented by the time the State was awarded this EDI grant. Public involvement in this planning project has been a high priority to give those organizations and individuals with past involvement with the resource, and those new to the discussion, the opportunity to learn about the discoveries made as a result of the project and to contribute to the conversations and analyses taking place during the project.

Three public meetings were held in Portsmouth and Concord, New Hampshire, inviting the public to "learn about our current understanding of the resource and to provide [their] insight and comments" and to "discover how this resource relates to regional and state-wide heritage and preservation issues, and how those relationships could impact the interpretation of New Hampshire's First State House." Over the course of the project a list of approximately 120 direct contacts was maintained and used to supplement the NHDHR's general contact lists. Invitations were also shared via press releases and other public communication methods.



Public Meeting comments; November 15, 2011.

The first two meetings were held on subsequent evenings in November 2011 to discuss the conservator's and architects' findings and the development of the interpretation assessment. Approximately 20 guests joined the conversation in Portsmouth, while the meeting the following evening in Concord had only five attendees. Due to low attendance at the November meeting in Concord, only one public meeting was held in March 2012, again in Portsmouth. Approximately seven guests attended. Comment sheets were provided at each meeting. In addition, two open online surveys were posted during 2011 and 2012. Forty-five people participated in the first survey, while only three participated in the second.

Targeted conference calls and meetings were also held during the course of the project with potential partners and stakeholders ranging from the New Hampshire Humanities Council to the New Hampshire Department of Resources and Economic Development, Division of Travel and Tourism Development. In addition, the NHDHR fielded numerous phone calls, e-mails, and letters from interested citizens regarding the First State House and the project.

Public input revealed a range of comments and requests including commitment to previous concepts, reflections on new information and suggestions developed by project consultants, and original creative alternatives. All comments were taken into consideration during the course of the project. Meeting minutes and public comments are available on the project website at http://www.nh.gov/nhdhr/programs/state_house_meetings.htm (Appendix I).

EXAMINING RECONSTRUCTION

Certain topics were raised repeatedly during this project that influenced the development of Requests for Proposals for consultants, discussions with consultants and review of their products, internal NHDHR and public discussions about the resource and the planning project, public meetings and online surveys, and the final project team roundtable meeting to determine a best use recommendation for the First State House. While numerous subjects were raised over the course of the planning project, overlapping general topics integral to making a final recommendation included the viability of reconstruction, public interest and comments, state responsibility and stewardship of the resource, and economic development. These key topics are discussed throughout this report.

As the question of reconstruction has been central to the decades-long conversation about the resource, this project included a fresh, comprehensive analysis of this option. The history of the building reveals that the structure has struggled against a variety of challenges since its earliest days in Portsmouth in the eighteenth century. Financial issues largely influenced the building's construction, design, materials and maintenance over time. The architectural elements' current condition and potential for the future are the result of approximately 150 years of public and private-sector decisions regarding its construction, maintenance, use, and treatment.

Based on extensive, thought-provoking discussions it has been determined that reconstruction of New Hampshire's First State House is not viable or recommended as a best use for the resource for the following reasons:

- When this resource last stood as an intact building – in 1968 on Court Street – it included building fabric and structure that dated from both the building’s use as one-third of the First State House and additions and subtractions that were made to the structure over the next 100 years.
- The historical significance of these architectural elements dates from their period of use as New Hampshire’s First State House. While the additions and subtractions to the building that occurred during its use as a boarding house and warehouse are interesting, they are not related to its use as a state house. They are not authentic to the First State House period and do not add any information to the history of the collection as a remnant of the First State House.
- Currently in state stewardship is a collection of pieces from a portion of the First State House. The collection stored in a trailer is not “a building in a box” – it cannot be reconstructed as a standing structure that represents one-third of the First State House.
- Reconstruction would not represent preservation best practice.
 - To date, no images or plans of the First State House as an intact standing building have been found. The only documents that give clues about the actual appearance and construction of the First State House are material and worker contracts and a possible view of the roofline in an early 1800s painting of the Portsmouth skyline.
 - Extensive use of modern materials would be needed to reconstruct what would be essentially a replica of the building.
 - However, even then much of a reconstruction would be conjectural.
- Major framing members are extremely fragile and not in load-bearing condition.
- Not economically viable due to high capital and operating costs.

While the State’s best use recommendation does not include reconstruction, the recommendation would not prevent full reconstruction at a future date if the technology, funding, location, interest, and need existed and if someone or group had the resources to do so.

FINAL RECOMMENDATION

A project team roundtable meeting was held on April 16, 2012 resulting in an answer to the question, “Based on the project’s gathered data and public comments, what best use/outcome/plan should the State of New Hampshire proceed with to share New Hampshire’s First State House with its citizens and visitors?” (Appendix J).

The final recommendation of this planning project is a phased, multi-component approach that uses the First State House to supplement and support historic sites and stories around the state:

Phase 1

Sculptural exhibit: Exhibit using the major framing members installed within a large existing space with accompanying interpretive exhibit materials. Potential spaces providing a well-traveled location that would reach many people could include an airport terminal building, a mall atrium, a large exhibition hall, or conference center. This option falls under Scenario #3 as defined in the interpretation assessment report by The Cherry Valley Group.

Benefits:

- Build interest in the “story” that can be told by the resource.
- Raise public awareness of the resource.
- Increase interest in New Hampshire’s history and in visiting other sites in the state.
- Exhibit the collection for the first time in the public sphere.
- Potential to help raise money for future stewardship.

Phase 2

Phase 2 consists of three components that combine aspects of Scenarios #4 and #5 as defined in the interpretation assessment report by The Cherry Valley Group.

Permanent exhibits: Exhibits located in the State House Visitors Center in Concord and at the Wentworth-Coolidge Mansion in Portsmouth.

Benefits:

- Exhibits would relate directly to New Hampshire history. The Concord exhibit would convey the direct historical connection between New Hampshire’s First State House with the current State House. The Portsmouth exhibit would convey the connection of Governor Benning Wentworth to the First State House and would augment the story being told at that site and other similar sites in the Seacoast.
- Catalyst for tourism at New Hampshire’s historic sites. The First State House represents the beginning of the history of New Hampshire as a state; now it could be used to learn about history since.
- A visitor center exists in Portsmouth (Discover Portsmouth Center) but an exhibit in Concord could strengthen the visitor experience in the capitol region.
- A Concord exhibit would leverage the audience already visiting the State House. Currently about 45,000 guests tour the State House annually. The building’s varied audiences visit to learn about civics and New Hampshire government today. The proposed Visitor Center exhibit is an opportunity to make the history of the First State House relevant to today through the natural links between the two state houses and other nearby sites.
- Exhibits in two locations would serve a wider range of tourists.

Online presence: Web presence related to the project’s exhibits.

Benefits:

- Catalyst to introduce people to the culture and heritage of New Hampshire and build awareness of historic sites of the state.

Traveling exhibits: Small traveling exhibits that could be sent to a variety of locations throughout the state.

Benefits:

- Share New Hampshire history with those communities for whom the tourism opportunities of the capitol region and Seacoast are not easily accessible.
- Develop tourism partnerships with communities, encouraging heritage tourism in general.

Additional supporting project elements as appropriate: Discussions with additional partners continue to occur regarding a variety of potential related interpretation or marketing efforts.

Other Benefits for a Phase 1 / Phase 2 Approach:

- The phased, multi-component approach reaches a larger audience.
- Addresses a shared need that would enable multiple governmental agencies to work together. It creates partnerships with other state agencies in building stewardship of state historic sites.
- It uses the materials remaining from the First State House to create greater opportunities for the public throughout New Hampshire to enjoy and benefit from the resource's history and values.
- It becomes a catalyst of heritage tourism, using this resource to bring attention to the state's own historical sites and artifact collections and as well as those in local communities.
- It has strong potential to be economically viable and bring additional tourism dollars to the state due in part to factors of accessibility, visibility, authenticity, and relevance (ConsultEcon, Inc. 2012:V-14-15; Appendix G).

ACTION PLAN

The project funded by this HUD EDI grant is a planning project, with a scope limited to determining a best use recommendation, not the development or implementation of that recommendation. It has been the NHDHR's intent that the project would create a "toolbox" of compiled information and key analyses, in addition to the final recommendation, for a potential partner to take action to take the story of the First State House and make it usable.

During the course of the project, no one entity expressed interest in taking on the full responsibility of stewarding the First State House and implementing a program of use and public interpretation. This lack of interest, however, led to a final best use recommendation that is more promising in that it involves collaboration between a broad mix of partners. Furthermore, recent discussions with some of these partners regarding the recommendations described above reveal a shift from strong reluctance to strong interest in being involved in First State House interpretation opportunities.

The final roundtable discussion of this project ended with a discussion of what would need to occur to "take this grant project beyond this grant." The following post-EDI grant project activities were identified as general steps to bring this project's recommendations through to implementation:

- Targeted contact: Discuss the recommendations with proposed direct partners and confirm their general interest. Bring other potential partners into the discussion as plans become more detailed. Early coordination with key partners was deemed necessary to reveal details of the final recommendations in public materials, including this report. *Discussions with the State House Visitors Center, the New Hampshire Department of Resources and Economic Development, Division of Parks and Recreation (responsible*

for the Wentworth-Coolidge Mansion historic site), and the Portsmouth Historical Society (Discover Portsmouth Center) were held in July 2012. Each organization has expressed strong interest in pursuing the recommendations laid out above, although it should be noted that the nature and extent of participation would need to be confirmed at a later date. Other discussions are on-going.

- Narrow project focus: Targeted contact discussions will contribute to determining preferred interpretation components, which would then inform program development.
- Program development: A range of sources are available to apply for grants to complete this important step towards implementation.
- Financing and fundraising for implementation.

Depending on overall program responsibilities, resources and capacities of the NHDHR in the coming years, as well as continuing public support and interest, it is anticipated that concentrated focus on the First State House project could continue in 2015. In the meantime, the products of this planning project are available online providing information about this grant and the First State House, as well as contextual information and broad analyses beneficial to the current endeavors of a wide variety of organizations in the state. Furthermore, the grant has assured that the remains of the First State House will continue to be maintained in a secure environment.

BIBLIOGRAPHY

The Cherry Valley Group

- 2012 *Interpretation Assessment Report for New Hampshire's First State House*. Prepared for the New Hampshire Division of Historical Resources.

ConsultEcon, Inc.

- 2012 *Economic Assessment of New Hampshire's First State House*. Prepared for the New Hampshire Division of Historical Resources.

Merkle, John

- 2011 *Final Report Letter for Old State House*. Prepared by TMS Architects for the New Hampshire Division of Historical Resources.

Miller, Christine

- 2008 *Conditions Assessment Report of the Old State House*. Prepared by CHRS, Inc. for the New Hampshire Division of Historical Resources.

National Park Service

- 2001 *Secretary of the Interior's Standards for Reconstruction*. Online publication (http://www.nps.gov/hps/tps/standguide/reconstruct/reconstruct_standards.htm). Accessed on August 16, 2012.

New Hampshire Division of Historical Resources (NHDHR)

- 2005 *EDI-Special Projects Application, The Old New Hampshire State House Planning Project*.
- 2012 *Timeline for New Hampshire's First State House*. Updated from *Brief Timeline for the Old New Hampshire State House* prepared by James L. Garvin, 2005.

APPENDIX A: Status Report Correspondence

Gagne, Deborah

From: Garner, Katressa L [Katressa.L.Garner@hud.gov]
Sent: Friday, October 31, 2008 11:44 AM
To: Gagne, Deborah
Subject: RE: B-05-SP-NH-0171 - EDI Work for Report 10 08

You can start drawing down if you like to.

From: Gagne, Deborah [mailto:Deborah.Gagne@dcr.nh.gov]
Sent: Friday, October 31, 2008 11:31 AM
To: Garner, Katressa L
Subject: B-05-SP-NH-0171 - EDI Work for Report 10 08

Dear Katrina,

Below is a paragraph on what has gone on in NH's EDI grant B-05-SP-NH-0171 since November 2006. It is only a paragraph. It doesn't seem like a whole lot has gone on but everything done to date has been thorough and informative. If you need more information than I have provided, please let me know. Our Business Office is anxious to draw down funds from this grant.

~~~~~  
Deborah J. Gagne  
Grants Coordinator  
NH Division of Historical Resources  
19 Pillsbury St. Second Floor  
Concord, NH 03301-3570  
603-271-3559  
fax 271-3433  
[deborah.gagne@dcr.nh.gov](mailto:deborah.gagne@dcr.nh.gov)  
*DHR website [www.nh.gov/nhdhr](http://www.nh.gov/nhdhr)*

*About the New Hampshire Division of Historical Resources: The New Hampshire Division of Historical Resources (NHDHR) was established in 1974 as the "State Historic Preservation Office (SHPO)." The historical, archaeological, architectural and cultural resources of New Hampshire are among its most important environmental assets. Historic preservation promotes the use, understanding and conservation of such resources for the education, inspiration, pleasure and enrichment of New Hampshire's citizens. For more information, visit us online at [www.nh.gov/nhdhr](http://www.nh.gov/nhdhr) or by calling (603) 271-3483.*

---

**From:** Michaud, Peter  
**Sent:** Friday, October 31, 2008 11:25 AM  
**To:** Gagne, Deborah  
**Subject:** EDI Work for Report 10 08

Work on the EDI Old State House grant commenced in November of 2006 with the hiring of a Special Projects Director. A consultant to conduct a condition assessment was advertised for and hired. In November of 2007, the surviving materials of the building were removed from storage and individually accessed for their current condition and their ability to be reused in a reconstruction (full or partial) or exhibit of the Old State House. An architect was advertised and hired to conduct an architectural assessment of the Old State House, this work is ongoing. A request for proposals was released to hire a consultant to conduct an interpretive assessment of the Old State House. Proposals have been received but a consultant has not been hired. Much work has been invested in meeting with parties interested in this project and the Old State House and outreach for the project has been made through the local media (print, TV, & radio) as well as public forums and lectures.



NEW HAMPSHIRE DIVISION OF HISTORICAL RESOURCES

State of New Hampshire, Department of Cultural Resources  
19 Pillsbury Street, Concord, NH 03301-3570  
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603-271-3483  
603-271-3558  
FAX 603-271-3433  
[preservation@dcr.nh.gov](mailto:preservation@dcr.nh.gov)

July 28, 2010

Katressa L. Garner  
CPD, EDI Special Project Division  
451 7<sup>th</sup> Street, SW, RM 7146  
Washington DC 20410

Re: EDI-Special Project No. B-05-SP-NH-0171

Dear Ms. Garner,

The NH Division of Historical Resources wishes to submit to you a progress report on the above mentioned grant.

The former Project Director left the position in July 2008. Due to State budget constraints and hiring freezes, the position was left vacant until April 2010 upon the hire of a new part-time Project Director. No work was completed on the project during those two years. Recent activities include review and reevaluation of the grant, and confirming the status of products prepared prior to 2008.

Thank you for your review of these materials. Attached is a current SF269A. If you find that you require any additional information please do not hesitate to contact our office.

Sincerely,

  
Deborah J. Gagne

Grants Coordinator

enc





---

## NEW HAMPSHIRE DIVISION OF HISTORICAL RESOURCES

State of New Hampshire, Department of Cultural Resources  
19 Pillsbury Street, Concord, NH 03301-3570  
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FAX 603-271-3433  
[preservation@dcr.nh.gov](mailto:preservation@dcr.nh.gov)

September 8, 2010

Katressa L. Garner  
CPD, EDI Special Project Division  
451 7<sup>th</sup> Street, SW, RM 7146  
Washington DC 20410

Re: EDI-Special Project No. B-05-SP-NH-0171

Dear Ms. Garner,

This letter is the Division of Historical Resources formal request for changes to the above grant. Please find below a narrative justification for our proposed changes.

While no fund changes are requested for Line Item 1, it is noted that the Economic Analysis of Historic Preservation and Heritage Tourism is anticipated to be completed for the State of New Hampshire, rather than limited to the Seacoast region.

The original budget of \$10,000.00 for services rendered by a Historic Architect (Line Item 3) is anticipated to increase to \$11,100.00, the full amount of the accepted cost proposal with the contracted architect. At this point, \$9,669.11 has been expended with revisions of draft materials, and preparation and submission of final materials currently outstanding.

An increase in the budget for Line Item 4, an “Interpretive Assessment of Building as Artifact,” from \$7000.00 to \$17,000 is requested. The task of evaluating the interpretive potential of the Old State House in a thorough and creative way by a highly experienced professional is particularly essential due to the unique nature of this resource, new information provided by the project conservator and historic architect under this grant, and shifts in project focus due to external causes (highlighted below). The budget originally allotted to this task has been determined to be insufficient to satisfactorily contract quality services to provide the scope of work necessary to move the project forward.

The Visitor Center Assessment to be provided in Line Item 5 for \$12,000.00 is no longer necessary. Subsequent to the grant request, a new visitor center has been established in Portsmouth, NH as have other improvements in visitor center amenities in the region. Recommended use for the funds in this line item is for improved storage conditions for the extant Old State House building elements currently housed in a trailer.

Budget Line Item 6 allots \$35,000.00 for Public Planning/2 Charrettes. While public involvement remains a key aspect of the project, this budget line currently appears excessively high. Further, the nature of public planning sessions can be altered to decrease their costs. It is requested that \$10,000.00 be shifted to indirect project costs and audit (now Line 12), which weren't given a budget line item in the original grant budget; \$10,000.00 be shifted to Line Item 4; and \$1100.00 be shifted to Line Item 3. A total of \$13,900.00 would remain for public involvement activities.

While no budget change is requested for Line Item 8, Personnel, please note that the Full-time Project Director position has changed to a Part-time Project Director position. All funds in this line item are dedicated to the Project Director (through the end of the grant period). No Part-time secretarial or administrative support staff has been, or is anticipated to be, dedicated to this grant.

We hope that the information provided will be enough for you approve these changes. If you have any questions about these changes or you need additional information, please feel free to contact me or the Project Director, Laura Black, at the contact information below.

Deborah Gagne, Grants Coordinator  
603-271-3559  
[Deborah.gagne@dcr.nh.gov](mailto:Deborah.gagne@dcr.nh.gov)

Laura Black, Project Director  
603-271-6438  
[Laura.black@dcr.nh.gov](mailto:Laura.black@dcr.nh.gov)

Sincerely,

*Deborah J. Gagne*

Deborah J. Gagne  
Grants Coordinator

Cc: Elizabeth Muzzey, Director and SHPO  
Laura Black, Special Projects and Compliance Specialist  
Kathy Stanick, Business Administrator

Enclosed: Revised Budget Table



Revised Budget  
September 8, 2010

|   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |                                               |
|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------|
| 1 | <p>Economic Analysis of Historic Preservation and Heritage Tourism in the <del>Seacoast</del> <b>New Hampshire</b> by qualified consultants.</p> <p><i>While no fund changes are requested for Line Item 1, it is noted that the Economic Analysis of Historic Preservation and Heritage Tourism is anticipated to be completed for the State of New Hampshire, rather than limited to the Seacoast region.</i></p>                                                                                                                                                                                                                                                                                                                                                                 |  | \$ 25,000                                     |
| 2 | <p>Examination, Treatment Report, and Immediate Stabilization of Building components by Objects Conservator</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  | 15,000                                        |
| 3 | <p>Drawings and Models by Historic Architect</p> <p><i>The original budget of \$10,000.00 for services rendered by a Historic Architect (Line Item 3) is anticipated to increase to \$11,100.00, the full amount of the accepted cost proposal with the contracted architect. At this point, \$9,669.11 has been expended with revisions of draft materials, and preparation and submission of final materials currently outstanding.</i></p>                                                                                                                                                                                                                                                                                                                                       |  | <p><del>10,000</del></p> <p><b>11,100</b></p> |
| 4 | <p>Interpretive Assessment of Building as Artifact</p> <p><i>An increase in the budget for Line Item 4, an "Interpretive Assessment of Building as Artifact," from \$7000.00 to \$17,000 is requested. The task of evaluating the interpretive potential of the Old State House in a thorough and creative way by a highly experienced professional is particularly essential due to the unique nature of this resource, information provided by the project conservator and historic architect, and shifts in project focus due to external causes (highlighted below). The budget originally allotted to this task has been determined to be insufficient to satisfactorily contract quality services to provide the scope of work necessary to move the project forward.</i></p> |  | <p><del>7,000</del></p> <p><b>17,000</b></p>  |
| 5 | <p><del>Visitor Center Assessment and recommendations by qualified consultants: Where? For whom? By whom?</del> <b>Improved Storage Conditions</b></p> <p><i>The Visitor Center Assessment to be provided in Line Item 5 for \$12,000.00 is no longer necessary. Subsequent to the grant request, a new visitor center has been established in Portsmouth, NH as</i></p>                                                                                                                                                                                                                                                                                                                                                                                                            |  | 12,000                                        |

|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                   |               |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|
|           | <i>have other improvements in visitor center amenities in the region. Recommended use for the funds in this line item is for improved storage conditions for the extant Old State House building elements currently housed in a trailer.</i>                                                                                                                                                                                                                                                                                                                                                                                 |                   |               |
| 6         | Public Planning/ 2 charrettes<br><br><i>Budget Line Item 6 allots \$35,000.00 for Public Planning/2 Charrettes. While public involvement remains a key aspect of the project, this budget currently appears excessively high. Further, the nature of public planning sessions can be altered to decrease their costs. It is requested that \$10,000.00 be shifted to indirect project costs, which weren't given a budget line item in the original grant budget; \$10,000.00 be shifted to Line Item 4; and \$1100.00 be shifted to Line Item 3. A total of \$13,900.00 would remain for public involvement activities.</i> | <del>35,000</del> | <b>13,900</b> |
| 7         | Synthesis and Recommendations (6 consultants x 2 days @ 600/day)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                   | 7,200         |
| 8         | Personnel and Fringe (over 2 years)<br>FT Project Director, and PT secretarial/administrative support staff<br><br><i>While no budget change is requested for Line Item 8, Personnel, please note that the Full-time Project Director position has changed to a Part-time Project Director position. All funds in this line item are dedicated to the Project Director (through the end of the grant period). No Part-time secretarial or administrative support staff has been, or is anticipated to be, dedicated to this grant.</i>                                                                                       |                   | 128,000       |
| 9         | Supplies and Equipment/telephone                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                   | 3,100         |
| 10        | Publication and distribution of Final Report, and ongoing information dissemination, including possible web presence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   | 4,500         |
| 11        | Travel (2400 miles @ .50)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                   | 1,200         |
| <b>12</b> | <b>Indirect project costs and Audit</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                   | <b>10,000</b> |
|           | TOTAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                   | 248,000       |

**Black, Laura**

---


**From:** Gagne, Deborah  
**Sent:** Wednesday, October 27, 2010 11:43 AM  
**To:** Beth ; Black, Laura  
**Subject:** FW: B-05-SP-NH-0171

We got the go ahead on the EDI grant!

~~~~~  
Deborah J. Gagne
Grants Coordinator
NH Division of Historical Resources
19 Pillsbury Street
Concord, NH 03301

603-271-3559 fax 271-3433
deborah.gagne@dcr.nh.gov

About the New Hampshire Division of Historical Resources: The New Hampshire Division of Historical Resources (NHDHR) was established in 1974 as the "State Historic Preservation Office (SHPO)." The historical, archaeological, architectural and cultural resources of New Hampshire are among its most important environmental assets. Historic preservation promotes the use, understanding and conservation of such resources for the education, inspiration, pleasure and enrichment of New Hampshire's citizens. For more information, visit us online at www.nh.gov/nhdhr or by calling (603) 271-3483.

 Please consider the environment before printing this email.

From: Garner, Katressa L [mailto:Katressa.L.Garner@hud.gov]
Sent: Wednesday, October 27, 2010 11:40 AM
To: Gagne, Deborah
Subject: FW: B-05-SP-NH-0171

Subject: B-05-SP-NH-0171

The amended budget for the above grant, dated 9/8/10, is approved.

Frank McNally
Director
Congressional Grants Division, Rm 7146
US Department of Housing and Urban Development
451 7th Street SW
Washington DC 20410
P: (202)402-7100
F: (202)708-7543

10/27/2010



NEW HAMPSHIRE DIVISION OF HISTORICAL RESOURCES

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preservation@dcr.nh.gov

January 28, 2011

Katressa L. Garner
CPD, EDI Special Project Division
451 7th Street, SW, RM 7146
Washington DC 20410

Re: EDI-Special Project No. B-05-SP-NH-0171

Dear Ms. Garner,

The NH Division of Historical Resources (NHDHR) wishes to submit to you a progress report on the above mentioned grant.

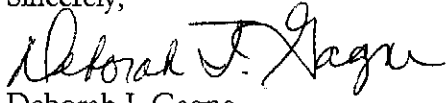
Since I last submitted a progress letter to you in July 2010 a lot has occurred with the EDI grant. The new project director has worked hard to become familiar with the work that has been completed so far and to tie up loose ends of prior studies, including coordination with the project architect to reactivate and review their continued work. In September 2010 the NHDHR submitted to you the proposed changes to the structure of the remaining funds in the grant. On October 27, 2010 these changes were accepted to the budget structure. No budget changes were requested that increase or decrease the original appropriation for this grant.

Research and preparation of a Request for Proposals (RFP) for an Interpretive Assessment of the Old NH State House was completed in early Fall 2010, with distribution following HUD's approval of budget changes. Six proposals were received and reviewed by the NHDHR. Contracting procedures have been initiated with the recommended interpretive consultant, per the New Hampshire Governor and Council approval process. The Governor and Executive Council should rule on this in February or March and work on this project task will begin shortly thereafter. In addition, research and preparation of an RFP for the next task, an economic analysis of historic preservation and heritage tourism in New Hampshire, has taken place.

Thank you for your review of these materials. Attached is a current SF269A. If you find that you require any additional information please do not hesitate to contact our office.



Sincerely,

A handwritten signature in black ink, appearing to read "Deborah J. Gagne". The signature is written in a cursive style with a large, prominent initial 'D'.

Deborah J. Gagne

Grants Coordinator

Cc: Laura S. Black, Project Director

enc

Black, Laura

From: Gagne, Deborah
Sent: Wednesday, April 20, 2011 11:19 AM
To: Garner, Katressa L
Cc: Black, Laura
Subject: B-05-SP-NH-0171

Dear Katressa,

It has been a while since we last exchanged emails regarding changes to the NH EDI grant for the Old State House B-05-SP-NH-0171. The project is continuing to move forward slowly. We have received State of NH approval for the Cherry Valley Group from New York to do an interpretive assessment to analyze the work that has been done so far on this project and come up with models, for later public input, of the possibilities for the reuse of the building parts and pieces.

The question I have for you today is whether HUD typically grants extension of time on these grants? I have read that a formal letter will be needed to be considered for this. I wanted to give you a heads up and seek any advice you may be able to share with us on how to best make our case. There was a period of time from the Fall of 2008 until April of 2010 that there was no one working on the project. This was due to the fact that the person hired originally for this project took another position. The lag time in hiring a new person to continue this project was due to hiring freezes on the state level here. We are hoping to request an approximate 18 month extension that would cover the period of time that the position was vacant.

Do you see that amount of time as reasonable to ask for in your experience?


Sincerely,

Deb Gagne

~~~~~  
 Deborah J. Gagne  
 Grants Coordinator  
 NH Division of Historical Resources  
 19 Pillsbury Street  
 Concord, NH 03301  
 603-271-3559 fax 271-3433  
[deborah.gagne@dcr.nh.gov](mailto:deborah.gagne@dcr.nh.gov)



*About the New Hampshire Division of Historical Resources: The New Hampshire Division of Historical Resources (NHDHR) was established in 1974 as the "State Historic Preservation Office (SHPO)." The historical, archaeological, architectural and cultural resources of New Hampshire are among its most important environmental assets. Historic preservation promotes the use, understanding and conservation of such resources for the education, inspiration, pleasure and enrichment of New Hampshire's citizens. For more information, visit us online at [www.nh.gov/nhdhr](http://www.nh.gov/nhdhr) or by calling (603) 271-3483.*

 Please consider the environment before printing this email.

---

**From:** Garner, Katressa L [mailto:[Katressa.L.Garner@hud.gov](mailto:Katressa.L.Garner@hud.gov)]  
**Sent:** Wednesday, October 27, 2010 11:40 AM  
**To:** Gagne, Deborah

4/25/2011



## NEW HAMPSHIRE DIVISION OF HISTORICAL RESOURCES

State of New Hampshire, Department of Cultural Resources 603-271-3433  
199 Ribbit Street, Concord, NH 03301-8570 FAX 603-271-3438  
Tel: 603-271-3433  
www.nh.gov/nhdhr preservation@dcr.nh.gov

June 2, 2011

Katressa L. Garner  
CPD, EDI Special Project Division  
451 7<sup>th</sup> Street, SW, RM 7146  
Washington DC 20410

Re: EDI-Special Project No. B-05-SP-NH-0171

Dear Ms. Garner,

This letter is the Division of Historical Resources formal request for a change to the expiration date for the above grant. Please find below a narrative justification for our proposed change.

The grant's current expiration date is May 18, 2012. The DHR is requesting an extension of 18 months, for an expiration date of November 18, 2013. As noted in our July 2010 status letter, the former Project Director left the position in July 2008. The position was left vacant until April 2010 due to hiring freezes related to State budget constraints. Without a director, no work was completed on the project in the interim. The DHR is requesting an extension of 18 months to make up for most of the time the project was on hold due to circumstances beyond this office's control.

While the project is moving forward assuming a May 2012 expiration date, additional time would be extremely appreciated as we shepherd the project's remaining recommended consultants through the State's lengthy contract approval process (Governor and Council) and into their work efforts.

We hope that the information provided will be enough for you approve this change. If you have any questions about this change or you need additional information, please feel free to contact me or the Project Director, Laura Black, at the contact information below.

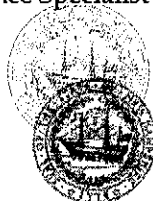
Deborah Gagne, Grants Coordinator  
603-271-3559  
[Deborah.gagne@dcr.nh.gov](mailto:Deborah.gagne@dcr.nh.gov)

Laura Black, Project Director  
603-271-6438  
[Laura.black@dcr.nh.gov](mailto:Laura.black@dcr.nh.gov)

Sincerely,

  
Deborah J. Gagne  
Grants Coordinator

Cc: Elizabeth Muzzey, Director and SHPO  
Laura Black, Special Projects and Compliance Specialist  
Kathy Stanick, Business Administrator





## NEW HAMPSHIRE DIVISION OF HISTORICAL RESOURCES

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[preservation@dcr.nh.gov](mailto:preservation@dcr.nh.gov)

August 9, 2011

Katressa L. Garner  
CPD, EDI Special Project Division  
451 7<sup>th</sup> Street, SW, RM 7146  
Washington, DC 20410

Re: EDI Special Project No. B-05-SP-NH-0171

Dear Ms. Garner,

The NH Division of Historical Resources (NHDHR) wishes to submit to you a progress report on the above mentioned grant.

Our last progress letter was sent to you on January 28, 2011. Since that date the grant has been moving forward.

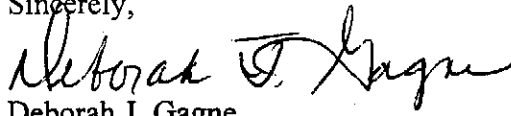
- Coordination with the project architect has continued, with final products submitted in spring 2011.
- The DHR coordinated contracting procedures with the recommended interpretive consultant, with State contract approval finalized in April. Subsequent to approval, contract tasks with the interpretive consultant were initiated.
- Research, preparation, and distribution of an RFP for an economic assessment resulted in receipt and review of four proposals in June. Contracting procedures have been initiated with the recommended consultant, per the New Hampshire Governor and Council approval process. The Governor and Executive Council should rule on this in September and work on this project task will begin shortly thereafter.
- Additional tasks in progress include those related to coordination and contracting for public involvement sessions and the final team discussion meeting to take place 2011-2012, and monitoring of the Old State House elements in storage.
- On June 2, 2011, we submitted a request for an 18-month extension of the grant expiration date (to November 18, 2013). As noted in that letter, we request the extension to make up for time the project was on hold without a Project Director due to circumstances beyond this office's control.

If you would like additional information on any of the information presented above, please feel free to contact myself or Project Director, Laura S. Black. Attached is a current SF269A.





Sincerely,

A handwritten signature in black ink, appearing to read "Deborah J. Gagne". The signature is written in a cursive style with a large initial 'D' and 'G'.

Deborah J. Gagne  
Grants Coordinator

Cc: Laura S. Black, Project Director

enc

**Black, Laura**


---


**From:** Gagne, Deborah  
**Sent:** Wednesday, August 31, 2011 11:17 AM  
**To:** Beth ; Black, Laura  
**Subject:** FW: EDI Special Project No. B-05-SP-NH-0171

I received a call from Katressa Garner, our contact on the EDI Grant in Washington, moments after sending the email below. She said that she had no recollection of ever receiving our request for an extension but told me that there are no extensions on special projects. This email serves as a record for the files on this project.

~~~~~  
 Deborah J. Gagne
 Grants Coordinator
 NH Division of Historical Resources
 19 Pillsbury Street
 Concord, NH 03301
 603-271-3559 fax 271-3433
deborah.gagne@dcr.nh.gov



About the New Hampshire Division of Historical Resources: The New Hampshire Division of Historical Resources (NHDHR) was established in 1974 as the "State Historic Preservation Office (SHPO)." The historical, archaeological, architectural and cultural resources of New Hampshire are among its most important environmental assets. Historic preservation promotes the use, understanding and conservation of such resources for the education, inspiration, pleasure and enrichment of New Hampshire's citizens. For more information, visit us online at www.nh.gov/nhdhr or by calling (603) 271-3483.

 Please consider the environment before printing this email.

From: Gagne, Deborah
Sent: Wednesday, August 31, 2011 10:46 AM
To: 'Garner, Katressa L'
Cc: Black, Laura
Subject: EDI Special Project No. B-05-SP-NH-0171

Good Morning Katressa,

I am writing to you this morning to find out if any decision has been made regarding our request for an extension for the above grant. We sent a letter requesting this on June 2, 2011. Also, on August 9, 2011 we sent our progress letter and SF269A and want to be sure that it has been received by your office.

Sincerely,

~~~~~  
 Deborah J. Gagne  
 Grants Coordinator  
 NH Division of Historical Resources  
 19 Pillsbury Street  
 Concord, NH 03301  
 603-271-3559 fax 271-3433

3/23/2012



## NEW HAMPSHIRE DIVISION OF HISTORICAL RESOURCES

State of New Hampshire, Department of Cultural Resources  
19 Pillsbury Street, Concord, NH 03301-3570  
TDD Access: Relay NH 1-800-735-2964  
[www.nh.gov/nhdhr](http://www.nh.gov/nhdhr)

603-271-3483  
603-271-3558  
FAX 603-271-3433  
[preservation@dcr.nh.gov](mailto:preservation@dcr.nh.gov)

February 10, 2012

Katressa L. Garner  
CPD, EDI Special Project Division  
451 7<sup>th</sup> Street, SW, RM 7146  
Washington DC 20410

Re: EDI-Special Project No. B-05-SP-NH-0171

Dear Ms. Garner,

The NH Division of Historical Resources wishes to submit to you a progress report on the above mentioned grant. Much has been accomplished since our last letter to you in July 2011. Below is a bulleted list of what has been done.

- The DHR significantly revised the content, format, and maintenance of the project's pages on the DHR website.
- The DHR coordinated contracting procedures with the recommended economic analysis consultant, with State contract approval finalized in October 2011. Subsequent to approval, contract tasks with the economic analysis consultant were initiated.
- The DHR coordinated contracting procedures with four of the project consultants related to public involvement sessions and the final team discussion meeting to take place 2011-2012, with State contract approval finalized in October 2011.
- A stakeholder conference call/meeting was held in September 2011.
- An on-line public survey was implemented in October 2011.
- Two public meetings were held in November 2011 to share the State's current understanding of the resource and to gather the public's insight and comments.
- Draft reports from the interpretive consultant were reviewed with their final submission received in February.
- Additional tasks in progress include those related to researching storage options, and early outline/drafting of the final EDI grant reports.



Thank you for your review of these materials. Attached is a current SF269A. If you find that you require any additional information please do not hesitate to contact our office.

Sincerely,

Deborah J. Gagne  
Grants Coordinator

enc



## NEW HAMPSHIRE DIVISION OF HISTORICAL RESOURCES

State of New Hampshire, Department of Cultural Resources  
19 Pillsbury Street, Concord, NH 03301-3570  
TDD Access: Relay NH 1-800-735-2964  
[www.nh.gov/nhdhr](http://www.nh.gov/nhdhr)

603-271-3483  
603-271-3558  
FAX 603-271-3433  
[preservation@dcr.nh.gov](mailto:preservation@dcr.nh.gov)

June 29, 2012

Katressa L. Garner  
CPD, EDI Special Project Division  
451 7<sup>th</sup> Street, SW, RM 7146  
Washington DC 20410

Re: EDI-Special Project No. B-05-SP-NH-0171

Dear Ms. Garner,

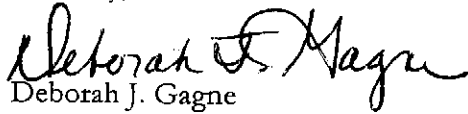
The NH Division of Historical Resources wishes to submit to you a progress report on the above mentioned grant which officially expired May 18, 2012. Much has been accomplished since our last letter to you in February 2012. Below is a bulleted list of what has been done.

- A draft report from the economic assessment consultant was received and reviewed in February 2012, with the final report submitted in March.
- A public meeting was held in March 2012 to share the results of the interpretive and economic assessments and continue gathering public input.
- Continued updating of the project's pages on the DHR website.
- A project team roundtable meeting was held in April 2012, involving the resolution of various long-term questions, concerns, and discussion items and resulting in a "best use" recommendation. The team articulated the content of the recommendation, reasons for its viability and benefit, and suggestions for "next steps to take this grant beyond this grant."
- Research regarding improved storage options for the building elements continued, with the conclusion that a new storage trailer was the best option.
- Research and coordination to purchase a "new-to-us" storage trailer, coordination for moving services, and site coordination resulted in the transfer of the building elements from a severely deteriorated trailer to an upgraded, ventilated, and more secure model in May 2012, resulting in improved storage conditions for the resource while plans to implement proposed uses of any of the extant elements are developed as follow-up to this planning grant project.
- Drafting of the final EDI grant report continued with submission of the final report to HUD anticipated shortly.



Thank you for your review of these materials. Attached is a current SF269A. If you find that you require any additional information please do not hesitate to contact our office.

Sincerely,

  
Deborah J. Gagne

Grants Coordinator

enc

## APPENDIX B: Timeline

## TIMELINE FOR NEW HAMPSHIRE'S FIRST STATE HOUSE

- 1741 New Hampshire was separated from Massachusetts by the King in Council.
- 1742 The Province of New Hampshire emitted £25,000 in bills of credit to fund the new government and to undertake public works, including construction of a state house.
- The New Hampshire government continued to meet in rented rooms in Portsmouth taverns.
- 1752 The house of representative appointed Richard Jenness, Henry Sherburne, Jr., and speaker Meshech Weare a committee to join with a delegate from the council to select a site for a state house and to prepare a plan for the building.
- 1753 John Downing of the council presented a plan for a brick state house, to measure 30 by 80 feet.
- 1754 The house of representatives voted that “the Parade, so-called, by the North meeting-House in Portsmouth . . . is the most suitable and proper place to set the said [State] House upon, provided the Town of Portsmouth will consent thereunto.”
- The house of representatives voted to appropriate £2,000 to build the state house, but voted that the materials be changed from brick to wood and that a cupola, shown on the plan, be omitted.
- 1757 After several unsuccessful attempts to get Governor Benning Wentworth to assent to the house vote, the house increased the appropriation to £2,500 new tenor, and the governor concurred.
- Henry Sherburne, Jr., and Clement March of the house joined Mark Hunking Wentworth (Governor Wentworth’s brother) and Daniel Warner (Henry Sherburne Jr.’s father-in-law) of the council to form a building committee. The committee was charged with contracting for “the building of said house [with] such person or persons as will build the same in the best manner.”
- 1758 The committee advertised for bids to frame, raise, and finish the exterior of the building. A few weeks later, this invitation was followed by a second advertisement for completing the glazing, painting, and chimney, together with interior floors, partitions, and plastering.
- 1759 The building was illuminated with fifty pounds of candles to celebrate the capture of Quebec.



- 1760 The first stage of construction was completed. Total cost was £3,773.3.0¼ new tenor, leaving a deficit in the building fund of £1,273.3.0¼.
- 1762 The building was furnished with chairs, tables, fireplace equipment, and writing supplies.
- 1764 The house of representatives voted to complete the structure. The second phase of construction included the addition of stone steps at the two end doors, a cupola, a balcony at the eastern end on the second story, and a roof balustrade.
- 1765 Protests against the Stamp Act were held at the state house.
- 1767 Governor John Wentworth was inaugurated at the state house.
- 1769 The second phase of construction and finishing was completed.
- 1774 A protest against the importation of British tea was held at the state house.
- 1776 The Declaration of Independence was read from the state house.
- 1783 Peace with Great Britain was declared at the state house.
- 1788 The state house was illuminated to celebrate New Hampshire's ratification of the United States Constitution. New Hampshire's vote (the ninth of thirteen) established the Constitution as the plan of government for the nation.
- 1789 President George Washington was received by the citizens of Portsmouth, making a speech from the state house balcony.
- 1803 Following the first of three great Portsmouth fires, Portsmouth citizens petitioned the general court for permission to remove the state house from the Parade as part of a street-widening program and as a means of reducing the danger of fire from this large, wooden structure. The legislature responded with an act (not utilized at that time) empowering the town to remove the building.
- 1808 Concord was selected as the permanent seat of state government, leaving the state house to function as a Rockingham County court house and a home for various Portsmouth organizations.
- 1817 The Town of Portsmouth, having assumed responsibility for maintenance of the state house, carried out the first of a series of repairs, some of which entailed removal of deteriorated exterior architectural features.
- 1834 The Portsmouth town meeting resolved that the state house "ought to be removed" from Market Square.

- 1836 The Town of Portsmouth entered into agreements with the North Congregational Church, the State of New Hampshire, Rockingham County, and other interested parties to remove the state house from Market Square. Private citizens subscribed \$700 toward costs of removal in order that the square might be opened up to enhance beauty, traffic, and business.

The structure was sold to Capt. Israel Marden, who began to strip the building. Marden sold the eastern end of the structure to Mads Danielson, a Norwegian-born boarding house proprietor who owned a lot on Pitt (later Court) Street.

Danielson boarded up the open end of the fragment with second-hand timbers and boards and had the shell removed and remodeled into a Greek Revival-style dwelling that long stood at 47 Court Street.

- 1876 Sarah Haven Foster noted in her *The Portsmouth Guidebook* that the building at 47 Court Street was part of the old state house. This was followed by a similar note by Lewis W. Brewster in the *Portsmouth Journal* of April 6, 1878.
- 1902 Photographer Caleb Stevens Gurney published his *Portsmouth . . . Historic and Picturesque*. This book included a photo-montage, based on the existing portion of the state house at 47 Court Street, that purported to show the building as it had stood on the Parade “according to the testimony of many old people, who can remember it distinctly.” Being based in part on the remodeled fragment on Court Street, this photograph depicted the building with Greek Revival-style exterior detailing. Being guided by the memories of people who would have seen the building in its days of decline, after the removal of many important exterior features, the montage showed the structure with no cupola, roof balustrade, or other imposing ornamentation.
- 1935 In consultation with Portsmouth mayor Robert Marvin and local architects and historians, Donald Corley, architectural research advisor to the Works Progress Administration, suggested that the old state house be “rebuilt” as part of an ambitious slum-clearance project proposed for Portsmouth.
- 1958 Founders of Strawberry Banke, Inc., a historical preservation project, made the acquisition of the building at 47 Court Street part of their plans, proposing to move it to an area to be acquired through an urban renewal program and to reconstruct and restore the building as the centerpiece of a group of buildings to be moved to the site to illustrate the political history of Portsmouth and New Hampshire.
- 1967 Supporters of Strawberry Banke in the New Hampshire legislature secured passage of a law appropriating \$35,000 with which the New Hampshire Division of Parks would purchase the building from its private owners and move it to a site within the Strawberry Banke property.

- 1969 The State of New Hampshire secured title to the building at a price of \$13,500 and moved it a short distance to Strawberry Banke at an additional cost of \$15,523.
- 1987 The New Hampshire legislature passed a law appropriating funds to study the building and its history, design, and materials. The newly reorganized New Hampshire Division of Historical Resources (the State Historic Preservation Office, now detached from the Department of Resources and Economic Development) was made responsible for this report.
- 1988 The Division of Historical Resources contracted with Salmon Falls Architecture; Adams & Roy Consultants; and Dodge, Adams & Roy, contractors, to carry out a physical investigation of the surviving portion of the old state house and prepare a detailed report and analysis, written by Gregory Clancey of Adams & Roy Consultants and entitled "Historic Structure Report: Old New Hampshire Statehouse, Portsmouth, N. H."
- 1988 State Senator Elaine Krasker of Portsmouth introduced a bill that would have appropriated \$1,175,000 to restore and reconstruct the old state house in Portsmouth as a museum of New Hampshire's history under royal government. By this time, Strawberry Banke, Inc. (now called Strawberry Banke Museum) had changed its interpretive emphasis to focus on the Puddle Dock neighborhood. The museum no longer desired to have the surviving portion of the state house on its property except under circumstances that would have been financially advantageous to the institution. Because of impending state fiscal deficits, Senator Krasker's bill was defeated along with most other legislation that required capital appropriations.
- 1989 Because the building was in rapidly deteriorating condition, Senator Krasker introduced successful legislation to appropriate \$50,000 to mark each element of the state house fragment, to dismantle the structure, and to transport the disassembled building to a place of safe storage.
- 1990 The building was disassembled, packed in a purchased second-hand forty-foot trailer, and brought to state property in Concord.
- 1998 On the occasion of Portsmouth's 375<sup>th</sup> anniversary of settlement, Portsmouth Mayor Evelyn Sirrell appointed a committee to bring the state house back to Portsmouth. The committee worked from 1998 through 2008.
- 2004 Working with Nancy Carmer of the Portsmouth Community Development Department, the City's Blue Ribbon State House Committee planned the installation, using Urban Development Action Grant (UDAG) monies, of a bronze tablet commemorating the original location of the state house in Market Square.

- 2004 Senator Judd Gregg announced that the Division of Historical Resources would be receiving \$250,000 in federal funds under the Economic Development Initiatives program to determine the best use of the resource.
- 2007 HUD EDI grant funds are appropriated.
- 2008 Building conservator completes a *Conditions Assessment* of the building elements.
- 2010 The New Hampshire Division of Historical Resources employed Laura S. Black as Project Director to continue the work of Peter Michaud, who had been hired to carry out the initiatives of the EDI grant and subsequently transferred to another position within the Division.
- 2011 Project architects complete *digital images* of the remaining eighteenth-century elements depicting how they would fit together, as well as conjectured reconstruction images in a variety of settings.

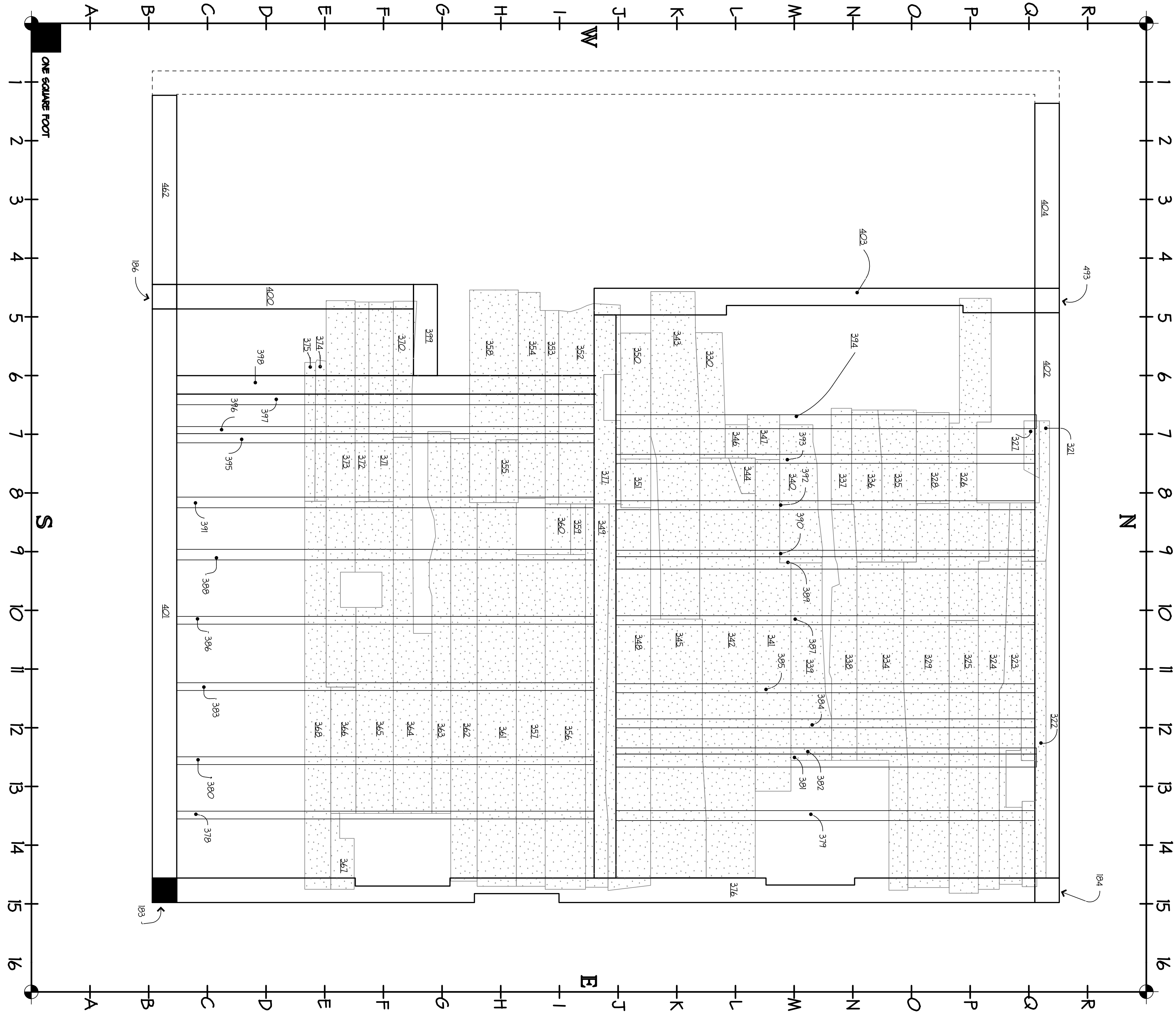
## APPENDIX C: Architectural Drawings and Models

|                  |                   |                    |                   |              |
|------------------|-------------------|--------------------|-------------------|--------------|
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|                  |                   |                    |                   | 0803         |

**DISASSEMBLY DRAWINGS**  
**OLD NEW HAMPSHIRE STATE HOUSE**  
**NH DIV. OF HISTORICAL RESOURCES**

**SECOND FLOOR FRAMING PLAN**  
**(VIEWED FROM ABOVE)**

**A01**

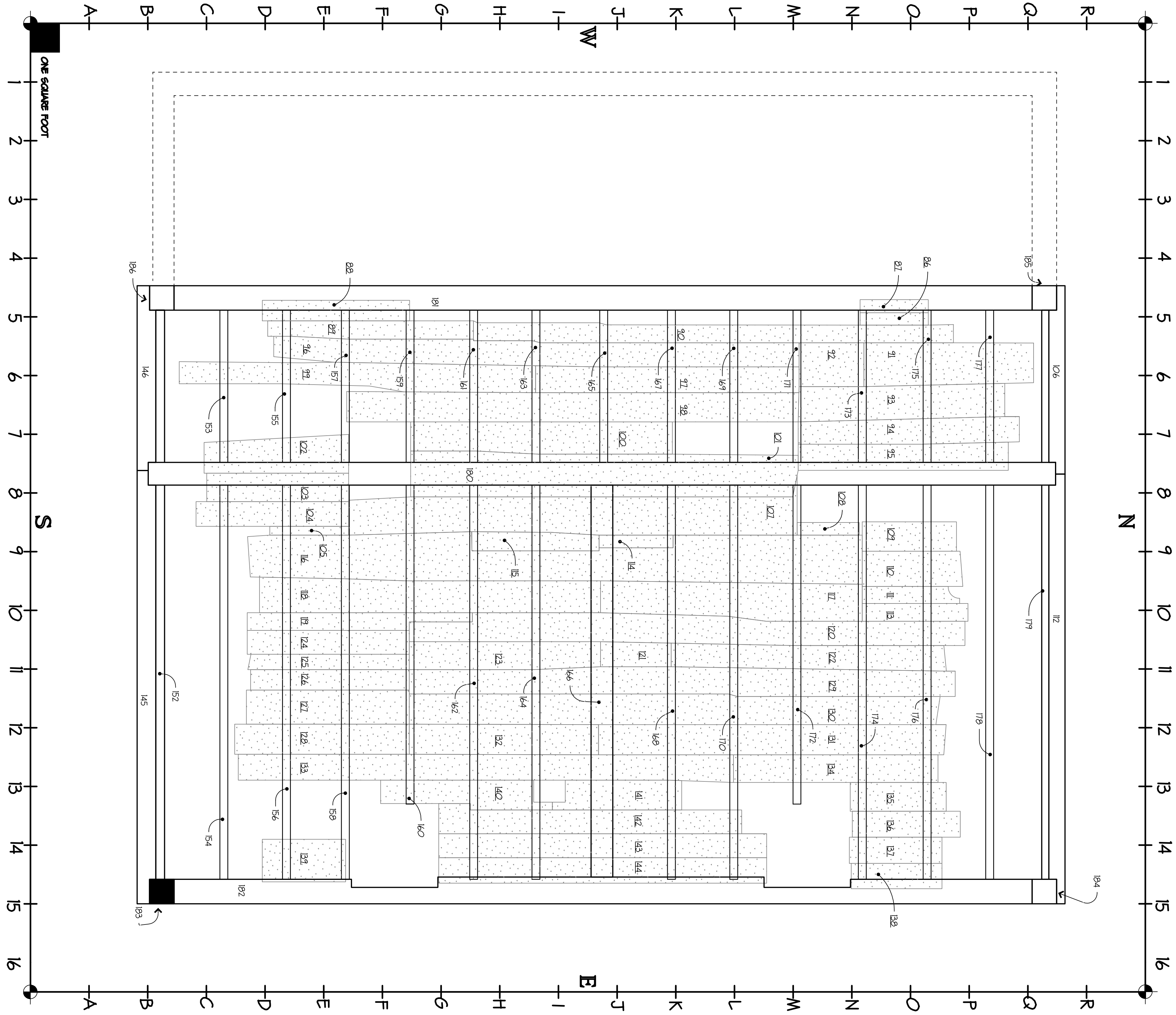


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| DRAWN BY:    | JTB      |
| CHECKED BY:  | JTW      |
| SCALE:       | A6 SHOWN |
| DATE:        | 4-8-2011 |
| PROJECT NO.: | 0803     |

**DISASSEMBLY DRAWINGS**  
**OLD NEW HAMPSHIRE STATE HOUSE**  
**NH DIV. OF HISTORICAL RESOURCES**

**THIRD FLOOR FRAMING PLAN**  
**(VIEWED FROM ABOVE)**

**A02**

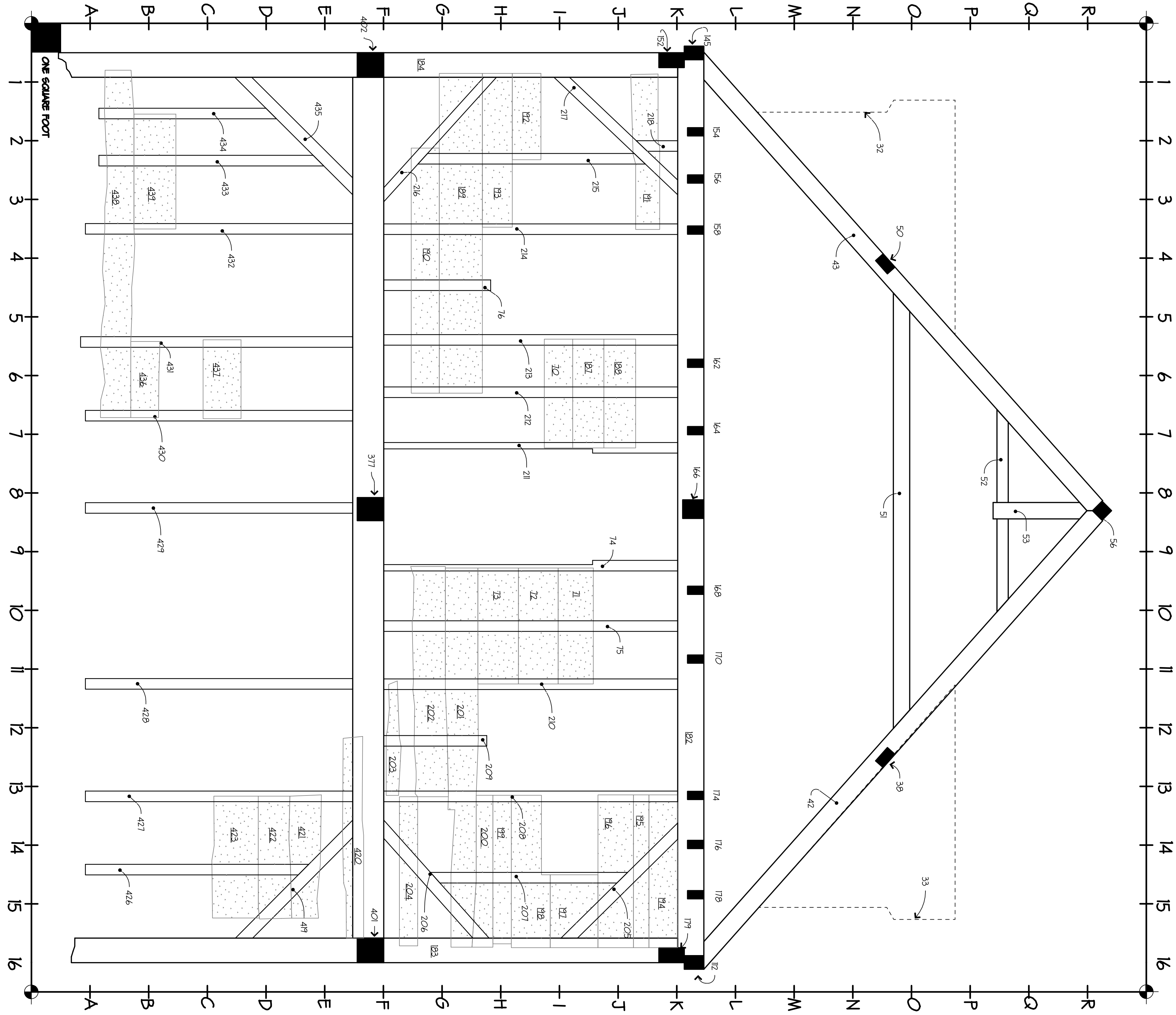


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| JTB       | JW           |
| SCALE:    | AS SHOWN     |
| DATE:     | PROJECT NO.: |
| 08-27-2   | 0803         |

**DISASSEMBLY DRAWINGS**  
**OLD NEW HAMPSHIRE STATE HOUSE**  
**NH DIV. OF HISTORICAL RESOURCES**

**EAST WALL FRAMING ELEV.**  
**(VIEWED FROM INSIDE)**

**A03**



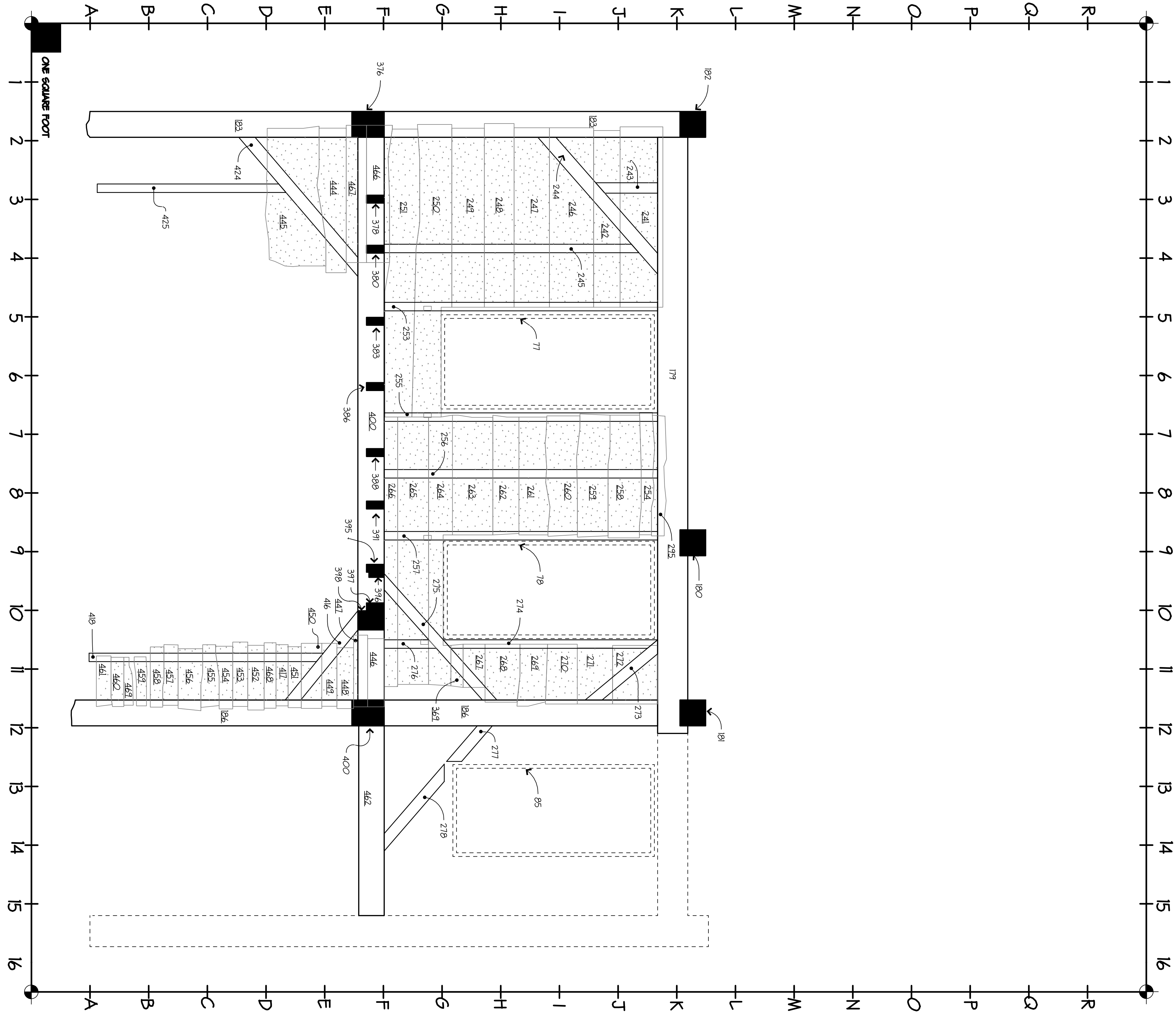


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| PROJECT NO.:<br>0803 |                    |

DISASSEMBLY DRAWINGS  
OLD NEW HAMPSHIRE STATE HOUSE  
NH DIV. OF HISTORICAL RESOURCES

SOUTH WALL FRAMING ELEV.  
(VIEWED FROM INSIDE)

A04

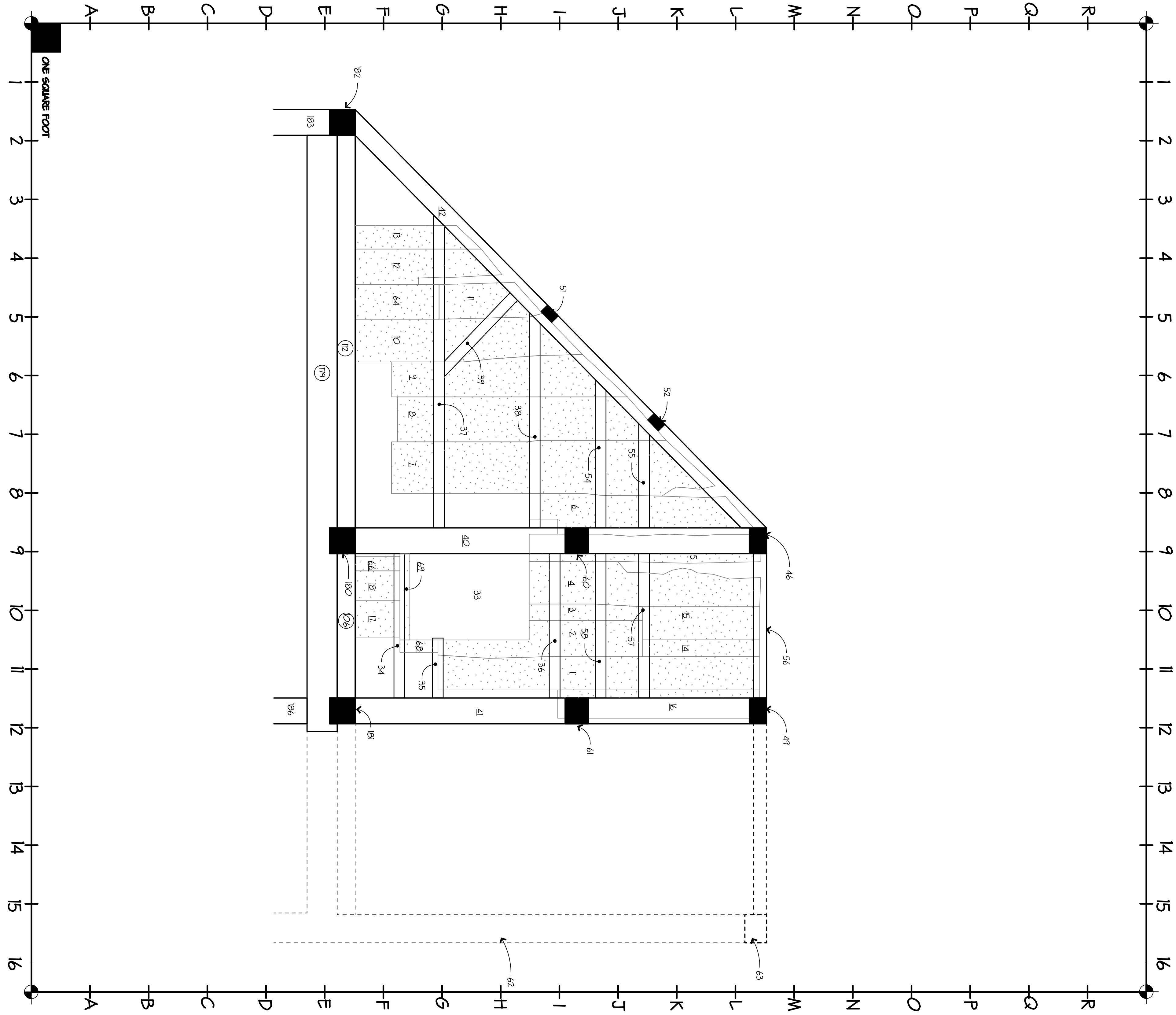


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| PROJECT NO.:<br>0803 |                    |

DISASSEMBLY DRAWINGS  
OLD NEW HAMPSHIRE STATE HOUSE  
NH DIV. OF HISTORICAL RESOURCES

SOUTH ROOF FRAMING ELEV.  
(VIEWED FROM INSIDE)

A05

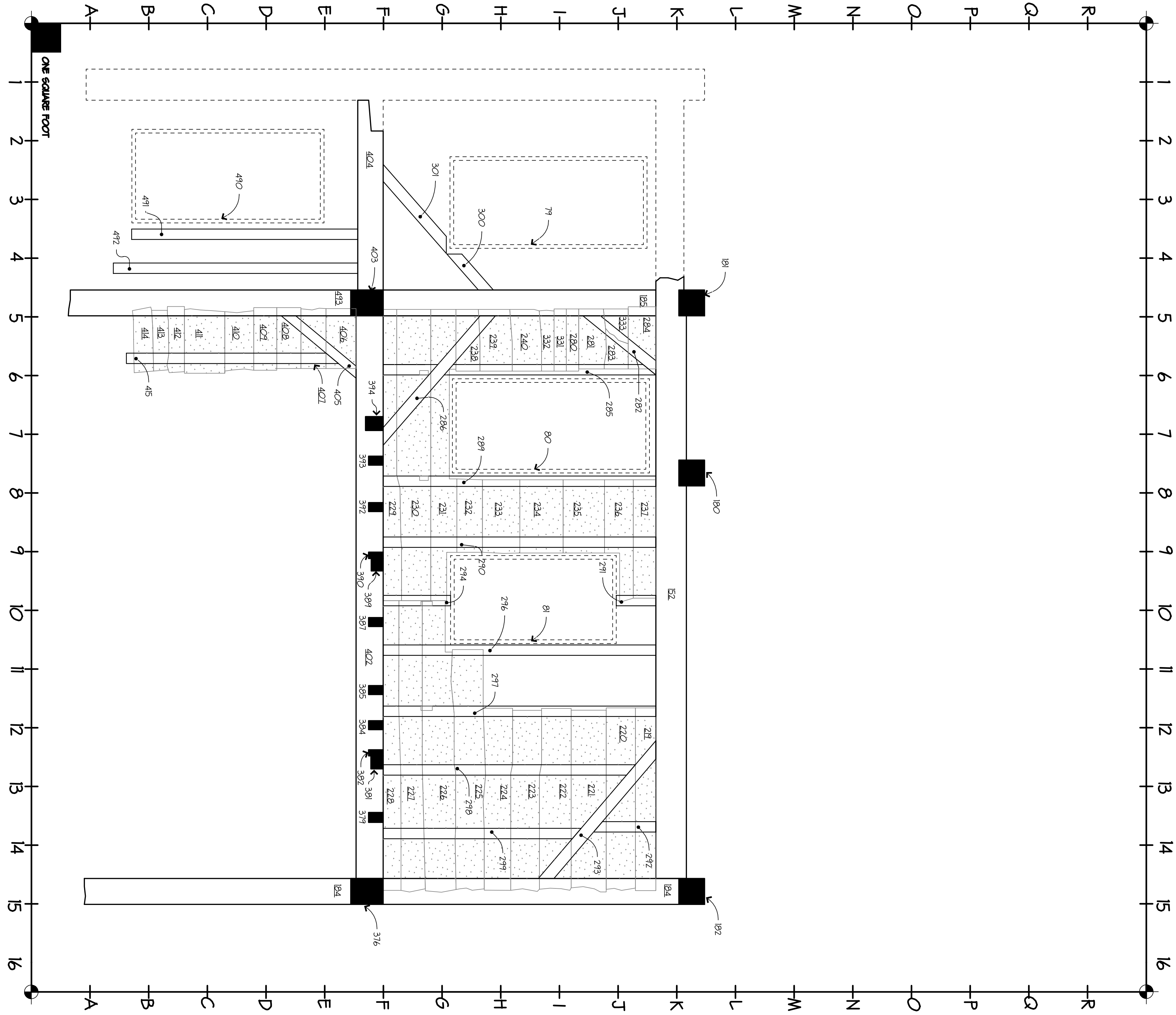


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| DATE:     |              |
| 3-30-2011 |              |

**DISASSEMBLY DRAWINGS**  
**OLD NEW HAMPSHIRE STATE HOUSE**  
**NH DIV. OF HISTORICAL RESOURCES**

**NORTH WALL FRAMING ELEV.**  
**(VIEWED FROM INSIDE)**

**A06**

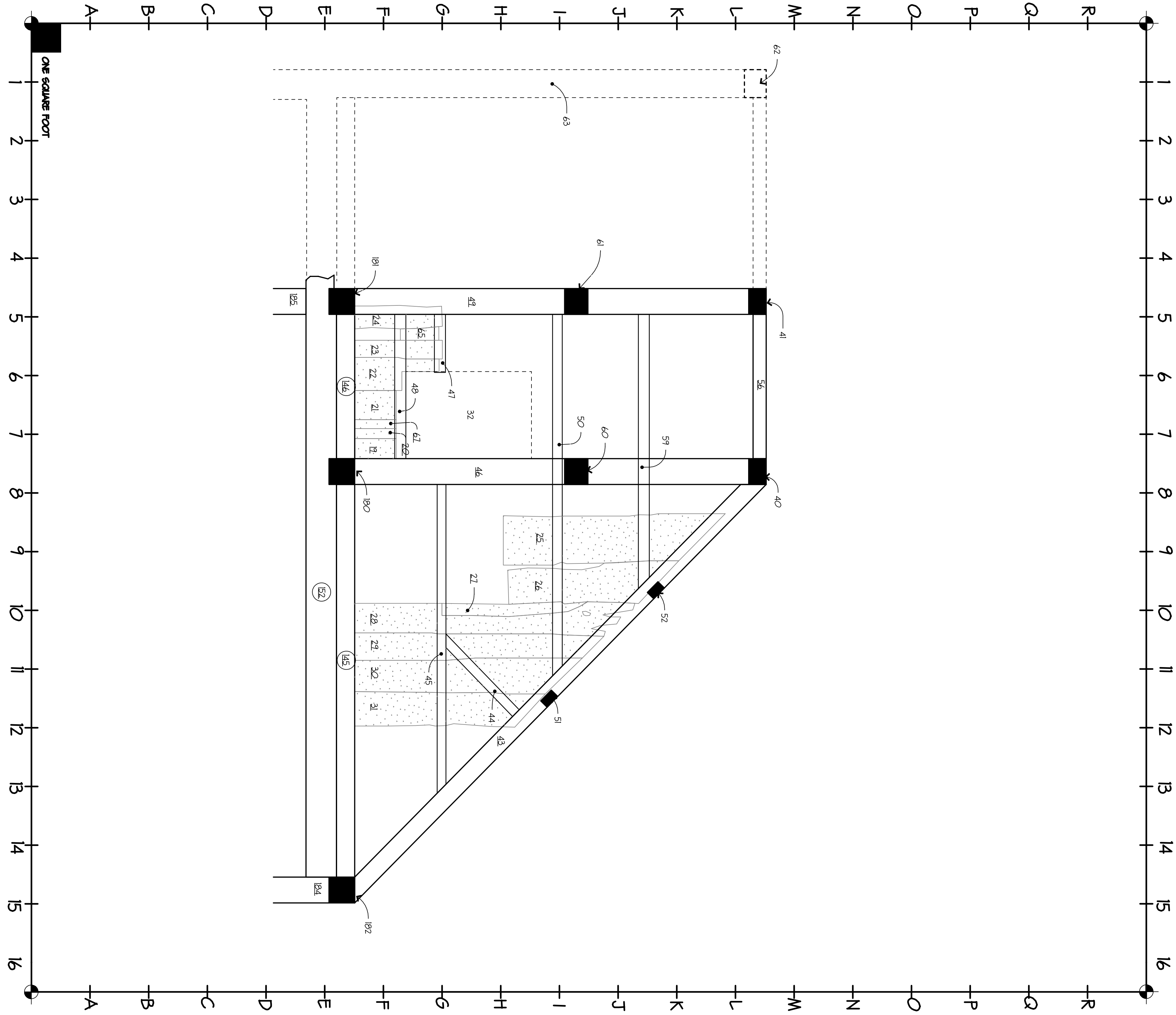


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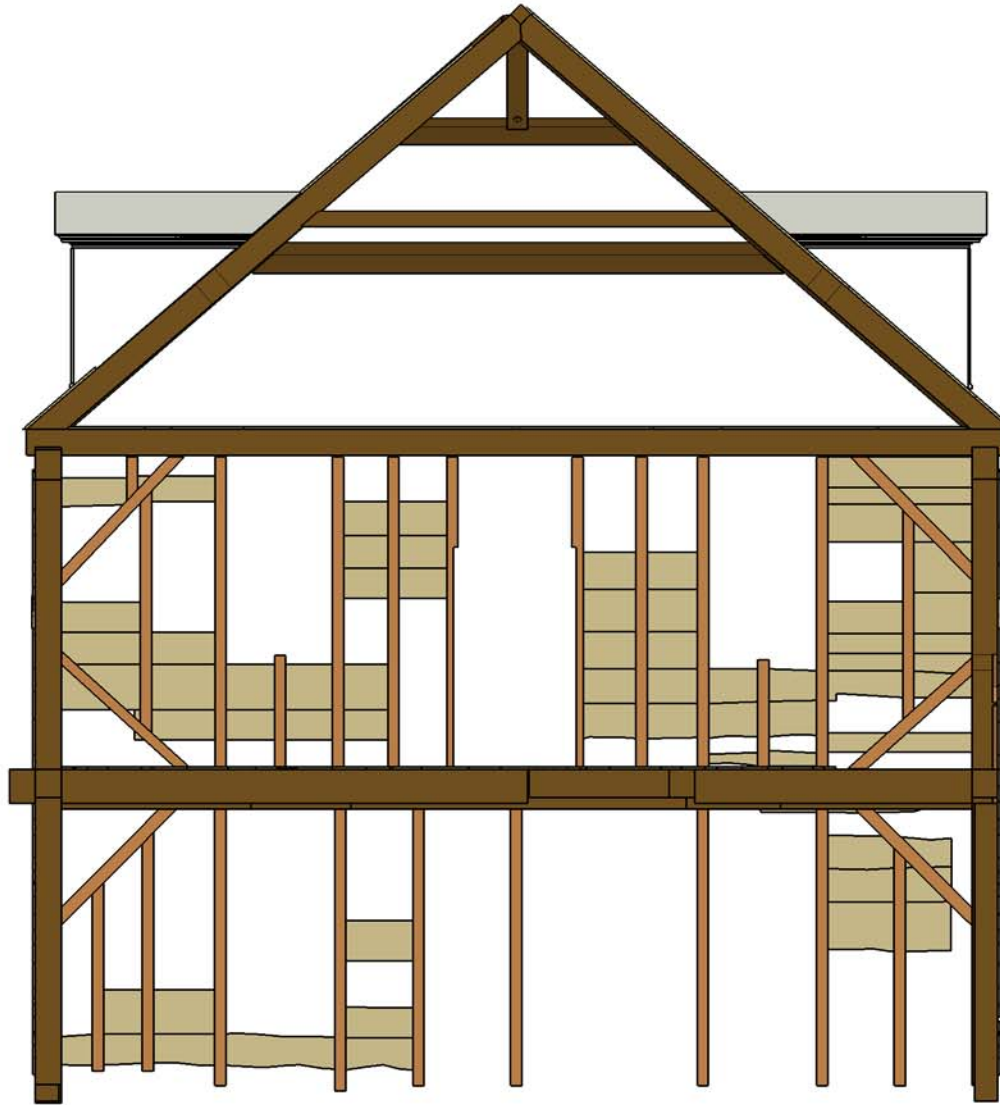
**DISASSEMBLY DRAWINGS**  
**OLD NEW HAMPSHIRE STATE HOUSE**  
**NH DIV. OF HISTORICAL RESOURCES**

**NORTH ROOF FRAMING ELEV.**  
**(VIEWED FROM INSIDE)**

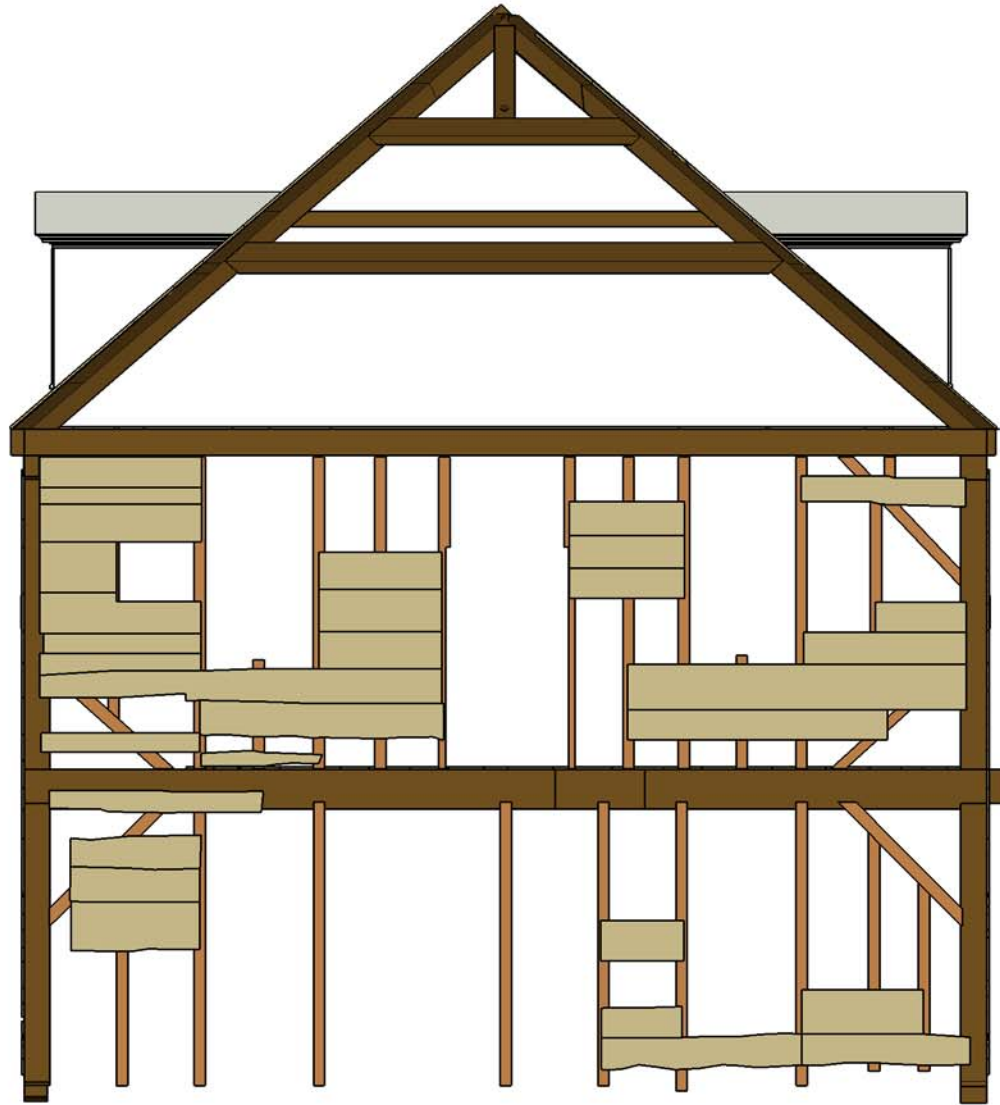
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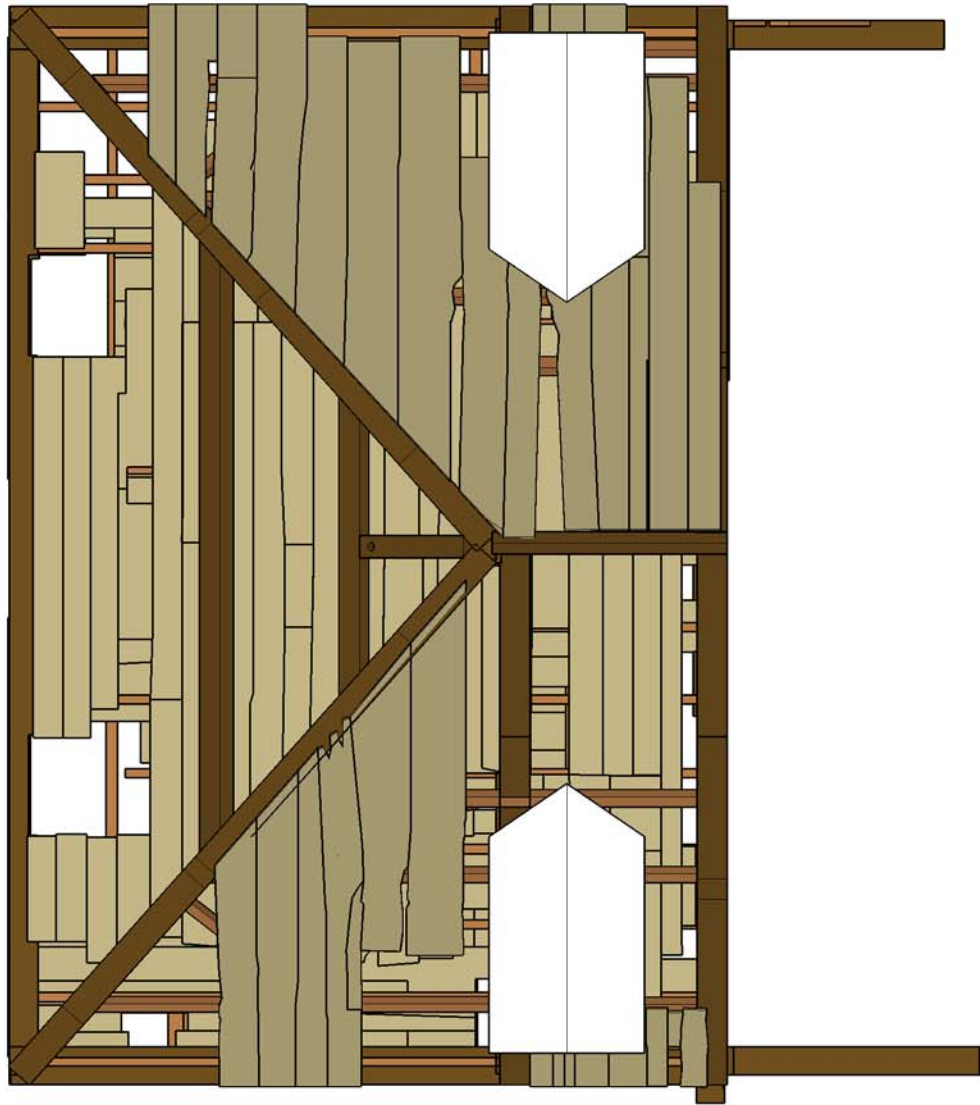


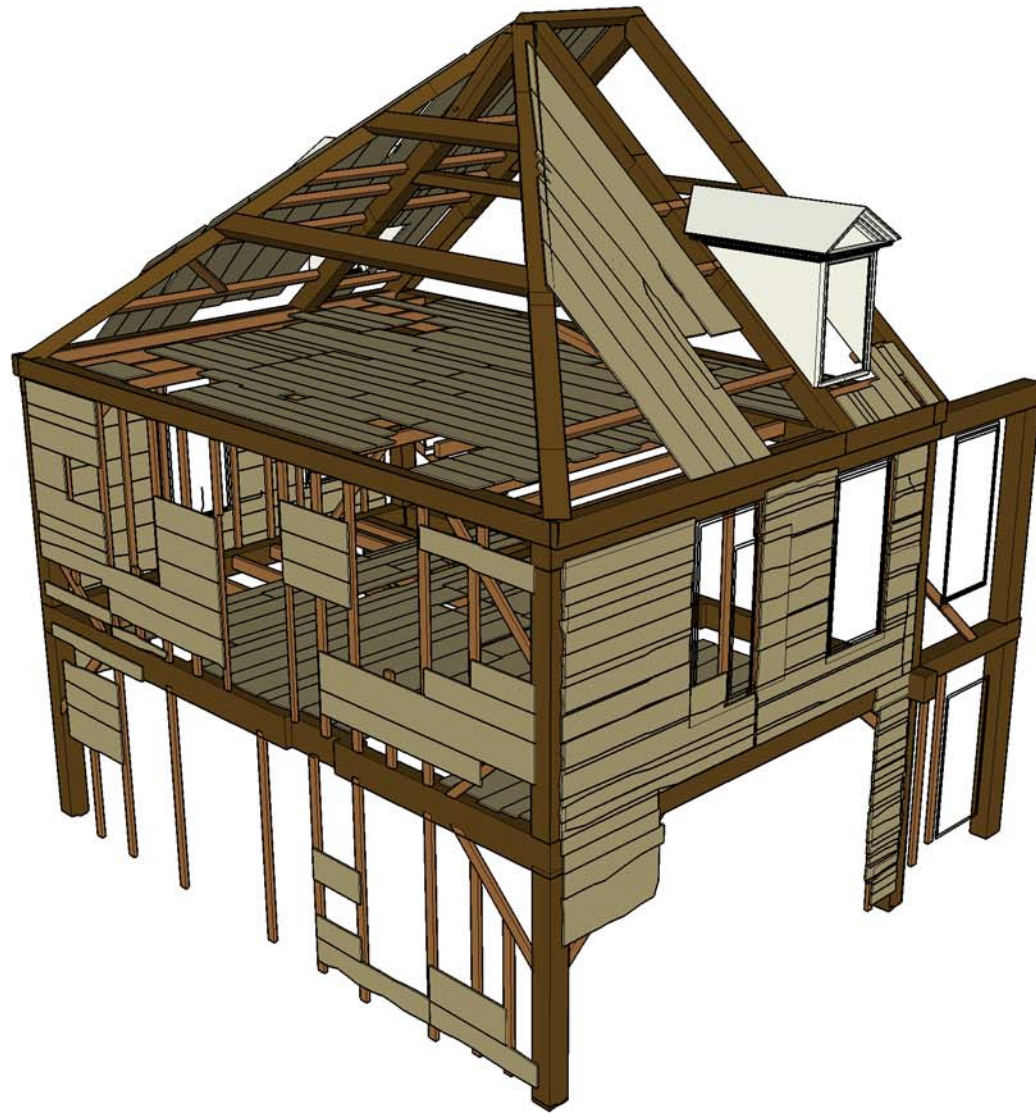




















**APPENDIX D: Secretary of the Interior's  
Standards for Reconstruction**



# reconstructing

**Reconstruction** is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

① [STANDARDS](#)

② [GUIDELINES](#)

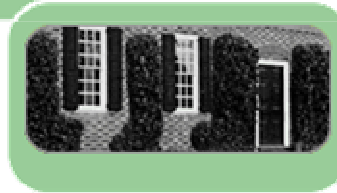
[HISTORICAL OVERVIEW](#) - [PRESERVING](#) - [REHABILITATING](#) - [RESTORING](#) - **[reconstructing](#)**

[main](#) - [credits](#) - [email](#)





# standards for reconstruction



## -GUIDELINES-

### The Approach

### Research + Documentation

### Building Exterior

### Building Interior

### Site

### Setting

### Special Requirements

#### Energy Efficiency

#### Accessibility

#### Health + Safety

## THE STANDARDS

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
2. Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture.
5. A reconstruction will be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically will not be constructed.

[Guidelines for Reconstruction-->](#)

[HISTORICAL OVERVIEW](#) - [PRESERVING](#) - [REHABILITATING](#) - [RESTORING](#)- **reconstructing**

[main](#) - [credits](#) - [email](#)

## APPENDIX E: Conditions Assessment

**Conditions Assessment of the  
Old State House  
Concord, New Hampshire**

**CONDITIONS ASSESSMENT REPORT**



**Conditions Assessment of the  
Old State House  
Concord, New Hampshire**

# **CONDITIONS ASSESSMENT REPORT**

by

Christine Miller

**Cultural Heritage Research Services, Inc.**  
North Wales, Pennsylvania

New Hampshire Division of Historical Resources

January 2008

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## INTRODUCTION

### Project Administration

- Property Owner: State of New Hampshire  
Division of Historical Resources (NH DHR)
- Project Conservator: Christine Miller  
Cultural Heritage Research Services, Inc. (CHRS, Inc.), North Wales,  
Pennsylvania
- Project Timber Framers: Jim Kricker  
Rondout Woodworking, Saugerties, New York
- Project Funding: Economic Development Initiative Grant, U.S. Department of Housing  
and Urban Development

### Acknowledgements

This project could not have been completed without the assistance and cooperation of the following:

Peter Michaud, NH DHR  
Deborah Gagne, NH DHR  
James Garvin, NH DHR  
Elizabeth Muzzey, NH DHR  
Jessica Michaud, Project Volunteer  
David Grandmont, The New Hampshire Department of Transportation  
The New Hampshire Department of Transportation

The assessment of the Old State House was generously funded by an Economic Development Initiative Grant from the U.S. Department of Housing and Urban Development.

All photographs presented as figures in this report were taken by Christine Miller from November 12 through 16, 2007, unless otherwise noted. The assessment photographs, as included on the attached CD, were taken by Christine Miller and Jim Kricker, from November 12 through 16, 2007.

### Brief History of the Old State House

The Old State House was built in 1758 in Portsmouth, New Hampshire to house the colonial government in New Hampshire. Originally, the building was located at Market Square, in Portsmouth, New Hampshire.

In 1836, the Town of Portsmouth called for the removal of the Old State House in order to make Market Square more accessible to business, traffic and the public. Captain Israel Marden purchased the building in 1836, stripped the building of architectural features, and sold the eastern

third of the building to Mads Danielson. Danielson moved his section of the Old State House to his vacant lot on Court Street (formerly Pitt Street) and converted it to a rental property. This section of the Old State House was substantially modified to function in its new capacity as a townhouse (Garvin 2007:n.p.).

In 1969, the State of New Hampshire purchased the building and again moved it to a new location—the Strawberry Banke Museum in Portsmouth, New Hampshire. After their mission statement changed during the 1970s and 1980s, Strawberry Banke was no longer interested in restoring the Old State House. The remaining section of the Old State House was dismantled in 1989-1990. All elements of the building, those dating to the 1836 renovation, as well as the original 1758 elements, were dismantled and placed in storage. Before dismantling, the building was recorded using a to-scale drawing. Each 1758 architectural element was labeled on the drawing, and in turn, the numbers assigned on the drawings were then written on metal tags and stapled to the original wood elements of the building. It is important to note that only the elements from the 1758 construction phase were assigned accession numbers.

All of the elements, including the labeled eighteenth-century elements, as well as the unlabeled nineteenth-century elements, were placed in a 40-foot trailer and moved to Concord, New Hampshire. The remaining elements of the Old State House now reside in a trailer behind the New Hampshire Department of Transportation (DOT) Building at 11 Stickney Avenue, Concord, New Hampshire (See Figures 1 and 2).



Figure 1 - View of the garage space at 11 Stickney Avenue where the assessment was performed



Figure 2 - View of the storage trailer located at 11 Stickney Avenue where the Old State House is stored

Several previous studies and reports have been completed documenting the Old State House. These studies include a thorough history of the site, including an analysis of the standing structure, as well as an analysis of the documentary evidence (Adams & Roy Consultants, Inc. 1988:n.p.; Garvin 1987:n.p.)

### Project Description

The New Hampshire Division of Historic Resources distributed a Request for Proposal on January 2, 2007 for the assessment of the New Hampshire Old State House. The goal of the scope of work was to determine both the condition of the 493 individual elements and the feasibility of



reconstruction based on the condition of the remaining elements. CHRS, Inc., along with Rondout Woodworking, were awarded the contract and completed the field assessment in November 2007. The analysis and report documenting the assessment were completed in December 2007-January 2008.

The condition assessment is the first phase within the scope of a larger project to find the best use for the Old State House.

## **METHODS**

Working with the NH DHR, CHRS, Inc. developed a survey form to record the conditions of the 493 original elements of the Old State House. Based on conversations with the NH DHR, the primary goal of the assessment was to answer the following questions:

- What conditions negatively affect each element?
- What percentage of each unit is negatively impacted by the deleterious conditions?
- What are the repair recommendations for each element?
- What are the estimated man-hours for repairing each element?
- Is it possible to reincorporate each element into a building or an exhibit, or is it unsalvageable?
- What is the feasibility for reassembling the architectural elements?

The survey form and database for the assessment were designed with these questions in mind. In designing the survey form, it was important to employ database fields to record each specific condition that affected each architectural element, as well as the integrity of each element. Repair methods and the estimated man-hours for repairing each element were given their own set of database fields. Finally, it was necessary to record the possible future applications for each element: Could they be reused in a building or an exhibit? Or, were they entirely unsalvageable?

Each architectural element was photographed during the field work phase of the assessment. Typically, multiple elements were laid out in each photograph and were identified by indicating the corresponding numbers on a white board. In the office, the photographs, which were saved as .jpg files, were formatted by overlaying the assigned element number on top of the corresponding element in the photograph. Each .jpg was then saved as a separate file for each element number in the photograph. Finally, all of the photographs were burned onto a CD and are included as an attachment to this report.

The elements found in the assemblage included, but were not limited to: floor boards, floor joists, wall studs, heavy timbers for framing the building, wall sheathing (including clapboards), window frames, dormers, and roof sheathing.

During this phase, it was determined that some elements would not be analyzed. This included the clapboard that was attached to a number of the sheathing elements. The clapboard did not have accession numbers and it typically dated to the 1836 renovation, or later. Similarly, the unaccessioned elements that also dated to the nineteenth century were not assessed.

Although the clapboards predominantly date to the nineteenth century, their treatment is at the discretion of the NH DHR. In order to reintegrate the wall sheathing back into a building or an exhibit, it will be necessary to remove the clapboards. However, it is advised that a representative sampling of these boards be retained for future study.

After the conditions assessment database was completed, the data was reviewed and formatted for consistency. Missing data was added based on the photography that was completed during the field work phase of the project. After the data had been formatted, it was noted that only 480 elements of the original 493 were recorded during this survey. This discrepancy could be the result of missing tags on the elements, or missing elements themselves. A hard copy of the data can be found in Appendix B of this report. The data in Appendix B has been color coded for ease of use: gray indicates headers, blue existing conditions, green percentage of elements affected, yellow treatment recommendations, peach reuse options, and pink man-hours.

### Conditions Recorded

Prior to beginning the complete assessment, the elements were briefly surveyed in order to gain an understanding of the general patterns of deterioration throughout the assemblage. The brief survey indicated that the most common conditions were: rot, cracking, splintering, insect damage, and loss. Definitions and representative photographs follow below.

Rot: Areas of rot show signs of discoloration and a weakened wood structure. The rotted wood can range in appearance from a slightly lighter color to a reddish color. Sometimes the wood has been severely damaged and retains no structural integrity, whereas at other times the rot is scarcely visible. See Figures 3 and 4 for examples of wood rot.



Figure 3 - View of an element that has rotted, resulting in partial loss



Figure 4 - View of an element that has severely rotted, resulting in cracking and partial loss

Cracking: For purposes of this assessment, any time a wood element had a through-body crack, it was recorded as cracked. See Figures 5 and 6 for examples of cracking.



Figure 5 - View of an element that has cracked



Figure 6 - View of an element that has cracked

Splintering: The wood elements were recorded as splintered if they had extremely minor cracking of the wood that did not result in a through-body crack of the wood element. See Figure 7 for an example of splintering.



Figure 7 - View of an element that has splintered

Insect damage: The elements were visually inspected for insect damage. Areas of insect damage can show a maze of small tunnels, galleries, mud tubes, or small holes, and may or may not

be accompanied by frass, which resembles sawdust, depending on the type of insect damage. Insect damage can result in a severe weakening of the wood's structural integrity. See Figures 8 and 9 for examples of insect damage.



Figure 8 - View of an element that has suffered from insect damage



Figure 9 - View of an element that has suffered from insect damage

Loss: The elements were inspected for the loss of any historic fabric. This condition can result from any of the deterioration mechanisms laid out in this report, but results in a void within the element. For example, elements that have been severely affected by insect damage also exhibit loss of historic fabric.

### Integrity

The integrity of the architectural elements was recorded by noting the percentage of the element that was adversely affected by the recorded conditions. The percentage was rounded to the nearest 10%. For example, if one-third of an element was adversely affected by insect damage, the database will read 30% in this category. By analyzing this field in the database, an overall integrity for the entire assemblage of architectural elements from the Old State House will be established.

### Repair Recommendations

The repair recommendations were developed working with the project timber framer. The treatment recommendations include: consolidation, epoxy repairs, Dutchman repairs, and the removal of nails. Complete replacement of architectural elements was not recorded as a treatment; if

the element required complete replacement, then it was recorded as being unsalvageable in the “potential use” field.

The repair recommendations were made and the man-hours estimated assuming that each piece would be reused in a building application. However, if the elements are used in another capacity, such as an interpretive exhibit, for example, a different, less intensive treatment option may be feasible and more appropriate.

Additionally, the repair recommendations do not take into account treatments that are typically considered to be maintenance tasks. For example, the estimated man-hours do not include the time required to sand, clean, prime or paint the wood elements, or treat for insect damage.

Consolidation: A treatment of consolidation was recommended in areas where minor damage was present. This recommendation was often made in areas where the wood was splintered or had very minor insect damage. Consolidation irreversibly alters the material properties of the wood, so it should only be undertaken in areas of minor damage.

Epoxy repairs: For this survey, epoxy repairs included the use of epoxy as a method for reattaching broken wood fragments and as a method for patching voids in the wood.

Dutchman repairs: Dutchman repairs consist of removing any deteriorated wood material and reattaching a section of new wood.

Removal of nails: In order to be reassembled and reused, most of the wood elements need to have their old nails removed.

### Potential Uses

This study is the first step in a multi-year project, sponsored by the NH DHR, to find the best use for the remaining architectural elements from the Old State House. While completing the assessment, each architectural element was assessed for its potential uses. Prior to beginning the assessment, three categories were determined to be feasible: the element can be reused in a building or in an exhibit, or the elements were unsalvageable. In the survey database, if two categories for potential use are listed, then the recommendations are to prepare the element for the more intensive level of use.

Reuse in a building: This represents the most intensive level of use. The reuse of an element in a building implies that it will be installed into a new structure that will function as a building. The elements will be reassembled, and the joists and floorboards will hold live loads, the roof sheathing and shingles will protect the building from precipitation, and the structural members will support live loads.

Reuse in an exhibit: This represents a less intensive level of use. The reuse of the elements in an exhibit capacity means that they do not have to function as a building element. The elements will be assembled, in whole or in sections, but the floorboards will not be required to support people

walking on them, the roof will not keep precipitation out of the building, and the structural members will have to support only their own weight.

Unsalvageable: An element is considered unsalvageable if it is in very poor condition, and/or the repair of the piece will yield an architectural element that will have virtually no historic material.

Estimated Man-Hours

The estimated man-hours for repairing the elements represent a rough estimate for the time required for a carpenter, who specializes in historic structures, to repair the architectural element within the setting of a carpenter’s shop. Both the size of the element and the complexity of the repairs factored into the estimated hours. Although this man-hour estimate is an important first step in determining a budget for the Old State House, it is important to note its shortcomings; for example, it does not include any material costs and it does not include the time required to move the elements to the new site or the carpenter’s shop.

**ANALYSIS OF DATA**

Overall Condition of Elements

The goal of recording the percentage of each element that was negatively affected by deleterious condition was to understand the overall condition and integrity of the assemblage or architectural elements. Based on the analysis of this database field, the overwhelming majority of the elements—357 in total, are 0% to 30% affected by deleterious conditions (see Chart 1). Relatively few elements—121 in total—show the deterioration of 40% to 100% of the historic fabric. Overall, the elements retain a high degree of integrity.

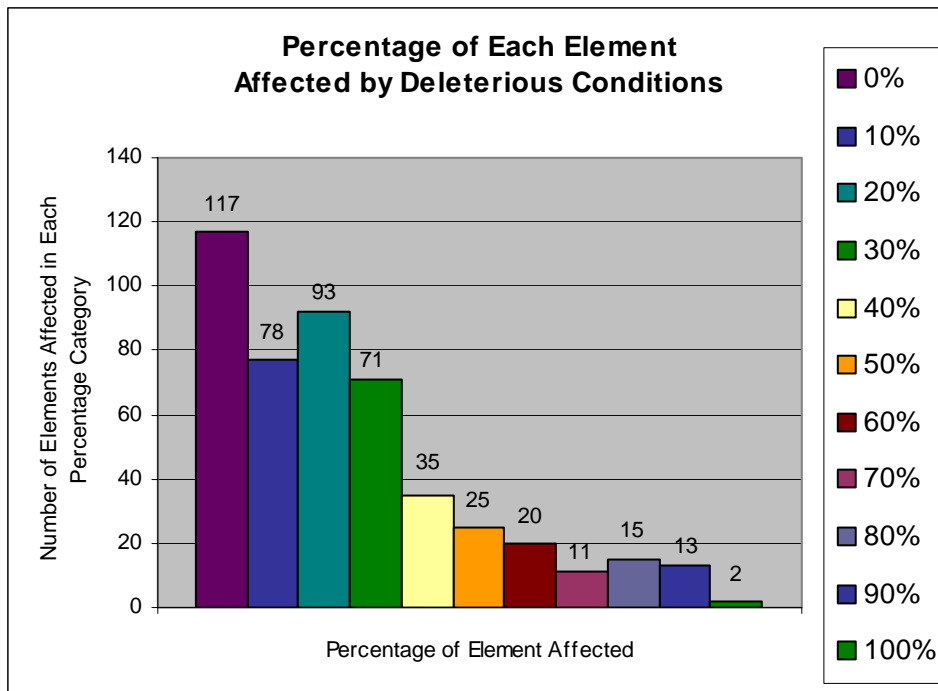


Chart 1 - Percentage of Each Element Negatively Affected by Deleterious Conditions

## Individual Conditions

The individual conditions were inventoried during the assessment and analyzed (see Chart 2). The most common condition recorded was cracked wood (229 elements), followed by partial loss (204 elements), and rot (193 elements). Splintered wood and insect damage only affected 92 and 45 elements, respectively.

Although not quantitatively analyzed for this assessment, qualitatively it seemed that nearly all of the exterior wall and roof sheathing elements were cracked due to the weathering those elements endured. Similarly, the rot seemed to primarily affect the structural members, studs, window framing materials, and sheathing elements. Partial loss is a condition that results from other conditions, and was equally present throughout all of the elements. The splintering seemed to be most common throughout the exterior wall and roof sheathing elements. Finally, insect damage seemed to be primarily concentrated in the structural members.

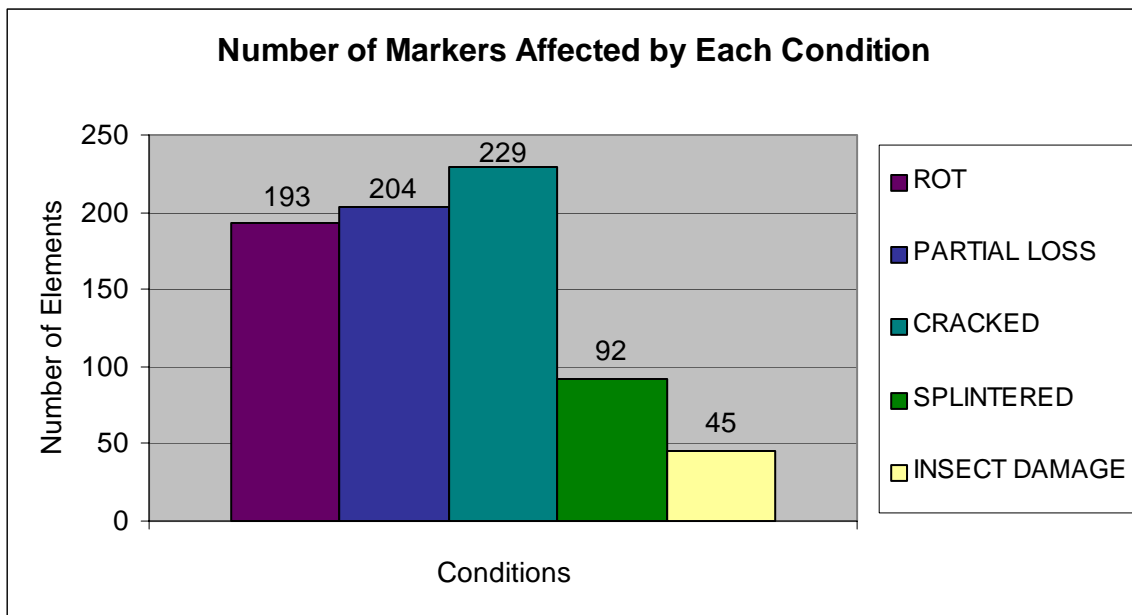


Chart 2 - Number of Markers Affected by Each Condition

## Treatment Recommendations

Ultimately the implementation of the conservation treatments will be carried out by, and at the discretion of, the preservation carpenter who completes the work. The recommendations laid out in this report are intended only as a guideline for budgeting and planning purposes, and not as firm recommendations.

Several elements (140 in total) require consolidation with a conservation-grade epoxy consolidant (see Chart 3). Because consolidation alters the material properties of the wood, the consolidant should be applied as sparingly as possible, while still making the wood structurally stable.

Two-hundred-forty-nine of the elements require epoxy repairs, which can span from using a conservation-grade epoxy to reattach fragments that have cracked, or can be a composite patch in order to fill a void in the wood.

Dutchmen repairs are a common repair method for wood: the deteriorated wood is cut from the element, and a new piece of wood, cut to the appropriate dimensions, is attached. This repair technique is ideal because it does not alter the material properties of the wood, but it is too labor intensive to use in small areas of deterioration. Based on the assessment, 154 elements require Dutchmen repairs.

The predominant treatment recommendation made during the assessment was for the removal of existing nails, which is required for 329 elements. Most of the existing nails have to be carefully removed from the wood before the elements can be reassembled. Similarly, the clapboard and other unidentified wood fragments must be removed from 46 elements before they can be reassembled. (Note: it is important to retain a representative sampling of the clapboard from all phases of construction).

The estimated man-hours for repairing all of the elements is 811.5 hours. The estimate does not include transportation costs for the elements or the material costs for repair.

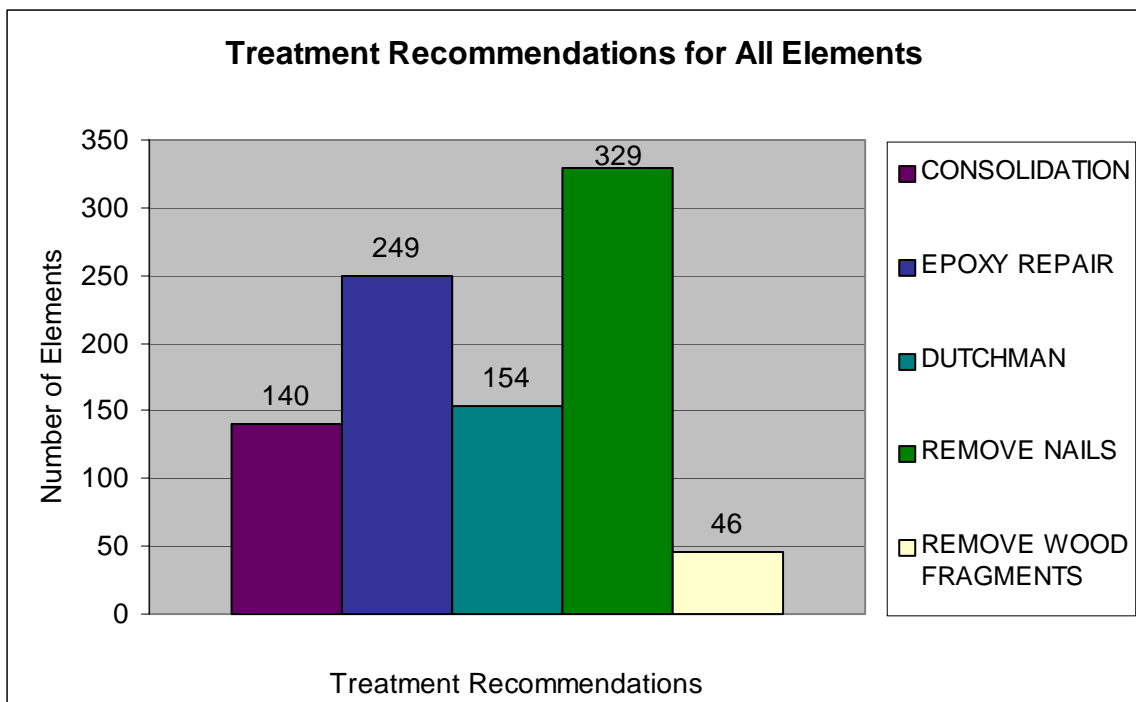


Chart 3 - Treatment Recommendations



## Potential Reuse Options for Architectural Elements

During the field assessment, the conditions and treatment recommendations for each element were weighed and an appraisal was made for the possible reuses for the element. Based on conversations with the NH DHR, they were interested in understanding whether each element could potentially be reused in a building, in an interpretive setting, or whether they were unsalvageable. The vast majority of the elements, 410 in total, could be reused as part of a building (see Chart 4). Only 33 elements were usable only in an exhibit type setting, 19 were borderline unsalvageable, and 13 were unsalvageable. Based on the physical condition of the elements, they could be reintegrated into a building.

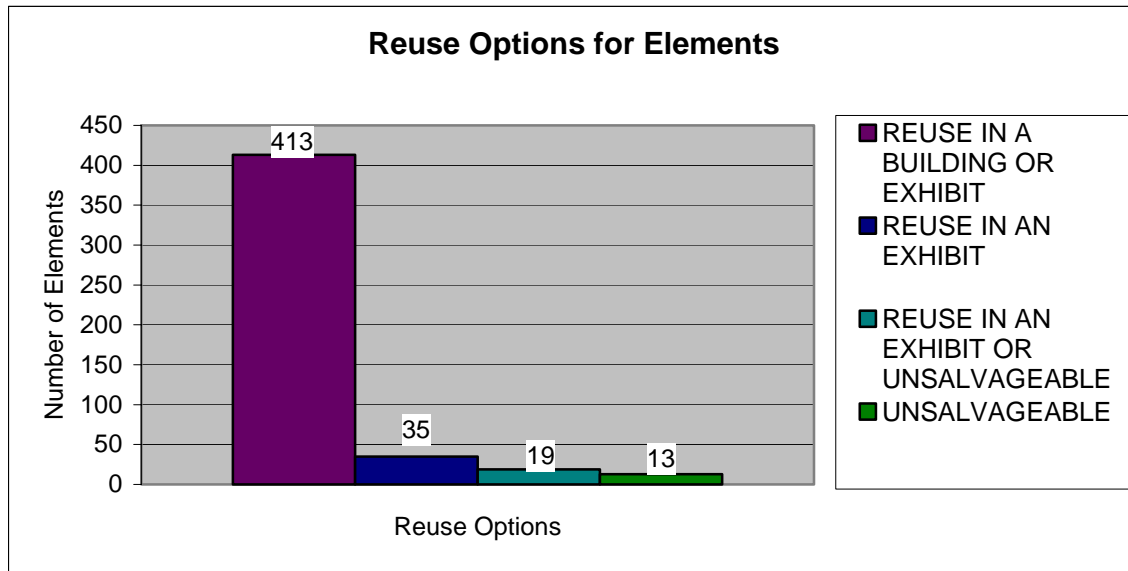


Chart 4 - Reuse Options for Architectural Elements

## RECOMMENDATIONS

Although the conditions assessment demonstrated that the extant elements of the Old State House retain high integrity and are generally in good condition, it is important to note that the remaining elements do not comprise a building on their own. A large portion of the original Old State House, approximately two-thirds of the original building, is entirely missing. Additionally, a number of elements are missing from the extant section of the Old State House, including, but not limited to: the window sash, all interior wood trim, most exterior wood trim, all interior plaster, interior and exterior doors, exterior porches, interior cabinets and shelves, and shingles. As a result, any reconstruction of the Old State House using the extant elements would be largely incomplete.

In general, the framing materials are in good condition and can be reassembled with some intervention. The wall and roof sheathing materials tend to be in poor condition, although they could be integrated into an exhibit with little intervention. The floorboards are generally in excellent condition and require little intervention. The windows and dormers can be reinstalled, although the missing elements would require reconstruction. It is feasible to reassemble the existing eighteenth-century elements in their original configuration.

Based on the review of the previous studies and the analysis of the 2007 conditions assessment data, it is the opinion of CHRS, Inc. that the elements from the Old State House would best be used as an exhibit or within an interpretative context. To reintegrate the extant elements within a building would necessitate that the majority of the elements be covered or sheathed with modern replacement materials. This would leave visitors to experience the Old State House as a reconstructed building rather than viewing the authentic colonial elements of the building.

The recommendations laid out in this report are preliminary. The final design team for the Old State House should involve a historic architect, a structural engineer with extensive experience in working with historic buildings, a timber framer, and an architectural conservator. Please note that to date, no architects or engineers have had input into the recommendations.

## REFERENCES CITED

Adams & Roy Consultants, Inc.

1988 *Historic Structures Report for the Old New Hampshire State House in Portsmouth, New Hampshire.* New Hampshire Division of Historical Resources.

Garvin, James

1987 *Summary of Documentary Evidence, Old State House, Portsmouth, New Hampshire.* Division of Historical Resources, Concord, New Hampshire.

1996- “All About the Old NH Statehouse.” Webpage <http://SeacoastNH.com>, accessed  
2007 December 12, 2007. Portsmouth, New Hampshire.

# APPENDIX A

## STAFF QUALIFICATIONS



# CHRIS, Inc.

Cultural Heritage Research Services, Inc.

ARCHAEOLOGY, RESEARCH & HISTORIC PRESERVATION

|                                                                                                     |                         |                                        |                                            |
|-----------------------------------------------------------------------------------------------------|-------------------------|----------------------------------------|--------------------------------------------|
| <b>Name</b>                                                                                         | <b>Christine Miller</b> | <b>Title</b>                           | <b>Architectural Historian/Conservator</b> |
| <b>Primary Responsibilities</b>                                                                     |                         |                                        |                                            |
| Project Management, field survey, writing, analysis, staff supervision, review, client coordination |                         |                                        |                                            |
| <b>Years Experience: 8</b>                                                                          |                         | <b>With This Firm: Less than 1</b>     | <b>With Other Firms: 7</b>                 |
| <b>Education</b>                                                                                    |                         |                                        |                                            |
| <b>Institution:</b>                                                                                 | <b>Degree(s)</b>        | <b>Specialization</b>                  |                                            |
| <b>University of Pennsylvania</b>                                                                   | M.S.                    | Historic Preservation                  |                                            |
| <b>University of Michigan</b>                                                                       | B.A.                    | Classical Archaeology and Anthropology |                                            |

### Overview of Expertise

- Historic preservation and conservation projects for public and private sector clients in Colorado, Delaware, Pennsylvania, Maryland, Virginia, New Jersey, and New York.
- Development and implementation of condition surveys and treatment recommendations.
- Conservation of architectural materials and elements, including recommendations for treatments and conservation interventions.
- Expertise in masonry conservation.
- Expertise in all aspects of exterior masonry monument conservation, from conditions assessments, treatment recommendations, implementation of conservation treatments, and completion of treatment reports.

### Previous Experience:

#### Fairmount Park Historic Preservation Trust, Philadelphia, Pennsylvania

Conducted site documentation, conditions assessments, oversaw laboratory work, developed treatment recommendations, completed treatment reports, and implemented conservation techniques and methods including: mortar and paint analyses, masonry repair and cleaning, wood conservation, consolidation, plaster conservation and graffiti removal. Worked as a staff conservator from 1999-2002.

#### Cultural Resource Consulting Group

Worked as an architectural conservation project manager at a full-service cultural resource firm from 2002-2007.

### Select Project Experience:

#### Conditions Assessment of the Old State House, Concord, New Hampshire

Completed a conditions assessment of the colonial state house. The building was disassembled in the 1980s and moved into storage. Each building element was moved out of the storage trailer, inspected, assessed, and photographed. The conditions were recorded in an Excel spreadsheet and analyzed.

#### Essex County Prison, North Caldwell, Essex County, New Jersey

Worked on the team that completed the Phase IB/II and the mitigation for the site for K. Hovnanian Homes. Mitigation included HABS-level, medium format photography and sketch plans.

#### Vought Farmstead Preservation Plan, Clinton Township, Hunterdon County, New Jersey

Completed a preservation plan for an important, eighteenth-century farmhouse that retained the original decorative plaster ceilings.

Building Conditions Assessment, Analysis, and Treatment Recommendations Study, Kehilath Jeshurun Synagogue, New York, New York County, New York

Completed an inventory and assessment of the historic synagogue in advance of an upcoming restoration undertaking.

Indian Run Farm, West Whiteland Township, Chester County, Pennsylvania

As dictated by a Memorandum of Agreement for the site, completed preservation plans and supervised construction on the Ashbridge Barn, the Newlin Tenant House, and the spring house on the Indian Run Farm.

Conservation of the Veteran's Memorial Sculpture, Guttenberg, New Jersey

Completed the conservation of the case concrete base of the sculpture, including cleaning and removal of bronze staining and patching.

Conservation of the Barrier Forts Monument, Brooklyn Navy Yard, Kings County, Brooklyn, New York

Completed the conservation of the marble sculpture, including cleaning, removal of inappropriate patching and pointing materials, rebuilding missing elements, repointing and patching the marble, and consolidating the marble base.

Elm Ridge Cemetery, South Brunswick, Middlesex County, New Jersey

Completed a cemetery-wide conditions assessment, prioritized treatment recommendations, and implemented conservation treatments in an active eighteenth-century Dutch Reformed cemetery. Conservation work completed to date has focused on reattaching delaminating layers of sandstone and patching losses in the stone.

Three Mile Run Cemetery, New Brunswick, Middlesex County, New Jersey

Completed a cemetery-wide conditions assessment, prioritized treatment recommendations, and implemented conservation treatments in an inactive eighteenth-century Dutch Reformed cemetery. Conservation work completed to date has focused on markers that date to the colonial period.

Delaware and Raritan Canal Projects, New Jersey

Assessed condition of multiple features on the National Register-listed canal, specified appropriate replacement mortars based on mortar analysis, monitored the execution of construction projects, and completed reports documenting the construction projects.

Ralston Cider Mill Preservation Plan, Mendham, Morris County, New Jersey

Compiled historical research on the property and contextual history for cider mills, investigated the construction chronology, coordinated with the mill consultants who assessed and restored the mill machinery, completed material testing on mortar and stucco finishes, and assessed the condition of the historic fabric.

# APPENDIX B

## DATA

## KEY TO APPENDIX B

The data in this appendix has been color coded for ease of use:

|                                 |
|---------------------------------|
| Headers                         |
| Existing Conditions             |
| Percentage of Elements Affected |
| Treatment Recommendations       |
| Reuse Options                   |
| Man-hours                       |



| NUMBER | ROT | PARTIAL LOS | CRACKED | SPLINTERED | INSECT DA | % AFFECTED | CONSOLIDAT | EPOXY R | DUTCHMAN | REMOVE NA | REMOVE CLAPBO | USE IN BLD | USE IN EXHIB | UNSAVAG | REUSE OPTION | MANHO | NOTES           |
|--------|-----|-------------|---------|------------|-----------|------------|------------|---------|----------|-----------|---------------|------------|--------------|---------|--------------|-------|-----------------|
| 1      | 1   |             | 1       | 1          |           | 40         |            | 1       | 1        | 1         |               | 1          | 1            |         |              | 1     | 3               |
| 2      | 1   |             | 1       | 1          |           | 50         | 1          | 1       | 1        | 1         |               |            | 1            |         |              | 2     | 2               |
| 3      | 1   |             | 1       | 1          |           | 40         | 1          | 1       | 1        | 1         |               |            | 1            |         |              | 2     | 2               |
| 4      | 1   |             | 1       | 1          | 2         | 60         | 1          | 1       | 1        | 1         |               |            | 1            |         |              | 2     | 4               |
| 5      | 1   |             | 1       | 1          | 1         | 80         | 1          | 1       | 1        | 1         |               | 1          | 1            |         |              | 1     | 6               |
| 6      | 1   |             | 1       | 1          |           | 50         | 1          | 1       | 1        | 1         |               |            | 1            |         |              | 1     | 2               |
| 7      | 1   |             | 1       | 1          | 1         | 40         | 1          | 1       | 1        | 1         |               | 1          | 1            |         |              | 1     | 3               |
| 8      | 1   |             | 1       | 1          |           | 40         |            | 1       | 1        | 1         |               |            | 1            |         |              | 1     | 2               |
| 9      |     |             | 1       | 1          |           | 50         | 1          | 1       | 1        | 1         |               |            | 1            |         |              | 1     | 2               |
| 10     |     |             | 1       | 1          |           | 70         |            | 1       | 1        | 1         |               |            | 1            |         |              | 1     | 2               |
| 11     | 1   |             | 1       | 1          |           | 50         | 1          |         | 1        | 1         |               |            | 1            |         |              | 1     | 2               |
| 12     | 1   |             | 1       | 1          |           | 80         | 1          | 1       | 1        | 1         |               |            | 1            |         | 1            | 3     | 4               |
| 13     | 1   |             | 1       | 1          |           | 40         | 1          | 1       | 1        | 1         |               | 1          | 1            |         |              | 1     | 2               |
| 14     | 1   |             | 1       | 1          |           | 70         | 1          | 1       | 1        | 1         |               |            | 1            |         | 1            | 3     | 3 FRAGMENT      |
| 15     | 1   |             | 1       | 1          |           | 70         | 1          | 1       | 1        | 1         |               |            | 1            |         |              | 2     | 4 FIRE DAMAGED  |
| 16     | 1   |             | 1       | 1          | 1         | 40         | 1          | 1       | 1        | 1         |               |            | 1            |         |              | 2     | 4 FIRE DAMAGED  |
| 17     |     |             | 1       | 1          |           | 20         |            | 1       | 1        | 1         |               |            | 1            |         |              | 1     | 2               |
| 18     | 1   |             | 1       | 1          |           | 30         | 1          |         | 1        | 1         |               |            | 1            |         |              | 1     | 0.5             |
| 19     | 1   |             | 1       | 1          | 1         | 90         | 1          | 1       | 1        | 1         |               |            | 1            |         | 1            | 3     | 4               |
| 21     |     |             | 1       | 1          |           | 30         |            |         | 1        | 1         |               |            | 1            |         |              | 1     | 0               |
| 22     | 1   |             | 1       | 1          | 1         | 60         | 1          |         | 1        | 1         |               |            | 1            |         |              | 1     | 2               |
| 23     | 1   |             | 1       | 1          | 1         | 40         | 1          |         | 1        | 1         |               |            | 1            |         |              | 1     | 4               |
| 24     | 1   |             | 1       | 1          | 1         | 90         | 1          | 1       | 1        | 1         |               |            | 1            |         | 1            | 3     | 6               |
| 25     | 1   |             | 1       | 1          |           | 30         |            | 1       | 1        | 1         |               |            | 1            |         |              | 1     | 2               |
| 26     | 1   |             | 1       | 1          |           | 60         | 1          | 1       | 1        | 1         |               |            | 1            |         |              | 1     | 2               |
| 27     | 1   |             | 1       | 1          |           | 30         |            | 1       | 1        | 1         |               |            | 1            |         |              | 1     | 0.5             |
| 28     | 1   |             | 1       | 1          | 1         | 70         |            | 1       | 1        | 1         |               |            | 1            |         |              | 2     | 3               |
| 29     | 1   |             | 1       | 1          | 1         | 60         | 1          | 1       | 1        | 1         |               |            | 1            |         |              | 1     | 3               |
| 30     | 1   |             | 1       | 1          |           | 30         |            | 1       | 1        | 1         |               |            | 1            |         |              | 1     | 2               |
| 31     | 1   |             | 1       | 1          | 1         | 60         | 1          | 1       | 1        | 1         |               |            | 1            |         |              | 2     | 2               |
| 32     |     |             |         |            |           | 70         |            |         |          |           |               |            | 1            |         |              | 1     | 24              |
| 33     |     |             |         |            |           | 10         |            |         |          |           |               |            | 1            |         |              | 1     | 16              |
| 34     |     |             |         |            |           | 0          |            |         |          | 1         |               |            | 1            |         |              | 1     |                 |
| 35     |     |             |         |            | 1         | 10         |            |         |          |           |               |            | 1            |         |              | 1     | 0               |
| 36     |     |             |         |            |           | 10         |            |         | 1        | 1         |               |            |              |         |              | 2     | 0.75            |
| 37     |     |             |         |            |           | 0          |            |         |          |           |               |            | 1            |         |              | 1     | 0               |
| 37     |     |             |         |            |           | 10         |            |         | 1        | 1         |               |            |              |         |              | 2     | 0.75            |
| 38     |     |             | 1       |            |           | 10         |            |         | 1        | 1         |               |            | 1            |         |              | 1     | 0.75 purlin     |
| 39     |     |             |         |            |           | 0          |            |         |          | 1         |               |            | 1            |         |              | 1     |                 |
| 40     |     |             |         |            |           | 0          |            |         |          |           |               |            | 1            |         |              | 1     | 0               |
| 41     |     |             |         |            |           | 0          |            |         |          |           |               |            | 1            |         |              | 1     | 0               |
| 42     |     |             | 1       |            |           | 10         |            |         | 1        | 1         |               |            | 1            |         |              | 1     | 2               |
| 43     |     |             |         |            |           | 10         |            |         |          |           |               |            | 1            |         |              | 1     | 0 RAFTER        |
| 44     |     |             |         | 1          | 1         | 0          |            |         |          | 1         |               |            | 1            |         |              | 1     |                 |
| 45     | 1   |             |         |            | 1         | 20         |            |         | 1        | 1         |               |            | 1            |         |              | 1     | 3               |
| 46     | 1   |             |         |            |           | 30         |            |         | 1        | 1         |               |            | 1            |         |              | 1     | 5               |
| 47     |     |             | 1       |            |           | 30         |            |         | 1        | 1         |               |            | 1            |         |              | 1     | 1               |
| 48     |     |             |         |            |           | 0          |            |         |          | 1         |               |            | 1            |         |              | 1     |                 |
| 49     |     |             |         |            |           | 0          |            |         |          |           |               |            | 1            |         |              | 1     | 0               |
| 50     | 1   |             |         | 1          |           | 40         |            |         | 1        | 1         |               |            | 1            |         |              | 1     | 6               |
| 51     |     |             |         |            |           | 0          |            |         |          | 1         |               |            | 1            |         |              | 1     | 0.25 collar tie |
| 52     |     |             |         |            |           | 10         |            |         | 1        | 1         |               |            | 1            |         |              | 1     | 4 charred       |
| 52     |     |             |         |            |           | 0          |            |         |          | 1         |               |            | 1            |         |              | 1     | upper tie       |
| 53     |     |             |         |            |           | 0          |            |         | 1        | 1         |               |            | 1            |         |              | 1     | 1.5 king post   |
| 54     |     |             |         |            |           | 0          |            |         |          | 1         |               |            | 1            |         |              | 1     |                 |
| 56     |     |             |         |            |           | 10         |            |         |          | 1         |               |            | 1            |         |              | 1     | 0.25 CHARRED    |
| 57     |     |             | 1       |            |           | 10         |            |         | 1        | 1         |               |            | 1            |         |              | 1     | 0.75 purlin     |
| 58     |     |             |         |            |           | 0          |            |         |          | 1         |               |            | 1            |         |              | 1     |                 |
| 59     |     |             | 1       |            |           | 10         |            |         | 1        | 1         |               |            | 1            |         |              | 1     | 0.75 purlin     |
| 60     | 1   |             |         |            |           | 10         |            | 1       |          |           |               |            | 1            |         |              | 1     | 1               |
| 61     |     |             |         |            |           | 0          |            |         |          |           |               |            | 1            |         |              | 1     | 0               |
| 63     |     |             | 1       |            |           | 10         |            |         | 1        | 1         |               |            | 1            |         |              | 1     | 2               |

| NUMBER | ROT | PARTIAL LOS | CRACKED | SPLINTERED | INSECT DA | % AFFECTED | CONSOLIDAT | EPOXY R | DUTCHMAN | REMOVE NA | REMOVE CLAPBO | USE IN BLD | USE IN EXHIB | UNSAVAG | REUSE OPTION | MANHOU | NOTES |
|--------|-----|-------------|---------|------------|-----------|------------|------------|---------|----------|-----------|---------------|------------|--------------|---------|--------------|--------|-------|
| 64     | 1   | 1           | 1       | 1          |           | 80         | 1          | 1       | 1        | 1         |               |            |              | 1       |              | 3      | 4     |
| 65     |     |             | 1       | 1          |           | 20         |            | 1       |          |           |               | 1          | 1            |         |              | 1      | 1     |
| 66     | 1   | 1           | 1       | 1          |           | 80         | 1          | 1       | 1        | 1         |               |            |              | 1       |              | 3      | 4     |
| 67     |     |             |         |            |           | 0          |            |         |          |           |               | 1          | 1            |         |              | 1      | 0     |
| 68     | 1   | 1           | 1       |            |           | 60         | 1          |         | 1        | 1         |               |            |              | 1       |              | 4      | 3     |
| 69     | 1   |             |         |            |           | 20         |            | 1       |          |           |               | 1          | 1            |         |              | 1      | 1     |
| 70     | 1   | 1           | 1       |            |           | 40         |            | 1       | 1        | 1         | 1             |            | 1            |         |              | 1      | 2     |
| 71     | 1   | 1           | 1       |            |           | 60         | 1          |         | 1        | 1         | 1             |            | 1            |         |              | 2      | 3     |
| 72     | 1   | 1           | 1       |            |           | 30         | 1          |         | 1        | 1         | 1             |            | 1            |         |              | 1      | 2     |
| 73     | 1   | 1           | 1       |            |           | 40         | 1          | 1       |          | 1         |               |            | 1            |         |              | 2      | 1     |
| 74     | 1   | 1           | 1       |            | 1         | 50         | 1          | 1       | 1        | 1         |               |            | 1            |         |              | 2      | 6     |
| 75     | 1   |             |         | 1          |           | 20         | 1          |         |          | 1         |               |            | 1            |         |              | 2      | 2     |
| 76     |     |             |         |            |           | 0          |            |         |          |           |               | 1          | 1            |         |              | 1      | 0     |
| 86     | 1   | 1           | 1       |            |           | 30         |            | 1       | 1        | 1         |               |            | 1            |         |              | 1      | 1     |
| 87     |     | 1           | 1       |            |           | 30         |            |         | 1        | 1         |               |            | 1            |         |              | 1      | 1     |
| 88     | 1   |             | 1       |            |           | 20         |            | 1       |          | 1         |               |            | 1            |         |              | 1      | 0.5   |
| 89     | 1   |             | 1       |            |           | 20         |            | 1       |          | 1         |               |            | 1            |         |              | 1      | 1     |
| 90     |     |             |         |            |           | 0          |            |         |          |           |               | 1          | 1            |         |              | 1      | 0.25  |
| 91     |     |             |         | 1          |           | 10         |            |         |          | 1         |               |            | 1            |         |              | 1      | 0.5   |
| 92     |     |             |         |            |           | 0          |            |         |          |           |               | 1          | 1            |         |              | 1      | 0.5   |
| 93     |     |             |         | 1          |           | 10         |            | 1       |          |           |               | 1          | 1            |         |              | 1      | 0.5   |
| 94     |     | 1           |         |            |           | 10         |            | 1       |          | 1         |               |            | 1            |         |              | 1      | 0.5   |
| 95     |     |             | 1       |            |           | 20         |            | 1       | 1        | 1         |               |            | 1            |         |              | 1      | 0.5   |
| 96     | 1   | 1           | 1       |            |           | 30         | 1          | 1       | 1        | 1         |               |            | 1            |         |              | 1      | 4     |
| 97     | 1   | 1           | 1       |            |           | 30         |            | 1       | 1        | 1         |               |            | 1            |         |              | 1      | 2     |
| 98     | 1   | 1           |         |            |           | 30         | 1          | 1       | 1        | 1         |               |            | 1            |         |              | 1      | 2     |
| 99     | 1   | 1           | 1       |            |           | 60         |            | 1       | 1        |           |               |            | 1            |         |              | 1      | 2     |
| 100    |     |             | 1       |            |           | 10         |            |         |          | 1         |               |            | 1            |         |              | 1      | 0.5   |
| 101    |     |             | 1       |            |           | 30         |            | 1       |          | 1         |               |            | 1            |         |              | 1      | 1     |
| 102    |     |             | 1       | 1          |           | 30         |            | 1       |          | 1         |               |            | 1            |         |              | 1      | 1     |
| 103    |     | 1           | 1       | 1          |           | 60         | 1          | 1       |          | 1         |               |            | 1            |         |              | 2      | 2     |
| 104    |     |             | 1       |            |           | 10         |            | 1       |          |           |               |            | 1            |         |              | 1      | 0.5   |
| 105    |     |             | 1       |            |           | 10         |            | 1       |          |           |               |            | 1            |         |              | 1      | 0.5   |
| 106    | 1   |             |         |            |           | 20         |            |         | 1        | 1         |               |            | 1            |         |              | 1      | 1.5   |
| 107    |     |             | 1       |            | 1         | 10         | 1          |         |          | 1         |               |            | 1            |         |              | 1      | 0.5   |
| 107    |     |             | 1       |            |           | 20         | 1          |         |          | 1         |               |            | 1            |         |              | 1      | 1     |
| 108    |     | 1           | 1       |            |           | 10         |            | 1       |          |           |               |            | 1            |         |              | 1      | 0.5   |
| 110    |     |             | 1       |            |           | 10         | 1          |         |          | 1         |               |            | 1            |         |              | 1      | 0.5   |
| 111    |     | 1           |         |            |           | 20         |            |         | 1        |           |               |            | 1            |         |              | 1      | 1     |
| 112    | 1   |             |         |            | 1         | 50         |            |         | 1        |           |               |            | 1            |         |              | 1      | 8     |
| 113    |     |             | 1       |            |           | 10         |            |         | 1        |           |               |            | 1            |         |              | 1      | 0.5   |
| 114    | 1   |             |         | 1          |           | 10         |            |         |          | 1         |               |            | 1            |         |              | 1      | 0.25  |
| 115    |     |             |         |            |           | 0          |            |         |          | 1         |               |            | 1            |         |              | 1      | 0.5   |
| 116    |     | 1           | 1       |            |           | 10         |            | 1       | 1        | 1         |               |            | 1            |         |              | 1      | 1.5   |
| 117    |     |             | 1       |            |           | 50         |            | 1       | 1        | 1         |               |            | 1            |         |              | 1      | 2     |
| 118    |     | 1           | 1       |            |           | 50         |            | 1       | 1        | 1         |               |            | 1            |         |              | 1      | 3     |
| 119    |     |             |         |            |           | 0          |            |         |          |           |               |            | 1            |         |              | 1      | 0     |
| 120    |     |             | 1       |            |           | 10         |            | 1       |          | 1         |               |            | 1            |         |              | 1      | 0.5   |
| 121    |     |             |         | 1          |           | 10         | 1          |         |          | 1         |               |            | 1            |         |              | 1      | 0.5   |
| 121    |     | 1           |         | 1          |           | 30         | 1          | 1       | 1        | 1         |               |            | 1            |         |              | 1      | 1     |
| 122    |     |             | 1       |            |           | 10         |            | 1       |          | 1         | 1             |            | 1            |         |              | 1      | 0.5   |
| 123    |     | 1           |         |            |           | 10         |            |         |          | 1         |               |            | 1            |         |              | 1      | 0.5   |
| 124    |     |             | 1       |            |           | 10         |            |         |          | 1         |               |            | 1            |         |              | 1      | 0.5   |
| 125    |     |             |         | 1          |           | 10         |            | 1       |          | 1         |               |            | 1            |         |              | 1      | 0.5   |
| 126    |     | 1           |         |            |           | 10         |            | 1       |          | 1         |               |            | 1            |         |              | 1      | 0.5   |
| 127    |     |             | 1       |            |           | 10         |            | 1       |          | 1         |               |            | 1            |         |              | 1      | 0.5   |
| 127    | 1   | 1           | 1       | 1          | 1         | 60         | 1          | 1       | 1        | 1         |               |            | 1            |         |              | 1      | 3     |
| 128    |     | 1           |         |            |           | 20         | 1          |         | 1        | 1         |               |            | 1            |         |              | 1      | 2     |
| 129    |     | 1           | 1       |            |           | 20         |            | 1       | 1        | 1         |               |            | 1            |         |              | 1      | 2     |
| 130    |     |             | 1       |            |           | 20         |            | 1       | 1        | 1         |               |            | 1            |         |              | 1      | 1     |
| 132    |     |             | 1       |            |           | 10         |            | 1       |          | 1         |               |            | 1            |         |              | 1      | 0.5   |

| NUMBER | ROT | PARTIAL LOS | CRACKED | SPLINTERED | INSECT DA | % AFFECTED | CONSOLIDAT | EPOXY R | DUTCHMAN | REMOVE NA | REMOVE CLAPBO | USE IN BLD | USE IN EXHIB | UNSAVAG | REUSE OPTION | MANHOU | NOTES                                                  |
|--------|-----|-------------|---------|------------|-----------|------------|------------|---------|----------|-----------|---------------|------------|--------------|---------|--------------|--------|--------------------------------------------------------|
| 133    |     |             | 1       |            |           | 20         |            | 1       |          | 1         |               | 1          | 1            |         |              | 1      | 1                                                      |
| 134    |     |             | 1       |            |           | 20         |            | 1       |          | 1         |               | 1          | 1            |         |              | 1      | 1                                                      |
| 134    |     | 1           | 1       |            |           | 90         |            | 1       | 1        | 1         |               | 1          | 1            |         |              | 1      | 3 HESITATION ABOUT USING IN BLDG APP                   |
| 135    |     |             |         |            |           | 0          |            |         |          | 1         | 1             | 1          | 1            |         |              | 1      | 0.5 MISC WOOD - REMOVE                                 |
| 136    |     | 1           |         |            |           | 10         |            | 1       |          | 1         |               | 1          | 1            |         |              | 1      | 0.5                                                    |
| 137    |     |             |         |            |           | 0          |            |         |          | 1         |               | 1          | 1            |         |              | 1      | 0.25                                                   |
| 138    |     | 1           | 1       |            |           | 30         | 1          |         | 1        | 1         |               | 1          | 1            |         |              | 1      | 1                                                      |
| 139    | 1   | 1           | 1       | 1          |           | 60         | 1          | 1       |          | 1         |               | 1          | 1            |         |              | 2      | 1                                                      |
| 140    |     |             | 1       |            |           | 20         |            | 1       |          | 1         |               | 1          | 1            |         |              | 1      | 0.5                                                    |
| 141    |     | 1           | 1       |            |           | 30         |            | 1       | 1        | 1         |               | 1          | 1            |         |              | 1      | 1                                                      |
| 142    |     |             |         | 1          |           | 10         |            | 1       |          | 1         |               | 1          | 1            |         |              | 1      | 0.5                                                    |
| 143    |     |             |         | 1          |           | 10         |            |         |          | 1         |               | 1          | 1            |         |              | 1      | 0.5                                                    |
| 144    |     |             |         |            | 1         | 10         |            |         |          | 1         |               | 1          | 1            |         |              | 1      | 0.5                                                    |
| 145    | 1   |             |         |            |           | 10         |            |         | 1        | 1         |               | 1          | 1            |         |              | 1      | 2                                                      |
| 146    |     |             |         |            |           | 0          |            |         |          | 1         |               | 1          | 1            |         |              | 1      | short joist                                            |
| 147    | 1   | 1           | 1       |            |           | 40         | 1          | 1       | 1        | 1         | 1             | 1          | 1            |         |              | 1      | 2 CLAPBOARD - REMOVE FRAGMENT FROM THE CORNICE.        |
| 148    | 1   | 1           |         | 1          |           | 20         | 1          |         | 1        | 1         |               | 1          | 1            |         |              | 1      | 2                                                      |
| 149    | 1   | 1           | 1       | 1          |           | 90         | 1          | 1       | 1        | 1         |               | 1          | 1            |         |              | 2      | 6                                                      |
| 149    |     |             |         |            |           | 0          |            |         |          | 1         |               | 1          | 1            |         |              | 1      |                                                        |
| 152    | 1   |             |         |            |           | 10         |            |         | 1        | 1         |               | 1          | 1            |         |              | 1      | 6                                                      |
| 153    |     |             |         |            |           | 0          |            |         |          | 1         |               | 1          | 1            |         |              | 1      | short joist                                            |
| 154    |     |             |         |            |           | 0          |            |         |          | 1         |               | 1          | 1            |         |              | 1      | joist                                                  |
| 155    |     |             |         |            |           | 0          |            |         |          | 1         |               | 1          | 1            |         |              | 1      | short joist                                            |
| 156    |     |             |         |            |           | 0          |            |         |          | 1         |               | 1          | 1            |         |              | 1      | joist                                                  |
| 157    |     |             |         |            |           | 0          |            |         |          | 1         |               | 1          | 1            |         |              | 1      | short joist                                            |
| 158    |     |             |         |            |           | 0          |            |         |          | 1         |               | 1          | 1            |         |              | 1      | joist                                                  |
| 159    |     |             |         |            |           | 0          |            |         |          | 1         |               | 1          | 1            |         |              | 1      | short joist                                            |
| 160    |     |             |         |            |           | 0          |            |         |          | 1         |               | 1          | 1            |         |              | 1      | joist                                                  |
| 161    |     |             |         |            |           | 0          |            |         |          | 1         |               | 1          | 1            |         |              | 1      | short joist                                            |
| 162    |     |             |         |            |           | 0          |            |         |          | 1         |               | 1          | 1            |         |              | 1      | joist                                                  |
| 163    |     |             |         |            |           | 0          |            |         |          | 1         |               | 1          | 1            |         |              | 1      | short joist                                            |
| 164    |     |             |         |            |           | 0          |            |         |          | 1         |               | 1          | 1            |         |              | 1      | joist                                                  |
| 165    |     |             |         |            |           | 0          |            |         |          | 1         |               | 1          | 1            |         |              | 1      | short joist                                            |
| 166    |     |             |         |            |           | 0          |            |         |          | 1         |               | 1          | 1            |         |              | 1      | 0                                                      |
| 168    |     |             |         |            |           | 0          |            |         |          | 1         |               | 1          | 1            |         |              | 1      | joist                                                  |
| 169    |     |             |         |            |           | 0          |            |         |          | 1         |               | 1          | 1            |         |              | 1      | short joist                                            |
| 170    |     |             |         |            |           | 0          |            |         |          | 1         |               | 1          | 1            |         |              | 1      | joist                                                  |
| 171    |     |             |         |            |           | 0          |            |         |          | 1         |               | 1          | 1            |         |              | 1      | short joist                                            |
| 172    |     |             | 1       |            |           | 10         |            | 1       |          | 1         |               | 1          | 1            |         |              | 1      | 0.75 joist                                             |
| 173    |     |             |         |            |           | 0          |            |         |          | 1         |               | 1          | 1            |         |              | 1      | short joist                                            |
| 174    |     |             |         |            |           | 0          |            |         |          | 1         |               | 1          | 1            |         |              | 1      | joist                                                  |
| 175    |     |             |         | 1          |           | 10         |            |         |          | 1         |               | 1          | 1            |         |              | 1      | 0                                                      |
| 176    |     |             | 1       |            |           | 20         |            | 1       |          | 1         |               | 1          | 1            |         |              | 1      | 0.75 joist                                             |
| 177    |     |             |         |            |           | 0          |            |         |          | 1         |               | 1          | 1            |         |              | 1      | short joist                                            |
| 178    |     |             |         |            |           | 0          |            |         |          | 1         |               | 1          | 1            |         |              | 1      | joist                                                  |
| 179    | 1   |             |         |            |           | 10         |            |         | 1        | 1         |               | 1          | 1            |         |              | 1      | 2                                                      |
| 180    |     |             |         |            |           | 10         |            |         |          | 1         |               | 1          | 1            |         |              | 1      | 3 see notes                                            |
| 181    |     |             |         |            |           | 10         |            |         |          | 1         |               | 1          | 1            |         |              | 1      | 3 see notes                                            |
| 182    | 1   |             |         |            | 1         | 80         |            |         | 1        | 1         |               | 1          | 1            |         |              | 1      | 4 treatment=construct new column tp support from below |
| 183    | 1   |             |         |            | 1         | 80         |            |         | 1        | 1         |               | 1          | 1            |         |              | 1      | 24 KEPP TOP 6 FEET, NEW BOTOM                          |
| 184    | 1   |             |         |            | 1         | 50         |            |         | 1        | 1         |               | 1          | 1            |         |              | 1      | 16 TRIM SECTIONS ATTACHED, CORNER POST                 |
| 186    | 1   |             |         |            | 1         | 40         |            |         | 1        | 1         |               | 1          | 1            |         |              | 1      | 14 substantially alterede                              |
| 187    | 1   | 1           |         |            |           | 20         |            |         | 1        | 1         | 1             | 1          | 1            |         |              | 1      | 2 CLAPBOARD - REMOVE                                   |
| 189    | 1   | 1           | 1       | 1          | 1         | 40         |            | 1       | 1        | 1         | 1             | 1          | 1            |         |              | 1      | 3 CLAPBOARD - REMOVE                                   |
| 190    | 1   |             | 1       |            |           | 50         | 1          | 1       | 1        | 1         |               | 1          | 1            |         |              | 1      | 6                                                      |

| NUMBER | ROT | PARTIAL LOS | CRACKED | SPLINTERED | INSECT DA | % AFFECTED | CONSOLIDAT | EPOXY R | DUTCHMAN | REMOVE N | REMOVE CLAPBO | USE IN BLD | USE IN EXHIB | UNSAVAG | REUSE OPTION | MANHOU | NOTES |                           |                                                        |
|--------|-----|-------------|---------|------------|-----------|------------|------------|---------|----------|----------|---------------|------------|--------------|---------|--------------|--------|-------|---------------------------|--------------------------------------------------------|
| 191    | 1   | 1           |         | 1          |           | 30         |            | 1       | 1        | 1        | 1             |            | 1            |         |              | 3      | 6     | CLAPBOARD - REMOVE        | need 2 dutchm. Exhibit ok, but little remaining fabric |
| 193    | 1   | 1           |         | 1          | 1         | 50         | 1          |         | 1        | 1        | 1             | 1          | 1            |         |              | 1      | 3     | CLAPBOARD - REMOVE        |                                                        |
| 194    | 1   | 1           | 1       | 1          |           | 70         | 1          | 1       | 1        | 1        | 1             |            | 1            |         |              | 3      | 6     | CLAPBOARD - REMOVE        | ok reuse, but nothing left after repair                |
| 195    | 1   |             |         |            |           | 10         | 1          | 1       |          | 1        | 1             | 1          | 1            |         |              | 1      | 1     | CLAPBOARD - REMOVE        |                                                        |
| 196    | 1   |             | 1       | 1          | 1         | 50         | 1          | 1       |          | 1        | 1             |            | 1            |         |              | 2      | 2     | CLAPBOARD - REMOVE        |                                                        |
| 197    | 1   | 1           | 1       |            |           | 50         | 1          | 1       | 1        | 1        |               |            | 1            | 1       |              | 3      | 3     |                           |                                                        |
| 198    | 1   | 1           | 1       | 1          |           | 80         | 1          | 1       | 1        | 1        |               |            | 1            | 1       |              | 3      | 6     |                           |                                                        |
| 199    | 1   | 1           | 1       |            |           | 40         |            | 1       | 1        | 1        |               | 1          | 1            |         |              | 1      | 2     |                           |                                                        |
| 200    | 1   | 1           | 1       |            |           | 30         | 1          |         | 1        | 1        | 1             | 1          | 1            |         |              | 1      | 2     |                           |                                                        |
| 201    | 1   | 1           | 1       |            |           | 60         | 1          | 1       | 1        | 1        | 1             | 1          | 1            |         |              | 1      | 3     | CLAPBOARD - REMOVE        |                                                        |
| 202    | 1   | 1           | 1       | 1          |           | 80         | 1          | 1       | 1        | 1        | 1             |            | 1            |         |              | 2      | 6     | REMOVE CLAPBOARD          |                                                        |
| 203    | 1   | 1           |         | 1          |           | 100        | 1          | 1       | 1        | 1        |               |            | 1            | 1       |              | 3      | 4     |                           |                                                        |
| 204    | 1   |             |         | 1          |           | 20         | 1          | 1       |          | 1        |               | 1          | 1            |         |              | 1      | 2     |                           |                                                        |
| 205    | 1   |             |         |            | 1         | 20         |            |         |          | 1        |               | 1          | 1            |         |              | 1      | 1     | brace                     |                                                        |
| 206    | 1   | 1           |         |            | 1         | 80         | 1          |         | 1        | 1        |               |            | 1            |         |              | 2      | 6     | brace                     |                                                        |
| 207    |     | 1           |         |            | 1         | 30         |            |         | 1        | 1        |               | 1          | 1            |         |              | 1      | 3     |                           |                                                        |
| 208    | 1   | 1           |         | 1          | 1         | 90         | 1          | 1       | 1        | 1        | 1             |            | 1            | 1       |              | 3      | 8     | REMOVE MISC WOOD ELEMENTS |                                                        |
| 208    | 1   |             |         |            | 1         | 90         |            |         |          | 1        |               |            |              | 1       |              | 4      |       |                           |                                                        |
| 209    | 1   | 1           | 1       | 1          |           | 30         | 1          | 1       |          | 1        |               |            | 1            |         |              | 2      | 2     |                           |                                                        |
| 210    | 1   | 1           |         |            |           | 30         | 1          | 1       | 1        | 1        |               | 1          | 1            |         |              | 1      | 3     | stud                      |                                                        |
| 211    |     |             |         |            |           | 0          |            |         |          | 1        |               | 1          | 1            |         |              | 1      |       | stud                      |                                                        |
| 212    |     |             |         |            |           | 0          |            |         |          | 1        |               | 1          | 1            |         |              | 1      |       | stud                      |                                                        |
| 213    |     |             |         |            |           | 0          |            |         |          | 1        |               | 1          | 1            |         |              | 1      |       | stud                      |                                                        |
| 214    | 1   |             |         |            | 1         | 20         | 1          | 1       |          | 1        |               | 1          | 1            |         |              | 1      | 2.5   | stud                      |                                                        |
| 215    |     | 1           |         |            |           | 20         |            |         | 1        | 1        |               |            | 1            |         |              | 1      | 1     | MISSING END               |                                                        |
| 216    | 1   | 1           |         |            | 1         | 80         | 1          | 1       |          | 1        |               | 1          | 1            |         |              | 1      | 3     | brace                     |                                                        |
| 217    |     |             |         |            |           | 0          |            |         |          | 1        |               | 1          | 1            |         |              | 1      |       | brace                     |                                                        |
| 218    |     | 1           | 1       |            | 1         | 50         | 1          | 1       | 1        |          |               | 1          | 1            |         |              | 1      | N/A   |                           |                                                        |
| 219    | 1   | 1           | 1       | 1          |           | 90         | 1          | 1       | 1        | 1        |               |            | 1            | 1       |              | 3      | 6     |                           |                                                        |
| 220    | 1   | 1           | 1       |            |           | 50         |            | 1       | 1        | 1        | 1             | 1          | 1            |         |              | 1      | 2     | CLAPBOARD - REMOVE        | MISC WOOD - REMOVE                                     |
| 221    | 1   | 1           | 1       |            |           | 30         |            | 1       | 1        | 1        | 1             | 1          | 1            |         |              | 1      | 2     | CLAPBOARD - REMOVE        | MISC WOOD - REMOVE                                     |
| 222    |     |             | 1       |            |           | 20         |            | 1       |          | 1        | 1             | 1          | 1            |         |              | 1      | 1     | CLAPBOARD - REMOVE        | MISC WOOD - REMOVE                                     |
| 223    | 1   |             | 1       |            |           | 30         |            | 1       |          | 1        | 1             | 1          | 1            |         |              | 1      | 2     | CLAPBOARD - REMOVE        |                                                        |
| 224    | 1   | 1           | 1       |            |           | 20         |            | 1       |          | 1        |               | 1          | 1            |         |              | 1      | 2     |                           |                                                        |
| 225    | 1   |             |         | 1          |           | 20         | 1          |         |          | 1        | 1             | 1          | 1            |         |              | 1      | 1     | CLAPBOARD - REMOVE        |                                                        |
| 226    |     | 1           | 1       |            |           | 20         |            | 1       | 1        | 1        |               |            | 1            |         |              | 2      | 2     |                           |                                                        |
| 227    | 1   | 1           | 1       |            |           | 30         |            | 1       | 1        | 1        |               | 1          | 1            |         |              | 1      | 2     |                           |                                                        |
| 228    | 1   |             | 1       |            |           | 30         | 1          |         | 1        | 1        | 1             | 1          | 1            |         |              | 1      | 2     | CLAPBOARD - REMOVE        |                                                        |
| 229    | 1   | 1           | 1       |            |           | 70         | 1          |         | 1        | 1        |               |            | 1            |         |              | 1      | 4     |                           |                                                        |
| 230    | 1   | 1           | 1       |            |           | 30         | 1          | 1       |          | 1        | 1             | 1          | 1            |         |              | 1      | 4     | REMOVE CLAPBOARD          |                                                        |
| 231    |     |             | 1       |            |           | 20         |            | 1       |          | 1        |               | 1          | 1            |         |              | 1      | 1     |                           |                                                        |
| 232    |     |             | 1       |            |           | 20         |            | 1       |          | 1        |               | 1          | 1            |         |              | 1      | 0.5   |                           |                                                        |
| 233    |     |             | 1       | 1          |           | 20         | 1          | 1       |          | 1        |               | 1          | 1            |         |              | 1      | 2     |                           |                                                        |
| 234    |     |             | 1       |            |           | 10         |            | 1       |          | 1        |               |            |              |         |              | 1      | 0.5   |                           |                                                        |
| 235    |     |             | 1       | 1          |           | 20         | 1          |         |          | 1        |               | 1          | 1            |         |              | 1      | 2     |                           |                                                        |
| 236    | 1   |             | 1       | 1          |           | 30         | 1          | 1       |          | 1        |               | 1          | 1            |         |              | 1      | 1     |                           |                                                        |
| 237    | 1   | 1           | 1       |            |           | 40         |            | 1       | 1        | 1        |               |            | 1            |         |              | 2      | 3     |                           |                                                        |
| 238    |     |             | 1       |            |           | 20         |            | 1       |          | 1        |               | 1          | 1            |         |              | 1      | 0.5   |                           |                                                        |
| 239    | 1   | 1           | 1       |            |           | 40         |            | 1       | 1        | 1        |               | 1          | 1            |         |              | 1      | 2     |                           |                                                        |
| 240    | 1   |             | 1       | 1          |           | 80         | 1          | 1       |          | 1        |               |            | 1            |         |              | 2      | 1     |                           |                                                        |
| 241    |     |             | 1       |            |           | 20         | 1          | 1       |          | 1        | 1             | 1          | 1            |         |              | 1      | 1     | CLAPBOARD - REMOVE        |                                                        |
| 242    |     |             | 1       |            |           | 40         | 1          | 1       |          |          | 1             | 1          | 1            |         |              | 1      | 1     | CLAPBOARD - REMOVE        |                                                        |
| 243    |     |             |         |            |           | 0          |            |         |          |          |               | 1          | 1            |         |              | 1      | 0     |                           |                                                        |
| 244    |     |             |         |            |           | 0          |            |         |          | 1        |               | 1          | 1            |         |              | 1      | 1     | brace                     |                                                        |
| 245    |     |             |         |            |           | 0          |            |         |          | 1        |               | 1          | 1            |         |              | 1      | 1     | stud                      |                                                        |

| NUMBER | ROT | PARTIAL LOS | CRACKED | SPLINTERED | INSECT DA | % AFFECTED | CONSOLIDAT | EPOXY R | DUTCHMAN | REMOVE NA | REMOVE CLAPBO | USE IN BLD | USE IN EXHIB | UNSAVAG | REUSE OPTION | MANHOU | NOTES                          |
|--------|-----|-------------|---------|------------|-----------|------------|------------|---------|----------|-----------|---------------|------------|--------------|---------|--------------|--------|--------------------------------|
| 246    | 1   | 1           |         | 1          |           | 20         | 1          |         |          | 1         |               | 1          | 1            |         |              | 1      | 1                              |
| 247    | 1   |             | 1       |            |           | 20         | 1          | 1       |          | 1         | 1             | 1          | 1            |         |              | 1      | 4 REMOVE CLAPBOARD             |
| 248    | 1   | 1           | 1       |            |           | 30         |            | 1       | 1        | 1         | 1             | 1          | 1            |         |              | 1      | 2 CLAPBOARD - REMOVE           |
| 249    | 1   | 1           | 1       | 1          |           | 20         | 1          | 1       |          | 1         | 1             | 1          | 1            |         |              | 1      | 2 CLAPBOARD - REMOVE           |
| 250    | 1   | 1           | 1       |            |           | 60         |            | 1       | 1        | 1         | 1             | 1          | 1            |         |              | 1      | 4 CLAPBOARD - REMOVE           |
| 251    | 1   | 1           | 1       | 1          |           | 40         | 1          | 1       | 1        | 1         | 1             | 1          | 1            |         |              | 1      | 4 REMOVE CLAPBOARD             |
| 252    | 1   |             | 1       |            |           | 30         |            | 1       |          | 1         | 1             | 1          | 1            |         |              | 1      | 1 CLAPBOARD - REMOVE           |
| 253    |     |             |         |            |           | 0          |            |         |          | 1         |               | 1          | 1            |         |              | 1      | stud                           |
| 254    | 1   | 1           | 1       |            |           | 40         |            | 1       | 1        |           |               |            |              | 1       |              | 3      | 1 FRAGMENT                     |
| 255    |     |             |         |            |           | 0          |            |         |          | 1         |               | 1          | 1            |         |              | 1      | stud                           |
| 256    |     |             |         |            |           | 0          |            |         |          | 1         |               | 1          | 1            |         |              | 1      | stud                           |
| 257    |     |             |         |            |           | 0          |            |         |          | 1         |               | 1          | 1            |         |              | 1      | stud                           |
| 258    | 1   |             | 1       | 1          |           | 60         | 1          | 1       |          | 1         | 1             |            | 1            |         |              | 2      | 3 CLAPBOARD - REMOVE           |
| 259    |     |             |         | 1          |           | 10         |            | 1       |          | 1         | 1             | 1          | 1            |         |              | 1      | 1 CLAPBOARD - REMOVE           |
| 260    | 1   | 1           | 1       |            |           | 20         | 1          | 1       |          | 1         | 1             |            | 1            |         |              | 2      | 2 CLAPBOARD - REMOVE           |
| 260    | 1   | 1           | 1       |            |           | 50         | 1          | 1       |          | 1         | 1             | 1          | 1            |         |              | 1      | 2 CLAPBOARD - REMOVE           |
| 261    |     | 1           |         | 1          |           | 10         | 1          | 1       |          | 1         | 1             | 1          | 1            |         |              | 1      | 1 CLAPBOARD - REMOVE           |
| 262    | 1   | 1           | 1       |            |           | 20         | 1          | 1       |          | 1         | 1             | 1          | 1            |         |              | 1      | 2 REMOVE CLAPBOARD             |
| 263    |     | 1           | 1       | 1          |           | 20         |            | 1       |          | 1         |               | 1          | 1            |         |              | 1      | 1                              |
| 264    | 1   |             |         | 1          |           | 10         |            | 1       |          | 1         |               | 1          | 1            |         |              | 1      | 1                              |
| 265    | 1   |             | 1       |            |           | 30         |            | 1       |          | 1         | 1             | 1          | 1            |         |              | 1      | 1 CLAPBOARD - REMOVE           |
| 267    | 1   | 1           | 1       |            |           | 60         | 1          | 1       | 1        | 1         |               |            | 1            | 1       |              | 3      | 2                              |
| 270    |     |             | 1       | 1          |           | 30         | 1          | 1       |          | 1         | 1             | 1          | 1            |         |              | 1      | 1 CLAPBOARD - REMOVE           |
| 271    | 1   |             | 1       |            |           | 30         | 1          | 1       |          | 1         | 1             | 1          | 1            |         |              | 1      | 1 CLAPBOARD - REMOVE           |
| 272    |     | 1           | 1       | 1          |           | 30         |            | 1       |          | 1         | 1             | 1          | 1            |         |              | 1      | 1 CLAPBOARD - REMOVE FRAGMENT  |
| 273    |     |             |         |            |           | 0          |            |         |          | 1         |               | 1          | 1            |         |              | 1      | short brace                    |
| 274    | 1   | 1           |         | 1          |           | 20         | 1          |         |          | 1         | 1             |            | 1            |         |              | 2      | 2 MISC WOOD - REMOVE           |
| 275    |     |             |         |            |           | 0          |            |         |          |           |               | 1          | 1            |         |              | 1      | 0                              |
| 276    |     |             |         |            |           | 0          |            |         |          |           |               | 1          | 1            |         |              | 1      | 0                              |
| 277    |     |             |         |            |           | 0          |            |         |          |           |               | 1          | 1            |         |              | 1      | 0                              |
| 278    |     | 1           | 1       |            |           | 40         |            |         | 1        |           |               | 1          | 1            |         |              | 1      | 3 CRACKED - THIS IS A FRAGMENT |
| 279    |     |             |         |            |           | 0          |            |         |          | 1         |               | 1          | 1            |         |              | 1      | 1                              |
| 280    |     |             |         | 1          |           | 20         |            | 1       |          | 1         | 1             | 1          | 1            |         |              | 1      | 1 FRAGMENT                     |
| 281    |     |             |         |            |           | 0          |            |         |          | 1         |               | 1          | 1            |         |              | 1      | 0.5                            |
| 282    |     |             |         |            |           | 0          |            |         |          |           |               | 1          | 1            |         |              | 1      | 0                              |
| 283    | 1   | 1           |         | 1          |           | 60         | 1          | 1       | 1        | 1         |               |            | 1            | 1       |              | 3      | 2                              |
| 284    | 1   | 1           | 1       |            |           | 30         |            | 1       | 1        | 1         | 1             | 1          | 1            |         |              | 1      | 2                              |
| 285    |     |             |         |            |           | 0          |            |         |          | 1         |               | 1          | 1            |         |              | 1      | stud                           |
| 286    |     | 1           | 1       |            |           | 10         |            |         | 1        | 1         |               | 1          | 1            |         |              | 1      | 0.75 brace                     |
| 287    |     |             |         |            |           | 0          |            |         |          | 1         |               | 1          | 1            |         |              | 1      | gable end stud                 |
| 289    |     |             |         |            |           | 0          |            |         |          | 1         |               | 1          | 1            |         |              | 1      | stud                           |
| 290    |     |             |         |            |           | 0          |            |         |          | 1         |               | 1          | 1            |         |              | 1      | stud                           |
| 291    |     |             |         |            |           | 0          |            |         |          | 1         |               | 1          | 1            |         |              | 1      | stud                           |
| 292    |     |             |         |            |           | 0          |            |         |          | 1         |               | 1          | 1            |         |              | 1      | 0                              |
| 293    |     |             |         |            |           | 0          |            |         |          | 1         |               | 1          | 1            |         |              | 1      | brace                          |
| 294    |     |             |         |            |           | 0          |            |         |          | 1         |               | 1          | 1            |         |              | 1      | 0                              |
| 295    |     | 1           | 1       |            |           | 30         |            | 1       | 1        | 1         | 1             | 1          | 1            |         |              | 1      | 1 FRAGMENT                     |
| 296    |     |             |         | 1          |           | 0          |            |         |          | 1         |               | 1          | 1            |         |              | 1      | stud                           |
| 297    |     |             |         |            |           | 0          |            |         |          | 1         |               | 1          | 1            |         |              | 1      | stud                           |
| 298    |     |             |         |            |           | 0          |            |         |          | 1         |               | 1          | 1            |         |              | 1      | stud                           |
| 299    |     |             |         |            |           | 0          |            |         |          | 1         |               | 1          | 1            |         |              | 1      | stud                           |
| 300    | 1   | 1           |         |            | 1         | 30         |            |         | 1        |           |               | 1          | 1            |         |              | 1      | 12 HEAVILY MODIFIED            |
| 301    |     |             |         |            |           | 0          |            |         |          | 1         |               | 1          | 1            |         |              | 1      | brace                          |
| 302    | 1   | 1           | 1       |            |           | 40         | 1          | 1       | 1        | 1         |               |            | 1            |         |              | 2      | 3                              |
| 303    | 1   | 1           | 1       | 1          | 1         | 90         |            |         |          |           |               |            |              | 1       |              | 4      | N/A                            |
| 304    | 1   | 1           | 1       |            | 1         | 60         | 1          | 1       | 1        |           |               |            | 1            |         |              | 2      |                                |
| 305    |     | 1           |         | 1          |           | 10         |            | 1       |          |           |               | 1          | 1            |         |              | 1      | 0.5                            |
| 306    | 1   | 1           | 1       |            |           | 30         | 1          | 1       |          |           |               | 1          | 1            |         |              | 1      | 1 MISC WOOD - REMOVE           |
| 307    |     | 1           |         |            |           | 10         |            | 1       |          | 1         |               | 1          | 1            |         |              | 1      | 0.5 NOT ON DRAWINGS            |
| 308    |     | 1           |         | 1          |           | 10         |            | 1       | 1        | 1         | 1             | 1          | 1            |         |              | 1      | 0.5 NOT ON DRAWINGS            |
| 309    |     |             | 1       |            |           | 30         |            | 1       | 1        | 1         |               | 1          | 1            |         |              | 1      | 0.5                            |

| NUMBER | ROT | PARTIAL LOS | CRACKED | SPLINTERED | INSECT DA | % AFFECTED | CONSOLIDAT | EPOXY R | DUTCHMAN | REMOVE NA | REMOVE CLAPBO | USE IN BLD | USE IN EXHIB | UNSAVAG | REUSE OPTION | MANHOU | NOTES                                |
|--------|-----|-------------|---------|------------|-----------|------------|------------|---------|----------|-----------|---------------|------------|--------------|---------|--------------|--------|--------------------------------------|
| 310    |     |             | 1       |            |           | 10         |            | 1       |          |           |               | 1          | 1            |         |              | 1      | 0.5 NOT ON DRAWINGS                  |
| 311    |     | 1           |         |            |           | 10         |            |         |          | 1         |               | 1          | 1            |         |              | 1      | 0.5 NOT ON DRAWINGS                  |
| 312    |     |             | 1       |            |           | 10         |            | 1       |          | 1         |               | 1          | 1            |         |              | 1      | 0.5                                  |
| 313    |     |             | 1       | 1          |           | 20         | 1          | 1       |          |           |               | 1          | 1            |         |              | 1      | 0.5                                  |
| 314    |     | 1           |         |            |           | 50         |            |         | 1        |           |               | 1          | 1            | 1       |              | 4      | 1 FRAGMENT                           |
| 314    |     |             |         |            |           | 0          |            |         |          |           |               | 1          | 1            |         |              | 1      | 0 FRAGMENT                           |
| 315    |     |             |         |            |           | 0          |            |         |          |           |               | 1          | 1            |         |              | 1      | 0 FRAGMENT                           |
| 316    |     |             | 1       |            |           | 30         |            | 1       |          | 1         |               | 1          | 1            |         |              | 1      | 0.5                                  |
| 317    |     |             | 1       |            |           | 20         |            | 1       |          |           |               | 1          | 1            |         |              | 1      | 0.5                                  |
| 318    | 1   | 1           | 1       |            | 1         | 30         |            | 1       | 1        | 1         |               |            | 1            |         |              | 2      | 2                                    |
| 319    |     |             | 1       |            |           | 10         |            | 1       |          | 1         |               | 1          | 1            |         |              | 1      | 0.5                                  |
| 320    | 1   | 1           |         |            |           | 30         |            | 1       |          |           |               | 1          | 1            |         |              | 1      | 1                                    |
| 320    |     |             | 1       |            |           | 20         |            | 1       |          | 1         |               | 1          | 1            |         |              | 1      | 0.5                                  |
| 321    | 1   | 1           | 1       |            |           | 30         | 1          | 1       | 1        | 1         |               |            | 1            |         |              | 2      | 3                                    |
| 322    |     |             | 1       |            | 1         | 10         | 1          | 1       |          | 1         |               | 1          | 1            |         |              | 1      | 1                                    |
| 323    |     |             | 1       |            |           | 20         | 1          | 1       |          |           |               | 1          | 1            |         |              | 1      | 1                                    |
| 324    | 1   | 1           | 1       |            | 1         | 50         | 1          | 1       | 1        | 1         |               | 1          | 1            |         |              | 1      | 3 HESITATION ABOUT USING IN BLDG APP |
| 325    | 1   | 1           | 1       |            |           | 50         | 1          | 1       | 1        | 1         |               | 1          | 1            |         |              | 1      | 4                                    |
| 325    | 1   | 1           |         |            | 1         | 50         | 1          |         | 1        | 1         |               | 1          | 1            |         |              | 1      | 4                                    |
| 326    |     |             | 1       |            |           | 20         |            | 1       |          | 1         |               | 1          | 1            |         |              | 1      | 1                                    |
| 327    | 1   | 1           |         | 1          |           | 40         |            | 1       |          | 1         |               | 1          | 1            |         |              | 1      | 1                                    |
| 328    |     | 1           | 1       | 1          |           | 30         |            | 1       | 1        | 1         |               | 1          | 1            |         |              | 1      | 2                                    |
| 329    |     |             | 1       |            |           | 20         |            |         | 1        | 1         |               | 1          | 1            |         |              | 1      | 1                                    |
| 330    |     | 1           |         |            |           | 20         |            |         | 1        | 1         |               | 1          | 1            |         |              | 1      | 1                                    |
| 331    | 1   | 1           | 1       |            |           | 40         | 1          | 1       |          | 1         |               |            | 1            |         |              | 2      | 1 FRAGMENT                           |
| 332    |     | 1           |         |            |           | 20         |            |         |          | 1         |               | 1          | 1            |         |              | 1      | 0.5 FRAGMENT                         |
| 333    | 1   | 1           | 1       | 1          |           | 90         | 1          | 1       | 1        | 1         |               |            | 1            | 1       |              | 3      | 3                                    |
| 334    |     |             | 1       |            |           | 40         |            | 1       |          | 1         |               | 1          | 1            |         |              | 1      | 1                                    |
| 336    |     | 1           | 1       |            |           | 50         |            | 1       | 1        | 1         |               | 1          | 1            |         |              | 1      | 2                                    |
| 337    |     | 1           | 1       |            |           | 20         |            | 1       | 1        | 1         |               | 1          | 1            |         |              | 1      | 3                                    |
| 338    |     | 1           |         | 1          |           | 20         | 1          | 1       |          |           |               | 1          | 1            |         |              | 1      | 1                                    |
| 339    |     |             | 1       |            |           | 20         |            | 1       |          | 1         |               | 1          | 1            |         |              | 1      | 0.5                                  |
| 340    | 1   | 1           | 1       |            |           | 20         | 1          | 1       |          | 1         |               | 1          | 1            |         |              | 1      | 2                                    |
| 342    | 1   | 1           | 1       |            |           | 80         | 1          | 1       | 1        | 1         |               |            | 1            |         |              | 2      | 4                                    |
| 343    |     | 1           | 1       |            |           | 30         |            | 1       | 1        | 1         |               | 1          | 1            |         |              | 1      | 2                                    |
| 344    |     |             | 1       |            |           | 20         |            | 1       |          | 1         |               | 1          | 1            |         |              | 1      | 0.5                                  |
| 345    | 1   |             | 1       |            | 1         | 70         |            | 1       | 1        | 1         |               | 1          | 1            |         |              | 1      | 3                                    |
| 346    |     | 1           |         |            |           | 0          |            |         |          | 1         |               | 1          | 1            |         |              | 1      | 0.5 FRAGMENT                         |
| 347    |     | 1           |         |            |           | 10         |            |         | 1        | 1         |               | 1          | 1            |         |              | 1      | 1 FRAGMENT                           |
| 347    |     |             | 1       |            |           | 20         |            | 1       |          |           |               | 1          | 1            |         |              | 1      | 1                                    |
| 348    |     |             | 1       |            |           | 10         |            | 1       |          | 1         |               | 1          | 1            |         |              | 1      | 1                                    |
| 350    |     |             |         |            |           | 0          |            |         |          | 1         |               | 1          | 1            |         |              | 1      | 0.5                                  |
| 351    |     | 1           |         |            |           | 10         |            | 1       |          | 1         |               | 1          | 1            |         |              | 1      | 0.5                                  |
| 352    |     | 1           |         |            |           | 30         |            |         | 1        | 1         |               | 1          | 1            |         |              | 1      | 1                                    |
| 353    |     |             | 1       |            |           | 10         |            | 1       |          | 1         |               | 1          | 1            |         |              | 1      | 0.5                                  |
| 354    | 1   | 1           |         |            |           | 20         |            | 1       | 1        | 1         |               | 1          | 1            |         |              | 1      | 1                                    |
| 355    |     |             | 1       |            |           | 30         |            | 1       |          | 1         |               | 1          | 1            |         |              | 1      | 0.5                                  |
| 356    |     |             | 1       |            |           | 20         |            | 1       |          | 1         |               | 1          | 1            |         |              | 1      | 1                                    |
| 357    |     |             | 1       |            |           | 40         |            | 1       |          | 1         |               | 1          | 1            |         |              | 1      | 1                                    |
| 358    |     |             | 1       |            |           | 10         |            | 1       |          | 1         |               | 1          | 1            |         |              | 1      | 0.5                                  |
| 359    |     |             | 1       |            |           | 20         |            | 1       |          |           |               | 1          | 1            | 1       |              | 4      | 1 FRAGMENT                           |
| 360    |     | 1           |         |            |           | 20         |            |         | 1        |           |               | 1          | 1            |         |              | 1      | 0.5                                  |
| 361    | 1   | 1           | 1       |            |           | 50         |            | 1       |          | 1         |               | 1          | 1            |         |              | 1      | 2                                    |
| 362    |     |             | 1       |            |           | 40         |            | 1       |          | 1         |               | 1          | 1            |         |              | 1      | 2                                    |
| 363    |     |             | 1       |            | 1         | 20         | 1          | 1       |          | 1         |               | 1          | 1            |         |              | 1      | 1                                    |
| 364    |     |             | 1       |            |           | 20         |            | 1       |          | 1         |               | 1          | 1            |         |              | 1      | 0.5                                  |
| 365    |     |             | 1       |            |           | 20         |            | 1       |          | 1         |               | 1          | 1            |         |              | 1      | 1                                    |
| 365    |     |             | 1       |            |           | 20         |            | 1       |          | 1         |               | 1          | 1            |         |              | 1      | 0.5                                  |
| 366    | 1   | 1           | 1       |            |           | 30         |            | 1       | 1        | 1         |               | 1          | 1            |         |              | 1      | 2                                    |
| 367    |     | 1           | 1       |            |           | 20         |            | 1       |          | 1         |               | 1          | 1            |         |              | 1      | 1                                    |
| 368    |     | 1           | 1       |            |           | 20         | 1          | 1       |          |           |               | 1          | 1            |         |              | 1      | 1                                    |

| NUMBER | ROT | PARTIAL LOS | CRACKED | SPLINTERED | INSECT DA | % AFFECTED | CONSOLIDAT | EPOXY R | DUTCHMAN | REMOVE N | REMOVE CLAPBO | USE IN BLD | USE IN EXHIB | UNSAVAG | REUSE OPTION | MANHOU | NOTES                                                |
|--------|-----|-------------|---------|------------|-----------|------------|------------|---------|----------|----------|---------------|------------|--------------|---------|--------------|--------|------------------------------------------------------|
| 369    | 1   | 1           | 1       |            |           | 90         |            |         |          |          |               |            |              | 1       |              | 4      | 0                                                    |
| 370    |     | 1           | 1       | 1          |           | 20         |            | 1       | 1        |          |               | 1          | 1            |         |              | 1      | 1                                                    |
| 371    | 1   |             |         | 1          |           | 10         |            |         | 1        | 1        |               | 1          | 1            |         |              | 1      | 1                                                    |
| 372    |     | 1           | 1       |            |           | 50         |            | 1       | 1        | 1        |               |            | 1            |         |              | 2      | 3                                                    |
| 373    |     | 1           | 1       |            |           | 30         |            | 1       | 1        | 1        |               | 1          | 1            |         |              | 1      | 2                                                    |
| 375    |     | 1           |         |            |           | 30         |            | 1       | 1        |          |               | 1          | 1            |         |              | 1      | 1                                                    |
| 376    | 1   | 1           |         |            | 1         | 70         |            |         | 1        | 1        |               | 1          | 1            |         |              | 1      | 24                                                   |
| 377    | 1   |             |         |            |           | 30         |            |         | 1        |          |               | 1          | 1            |         |              | 1      | 14                                                   |
| 378    |     |             |         |            |           | 0          |            |         |          | 1        |               | 1          | 1            |         |              | 1      | joist                                                |
| 379    |     |             |         |            |           | 0          |            |         |          | 1        |               | 1          | 1            |         |              | 1      | joist                                                |
| 380    |     |             |         |            |           | 0          |            |         |          | 1        |               | 1          | 1            |         |              | 1      | joist                                                |
| 382    |     |             | 1       |            |           | 10         |            | 1       |          | 1        |               | 1          | 1            |         |              | 1      | 0.5                                                  |
| 383    |     |             | 1       |            |           | 20         |            | 1       |          | 1        |               | 1          | 1            |         |              | 1      | joist                                                |
| 384    |     |             |         |            |           | 0          |            |         |          | 1        |               | 1          | 1            |         |              | 1      |                                                      |
| 385    |     |             |         |            |           | 0          |            |         |          |          |               | 1          | 1            |         |              | 1      | 0                                                    |
| 386    |     |             |         |            |           | 0          |            |         |          | 1        |               | 1          | 1            |         |              | 1      | joist                                                |
| 387    |     |             | 1       |            |           | 20         |            | 1       |          | 1        |               | 1          | 1            |         |              | 1      | 0.5                                                  |
| 388    |     |             | 1       |            |           | 50         |            | 1       |          | 1        |               | 1          | 1            |         |              | 1      | 0.75                                                 |
| 389    |     |             |         |            |           | 0          |            |         |          | 1        |               | 1          | 1            |         |              | 1      |                                                      |
| 390    |     |             |         |            |           | 0          |            |         |          |          |               | 1          | 1            |         |              | 1      | 0                                                    |
| 391    |     |             |         |            |           | 0          |            |         |          | 1        |               | 1          | 1            |         |              | 1      | joist                                                |
| 392    |     |             | 1       |            |           | 60         |            | 1       |          | 1        |               | 1          | 1            |         |              | 1      | 1                                                    |
| 393    |     |             | 1       |            |           | 30         |            | 1       |          | 1        |               | 1          | 1            |         |              | 1      | 0.75                                                 |
| 394    |     |             |         |            |           | 0          |            |         |          | 1        |               | 1          | 1            |         |              | 1      |                                                      |
| 396    |     |             |         |            |           | 0          |            |         |          | 1        |               | 1          | 1            |         |              | 1      | joist                                                |
| 397    |     |             |         |            |           | 0          |            |         |          | 1        |               | 1          | 1            |         |              | 1      | 0.25                                                 |
| 398    |     |             |         |            |           | 0          |            |         |          |          |               | 1          | 1            |         |              | 1      | 0                                                    |
| 400    |     |             |         |            |           | 0          |            |         |          |          |               | 1          | 1            |         |              | 1      | WOOD ATTACHED TO TENON                               |
| 401    |     |             |         |            |           | 0          |            |         |          |          |               | 1          | 1            |         |              | 1      | interesting, hand-made iron strap                    |
| 402    |     |             |         |            |           | 0          |            |         |          |          |               | 1          | 1            |         |              | 1      | 0                                                    |
| 403    |     |             |         | 1          |           | 10         |            |         | 1        | 1        |               | 1          | 1            |         |              | 1      | 6                                                    |
| 404    |     |             |         |            |           | 0          |            |         |          |          |               | 1          | 1            |         |              | 1      | supports joists,holes for studs,flr spt beam or girt |
| 406    | 1   | 1           | 1       | 1          | 1         | 90         | 1          | 1       | 1        | 1        |               |            | 1            | 1       |              | 3      | 3                                                    |
| 407    | 1   | 1           | 1       |            | 1         | 50         | 1          | 1       |          | 1        |               | 1          | 1            |         |              | 1      | 1                                                    |
| 408    |     |             | 1       |            |           | 10         | 1          |         |          | 1        |               | 1          | 1            |         |              | 1      | 0.5                                                  |
| 409    | 1   | 1           | 1       |            |           | 30         |            | 1       | 1        | 1        |               | 1          | 1            |         |              | 1      | 2                                                    |
| 410    |     | 1           |         | 1          |           | 20         |            | 1       |          |          |               | 1          | 1            |         |              | 1      | 0.5                                                  |
| 411    | 1   |             | 1       |            |           | 30         |            | 1       |          |          |               | 1          | 1            |         |              | 1      | 0.5                                                  |
| 415    |     |             |         |            |           | 0          |            |         |          | 1        |               | 1          | 1            |         |              | 1      | stud                                                 |
| 416    |     | 1           |         |            |           | 30         |            |         | 1        |          |               | 1          | 1            |         |              | 1      | 2                                                    |
| 418    |     |             |         |            |           | 0          |            |         |          | 1        |               | 1          | 1            |         |              | 1      | 0.5                                                  |
| 419    | 1   | 1           |         |            | 1         | 90         | 1          | 1       | 1        | 1        |               |            |              | 1       |              | 4      | brace                                                |
| 420    | 1   | 1           | 1       |            |           | 60         |            | 1       | 1        | 1        | 1             |            | 1            |         |              | 2      | 6                                                    |
| 422    |     | 1           | 1       | 1          |           | 30         |            | 1       |          | 1        |               | 1          | 1            |         |              | 1      | 2                                                    |
| 423    |     |             | 1       |            |           | 40         | 1          | 1       |          |          |               | 1          | 1            |         |              | 1      | 1                                                    |
| 424    |     | 1           |         | 1          | 1         | 40         |            |         | 1        | 1        |               | 1          | 1            |         |              | 1      | 1.5                                                  |
| 425    |     |             |         |            |           | 0          |            |         |          | 1        |               | 1          | 1            |         |              | 1      |                                                      |
| 426    |     |             |         |            |           | 0          |            |         |          | 1        |               | 1          | 1            |         |              | 1      |                                                      |
| 428    | 1   | 1           |         |            | 1         | 90         | 1          | 1       | 1        | 1        |               |            |              | 1       |              | 4      | stud                                                 |
| 429    | 1   | 1           | 1       | 1          | 1         | 80         |            |         |          | 1        |               |            |              | 1       |              | 4      |                                                      |
| 430    | 1   | 1           |         |            | 1         | 20         |            | 1       | 1        | 1        |               | 1          | 1            |         |              | 1      | 2                                                    |
| 431    | 1   | 1           | 1       |            |           | 10         |            |         |          | 1        |               | 1          | 1            |         |              | 1      | stud                                                 |
| 432    | 1   | 1           |         |            | 1         | 20         |            |         | 1        | 1        |               | 1          | 1            |         |              | 1      | 2                                                    |
| 435    | 1   | 1           |         |            | 1         | 100        |            |         |          | 1        |               |            |              | 1       |              | 4      | brace                                                |
| 436    |     |             | 1       |            |           | 60         | 1          | 1       |          |          |               | 1          | 1            |         |              | 1      | 2                                                    |
| 437    |     | 1           | 1       |            |           | 40         |            | 1       | 1        |          |               | 1          | 1            |         |              | 1      | 1                                                    |
| 438    | 1   | 1           | 1       |            |           | 40         | 1          | 1       | 1        | 1        |               | 1          | 1            |         |              | 1      | 2                                                    |
| 439    | 1   |             |         | 1          |           | 20         |            | 1       |          | 1        |               | 1          | 1            |         |              | 1      | 1                                                    |

| NUMBER | ROT | PARTIAL LOS | CRACKED | SPLINTERED | INSECT DA | % AFFECTED | CONSOLIDAT | EPOXY R | DUTCHMAN | REMOVE NA | REMOVE CLAPBO | USE IN BLD | USE IN EXHIB | UNSAVAG | REUSE OPTION | MANHOU | NOTES                                               |
|--------|-----|-------------|---------|------------|-----------|------------|------------|---------|----------|-----------|---------------|------------|--------------|---------|--------------|--------|-----------------------------------------------------|
| 440    |     |             | 1       | 1          |           | 30         |            |         | 1        | 1         |               | 1          | 1            |         |              | 1      | 2                                                   |
| 441    |     |             | 1       | 1          |           | 70         |            |         | 1        | 1         |               | 1          | 1            |         |              | 1      | 2                                                   |
| 442    |     |             |         | 1          |           | 10         |            |         |          |           |               | 1          | 1            |         |              | 1      | 0.5                                                 |
| 443    | 1   |             | 1       | 1          |           | 70         |            |         |          |           |               |            |              | 1       |              | 4      | N/A                                                 |
| 444    |     |             |         | 1          |           | 20         |            |         | 1        |           |               | 1          | 1            |         |              | 1      | 0.5                                                 |
| 445    | 1   |             |         |            |           | 10         |            |         | 1        |           |               | 1          | 1            |         |              | 1      | 0.5                                                 |
| 446    |     |             |         | 1          |           | 20         | 1          |         |          | 1         |               | 1          | 1            |         |              | 1      | 0.5                                                 |
| 447    | 1   |             | 1       | 1          |           | 40         |            |         | 1        |           |               | 1          | 1            |         |              | 1      | 1                                                   |
| 448    |     |             |         |            |           | 0          |            |         |          |           |               | 1          | 1            | 1       |              | 1      | 0 FRAGMENT                                          |
| 449    |     |             |         | 1          |           | 0          |            |         | 1        |           |               | 1          | 1            |         |              | 1      | 1                                                   |
| 450    |     |             |         | 1          |           | 10         |            |         |          |           |               | 1          | 1            |         |              | 1      | 0                                                   |
| 451    |     |             | 1       |            |           | 10         |            |         |          |           |               |            |              | 1       |              | 4      | N/A FRAGMENT                                        |
| 452    | 1   |             | 1       |            | 1         | 30         | 1          | 1       |          |           |               |            | 1            | 1       |              | 2      | 1 FRAGMENT                                          |
| 453    |     |             |         | 1          | 1         | 40         |            |         | 1        |           |               | 1          | 1            |         |              | 1      | 1 FRAGMENT                                          |
| 454    |     |             |         | 1          |           | 20         |            |         | 1        |           |               | 1          | 1            |         |              | 1      | 0.5                                                 |
| 455    |     |             | 1       |            |           | 0          |            |         |          |           |               | 1          | 1            | 1       |              | 1      | 0 FRAGMENT                                          |
| 459    |     |             | 1       |            |           | 0          |            |         |          |           |               | 1          | 1            | 1       |              | 1      | 0 FRAGMENT                                          |
| 460    | 1   |             | 1       |            |           | 20         | 1          |         |          |           |               | 1          | 1            | 1       |              | 1      | 0.5 FRAGMENT                                        |
| 462    | 1   |             |         |            | 1         | 20         |            |         | 1        |           |               | 1          | 1            |         |              | 1      | 6                                                   |
| 463    | 1   |             | 1       | 1          |           | 80         | 1          | 1       |          | 1         |               |            | 1            | 1       |              | 3      | 2                                                   |
| 464    | 1   |             | 1       |            | 1         | 30         | 1          | 1       |          |           |               | 1          | 1            |         |              | 1      | 1 TWO PIECES                                        |
| 465    | 1   |             | 1       |            |           | 20         | 1          |         | 1        | 1         | 1             |            | 1            |         |              | 2      | MISC WOOD - REMOVE                                  |
| 466    |     |             |         | 1          |           | 10         | 1          |         |          |           |               | 1          | 1            |         |              | 1      | 0.5 FRAGMENT                                        |
| 467    |     |             | 1       |            |           | 40         |            |         | 1        | 1         | 1             |            | 1            | 1       |              | 1      | 2                                                   |
| 468    |     |             |         |            |           | 0          |            |         |          |           |               | 1          | 1            |         |              | 1      | 0 FRAGMENT                                          |
| 469    |     |             | 1       |            |           | 30         |            |         | 1        | 1         |               | 1          | 1            | 1       |              | 1      | 0.5 FRAGMENT                                        |
| 493    | 1   |             | 1       |            | 1         | 80         |            |         |          |           |               |            |              | 1       |              | 4      | N/A                                                 |
| 167    |     |             |         |            |           | 0          |            |         |          | 1         |               | 1          | 1            |         |              | 1      | short joist                                         |
| 32A    |     |             |         |            |           | 20         |            |         |          |           |               | 1          | 1            |         |              | 1      | 40                                                  |
| 32B    |     |             |         |            |           | 0          |            |         |          |           |               | 1          | 1            |         |              | 1      | 0 GOOD TENON                                        |
| 33A    |     |             |         |            |           | 10         |            |         |          |           |               | 1          | 1            |         |              | 1      | 12                                                  |
| 33D    | 1   |             |         | 1          |           | 20         | 1          | 1       |          | 1         | 1             | 1          | 1            |         |              | 1      | 2 MISC WOOD - REMOVE                                |
| 500B   | 1   |             | 1       |            | 1         | 20         | 1          |         |          | 1         |               | 1          | 1            |         |              | 1      | 1                                                   |
| 77A    | 1   |             |         |            |           | 20         | 1          |         |          |           |               | 1          | 1            |         |              | 1      | THIS TRIM IS PART OF A WHOLE WINDOW FRAME ASSEMBLY. |
| 77B    | 1   |             | 1       | 1          |           | 30         |            |         | 1        |           |               | 1          | 1            |         |              | 1      | PART OF WHOLE WINDOW.                               |
| 77C    | 1   |             | 1       |            |           | 20         |            |         | 1        |           |               | 1          | 1            |         |              | 1      | PART OF WHOLE WINDOW.                               |
| 77D    |     |             |         |            |           | 0          |            |         |          |           |               | 1          | 1            |         |              | 1      | 1                                                   |
| 78A    | 1   |             |         | 1          |           | 20         | 1          | 1       |          |           |               | 1          | 1            |         |              | 1      | 1                                                   |
| 78B    | 1   |             | 1       | 1          |           | 40         |            |         | 1        | 1         |               | 1          | 1            | 1       |              | 1      | CAN BE REPAIRED OR REPLACED                         |
| 78C    |     |             | 1       |            |           | 10         |            |         |          |           |               | 1          | 1            |         |              | 1      | 0.5                                                 |
| 78D    |     |             |         |            |           | 0          |            |         |          |           |               | 1          | 1            |         |              | 1      | 0                                                   |
| 79A    | 1   |             | 1       | 1          |           | 20         | 1          | 1       |          |           |               | 1          | 1            |         |              | 1      | 2                                                   |
| 79B    | 1   |             |         |            |           | 30         | 1          | 1       |          |           |               | 1          | 1            |         |              | 1      | 1                                                   |
| 79C    | 1   |             | 1       | 1          |           | 30         | 1          | 1       |          |           |               | 1          | 1            |         |              | 1      | 2                                                   |
| 79D    |     |             |         |            |           | 0          |            |         |          |           |               | 1          | 1            |         |              | 1      | 0                                                   |
| 80A    | 1   |             |         | 1          |           | 10         | 1          | 1       |          |           |               | 1          | 1            |         |              | 1      | 1                                                   |
| 80B    | 1   |             |         |            |           | 20         |            |         | 1        |           |               | 1          | 1            |         |              | 1      | 1                                                   |
| 80D    |     |             |         |            |           | 0          |            |         |          |           |               | 1          | 1            |         |              | 1      | 0                                                   |
| 81A    | 1   |             |         | 1          |           | 20         | 1          | 1       |          |           |               | 1          | 1            |         |              | 1      | 1                                                   |
| 81C    | 1   |             | 1       |            |           | 20         | 1          | 1       |          |           |               | 1          | 1            |         |              | 1      | 2                                                   |
| 81D    |     |             |         |            |           | 0          |            |         |          |           |               | 1          | 1            |         |              | 1      | 0                                                   |
| 82A    | 1   |             | 1       | 1          |           | 20         | 1          | 1       |          |           |               | 1          | 1            |         |              | 1      | 2                                                   |
| 82B    | 1   |             |         | 1          |           | 30         | 1          | 1       |          |           |               | 1          | 1            |         |              | 1      | 1                                                   |
| 82C    | 1   |             | 1       |            |           | 20         | 1          | 1       |          |           |               | 1          | 1            |         |              | 1      | 2                                                   |
| 82D    |     |             |         |            |           | 0          |            |         |          |           |               | 1          | 1            |         |              | 1      | 0                                                   |
| 83A    | 1   |             |         | 1          |           | 30         | 1          | 1       |          |           |               | 1          | 1            |         |              | 1      | 2                                                   |
| 83B    | 1   |             |         | 1          |           | 40         | 1          | 1       |          |           |               | 1          | 1            |         |              | 1      | 1                                                   |



| NUMBER | ROT | PARTIAL LOS | CRACKED | SPLINTERED | INSECT DA | % AFFECTED | CONSOLIDAT | EPOXY R | DUTCHMAN | REMOVE NA | REMOVE CLAPBO | USE IN BLD | USE IN EXHIB | UNSAVAG | REUSE OPTION | MANHOU | NOTES |  |
|--------|-----|-------------|---------|------------|-----------|------------|------------|---------|----------|-----------|---------------|------------|--------------|---------|--------------|--------|-------|--|
| 83C    | 1   |             |         | 1          |           | 30         | 1          | 1       |          |           |               | 1          | 1            |         |              | 1      | 2     |  |
| 83D    |     |             |         |            |           | 0          |            |         |          |           |               | 1          | 1            |         |              | 1      | 0     |  |
| 84A    | 1   |             | 1       |            |           | 30         | 1          | 1       |          |           |               | 1          | 1            |         |              | 1      | 2     |  |
| 84B    | 1   | 1           |         |            |           | 30         | 1          | 1       |          |           |               | 1          | 1            |         |              | 1      | 2     |  |
| 84C    | 1   | 1           |         |            |           | 10         | 1          |         |          |           |               | 1          | 1            |         |              | 1      | 2     |  |
| 84D    |     |             |         |            |           | 0          |            |         |          |           |               | 1          | 1            |         |              | 1      | 0     |  |
| 85A    | 1   |             | 1       |            |           | 20         | 1          | 1       |          |           |               | 1          | 1            |         |              | 1      | 1     |  |
| 85B    | 1   | 1           | 1       |            |           | 30         | 1          | 1       |          |           |               | 1          | 1            |         |              | 1      | 2     |  |
| 85C    | 1   | 1           |         |            |           | 30         |            | 1       |          |           |               | 1          | 1            |         |              | 1      | 2     |  |
| 85D    |     |             |         |            |           | 0          |            |         |          |           |               |            |              |         |              | 1      | 0     |  |

## APPENDIX F: Interpretation Assessment



# New Hampshire Division of Historical Resources



# Interpretation Assessment

for

# NEW HAMPSHIRE'S FIRST STATE HOUSE

Prepared for

The Division of Historical Resources  
of the  
New Hampshire Department of Cultural Resources



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## A INTRODUCTION

### Acknowledgements

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- The participants of the November, 2011 Public Input Meetings in Portsmouth, NH and Concord, NH, and those who responded to the on-line survey that was made available to the public prior to those meeting.

The Cherry Valley Group, contract planning team included:

- Blake Hayes, Principal
- Katie Boardman, Principal
- Tom Elliott, Principal



## Report Organization

This report is organized into four sections:

**Part A**, the Introduction, provides basic background material to understand the genesis and nature of the project and what it strives to achieve.

**Part B** is a review of the cultural resources that support the interpretation assessment.

**Part C** is a brief review of the potential audiences/markets for a New Hampshire's First State House interpretation.

**Part D** is the actual interpretation assessment portion of the report. The section includes four distinct components:

- **Interpretation Trends** – a brief summary of the current trends that are driving the design of new museum interpretation programs and other operational directions.
- **Interpretation Framework** – an organized content structure for guiding the development of the interpretation scenarios.
- **Interpretation Methods, Techniques & Delivery Modes** – sets a standard vocabulary for broad methods of interpretation, describes some of the specific techniques that may be employed, and explains the types of programs that could be developed.
- **Interpretation Scenarios: Applying Stories, Themes & Presentation Techniques to Utilizations/Venues** – outlines concepts for each interpretation option considered, reviews the specific methods & techniques of interpretation to be used, and includes specific daily and periodic programs that might be delivered to the public. Each scenario outline also includes cost estimates, interpretation pros & cons, and a summary analysis and recommendation on that scenario.

**Part E** consists of Appendices and Supplementary Materials, which provide documentation of the development of this interpretation assessment.



## Project Description

### *Project Background*

New Hampshire's First State House was built in 1758 in Portsmouth as the seat of New Hampshire's colonial government. Dismantled in 1836, one third of the building's frame was removed to Portsmouth's Court Street where it survived after being converted into a townhouse. In 1969, the State of New Hampshire purchased the building and moved it to Strawberry Banke Museum to await restoration. In 1990, after two decades of delay, the structure was removed from Strawberry Banke Museum. An historic structures report was prepared and the building elements were marked, placed into storage, and moved to Concord, NH. The 480 numbered pieces currently in storage comprise the remaining eighteenth-century elements from a two-and-one-half story 30'x30'6" portion of the original 80'x30' State House structure. The components consist mostly of major framing members, sheathing, and floorboards. Additional material in storage—the majority of surviving architectural elements—date to the rehabilitation of the structure in the 1830s.

When the U.S. Department of Housing and Urban Development awarded an Economic Development Initiative Grant for New Hampshire's First State House (FSH) Project in 2007 the project included but was not limited to studying the possibility of reconstructing the artifacts for use as a visitors center for the Seacoast Region—the area in which it was originally built in 1758. Since that time, however, other organizations have stepped up their efforts to promote heritage tourism in the Seacoast that generally fulfill that purpose. Therefore, the study to evaluate ways in which the history and values of the resource can benefit New Hampshire has been broadened. The project now seeks to explore a broad set of options for utilizing this cultural resource and effectively interpreting its history and significance for the citizen of New Hampshire. Scenarios to be considered for the use of the resource range from a full reconstruction of the original structure as an historic site, to a partial reconstruction, to using the remaining structural frame as the central organizing object in a museum exhibit, to virtual museum offerings based on the historic resource.

### *First State House Project Mission & Goals*

The following mission and goals statements are drawn from the New Hampshire's First State House Project website ([http://www.nh.gov/nhdhr/programs/state\\_house.htm](http://www.nh.gov/nhdhr/programs/state_house.htm)).

#### *Mission*

This project, supported by an Economic Development Initiative grant (EDI) from the U.S. Department of Housing and Urban Development (HUD), will explore the First State House's historical values and its potential as a catalyst for public benefit and heritage tourism in New Hampshire, and to determine the best use or uses of the resource based on a series of targeted studies and public comment.





## **Goals**

The project's intention is to appropriately preserve the remnants of New Hampshire's First State House and to create greater opportunities for the public to enjoy and benefit from the resource's history and values by:

- understanding exactly what building elements remain of New Hampshire's First State House
- assessing the current physical condition of the remaining building elements
- considering the interpretive stories the resource can tell and the various ways those stories could be shared with the public
- determining the economic viability and community benefits of various interpretation and reuse options for New Hampshire's First State House within the context of historic preservation, heritage tourism, and other historic attractions in New Hampshire
- sharing the current understanding of the resource with the public and inviting public comment

## ***Assessment Approach and Methodology***

### **Interpretation Assessment Actions**

The interpretation assessment portion of this study and planning for New Hampshire's First State House, as outlined in the Request for Proposals for this project, is designed to gather the results of the following actions.

- Evaluate the interpretive potential and best uses of New Hampshire's First State House (NHFSH): Provide an assessment of a wide range of interpretive stories/themes it can convey and audiences it could serve, and an analysis of which stories/themes would have the broadest appeal.
- Recommend engaging and relevant interpretive models for the architectural elements. These models should include recommendations using the architectural elements as part of a full reconstruction, as a partial reconstruction, as a museum-type exhibit, as well as other less traditional approaches including digital humanities. Creative and "thinking outside the box" models appropriate to this unique resource will be essential.
- Evaluate the recommended interpretive models for the NHFSH: Determine if the stories to be told by the NHFSH are currently told at existing sites or in other ways in the state, and assess how the NHFSH would compliment those other interpretive models/locations. Compare the recommended interpretive models to the current trends and interests of the general public.
- Evaluate the potential role of technology in implementing the recommendations for interpretation. Estimate up-front and annual costs (general range) for implementing and maintaining each suggested interpretive model. Assess benefits and challenges for each model presented.
- Recommend the best use/interpretive model of the NHFSH and provide an explanation.



## **Interpretation Planning Philosophy**

The Cherry Valley Group embraces current approaches to interpretation that define the interpretive process as “a mission-based communication process that forges emotional and intellectual connections between the interests of the audience and meanings inherent in the resource.” (NAI, Definitions Project, <http://www.interpnet.com>) An interesting and challenging aspect of considering interpretation options for the remnants of New Hampshire's First State House is that, other than the overall mission and goals of the New Hampshire Division of Historical Resources, there is not a formally stated mission for the resource. In fact, considering what a mission statement for the First State House might include became part of the NHFSH interpretation assessment planning process.

Honoring the messages, relevance and value of the First State House remnants to the citizens of New Hampshire and to a broader public is of primary importance. Effective and compelling interpretation is more than a presentation of facts. It is also an exploration based upon current research of ideas and concepts related to material culture, landscapes, traditions, places, built environments, processes and human stories that link to many different audiences.

There are many ways to present interpretive ideas and information. A variety of techniques can be used even at one site or exhibit to appeal to different learning styles, backgrounds, abilities, demographics and interests. The messages should be clear, relevant and link to universal human experiences across time, people and places. When interpretive connections are made with the audience, they can inspire, spark thought, and perhaps, move audience members to action or to further investigate a topic.

While developing the interpretive concepts for a historic site or building, CVG members work with the primary client team and its stakeholders to develop the right combination of topics, themes and interpretive methods to best serve current and potential audiences. Additionally, the resource's cultural, research and human assets should be showcased to their strongest advantage. We evaluate changing trends in visitor demographics, interests, and characteristics. We are also strategic in what we recommend, to ensure programs are feasible, sustainable, and meaningful.

## **The Interpretation Assessment Process**

Following a Spring 2011 orientation meeting in Concord with the full CVG staff and five current or retired staff and scholars of the NHDHR, the CVG team began the interpretive assessment process by reviewing primary and secondary research related to NHFSH—its history, architecture, condition, scale drawings, artistic renderings, professional reports, documentation photographs, web postings, staff notes and other relevant materials. Using the information gleaned from these resources, preliminary research by CVG staff on potential



audiences for interpretive offerings related to the First State House, knowledge of current best practices in interpretation, and a professional familiarity with successful and appealing current interpretation a spectrum of potential interpretation scenarios was developed. A summer 2011 phone meeting of CVG staff and NHDHR staff was convened with on-line PowerPoint slides. This enabled further sharing of research, project information, questions and discussion between CVG, professional stakeholders and NHDHR staff.

A September 2011 phone meeting with an on-line PowerPoint presentation led by staff of CVG was helpful in gathering ideas from a group of museum professionals, historic preservation specialists, tourism and development representatives, scholars and other stakeholders about potential public interpretation options for NHFSH. History of the NHFSH and the process for the interpretation planning project were shared. The participants considered both what the value and significance of NHFSH might be, and the potential themes and storylines that the resource might illustrate. The group brainstormed what some interpretive programs might be for the NHFSH and it discussed the potential partners, funders and stakeholders for various options. A great deal of thought was given to how the pieces of NHFSH might be used in physical constructions, exhibits or studies. Topics such as historic preservation, royal government, architecture, life under the crown, law and justice, colonial economics, land acquisition, and Portsmouth history were explored for interpretive development. These responses guided the further work of CVG staff in developing the historical significance and potential program possibilities for the First State House. The time for questions and general discussion was fruitful. (Transcripts and/or notes from this and all in person and phone meetings and input sessions are included in the electronic Appendices to this report.)

In October and early November 2011, prior to two public input sessions, staff members of NHDHR composed a public survey to gather ideas, suggestions and reactions to the future of the First State House project and possible uses of the remaining pieces of the structure. Three questions were posted on-line. Direct e-mail invitations, posters, tweets, press releases in New Hampshire newspapers, and website postings announced the survey and invited members of the public to participate in the survey. (A verbatim transcript of the survey responses is included in Appendix E.3 of this report. A list of related on-line news articles is also located in the Appendix.) The summary of these responses is below:

**1) What respondents found interesting**

- a) Parts of it still exist/ the parts are in storage (18 responses)
- b) It represents part of New Hampshire's culture and history (14 responses)
- c) It is old/ possibly one of a kind\_(6 responses)
- d) Did not appear to know much about it/didn't understand the question (4 responses)
- e) It does not have much value (1 response)



- 2) **How respondents envisioned the final outcome for the resource**
  - a) Reconstructing, rebuilding, replicating the building (19 respondents)
  - b) Use the parts in a public exhibit, decorative presentation (7 responses)
  - c) Did not appear to understand the question/no Answer (7 responses)
  - d) Discard, sell or destroy the building parts/the parts have little or no value (3 responses)
  - e) Use it to study preservation, historic construction, etc. (3 responses)
  - f) Do something interesting and innovative with the resource to share history (3 responses)
  - g) Do NOT reconstruct the building (2 responses)
- 3) **Benefits for the citizens of New Hampshire that respondents hoped to see from interpretation of the resource**
  - a) Preservation/Tourism/Education Benefits (14 responses)
  - b) Can be used to tell Portsmouth/NH History (14 responses)
  - c) There Are Important/Relevant Messages and Information to Be Learned From It (8 responses)
  - d) No comment/did not appear to understand the question (4 responses)
  - e) There are no/few benefits to be gained (3 responses)

NHDHR staff hosted two public/interested stakeholder input meetings on November 14 and 15, 2011. These sessions provided fresh information and momentum to the assessment and planning process. The first meeting was held in Portsmouth at Strawberry Banke Museum's Tyco Visitors Center during the evening. The second, also an evening meeting, was held in Concord near the offices of NHDHR. The meetings were publically advertised by press releases, email invitations, posters, and tweets. Staff of NHDHR, Cultural Heritage Research Services, Inc., TMS Architects, CVG and ConsultEcon made presentations, fielded questions and participated in discussion with those in attendance. There was lively discussion at the at the Portsmouth meeting, which included an interest in a reconstruction of NHFSH at a Portsmouth location. Discussion at the Concord meeting revealed interest in architectural fragments as a preservation interest, and no clear interest expressed in reconstruction.

Following the public meetings a rough meeting report draft and images of the recorded meeting notes were reviewed by CVG staff for further development of the interpretive planning report.



## **Brief Historical Background of New Hampshire's First State House**

The history of the New Hampshire's First State House from Portsmouth (not the current structure located in Concord) can be studied from a variety of viewpoints including architectural, preservation and restoration, and the activities that took place in and around the building. These approaches can provide a rich context for discovering the meaning and significance of the First State House of New Hampshire, especially when they are combined with consideration of the social, political and economic history of royal English colonies in New England, with the study of the formation of the place called "New Hampshire," and with the story of the evolution of self-government from colony to new democratic nation.

Such depth of research and understanding provides material for relevant stories and approaches for linking the remnants of the State House structure now in the care of the New Hampshire Division of Historical Resources to present-day New Hampshire residents and visitors. Parts of this broad history can be gleaned from sources cited in Section B of this report that lists research assets for the project.

This summary focuses on highlights of these reports and histories that provide a broad scenario for stories of particular interest in designing potential interpretive public presentations and programs that use and/or refer to the remaining structural fragments of New Hampshire's first statehouse. (For a detailed timeline of dates and events, refer to the work initially assembled by James L. Garvin and updated by DHR staff in 2011, [http://www.nh.gov/nhdhr/programs/documents/fsh\\_timeline\\_rev.pdf](http://www.nh.gov/nhdhr/programs/documents/fsh_timeline_rev.pdf).)

### ***Colonial Settlement & Early History of the State House***

Like other resource-rich locations with serviceable seaport potential on the North American continent, what became the region of New England was colonized by the English crown for procurement of raw materials and goods, territorial expansion, and commercial development. Representatives of the crown and their designees managed the colonies for profit and established communities governed by the laws and traditions of England. Between 1741 and 1775, Portsmouth was the residence of a Royal Governor and the seat of this government in New Hampshire.

Participants and officials initially met in taverns and other public halls to hold court, enforce law and order, distribute land, and manage other functions of government. After the final establishment of New Hampshire as a separate colony from the Massachusetts colony, and with some reluctance and frugality on the part of the Royal Governor and the Council, funds were allocated to build a structure to house these public functions in the center of Portsmouth, at the heart of the colonial capital. (The colonial management of the territory that became the New Hampshire colony fluctuated between governors in Massachusetts and New Hampshire.



After petitions from the colonists in New Hampshire, their holdings received designation as a separate colony with its own royal governance in 1741.) This initial building incorporated the frame of the structure for which fragments remain. This first stage of construction was completed in 1759 or 1760 (Adams and Roy *Historic Structure Report*, 1988, p1.) The second phase from 1764-1766 included the addition of interior finishes on the first and second floor and the addition of the balcony, door surrounds, roof walk, brownstone steps and cupola. (Adams and Roy, *Historic Structure Report*, 1988, p 1.)

As to date research reveals, the New Hampshire state house was more modest than the larger, brick structure in the neighboring the Massachusetts and Rhode Island colonies. The architectural style and design and the wooden frame construction of the State House echoed that of Portsmouth houses of the period. It housed an open meeting hall on the first floor and a courtroom and meeting room for the colonial legislature on the second floor. It was furnished with chairs, desks and writing supplies. The courtroom featured boxed pews.

The structure was used to hold court and to hold meetings of the legislature up until the time of the American Revolution. Land purchases were formalized here, as well. As the public building in the capital's central parade ground and market area, the State House was also used to commemorate events of importance. The inauguration of the provincial governor, protests against the Stamp Act and importation of British tea and the reading of the Declaration of Independence chronicled changes in government and the formation of an independent United States. "The balcony was used to publicly announce the British surrender in 1783, and George Washington stood upon it while reviewing troops in 1789." (Adams and Roy, *Historic Structures Report*, 1988, p 2.)

## ***Revolution, Statehood, Removal of the State House & Construction of Boarding House***

During the American Revolution, the center of New Hampshire government moved out of Portsmouth to avoid English bombardments. After the conclusion of the American Revolution, the center of government moved to a number of locations around New Hampshire including Exeter and, finally, Concord. As New Hampshire developed under its own self-rule under the new United States Constitution, the old State House fell out of favor as a remnant of outmoded colonial times.

Although the State House in Portsmouth then was used as a local community center that hosted Freemason meetings and gatherings of other civic organizations, it increasingly fell into disrepair. By the early the 1830's, it was considered a fire hazard, traffic hindrance and eyesore in the center of Portsmouth. A town resolution in 1834 called for the building's removal from what was then called Market Square. The town sold parts of the structure to several individuals and groups, and the remaining rubble was removed.



Local entrepreneur, Mads Danielson, purchased the eastern end of the structure at this sale and removed it to Pitt (later Court) Street. He remodeled the frame to create a boarding house. This structural remnant served that and subsequently several other commercial functions into the mid-twentieth century. Structural changes to the building over these years were made to meet the needs of the various owners and their businesses. Once again, the structure experienced a period of neglect and decay.

## ***Relocation to Strawberry Banke & Storage in Concord***

As early as the 1930s a WPA project was proposed to reconstruct New Hampshire's First State House. In 1967, with a similar idea, preservation-minded citizens lobbied the New Hampshire legislature to provide funding for the New Hampshire Division of Parks to acquire the structure and move it to a site near the Strawberry Banke Museum. The museum stabilized the condition of the structure while researching its history and documenting its condition and construction.

In 1987, the New Hampshire Division of Historical Resources oversaw the preparation of an historic structure report of the building. Partial funding was designated to restore and reconstruct the building as a museum in Portsmouth. However, planning for the future of Strawberry Banke Museum was also taking place during the 1980s and 1990s. When that planning was complete, it was evident that there was neither an appropriate use nor location for the 1830s boarding house repurposed from a section of New Hampshire's First State House.

Meanwhile, the structure progressed through another cycle of deterioration. An effort was made to appropriate funds for restoration of the structure; however the appropriation was not realized. A smaller appropriation in 1989-1990 allowed the New Hampshire Division of Historical Resources to contract for the marking of the building's structural elements, documentation, dismantling and moving of the remaining 1836 and 1758 elements to Concord for storage.

In 1998, a blue ribbon committee was formed by Portsmouth Mayor Evelyn Sirrell to work toward reconstructing the old state house in Portsmouth. This commission included historians, tourism promoters, and individuals with preservation interests. Extensive discussions were undertaken to find an appropriate site before the committee was formally retired in 2008. Committee member and preservation carpenter David Adams proposed that it would cost an estimated \$2.5-3 million in funding for reconstruction. In 2004, the group placed a plaque in Portsmouth's Market Square to honor the statehouse. They also commissioned the creation of a small-scale model of the statehouse, currently exhibited in the Portsmouth Municipal Complex in Portsmouth. (Division for Historical Resources, *Timeline for New Hampshire's First Statehouse*, [http://www.nh.gov/nhdhr/programs/documents/fsh\\_timeline\\_rev.pdf](http://www.nh.gov/nhdhr/programs/documents/fsh_timeline_rev.pdf), accessed 1/6/2012 and Roni Reino in Foster's contemplates remains of NH's original State House,



<http://www.nhhousegop.com/fosters-comemplates-remains-of-nhs-original-state>. (Accessed 1/5/2012.)

An Economic Development Initiatives grant to the state of New Hampshire, and administered by the Division of Historical Resources, provided funding for further research and consideration of options for public use and care of the structural elements. The current comprehensive assessment presents potential uses of this cultural resource and offers recommendations based upon their feasibility, economic climate of the region and relevant needs and interests of residents, visitors, scholars and others with an interest in New Hampshire history and historic places.





## **B AN ASSESSMENT OF THE AVAILABLE CULTURAL RESOURCES**

### **The Artifact(s)**

The artifact that is being studied for interpretation is the collection of 480 disassembled structural pieces of one-third of the First State House as dismantled and documented at Strawberry Banke. The intact structure, which this portion of the State House had been made into, had been moved to Strawberry Banke for potential inclusion in that museum collection.

These structural elements are now housed in Concord by staff of the New Hampshire Division of Historical Resources. The collection includes labeled eighteenth-century elements and unlabeled nineteenth-century elements.

Additionally, four of the stone step treads (of the eight or more step treads from the two stair sets) from the structure are in the collections of Strawberry Banke in Portsmouth, New Hampshire.

### **Available Research Assets**

#### ***Historical Documentation***

##### **Primary**

Documents pertaining to the Royal Colonial Government and a variety of materials related to eighteenth- and nineteenth-century Portsmouth are housed in the New Hampshire State Archives and in other collections. Over the years, many of these resources have been consulted by scholars writing articles, reports, and books about colonial New Hampshire and the First State House. The bibliographies, footnotes, and reference lists in these secondary documents cite the nature and locations of these primary works, including legislative and legal documents in the New Hampshire Law Library (Concord); maps, photographs, provincial land records and probate records, court records, land surveyor records, state papers, provincial papers, Journals of the House of Representatives, and executive records managed by the New Hampshire Division of Archives and Records Management/New Hampshire State Library (Concord); genealogical materials, correspondence, historic newspapers in the New Hampshire State Archives (Concord); manuscripts (especially the Hibbard MSS) and treasury accounts at the New Hampshire Historical Society (Concord); legislative records and legal documents in the New Hampshire Law Library (Concord); regional photographs, city directories, historic newspapers (especially the New-Hampshire Gazette), maps, documents, census and other records in the Portsmouth Athenaeum archives and library (Portsmouth); copies of the



Portsmouth Journal in the Portsmouth Public Library (Portsmouth); and similar resources in other university and local libraries, archives and historical collections in New Hampshire.

## **Secondary**

Appendix E.1, Project Bibliography, provides a more complete list of works consulted in preparation of the plan. The materials cited here are the major works that specifically relate to the First State House and New Hampshire colonial government and life.

## **Published Works and Internet Resources**

- Brewster, Charles W. *The Day They Took the StateHouse.1836*  
*Reprinted at [www.seacoastnh.com/The\\_Day\\_They\\_Took\\_The\\_Old\\_NH\\_Statehouse](http://www.seacoastnh.com/The_Day_They_Took_The_Old_NH_Statehouse). 1999.*  
Accessed 1/6/12
- Bolster, W. Jeffrey ed. *Cross-Grained & Wily Waters: A Guide to the Piscataqua Maritime Region*, 2002.
- Candee, Richard M. *Building Portsmouth: The Neighborhoods & Architecture of New Hampshire's Oldest City*, Portsmouth, NH: Portsmouth Associates, Inc., 1992.
- Fry, William Henry. *New Hampshire as a Royal Province*, 1908. (Available on-line from Google Books.)
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- Garvin, James L. "The Old New Hampshire State House," *Historical New Hampshire*, 1991.
- Garvin, James L. *Old NH Statehouse: Colonial Statehouse Through Time*, [www.seacoastnewhampshire.com/statehouse/timeline.html](http://www.seacoastnewhampshire.com/statehouse/timeline.html), Accessed 1/6/12
- Heffernan, Nancy Coffey and Ann Page Stecker, *New Hampshire: Crosscurrents in its Development*. Grantham, NH: Tompson & Rutter, Inc., 2004.
- Robinson, J. Dennis. *The Building in the Center of the Road: Why the Old Statehouse belongs in market Square*. May 8, 1999. [www.seacoastnh.com/arts/please050899.html](http://www.seacoastnh.com/arts/please050899.html), Accessed 1/5/12
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[www.seacoastnh.com/History/Hisotory\\_Matters/State\\_of\\_the\\_First](http://www.seacoastnh.com/History/Hisotory_Matters/State_of_the_First), Accessed 1/5/12
- Robinson, J. Dennis. *Old State House Still Crazy After All These Years*. Seacoast History Blog #131, November 16, 2011.  
[http://www.seacoastnh.com/Today/Seacoast\\_History\\_Blog/Old\\_State\\_House\\_Still\\_Crazy\\_After\\_All\\_These\\_Years/](http://www.seacoastnh.com/Today/Seacoast_History_Blog/Old_State_House_Still_Crazy_After_All_These_Years/), Accessed 1/6/12



## **NHDHR Studies & Reports**

- Adams & Roy Consultants, Inc. *Historic Structures Report for the Old New Hampshire State House in Portsmouth, New Hampshire*. New Hampshire Division of Historical Resources 1988.
- Garvin, James L. *Summary of Documentary Evidence, Old State House, Portsmouth, New Hampshire*. July 1987.
- Garvin, James L. *Brief Timeline For The Old New Hampshire State House, 1995, 2004, 2005*.
- New Hampshire Division of Historical Resources. *Timeline for New Hampshire's First State House, 2011*, [http://www.nh.gov/nhdhr/programs/documents/fsh\\_timeline\\_rev.pdf](http://www.nh.gov/nhdhr/programs/documents/fsh_timeline_rev.pdf).
- New Hampshire Department of Cultural Resources. *Public Meetings Scheduled for N.H.'s First State House Project*. January 5, 2012. [http://www.nh.gov/nhculture/mediaroom/2011/1ststatehouse\\_mnovmtgs.htm](http://www.nh.gov/nhculture/mediaroom/2011/1ststatehouse_mnovmtgs.htm) Accessed 1/5/12
- New Hampshire Division of Historical Resources First State House project files. See Appendix E1 - p.vii.

## **Other Studies & Reports**

- Hammond, Joseph W. *Summary of Documentary Evidence, Old State House, Portsmouth, NH*.
- Hammond, Joseph. W. *The New Hampshire Provincial State House*, unpublished student report 1970, (accessed via July 1987 reprint by New Hampshire Division of Historical Resources).
- Strawberry Banke. *On Options for the Restoration of the Original New Hampshire State House*. April 12, 1985. Portsmouth, New Hampshire.

## **Architectural Documentation**

### **Measured Drawings of the Surviving Building**

- *J.R. Abbott Drawings: Part of Old State House, Portsmouth, NH*, Strawberry Banke, Portsmouth, NH, 1962
- *Old State House "Disassembly" Drawings*, Salmon Falls Architects, S. Berwick, ME, 1988
- *Digital Upgrades: Old State House "Disassembly" Drawings (set of 7)*, TMS Architects, 2011

### **Conjectural Reconstruction Drawings & Models**

- *Old State House "Disassembly" Drawings*, Salmon Falls Architects, S. Berwick, ME, 1988
- *Old State House "Disassembly" 3D Digital Models (set of 5)*, TMS Architects, 2011
- Physical small scale model of NHFSH, currently on exhibit at the Portsmouth Municipal Complex, Portsmouth, NH.



## ***Archeological Resources***

A 1976 Market Square Archaeological Research Project report includes a section on the original First State House site. Archeological sensitivity for that area, and surrounding areas, are suggested in archeological reports for nearby Portsmouth projects along Court Street. Future excavations of the site may reveal artifacts from the periods of construction, use and removal of the First State House.

## ***Conservation Assessment***

In 2008, a complete conservation status assessment was carried out for the original eighteenth-century fabric from the New Hampshire First State House. The assessment results, together with recommendations on the structural viability and interpretative potential of the remaining elements, are recorded in the report *Conditions Assessment Report*. (Miller, Christine. Cultural Heritage Research Services, Inc., North Wales, Pennsylvania, 2008) The assessors categorized the elements of the building into three condition levels: reuse in a building, reuse in an exhibit, and unsalvageable. They summarized that:

Although the conditions assessment demonstrated that the extant elements of the Old State House retain high integrity and are generally in good condition, it is important to note that the remaining elements do not comprise a building on their own. A large portion of the original Old State House, approximately two-thirds of the original building, is entirely missing. Additionally, a number of elements are missing from the extant section of the Old State House, including, but not limited to: the window sash, all interior wood trim, most exterior wood trim, all interior plaster, interior and exterior doors, exterior porches, interior cabinets and shelves, and shingles. As a result, any reconstruction of the Old State House using the extant elements would be largely incomplete. (Miller, *Conditions Assessment Report*, 2008, p 16.)

They further noted that:

Based on the review of the previous studies and the analysis of the 2007 conditions assessment data, it is the opinion of CHRS, Inc. that the elements from the Old State House would best be used as an exhibit or within an interpretative context. To reintegrate the extant elements within a building would necessitate that the majority of the elements be covered or sheathed with modern replacement materials. This would leave visitors to experience the Old State House as a reconstructed building rather than viewing the authentic colonial elements of the building. (Miller, *Conditions Assessment Report*, 2008, p 16.)



## C POTENTIAL AUDIENCES / MARKET

Since the specific geographic location of the utilization options developed in this report varies, sizes of population available to form potential resident area audiences will be generalized. It is assumed in this report that the actual location of the First State House programming venue will be located somewhere in the southern part of the state of New Hampshire, perhaps in the Portsmouth-Exeter area or in Concord. Ultimately, the best utilization strategy to benefit the people of New Hampshire, coupled with the most feasible partnership and funding strategy should determine the location of the First State House project.

When discussing resident audiences in this report, it refers to the population living within 25 miles (the Primary Resident Market) and within 50 miles (the Secondary Resident Market) of a proposed venue. This Resident Market forms a pool of people who are the potential audience for any business or educational venue, and who, for most brick-and-mortar museums, constitute the group where core visitation is drawn from. It is therefore the target market area for advertising, programming plans, and membership and volunteer base development.

Areas outside this 50-mile radius form the travel markets, simply meaning that visitors from beyond this ring of miles consider themselves to be “out of town” when they visit the venue, and that they have a different sort of deliberation or perhaps a different motivation for planning to come to the venue (such as a day trip get-away, or perhaps a long weekend or an extended visit to the area for reasons tangential to visiting the sites we envision in this report).

Both the Resident and Travel markets can be broken down into a number of groups of visitors. It is useful to segregate these groups when thinking of interpretive programming and for purposes of directed advertising or recruitment. Each of these audience segments is discussed here in order to establish their interest in history programming and acceptance of different interpretive techniques and styles. Since two of the utilization scenarios involve a web-based “virtual” venue, a third market segment is also discussed: the On-line Market.

### Available Audience / Market Segments

#### *Resident Market*

The Resident Market can be broken into various audience segments that traditionally have an interest in history museums or historic sites venues. The size of this potential Resident Market, again based on our venue being placed somewhere in southern New Hampshire, will be at least 500,000 people (drawn from the southern and eastern parts of New Hampshire, from the counties of Rockingham, Stratford, Merrimack, and Hillsborough, plus parts of southwestern Maine in the Piscataqua Watershed region of southwestern Maine). The cities and suburbs of



northern Essex County, Massachusetts may also be included in this nearby region depending on the final choice of venue location. This brings the total regional population numbers to between 1.2 million and 1.4 million people of all ages. It is important to note that in any of the utilization options presented in this report, at least 500,000 of these people would be part of the potential Resident Market.

## **Education Audiences**

The education market, including public and private primary and secondary schools, would represent an important ongoing market for any site interpreting the First State House. These students and teachers are potential visitors to the site during weekdays, particularly in the months of October, November, April and May.

- K-12 (483 Districts~252,000)
- Home-school (more than 4,000)
- Higher Education (~62,000)
- Adult/Continuing Education –"Lifelong Learning" (10 identified Lifelong Learning Institutes in NH)

## **General Interest Audiences**

A second important segment of the Resident Market are people with a general interest in history and museums and who are looking for something interesting to do on a given day. These audiences may be broken into families and friends, couples, and individuals; they are visitors to the site primarily on weekends or extended weekends, particularly in the summer months and in May, September and October.

## **Special Interest Audiences**

A third important segment of the Resident Market audience consists of people who have a specific interest in one or more aspects of the resources and interpretation of the site. These people seek out the site, usually as individuals, but sometimes from affinity groups (clubs, societies, etc.) and may interact with the site at many different times of the year and gravitate toward membership in the site, if it offers such an opportunity.

## ***Travel Market***

The overall travel market for New Hampshire is drawn from throughout the United States; internationally, it draws quite a few visitors from England. According to a 2010 report by the New Hampshire Division of Travel and Tourism Development, New Hampshire "receives about twice as many visitor trips as its share of the national population and ranks in the top ten states in the importance of tourism to the total state economy."



## **Regional Driving Market**

The regional drive-in travel market for New Hampshire is drawn from the New England region and extends on the north and west to New Brunswick, Quebec, Ontario (Canada), and to Vermont; and to the south into Rhode Island, Connecticut, and New York. Approximately 83% of New Hampshire's travel visits are made by drive-in tourists (NH Div. of Travel and Tourism Development, 2010).

## **Motor Coach**

Prior to the 2008 recession, trends in motor coach travel had been upwards. A possible reason for this may be a return to the use of buses for intercity travel; in addition, there may be a related acceptance of bus transportation by the older portion of the baby boom generation now entering retirement years. In addition, the motor coach industry has been upgrading its fleet to include panoramic windows, reclining seats, and wireless internet service. These factors, along with its price-point advantage, indicate motor coach travel will be on an upswing in coming years. Cultural attractions that have the necessary amenities for motor coach visitors – bus drop-off and parking, shuttle service where necessary, food service, shopping and resting areas – will be able to build mutually beneficial relationships with motor coach operations in their region.

## **Fly-Drive**

Although enplanements and deplanements at New Hampshire's two major airports have been down by as much as 13% in the past two years, the Great Northwoods, White Mountains and Lakes Regions of the state continue to be a draw for fly-drive tourists. A cultural attraction located near these airports can expect to receive some secondary visitation from these tourists.

## ***The On-line Market***

While museums in the U.S. are generally characterized by having a physical site of one or more locations and typically involve some sort of collecting or exhibiting base, many museums now also include a website or "virtual " presence for their collections, exhibits, and programs. As more and more devices are created that allow subscribers to access the World Wide Web from more and more mobile locations through wireless technologies, the use of these sites is on the increase. At this time it is not possible to separate the number of visitors who use these services from regular users of the physical museums they are attached to, but in the next few years it seems likely that studies will be conducted to learn how many unique visits to such sites occur on an annual basis and to assess how they impact the brick-and-mortar museums they represent. It is now possible to imagine a virtual museum without collections or walls.



## Market Characteristics

Statewide, New Hampshire's demographics differ somewhat from the nation as a whole. Although New Hampshire is less racially and ethnically diverse than the nation, when looking at the main urban centers of the state, they more closely resembles a "snapshot" of the nation.

Just as New Hampshire differs from present demographic makeup from the nation as a whole, its recent trends in migration and immigration differ. While it is true that New Hampshire's minority population grew at a much more rapid rate than that of the non-Hispanic white population (30% compared to 4.7%), the overall gain as a percentage of population in the state was modest. Based on this current trend, the gradual growth of minorities statewide will continue, with most dramatic increases of minority residents occurring in the metropolitan regions of the state.

**Fig. 1 Demographic Snapshot of New Hampshire**

| Category                                         | United States | New Hampshire | Portsmouth, NH | Concord, NH |
|--------------------------------------------------|---------------|---------------|----------------|-------------|
| <b>Race/Ethnicity</b>                            |               |               |                |             |
| White persons                                    | 72.4%         | 93.9%         | 91.5%          | 91.8%       |
| Black persons                                    | 12.6%         | 1.1%          | 1.7%           | 2.2%        |
| Asian persons                                    | 4.8%          | 2.2%          | 3.5%           | 3.4%        |
| Hispanic/Latino persons                          | 16.3%         | 2.8%          | 2.8%           | 2.1%        |
| <b>Education</b>                                 |               |               |                |             |
| High School graduates,<br>25 years of age +      | 84.6%         | 90.5%         | 96.0%          | 91.3%       |
| Bachelors degree or higher,<br>25 years of age + | 27.5%         | 32.4%         | 49.5%          | 37.1%       |
| <b>Economic</b>                                  |               |               |                |             |
| Per capita income                                | \$27,334      | \$31,422      | \$36,823       | \$29,298    |
| persons below poverty level                      | 14.3%         | 8.6%          | 7.2%           | 11.0%       |

Based on the 2010 US Census, State and County QuickFacts – U.S. Census Bureau.

New Hampshire has been growing at a fairly brisk pace. Between 2000 and 2006, the state added 79,000 residents. Surprisingly, the greatest growth rates were in the non-metropolitan areas of the state, where older migrants from other states, often in their mid-childrearing years, moved into areas that are known for their outdoor recreation value. As a result, New Hampshire's largest age-specific change was among families with parents aged 30-39 with





children 9-years old or younger. Regarding the metropolitan regions that make up most of the resident market for utilization options discussed in this plan, a recent Carsey Institute demographic study states,

In metropolitan New Hampshire growth was balanced between natural increase, domestic in-migration and immigration. These areas benefit from the outward sprawl of the Boston metropolitan areas as well as from regional economic gains. Population gains were greatest among age groups likely to include parent-child households. Metropolitan New Hampshire is also retaining most, if not all, of its young adults, but losing its retirement age population. [Johnson, Kenneth M. UNH, 2007].

## Market Competitors/Potential Partners in the Resident Audience Area

These museums, historic houses and historic sites are potential competitors for visitors and/or partners and collaborators with NHFSH public projects. These organizations present topics and themes related to Colonial and Revolutionary War era history in Portsmouth, the Piscataqua Region and New Hampshire. An expanded annotated list also appears as Appendix E.2 to this report.

- American Independence Museum, Exeter, NH
- Fort Constitution Historic Site, New Castle, NH
- Gilman Garrison House, Exeter, NH
- Governor John Langdon Mansion, Portsmouth, NH
- Governor John Wentworth Historic Site, Wolfeboro, NH
- Jackson House, Portsmouth, NH
- James House, Hampton, NH
- Kittery Historical and Naval Museum, Kittery, ME
- Moffatt - Ladd House and Gardens, Portsmouth, NH
- Museum of New Hampshire History, Concord, NH
- New Hampshire State House and Visitor's Center, Concord, NH
- The Portsmouth Athenaeum, Portsmouth, NH
- Portsmouth Historical Society – Discover Portsmouth Center, Portsmouth, NH
- Portsmouth Historical Society – John Paul Jones House and Museum, Portsmouth, NH
- Portsmouth Harbor Trail, Portsmouth, NH
- Portsmouth Old Graves, Portsmouth NH
- Pitt Tavern (Strawbery Banke Museum), Portsmouth NH
- Warner House, Portsmouth, NH
- Wentworth-Coolidge Mansion, Portsmouth, NH
- Wentworth-Gardner and Tobias Lear House, Portsmouth, NH
- Woodman Institute Museum, Dover, NH



## Trends in Museum Audiences / Markets

Three issues have captured the attention of museum administrators and planners over the past five years. The first was the gradual decline in museum attendance between 1992 and 2008, noted in a study by the National Endowment for the Arts published in 2008. This decline particularly affects art museums and programs, but it also affects science, natural history, and history museums. The second, the coming shift to a “minority-majority” national demographic, will redefine the makeup of potential audiences sometime in the ten years between 2030 and 2039. This fact, signaled by the Center for the Future of Museum’s inaugural publication, *Museums & Society 2034: Trends and Potential Futures*, has drawn the attention of the entire field. The third issue, the millennial generation’s penchant for on-line everything and the expectation that information should be available now and everywhere we go, challenges museums to remain relevant and vital for this audience segment and its children. Why? Because we know family museum-going history is one of the key factors in determining who will be lifelong museum visitors. Although New Hampshire’s museums may have slightly different missions and deal with somewhat different content than museums nationally, and although New Hampshire’s demographics may vary somewhat from the national snapshot, these three issues are just as present in the thoughts of museum administrators and planners in New Hampshire as they are in the minds of their counterparts across the country.

### ***What Have Visitation Trends Looked Like Since The 2008 Economic Downturn?***

The museum community has been nervously checking on attendance trends since the economic downturn of 2008, expecting visitation to slump or even decline precipitously. In February of 2010, Philip Katz, assistant director of research for the American Association of Museums, concluded a study of visitation trends, tabulating surveys from 481 museum administrators who responded to an on-line survey. Katz reported good news. Despite the economic crisis, most museums have experienced an increase, not a drop, in attendance. Katz cites several possible explanations for this attendance trend, including increased marketing by museums to local school group leaders and to their local (resident) audience base trying to make the most of the “staycation” trend widely reported in the national media. Also cited was a trend in increased updating of exhibits and to the more intangible notion that in times of economic stress, people look to institutions such as museums, botanical gardens, zoos, and libraries as “places of respite.” A sour note in the report for New Hampshire residents is that although the upward trend is fairly consistent for all types and sizes of museums across the country, museums in the northeast are “least likely” to have benefited from the uptick. Another recent study by Reach Advisors confirms this same trend and adds some additional insight into the possible reasons for the surprising increase in visitation. In this study, 103 museums of all types shared visitor information that allowed survey data to be gathered from more than 40,000 households, inquiring about their museum-going habits since the economic downturn. Seven

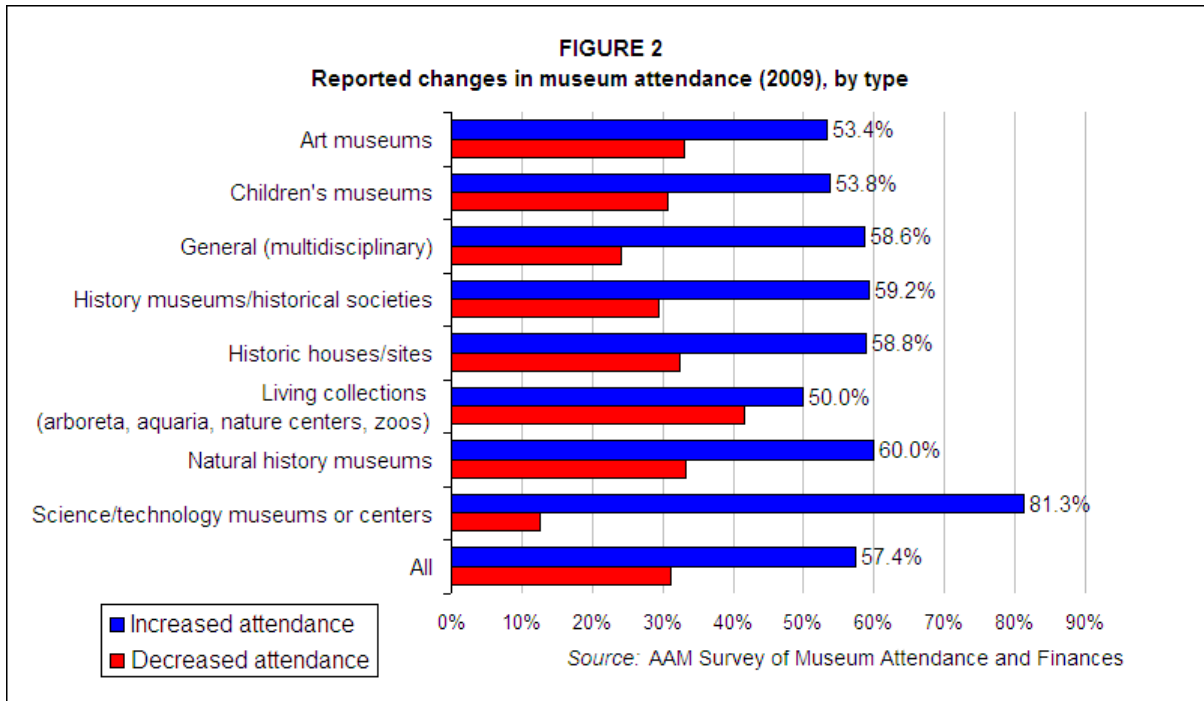


percent indicated they would go less often while another seven percent indicated they would attend more frequently (the “staycation” effect?), while 15% said that, while they made no value judgment about the museum, they generally will be cutting back on household expenses. Although this would seem to indicate a visitation loss of 15%, actual responses from those surveyed confirmed Katz’s more positive results. So which visitors more than made up the slack and which spent less on visits to the museum? In analyzing their data, Reach Advisors determined that most of those spending less were individuals or couples in their twenties from the Generation Y group and families whose children were eight years old or older. Families of children aged five and younger made up most of the increased visits. It should be noted that the respondents to this survey were core museum visitors, not casual visitors or non-visitors. Also, Katz’s AAM study used actual attendance numbers while Reach Advisors asked about general visitation patterns.

In spite of this good news, the museum industry is still skeptical of plans that count on increased attendance. Everyone in the museum industry has had to deal with the knowledge that there has been a gradual drop in attendance to America’s museums since the AAM began a key tracking study in 1992. The AAM study noted this decline through 2008. It is important to note that attendance has not dropped for all types of museums in the same measure (art museums have fared the worst) and not among all segments of museum audiences. It is also important to note that tracking studies on museum attendance suffer from a lack of longitudinal depth, as no studies have following the same group of visitors over a long period of time to see how and why their visitation habits have changed.

### ***Who Goes To Which Museums?***

The AAM again provides us some answers about which types of museums received the greatest benefit in the recent visitation increases nationally. The chart below is from the Philip Katz study referenced above. Science/technology centers and museums seem to have had the greatest appeal with 81.3% recording increased attendance, and natural history museums are second strongest with 60% of these museums experiencing attendance growth during 2009 compared with other recent years. But history museums/historical societies and historic houses/sites are only a bit behind at 58.8% and 59.2% respectively.



From Katz, American Association of Museums, 2010

Another chart from the AAM's 2009 Museum Financial Information shows the median annual attendance for different types of museums. Here we see a starker contrast between history museums and living collection museums and children's museums. Certainly a big part of this discrepancy can be explained by the large number of historic sites, houses, and societies that exist across the country compared to the numbers of museums in the other categories. Still, it brings to mind the data that tells us that most U.S. families refrain from visiting history museums until their oldest child reaches the age of 10 [Reach Advisors, Oct. 23, 2007] and Reach Advisors' analysis showing that families with children younger than five represent the biggest part of the potential growth bubble.

**Figure 3. Median Annual Attendance at Different Types of Museums in 2009.**

|                                     |         |
|-------------------------------------|---------|
| Art Museum                          | 44,878  |
| Children's/Youth Museum             | 130,870 |
| General Museum                      | 58,500  |
| Historic House/Site                 | 11,700  |
| History Museum/Historical Society   | 10,000  |
| Living Collections                  | 208,574 |
| Natural History/Anthropology Museum | 58,176  |
| Science/Technology Center/Museum    | 357,103 |
| Specialized Museum                  | 22,000  |

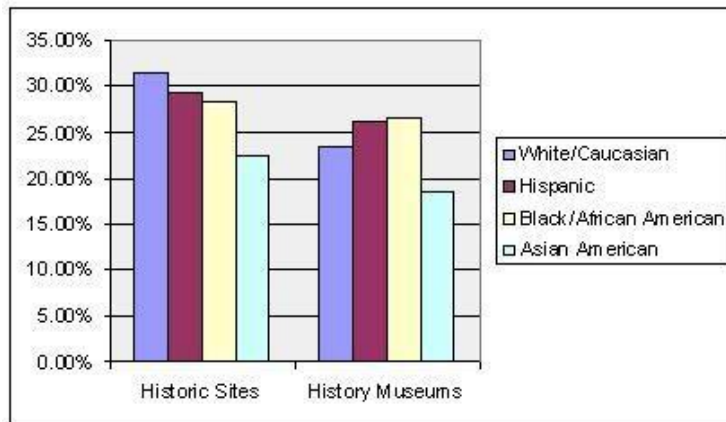
From American Association of Museums, 2009 Museum Financial Information



Reach Advisors provided detail from their survey of 5,500 museum-going families in its October 23, 2007 on-line newsletter; two interesting streams of analysis emerged from this study. First, race does seem to make a difference in the determination of which type of museums are visited in the U.S.; second, the age of the oldest child was the principle factor in determining what types of museums are visited by families. It seems clear that history museums and historic sites will continue to struggle with family audiences containing younger children, but those institutions may be able to build audiences by creating engaging programming that targets those families.

Racial preferences show that non-Hispanic whites, African-Americans, and people of Hispanic descent all form a core visitor base for the history museum field. Historic sites are most popular with whites, followed closely by Hispanics and African-Americans. When it comes to history museums, African-Americans and Hispanics are somewhat more likely to visit than whites are. There also seems to be a reduced barrier for people of lower education and income levels to visit historic sites than, say, art museums, so this is good news for the history museum and public history field.

**Figure 4. Racial Preferences in Museum Visitations**



From Reach Advisors August E-news: Family Visitation at Museums, Part II: Historic Sites and History Museums, October 23, 2007

## ***What Do Museum-Going Audiences Expect And Want Today?***

In its follow-up to the *Museums & Society 2034: Trends and Potential Futures* article, the AAM's Center for the Future of Museums published a new (20??) report, *Demographic Transformation and the Future of Museums*, which attempts to "search out and summarize the existing research on demographic trends in the U.S. and the (much rarer) data on patterns of museum use by ethnic and racial groups."



## The Future Diversity of Museum Audiences

The first report paints a startling potential for the gradual marginalizing of museum's role nationally in scholarship, education, and in "edutainment." Given the knowledge that mostly older non-Hispanic whites make up the core of the museum audience and the knowledge that this audience has remained stubbornly static, losing ground gradually, year-by-year as it becomes a smaller percentage of the overall population, there is reason for concern. And when we couple this data with the knowledge that today's students enrolled in U.S. museum studies and management programs are made up by 80% or more of young, white women, are we perpetuating the same core audience for the future?

In the follow-up report, CFM takes care to remind us that this view is only one potential future, and that the value of working to predict the future is to be able to develop initiatives today to ensure disaster is not the outcome. And although U.S. Census data is a wonderful tool and a good starting place for understanding trends of many kinds at the national, state, and even local level, the categories it has traditionally used to identify different groups of Americans (race, ethnicity) are not necessarily the most helpful in understanding groups of museum-goers. The report's authors point out that looking at racial and ethnic data in isolation may miss the core understanding of who visits museums and why. Perhaps better understanding might be acquired by looking instead at generational, political, historical, or geographic groupings.

It's also not clear that the minority-majority waiting to be welcomed twenty-some years from now won't have already become a more avid museum-going group. Gregory Rodriguez, Executive Director of Zocalo Public Square and frequent keynote presenter, pointed out in his 2009 lecture titled *Towards a New Mainstream* that despite the political rhetoric for the past twenty years focusing on the strength of American cultural diversity, what America is really good at is cultural assimilation. He points to older immigrant populations such as the Italians and the Jews and asks, "who would have anticipated Dean Martin or Woody Allen?" He notes that the largest single part of the new minority-majority are people of Hispanic descent and asks who is to say that as a group they won't identify with the previous white majority and be just as likely to be interested in museums as part of their cultural enrichment? The same argument may apply to Asian people. Furthermore, Reach Advisors already tells us African-Americans are more likely to visit history museums than white people. Reach research also points to American Indians as the strongest fans of historic sites (42% visit them), although the small numbers mean their wants or expectations are only rarely included in analyses by museums for interpretation or programming outcomes.



### **Community and Segmented Audiences.**

So what do museum audiences want today? With all this diversity, it may seem problematic to envision a new kind of museum that can remain relevant and be a vital center of the community in the years to come. It's clear, though, from many studies over many years, that history museums and historic sites have something that seems to transcend changing audiences, tastes, and technologies: they have the real thing. The notion that you are in the presence of actual history when you see objects displayed in museums is an incredibly important idea that hasn't grown old. We need to bring this together with the idea of making the historical experience personal and meaningful to people in a specific community, in a specific place. [Dearstyne, AASLH, 2011] We also know that the generation called the Millennium Generation (people now in their teen years) who are considered "native computer technology users," distinguishing them from all of the rest of us have a new set of expectations and desires which will most likely extend to their museum experiences.

In their recent article "The Winds of Opportunity," published in *Museum News*, Laura Roberts and Barbara Franco build a case for a new model of museum. It is interesting that even though many museums have experienced increased attendance since the economic downturn, many history museums have experienced budget losses between 5% and 40%. No doubt, this is due to the fact that most museums operate on a mix of funding including government support, which has been decreasing. Add that loss of budget with diminished earned revenues, contributions, and declining earned revenues that some institutions are experiencing, and we have an explanation. Most museums typically earn no more than one-third of their operating budget through revenues generated by visitors, but even when this revenue stream remains steady, losses from government sources, individual contributions, and foundations increases the demand for earned revenue. Given this situation, Roberts and Franco foresee a shift in the business model for museums that is more systematic and one where museums seek to be more specialized, avoiding a duplication of services with other museums or non-profits in their region. They liken this shift to what has happened in health care, where the industry has "a range of providers, from walk-in clinic to a major teaching hospital, [where] each provides care appropriate for a variety of ailments and patient needs." This resonates with the idea of deepening the niche in which smaller museums operate, emphasizing services for specific communities and audiences in particular markets.



## The Millennium Generation

At the same time, several studies suggest that it will be important to reach the newest generation of potential core museum-goers by understanding their wants and their expectations. An important part of this group's expectations involves the ability to access content information from whatever delivery platform they favor (or have with them in their pockets). The trend toward "pocket mobility" is here. Beyond merely being able to use some sort of handheld device to delve deeper into the story they are following in a museum, Millennials are likely to want to be able to add their own ideas and experience into the museum forum space in some way. This last desire relates to visitor-generated content, a somewhat controversial topic in museums today, which generates discussion of the institution's traditional role as expert and connoisseur—the "voice of authority."

In his article "Mastering Civic Engagement," Robert Archibald, director of the Missouri Historical Society, suggests that this new role "depends upon the creation of new and really collaborative relationships, where we do not presume to know what audiences need. In these new relationships we will regard ourselves as reservoirs of information and expertise and will relinquish our traditional authoritarian roles in favor of new responsibilities as both resources and facilitators of dialogue about things that matter most to people." Today's young visitors with smartphones touting 3G or 4G wireless internet service are very likely to go on the web to get answers for all kinds of questions they have. Given this technology, some museums have begun testing the use of QR codes in their galleries to provide additional information about their collections or to supplement interpretation in exhibits. According to a recent study at the Brooklyn Museum, the use of QR codes seems to have had little impact in increasing visitors' use of supplemental data over their previous systems to provide the same type of information through on-line links. Although the study was not conclusive, it is interesting to note that visitors with smartphones seemed as likely to go to Wikipedia for information about something in the museum they want more information about, as to access the link supplied by the museum itself. This may point to a greater acceptance by the young museum-going public to the authority of wiki-generated information and may tie into the trend of user-generated information being as valid in a museum setting as anywhere else. The trend toward seeking out user-generated information about almost anything, as opposed to going to some more authoritative source, may be an insurmountable trend. In fact, one system of QR codes being explored by The Children's Museum of Indianapolis, the *QRpedia* website, combines the efficiency of QR codes with the information already present in Wikipedia to provide more detailed content about an exhibit object in the visitor's own language. This new technology coupled with (especially) younger people's ways of using it, point to an expanded range of both "virtual" and participatory museum experiences.





## Is There Evidence That Virtual Museums Work?

Almost as soon as the internet gained widespread popularity, museums began thinking about creating on-line versions of their collections and exhibits. They also recognized the value of web sites for their ability to supplement advertising to the public and as a method of communicating with their members. Early attempts at “virtual museum” presentations generally provided condensed versions of information that had previously been generated for use in the physical museum; gradually, these evolved to include more complete versions of exhibits until nowadays web sites include new and unique information that cannot be found at the physical site. With the explosion of wireless technology, even more participatory sites can be imagined.

The Horizon Project, a research initiative of the New Media Consortium, identifies and describes emerging technologies likely to have a large impact over the coming five years in a variety of sectors worldwide. *NMC Horizon Report: 2011 Museum Edition* (Johnson, Adams, and Witchy, with a host of Advisory Board museum people from the U.S. and around the globe) identifies six emerging technologies expected to enter mainstream use within three adoption horizons over the next five years and studies their significance to museums. Each of these identified technologies corroborates information we have been receiving from the museum field itself. The report predicts three horizon timelines for the six emerging technologies anticipated to be in mainstream use between 2011 and 2016. They are listed here without adornment, but each is described more fully in the executive summary to the report (and the report supports each with several concrete examples already in use):

- Increasingly, visitors and staff expect a seamless experience across devices.
- Collection-related rich media are becoming increasingly valuable assets in digital interpretation.
- The abundance of resources and relationships made easily accessible via the Internet is increasingly challenging us to revisit our roles as educators.
- There is a growing chorus of voices advocating a more active role for visitors in shaping what museums do.
- Digitization and cataloging projects continue to require a significant share of museum resources.
- Expectations for civic and social engagement are profoundly changing museums' scope, reach, and relationships.

Purely “virtual” virtual museums, either freestanding or as an option of existing brick-and-mortar museums, are still a rare commodity. A recent report by Margee Hume and Michael Mills in the *International Journal of Non-profit and Voluntary Sector Marketing* (Aug., 2001), sheds some light on audience use and acceptance of some of these. The study was based on the experience of 12 museums of different types and sizes from around the world with some component of on-line content. The study is mainly geared toward assessing the value of on-



line marketing for museums, but it gives us some notion of the visitation to the “virtual museum” in relation to visitors to the actual museum. While most of the twelve museums in the case study had increased general attendance in 2010 over 2009, four with on-line enhancements that include virtual tours or virtual exhibits had mixed results.

The National Museum of Australia reported an attendance increase of 15.73% between 2009 and 2010, with 771,000 visitors coming through its doors. To this they added 467,000 on-line visits. The Smithsonian Museum of Natural History recorded 9.25% more visitors than in the previous year (totaling 5,874,000), plus it counted another 12,000,000 visits to their web site. The Musee de Louvre reported a downturn of 1%, but still got about 5,727,000 visitors. They did not report how many people visited their on-line site. The last entry, The Museum of London, saw attendance drop by 15.33% over the previous year, but it received an additional 1,544,000 virtual visits. The authors of the case study point out that data from the museums is uneven, and that there is no way to be sure if visitors to a museum’s “virtual museum” web site were unique visits or repeat visits to the physical site. Still, these numbers confirm the existence of a large audience for a museum’s virtual offerings. Whether this on-line presence dampens attendance to the brick-and-mortar sites is difficult to determine from the report.

As futurists point out, the starting point of envisioning the future is the solid ground of what we know about the present. Each prediction based on what we know now potentially takes us further away from the direction the future might actually take, since we can’t know exactly what forces might influence the trajectory or course. The value, then, of looking ahead is to prepare for the probable future with what we know now.

### ***What Should The New Museum Be To Satisfy The Needs And Expectations Of Its Community?***

The museum of the near future needs to be relevant and vital to its community. To be relevant, it needs to have a better understanding of the needs, wants, and “style” of its constituents; to be vital; it needs to be a unique and responsive resource serving its constituents’ real needs. In summary, what it should be like is really quite different from the traditional museum model of the last century.

The model of the relevant and vital New Museum will be that of a globally-connected resource in service to a particular geographic community – local, regional, statewide or national. It will know and welcome a diverse group of audiences within its community, signaling that welcome both by the way it interprets its area of content to reflect the experience of its various audience groups and by the fact that its staff reflects those groups. It will be a museum in which the audience participates in the processes of the museum, up to and including a forum of ideas allowing audience members to choose what is important to



examine, discuss, and to comment on—thus contributing to the conversation. It will be a unique resource capable of providing authoritative information on specific areas of content to its audiences, which will include the education community and government, as well as those audiences seeking the “edutainment” value of the museum.

The New Museum will target families with children of all ages, knowing that the age of the children is a key determinant in the type of programming it needs to offer, and knowing that developing a habit of museum visitation as a child is key to lifelong involvement with museums. It will also create programming aimed at specific audience segments not currently taking advantage of the museum, knowing that creating a broad base of core museum users is a key to sustainability. The New Museum's programs will be accessible to audiences in multiple delivery platforms; all these platforms will offer audiences opportunities to engage and participate in the content and experience of the museum.

Looking outward, individual museums will assist the museum field in finding new ways of recruiting a more diverse body of students entering museum studies programs across the country; they will, whenever possible, create opportunities for graduates entering the field. The museum will also seek out diverse and involved trustees to serve as its governing body, to help ensure all segments of the community can be reached in the scope of the museum's operations.



## D THE INTERPRETATION ASSESSMENT

### Current Museum Education and Interpretation Trends

Over the past decade, the increasing frequency, diversity and depth of research into the current and potential audiences for museums and historical sites in the United States (Please refer to the section in this report on Trends in Museum Audiences) have sparked experimentation and changes in public offerings. Shifting trends and changing mandates within public and private education have also led museums to change their offerings for elementary through college-age students.

Although the museum education and interpretation community does not recommend specific programs or public offerings (such as, for example, tours, exhibits, museum theatre, or printed brochures) it does recommend various sets of current standards and best practices be used to inform the design and evaluation of those offerings. These standards and practices are collected from the International Council on Museums and Sites (ICOMOS) Ename Charter for the Interpretation and Presentation of Cultural Heritage Sites, 2007 (Ename Charter, 2007), the National Association for Interpretation (NAI), Standards and Practices for Interpretation, 2009 (NAI Standards), American Association for State and Local History (AASLH), Steps Standards and Excellence Program for History Organizations, 2008 (AASLH Steps, 2008), and the current Code of Ethics and Code of Ethics and Accreditation Standards used by the American Association of Museums (AAM) for review and accreditation of museums and sites in the United States (AAM Accreditation Standards, 2011).

In considering the various ways audiences might access information about and interact with the architectural fragments of New Hampshire's First State House, it is important for those designing interpretations to meet these best practice standards and trends. The following section includes some current trends selected from case studies in museum journals and books, on-line blogs, e-mail lists, websites and conference presentations.

(See Appendix E.1, Resource List of Museum Education and Interpretation References)

#### **Becoming Audience- and Visitor-Centric**

Several trends and approaches can be gleaned from professional trade blogs, on-line discussions, printed books and magazines. Historical institutions, sites, and museums are increasingly audience- and visitor-centric in their approach to interpretation. These institutions create program choices and offerings targeted to specific audience segments with distinct needs, interests, wants, learning styles, and characteristics.



“Learning styles” is a term used by educators to describe the different ways people learn new information and skills or make sense of the world around them. These cognitive, neurological, and social functions may change over a person’s lifetime or they may remain constant throughout their lives. Teachers and museum educators learn the theories of Piaget, Vygotsky, Howard Gardner, and others that describe these styles. Knowing how people learn helps museum educators and interpreters design programs and experiences that satisfy many people of diverse ages, styles, and backgrounds.

In short, museums and historic or cultural sites are making conscious efforts to discover as much as they can about current and potential audiences. They match mission-related (or goal-defined) programs and offerings to the audiences.

## **Offering Experience Choices**

Many museums and sites are offering choices for how audiences and visitors experience the site and its resources. Increasingly, visitors to virtual and physical sites want to choose what they will experience and in what order they will experience it. They also wish to choose how to engage with the information and offerings. This means menus of options are expected and sought after. It also means a wider and deeper well of content from diverse perspectives must be provided by the institution.

## **Providing Interactive Experiences as the Norm**

Interactive experiences, whether hands-on or minds-on, are the new normal. In arenas as diverse as advertising, dining, and entertainment, customers expect to be offered something interesting or creative. To meet this demand, today’s museums and sites often employ digital or electronic elements. Sometimes the museums and sites invite kinetic interaction or spark further thought and reflection. The most successful facilitate the participants making meaningful connections and encourage further interest in the topics and stories. They enable the “data literacy” that some educators are promoting.

## **Offering Digital Experiences**

Increasingly, schools, universities, and museums offer digital experiences. Visitors and audiences expect well-designed, functional, helpful and interesting websites, blogs, and other electronic social media that are fresh and up-to-date. Audiences are searching for basic information on the organization or museum, programs, services, location, ticketing, and links to related information. Facebook, Twitter, smartphone applications, updated interactive content, games, videos, podcasts, and other changing media platforms are used and enjoyed by an increasing number of audiences. New portable media are quickly evolving with tablets and other devices, many which use Wi-Fi or cellular phone service for portability of data access.



## **Making It Relevant**

Offerings need to make relevant and meaningful connections with current life for every museumgoer, from the young child to the most experienced and sophisticated visitor. Historical interpretation (making meaning from historic objects, stories and places) in museums and historical organizations must address the topics and concerns in the hearts and on the minds of the many different audience segments. Current examples might include topics investigating the nature of corporate, business, and work life or immigration and the path to citizenship. Ongoing national conversations in coffee shops and courtrooms question how society provides meaningful work that can support individuals and families with a living wage and whether corporations should have the same “rights” as individual citizens and the same responsibilities to support the good of all in a democracy.

Other examples of universal concern include health care and public care for the less fortunate, the role of government in the twenty-first century, how we, as a society, promote values of civility and respect, how we promote and legally enforce ethics that address the needs of many rather than the few, and how we function in a global society of closely linked trade and economic conditions. Historical interpretation should not shy away from these topics.

## **Telling Stories**

Audiences crave stories, and the sharing of historical and current narrative is a basic function of museums and historical organizations. People are engaged by stories and narratives that reflect common human experiences and emotions. Live and recorded storytelling programs (e.g. *StoryCorps*), biographies, oral histories, and other narrative offerings bring topics and events alive in museum galleries and as part of web-based experiences.

## **Providing Universal Access**

A basic assumption of museums and historical organizations today is that they accommodate universal access (Americans with Disability Act) needs. Ambulation, hearing, seeing, sensing, understanding, and many other access modes must be accommodated for good hospitality, successful interaction, satisfied audiences and, in many cases, compliance with federal, state, or municipal requirements. The use of digital media has provided many creative ways to accomplish this.

## **Collaborating and Partnering**

Collaborations and partnerships in presentations, programs and operations are increasingly common. Regional and local organizations that complement each other in programming and content are sharing marketing, ticketing, administrative, or interpretive functions. They often showcase each other's exhibits and programs in ways that enhance visitor and audience experiences at one or more physical venues as well as on a variety of digital venues. (The January/February 2012 edition of *Museum* magazine from the American Association of



Museums contains a good article by William B. Crow and Herminia Wei-Hsin Din on the nature of such endeavors.)

### **Accommodating Multi-lingual Audiences**

Many museums and historical organizations serve new and more diverse audiences by accommodating multilingual needs. Spanish is becoming spoken by more and more people in the United States. Many cities are ports of entry for immigrants. These audiences will need some assistance in their own language for using and engaging with historic sites and interpretive offerings, live or virtual.

### **Practicing Hospitality**

And, finally, this short list of trends would not be complete without observing that museums, historic sites, and historical organizations are thinking creatively, with an entrepreneurial spirit as they practice generous hospitality. Whether visitors choose a physical or a virtual digital experience, museums work hard to make the visit easy, welcoming, and comfortable. Museum staff plan and design for many different learning styles, interests, and needs across many generations. They are aware of state and federal learning standards and core curricula. They change their programming to accommodate changing social needs and conditions.



## The Interpretation Framework

This Interpretation Framework is, as its name suggests, the skeletal structure of an interpretive plan. It creates a hierarchal outline for developing a plan and the specific programs to be delivered to the public. In this instance, it serves as the common content underpinning for the development of multiple scenarios for the interpretation of New Hampshire's First State House.

### ***Mission, Goals & Vision***

#### **NHDHR Mission**

*Helping individuals, communities, businesses, organizations and agencies preserve and enhance New Hampshire's historic and cultural heritage.*

#### **Department of Cultural Resources Mission**

*The Department strives to nurture the cultural well-being of our state. From the covered bridges and traditional music of our past to the avant garde performances and technological resources of today and tomorrow, New Hampshire's culture is as varied as its geography and its people. This strong cultural base—which truly has something for everyone—attracts businesses looking for engaged workforces, provides outstanding educational opportunities and creates communities worth living in.*

#### **General Interpretation Mission**

*The interpretive offerings related to New Hampshire's First State House will support and complement the mission and goals of the Department of Cultural Resources and its Division of Historical Resources, while engaging diverse audiences in stories, concepts and meaningful present-day connections related to the remaining physical elements of the First State House. The offerings will be provided in ways that current audiences enjoy and find easy to access. They will provoke thought, memory, curiosity, and pride in New Hampshire's heritage. They will support the growth of the audiences as informed and active citizens.*

### ***Interpretation Objectives***

#### **Organizational Objective**

- To properly preserve, present and make New Hampshire's First State House relevant and accessible to New Hampshire's citizens and visitors.

#### **Visitor Outcome Objective**

- For New Hampshire's citizens and visitor to value and appreciate the cultural resource that is New Hampshire's First State House and to be informed and inspired by its messages.





## ***Interpretive Significance***

### **New Hampshire's First State House is historically significant because:**

- It is the remains of the 18th century building that served as the royal capital of New Hampshire from the 1760s until the American Revolution.
- It is a symbol of the change from colonial government to a new form of self-government and the creation of the United States of America and the State of New Hampshire.
- It is an object which connects the people of New Hampshire to the past while providing opportunities for them to relate that past with their present condition.
- New Hampshire's First State House is significant as a representation of the time when Portsmouth was the center of commerce, coastal trade, industry, government, society and culture for the English colony of New Hampshire. It was a place of colonial identity, wealth, influence and elegance.

## ***Main Message***

The main message or "Big Idea" of an historic resource interpretation is intended to define a clear and distinct message that all visitors to the site will leave understanding – the one specific thing they will learn as result of participating in your programs.

### **The Common Main Message of New Hampshire's First State House**

- The First State House celebrates the origins of New Hampshire, its political traditions, its citizens, and its cultural heritage.

## ***Stories & Topics***

### **The Key Stories of New Hampshire's First State House**

The following is a list of the stories that are the foundation of the interpretation framework. The existing and continually expanding knowledge base in these historical arenas, gathered from research in primary documents, material culture objects, architecture, etc., is the pool from which specific and directed story content is drawn for presenting the Main Message, Topics, and Themes for New Hampshire's First State House.

- New Hampshire's First State House housed the functions of the royal colonial government when Portsmouth served as the center of the New Hampshire colony.
- The First State House continued to serve the Portsmouth community during and in the years following the American Revolution, even as the capital center moved to Exeter and eventually Concord.
- From State House to boarding house, the structure that stood in Portsmouth was repurposed, remodeled and used in many different ways over its functional life.



- The history of the study and preservation of elements of New Hampshire's First State House reflects changes in the philosophy and methods of historic preservation in the United States.

### **List of Topics for Interpretation**

Interpretive topics are one-word or short-phrase subjects on which programs, workshops, tours, exhibits or other visitor offerings might focus. Topics are often broad in scope and sometimes add context (as in the case of secondary/supporting topics) to more focused thematic viewpoints. Topics are generally not emphasized as strongly or in as great a depth as interpretive themes or thematic statements. "Architecture," "Economics," and "Colonial Government" are all examples of topics.

#### ***Primary/Core Topics***

- Colonial Architecture
- Colonial Governmental Structure & Process
  - Executive
  - Legislative
  - Judicial
- The American Revolution in New Hampshire
- Self-Government in New Hampshire
- Citizenship
- Preservation – Architecture/ Architectural Fragments

#### ***Secondary/Supporting Topics***

- Colonial Economics
- Colonial Social/Class Structure
- Seacoast Merchants
- Land-Grants (land distribution)



## ***Interpretive Theme Concepts***

Interpretive themes are full sentence statements that state concepts about the topics, storylines, and messages of a historic resource. Interpretation and interpretive programs help audiences and visitors discover meaning, relevance, and understanding of a resource. Interpretation enhances how visitors and audiences find value in the resource and find connections between it and their own lives.

Themes or thematic statements take a position, express a viewpoint, or establish a thesis about a resource or concept. They answer questions of “so what?” “who cares?” and “what difference does this resource or idea make?” Interpretive themes linked to storylines provide multiple ways for visitors to connect with historic sites or objects.

The following are theme concepts for New Hampshire's First State House. They do not present fully developed themes but help to begin to focus on understanding the broad value of the resource.

### **Law & Justice**

- A hallmark of a civil society is the establishment of laws and the enforcement of laws that govern in a just manner for public safety and well-being. New Hampshire's First State House housed the judicial and legislative functions for such a government that evolved into the democratic system of the United States.
- The representation of engaged citizens in the formation and practice of common law and legislation is a long and highly valued tradition in the United States. The construction, use, and eventually change in use of New Hampshire's First State House provides a backdrop for this story in the colony and state of New Hampshire.

### **Self-Government and Citizenship**

- From Royal Colonial Council and Assembly to the current State Legislature and Town Meetings, the citizens of New Hampshire have taken strong and active roles in the government of their home state. New Hampshire's First State House was the first dedicated structure for this dialogue and participatory government.
- The government of New Hampshire has a unique organization among states with a structure that continues the pattern of its royal colonial government in a manner that promotes active citizenship and democratic representation. What began as a Royal Council and Assembly in Portsmouth, and was practiced in the First State House, was modified to accommodate a democratic system with little structural change. Such a structure serves American citizens as a living link to the formation of our democratic nation.



## **Historic Preservation – The Life of a Building**

- The story of the historic structure of New Hampshire's First State House illustrates many approaches to historic preservation and the care of cultural properties for the citizens of the state.
- The structure that was New Hampshire's First State House changed in appearance and use throughout its history. These changes illustrate the practice of creative reuse and repurposing of buildings to serve changing community needs.
- The fragments of New Hampshire's First State House provide a unique insight into the architectural design and construction of an eighteenth century public building in Portsmouth.

## **Being New Hampshire**

- From the first years as a royal colony and throughout statehood, the people of New Hampshire have worked to create a place of security, comfort and prosperity through hard work and active civil involvement. New Hampshire's First State House symbolizes those values.
- The place and character of New Hampshire is built upon strong identities of regional community and self-determination as a state. During its early years, New Hampshire's First State House was the setting for seminal judicial, legislative and political actions that helped to shape this identity.
- The establishment of town, state and personal property boundaries was foundational activity in the American colonies. The First State House of New Hampshire was a location where land grants were established and ownership lines were determined.

## **Life in New Hampshire's Royal Capital**

- The political, economic, and social changes of 18th century Portsmouth echoes stories of colonial New England. With the First State House at the center, land acquisition, establishment of profitable trade, self-determination in government and generation of wealth and influence were hallmarks of those times that continue today.
- Located at a busy port in the Piscataqua region near abundant trade resources of timber, naval stores, and agricultural products, Portsmouth was the center of eighteenth century life and culture in colonial New Hampshire. The First State House commanded a primary location and influence on the market green and parade ground in the heart of Portsmouth. Seacoast merchants, artisans and land owners alike were drawn to this seat of commerce and government.



## Interpretation Methodology & Techniques

### *Utilization Options / Broad Interpretation Methods*

The following is a list of several of the potential utilizations/broad methodologies for the interpretation of New Hampshire's First State House. For each there is a brief explanation of why they were or were not selected as one of the scenarios that is developed in this assessment, based on their interpretive viability and value, and the comments provided by the public survey and on input from stakeholders.

In each instance it is important to remember that the existing cultural resource is approximately one-third of the structural frame of the First State House. Any form of reconstruction will require the complete re-creation of all of the visible exterior and interior elements of the building portion to be reconstructed (siding, roofing, windows and doors, decorative trim, plaster and other wall finishes, etc.). Full reconstructions would also require the structural framing to be newly constructed for two-thirds of the building. Partial reconstruction options are based on only that portion of the building for which the frame exists being re-created.

#### **Reconstructed Historic Building** – All interior spaces historically re-created and interpreted as 18<sup>th</sup> century spaces

This “living history” option requires the greatest level of conjecture in re-creating historical interiors. Because there is little understanding or direct documentation of how the first floor of the building was used, interpreting it as an historic space would offer minimal historical meaning or value to the public. Mandated handicapped access elements would also negate the premise of a total reconstruction. Stakeholders were divided between some who felt that there would still be interest in the full reconstruction even if partly based on conjecture and those who felt that a historically-accurate use of the resource was the better option. No scenario has been developed for this option.

#### **Reconstructed Historic Building** – Some interior spaces historically re-created, some spaces used for modern exhibits and visitor services support

Although this option would still have a high degree of conjecture, by historically re-creating only the upper floor interiors and making the lower floor available for modern interpretation elements, it allows for a wider range of interpretation techniques to be applied to the building. This would expand the opportunities to tell compelling stories about the State House and the overall historical context of the colony and its times, and to clearly define the nature of the reconstruction to the public. It also allows for the historic building to operate as a completely functioning “stand-alone” museum/historic site. Based on the comments at the public input meeting of November 14, 2011, this type of multi-functioned reconstruction seems



to be the one most favored by those proposing a reconstruction of the full structure. A scenario for this option is included.

**Reconstructed Historic Site as an Adaptive Reuse Structure – Interior spaces house government or community services, or are rented to commercial or retail businesses**

This option would achieve the basic goal of reconstructing the State House as desired by many, but would provide much less opportunity for any meaningful interpretation of the historical significance of the building. The actual historic resource would be “in storage” in a different mode and thus essentially be invisible to the public. Although the public has expressed some interest in this option, it provides minimum opportunities to interpret the history of the building to the public. Because this assessment is primarily focused on the historical interpretation of New Hampshire's First State House, no scenario has been developed for this option.

**Partially Reconstructed Historic Structure (attached to another building) – All interior spaces historically re-created**

As with the full reconstruction of the same type, this option has difficult interpretation challenges, primarily concerned with how the first floor is visually presented and how are visitors greeted and served. This option depends a great deal on an undefined, attached building to provide many of its basic services, such as restrooms and handicap access. No scenario has been developed for this option.

**Partially Reconstructed Historic Structure (attached to another building) – Some interior spaces historically re-created, some spaces used for modern exhibits and visitor services support**

As with the full reconstruction of the same type, this option expands the opportunity to provide additional useful interpretation techniques to enhance the range and appeal of the interpretation. It may also reduce the need for dependency on the attached building to some degree. A scenario for this option is included.

**Exhibition of Re-erected Original Frame in an Existing Structure**

This option provides the opportunity to display the actual historic object in its most honest and authentic mode—the real, surviving portion of the 18<sup>th</sup> century frame of the First State House—with no conjectural additions. It allows for a range of topics and themes to be presented with a variety of interpretation techniques, which has the potential to reach a wide set of audiences with different interests and learning styles. Seven respondents to the on-line survey favored this use of the resource. A scenario for this option is included.



### **Exhibition of Re-erected Original Frame in a New Museum**

This option is essentially the same as the previous one, except that it assumes the need to build a completely new museum in order to house the exhibition of the resource. Although this option could provide for even greater interpretation opportunities encompassing the identified First State House topics and themes, the capital cost directed at something other than the actual resource would be exceedingly high. No scenario has been developed for this option.

### **Restoration of the 1830's Boarding House as an Historic Site**

This option is potentially a more appropriate and honest action from a strict historic preservation standpoint, since there is far more documentation for the structure that represents the second life of the State House. Interpretively however, this option does not provide the best opportunity to recognize the overwhelmingly more significant history of this building as the First State House. No scenario has been developed for this option.

### **Rehabilitation of the 1830's Boarding House as an Adaptive Reuse Structure**

Like the above option, this may be an acceptable preservation action, but it has the potential to require the altering (and potential destruction) of the original resource to meet the needs of a new use. And perhaps even more importantly, it does not take full advantage of the real interpretive significance of the resource. No scenario has been developed for this option.

**A Virtual Museum** - An educational platform presenting a digital collection that is developed primarily for off-site programming.

This option preserves the original fabric for research and study purposes while promoting a wide range of interpretation options that are respectful of the resource and its interpretive significance. A virtual museum has the capability of focusing an interpretation mission and presenting content rich themes to distinct target audiences. It utilizes a delivery medium that is increasingly familiar and engaging to modern audiences. Seven respondents to the on-line survey showed interest in this type of use of the resource, and the stakeholders in the September, 2011 on-line/phone input session expressed interest in this type of use. Two distinct scenarios employing this method are developed in this assessment.



## ***Presentation Techniques Options***

The following is a list of common Interpretation techniques that may be applied to any of the interpretation scenarios developed in this assessment. The list represents techniques that can be used alone or can be combined to create an interpretation (e.g. a third person, costumed presenter providing a guided tour of a furnished period room). Multiple techniques can be applied in different locations or at different delivery times for a more complex interpretation program.

A discrete set of techniques has been suggested for each interpretation scenario developed in the assessment.

### **Furnished historic Interiors (period rooms)**

- Open-access with interpretive labels
- Live interpretation (stationed or tour-based)

### **Live interpreter Presentations**

- First-person interpretations (costumed, historical character role-playing)
- Third-person interpretation
  - Costumed interpreters
  - Non-costumed interpreters

### **Guided Tours**

- General audience “scripted” tour
- Specialty “scripted” tours

### **Interpretive Exhibits**

- Interpretive panels and labels
- Cased artifact displays
- Scale models and artists’ illustrations
- Period vignettes/Period room
- Interactive and hands-on displays
- Ambient sound
- Audiovisual (multi-media) presentations

### **Educational Workshops**

- Structured workshops for small education groups (K-12)
- Non-school-based workshops

### **Special Public Programming**

- Lectures, slide presentations
- Films





- Musical performances, dances
- Meals
- Theatrical performances

## ***Program Delivery Mode Options***

The following list of Program Delivery Modes defines the interpretation program in relation to presentation location, time, audience segments, etc. For each interpretation program defined in the scenarios one or many of these modes may be applied.

### **On-Site Programs**

#### **General Visitation**

- Open Visitation/"The Daily Program" (public open hours – drop-in)

#### **Scheduled Group Visits**

(public "open hours" or non-"open hours")

- Adult/Higher Ed, K-12 Student Groups or Youth Groups
  - General access
  - Specialty tours
  - Special programs/workshops

#### **Special Public Programs**

(public "open hours" or non-"open hours")

- General audience programs
- Targeted audience programs
- Reservation-only programs
- Member-only programs

#### **Special Events**

(public "open hours" often occurring over multiple days)

- Major themed events

#### **Private/Invitation Events**

(non-"open hours")

- Member events/parties
- Private use rental

### **Off-Site Programs**

#### **Physical Outreach Programs**

- Travelling exhibitions
- Off-site lectures and presentations to specialty target groups



- Classroom programs

### **Electronic Outreach**

- General website access
- Podcasts
- K-12 curriculum materials (web-based, CD-based)
- Distance learning programs



## Interpretation Scenarios: Applying Stories, Themes & Presentation Techniques to Utilization Options

### ***The New Hampshire First State House Historic Site***

In this scenario the existing historical resource would be incorporated into a full reconstruction of the New Hampshire First State House as it may have appeared in 1769 when the second phase of its construction was completed. The reconstruction would be based on the existing historical and architectural research, and consider all other guidelines recommended by the *Secretary of Interior's Standards for Reconstruction of Historic Buildings*, as possible.

The resulting building would be interpreted as an “historic site” museum, with the historically significant areas of the building fully presented as period room settings, depicting the original eighteenth century furnishings and usages. These areas would create the core of the “period experience” component of the interpretation. Visitors to these areas would encounter the court room, Council Chamber or House of Representatives’ room as they are presumed to have appeared in the 1770s.

A large portion of the first floor of the re-created building interior, where original uses are not as well defined, would be used to support “non-period setting” interpretation uses such as an orientation film or an educational workshop classroom and administrative and program support/visitor services functions. The third floor “garret” rooms could be also be utilized as offices or support spaces. The resulting reconstructed structure would be a self-contained museum operation housing all the required elements for interpreting, administering, and maintaining the facility.

The following outline defines the details of the interpretation scenario:

### ***Venue/Utilization***

- Total reconstruction of the original First State House as an Historic Site Museum
  - Re-creating the documented design of exterior features
  - A portion of interior spaces recreated with historic features (i.e. 2<sup>nd</sup> floor assembly rooms)
  - A portion of the interior spaces re-created with non-historic features to be used for museum administration/program support
- Re-use of all extant 18<sup>th</sup> century historic material—conserving, restoring and incorporating the frame portion of the First State House that presently exists in storage



## ***Topics***

### **Primary/Core Topics**

- Colonial Governmental Structure & Process
- The American Revolution in New Hampshire
- Self-Government in New Hampshire
- Preservation – Architecture/Architectural Fragments

### **Secondary/Supporting Topics**

- Colonial Economics
- Colonial Social/Class Structure
- Seacoast Merchants
- Land-Grants (land distribution)

## ***Themes***

- Law & Justice
- Life in New Hampshire's Royal Capital
- Self Government and Citizenship
- Historic Preservation – The Life of a Building

## ***Interpretation Method***

- Historic Site Museum with period and non-period interpretation settings

## ***Interpretation Techniques***

- Furnished period rooms (reproductions)
- Live presentation via costumed 3<sup>rd</sup> person interpretation
- Guided tours (school groups & low visitation periods)
- Stationed interpretation (high visitation periods & special programs)
- Interpretive exhibits
- Audio-Visual presentations
- Printed guide materials
- Educational workshops
- Curricular support materials (on-line)
- Historical theater
- Special workshops/seminars/colloquiums

## ***Program Delivery Types***

### **On-Site Programs**

- The daily program
- Scheduled K-12 educational programs



- Special programs & workshops
- Special events
- Rental/Catering events

### **Off-site/Outreach Programs**

- General on-line access via website, social networking, etc.
- Web-based educational materials (Curricular support materials)

### ***Program Examples***

- **Mock Colonial Government Program** (ala *Boys/Girls State*). A participatory program where high school students assume the roles of Governor, Council, Assembly and Justices, and explore the operation of the colonial government on the eve of the American Revolution.
- **Colonial “People’s Court” Theater Program** A theatrical program that present real scenarios from historic court cases, with or without visitor engagement. These might explore issues of land ownership, taxes and/or criminal court cases.

### ***Venue Location***

- Portsmouth

### ***Target Audiences***

- Resident audience
- Primary & middle school educational audience
- Travel audience

### ***Potential Partners and/or Funding***

- Private Foundations
- American Legion and American Legion Auxiliary (sponsors of Girl’s State and Boy’s State)
- NH Chapters and US organization of Daughters of American Revolution or Colonial Dames
- The New Hampshire Bar Association – “We the People” program
- The New Hampshire Bar Foundation
- New Hampshire Supreme Court Society
- New Hampshire Institute of Politics /Law Library
- University of New Hampshire School of Law
- Carsey Institute at University of New Hampshire
- New Hampshire Law Library
- General Court and State of New Hampshire



**Cost Estimates** (rounded to the nearest 100. See Figure 5 - Cost Estimates, for details)

**Estimating Assumptions**

These estimates are based on the following assumptions:

- The cost of a site for the reconstruction is not included
- The cost of preliminary site development prior to construction is not included
- Reconstructions of this nature are considered new construction, and will need to meet all code requirements that would be applicable to any new construction project
- An elevator will be required to provide for handicap access to all floors

**Capital Development Cost**

- Basic construction ..... 1,433,000
- Architectural & Professional Services ..... 273,000
- Conservation & reassembly of historic fabric..... 432,000
- Specialty historic interior trim and finishes .....86,700
- Modern loose furnishings & equipment ..... 10,300

**Interpretation Start-Up Cost**

- Reproduction 18<sup>th</sup> c. furnishings ..... 49,000
- Exhibit design and construction ..... 151,500
- Interpretation program planning and training ..... 50,000

**Total Cost Estimate** (rounded to nearest 10,000) **\$2.59 m**

***Ongoing Operations Resources Requirements***

**Staffing**

- Administrative & support 1.5 FTE
- Visitor Service 1.5 FTE
- Program & support 2.5 FTE
- Operation/Maintenance 2.5 FTE

**Interpretation Support**

- Program supplies
- Interpreter training

**Other Operational**

- Energy/Utilities
- Routine maintenance & repairs



## ***Interpretation Scenario Pros & Cons***

### **PROS**

- Conserves and preserves the surviving original elements of the State House
- Provides an experiential context for learning about the functions of the seat of colonial government
- Provides a variety of interpretive techniques to tell the story of the First State House—meeting multiple visitor learning styles

### **CONS**

- High capital development costs
- Potentially high ongoing operational costs
- Overlap with existing historic sites interpreting the colonial history of New Hampshire in the region
- Conjectural nature of reconstruction may undermine credibility of the interpretation

## ***Analysis and Recommendations***

For many years, Portsmouth residents interested in historic preservation and history have desired and sought some sort of reconstruction of the First State House. Responses from the November 2011 stakeholder/public input meetings and the October-November on-line survey also indicate strong continuing interest in a fully reconstructed First State House. The majority of on-line survey respondents (19), indicate support for reconstructing, rebuilding, or replicating the building (15 additional responses suggested other non-reproduction uses). The interpretive scenario for a full reconstruction of the First State House appears to address preservation concerns for the architectural fragments of the original State House and the interests of many stakeholders.

However, there are significant drawbacks to such a scenario. Based on the *Secretary of Interior's Standards for Reconstruction of Historic Buildings*, reconstruction of this building is not recommended: the structure would not be erected on the original site; there is little or no (below ground) archaeological evidence available for a complete documentation of the historic structure; and although documentary historical and architectural evidence exists to inform the reconstruction, there is no visual or graphic historical evidence to support detailed re-creation of exterior or interior arrangements, fittings, or finishes. To fully re-create such elements would require “borrowing” from regional style precedents and other historic sites of the era. This practice is explicitly not recommended by the *Standards*.

The exterior and interior appearance of such a reconstructed structure would be highly conjectural. This undermines the professional interpretation standards that require substantial historic research on which to base accurate and informative public interpretation and



programs. AASLH *StEPs Standards and Best Practices, 2009* states: “HSL Standard 3: The institution’s research of its historic structures and landscapes is conducted according to appropriate scholarly standards” and “INT Standard 4: The institution’s interpretive content is based on appropriate research.”

In addition, visitors who seek authenticity in historic houses, sites, and museums may well be confused or disappointed. As many historic house and open-air museum interpreters anecdotally report, visitors are commonly confused about what is a “real” building (original structure on its original site) and what is a reconstructed building or a totally new re-creation. Historic house visitors want to see, walk into, and experience “real” places where “real” historical events took place. In order to present the most accurate information about authentic historic structures and sites, as recommended by the International Council on Monuments and Sites Ename Charter of 2007, it is important to be very clear with visitors about the nature of the structure they are visiting.

ENAME CHARTER 4. Respect the authenticity of cultural heritage sites, by communicating the significance of their historic fabric and cultural values and protecting them from the adverse impact of intrusive interpretive infrastructure, visitor pressure, inaccurate or inappropriate interpretation.

ENAME CHARTER 2.2. Interpretation should be based on a well researched, multidisciplinary study of the site and its surroundings. It should also acknowledge that meaningful interpretation necessarily includes reflection on alternative historical hypotheses, local traditions, and stories.

A reconstruction scenario such as this one for the First State House makes it difficult to achieve such clarity and authenticity. As a result, appropriately accurate interpretive programs would be more difficult to create.

Admittedly, the use of period rooms and interpretive role-playing by performers or audience members appeals to those who enjoy kinetic learning and who tend to empathize with historic people and stories. The addition of printed labels in exhibits would satisfy those with linguistic learning preferences. Other interpretive techniques could additionally enhance the standard historic house tour, and a reconstructed First State House would be a location where the public could learn about the history of colonial New Hampshire and the building’s role as the seat of royal government. However, many of the themes and stories of Portsmouth’s colonial and revolutionary history and architecture are already presented by tours and exhibits in Portsmouth’s many original historic houses on their original sites.

Indeed, there are several well-preserved sites and contemporary cultural centers in Concord and within a 50 mile radius of Portsmouth. The Moffat-Ladd House, Warner House, Wentworth-Gardner House, and Wentworth-Coolidge Mansion, for instance, share stories of life in a royal colony, architectural styles, changing forms of governance and law, colonial and





revolutionary Portsmouth, colonial economics, and the emergence of American politics. These locations offer similar historic house visitor experiences of tours and exhibits. Given current concerns for low visitation and sustained support for historic houses, a newly reconstructed First State House, lacking in authentic furnishings and antiques, would be just another competitor among the local historic houses and history museums. It must also be noted that travel visitors interested in seeing a colonial State House would have the option of visiting the original extant 1716/1746 Massachusetts Old State House, which served as the seat of government for New Hampshire until New Hampshire's separation from the Massachusetts Bay Colony in 1741.

Successful collaborations and partnerships among Portsmouth's cultural organizations might benefit the Portsmouth sites and a new reconstructed First State House. However, such collaborations demand a continued and ongoing commitment of staff, time, and funds; given the nature of the sites and their competition for visitors, maintaining this commitment could be challenging. As is noted in the Visitor Trend section of this report, the base pool for visitors to history museums is already the lowest among all museums, so more of the same is unlikely to be better. The "sameness" of tours in historic houses can also tire visitors, especially those seeking a choice of different experiences in museums and historic sites. A reconstructed First State House might simply present new competition for the more authentic, well-furnished period houses already struggling for visitation and sustainability.

Over the past decade, many professional museum meetings and publications have discussed ways for historic houses and sites to survive the continued waning of attendance and appeal of historic houses, historic sites, and history museums. Some entrepreneurial options move the site into public programs that do not rely upon in-person tours and visits. James Vaughan of the National Trust for Historic Preservation has stated that many history museums and sites "are struggling to survive, facing declining attendance, deficit budgets, a staggering backlog of deferred maintenance, erosion of endowment, and inadequate funds for collections care and conservation" (Turino, *History News*, Volume 64 #2, 2009, 12.)

Given this, what is most questionable in this scenario is the ability for the public (whether based on private, public, corporate, or foundation funding) to not only support the capital development costs, but more importantly, the ongoing operational costs of a complex interpretation in a building of 7200 square feet. With the reconstruction itself likely to be deemed non-conforming to the *Secretary of Interior Standard for Reconstruction of Historic Buildings*, opportunities for federal funding in support of the interpretation/program planning, design and development (such as from the National Endowment for the Humanities[NEH]) will be placed in jeopardy as well.

Since an interpretation/operations scenario like this depends upon earned income associated with visits by the public (admissions, program fees, gift sales, etc.) to meet as much as 35% - 40% of its operations budget income, there will need to be a sizable visitation base



(50,000+) willing to pay more than a nominal admission fee in order to support such an operation. At present the premier historical attraction in the region, Strawberry Banke, is posting visitation numbers in the neighborhood of 65,000.

This is not a recommended scenario for interpretation of New Hampshire's First State House.



## ***The New Hampshire First State House Partial Reconstruction***

This scenario has a similar approach to interpretation as the full reconstruction scenario, but on a much smaller scale. It would reconstruct only one-third of the State House—representing that portion of the structure for which the original frame survives—as an addition or attachment to another structure.

The resulting building would be interpreted as an “historic site” museum, with the historically significant second floor of the building presented as a period room setting, depicting the original eighteenth-century furnishings and usages. This area would create the “period experience” component of the interpretation. Visitors to this floor would encounter the Council Chamber as it is presumed to have appeared in the 1770s.

The first floor of the re-created building interior would be used to support “non-period setting” interpretation uses such as an orientation exhibit and visitor services functions. Other administrative and support function might be housed in the third-story/garret area.

Unlike the situation in a full reconstruction scenario, in this scenario it may not be possible to provide all of the interpretation spaces, access and traffic flow (particularly a means of handicap access to the second floor) or the support services spaces needed to operate the museum (the first floor area would be roughly only 900 sq. ft.). In that case some use of the adjoining building might also be needed.

The following outline defines the details of the interpretation scenario:

### ***Venue/Utilization***

- Partial reconstruction of the original First State House as an Historic Site Museum
  - Re-creation of the documented design of exterior features for the eastern 1/3 of the State House
  - A portion of interior spaces recreated with historic features, i.e. 2<sup>nd</sup> floor Council Chambers room
  - A portion of the interior spaces re-created with non-historic features to be used for visitor services/program support on the first floor
- Re-use of all extant 18<sup>th</sup> c. historic material—conserving, restoring and incorporating the frame portion of the First State House that presently exists in storage

### ***Topics***

#### **Primary/Core Topics**

- Colonial Governmental Structure & Process
- The American Revolution in New Hampshire
- Preservation – Architecture/Architectural Fragments



### **Secondary/Supporting Topics**

- Colonial Economics
- Colonial Social/Class Structure
- Seacoast Merchants
- Land-Grants (land distribution)

### **Themes**

- Law & Justice
- Life in New Hampshire's Royal Capital
- Historic Preservation – The Life of a Building

### **Interpretation Method**

- Historic Site Museum with period and non-period interpretation settings

### **Interpretation Techniques**

- Furnished period rooms (reproductions)
- Live presentation via costumed 3<sup>rd</sup> person interpretation
- Guided tours (school groups & low visitation periods)
- Stationed interpretation (high visitation periods & special programs)
- Interpretive exhibits
- Printed guide materials
- Educational workshops
- Curricular support materials (on-line)
- Historical theater
- Special workshops/seminars/colloquiums

### **Program Delivery Types**

#### **On-Site Programs**

- The daily program
- Scheduled K-12 educational programs
- Special programs & workshops
- Rental/Catering events

#### **Off-site/Outreach Programs**

- General on-line access via website, social networking, etc.
- Web-based educational materials (Curricular support materials)

### **Program Examples**

- **Mock Colonial Assembly Program** (ala *Boys/Girls State*) A participatory program where high school student assume the roles of Governor and Assembly members, to explore the operation of the colonial government on the eve of the American Revolution.



**Venue Location**

- Portsmouth area

**Target Audiences**

- State-wide resident audience
- K-12 educational audience
- Travel audience

**Potential Partners and/or Funding**

- Private Foundations
- The New Hampshire Bar Association – “We the People” program
- The New Hampshire Bar Foundation
- New Hampshire Supreme Court Society
- New Hampshire Political Library
- University of New Hampshire School of Law
- Carsey Institute at University of New Hampshire
- New Hampshire Institute of Politics /Law Library
- American Legion and American Legion Auxiliary (sponsors of Girls State and Boys State)
- NH Chapters and US organization of Daughters of American Revolution or Colonial Dames
- General Court and State of New Hampshire

**Cost Estimates** (rounded to the nearest 100. See Figure 5 - Cost Estimates, for details)

**Estimating Assumptions**

These estimates are based on the following assumptions:

- The cost of a site adjacent to an existing building for the reconstruction is not included
- The cost of preliminary site development prior to construction is not included
- Reconstructions of this nature are considered new construction, and will need to meet all code requirements that would be applicable to any new construction project
- An elevator will be required to provide for handicap access to all floors

**Capital Development Cost**

- Basic construction..... 722,000
- Architectural & Professional Services ..... 230,800
- Conservation & reassembly of historic fabric..... 432,000
- Specialty historic interior trim and finishes ..... 28,900
- Modern loose furnishings & equipment ..... 6,900

**Interpretation Start-Up Cost**

- Reproduction 18<sup>th</sup> c. furnishings ..... 16,300



- Exhibit design and construction .....63,100
- Interpretation program planning and training .....42,000

**Total Cost Estimate** (rounded to nearest 10,000) **\$1.54 m**

***Ongoing Operations Resources Requirements***

**Staffing**

- Administrative & support - 1.5 FTE
- Program & support - 1.5 FTE
- Operation/Maintenance - .5 FTE

**Interpretation Support**

- Program supplies

**Other Operational**

- Energy/Utilities
- Routine maintenance & repairs

***Interpretation Scenario Pros & Cons***

**PROS**

- Conserves and preserves the surviving original elements of the State House
- Provides an experiential context for learning about the functions of the seat of colonial government
- Provides some variety in interpretive techniques to tell the story of the First State House—meeting multiple visitor learning styles
- Fewer conjectural elements incorporated into the reconstruction

**CONS**

- Potential for a confusing interpretation as a remnant of an “historic” building tacked on to another
- Less space to orient visitors, explain building context and introduce overall storyline
- Overlap with existing historic sites interpreting the colonial history of New Hampshire in the region
- Less space for special programming and events
- High capital development costs
- Potentially high ongoing operational costs



## ***Analysis and Recommendations***

The same concerns for meeting professional standards and best practices in historic preservation and interpretation that exist with a proposed full reconstruction of the First State House also exist with the scenario calling for a partial reconstruction of the building using the original architectural fragments. Additionally, other concerns arise with this scenario.

The intent of the partial reconstruction is to re-create a fraction (one-third) of the historical building and adjoin it to an existing building. This would create a new structure, one that never before existed. This practice is expressly not recommended by the *Secretary of Interior's Standards for Reconstruction of Historic Buildings*. These standards are also supported by the International Council on Monuments and Sites ENAME Charter, 2007 and by the Association for Preservation Technology's *Williamsburg Resolutions on Architectural Fragments* of 1995. Although this scenario uses and preserves the original historic fabric, it does so in a manner considered a questionable preservation and cultural resource management practice.

Most important in assessing this option is the question of validity and value of the interpretation for audiences ranging from fourth-grade students to adult historic house visitors. When great museums such as Winterthur and the Philadelphia Museum of Art include portions of historic structures and interiors within their buildings, they are presented as objects within galleries. A partial reconstruction appended to another structure presents the potential for even greater visitor confusion about the re-created building, because its interior spaces will appear in a form that never existed historically. Attempting to explain what the visitor is seeing, or not seeing, can be quite difficult. Further, it draws the interpretive focus away from the topics and themes that the "historic site" should be presenting.

The proposed interpretation allows the lower floor to present exhibits that can be applied to the task of explaining the nature of the building. But that effort serves only to reduce the space available for the interpretation of the real significance of the original building's history: its service and history as the seat of colonial government. As conformed in this partial reconstruction, the first floor space is rather small (~900 square feet) for housing exhibits, handling basic visitor services functions, and allowing for the circulation of groups of students or other visitors. Granted, if the existing building to which the partial reconstruction would be attached were to provide elevator service, an attached breezeway to the second floor, restrooms and other visitor services, this problem might be somewhat mediated. Even if the first floor were to simply house interpretive exhibits, however, it would still offer a cramped and crowded space for all but the smallest groups.

In this scenario, the best space to accommodate education programs would be in the upper floor's re-created council room. It is here, however, where the greatest story (and the best documentation) exists about the building's original functions, and hence where the best "historic interior" experience could be achieved for the general visiting public. This experience



would be compromised if the room were tasked with a demanding dual purpose (note that in the full reconstruction scenario, two rooms can be used for these interpretation activities).

Fewer interpretive and educational options can be made available in this scenario, even for smaller audiences, in the reduced space. This approach is thus contrary to current trends in museum interpretation and education, since it would be less effective at “becoming audience- and visitor-centric,” or “offering experience choices.” This approach is also likely to be less cost-effective, since only small groups can be accommodated, which is anticipated to affect overall visitation.

From the standpoint of attracting potential tourism travelers and serving an increased number of regional residents, it seems unlikely that a smaller structure such as the partially reconstructed First State House would become a destination drawing new and more diverse visitors. This option offers a short-stay experience for even the most committed history museum visitor and does little to encourage an expansion of the existing history museum visitation pool. From a sustainability viewpoint, given the small numbers of visitors it is likely to attract or could accommodate, this scenario is not cost effective.

There are no advantages for preservation, audience, or interpretation in a partial reconstruction compared to a full reconstruction. This is not a recommended scenario for interpretation of the First State House.





## ***The New Hampshire First State House Exhibit***

In this scenario the surviving eighteenth-century architectural elements of the First State House would be re-assembled within an existing structure, and serve as the focus of an interpretive exhibit. The object would be presented as an exposed frame, incorporating the floor boards, sheathing and other additional original elements.

Interpretive exhibit elements would be installed in the spaces surrounding the re-erected frame and within (at least) the first floor interior of the structure itself. Visitors would be able to enter the building structure at the first floor and closely view the way the architectural elements were assembled. Modern-engineered elements that may be required to safely support the historic structure could also be used as armatures to contain some of the exhibit components or to create a mezzanine platform to allow visitors to directly view the second level of the frame.

Graphic panels surrounding the structure would set the stage for the core interpretation. Through an “object theater” interpretation approach supported by primary records, the building would “tell its life story.” Utilizing graphic scrims, projections and other multi-media elements, the visitor would be able to visualize conjectural representations of the exterior and interior details of the building and get a glimpse of how it functioned as the seat of royal government in the eighteenth century, how it became a boarding house, and how it came to travel the long road to becoming the “star” of the exhibit.

### ***Venue/Utilization***

- Reconstruction of the frame portion of the First State House that presently exists, inside of an existing publicly accessible building
  - “Stand-alone” exhibition of the historic fabric of the First State House
  - Virtual re-creations of historic exterior and interior

### ***Topics***

#### **Primary/Core Topics**

- Colonial Architecture
- Colonial Governmental Structure and Process
- The American Revolution in New Hampshire
- Preservation – Architecture/Architectural Fragments

#### **Secondary/Supporting Topics**

- Colonial Economics
- Colonial Social/Class Structure
- Seacoast Merchants
- Land-Grants (land distribution)



## ***Themes***

- Historic Preservation – The Life of a Building
- Life in New Hampshire's Royal Capital
- Law and Justice

## ***Interpretation Method***

Museum Exhibit

## ***Interpretation Techniques***

- Interpretive exhibit
- Object theater
- Media presentations

## ***Program Delivery Types***

### **On-Site Programs**

- The daily program
- Scheduled K-12 educational programs
- Special programs & workshops
- Rental/Catering events

### **Off-site/Outreach Programs**

- General on-line access via website, social networking, etc.
- Web-based educational materials (Curricular support materials)

## ***Venue Location***

- Southeastern New Hampshire

## ***Target Audiences***

- Resident audience
- K-12 educational audience
- Travel audience

## ***Potential Partners and/or Funding***

- New Hampshire Historical Society
- New Hampshire State Library
- New Hampshire Division of Archives and Records Management
- New Hampshire Humanities Council
- National Endowment for the Humanities
- University of New Hampshire Center for the Humanities
- Manchester Airport
- New Hampshire Preservation Alliance



- Private Foundations
  - Greater Piscataqua Community Foundation/New Hampshire Charitable Foundation
- General Court and State of New Hampshire

**Cost Estimates** (rounded to the nearest 100. See Figure 5 - Cost Estimates, for details)

**Estimating Assumptions**

These estimates are based on the following assumptions:

- The housing structure for the exhibition exists
- The overall size of the exhibit footprint is 1,300 sq. ft.
- The cost of preparing the interior space of the venue is not included
- Ongoing administrative costs are borne by the housing venue

**Capital Development Cost**

- Architectural & Profession Services ..... 64,800
- Conservation & reassembly of historic fabric..... 432,000
- Modern loose furnishings & equipment ..... 2,100

**Interpretation Start-Up Cost**

- Interpretation program planning and training ..... 31,000
- Exhibit design and construction ..... 149,500

**Total Cost Estimate** (rounded to nearest 10,000) **\$ .68 m**

***On-Going Operations Resources Requirements***

**Staffing**

- Exhibit maintenance .5 FTE

**Other Interpretation Support**

- Exhibit maintenance supplies
- Technical services contracts



## ***Interpretation Scenario Pros & Cons***

### **PROS**

- Conserves and preserves the surviving original elements of the State House
- Interprets the entire history of the building, from original construction to the present
- Provides some variety in interpretive techniques to tell the story of the First State House—meeting multiple visitor learning styles
- No conjectural elements incorporated into the reconstruction, with any conjectural elements presented in a theatrical manner that is more honest
- Low staff-based ongoing program cost

### **CONS**

- Potentially high exhibit development, design and construction costs
- High ongoing maintenance costs for multi-media equipment
- A large open span with high vertical space is needed to physically install the original frame

## ***Analysis and Recommendations***

This interpretation option for the First State House would erect the extant elements of the First State House inside a suitably scaled and equipped building where the fragments would serve as the centerpiece of a contemporary interpretive exhibition. Although the interpretive exhibit elements built around the artifact would be a state-of-the-art immersive environment utilizing multi-media, dramatic lighting, sound, and stage techniques to bring to life all of the topics and themes of the First State House, the artifact itself would be shown in the most honest and responsible way. This option showcases the artifact of the First State House for what it is and what it represents. It exhibits the architectural fragments in a context where they can be preserved and cared for while being seen, understood, and appreciated as part of the original structure. This preservation and interpretation approach supports current standards and best practices for historic preservation and interpretation, including Association for Preservation Technology's Williamsburg Resolutions on Architectural Fragments of 1995, which states as one of its tenets: "Architectural fragments should be used in a manner consistent with national and international standards for the stewardship of historic properties" and "... exhibition, interpretation and other uses of architectural fragments should be planned and conducted so as to maintain the integrity of those objects and their associated documentation."

In an array of exhibits, the historic fragments of the First State House would be front and center in the show. Younger audiences who might find a history presentation humdrum will be engaged by the exhibit experience itself, an experience designed to be digitally accessible



with enhancements accessible by any wi-fi enabled device. Visitors will be able to access extended interpretation geared for various age interests and in multiple languages. Visitors will be invited to get involved in the story, participating through such techniques as digital historical role-playing and by adding their own experiences and ideas through feedback and response opportunities incorporated into the exhibits. Coupling this presentation with interpretive planning that stresses relevance to today while showing audiences “the real thing” will make this exhibit a must-see event, utilizing techniques and characteristics that match current trends in museum interpretation.

Potential audiences for this concept include not only resident-area visitors, school groups, lifelong learners, and those with specific interest in New Hampshire history, but travel audiences as well. The First State House exhibit would be designed so that visitors will have a variety of choices of how they will visit and interact with the exhibit; it will be universally accessible for differing physical and cognitive abilities; and it will be accommodating to the visitor. It can interpret New Hampshire history in a way that is meaningful to people today, making connections to the present and the future. It can provide a large space that can accommodate tour groups and school groups as well as travel visitors.

Exhibit developers would consider current National Core Curriculum standards and New Hampshire Learning Curriculum Guidelines as significant design components of the project. This will insure that the First State House Exhibit and all formats of its educational programs and materials connect with educational goals, making this new venue an effective partner with schools throughout the region.

This interdisciplinary approach to the exhibit and its educational outreach components will meet the interests and requirements for planning and implementation funding from the National Endowment for the Humanities, the New Hampshire Council on the Humanities and other granting agencies. The interpretive topics and themes offer collaborative potentials with both the host venue and other partners. Such organizations might include the New Hampshire Historical Society, University of New Hampshire Center for the Humanities, state and local tourism associations, and other organizations concerned with colonial history, revolutionary war history, and historic preservation.

A number of evocative interpretive experiences have been sparked where museums have housed full or partial structures within their walls. Examples include a log cabin and a gristmill at The Tennessee State Museum, a diner, gas station, and the Buckminster Fuller Dymaxion House in the Henry Ford Museum, comparative timber and balloon house frames at The Farmers' Museum, and a Mohawk-Iroquois long house at The New York State Museum. These kinds of presentations make memorable experiences for diverse audiences.

This scenario will appeal to new audiences and groups because it utilizes forward-looking interpretation techniques targeting younger audience members; this supports family visitation



and the growth of future audiences. It has the potential to bring new visitors into the region, because it presents the history of the region in a way that augments the existing stories of colonial New Hampshire without presenting them in typical historic house/site fashion.

The exhibit would both preserve an important historical resource and create a strong historical attraction that serves the people of New Hampshire. An interpretive exhibit is a recommended scenario for interpretation of the First State House.



## ***The Virtual First State House Museum***

In this scenario the architectural fragments of the First State House would be the focusing cultural resource of a study collection/database that provides the material for the development of on-line exhibits and programs. The virtual museum would assemble artifacts, historical documents, graphics and other research materials in much the same way as any museum might, but in this case as digital objects only. Through a web-based “front-end” the members of public would “enter the museum” and either access historical content in the form of mediated on-line exhibits or directly access the database of digital objects directly to satisfy their own research needs or basic historical curiosity.

This option would also incorporate a “learning laboratory” feature that would engage college-level students in the study of the architectural fragments of the First State House and other historical resources that may be assembled to support the on-going programming. This feature of the program could provide a resource to support academic study programs in the areas of History, American Studies or Historic Preservation.

The initial interpretation effort of the virtual museum would be the creation of an on-line exhibit about New Hampshire's First State House, focusing primarily on one or two of the identified themes. The assembled database and the web-based nature of the exhibit design and delivery system would allow for the continual evolution of the core exhibit, the potential expansion of the themes associated with the exhibit and with allied programs, and the potential for other similar but discrete exhibits on additional topics and themes. In each case, the underlying digital assets could be tailored into program products for a variety of audience types, age groups, and learning styles.

### ***Venue/Utilization***

- Digital architectural fragments collection/Historical research database / Learning laboratory
- Housed at an academic or historical/cultural institution

### ***Topics***

#### **Primary/Core Topics**

- Colonial Architecture
- Colonial Governmental Structure & Process
- The American Revolution in New Hampshire
- Preservation – Architecture/Architectural Fragments

#### **Secondary/Supporting Topics**

- Colonial Economics
- Colonial Social/Class Structure
- Seacoast Merchants



- Land-Grants (land distribution)

### **Themes**

- Historic Preservation – The Life of a Building
- Life in New Hampshire's Royal Capital
- Law and Justice
- Self Government and Citizenship
- Being New Hampshire

### **Interpretation Method**

- Virtual museum
- Training laboratory

### **Interpretation Techniques**

- On-line exhibits
- Educational outreach programs (distance learning)
- Curricular materials (on-line)
- Special workshop/seminars/colloquiums (on-line)
- Laboratory/classroom

### **Program Examples**

- ***The Life of a Building of State: Examining the Record and Remains of New Hampshire's First State House.*** An interactive virtual exhibit built from the research database targeting students of architecture, restoration, and history that incorporates a laboratory practicum utilizing elements of the artifact in storage.
- ***Visualizing the Royal Capital.*** An interactive, three-dimensional exhibit model built on the research database and utilizing material from other library and archive sources that allows visitors to explore the capital of Portsmouth, New Hampshire, ca. 1770.
- ***Inner New Hampshire.*** A symposium and resultant lecture series that examines what it means to be a New Hampshireite and New Hampshire's impact on the zeitgeist of America.
- ***The New Hampshire Grants.*** A virtual exhibit built from the research database detailing the history of the New Hampshire or Benning Wentworth grants, and their role in the creation of state borders (including New Hampshire, Maine, Vermont, New York and Massachusetts) and or individual wealth. Targets secondary education students and the education community.

### **Venue Location**

- Greater Portsmouth region (Portsmouth/Durham/Exeter)
- Plymouth

### **Target Audiences**

- State-wide audience
- Post-secondary students of architecture, architectural history, and American History





- Educational community (teachers/professors)
- Lifelong learners

**Potential Partners and/or Funding**

- University of New Hampshire Center for the Humanities/ Center for New England Culture
- Plymouth State University
- Goucher College
- New Hampshire Preservation Alliance
- American Independence Museum
- Strawberry Banke
- Portsmouth area colonial historic houses/sites
- Historic House Associates
- Portsmouth Historical Society/Discover Portsmouth Center
- Portsmouth Athenaeum
- National Park Service
- New Hampshire Humanities Council
- NEH
- National Trust
- Private Foundations
  - Greater Piscataqua Community Foundation/New Hampshire Charitable Foundation

**Cost Estimates** (rounded to the nearest 100. See Figure 5 - Cost Estimates, for details)

**Estimating Assumptions**

These estimates are based on the following assumptions:

- The costs of housing of the actual artifact(s) will be assumed by the organization that sponsors/houses the virtual museum, but only the costs of preparing/outfitting an existing space for this use is factored into the capital development costs
- Conservation of the architectural fragments necessary to insure their preservation while allowing for additional study and recordation would be the responsibility of the virtual museum entity
- Cost for the required hardware, software, domain support and network services, etc. whether owned directly by the museum or leased via a sponsoring organization are included as a capital cost

**Capital Development Cost**

- Hardware, software, network set-up, database design..... 18,000
- Modern loose furnishings & equipment ..... 2,100
- Storage space and lab set-up..... 30,000

**Interpretation Start-Up Cost**

- Interpretation program planning and development .....44,500
- Consulting Architect (conjectural interior modeling).....25,000



- On-line exhibit design and construction ..... 261,500

**Total Cost Estimate** (rounded to nearest 10,000) **\$381. K**

### ***Ongoing Operations Resources Requirements***

#### **Staffing**

- Director/Curator 1 FTE
- Research Associates 2 FTE (graduate internships)
- Digital Resources Tech 1 FTE

#### **Other Interpretation Support**

- Ongoing hardware, software, network services fees & maintenance
- Administrative office facilities

### ***Interpretation Scenario Pros & Cons***

#### **PROS**

- Low capital development costs
- Insures the ongoing conservation and preservation of the original historical resources
- Provides the opportunity for a wide variety of interpretation topics and themes
- Can reach a broad and diverse set of audiences, while easily targeting some products for the distinct needs of a particular audience segment
- Does not preclude the use of the historical resource for some other physical interpretation use in the future

#### **CONS**

- Eliminates the general public's direct access to the real, physical artifact(s)
- Potentially high ongoing operational costs

### ***Analysis and Recommendations***

The Virtual Museum scenario for New Hampshire's First State House presents the historical resource in an intellectual manner, primarily as a research and study tool. While this option does not reassemble the frame of the State House, neither does it "bury" the frame, out-of-sight, within a reconstructed building. Like the first and third scenarios (Full Reconstruction and Exhibit), this concept can offer full access to the core topics and themes related to the First



State House, but it does so without a physical presence. The scenario as presented would insure the continued preservation of the object(s), and the laboratory practicum program suggested provides an opportunity for some parts of the original artifact to be conserved. This approach to the physical object also opens more doors for funding support and program partnerships. This option also does not preclude the possibility that the resource could be used for some other interpretation option in the future; such as use as a free standing object in an exhibition.

A Virtual Museum of the First State House would appeal to a broad and diverse audience base, particularly to the growing number of “native digital users.” The format and delivery of the interpretation is forward-looking, recognizing that the future audiences of museums and heritage interpretation are steeped in digital communications and tools. Increasingly, these audiences expect their information to be presented in this easily accessed form. With this type of interpretive resource, well-structured scholarly information can be presented through text, images, and video formats. Trends in public and private education, museum programs, and interpretation make use of a wide variety of digital experiences and internet platforms. National Core Curricula and New Hampshire curriculum standards can be easily supported. Universal accessibility and multiple language needs can be easily addressed through common digital tools. New digital formats offering easy-to-use interactive options continue to evolve. This scenario recognizes and satisfies the trend for offering digital information and experiences to the audiences of the future.

The First State House Virtual Museum would serve as a portal to other sites for related information. This feature appeals to educators from the secondary level through the graduate level. These site visitors would use the research and other offered materials to build lesson plans for specific classrooms and meet curriculum outlines, standards, and student needs. This scenario also appeals to a small group of lifelong learners who are increasingly computer and internet savvy and who seek information by these means. The 2010 Horizon Report: Museum Edition outlines key information to museums about the digital interests and abilities of young and future generations of visitors and audiences. These generations expect to access information about museums and their subject matter at any time on any digital platform they might use.

While a Virtual Museum does not attract resident audiences in any specific geographic area to a specific location, it reaches out to the entire state through its on-line presence. While it does not attract a travel audience, it reaches out to people everywhere, and it can help promote greater use of other historic resources in New Hampshire.

The interpretation content and topic options associated with a Virtual Museum are very broad. They include but are not limited to exploration of the resource as an architectural/archaeological exploration tool; a primer on colonial architecture and construction; and sharing the entire historical context of New Hampshire's colonial experience



and role in the American Revolution. Between the development of digital resources directly associated with the First State House and the option of expanding that dataset to incorporate digital assets built from the collections and research materials of partner institutions, on-line exhibits could be created that present numerous topics and themes appealing to a wide audience base. This option would offer public access in one location to all the information known about the First State House, including the existing frame, conjectural reconstructions, an historical timeline, historical research about the frame, and the context of history that happened within and around the State House. Curriculum materials could be easily posted, as could image slide shows and videos.

For current audiences with many interests and learning styles, full menus of choices could be presented that explore the First State House from the perspectives of different disciplines, time periods, story lines, topics and themes. Visual learners will relate to the historic images and illustrations. Spatial learners will be drawn to the architectural drawings and digital models. Mathematical and science-related learners will enjoy information about the technical aspects of historic preservation and object conservation. One goal of this interpretive option should be that the web address of this virtual museum, and not Wikipedia, is the first search result students find when researching “colonial government in New Hampshire.”

The cross-disciplinary nature of this interpretation option, along with its potential partnerships, support of current and evolving curriculum requirements, and accessibility to large and diverse audiences, are all appealing to the National Endowment for the Humanities and other funding sources needed for planning, testing, and implementation. Program partnerships, the representation of many scholarly disciplines, the practical application of knowledge and skills it offers, and its accessibility to a large, diverse audience, make this program appealing to state, federal and private funders. Museum peer-reviewed awards by the American Association of Museums and the American Association of State and Local History and grants by the National Endowment for the Humanities, the Institute for Museums and Library Services, and various state funding organizations routinely look for these criteria.

With the potential on-line audience the virtual museum could reach, this scenario may provide better public value (as well as more visitor engagement and satisfaction) than the two reconstruction options when measured against its lower capital costs. Audiences almost everywhere can be reached by this virtual product and it has clear value as a curriculum-related education resource for schools in New Hampshire and neighboring states.

The Virtual Museum interpretive program has the smallest capital investment of the options presented. It is not able, however, to put audiences “face-to-face” with the architectural fragments of the First State House. This program also lacks the ability to draw tourists to locations in New Hampshire where they can purchase meals, lodging, and take-away souvenir memories of their visit. The Virtual Museum does not provide the opportunity for physical and



emotional memories of visiting a real place, memories that bring visitors back as lifelong learners and repeat visitors to a physical site's resources.

The conservation "learning lab" component of this scenario is the one key element that provides direct access to the architectural fragments of the First State House, and creates the opportunity for students to engage in a practical educational activity that would support the long-term preservation of the artifact. Although this is a potentially valuable method of preservation and interpretation, the audience reached through this endeavor will be very small. With the closing of Historic New England's architectural conservation facilities (SPNEA Conservation Center, Waltham, MA), and the near-by architectural conservation workshop of the University of Vermont Historic Preservation Program, there is some question as to the desire or need for a New Hampshire graduate-level preservation program to embrace an architectural conservation learning-lab concept.



## ***First State House History Center for Civic Engagement***

In this scenario New Hampshire's First State House serves as the symbolic icon of the history of New Hampshire's relationship with democratic government: what it means to be a citizen, the responsibilities inherent in maintaining self-government, the importance of the rule of law and the administration of justice, and the need for an informed electorate/citizenry. The Center would create and maintain a library and archive/database of historical and contemporary materials to support its work in much the same way as in the Virtual Museum scenario. The Center would be an advocacy organization for educating both students and adults, citizens and those aspiring to become citizens.

Using the story of the creation and governmental functions of the First State House as a springboard, the center will develop traveling exhibits and outreach programs that teach new generations of Granite-staters the importance of each citizen in the provision of self-government using the lessons of New Hampshire's historical record. One exhibition (the larger of the two defined here) would be targeted to travel to major historical organizations for extended periods (e.g. six months to a year) and be developed to incorporate artifacts, images, and other materials from participating institutions related to the specific topics and themes defined. The other, smaller exhibit would consist of a two-to-three panel, text and graphics-only kiosk exhibit, targeted at schools and public libraries; multiple "copies" of this exhibit could be produced. In conjunction with the exhibits, print-based and web-based support materials would be developed for distribution to target audiences and as classroom curricular materials for teaching civics to students at a variety of levels and in accordance with the New Hampshire Department of Education's Common Core State Standard. The center would also sponsor other forms of public programs (lectures, seminars, or theater presentations) with participating partners in order to promote historical themes associated with civics and political engagement.

### ***Venue/Utilization***

- Educational Outreach Center/Historical research database
- Housed in private non-profit library or archive

### ***Topics***

#### **Primary/Core Topics**

- Colonial Governmental Structure & Process
- Self Government in New Hampshire
- Citizenship

#### **Secondary/Supporting Topics**

- Colonial Economics
- Colonial Social/Class Structure
- Seacoast Merchants



- Land-Grants (land distribution)

### ***Themes***

- Law and Justice
- Self Government and Citizenship
- Being New Hampshire

### ***Interpretation Method***

- Education Outreach Advocacy Organization / Library and Archive

### ***Interpretation Techniques***

- Mid to long term traveling exhibit(s)
- Virtual exhibits
- Curricular materials
- Participatory theater

### ***Program Examples***

- ***New Hampshire's First Statehouse: Our First Civics Forum.*** A mid to long-term traveling exhibit targeting museum, historical society, and public exhibition venues statewide.
- ***Designing Democracy in New Hampshire and the United States: 1783 – 1789.*** A virtual exhibit and curricular materials about New Hampshire's constitution and bill of rights targeting middle school students.
- ***Defining Personal Freedom in the "Live Free or Die" State.*** A virtual exhibit and curricular materials about New Hampshire legislative history regarding personal freedoms targeting high school students studying participation in government.
- ***Whose Country Is It, Anyway?*** A theater-based educational outreach program focusing on inclusiveness and based on jurisprudence targeting 6th through 8th grade students.

### ***Venue Location***

- Concord
- Manchester

### ***Target Audiences***

- Statewide audiences
- Middle School/High School Students
- The legal community (law students, professors, lawyers, elected officials)
- Lifelong learners

### ***Potential Partners and/or Funding***

- The New Hampshire Bar Association – “We the People” program
- The New Hampshire Bar Foundation
- New Hampshire Supreme Court Society



- New Hampshire Political Library
- University of New Hampshire School of Law
- Carsey Institute at University of New Hampshire
- New Hampshire Institute of Politics/Law Library
- Center for Civics Education (National)
- Leadership New Hampshire
- National Endowment for the Humanities
- New Hampshire Humanities Council
- The New Hampshire Library Association
- Private foundations
  - Greater Piscataqua Community Foundation/New Hampshire Charitable Foundation
- Traveling exhibit participation fees

**Cost Estimates** (rounded to the nearest 100. See Figure 5 - Cost Estimates, for details)

**Estimating Assumptions**

These estimates are based on the following assumptions:

- Cost for the required hardware, software, domain support and network services, etc. whether owned directly by the center or leased via a sponsoring organization are included as a capital cost
- The costs of housing of the actual artifact(s) will be assumed by the organization that sponsors/houses the center, but only the costs of preparing/outfitting an existing space for storage and lab use is factored into the capital development costs
- Cost for traveling the larger exhibit to a set number of venues (5) is incorporated into the capital development costs
- Costs for developing and producing multiple “copies” of the smaller panel exhibit is not included in these costs – costs are for one exhibit only
- Potential income fee associated with the travelling exhibit are not considered as an offset for capital development costs

**Capital Development Cost**

- Hardware, software, network set-up, database design ..... 18,000
- Modern loose furnishings & equipment ..... 24,200

**Interpretation Start-Up Cost**

- Interpretation program planning and development ..... 55,000
- Consulting Architect (conjectural interior modeling) ..... 25,000
- Data access front-end and research & data development ..... 171,500
- Traveling exhibits design and construction ..... 238,000

**Total Cost Estimate** (rounded to nearest 10,000) **\$532. K**





## ***Ongoing Operations Resources Requirements***

### **Staffing**

- Director/Administrator 1 FTE
- Education Coordinator 1 FTE
- Research Associate 1 FTE (graduate internships)
- Digital Resources Tech 1 FTE

### **Other Interpretation Support**

- Ongoing hardware, software, network services fees and maintenance
- Exhibit maintenance cost – normal wear-and-tear replacement needs
- Administrative office facilities

## ***Interpretation Scenario Pros & Cons***

### **PROS**

- Low capital development costs
- Provides the opportunity for a wide variety of interpretation/education programs all based on a well-focused, clear mission
- Can reach a broad and diverse set of audiences, while easily targeting some products for the distinct needs of a particular audience segment
- Has the potential for broad financial support and program partnerships
- Does not preclude the use of the historical resource for some other physical interpretation use in the future

### **CONS**

- Eliminates the general public's direct access to the real, physical artifact(s)
- Does not insure the ongoing conservation and preservation of the original historical resources
- Potentially high ongoing operational costs

## ***Analysis and Recommendations***

"I remember being a girl and being called a citizen and this was important. Sure I was a second-class citizen, but I was still a citizen. After World War II we were called American consumers not American citizens, and we are now called [American] taxpayers. This means our relationship with our country now is not the same as it used to be when being a good citizen was something important."

*Toni Morrison in an address to the University of Connecticut Humanities Institute, April 8, 2011*

This recent observation by Nobel Prize-winning author Toni Morrison poetically summarizes many of today's concerns and trends in politics, education, economics and citizenship in the



United States. From immigration to tea party activism to occupying Wall Street to presidential candidate primaries in New Hampshire, civics and how we govern ourselves is in the hearts and on the minds of Americans.

This First State House History Center for Civic Engagement interpretation model for interpretation of the First State House speaks not only to the past but also to the present and future. The historic New Hampshire First State House resource will be showcased to the public as a symbol and brand of the independent and democratic history and heritage of New Hampshire. The center is conceived of as a definitive resource not only of history, but also of civics education; it will be a forum for civic and political engagement in New Hampshire and in the region; and, because it is internet-based, it can serve the nation.

The Center will have three important roles to play: the role of the definitive source of historical information about the development of New Hampshire from its colonial roots to its emergence as a leader in independent thinking and democratic governance; the role of leadership in civics education supported by historical content within the state of New Hampshire, providing on-line resources for schools, recent immigrants, government agencies, and others; and, finally, the role of forum for an engaged citizenry actively involved in the furtherance of New Hampshire's democratic ideals and continued leadership in the American political experience through a connection with the experiences of the past.

Although the Center will have a strong internet presence, it will establish itself as a statewide and regional resource through its initial physical traveling exhibit component. While this report only tracks the initial development of what the Center needs for its creation, it is quite possible that traveling exhibits will be a signature aspect of the way the Center continues to maintain its relevance, meeting new generations of "visitors" who will both benefit from and build on what the Center is and does. Additional interpretive and educational products and programs that can be created and branded by the Center include theater-style presentations, printed materials, DVDs, on-line curricular materials, symposiums, and public forums. Although the physical architectural fragments of the State House may not be physically viewed in their entirety, these artifacts can continue to be cared for and preserved for a future physical exhibit, display, or reconstruction.

The two traveling exhibits, one scaled to work for relatively large traveling exhibit venues at museums, university galleries, airports, and similar venues, and a second, smaller version (in several copies) that travels to community libraries and centers, will be able to engage traditional museum visitors – the Gen Y and Gen X groups, as well as Baby Boomers. The travel component of the project allows the exhibit to reach resident markets around the state and region. These exhibit showings will market the work of the new Center broadly, helping it establish its brand. Initial input from Portsmouth area stakeholders strongly supported the idea of interpreting the First State House through a traveling exhibit offering.



The First State House History Center for Civic Engagement will seek out two distinct and important audiences: younger audiences who want to be more than just “American taxpayers” and educators who see traditional formal history education as limited. The New Media Consortium’s recent study, *NMC Horizon Report: Museum Edition* (2011) identifies trends likely to impact museums in the next four years. One trend describes the ease with which information is obtained on-line, making the curator-as-expert model of interpretation less appealing and necessary. This causes museums to re-examine their roles in education. A second trend shows that access to internet tools used by early adopters and technology natives has created a museum visitor as interested in making the content as in receiving it. Taken together, these trends challenge museums to relinquish their role of expert source in favor of being a reservoir of reliable information and a facilitator of ideas and discussion. This Center seeks to assume those roles and become a partner with formal education and government in New Hampshire.

The cross-disciplinary nature and the potential partnership aspects of a First State House History Center for Civic Engagement provide the Center with a broad and timely audience appeal. Potential programmatic collaborations and partnerships are very strong for this NHFSH project recommendation. Programs, web hosting, staff funding and other needs and sponsorships might be found in conjunction with the New Hampshire School of Law, the New Hampshire Law Library, the New Hampshire Bar Association, the New Hampshire Bar Foundation, and/or the New Hampshire Institute of Politics. A partnership with The New Hampshire Bar Association's *We The People* program (an affiliate of the Center for Civic Education) might develop a program similar to the partnership between The Chicago Historical Society and The Congressional Right Foundation Chicago (another *We The People* affiliate). In this partnership, supported by the National Endowment for the Humanities, a program called "The American Jury: Bulwark of Democracy" provides schools with on-line resources related to the American jury system. The *Jury Trials for Classrooms* component of the project provides resources on famous historic trials that occurred in Illinois and provides lesson plans for staging a mock trial. (<http://www.crfc.org/americanjury/index.html>)

This concept also falls in line with the interests and requirements of the NEH and other sources of planning and implementation funding. Current topical interests of the New Hampshire Humanities Council include discussions and explorations of civic engagement in government.

A number of projects featuring internet components have been funded by National Endowment for the Humanities planning and implementation grants in the past few years, including the Thomas Jefferson Foundation/Monticello in Charlottesville, VA, Brown University, *The Choices Program: History and Current Issues for the Classroom*, The Center for Civics Education, Washington, DC., and the previously noted "The American Jury: Bulwark of Democracy" project. In each case, these grants are reviewed by a cross-section of museum professional and scholar peers with an interest in what is quality interpretation, what are timely subjects in American life, what is sustainable, and what is an effective use of funds and resources.



In the 1991 report, *Governor's Commission on New Hampshire in the 21<sup>st</sup> Century*, a key stated initiative was to improve civics education within the state. This report also proposed the creation of a Civic Forum in New Hampshire to convene every eight years to explore the role of citizens in community and government. The New Hampshire Civic Forum will reconvene during 2012 and 2013 to consider such topics as who we are as a society, citizens' roles in government, future planning, and sustainable life in New Hampshire.

This use of New Hampshire's First State House as the heart of a History Center for Civic Engagement is a strong and timely option for the interpretation of the resource.

## Final Recommendations

The Cherry Valley Group recommends that two distinct interpretation options be considered for further exploration as the future use of the New Hampshire's First State House. One, an actual physical use of the historic resource, is the First State House Exhibit. The other, a virtual use of the resource, is the First State House History Center for Civic Engagement.

The First State House Exhibit provides for the most physically direct and publicly accessible use of the historical resource itself, while best adhering to the accepted standards and best practices of historic preservation and interpretation. This scenario engages the visiting public with the actual surviving eighteenth century historic fabric of the building and then assists the visitor in visualizing what the First State House may have looked like and how it functioned throughout history. The option has the capacity to present content related to all of the historical themes identified in this assessment, and do so through a multiple set of interpretation techniques. The exhibit is intended to be an immersive, exciting experience that presents the object and the history of New Hampshire's First State House in a way that is appealing to the broadest number of resident and travel visitors. It would appeal to the important family segment of the market primarily because its multi-media aspects would engage a youth audience in a way that the typical historic house/site does not. The exhibit has the potential to become a signature destination attraction, with the type of appeal that is more associated with a science center than a history museum. It would stand apart from the typical tour-based historical interpretation experiences that are now commonly available in the region. The First State House Exhibit has a greater potential to drive heritage tourism than the other scenarios, which can help boost attendance to the existing historical properties in the region.

Although both of the options that utilize virtual components are appropriate and viable interpretation uses of the cultural resource, The First State House History Center for Civic Engagement scenario is a preferred "push" model for interpretation and audience involvement. Rather than provide interpretation opportunities that audiences may seek out at a single physical location, it has strategies that seek out the audiences and deliver the interpretive content to diverse audiences in their own communities. This outreach includes an



internet-based interactive forum and resource center, as well as an interdisciplinary traveling exhibit.

The historical content and themes explored by the Center are viewed not simply as stories of the past, but approached as opportunities to actively impact the present and future. It is a model for forward-looking interpretation as it seeks to engage a broad set of audiences that are less likely to attend history museums, such as young adults, high school students, or recent immigrant populations. It does this by showcasing modern relevancies to the history of New Hampshire's colonial government—providing links to today's issues that can be informed by the experiences of the past. The Center engages audiences with a number of presentation and interaction techniques—some very traditional and others designed to meet the needs of future generations. The First State House History Center for Civic Engagement provides opportunities to create a dialog with and among the audience—allowing them to define the meaning of the past and inform the direction of the future. This interpretive option for the First State House has a mission that uses history to achieve a clear outcome—to improve civic education in New Hampshire, and to engage citizens in their communities and government.

Figure 5

Capital Development & Start-up Cost Estimate Chart

| Utilization Option               | Ttl. bldg. con. cost* | Frame Cons. re-assembly | Arch. & prof. Cons. fees | Spec. hist. trim & fin. | Interp. Ex. s.f. costs | Special media | Interp /prog develop | Virtual Ex. develop. | Historic furnishings | Modern furn. & Equip. | Total              |
|----------------------------------|-----------------------|-------------------------|--------------------------|-------------------------|------------------------|---------------|----------------------|----------------------|----------------------|-----------------------|--------------------|
| FSH Reconstruction               | 1,432,984             | 432,000                 | 372,997                  | 86,649                  | 103,500                | 48,000        | 50,000               | 0                    | 49,000               | 10,319                | <b>\$2,585,449</b> |
| FSH Partial Reconstruction       | 722,020               | 432,000                 | 230,804                  | 28,883                  | 43,125                 | 20,000        | 42,000               | 0                    | 17,000               | 6,940                 | <b>\$1,542,772</b> |
| FSH Exhibit                      | 0                     | 432,000                 | 64,800                   | 0                       | 97,500                 | 52,000        | 31,000               | 0                    | 0                    | 2,100                 | <b>\$679,400</b>   |
| FSH Virtual Museum               | 0                     | 0                       | 25,000                   | 0                       | 0                      | 0             | 44,500               | 261,500              | 0                    | 50,100                | <b>\$381,100</b>   |
| NH Center for Civics & Pol. Eng. | 0                     | 0                       | 25,000                   | 0                       | 238,000                | 0             | 55,000               | 171,500              | 0                    | 42,200                | <b>\$531,700</b>   |

\* Total building construction costs used in this estimate include a 10% allowance for general conditions and a 15% allowance for general contractor's overhead and profit and contingencies. General conditions cover local working condition and work rules costs; overhead includes costs for permits, workers compensation, insurance, and bonding fees, and contingencies.

\* Frame Conservation and Re-assembly. This cost includes the work of a professional conservator and skilled carpenters to review the conservation report, treat each piece of the original structure, and re-assembling and joining it as indicated by plan and in keeping with best practices.

\*Special trim and finish takes into account the windows, doors, roof balustrades, balcony & interior trim and built-ins that will be required.

\* Interpretive Exhibits square foot costs: A common s.f. cost factor is used for basic exhibit components based on recent actual exhibit costs. An addition factor is added for advanced media and presentations.

\* Virtual Exhibit Development costs: Costs to create an interpretive exhibit plan and develop the virtual exhibit are based on similar projects completed in 2010.



## **E APPENDICES & SUPPLEMENTARY MATERIALS**

### **Project Bibliography**

(Includes an Inventory of NHDHR First State House Project research files)

### **Annotated List of Market Competitors**

### **Public Input Information**

### **Electronic Supplementary Materials**



## Appendix E.1 - Project Bibliography

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### **Measured Drawings of the Surviving Building**

*J.R. Abbott Drawings: Part of Old State House, Portsmouth, NH, Strawberry Banke, Portsmouth, NH, 1962.*

*Old State House "Disassembly" Drawings, Salmon Falls Architects, S. Berwick, ME, 1988.*

Digital Upgrades: *Old State House "Disassembly" Drawings* (set of 7), TMS Architects, 2011.

### **Conjectural Reconstruction Drawings & Models**

*Old State House "Disassembly" Drawings, Salmon Falls Architects, S. Berwick, ME, 1988.*

*Old State House "Disassembly" 3D Digital Models* (set of 5), TMS Architects, 2011.

Physical small scale model of NHFSH, currently on exhibit at the Portsmouth Municipal Complex, Portsmouth, NH.

### **NHDHR Studies & Reports**

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New Hampshire Division of Historical Resources , *New Hampshire's First State House Project, 2011*, [http://www.nh.gov/nhdhr/programs/state\\_house.htm](http://www.nh.gov/nhdhr/programs/state_house.htm)

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### **Other Studies & Reports**

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Hammond, Joseph. W. *The New Hampshire Provincial State House*, unpublished student report 1970, (accessed via July 1987 reprint by New Hampshire Division of Historical Resources.

Strawbery Banke. *On Options for the Restoration of the Original New Hampshire State House* April 12, 1985. Portsmouth, New Hampshire.



## ***Division of Historical Resources, New Hampshire's First State House Research and Project Files***

### **Research and Project Files, New Hampshire's First State House**

Inventory by Katie Boardman, 2/3/12

This unprocessed set of records is made up of past and current files of research notes and papers; correspondence; newspaper, periodical, and internet articles; contracts; and other information and notes related to New Hampshire's First State House. At the time of the inventory, these items were housed in the office of project manager Laura S. Black on a shelf and in a four drawer file cabinet. The locations and organization of these materials will not necessarily remain as described below when these materials are processed for archival storage.

### **Shelved Materials**

- *New Hampshire's First State House Press Packet*. "Old State House Planning Project;" What Does the NH Division of Historical Resources Do?," March 2006; "Division of Historical Resources Staff," December 2006; Garvin, James L. "Brief Timeline For The Old New Hampshire State House."
- Brighton, Ray. "State House caused years of uncertainty." *Portsmouth Herald* (N.H.), Sunday, January 20, 1991, p A8. Recounts the removal of building remnant from Strawberry Banke. High estimated cost of restoration cited. State funding provided to dismantle and move pieces to store in Concord. Original historical documents for the buildings of the State House quoted. American Revolution times and 19<sup>th</sup> century building history summarized. "Since the wreckage of the old State House has come to roost in concord, it has been reported that a handful of preservationists are hoping for its restoration, and they plan to use private funding to that end."
- **File: *Old State House Project 2007*.**
  - Email, March 25, 2008. "Request for Proposal Interpretive Assessment Old NH State House" April 2008.
  - Email "Why Old NH State House Should Not Be Restored" from SeacoastNH.com.
  - Email, March 6, 2008, "Prescott Park best site for Old State House" Makes a case for the benefits of "bringing the Old State House back to Portsmouth." Urged the Save the Statehouse Committee and others to use Prescott Park as the home for the restoration.
  - Email correspondence among staff, February 2008 about grant requests and funding for NHFSH project; Email of January 28, 2008 of article by Ashley Chamberlain "Old State house: Architect Hired", from news@seacoastonline.com..Hiring of architects to create 3-D rendering of NHFSH.
  - Email of November 20, 2007 of article by Amie Plummer "First N.H. Statehouse to get second chance" (Outlines examination and stabilization of architectural fragments. Elizabeth Muzzy quoted "With the information found from examining the timbers, they



- will move onto the second step, assessing the best uses and needs of the first Statehouse and the “interpretive stories it can convey,”
- “We then hope to do a study of the economic benefits of heritage and cultural tourism in New Hampshire’s coastal region (the third step) so we can decide the best location (step four.)” “The fifth and final step, she said, includes, finding the “widest possible audience and the most logical operational structure for a seacoast visitors’ center.”
- Email of November 9, 2007 of poster announcing “Brown Bag Lunch Series” event with staff of NHDHR and conservator Christine Miller to “explore the surviving components of New Hampshire’s first state house for the first time since the frame and sheathing were placed into storage in 1990.”
  - James L. Garvin article reprint “The Old New Hampshire State House” in *Historical New Hampshire*, Vol. 46, No 4, Winter, 1991.

## **Notebook Binders:**

- *Portsmouth, New Hampshire Non-Profit Consortium. 2007 correspondence, notes, articles and news articles on History & Culture Master Plan Group. P 2 of Narrative of Proposed Development includes a section on the Old State House. It proposes returning the fragments to Portsmouth to be part of a larger exhibit instead of a full reconstruction. P 9 First State House exhibit would be a destination for Presidential candidates from with to proclaim their candidacy.*
- *City of Portsmouth Mayor’s Blue Ribbon Committee On Building Re-Use, Old Public Library Information Packet, Public Listening Session, January 9, 2007.*
- *Blue Ribbon Committee for the Reconstruction of the Old New Hampshire State House. 2006-2008 minutes, correspondence, House Bill 157 information, RFPs for contractors.*
- *News Articles Relating to the EDI Grant Initiatives, Book II, June 21st, 2007. Copies of news articles 2006, 2007, 2008, 2011. Not all are related to the First State House.*
- *News Articles on Old State House & Information Related to the EDI Grant. Clippings and copies of news articles, print and online 1999, 2006, 2007.*
  - *May 24, 2007 Adam Leech, The Portsmouth Historical Society wants to transform the old public library on Islington Street into a multipurpose museum, incorporating parts of the Old State House and a replica façade. Inside would be display areas for exhibits, digital multimedia, ticketing offices for the city’s various cultural venues, an information center and collaborative programming aimed at increasing use of various cultural opportunities. It also would include a re-creation of the historic Executive Council chamber, using fragments of the original room, on the second floor.*
- *Strawbery Banke Report: On Options for the Restoration of the Original New Hampshire State House, April 12, 1985. Includes the report, notes, correspondence, text of 1984 House Speaker John B. Tucker speech on September 18, 1984 on the creation of the Committee on the Old State House. Also includes 1983, 1984 correspondence.*

## **Green Bound compilation of research on NHSFH.**

- James L. Garvin, *The Old New Hampshire State House, Portsmouth, New Hampshire: A Compilation of its History.* New Hampshire Division of Historical Resources, August 1987.
- Joseph W. Hammond, *The New Hampshire Provincial State House, 1970*
- Steven Pendery, *Market Square Archeological Research Project (Portsmouth, N.H.)* October 8, 1976. Archaeology Report (Summary of structure history with quotes from historic



documents and dates of significant events. Recommendation that "If grading of Market Square is to be undertaken in the area north of the North Congregational Church indicated in Map 19, it is recommended that such work take place under the supervision of an historical archaeological archaeologist, who will be responsible for recording structural remains uncovered during the course of the excavation." This was recommended in effort to find foundation and other remains of the Old State House.

- Randolph P. Dominic, Jr.; *Analysis and Critique of Joseph W. Hammond's "The New Hampshire Provincial State House"* Strawberry Banke, Inc. October 1983. Dominic's scholarly paper refutes the theory that the First State House was completely destroyed in the 1830s and the remaining portion of an 18th century structure identified as part of the First State House was actually a reused portion of Portsmouth's Almshouse.
- James L. Garvin, *Memorandum to Commissioner George Gilman Regarding the "Old State House"*, at Strawberry Banke, Portsmouth, 2 October 1983. The Garvin Memoranda are architectural discussions about the "Old State House" at Strawberry Banke. He states that recent research dismisses the theory that the building is the old almshouse and is, in fact, part of the First State House.
- James L. Garvin, , *Memorandum to Commissioner George Gilman Regarding the "Old State House"* at Strawberry Banke, Portsmouth, 13 December, 1983.
- James L. Garvin, *Summary of Documentary Evidence, Old State House, Portsmouth, New Hampshire*. Garvin's Summary of Documentary Evidence explores specific design, construction and furnishing research information for the First State House. Photocopies from documentary account books are included.
- Strawberry Banke. *Strawberry Banke Report: On Options for the Restoration of the Original New Hampshire State House*, April 12, 1985. An initial section, "General Considerations." Outlines the preservation and restoration possibilities and related costs for the structure.
  - Option 1. The building would be placed on a new foundation and some features replaces. "Treating the building in this way would allow for the installation of an exhibit, consisting of graphic illustrations, models and artifacts, to interpret the historical change from royal government to state government during the Revolutionary period, as well as the history of the building itself. There may also be enough room for use as a public meeting space or as a classroom for educational purposes." P 2.
  - "Option 2-Restoration of the Surviving East End. The surviving portion of the building would be restored to its original appearance. This would require the use of prototypes for the east doorway entrance, the balcony, the balcony doorway, and the roof walk. The first floor interior would consist of the eastern end of the original lobby... The western end (dating from 1836) could be adapted to house modern plumbing and stairs leading to the second floor. The Council Chamber on the second floor would be restored using surviving evidence and prototypes... Treating the building in this way would require several judgments to be made by the restoration architect. An exhibit on the origins of state government could be placed on the first floor. The restored Council Chamber could be used for meetings or educational programs." P 3.
  - "Option 3 Restoration/Replication of the Entire Exterior: Interior Restoration of the Council Chamber... This would provide a visual representation of the original appearance of the entire State House. It does, however, require a number of restoration decisions, and has the potential for misleading the public. It would provide a large amount of space for exhibits, educational programs, and other public programs." P 4



- “Option 4 Full Restoration of the State House This... would provide a visual representation of the original appearance of the entire State House, both inside and out. It does, of course, require a number of restoration decisions, and has the potential for misleading the public. The interiors would be most suitable for furnished period rooms on the second floor, and perhaps an exhibit with graphic illustrations and artifacts on the first.” P 5
- A short discussion of Boston and Newport State Houses as Prototypes is included. Several pages of Information on all Building Features explore interior and exterior concerns. Documentary photographs of building details are included with selected measured drawings. Other New England structures are cited as potential comparative prototypes for doorways, the balcony and the roof gallery.

### **Contents of Files in File Cabinet**

#### **File of James L. Garvin:**

- 2005, 2005 Committee Correspondence, Agenda, Minutes of the Committee to Restore the Old Statehouse
- Invitation to dedication of “The Original New Hampshire State House” plaque from The Committee to Restore the Old Statehouse. Includes photo of the plaque.
- United States Department of the Interior, National Park Service. *Maritime Portsmouth New Hampshire*. Paper on comprehensive survey of historic structures, docks, warehouses, shipyards, inland waterway, and other 18<sup>th</sup> century features. 2/16/2006 transcription by Garvin.
- Correspondence concerning 2005 study grant and 2006 status. Prescott Park being considered and recommended.
- Copy of handwritten correspondence about potential restoration costs and fundraising. 2005.
- Copy of article by Beth LaMontagne “They’re trying to save old state house: In pieces, it sits in a Concord trailer” Sunday Monitor, May 22, 2005. Article after dedication of commemorative plaque.
- Building conservation articles.
- News articles on Portsmouth tourism, 2005.

#### **File of James L. Garvin:**

- Correspondence and research regarding articles and publications RE: First State House
- 1990 color photograph of the First State House/Tenement House structure at Strawberry Banke
- News article on renovation and reopening of Boston Old State House, August 1992, AllianceLetter of Boston Preservation Alliance.
- Copy of December 1969 news article “Old State House To Be Restored”
- Copy of news article about House Bill 556, 1965 for funds to move the structure to Strawberry Banke.
- Copies of historic documents and articles related to First State House. (1890 Circuit Court, 1850s’)





**File of James L. Garvin:**

- 2004 correspondence and news articles about First State House
- 2004 Meeting minutes of Committee to Save the Old State House
- “Old State House Mission Statement, February 10, 1999 Mission: to rescue the surviving portion of the original New Hampshire State House and to restore the building to its colonial ere-elegance on a suitable site in Portsmouth, NH. To re-animate the building as a living monument for use as a unifying symbol of our heritage, a focus of historic interpretation, and as a forum for discussion of ideas central to New Hampshire residents from colonial times to present.” Included in a grant application to The Walker Fund.
- Director Alphabetical Index for foundations and granting agencies.
- Budget Proposal for Reconstruction of the Old State House. 6 May 2004.
- Information on grant and foundation funding sources.

**File of James L. Garvin:**

- 2008 2001, 1998, 1999, 2000 articles , correspondence, minutes for the Committee To Save the Old State House.
- “Old State House Mission Statement Updated February 10, 1999” (Same as above plus the following) “Goals; To Preserve To preserve and restore the Old New Hampshire State House as a physical symbol of new Hampshire history and the region’s commitment to historic preservation. To Orient: To make the restored building into a central unifying site for the interpretation of historic Portsmouth and a starting point for understanding New Hampshire history. To Educate: To tell—with clarity, accuracy and drama—the story of the evolution of New Hampshire from a royal province to one of the original United States: to make history relevant to modern audiences by exploring our connection to local events and local people in the past. To Advocate: To advocate, and provided a forum for, the ongoing discussion of life, liberty and the pursuit of happiness in New Hampshire.”
- 1997 chronology of Exeter Town House, Garvin, October 1997.
- Copy of The Secretary of the Interior’s Standards for the Treatment of Historic Properties, 1995.

**File: “Old State House Site & MGMT Plan”**

- Correspondence, notes, and copies of news articles related to Committee To Save The Old State House, 1993, 1988, and 1990.
- Cost Estimate for reproducing furniture for Old State House, 2/2/88.
- February 9, 1988, Preliminary Report on the Old State House (concerns, restoration costs, advantages).
- Potential site maps.

**File: “Old State House Press Releases, &”**

- Copies of related press releases and news articles- print and web, 2000, 1998,1993,2004,2003,2002,2001,1999,1998,1995,1992,1990,1989, 1987.
- A documentation of public visibility of planning, discussions, photographs, interviews, etc.

**File: “Old State House Fumigation”**

- Preservation literature and articles.



- 1992 fumigation bid.
- RFP for fumigation 1992.

### **File of James L. Garvin**

- Correspondence, grants information re. Old State House 1988. Report on the Efforts to Study Possible Restoration of The Old State House, Portsmouth, New Hampshire, Final Report, February 26, 1988. Submitted by R. Stuart Wallace, Director, Division of Historical Resources, Department of Libraries, Arts, and Historical Resources. Refers to the HSR by Adams & Roy. This was used to share information with NH Senator Elaine Krasker, 1988. Site considerations listed, capital costs outlined, operation costs outlined. The final recommendation was to incorporate “the remaining remnant into a new building” “From the outside, the building would faithfully replicate the original Old State house” “This would give visitors and school children a sense of the building’s size and appearance. On the inside, however, the building would be new. It could contain an orientation center/meeting room on the first floor, a permanent exhibit area on the second floor, and at the eastern, or “old” end, groups could be given a tour of the partially-restored fragment. Some timbers on the first floor might be left exposed, while portions of the Governor and council chamber on the second floor, including the entrance to the balcony, might be “finished” in an authentic manner.” “The construction of an “old Ste House Museum,” while not a pure restoration, would have a number of advantages over the old Williamsburg approach to restoration. There are:
  - A. A recognition that “restoration is really impossible, and efforts to recreate the ‘Old State House’ would result in deception.”
  - B. A less expensive options that would make better use of funds.
  - C. A building that was just as “authentic” on the outside as a building resulting from the restoration option but one that would be more attractive.
  - D. Greater flexibility.
  - E. People would actually be able to see something of the Old State House in the Old State House Museum. The remaining fragment of the Old State House would be well preserved.

### **File of James L. Garvin:**

- Copies of research reports and correspondence found in other files.
- Copies of 18th century account books related to the Old State House.

### **File of James L. Garvin:**

- 1990, 1991 correspondence, interagency and with city of Portsmouth.
- Draft specifications for RFP on Dismantling of Old State House.

### **File: “Old State House Contracts, 1990”:**

- Correspondence and contracts to various contractors.

### **File: “Old State House Physical Investigation”**

- Research notes, correspondence, drawings and measurements, 1995 timeline of the structure, blueprints.



**File: “Old State House British Archives”**

- List: Maps Pertaining to New Hampshire in the Public Record Office at Kew Surrey.
- Correspondence with libraries and archives re: research.
- Copy of pages from Photographs of American Maps, Archer Butler Hulbert, 1909.
- Copy of pages from The Province Seal of New Hampshire Under William and Mary 1692-1694. James Rindge Stanwood, Boston, 1889.

**File: “James Garvin Copies of Correspondence 1962-1970”**

- Correspondence of the Save the State House Committee, 1999.
- Copy of National Registry of Historic Places application, 1972.
- Agreements with Strawberry Banke, Inc.

**File of James L. Garvin:**

- EDI: General Info. Contains correspondence and copies of application forms, 2003, 2004, 2005, and 2006.
- EDI 1 Files: OSH Committee 2004, 2005 copies of news articles, correspondence, agenda, copy of letter from Jeremy Waldron- a founder of Strawberry Banke, public meeting notice.
- EDI File: Visitor Center 2005, correspondence.
- EDI File: Planning & Interp Info. Copies of articles, correspondence, Community life and the Arts: Portsmouth, New Hampshire Cultural Plan, December 2001. Goals: Preservation, Space, Youth, business, Marketing, Agency. Portsmouth Listens: Report of the Group on History, Arts and Culture, PowerPoint slide printouts.



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## Appendix E.2 - Annotated List of Market Competitors

### **American Independence Museum, Exeter, NH**

Housed in the Ladd-Gilman House, (1721), a National Landmark Property, interpretation features the story of the Gilman families, who were prosperous Exeter merchants and became inextricably linked to the Revolution. The Folsom Tavern, down the hill from the Ladd-Gilman House, built c. 1775 by local entrepreneur Colonel Samuel Folsom, was the center of Exeter's political scene during the Revolution. The museum also features stories of men and women who overcame their uncertainties about freedom from Great Britain and helped establish the United States. Among the museum's permanent collection of documents chronicling the nation's founding are an original Dunlap Broadside of the Declaration of Independence and early drafts of the U.S. Constitution. Permanent collections include American furnishings, ceramics, silver, textiles and military ephemera. Exhibits detail the history of Portsmouth and the structure itself. The site of the New Hampshire Treasury during the American Revolution, this museum is home to an original broadside of the Declaration of Independence and early drafts of the U.S. Constitution. (<http://www.independencemuseum.org/>)

### **Fort Constitution Historic Site, New Castle, NH**

Originally constructed in the 1632 and named Fort William and Mary, this Fort museum interprets the history of the Fort itself and the key events it played a role in, including: A British stronghold that sat on Portsmouth Harbor, it was captured by colonists in 1774, 2 years before the American Revolution. Only ruins of the fort now remain, and visitors can glean information from the panels located at the site. This is where governor Wentworth and his wife and child spent 2 months in 1775 before sailing to Boston, and where Wentworth dissolved the assembly, the last act of royal authority in New Hampshire. The site is a National Historic Landmark, operated as a New Hampshire State Park. (<http://www.nhstateparks.com/fortconstitution.html>)

### **Gilman Garrison House, Exeter, NH**

John Gilman, an early settler of Exeter, owned saw mills on the Squamscot River beginning in the 1650s. Built in 1709 by the Gilman family, this fortified structure was across the river from the family saw mills. The house passed to other families in the 1790s and was added to and altered through the nineteenth century. The house was purchased in the early twentieth century by a Gilman descendant and "restored" to its earlier appearance. The house is now presented by Historic New England as an architectural study house, and they continue to survey the house to learn more about its unique construction. (<http://www.historicnewengland.org/historic-properties/homes/gilman-garrison-house>)

### **Governor John Langdon Mansion, Portsmouth, NH**

This historic house is a property of Historic New England. Visitors to the Governor John Langdon house learn about the history of Portsmouth through the life of John Langdon and others who lived here. The house tells the story of the early colony of New Hampshire, the glory days of the city's mercantile boom, and the Colonial Revival movement that blossomed in Portsmouth during the early twentieth century. From the vast central hall to the reception



rooms, everything in this mansion was designed to reflect Langdon's status as the town's leading citizen. Langdon became a sea captain, merchant, shipbuilder, Revolutionary leader, signer of the United States Constitution, and three-term governor of New Hampshire. (<http://www.historicnewengland.org/historic-properties/homes/gov.-john-langdon-house/gov.-john-langdon-house>)

### **Governor John Wentworth Historic Site, Wolfeboro, NH**

This site is the location of the former summer estate of Governor John Wentworth, the last of New Hampshire's colonial governors. Visitors can see the remains of an extensive northern plantation built just before the outbreak of the American Revolution. Built by New Hampshire's Second Royal Governor, John Wentworth, the mansion burned to the ground in 1820. It has been the site of a recent archaeological dig where artifacts have been carefully pieced together. The artifacts reveal details about daily life and work methods of the privileged class of the period. (<http://www.nhstateparks.com/wentworth.html>)

### **Jackson House, Portsmouth, NH**

A property of Historic New England, the Jackson House is the oldest surviving house in New Hampshire and Maine. It was built by Richard Jackson, a woodworker, farmer, and mariner, when timber from the region's abundant forests formed the basis of the economy. To highlight its interesting construction methods, the house is shown unfurnished, allowing an examination of first period construction techniques in this seventeenth-century architectural study. The Jackson House resembles English post-medieval prototypes, but is notably American in its extravagant use of wood. Succeeding generations added a lean-to by 1715, and more additions in the eighteenth and nineteenth centuries to accommodate several different family groups sharing the property at once. (<http://www.historicnewengland.org/historic-properties/homes/jackson-house/jackson-house>)

### **James House, Hampton, NH**

The James House is a living museum of architectural and social history of early New England. As this project develops, much of the interpretation is of the preservation of this "first period" colonial structure. Preservation of the James House is sensitive to the Secretary of the Interior's Standards for Treatment of Historic Properties. Where possible the property is being preserved as it has evolved to the present. Major reconstruction has occurred only where the deterioration has been extensive, and the original structure was largely destroyed. (<http://www.jameshousemuseum.org/>)

### **Kittery Historical and Naval Museum, Kittery, ME**

This site is primarily a local history museum. Naval vessels have been built along the Piscataqua River since the Revolution, starting with John Paul Jones' sloop *The Ranger* which launched from Badger's Island in 1777. At Kittery's museum, exhibits include shipbuilding displays, carvings by the famed nautical carver John Haley Bellamy, old photographs, toys, archeological finds, ancient tools and household. (<http://www.kitterymuseum.com/>)

### **Massachusetts Old State House, The Bostonian Society, Boston, MA**

Although this site is outside Resident Market as defined in this report, it is within the regional travel audience. As a colonial state house it would be a strong competitor to any interpretation of New Hampshire's First State House.



Known today as the Old State House, this building was the center of Boston's civic life in the 18th century and the scene of some of the most dramatic chapters in the lead-up to the American Revolution. Within these walls, Samuel Adams, James Otis, John Hancock, and John Adams debated the future of the British colonies. Just outside the building, five men were among the first casualties of the battle for independence, in what would later be known as the Boston Massacre. The Declaration of Independence was proclaimed from the balcony to the citizens of Boston in 1776. (<http://www.bostonhistory.org/?s=osh>)

## **Moffatt - Ladd House and Gardens, Portsmouth, NH**

The Moffatt-Ladd House and Garden (1763) is a National Historic Landmark and has been open to the public as a historic house museum since 1912. One of America's finest Georgian mansions, the house was built for merchant John Moffatt between 1760 and 1763. During the Revolution, it was the home of General William Whipple, one of New Hampshire's three signers of the Declaration of Independence and his wife Katharine Moffatt Whipple. In 1817 the house passed to John Moffatt's great granddaughter, Maria Tufton Haven Ladd. Her son, Alexander Hamilton Ladd, lived in the house from 1862 until his death in 1900. The house is furnished to showcase its original features and to reflect its use as a private home from 1763 through 1900. The site is operated by the National Society of Colonial Dames of America in the State of New Hampshire. (<http://www.moffatladd.org/>)

## **Museum of New Hampshire History, Concord, NH**

The museum collection is a somewhat encyclopedic array of historical materials from the state of New Hampshire. Ongoing exhibits about dog sledding (Chinook), The Mystery Stone, and an overview of New Hampshire History. Since 1823, the New Hampshire Historical Society has been preserving the state's past and presenting an interpretation of that history to the citizens of New Hampshire. (<http://www.nhhistory.org/museum.html>)

## **New Hampshire State House and Visitor's Center, Concord, NH**

The Visitor Center staff schedules, conducts, and provides information for guided and self guiding tours of the State House. The Visitor Center also provides general information concerning New Hampshire history, government, state agencies, and tourism. Tours are provided to schools, scouts, civic organizations, citizens and tour groups. There are approximately 600 school tours during the school year and an additional number of smaller tours during the summer months.

([http://www.gencourt.state.nh.us/nh\\_visitorcenter/default.htm](http://www.gencourt.state.nh.us/nh_visitorcenter/default.htm))

## **The Portsmouth Athenæum, Portsmouth, NH**

The Portsmouth Athenæum is a non-profit membership library and museum, incorporated in 1817 and located in the heart of historic Portsmouth, New Hampshire. The Athenæum maintains a library of over 40,000 volumes and an archive of manuscripts, photographs, objects, and ephemera relating to local history. It also sponsors exhibitions, concerts, lectures, and other educational and cultural programs. The mission of the Portsmouth Athenæum is to retain its tradition of serving as a locus of convivial interchange and intellectual discourse; to collect and preserve materials relevant to the study of the history of Portsmouth and the Piscataqua region; and to make these materials available to its Proprietors, to scholars, and to the general public. (<http://www.portsmouthathenaeum.org/>)



### **Portsmouth Historical Society - John Paul Jones House, Portsmouth, NH**

The house has been known as the John Paul Jones House for several generations. Jones (1747-92), the celebrated naval hero of the American Revolution, spent time in Portsmouth in 1777 and again in 1781-82. He is believed to have rented a room in this house during 1777, when the widow of Gregory Purcell was operating a boarding house here. The museum provides interpretation on eighteenth century architecture, Portsmouth furniture and the role of Portsmouth in the American Revolution.

([http://www.portsmouthhistory.org/john\\_paul\\_jones\\_house/](http://www.portsmouthhistory.org/john_paul_jones_house/))

### **Portsmouth Historical Society – Discover Portsmouth Center, Portsmouth, NH**

Operated by the Portsmouth Historical Society, the center converted the former city library to a new “one stop” central gateway to the historical, cultural and artistic venues of greater Portsmouth and a new exhibition site displaying the art and history of the region.

([http://www.portsmouthhistory.org/discover\\_portsmouth\\_center/](http://www.portsmouthhistory.org/discover_portsmouth_center/))

### **Portsmouth Harbor Trail, Portsmouth, NH**

The trail passes more than 70 points of scenic and historic significance in Portsmouth, include ten buildings on the National Register of Historic Places, ten National Historic Landmarks, and three homes maintained by Historic New England. The Highlight Tour will enlighten you with stories of colorful Portsmouth residents and dignitaries. Learn about history and beauty as you walk through the city's quaint downtown, along the waterfront, and through neighborhood streets that date back to the 17th century. Or take the Twilight Tour and learn how bordellos and bars that catered to both sailors and politicians were allowed to exist and were eventually put out of business and then "swept under the carpet" when Portsmouth's pristine Prescott Park and Strawberry Banke Museum were created.

(<http://www.portsmouthnh.com/harbourtrail/>)

### **Portsmouth Old Graves, Portsmouth NH**

This program shares the rich history of Portsmouth NH as told through its 17th, 18th, and 19th century gravestones. The gravestones of Portsmouth and New England in general are unique places to learn this history firsthand as well as view beautiful early art through their carvings. In addition to numerous historic figures and interesting people of note, in Portsmouth rests some of the first settlers of our country, sea captains and shipping merchants, colonial revolutionaries, civil war veterans, a signer of the Declaration of Independence, African-American slaves, colonial politicians and governors, and other people whose lives contributed to history. It also presents grave stone carving as an art form and presents workshops on restoration and preservation. (<http://www.portsmoutholdgraves.org/default.asp>)

### **Strawbery Banke Museum, Portsmouth, NH**

On this ten-acre site the houses, shops, taverns and gardens continue to tell the stories of the generations who called the Puddle Dock neighborhood home for almost four centuries of New England history. Through restored furnished houses, exhibits, period gardens, historic landscapes and costumed role players Strawberry Banke is the living history of the people who settled in Portsmouth, New Hampshire from the late 17th century to the mid-20th century. The extended site offers many opportunities for “hands-on” learning and features. Collections include historic houses and buildings, archeology, history, decorative arts, and historic gardens. (<http://www.strawberybanke.org/>)



## **Pitt Tavern (Strawbery Banke Museum), Portsmouth, NH**

A restored 18th century tavern located in Strawberry Banke, Portsmouth that is restored to its original condition and interprets the colorful history of its builder and owner, John Stavers, who had royalist leanings, but eventually recovered the trust and respect of his fellow Americans after the revolution. Many famous figures of the Revolutionary War from the New England area had been visitors to the tavern. (<http://www.strawberybanke.org/pitt-tavern.html>)

## **Warner House, Portsmouth, NH**

The Warner House is the earliest extant brick urban mansion in New England. It was built in 1716-1718 for Captain Archibald Macphedris and his bride-to-be Sarah Wentworth, daughter of New Hampshire's Lieutenant Governor, John Wentworth. Here visitors explore the social life of the Portsmouth family who occupied the Warner House for six generations. This history is told in rooms furnished with many of the original family pieces, documented by estate inventories and early photographs. Each room represents different owners, culminating in the recently restored parlor of Evelyn Sherburne, one of the last residents. (<http://www.warnerhouse.org/>)

## **Wentworth-Coolidge Mansion, Portsmouth, NH**

The Wentworth-Coolidge Mansion is the former home of New Hampshire's first royal governor, Benning Wentworth. The rambling, forty-room mansion which overlooks Little Harbor is one of the most outstanding homes remaining of the colonial era. Its stateliness and impressive interior and furnishings reflect aristocratic life in Portsmouth in the 1700s. The Wentworth-Coolidge mansion is maintained as an historic site by the New Hampshire Division of Parks and Recreation, Department of Resources and Economic Development. (<http://www.nhstateparks.org/explore/state-parks/wentworth-coolidge-mansion-state-historic-site.aspx>)

## **Wentworth-Gardner and Tobias Lear House, Portsmouth, NH**

Located in the historic South End of Portsmouth, New Hampshire, the Wentworth-Gardner and Tobias Lear Houses are adjacent to each other on Mechanic and Hunking Streets. Both houses are listed on the National Register of Historic Places. The houses date from the mid-1700's and are classic examples of Georgian architecture. Built in 1760, the Wentworth-Gardner house is one of the finest examples of Georgian architecture in this country. The house was built by the Wentworth family for their son Thomas as a wedding gift. The Wentworth clan was a powerful force in colonial New Hampshire. The Lear House was built in 1740 by Captain Tobias Lear III. He was the grandfather of Tobias Lear V, who became the private secretary to President George Washington. (<http://www.wentworthgardnerandlear.org/>)

## **Woodman Institute Museum, Dover, NH**

The Woodman Institute Museum is housed in the 1813 Senator John P. Hale home, an original 1675 colonial garrison house furnished with period artifacts, the 1818 Woodman House, and the Keefe House built in 1825. The museum is a natural history, local history and art museum that has existed since 1916. (<http://woodmaninstitutemuseum.org>)



## Appendix E.3 - Stakeholder and Public Input Meeting Materials

### *Regional Stakeholders On-line Input Meeting Minutes*

**First State House of New Hampshire**  
**Phone and Web Meeting, Thursday, September 15, 2011**  
**10 AM- 12:04 PM**

Notes by: Katie Boardman 9/26/11 Update

**Facilitators:** Laura Black, NHDHR  
Blake Hayes, Katie Boardman, Tom Elliott, The Cherry Valley Group

**Others Present:** Jim Garvin; Rodney Rowland; Edward McDonough; Steve Zadavec; Richard Candee; Cindy Hayden; Jennifer Goodman, Maryellen Burke, Peter Michaud, Elizabeth Muzzey, Deborah Gagne

#### **Welcome and Introductions 10:03 AM**

Laura: We have been working on this project since April 2010. Many past ideas have been shared about the values and significance of what we physically have. We are looking at how to share it with present and future audiences. We are trying to be creative to find the best use for the resource. We are trying to think outside of the box for possibilities. CVG will lead us in doing this. Whatever happens to the resource won't be decided or happen in a vacuum. We are speaking with key organizations and the wider public. At today's gathering we hope to gauge how organizations might set an action plan into place. We are quite interested in participant reactions.

DHR staff members' introductions:

Peter Michaud, Former Special Projects Director/involved with project initially-;

Elizabeth Muzzey, Director of Division of Historical Resources;

Deb Gagne: Grants Coordinator

Jim Garvin, retired State Architectural Historian and been with project since summer 1963 at Strawberry Banke;

Introductions of organization representatives:

Richard Candee- Vice President, Portsmouth Historical Society/Discover Portsmouth Center

Maryellen Burke, Executive Director Portsmouth Historical Society, John Paul Jones House/Discover Historic Portsmouth

Edward McDonough, Portsmouth School District Superintendent

Steve Zadavec, Portsmouth School District Assistant Superintendent

Cindy Hayden, Deputy City Manager, Portsmouth

Jennifer Goodman, NH Preservation Alliance

(Rodney Rowland, Strawberry Banke Museum, arriving a few minutes later)

#### **Agenda Review 10:12 AM (Blake Hayes)**

#### **Introduction to the First State House Planning Project: (Laura Black) 10:13 AM**

Today we will focus on this current grant project.

For context, Laura shared a short background of the resource. It was originally built 1758. It was the first seat of New Hampshire government. It was used as a community center until the 1830s when 2/3 of the building physically disappeared. The remaining section was moved, renovated and turned into



a boarding house. After a number of uses, it was moved in the 1960s to Strawberry Banke Museum for possible inclusion in their exhibits.

There was a refocusing of the Strawberry Banke Museum mission. In 1990 NH sponsored an HSR. Then the structure was marked, dismantled and moved to Concord for storage. In 2007 the NHDHR received an Economic Dev Grant from HUD. This resulted in a Conditions Assessment by a building conservator. She worked with timber framers and others. They found the remnants to be in fairly good condition. They also ascertained that reconstruction would require a lot of reproduction parts. Visitors would see a mostly modern structure if a reconstruction was attempted.

Additionally, an architect has created digital models. These and other resources are on a refreshed project website of NHDHR.

There are models also on the website of how a structure might look in a landscape. These were created to get an idea of scale and form- full/partial reconstruction. Again, a lot of reconstruction would be needed for such an approach.

They have recently rethought the grant project. There was a possibility of using the structure as part of a visitor center for seacoast organizations? But, others have stepped up and done this. Therefore, DHR stepped back to look at other options.

Following this phase of project conceptual planning, ConsultECon will look at economic viability- heritage tourism and economic viability. There will be public discussion sessions, too.

### **Summary of the Interpretation Planning Process: (Blake Hayes) 10:19 AM**

CVG staff is looking in very broad ways at how the resource might be used.

There has been a good bit of research reading. We are gathering and assembling data for the creation of an interpretive framework. Such a framework might be illustrated as a "data hopper" where all of the information is pulled together.

CVG will then create a matrix of ideas for utilization of the resource and its interpretation. They will create a series of interpretive frameworks for each idea. And, develop more complex scenarios for each idea. The proposed ideas will be assessed by larger project team, ConsultECon (economic feasibility) and groups of the general public.

CVG is reviewing basic data and research: governance, general market segments, demographics, who are competitors/partners in Colonial history in NH story, and stories of the resource (building, Colonial/Revolution, Colonial/Revolutionary time in NH), cultural assets (property, architectural remains, archeological, archival/research, primary, secondary).

#### **Question:**

Richard Candee: The biggest asset of the project may be the NH bar. Lawyers in NH have shown a special interest in New Hampshire's role in the formation of the judiciary system and operations of government. They feel that those stories, past and present, need to be told. We need to make interpretive themes link to the present- educationally and with who's involved. There may be possible partnering from lawyers available.

### **Interpretation Framework Presentation Concepts: 10:27 AM**

Blake reviewed headings for The Interpretation Framework: mission(s), main message(s), topics, themes/sub-themes, delivery methods and techniques, content and exhibition "script" outlines.

Data/Idea hopper to framework triangle illustration was discussed.





**Participants' Input Activities:**

**Interpretation Significance Exercise: 10:31 AM**

We have a set of architectural remains. What is its significance?

Richard Candee: Its biggest asset with special audiences of lawyers and the NH Bar. It is more and archeological significance than architectural. The remains are so partial and are just the inner guts of building. The fragments are symbolic of the value of government in a critical time. These physical remains can help us understand the written record. It can evoke the story of what happened in and around the building. We can see in our minds what it might have been or digitally reconstruct what was. What happened are a result? That is the question to answer interpretively.

Rodney: The resource is a stage. It is not a complete thing. But, we can learn from it and teach from it. We think of things at Strawberry Banke that way. When the object can't speak for itself- we surround it with other objects, texts, documents and objects that support and complete the story of the object.

Jim G: In 1987, I worked with the architects on HSR when structure was standing at Strawberry Banke. It was a disappointment to find how much is missing of the 18<sup>th</sup> century structure. But, we found the treasury records at the NH State archives that filled in information. We were able to created a mental construct of the building and place it in architectural context. We could reconstruct what it was. The building couldn't stand alone as it is. But, we know what we know through other means. Moffett-Ladd house was built by the same builders.

Consider the Structure as a stage- a launching point for an interpretive venture. Its story focuses on law, royal government and, on broader sense, of life under crown. We can imagine what was really like to live as a royal subject. It is a launching point for interpretation of law.

Governor and council relationships can be explored through this structure. For more on those relationships, see a 1950s book on the judicial aspect. (Title and author?)

Unless we have an institution or group of institutions willing to share those stories through this stage- we won't go anywhere with the project.

This building can help us understand in accurate and unbiased way what it was like pre-Revolution. Who will step forward to adopt such a mission?

Jennifer- Confesses that she is stuck on how the structure relates to the preservation movement and how it relates.

Tom E- What significance might the public schools find? History departments, in particular?

Rodney -Strawberry Banke welcomes 12, 000 kids a year. They have an architecture program, Sherburne House, Winne House, Building Science summer camp – This structure might fit into that program.

Richard C - Where does the story fit in the K-12 NH state curriculum? Civics?

Steve Zadavec- The curriculum encourages teachers and schools to make best use they can of local resources, Portsmouth sites and Strawberry Banke is within walking distance of schools in our district.

There is value in using the sites to teach about early government. Visits can touch on the Social Studies curriculum. 3-4 grades are focused on local and statewide. Middle school students are looking at local history resources. High School students we are trying to get more engaged in community preservation work and use of the resources.



Rodney- Rye Jr. High comes to Strawberry Banke and are bringing not just Social Studies teachers. They include experiences for shop and art. The museum sets up a tour that is not just about history. How buildings put together, how tools used, and other topics are explored.

Jim G- If this building in another building, one could show it in an “exploded” exhibition- interpret the physical evidence, nail holes, shadows on woodwork, suggest missing joinery. This might require participation from the Smithsonian or some institution with a budget, mission and concentrated knowledge to make it happen. The focus is architectural. Previous planning has shied away from such an approach when they discovered how little of the bldg still exists. It is a tool to study architecture.

Peter - A back seat significance for the resource is that we can talk about golden age of Portsmouth. It's economic and cultural rise and fall and then its rise again with the 19<sup>th</sup>- 20<sup>th</sup> century Colonial Revival. We can see examples here of the WPA post- WWII preservation philosophy. A microcosm of that philosophy is embodied in the old statehouse. We should recognize its 19<sup>th</sup> and 20<sup>th</sup> c significance, even 20<sup>th</sup> life as a NH State Liquor Store!

Maryellen- She noted being stuck on what is the market for the story. What is the need for the building? What is the difference that the Statehouse could add that is not already filled? What is the value for the huge cost of reconstruction? Start with how it fills in that something else isn't filling. Is there no demand and not funds for it?

Rodney: What is the best media for telling these stories?

Maryellen- Yes.

Jim: Her point about demand, this was interpreted as an economic study. That's an artificial way to approach it. I sat on a mayor's blue ribbon committee to determine use. Our economic grant might have skewed the look at what is economic impact of heritage tourism seacoast Maine and NH.

Laura- We're going to be looking at the economic side of any ideas put forth. The next step will be an action plan. We want to think of other ways to interpret it that may not be very expensive. Break out of limitation of restoration, putting up and people visiting.

Peter- Whatever the interpretation model chosen, it should support the other historical entities in the region. The state house should connect with them all.

### **Topic/Storyline Exercise: 10:55 AM Themes/Storylines**

Blake shared the initial brainstorm list from CVG to start the conversation on PowerPoint slides. University of Maryland, Visual Resource Project of viewing early Washington, DC area in War of 1812 was shown as an example of a virtual project approach.

Jim: We can do a site on the “contents of a crate.”

Maryellen: (Departed the group at 11 AM for another commitment.)

Richard: Architecture is a primary story. But the bigger story is Government (Citizens' Role in Participatory Government). All things Civics is a much larger topic than keeping it to the Colonial. Much of the Colonial has been just a Portsmouth context. We should think in a NH context- get around the state!



Jim: We have continually referred to the interpretation of government in the broadest sense. We can refer to the book by Page on judicial beginnings. Systems of weak governor, representative assembly, councils all came through the old court cases. The remaining west end of the structure was the only court room in the colony. Land grants were made there by the royal government for west NH and VT.

There are stories of the encouragement for settlement, and transfer of value in land.

Richard- The rich getting richer.

Jim: Yes. Portsmouth oligarchy of well-connected families. Is there any entity to take it on? UNH (University or New Hampshire) has potential. (David Waters). That theme is being taught there by Elijah Gould.

Rodney- The government topic, in the broadest sense, isn't being taught in any institution in the region. This could be a huge help. It will need a body to take it on with funds to do it. How can this happen with current economics and struggling of existing institutions?

Jim- We should seek out parallel institutions. We should be looking for partnerships - Bar Association, New Hampshire Museum, and Historic Portsmouth-David Waters Center at University of New Hampshire. We received an NEH planning grant at Historic Portsmouth a few years ago. Supreme Court Historical Society might be a good partner.

Jennifer- There is a set of funders who have contributed to civic discourse in last few years. Has the wave of interest in this crested?

Blake- (refocused conversation) We will talk more about partners and funders a bit later.

Cindy H: Can there be a short view and long view for this project? Like a community master plan? Does it include funding and partners over time?

Jim: Yes. There's no rush about it. We can bring some ideas to life while the bones of building are still in storage. Perhaps we should consider the Supreme Court Historical Society as a partner.

Jennifer- Justice David Souter as a partner?

Blake: Are there any more broad themes that you would like to list?

Richard: Government in the big sense is huge. It is never ending and a great area of focus. Not a good idea to add much more to that. The project then becomes unwieldy.

Blake- Architecture and government have been repeatedly mentioned.

Richard- Look at state curriculum to make sure the smaller storylines are of great interest to teachers of the state.

Blake- CVG will look beyond just social studies for curriculum connections.

Richard – There may be interesting connections for the structure's story. Strawberry Banke hosts naturalization swearing-in ceremonies. (Chief Justice Souter has taken part in those recently.) That was done historically at the State House. The other topics are really sub-themes under citizen and state government.



Becoming a New Hampshire doesn't read right, but how people form a government in a broader sense is what we're looking at.

We wouldn't want to use the actual building fragments – but could use digital, video, photographic products to extend the architecture line to a larger Facebook or other audiences.

Rodney- Great thought. The use of technology can make it a whole story. Kids are motivated by visual instruction.

Richard- Potential partners or co-sponsors might be timber framers or the research end of the Timber Framers Guild (TTRAG?).

Katie: (Asked a question of the school district representatives about the new Common Core Curriculum. It focuses more on skills that specific content. Is this being used in New Hampshire schools? )

Ed: New Hampshire has adopted the Common Core Standards. English and Math are the first sections released. English and Literacy use an interdisciplinary approach. The themes being talked about will be fleshed out more in the new future. There is not a specific Social Studies effort in Common Core. New Hampshire is reviewing their state standards to be in line with the Common Core initiative.

### **Utilization/Interpretation Methods Exercise: 11.21 AM**

Blake- Review the concept spectrum. Full restoration appears not viable.

Richard/Jim: Drop it.

Jennifer: Are there still people who want to see it happen?

Richard & Jim: Yes.

Rodney: The biggest reason not to do it is the amount of CASH required. We could put the frame back up, but there is nothing in there to teach with.

Blake: Presented the potential conceptual scale of possibilities to start conversation. Building a new museum is on one extreme.

Richard/Jim: Even worse idea. "Would throw rotten eggs if he had them."

Blake – The photo on the scale is actually the building frame. The conceptual completed section might be a theatrical scrim, rather than a structure. This idea would need real space in a real building.

Richard- That's why it shouldn't happen (in another bldg)

Blake- The structure could also be part of an exhibit in an existing venue.

Richard- There's another piece that we haven't listed. There are a lot of buildings in the state that host traveling exhibits. That might be a feasible option.

Blake- Another idea is the Boarding House Restoration as a Bed and Breakfast. It could also serve as a historic preservation or architecture research and training lab with a variety of partners.

Another set of possibilities is the completely virtual approach.



(There were a few group cheers at mention of completely virtual.)

This is a broad continuum on this scale.

What do you think it the place to lean towards on the continuum?

Are there other ideas from you?

Beth: These options are not mutually exclusive. With parts stored, a reconstruction or use of parts is always an option later.

Richard: Virtual is on top and some combo of research/training in existing venue.

Add my vote a movable exhibit to travel around state and connect with such a lab.

Get Jim to connect the frame sections and see similar treatments around Portsmouth in existing buildings- many of which were made by the same builders as those who built the State House.

iPod download programs might be possible.

Jim; Moffett-Ladd would be the closest match to the State House. This can play out this approach in many other places in Portsmouth. The Virtual option is within our more immediate grasp.

The full restoration option shouldn't be totally foreclosed. There still remains a lot of interest for that in some circles in Portsmouth. It may be a generation before that idea will disappear.

There may come a need for the physical structure parts. The Discover Portsmouth Center is filling a Visitor Center need. We are one generation. Thirty to fifty years from now there may be others concepts. This goes to Peter's idea of changing ideas of historic preservation.

Rodney-Beth - What about a Boarding House Restoration? An "authentic visitor experience." Is there a possibility of remaining part of the state DRED, Tourism initiatives, etc?

Tom: If you went that rout it would sustain the elements.

Rodney: Would State give up ownership to put it toward adaptive use? I love the idea, but not sure where and who could afford it?

Blake- Manchester.

Jim: Occupied by every Presidential candidate who ever comes to New Hampshire?

Jennifer: This reflects an idea they have bounced around the state: English models of people staying in historic buildings. This possibility could be part of Parks and Recreation, tourism, etc. We've stretched people's ideas to think beyond total restoration.

The idea of taking the building out of state ownership would take a similar effort.

Richard: Gave a place for the state to put those remnants back to work – putting remnants into an otherwise new building.

Blake- Another idea is to rebuild the entire structure as a hotel/

Tom: Some ideas may bring sustainability and adaptive reuse options.

Rodney- Strawberry Banke has talked about turning a building into a place to stay in conjunction with other local hotels.



If the building would stand alone, it might be an option. If Boarding House would be a for-profit option, it throws out the education aspects.

Jim: Consider Virtual education. Put the building across from Strawberry Banke. Get twice as many rooms with a full restoration. Use some for other uses when not completely filled.

Jennifer: Create an easement for use.

Beth (?): Does the resource lose something if it's a boarding house?

Jim: We could "lie"; Create the interior of the 18<sup>th</sup> century and exterior of a 19<sup>th</sup> century plain boarding house as a B and B.

Jim: There is a historic marker coming for market square. The location of the structure is. Marked out on the street.

Rodney: Strawberry Banke still has the building's steps.

Blake: Will the markers have QR codes to link to the virtual? There are all kinds of ways to link to virtual presentations now.

### **Potential Partners Discussion: 11:45 AM**

Blake: A project might create a set of partnerships with non-profit cultural organizations and University that has a hospitality training ground.

Richard: There is a long history of failed efforts in NH with that. Many were not successful, so one needs to be careful about that.

Jim: This is a small building- only 30 ft square. You would need to reconstruct the whole building.

Rodney: Virtual certainly needs to be a part of this. But, so many kids are bombarded by screen time. They need something that has touchable, live items and spaces. I love the other options to make it an experience outside of a screen. We would hope for a tangible/touchable element as well as virtual.

Cindy: Wasn't kidding about Retired Justice Souter. He resides in NH. He did the naturalization ceremony on the 4<sup>th</sup>. He is very interested in historic preservation and being a bigger player.

Jim: David Souter is also very interested in civics, civic engagement and judicial history. Invite him to be a part of the conversation. He is a plain spoken person who clearly speaks his opinions. There was a recent NPR filming of him speaking at a film screening.

Richard: Cindy? What is status of MacIntyre Federal Building.

Cindy: We don't know. Stalled. It will be several years out before moving out.

Richard: I have heard several folks looking at the parking lot behind the Federal bldg as a location for Old State House. Maybe the location would work if the purpose for the structure was sustaining.

Cindy: There will be LOTS of stakeholder input about that building and the lot. She will add the State House to the list as another good idea. Portsmouth doesn't want to start the conversation too early.



Rodney: (Spoke of Strawberry Banke visitor center input for their design.)

Richard: Offer it to the Portsmouth Historical Society as an exhibit venue for a traveling exhibit with curriculum pieces. Historic Portsmouth Center. It would need partners to help do it.

Rodney: (Larry Yerdon of Strawberry Banke is at a conference, so he can't respond for the museum.) But we could talk about possibilities at Strawberry Banke. It would be best if it were someone else's show and we help,

Cindy: Does the curriculum interest meet a need?

Richard: We are just now getting to long range planning for exhibits and content at Strawberry Banke. An exhibit related to the first statehouse would involve finding the right timing and partnership(s). We could offer advice and implementation help. But, we couldn't take on the whole project.

Rodney: They work a little at William Penn Tavern with government as an interpreted topic.

Jim: Wentworth-Coolidge Mansion offers a little interpretation on royal government in New Hampshire, too. The education center, however, is now a very beloved arts center. So, an idea might need to augment the arts approach.

Richard: Sandra Rux at the Portsmouth Historical Society has wanted to host a conference on royal homes. A 1 year exhibit that contained State House material could combine well with such an effort 1 year exhibit.

Beth: New Hampshire Political Library, what has been the reception from their audiences?

Jim: I was on their board at its founding. Gov. Hugh Grey was especially interested in a full spectrum view of political history in New Hampshire there. But, I am not sure who is running it now. They have a board but lost staff due to budget cuts and moved their collections to the state archives. This could be beneficial so that the library can broaden its focus again to larger government.

Richard: Has anyone talked to Exeter Independence Museum?

Rodney: (Departed at 11:59 AM)

Blake: **(NOON)** Encouraged feed back after this virtual meeting through emailing responses to him on the worksheets. Thanks to all who participated. We'll wrap up very quickly

Laura: Thank everyone for participating.  
We're hopeful to shoot some new energy into the discussion that will be very valuable.  
If you are talking with others who are interested have them contact us.

Blake: We will talk the rapid transcripts into a summary report and submit to Laura. We find a way to share that back with you.

Richard: Has anyone talked with American Independence Museum in Exeter? Some of this content matter is in their mission.

Blake: If you would like a copy of the PowerPoint, let me know.

**12:04 Adjourn**



## ***Pre-Public Meeting On-line Survey Results (verbatim)***

### **1. What do you find interesting about New Hampshire's First State House?**

It is our history

11/7/2011 8:59 AM

that it has been kept in storage for so long... typical in regards to some peoples inability to make timely decisions and discard unnecessary clutter.

11/6/2011 11:12 AM

The fact that a portion of it still exists and seeing images of how it supposedly looked.

11/6/2011 8:09 AM

That it has been kept in storage for so long!

11/5/2011 7:01 PM

The story of its journey through time...an emerging preservation story.

11/5/2011 1:54 PM

press release on NH.gov

11/4/2011 10:14 PM

Location, Rich History

11/4/2011 9:05 AM

It still exists.

11/3/2011 11:51 AM

Are you kidding? It's from **\*\*1758\*\***, which around here is old, and it's from the time our current society was born.

11/3/2011 10:59 AM

That it's still standing ...

11/3/2011 9:39 AM

It illustrates the importance of Portsmouth, ship-building, the harbor, and the ocean to the state.

11/3/2011 9:24 AM

That it's available & preserved

10/31/2011 3:37 PM

That some of it actually exists - even though it was forgotten in a storage trailer in Concord for many years.

10/31/2011 12:03 AM

The history of it and the people who used it.

10/28/2011 11:49 AM

Sorry to say, I don't know much about it.

10/27/2011 10:55 PM





that any part of it survives

10/27/2011 3:47 PM

its original location, design (what little is known) and purpose

10/27/2011 1:54 PM

The fact that it actually exists even if in a box trailer for so long. It certainly is a primary historical resource.

10/27/2011 1:09 PM

The fact that a portion of New Hampshire's Provincial State House still exists is remarkable. That its master-builder and carpenters raised its sizable frame (30 by 80 feet with 21-foot posts) atop a 5-plus-foot high granite foundation (what a sight to have witnessed!). That fifth-generation American and respected governor John Wentworth was New Hampshire's only royal governor to take the oath of office in its council chamber (June 13, 1767), etc., etc.

10/27/2011 11:32 AM

That it is still in use and houses so many paintings.

10/27/2011 11:27 AM

It represents where government started in New Hampshire or as close to it as we are going to be able to see today.

10/27/2011 11:18 AM

There has been a lot of effort over the years to have this building reconstructed utilizing very little physical evidence. I don't think it was worth it.

10/27/2011 10:51 AM

???

10/27/2011 10:19 AM

To learn more about NH past.

10/27/2011 8:52 AM

The fact that people thought it was worth saving way back when - and that the pieces survived.

10/27/2011 8:48 AM

archetecture

10/26/2011 8:53 PM

That it's in storage!

10/26/2011 6:51 PM

it is NH's FIRST state house. In a state now divided into right regions or fiefdoms, it represents an era when the government and commerce were centered on an oligarchy of seacoast leaders who saw the rest of the state as a source of natural resources. it represents the sudden transition at the state's only seaport from a colonial to a sovereign government and the demise of the state's seafaring economy that followed.

10/26/2011 6:03 PM

It's old

10/26/2011 5:23 PM

The fact that it has been saved and stored and discussed for so long without resolution.

10/26/2011 10:15 AM



The First State House is a tangible remnant and symbol of New Hampshire's long history as a royal province, and of the years of revolution and early statehood. It is also an artifact that represents much of the legal and judicial history of New Hampshire.

10/25/2011 6:19 PM

## 2. How do you currently envision New Hampshire's First State House Project and its final outcome?

Use it as a learning tool with the NH Voc Tech School. As our country ages, carpenters that are experienced in restoration will be in demand. Have our students here in NH use it as one of their projects.

11/7/2011 8:59 AM

this is not the time to waste more \$ that could be used to help others (US-NH citizens) in need. the outcome could be to raffle off portions or all of the materials to anyone that cares enough to have them. the proceeds should then be used to assist needy NH indigenous people or school programs.

11/6/2011 11:12 AM

I see it serving as an excellent seacoast museum and NH history Interpretation Resource Center that would become a major tourist attraction for the NH Seacoast much like what Heritage NH was in Glen, NH.

11/6/2011 8:09 AM

It would be great to re-erect it in Portsmouth. It should be used to infill a vacant lot in the old section of town and as much reproduced as possible

11/5/2011 7:01 PM

I would favor it as a working laboratory for the study of the preservation process.

11/5/2011 1:54 PM

reassembled in portsmouth. it would npbe a perfect addition at Strawberry Banke

11/4/2011 10:14 PM

Tourist Attraction, School Field Trip for History

11/4/2011 9:05 AM

I think it should be reconstructed and placed at Strawberry Banke.

11/3/2011 11:51 AM

Preserve it for future opportunities.

11/3/2011 9:39 AM

I don't know enough to answer that question.

11/3/2011 9:24 AM

Not sure -- would love to see it rebuilt as a statewide public meeting center -- in the tradition of NH's Official Town Meeting House (the Belknap Mill) and NH Institute of Politics at St. Anselm's College

10/31/2011 3:37 PM

A plaque, bench, landscaped area at it's original location. Original replication at it's hostage location in Concord.



10/31/2011 12:03 AM

Possibly an exhibit that travels around the state

10/28/2011 11:49 AM

N/A

10/27/2011 10:55 PM

Best left unreconstructed

10/27/2011 3:47 PM

an awful lot of effort has been expended to date for not much in potential/ eventual benefit. Find a place to re-erect the frame where it can be safe and dry, add some interpretive panels, and let it go at that. if not, keep it safely stored. Do not try to raise money to reconstruct the entire building; that would be too costly and cover up what few original elements there are.

10/27/2011 1:54 PM

Reconstruction, in part or in sections. Either out of doors or inside a building that would protect and enhance the display.

10/27/2011 1:09 PM

Because its true physical nature is unknown, the remaining portion of New Hampshire's Provincial State House should not be reconstructed, but preserved and exhibited -- as is -- within a suitable structure.

10/27/2011 11:32 AM

I don't know enough about the project to comment but hope that the building stays it active use for its intended purpose.

10/27/2011 11:27 AM

Not sure, I am hoping that it can represent a time and give a feeling of what it was like at that time in NH government.

10/27/2011 11:18 AM

I would rather see the effort and dollars go to a more worthy project. There is nothing unique or significantly revealing in the few remaining building relics.

10/27/2011 10:51 AM

The announcement is not clear. What is the Project? Calling it a "resource" and "artifact" means nothing to me.

10/27/2011 10:19 AM

What is the project? The "flier" was not very clear. There was reference to a resource - do you mean that the First State House is a resource?

10/27/2011 10:00 AM

I do not know if you are going to focus on the history of state house politics as the NHSPF is about the White Mountain Forest and its politics. Or how the State House effected the residents of NH?

10/27/2011 8:52 AM

Resurrection

10/27/2011 8:48 AM

back to its original state



10/26/2011 8:53 PM

It would be great to see it rebuilt and on display at Strawberry Banke in Portsmouth.

10/26/2011 6:51 PM

A model of the statehouse, a video about what it meant (see above), a book about its history and evolution to the capital at Exeter, then Concord, and an exhibit of some of the timbers.

10/26/2011 6:03 PM

??

10/26/2011 5:23 PM

An exhibition of preservation challenges and questions most communities have or will encounter at some point, with this exhibit as the resolution to NH's State House Project.

10/26/2011 10:15 AM

Everything depends upon the identification of a partner or partners who have the will and the resources to make some interpretive use of the artifact and/or the historical themes and concepts that it represents.

10/25/2011 6:19 PM

### **3. What benefit(s) for New Hampshire citizens do you hope to see result from the interpretation of New Hampshire's First State House?**

We learn from our past. By protecting our history we can improve on it and change our future

11/7/2011 8:59 AM

that not all clutter is worthy of keeping.... memories can be kept in photographs and stories as well. thank you...

11/6/2011 11:12 AM

Increasing pride and interest through better interpretation & promotion of N.H.'s truly colorful and unique heritage. After all, the first overt act of the American Revolution took place at New Castle in 1774; the first Mast Tree Riot in America took place in two parts in April 1734 at Exeter which at the time included Fremont & Brentwood where the riot actually took place; the first Civil War Riot in New England which took place in Fremont on July 4, 1861; the fascinating Spaulding & Frost Barrel Cooperage that operated for 125 years in Fremont between 1874 & 1999; the world's largest weaving room at Newmarket in the early 20th century; and countless other fascinating little-known events & firsts that I could elaborate on which occurred in N.H. Survey completed by: Matthew E. Thomas Fremont, NH 11/6/11

11/6/2011 8:09 AM

It should stay near to the original site to retain as much integrity as possible. I see it being optimally used as a rent-able meeting space. If the historic use has been as a meeting place for early New Hampshire legislation, it could at least continue to be used as a gathering place.

11/5/2011 7:01 PM

The preservation alone is important to me, but it could mean even more if it was turned into an interpretative center for the study of preservation methods, protocols, etc

11/5/2011 1:54 PM

appreciation of our history and the unique role NH played in the founding of our nation

11/4/2011 10:14 PM



Enhancing our cultural resources with history.

11/4/2011 9:05 AM

That we know our state's history better.

11/3/2011 11:51 AM

Greater knowledge of how we started. And some pride in conserving our resources and saving good things.

11/3/2011 10:59 AM

The availability and accessibility of a unique state historical landmark.

11/3/2011 9:39 AM

It will help citizens better understand the state's long history, reaching into its pre-REvolutionary past.

11/3/2011 9:24 AM

Living history for all ages to learn about, particularly students and newcomers -- combining with our first in the nation primary tradition

10/31/2011 3:37 PM

Cultural enrichment. We had a humble beginning - with a touch of reality.

10/31/2011 12:03 AM

a greater understanding of our history as a state. How we became a state, who those community leaders were back then and how they shaped the way we are today.

10/28/2011 11:49 AM

greater sense of what early NH was like

10/27/2011 10:55 PM

Not many--there are many things more interesting and important for NH than the remnants of the first state house

10/27/2011 3:47 PM

Could be yet another interesting story to tell somewhere in Portsmouth, among the many historic sites and museums in the downtown.

10/27/2011 1:54 PM

Any reconstruction would provide a wonderful chance to study and interpret the construction techniques of that era. In sum, it would be an invaluable teaching experience.

10/27/2011 1:09 PM

Although unintentionally neglected, it would help New Hampshire's historic community to interpret better the state's rich Provincial history (1680-1775).

10/27/2011 11:32 AM

I don't know enough about the project to comment but hope that the building stays it active use for its intended purpose.

10/27/2011 11:27 AM

A chance to know what it was like at that point in NH history.

10/27/2011 11:18 AM

That we studied what physical evidence we had and that we cannot compile enough information to do an accurate reconstruction.

10/27/2011 10:51 AM



Where, what if the NH's First State House?

10/27/2011 10:19 AM

What kind of interpretation? I kind of see what you are getting at but you are using jargon that ordinary citizens may find bewildering ...

10/27/2011 10:00 AM

If I do not know your goal how can I answer?

10/27/2011 8:52 AM

Kids will be able to walk through history and hopefully begin an early appreciation of history and artifacts.

10/27/2011 8:48 AM

our states history correctly portrayed

10/26/2011 8:53 PM

An understanding of New Hampshire's influential role in early American government, and NH's attempts to create a functioning state government.

10/26/2011 6:51 PM

NH is supremely bad at telling its own story. We don't honor the 1623 founders. We don't promote our state-owned historic properties well, we don't tell our story in a way that attracts and appeals to the public. We don't put enough funding into researching, designing, or disseminating our history. The state house is potentially a good teaching point, but will most likely go the way of the rest of our stories -- unfocused, largely forgotten, barely maintained, never well told to a 21st century audience that likes it's history dramatic and exciting and relatable to their busy lives in a high-tech world.

10/26/2011 6:03 PM

??

10/26/2011 5:23 PM

It's a good story that could stimulate interest in local history.

10/26/2011 10:15 AM

A focus on New Hampshire's history under British government, and an understanding by modern citizens of New Hampshire of the significance and legacy of that history.

10/25/2011 6:19 PM



## ***Public Meeting Minutes***

### **First NH Statehouse Public Meeting**

**Portsmouth, NH**

**November 14, 2011**

**Strawbery Banke Museum**

**Tyco Visitors Center**

Laura Black welcomed attendees and gave a brief history of the First NH Statehouse (FSH) including its modern history. She then explained the purpose of the EDI grant, which studies are underway, how they relate to the overall project. She also gave an overview of the changes that have occurred since the award of the grant, including the development of a visitor center at the Discover Portsmouth. Laura summed up the project by stating that we are looking to get a viable action plan as a result of this project.

Laura introduced Stephen Gianotti as the meeting facilitator.

In attendance: John Sullivan (former Blue Ribbon Committee), Robert Padian (BR), Roger Wood (NH Public Radio), Steve Field, Ann Walker (BR), Bob Cook (Portsmouth Patch website), Kerry Vautrot, Lulu Pickering, Elizabeth Farish, Richard Nylander, Duncan MacCallum (BR), Ken Herrick (Albacore), Wendy Lull (Seacoast Science Center), Craig Tuminaro (Historic New England), Nancy Carmer (City of Portsmouth), John Sullivan, Lawrence Yerdon (Strawbery Banke Museum), Joey Cresta (Portsmouth Herald), Harold Whitehouse, Bob Lister (City of Portsmouth), and staff of the Division of Historical Resources.

Christine Miller Cruise presented her conservator's report. Loss and overall integrity were assessed with each element. From this information, repair recommendations were made for each piece. Some pieces were identified as "unsalvageable." Future use was also considered. Most have 0-35% of deterioration; overall the pieces have pretty good integrity. At the time of the survey the number of hours needed to repair all the elements was estimated at 811.5 hours. Only a handful of pieces could not go back together. Her report recommends that the FSH would be best used as an exhibit or within an interpretive context. It is also important to note that 2/3rds of the building are missing and reconstruction would cover all of the early pieces.

Jason Bailey presented for TMS Architects. Their task was to create digital models that give a better idea of what the FSH parts would look like when reassembled and to present conjectural digital representations and models. The original disassembly drawings were used to create the new CAD drawings. In the digital models, each piece is a separate layer and is identified using the same nomenclature as the original drawings. The conjectural full reconstruction drawings created by Salmon Falls were used to create CAD drawings, which were then used to create 3-D drawings.



Blake Hayes of the Cherry Valley Group presented on the interpretive models that are currently being explored and began with existing research on the resource, the other information needed when developing an interpretive plan, and how that information is used. A potential spectrum of use for the FSH was presented, including three test scenarios:

- NH Center for Civics Education
- FSH Virtual Museum
- FSH Inn/B&B

James Stevens from ConsultEcon discussed the economic impact analysis that will be undertaken for the project. He will be looking to provide a realistic evaluation of the economic viability of interpretive concepts for the FSH and to provide a qualitative assessment of how the state as a whole can increase the positive economic impacts of historic preservation and heritage tourism-related activities.

General reactions from the public:

- I was very surprised at the lack of quantity. When the FSH was present on this site, she brought her children to see it and later watched one of her former students put it in the trailer piece by piece. She is surprised how little is left from what she remembers.
- The trailer itself is rotting! It was in the trailer, being eaten by spiders, and the trailer is sinking into the mud. Nobody seems to care. I thought there were some interior features stored in the trailer. (It was explained that some finished pieces date from the 19<sup>th</sup> century, after the building was subdivided, moved and its use changed.) They have people ready to raise the money if they have the space.
- Has anybody working under the grant read the minutes taken during the Blue Ribbon Committee meetings and reviewed them to see how they addressed the questions being asked? The Committee's biggest problem was finding a location. (Laura Black has those documents and has reviewed them. The committee did a huge amount of work. A solid understanding of what we have and a way to translate that to the general public is the current focus.)
- How much of our original \$250,000 is in the state's budget? It was seed money, how much is left? (Laura explained that the money was for a planning project and could only be used for the planning activities in the grant agreement with HUD.)
- For the record, there is a model based on the original document and a computer based model sited at the park.
- Harold Whitehouse agreed with Mr. Sullivan that a lot of research had been done. He would like to see how much money was spent on salary, etc. Can we get an accounting of what has been spent? (That information is available at the Department of Cultural Resources business office.)
- If the McIntire site is available, could the FSH be reconstructed on it? If the site is available, is there anybody who thinks that it cannot be done there? Discussion ensued; the consultants responded. If there is public and financial support, there is no reason (Interpreter). It can be done with enough money but from a preservation standpoint, what do you have? You are not preserving the original object, but the idea. It is not sound preservation philosophy but as preservation of an idea, it might work (Conservator). Funding for construction would be needed. (Economic Impact). There is not enough here; by the Secretary's Standards there is not enough evidence for reconstruction. What is the story that is to be told here? The building was the capital





- building for only a short period of time in its history. There is a legal piece to it, but the story has not been defined yet (Architect).
- When it was paid to have the steeple done on the North Church, assuming that most of the timbers were replaced, it still preserves an icon important to NH. Newington did the same. Why are we so mired that it has to be preserved by a ridged historical standard? The other point she has is related to the Louis DeRochemont house in Newington, which people wanted to restore. A public/private partnership made it happen. Could this happen with the FSH? (John Merkle was involved with that project and noted that the interior and exterior elements were all extant and intact.)
  - There are multiple treatments for working with historical resources: preservation, rehabilitation, restoration and reconstruction. The steeple project was rehabilitation. The primary concern with the reconstruction is the false sense of history it provides. If we are reconstructing building without solid evidence and placing it in a different location are we creating a false sense of history?
  - It is not an original building that can be reconstructed. It could serve a valuable purpose to students. It could be a public/private partnership. There is no place for people with cottage tourism industries to operate out of. It does not have to be a faithful/pristine reconstruction, but it could be of some value.
  - As a newspaper reporter in the past, I covered this story when it was at Strawberry Banke Museum. Why did they not want it? The building did not belong to SBM, but to the State of New Hampshire. Considering the interpretive plan that existed at the museum, it did not fit into that plan.
  - Councilor Bob Lister hopes we will not get hung up on preservation and reconstruction. It has the opportunity to bring people to the city. With modern buildings being built, it is important to have an opportunity to see something of historic value. I hope this does not get stalled for a long time.
  - There is a rumor that Concord wants to have it.
  - Laura Black commented that we have had a lot of comments from people who see value in the other interpretive models that are being explored. Ideas?
  - Be done with it, bonfire. There comes a time when too much money is spent rehashing. I am surprised that none of the presentations brought up the work of the Blue Ribbon Committee. If the State continues to delay, then it should be destroyed. We should do, not delay. Construct it.
  - The team who presented today has taken the first step to getting a product we can use. The planning done is important in understanding what the next step is. The conservator's report is a great resource; the architects' model has incorporated very good information.
  - As we move ahead, I hope we put this in a broader context of preservation. Portsmouth has some amazing resources, as does the rest of the state. What kind of financial situation is every one of those single institutions in? About 1500 people come to the Gov. Langdon Mansion each year. About 65,000 (12,000 schoolchildren) come to Strawberry Banke Museum. The numbers do not support the idea that thousands of people will come. Who will come, in what numbers, for what services?
  - It needs to be repurposed to meet unmet needs. A small business area for tables selling products. A place where children can change their clothes with lockers and public restrooms. One room could be used for interpretation. It is not that large a building and could be combined with the McIntire project. If it is rebuilt and it looks like the building, there should be people willing to front the money.



- We have the Discover Center in Portsmouth that acts as the central information center for visitors.
- But the Discover Center is noncommercial and not kid friendly; we need to do something that is kid friendly. The Pitt Tavern was renovated by the Masons, with \$400,000.00 they raised. If it has a commercial context where tables are rented for businesses, then there is income. A new building will have less maintenance costs.
- When the Children's Museum left, the city lost a resource. Could this fill that void?
- If it was in the parking lot off of Bow Street next to an open park, it could work, but not as a museum.
- Finding a partner is key.
- Re-using the FSH could be one of the requirements for a developer to re-develop the McIntire building/lot.
- Would you then propose that having a building that is an exterior reconstruction?
- The proposal would use only a part of the parking lot. It could be built on the corner of Penhallow and Bow streets.
- Is there a way we can incorporate the structure as part of an exhibit, but not as part of the actual structure?
- The wood is old, but there is nothing that makes it into an historical masterpiece. It is all about interpretation. Some of the framework could be incorporated and exposed. Some artifacts could be in a case and some could be touched. You could reconstruct it – use the bones of it to the extent you are able and expose them – and use floor boards, etc., as it makes sense. Give people a feel for what it was – feel and see history.
- In the Pitt Tavern, only one corner has salvaged original floorboards. It, like the FSH, has a Washington connection.
- When kids go into a building, they want to feel what George Washington felt and see what he saw. The building would be more interesting as a faithful reconstruction. We need to reconstruct that experience even if it is not true.
- (Blake) “When you create a true environment...creating a place to get in touch with history and not worrying too much about the specific nature of the historic fabric, everything is conjectural. You can mention that George Washington stood in this building, but what happened on a day-to-day basis and what is compelling for our visitors?”
- This is not the State of NH; this is the colony of NH. It was built by King George and is pre-America.
- The committee that met for five years mentioned this briefly. The Portsmouth Traffic circle will be redone. The liquor store could be rebuilt with the lower story used for that purpose and the upper floor could be restored and a tourist attraction.
- We (Blue Ribbon Committee) looked at every possible open space in the city of Portsmouth. The one that was most cherished was in Prescott Park near the water. It could have located with the flower gardens in front. It could have been a visitor center for SBM in that location. In the community, the highest commodity is finding the property to put it on, not building and maintaining it.



**First NH Statehouse Public Meeting  
Concord, NH  
November 15, 2011  
2 Pillsbury Street, 5<sup>th</sup> Floor**

The first hour shared the same information presented the evening before in Portsmouth (see above.)

In attendance: Martha Pinello, James L Garvin, Connie Austin, E. Nicholl Marshall, Maggie Stier, and staff of the Division of Historical Resources.

General reactions from the public:

- The suggestions from the interpretive assessment were impressive. Some of the ideas are placed in other parts of NH. If this is going to be a partial or full reconstruction, it should be in Portsmouth.
- With establishing the virtual museum, only electronically in cyberspace, the other options would still be available for future implementation.
- The name of the project – what building was used for colonial government before 1758? (J. Garvin answered that the Governor and Council met in taverns.)
- One of the things I have grave concerns about is how we as a State take care of our artifacts. An organization disassembled its building fragment collection in a very sad way in the recent past. These fragments should be preserved. It is very clear that reconstruction is not even the right term to be using based on how much we have. We need to think about this as an archaeological resource. Other study collection examples: Harrisville and Historic New England. We should be very careful in a time of very limited resources that to be stewards of our resources, not only for this one, but for the ones that are still standing. There are areas in Portsmouth that echo the FSH story: the stories of life under the crown and to independence. The crown is not
- discussed in our schools and needs to be.
- There are uses for the building that will take a lot of work and a lot of training. Coursework to train future architects, engineers, archeologists, etc.
- If this was to be rebuilt into a partial building or a B&B, is it habitable? (Christine Miller Cruiss: You can make it habitable, but would cover up a large portion of the original portions.)
- We should look at this not as a building but as a piece of sculpture. Think of it as a passive exhibit in Manchester Airport; it would reach large numbers of people with minimal expense.
- If reconstruction was doable, it would have been done by now.
- Though reconstruction may become one of the options we have long talked about, what we have is an artifact. What do we do with architectural fragments is a concern. The State of New Hampshire needs to make a curatorial commitment to preserve these large fragment collections.
- By our actions of how this is treated, it sets an example of what is possible. How the State House is treated will provide a model for others to follow.
- To see a three dimensional model that shows the fragments is positive and more important than a slicked up model of what it could be.
- If we look at restoration/reconstruction of this, we do not need this fragment.



- What will be created will be all new, and the old would not be seen. Reconstruction could happen at any time with or without the fragments incorporated into it.
- Are NH kids taught the history of New England and NH under the crown? I doubt that this topic is ignored.
- I want to complement the project; I am blown away by all the work that has been done. It is on the right track to bring a better understanding of what the resource is. Who are the partners for any of these ideas? Has this been looked at? Have you talked to inn keepers, the universities, the historical societies? So many kids come to Concord to look at State history; this would be a great place for it. It could be in the atrium outside of the Preservation Alliance's office! (Blake: We need to limit the options to what is possibly doable and costing will be looked at. Laura: We have talked to a number of key organizations and stakeholders in a conference call meeting and in other conversations.)
- Who is responsible for talking to these partners? (DHR)
- I would love to see more heritage trail info with virtual tools. Other states have these trails that incorporate physical maps and on-line resources.
- Who will fund it? (Maine has used graduate students.)
- Can we start this work and leave the remains in the trailer?
- Highways have been willing to fund exhibits in rest areas. This could be a possible venue.



## **Appendix E.4 - Electronic Supplementary Materials**

These project documentation materials are provided in electronic-form-only on the attached CD-ROM, which also includes an electronic version of this hard-copy report.

### ***Meeting Agendas and Notes***

- NH OSH Meeting Notes\_May 9, 2011 [TME].doc
- InputMtgAgenda-updated.doc
- NHFSH-program\_notes with NHHC mtg notes.doc
- NHPlan-notes\_91211.doc
- FSH Agenda Nov 2011.doc
- Summary\_NHFSH\_Surveycvg.doc

### ***Electronic Presentations***

- Understanding NHOSH.ppt
- V-Input\_Framework NHFSH.ppt
- CVG-Public\_Meetings NHFSH.ppt

### ***Tables***

- Input\_Mtg\_Participants.xls
- Options\_estimates\_table.xls

## APPENDIX G: Economic Assessment

# **Economic Assessment of New Hampshire's First State House**

## **FINAL REPORT**

**Prepared by:  
ConsultEcon, Inc.**

**Prepared for:  
State of New Hampshire,  
Department of Cultural Resources,  
Division of Historical Resources**

**March 2012**

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## Section I

### INTRODUCTION AND ASSUMPTIONS

The New Hampshire Division of Historical Resources (NHDHR) retained ConsultEcon to perform an assessment of the economic viability and community benefits of various interpretation/reuse options for New Hampshire's First State House. According to the original RFP:

“The study is one of several studies being conducted as part of an Economic Development Initiative (EDI) grant from the Department of Housing and Urban Development (HUD) received by the NHDHR for the New Hampshire Old State House (OSH).

“When this grant was received in 2007 the project included, though was not limited to, studying the possibility of reconstructing the Old State House for use as a visitors' center for the Seacoast region, the area in which it was originally built in 1758. Since that time, however, the Discover Portsmouth Center was established and generally fulfills that purpose. The project's economic impact study, therefore, was broadened regionally to support a much broader evaluation of potential uses for the structure. Providing a clear economic context for various options, the economic impact assessment will be used in conjunction with assessments prepared by an architectural conservator, historical architect, and interpretive planner as the NHDHR explores various possibilities for reuse of the OSH structural elements. Its results will help determine the viability of interpretive and reuse models recommended for the resource.”

With this study, the New Hampshire Division of Historical Resources seeks to achieve two different but related goals. The first goal is to provide a realistic evaluation of the economic viability of alternative Interpretation Scenarios that are currently being considered, as documented in the Cherry Valley Group's (CVG) *Interpretation Assessment of New Hampshire's First State House*. This economic assessment report, therefore, is a companion to that report and it assumes that the reader is familiar with it, the project's overall background and other consultant reports from the conservator and from the architect.

The second goal is to provide a qualitative assessment of how the state as a whole can increase positive economic impacts of historic preservation and heritage tourism-related activities, using the Interpretation Assessment of the First State House as a case study example. The various Interpretation Scenarios proposed will have different economic impacts and community benefits, all related to the unique historical resource that is the First State House architectural fragments. Evaluations of economic impacts and community benefits are often used to support policy making

at Federal, State and Local levels, including in New Hampshire. The Advisory Council on Historic Preservation, an independent Federal agency, lists over 20 states that have completed economic impact and community benefit studies of historic preservation over the past few decades. To date, however, there has been no comprehensive study of historic preservation and heritage tourism in New Hampshire. Because of the study focus on evaluating alternative reuse scenarios for the First State House architectural fragments, it is not comprehensive in nature. Yet, various economic impact studies have been completed and are currently underway in tourism and the arts, among others, that offer context for understanding the potential economic impacts and community benefits of alternative Interpretation Scenarios.

This report is structured as follows:

- ◆ Interpretation Scenarios Overview
- ◆ Market Context
- ◆ Regional Attractions and Comparable Projects
- ◆ Evaluation of Economic Viability and Recommendations

## **ASSUMPTIONS**

In preparing this report, the following assumptions were made. This study is qualified in its entirety by these assumptions.

1. Every reasonable effort has been made in order that the data contained in this study reflect the most accurate and timely information possible and it is believed to be reliable. This study is based on estimates, assumptions and other information developed by ConsultEcon, Inc. from its independent research efforts, general knowledge of the industry, and consultations with the client. No responsibility is assumed for inaccuracies in reporting by the client, its agents and representatives, or any other data source used in the preparation of this study. No warranty or representation is made that any of the projected values or results contained in this study will actually be achieved. There will usually be differences between forecasted or projected results and actual results because events and circumstances usually do not occur as expected. Other factors not considered in the study may influence actual results.
2. Outputs of computer models used in this report may be rounded. These outputs may therefore slightly affect totals and summaries.
3. This report was prepared during the period November 2011 through the date of this report. It represents data available at that time.

## Section II

### INTERPRETATION SCENARIOS OVERVIEW

This section provides a description of the five Interpretation Scenarios that have been proposed for New Hampshire's First State House and that are the foundation for the economic assessment. These descriptions isolate key factors that are central to the project's economic viability as a summary baseline for evaluation.

#### INTERPRETATION SCENARIOS

There are five Alternative Interpretation Scenarios proposed for the First State House in the Cherry Valley Group (CVG) report. They include:

1. New Hampshire First State House **Historic Site Museum**
2. New Hampshire First State House **Partial Reconstruction**
3. New Hampshire First State House **Exhibit**
4. **Virtual** First State House **Museum**
5. First State House History Center for Civic Engagement

Following are brief descriptions of each of the scenarios. More detailed descriptions of each alternative are presented in the CVG report, which is a companion to this report.

#### **Scenario #1: New Hampshire First State House Historic Site Museum**

In this scenario, the architectural fragments of the First State House are incorporated into a full reconstruction of the First State House, as it may have appeared in 1769. This reconstructed First State House would then be operated as a history museum. It would contain all public and non-public spaces required to operate the museum and feature public attraction elements, such as historical exhibits and period room settings, which include the legislative chamber, a key draw for visitors and a signature element. The total space within the three-story reconstructed building is estimated at 7,200 square feet.

### **Scenario #2: New Hampshire First State House Partial Reconstruction**

This scenario employs the same interpretation method as Scenario #1, but is only a partial reconstruction based on the portion of the State House, for which there are fragmentary remains. As in the first scenario, the partially reconstructed building would be operated as a history museum, though on a smaller scale, and feature historical exhibits and period room settings. The total space within the three-story partially reconstructed building is estimated between 2,400 and 2,700 square feet, depending on how the architectural fragments are reconstructed.

### **Scenario #3: New Hampshire First State House Exhibit**

The architectural fragments of the First State House would be reassembled as an exposed frame, with appropriate structural reinforcement, within an existing exhibition space as the basis of an interpretive exhibit. Visitors would be able to “enter” the framed building, as a part of an overall exhibit about the “life story” of the First State House static that would incorporate interpretive paneling and multi-media experiences. Exterior and interior spaces would be virtually recreated, as a part of the interpretive storyline, which would encompass colonial and revolutionary period, boarding house period, and architectural and historic preservation history. The footprint of the exhibit is assumed to be 1,300 square feet, and reach a height of up to 2 or 2.5 stories, which would be subject to size of available exhibition spaces.

### **Scenario #4: New Hampshire Virtual First State House Museum**

In this scenario, a virtual museum would be created to present the interpretive themes and storylines the First State House represents. Unlike the first three scenarios, the architectural fragments are not employed as objects within a physical building or exhibit, but used as the basis for an online exhibit. However, the fragments would be preserved as a part of a resource collection for use by university level studies in history, American Studies, architectural history, and historic preservation, among other possible disciplines. Therefore, a limited array of scholars and researchers would actually have access to the physical object. The primary public outreach would be through the Internet.

### **Scenario #5: First State House History Center for Civic Engagement**

As in Scenario #4, the First State House interpretive themes and storylines would be presented in the context of a First State House History Center for Civic Engagement. In addition to online

outreach that would include online exhibitions and collections related to the First State House, the Center would maintain a library and archive to include a physical and digital collection of historical and contemporary materials, which would be used to create and disseminate two traveling exhibits, based on the first State House. The large traveling exhibit would be based on industry standards, of at least 3,000 square feet, and exhibited in major museums and other public-oriented exhibition spaces throughout the state. A second, smaller traveling exhibit would be comprised of several panels and easily reproducible would be made for smaller locations, such as a public library, a town hall or in schools. Curricular materials based on statewide education standards would be created to disseminate online and in conjunction with the traveling exhibits.

### **Summary of Selected Characteristics**

Key characteristics of each of the Interpretation Scenarios inform the evaluation of their economic viability. Data in **Table II-1** reproduce selected characteristics from the CVG report, as a basis for this analysis. Data in **Table II-2** reproduce the capital development costs and start-up interpretation costs estimated for each scenario.

**Table II-1  
Selected Characteristics of Interpretation Scenarios**

|                                                              | Scenario #1                                                                                  | Scenario #2                                                                                  | Scenario #3                                                                                  | Scenario #4                                                                                                                                                                                           | Scenario #5                                                                                                                                                                        |
|--------------------------------------------------------------|----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Name</b>                                                  | New Hampshire First State House Historic Site Museum                                         | New Hampshire First State House Partial Reconstruction                                       | New Hampshire First State House Exhibit                                                      | Virtual First State House Museum                                                                                                                                                                      | First State House History Center for Civic Engagement                                                                                                                              |
| <b>Interpretation Method</b>                                 | Historic Site Museum with period and non-period interpretation settings                      | Historic Site Museum with period and non-period interpretation settings                      | Museum Exhibit                                                                               | Virtual Museum<br><br>Training laboratory                                                                                                                                                             | Education Outreach Advocacy Organization<br><br>Library and Archive                                                                                                                |
| <b>Venue Location</b>                                        | Portsmouth                                                                                   | Portsmouth area                                                                              | Southeastern New Hampshire                                                                   | Greater Portsmouth region (Portsmouth / Durham / Exeter)<br><br>Plymouth                                                                                                                              | Concord<br><br>Manchester                                                                                                                                                          |
| <b>Target Audiences</b>                                      | State-wide Resident Audience<br><br>K-12 Educational Audience<br><br><br><br>Travel Audience | State-wide Resident Audience<br><br>K-12 Educational Audience<br><br><br><br>Travel Audience | State-wide Resident Audience<br><br>K-12 Educational Audience<br><br><br><br>Travel Audience | State-wide Resident Audience<br><br>Post-secondary students of architecture, architectural history, and American History<br><br>Educational Community (teachers/professors)<br><br>Life-long learners | State-wide Resident Audience<br><br>The legal community (law students, professors, lawyers, elected officials)<br><br>Middle School/High School Students<br><br>Life-long learners |
| <b>Capital Development and Start-Up Interpretation Costs</b> | \$2.59 million                                                                               | \$1.54 million                                                                               | \$680,000                                                                                    | \$380,000                                                                                                                                                                                             | \$510,000                                                                                                                                                                          |
| <b>Staffing</b>                                              | 8.0 FTE                                                                                      | 3.5 FTE                                                                                      | 0.5 FTE                                                                                      | 4.0 FTE                                                                                                                                                                                               | 4.0 FTE                                                                                                                                                                            |

Source: Cherry Valley Group.

### Capital and Start-Up Costs

Data in **Table II-2** present detailed costs estimates produced by CVG. The range of costs identified in this analysis is \$380,000 to \$2.5 million in current dollars. These cost estimates are within industry standard range for the types of interpretation and programs considered. However, due to the conceptual nature of the interpretation scenarios and the fact that a project sponsor or operator has yet to be identified, the capital cost estimates are preliminary in nature and subject to significant variation as project planning advances, community and financial support are established, and project sponsors and operators are identified. In addition, future inflation rates will impact estimated project costs, depending on how long the project takes to be established. In order to account for the early stage estimates for project development, a low-range and high-range capital and start-up costs are included in the data in Table II-2.



**Table II-2  
Capital Development and Start-Up Interpretation Costs of Interpretation Scenarios**

|                                                       | Scenario #1        | Scenario #2        | Scenario #3      | Scenario #4      | Scenario #5      |
|-------------------------------------------------------|--------------------|--------------------|------------------|------------------|------------------|
| <b>Capital Development Cost Estimates</b>             |                    |                    |                  |                  |                  |
| Basic construction                                    | \$1,433,000        | \$722,000          | \$0              | \$0              | \$0              |
| Architectural & Profession Services                   | 373,000            | 230,800            | 64,800           | 0                | 0                |
| Conservation & reassembly of historic fabric          | 432,000            | 432,000            | 432,000          | 0                | 0                |
| Specialty historic interior trim and finishes         | 86,700             | 28,900             | 0                | 0                | 0                |
| Modern loose furnishings & equipment                  | 10,300             | 6,900              | 2,100            | 0                | 0                |
| Hardware, software, network set-up, database design   | 0                  | 0                  | 0                | 18,000           | 18,000           |
| Modern loose furnishings & equipment                  | 0                  | 0                  | 0                | 2,100            | 42,000           |
| Storage space and lab set-up                          | 0                  | 0                  | 0                | 30,000           | 0                |
| <b>Subtotal Capital Development Cost Estimate</b>     | <b>\$2,335,000</b> | <b>\$1,420,600</b> | <b>\$498,900</b> | <b>\$50,100</b>  | <b>\$60,000</b>  |
| <b>Interpretation Start-Up Cost Estimates</b>         |                    |                    |                  |                  |                  |
| Reproduction 18th c. furnishings                      | \$49,000           | \$16,300           | \$0              | \$0              | \$0              |
| Exhibit design and construction                       | 151,500            | 63,100             | 149,500          | 0                | 0                |
| Interpretation program planning and training          | 50,000             | 42,000             | 31,000           | 44,500           | 55,000           |
| Consulting Architect (conjectural interior modeling)  | 0                  | 0                  | 0                | 25,000           | 25,000           |
| Online exhibit design and construction                | 0                  | 0                  | 0                | 261,500          | 171,500          |
| Travelling exhibits design and construction           | 0                  | 0                  | 0                | 0                | 238,000          |
| <b>Subtotal Interpretation Start-Up Cost Estimate</b> | <b>\$250,500</b>   | <b>\$121,400</b>   | <b>\$180,500</b> | <b>\$331,000</b> | <b>\$489,500</b> |
| <b>Total Capital and Start-Up Costs</b>               | <b>\$2,585,500</b> | <b>\$1,542,000</b> | <b>\$679,400</b> | <b>\$381,100</b> | <b>\$549,500</b> |
| <b>Rounded</b>                                        | <b>\$2,590,000</b> | <b>\$1,540,000</b> | <b>\$680,000</b> | <b>\$380,000</b> | <b>\$550,000</b> |
| <b>Estimated Range of Costs</b>                       |                    |                    |                  |                  |                  |
| Low-Range (rounded)                                   | \$2,070,000        | \$1,230,000        | \$540,000        | \$300,000        | \$440,000        |
| High-Range (rounded)                                  | \$3,100,000        | \$1,850,000        | \$820,000        | \$460,000        | \$660,000        |

Source: Cherry Valley Group.

## SUMMARY OF INTERPRETATION SCENARIOS

Five interpretation scenarios were established in the CVG report that is the basis for the economic assessment in this companion analysis. The interpretation scenarios fall on a spectrum: from a full reconstruction of the First State House that incorporates the architectural fragments as an historic site museum to a permanent exhibit that presents a reassembled First State House as “object theater” to a virtual museum and traveling exhibitions based on the First State House.

**Section III**  
**MARKET CONTEXT**

The following section evaluates the market context for New Hampshire’s First State House, including overviews of resident and tourist markets. First, an understanding of the location of the scenarios is established because locations can be an important determinant of market segments available to a public attraction. Subsequently, resident and tourist markets for potential locations in Portsmouth and Concord and statewide are evaluated.

**LOCATION CONTEXT AND MARKET DEFINITION**

All interpretation scenarios include a public outreach component. However, some are tied to a specific place and others accessible to the public on the Internet only. In general, the market context for a public attraction is largely based on its location. Online audiences for both physical locations and internet only locations are assumed to be primarily New Hampshire residents and secondarily a global audience and key low-cost marketing tool that the establishment of a website allows. Data in **Table III-1** show the location characteristics of each Interpretation Scenario.

**Table III-1**  
**Location Characteristics of Interpretation Scenarios**

| <b>Scenario</b>                                               | <b>Public Location</b>                                         | <b>Public Physical Presence</b>                                                    | <b>Internet Presence</b>               |
|---------------------------------------------------------------|----------------------------------------------------------------|------------------------------------------------------------------------------------|----------------------------------------|
| New Hampshire First State House Historic Site <b>Museum</b>   | Portsmouth / Seacoast                                          | Yes – open to general public as a new attraction                                   | Yes – supportive of physical presence  |
| New Hampshire First State House <b>Partial Reconstruction</b> | Portsmouth / Seacoast                                          | Yes – open to general public as a new attraction or as part of existing attraction | Yes – supportive of physical presence  |
| New Hampshire First State House <b>Exhibit</b>                | Statewide, potentially in large space, like Manchester Airport | Yes – open to general public as part of existing attraction                        | Yes – supportive of physical presence  |
| <b>Virtual</b> First State House <b>Museum</b>                | None                                                           | No –only open to limited research audience                                         | Yes – primary means of public outreach |
| First State House History Center for Civic Engagements        | Concord or Manchester / Merrimack Valley                       | Yes – traveling exhibit for public outreach                                        | Yes– primary means of public outreach  |

Source: Cherry Valley Group and ConsultEcon, Inc.

Some of the interpretive scenarios require a physical location, either permanently or temporarily. Permanent locations would be either as a new attraction (Scenarios #1 and #2) or as part of an existing attraction (Scenarios #2 and #3). Temporary traveling locations, as proposed for Scenario #5, can include museums, schools, libraries or other public exhibition spaces, indoors or outdoors, throughout the state. Two of the interpretive scenarios, Scenarios #4 and #5, are primarily online in their public outreach method, where the public experience occurs on the Internet rather than in a specific location. Since the First State House is not currently associated with an institution that has a mission encompassing historic interpretation and heritage exhibitions, the ultimate location is somewhat speculative. However, the exercise is useful to evaluate potential implications of alternative sites from a market perspective to provide a framework for future planning and development.

### **Resident and Tourist Market Segmentation**

Visitors to place-based heritage attractions are comprised of resident and tourist markets. The resident market for a heritage attraction is most often defined as the area whose residents would visit the attraction as part of a day-trip. Visiting the attraction would be a primary purpose or an important part of the day-trip. Resident markets for attractions are analyzed within a “gravity model” context; that is, the closer residents live to the attraction, the more likely they are to visit. On its periphery, the resident market changes over to the visitor (or tourist) market. In the tourism industry, a standard definition for a tourist is someone that stays overnight in a geographic area, or travels more than 50 miles one way on a day trip. However, the attendance patterns of many visitor attractions tend to defy this pattern, and are based on other factors as well. Depending on an individual attraction’s market circumstances, resident markets can be as narrow as 25 miles or extend up to 100 miles. The definition can take into account such factors as physical barriers (bodies of water, mountains, etc.), traffic networks, local orientation, travel patterns, and regional competition, among others. Most people in resident market areas would expect to have relatively short travel times, extending up to one or two hours at most. These travel times are thought of as door-to-door travel times.

In addition to the market characteristics, the resident market reach for an attraction is dependent upon the scale of the attraction and the appeal of the type of attraction in the marketplace. Larger attractions tend to draw higher attendance. Across the entire spectrum of museums, zoos and

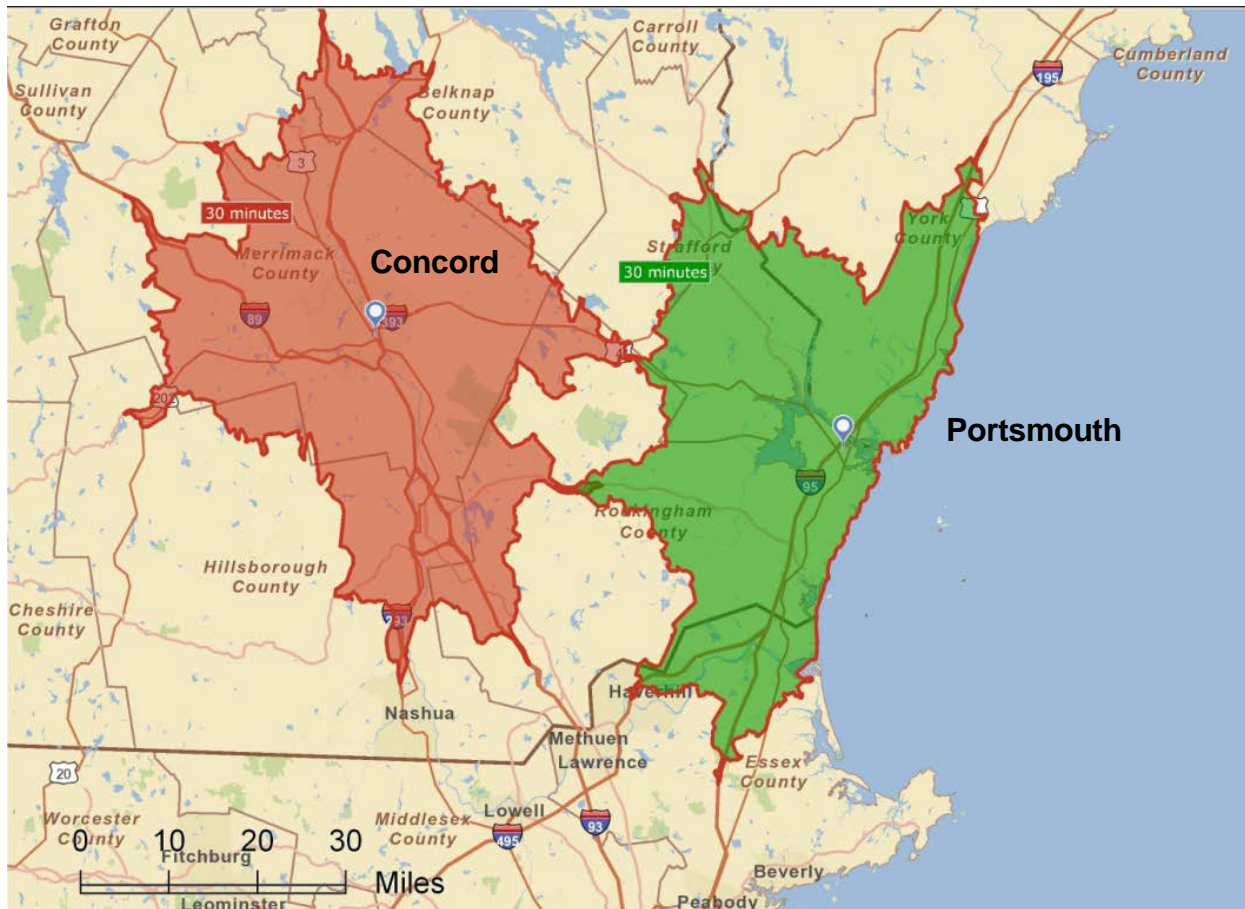
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aquariums and science museum tend to draw higher attendance than art and history museums. There are always exceptions to any industry generalization. Regardless, there are associations between attraction size and scale and level of attendance and type of attraction and level of attendance. From an economic perspective, then, the visitation levels at each of the Interpretation Scenarios that is bounded, especially without a definitive location for evaluation, by an understanding of the market and operating experience of similar heritage attractions in New Hampshire.

### **RESIDENT MARKET OVERVIEW**

The following section compares the resident market context of two potential locations for one of the interpretation scenarios for New Hampshire's First State House: Portsmouth and Concord. In addition, the statewide resident market is evaluated for comparative purposes for place-based scenarios and for scenarios that include online and traveling exhibits. For the purposes of this analysis, resident markets are defined as a 30-minute drive time from each city. **Figure III-1** shows the areas contained in 30-minute a drive time from Portsmouth and Concord.

**Figure III-1**  
**Map of 30-Minute Drive Time Areas for Portsmouth and Concord**



Source: ESRI and ConsultEcon, Inc.

### Population

Data in **Table III-2** show the estimated population levels and projected growth for the Portsmouth and Concord 30-minute drive-time areas over the period 2010 to 2016, as compared to the State of New Hampshire and the United States as a whole. The 2011 estimated population in the Portsmouth area was approximately 346,000 residents, and the Concord area population is approximately 356,000 residents. The populations in both areas are projected to increase very slightly, by an estimated 1.6 percent in the Portsmouth area and 1.4 percent in the Concord area. This growth rate is slightly slower than the population growth rates in the State of New Hampshire and the U.S. as a whole.

**Table III-2  
Population Estimates for Portsmouth and Concord Locations 2010-2016  
Compared to State of New Hampshire and the U.S. as a Whole**

|                                      | 2010                      | 2011                      | 2016                      | % Change,<br>2010 to 2011 | % Change,<br>2011 to 2016 |
|--------------------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|
| <i><b>Portsmouth Location</b></i>    |                           |                           |                           |                           |                           |
| 30-minute Drive Time                 | 346,072                   | 346,133                   | 351,499                   | 0.0%                      | 1.6%                      |
| <i><b>Concord Location</b></i>       |                           |                           |                           |                           |                           |
| 30-minute Drive Time                 | 356,623                   | 356,018                   | 361,127                   | -0.2%                     | 1.4%                      |
| <i><b>State of New Hampshire</b></i> | <i><b>1,316,470</b></i>   | <i><b>1,318,905</b></i>   | <i><b>1,343,844</b></i>   | <i><b>0.2%</b></i>        | <i><b>1.9%</b></i>        |
| <i><b>United States</b></i>          | <i><b>308,745,538</b></i> | <i><b>310,704,322</b></i> | <i><b>321,315,318</b></i> | <i><b>0.6%</b></i>        | <i><b>3.4%</b></i>        |

Source: ESRI and ConsultEcon, Inc.

### Age Profile

An important visitor segment to heritage attractions and historic sites is school-age children, especially as visits to educational attractions such as the State House could potentially be part of the curricula in area school districts. Residents over 50 including retirees are another important group for visitation and for volunteerism since they often have more time and disposable income available for such recreational pursuits, as well as interest in historical attractions.

Data in **Table III-3** provide a profile of the age characteristics of residents in the Portsmouth and Concord locations, as compared to the State of New Hampshire and the United States as a whole. The Portsmouth location has a median age of 41.8, compared to the Concord location median age of 39.4. The State of New Hampshire median age is comparable to the two locations, at 41.2 years. In general, the populations in both the Portsmouth and Concord areas and in the State of New Hampshire have older age profiles than in the U.S. as a whole.

**Table III-3**  
**2011 Age Profile of Portsmouth and Concord Locations**  
**Compared to State of New Hampshire and United States**

|                               | Median      | Age Group    |             |              |              |              |
|-------------------------------|-------------|--------------|-------------|--------------|--------------|--------------|
|                               |             | 0 to 17      | 18 to 24    | 25 to 34     | 35 to 54     | 55+          |
| Portsmouth Location           | 41.8        | 21.1%        | 9.4%        | 10.8%        | 30.3%        | 28.4%        |
| Concord Location              | 39.4        | 22.3%        | 9.2%        | 12.8%        | 30.5%        | 25.3%        |
| <i>State of New Hampshire</i> | <i>41.2</i> | <i>21.8%</i> | <i>9.3%</i> | <i>11.0%</i> | <i>30.5%</i> | <i>27.4%</i> |
| <i>United States</i>          | <i>37.2</i> | <i>24.0%</i> | <i>9.9%</i> | <i>13.4%</i> | <i>27.7%</i> | <i>25.2%</i> |

Source: ESRI and ConsultEcon, Inc.

### School Age Children

Students of all ages can be an important component of a heritage attraction’s market for several reasons. First, families with children are frequent visitors to this type of facility as parents seek educational as well as entertaining family outings. Second, school groups are an important source of visitation, particularly during off-peak periods and on weekdays when general visitation numbers are lower. Visits and participation by children in school groups also result in word-of-mouth advertising to friends and family. This, in turn, leads to repeat visitation and new visitation.

Data in **Table III-4** show the estimated numbers of school-age children in the Portsmouth and Concord areas in 2011 and in 2016. In the Portsmouth area there were an estimated 50,500 school-age children in 2011, and in the Concord area, 54,400. By 2016, the populations of school-age children in both areas are expected to remain fairly stable, possibly losing a small fraction of a percent (0.1%). In the State of New Hampshire, the population of school-age children is also expected to remain relatively flat, while the United States school-age population is projected to increase 1.8 percent.

**Table III-4**  
**Estimated School Age Children in Portsmouth and Concord Areas, 2011 and 2016**  
**Compared to State of New Hampshire and United States**

|                               | 2011              | 2016              | % Change,<br>2011 to 2016 |
|-------------------------------|-------------------|-------------------|---------------------------|
| Portsmouth Location           | 50,545            | 50,502            | -0.1%                     |
| Concord Location              | 54,355            | 54,326            | -0.1%                     |
| <i>State of New Hampshire</i> | <i>199,428</i>    | <i>199,894</i>    | <i>0.2%</i>               |
| <i>United States</i>          | <i>49,985,068</i> | <i>50,868,273</i> | <i>1.8%</i>               |

Source: ESRI and ConsultEcon, Inc.

### Households

Data in **Table III-5** profile household characteristics in the Portsmouth and Concord areas, compared to the State of New Hampshire and the United States as a whole in 2011. Households in the Portsmouth and Concord areas have averages sizes of 2.38 and 2.46, respectively. This is comparable to the State of New Hampshire (2.46) and slightly smaller than the average in the U.S. as a whole (2.58), reflecting the older age demographic of the areas. The percentages of households classified as “family” households in the Portsmouth and Concord areas is also slightly smaller than in the State and U.S. as a whole, once again likely due to the older age profile.

**Table III-5**  
**Profile of Portsmouth and Concord Area Households, 2011**  
**Compared to State of New Hampshire and United States**

|                               | Estimated<br>Households | Average<br>Household<br>Size | Estimated<br>Family<br>Households | Percentage<br>Family<br>Households |
|-------------------------------|-------------------------|------------------------------|-----------------------------------|------------------------------------|
| Portsmouth Location           | 140,156                 | 2.38                         | 89,105                            | 63.6%                              |
| Concord Location              | 140,334                 | 2.46                         | 90,976                            | 64.8%                              |
| <i>State of New Hampshire</i> | <i>519,973</i>          | <i>2.46</i>                  | <i>345,135</i>                    | <i>66.4%</i>                       |
| <i>United States</i>          | <i>117,457,661</i>      | <i>2.58</i>                  | <i>78,084,849</i>                 | <i>66.5%</i>                       |

Source: ESRI and ConsultEcon, Inc.



**Income**

Data in **Table III-6** show income characteristics of households within the Portsmouth and Concord areas and the State of New Hampshire and US as a whole in 2011. With median incomes of \$60,558 in the Portsmouth area and \$57,231 in the Concord area, these regions are comparable to the State of New Hampshire overall (\$58,384), and somewhat higher than incomes in the U.S. as a whole (\$50,227). Incomes above \$50,000 in both Portsmouth and Concord areas are also higher than the U.S. as a whole – at 60.1 and 57.3 percent, respectively – compared to 50.3 percent in the United States. Again, this income group is comparable to that of the State (58.3%).

**Table III-6**  
**Portsmouth and Concord Area Household Income Profiles, 2011**  
**Compared to State of New Hampshire and United States**

|                               | Median Income   | Household Income Group |                      |                      |                      |              |
|-------------------------------|-----------------|------------------------|----------------------|----------------------|----------------------|--------------|
|                               |                 | Less than \$25,000     | \$25,000 to \$49,999 | \$50,000 to \$74,999 | \$75,000 to \$99,999 | \$100,000 +  |
| Portsmouth Location           | \$60,558        | 18.3%                  | 21.6%                | 19.3%                | 14.1%                | 26.7%        |
| Concord Location              | \$57,231        | 19.4%                  | 23.3%                | 19.2%                | 14.8%                | 23.4%        |
| <i>State of New Hampshire</i> | <i>\$58,384</i> | <i>18.6%</i>           | <i>23.1%</i>         | <i>19.3%</i>         | <i>14.2%</i>         | <i>24.8%</i> |
| <i>United States</i>          | <i>\$50,227</i> | <i>24.7%</i>           | <i>25.1%</i>         | <i>18.4%</i>         | <i>12.0%</i>         | <i>19.9%</i> |

Source: ESRI and ConsultEcon, Inc.

**Resident Market Summary**

The populations in Portsmouth and Concord in 2011 were estimated at 346,133 and 356,018, respectively, within a 30-minute drive time area of the center of each city. Therefore, the overall estimated population in 2011 was approximately 2.8 percent larger in Concord. The projected growth in both areas is fairly negligible, at about 1.6 percent in Portsmouth and 1.4 percent in Concord. The estimated number of school children in the Portsmouth region is approximately 50,545, compared to 54,355 in the Concord area, which is reflective of the overall population numbers. Once again, these numbers are expected to remain fairly static over the period up to 2016. Median ages in both the Portsmouth and Concord areas – and in the State of New Hampshire – are somewhat older than in the U.S. as a whole. Average household sizes in the Portsmouth and Concord areas are comparable to those in the State, and slightly smaller than in the U.S. as a whole – a likely reflection of the area’s somewhat older population profile. Household incomes in both the

Portsmouth (\$60,558) and Concord (\$57,231) areas are in line with median income in the State, but somewhat higher than that of U.S. as a whole – with 57 to 60 percent of households in these areas having median incomes over \$50,000 – compared to just 50.3 percent in that bracket in the United States overall.

## TOURIST MARKET OVERVIEW

The travel and tourism industry is an important part of New Hampshire’s statewide economy. According to a recent study of the economic impact of tourism, “Travel and tourism is the second most important export industry in terms of employment size for the state’s economy, after manufacturing.”<sup>1</sup> In FY 2010 visitor direct spending was estimated \$3.94 billion, which represented approximately 6.6 percent of gross state product. Data in **Table III-7** show the breakdown of visitor spending by category in FY 2010.

**Table III-7**  
**Traveler Spending in New Hampshire by Category, FY 2010**

| Category                      | Spending<br>(in millions) | Percent<br>to Total |
|-------------------------------|---------------------------|---------------------|
| Eating & Drinking             | \$1,160                   | 29.4%               |
| Accommodations                | \$624                     | 15.8%               |
| Recreation                    | \$649                     | 16.5%               |
| Food Stores                   | \$345                     | 8.7%                |
| Retail Stores                 | \$508                     | 12.9%               |
| Ground Transportation         | \$409                     | 10.4%               |
| Air Transportation & Services | \$248                     | 6.3%                |
| <b>Total</b>                  | <b>\$3,943</b>            | <b>100.0%</b>       |

Source: Goss, Laurence E. (August 2010) *New Hampshire Fiscal Year 2010 Tourism Satellite Account*; and ConsultEcon, Inc.

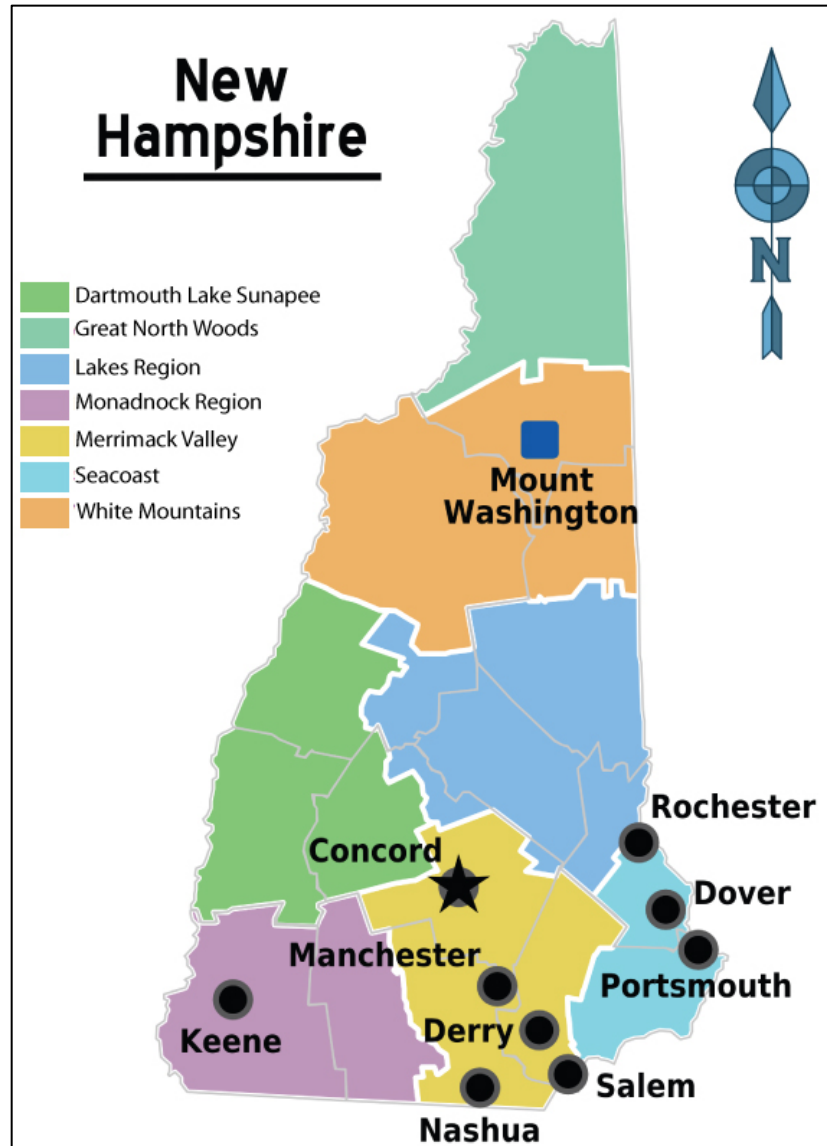
## Visitor Spending by Region

The State of New Hampshire evaluates tourism spending and visitation at the state level and at the regional level. The seven tourism regions defined by the state are shown by data in **Figure III-2**. For the purposes of this analysis, tourists to the Merrimack Valley would be considered prospects

<sup>1</sup> Goss, Laurence E. (August 2010) *New Hampshire Fiscal Year 2010 Tourism Satellite Account*. Prepared for the New Hampshire Division of Travel and Tourism Development.

for visitation to a heritage attraction in Concord, while tourists to the Seacoast would be considered prospects for visitation to a heritage attraction in Portsmouth.

**Figure III-2**  
**Map of New Hampshire Tourism Regions**



Source: [http://wikitravel.org/upload/shared/f/fb/Map\\_of\\_New\\_Hampshire\\_Regions.png](http://wikitravel.org/upload/shared/f/fb/Map_of_New_Hampshire_Regions.png) and ConsultEcon, Inc.

Data in **Table III-8** show visitor spending by tourism region. The Merrimack Valley and the Seacoast Regions account for the largest shares of tourism spending in the state.

**Table III-8**  
**Traveler Spending in New Hampshire by Tourism Region, FY 2010**

| <b>Region</b>          | <b>Spending<br/>(in millions)</b> | <b>Percent<br/>to Total</b> |
|------------------------|-----------------------------------|-----------------------------|
| Great North Woods      | \$118                             | 3.0%                        |
| White Mountains        | \$687                             | 17.4%                       |
| Lakes Region           | \$630                             | 16.0%                       |
| Dartmouth Lake Sunapee | \$212                             | 5.4%                        |
| Monadnock Region       | \$232                             | 5.9%                        |
| Merrimack Valley       | \$1,288                           | 32.7%                       |
| Seacoast               | \$775                             | 19.7%                       |
| <b>Total</b>           | <b>\$3,943</b>                    | <b>100.0%</b>               |

Source: Goss, Laurence E. (August 2010) *New Hampshire Fiscal Year 2010 Tourism Satellite Account*; and ConsultEcon, Inc.

### **Total Visitor Volume**

Data in **Table III-9** show the estimated volume of visitors by season to the Merrimack Valley, the Seacoast and the State of New Hampshire as a whole. As the tourism regions with the largest amount of visitor spending statewide, the Merrimack Valley and the Seacoast also attract the most visitors of tourism regions throughout the state. In FY 2010, there were an estimated 13.6 million visitors to the Merrimack Valley and 8.4 million visitors to the Seacoast, which represented 40.5 percent and 25.0 percent of statewide visitors, respectively. Because of their location in the southern part of the state and due to their relatively large resident populations, the proportion of day trip visitors to these regions is greater than the proportion statewide. Overall, the New Hampshire tourist volume contains large proportion of day trips compared to other states, due to its proximity to large population centers.

As shown by data in Table III-9, tourist visitation to the Merrimack Valley, the Seacoast and New Hampshire is seasonal in nature, with most tourists arriving during the summer months.

**Table III-9**  
**Number of Visitors by Season in the Merrimack Valley, the Seacoast and the State of New Hampshire, FY 2010**

| Season                              | Merrimack Valley |                  | Seacoast    |                  | New Hampshire |                  |
|-------------------------------------|------------------|------------------|-------------|------------------|---------------|------------------|
|                                     | Number           | Percent to Total | Number      | Percent to Total | Number        | Percent to Total |
| <i>Total Visitors</i>               |                  |                  |             |                  |               |                  |
| Summer                              | 5.45             | 40.1%            | 3.38        | 40.2%            | 13.07         | 38.9%            |
| Fall                                | 2.93             | 21.5%            | 1.93        | 23.0%            | 7.52          | 22.4%            |
| Winter                              | 2.33             | 17.1%            | 1.33        | 15.8%            | 6.34          | 18.9%            |
| Spring                              | 2.89             | 21.3%            | 1.76        | 21.0%            | 6.67          | 19.9%            |
| <b>Total</b>                        | <b>13.60</b>     | <b>100.0%</b>    | <b>8.40</b> | <b>100.0%</b>    | <b>33.60</b>  | <b>100.0%</b>    |
| <i>Region as a Percent of State</i> |                  |                  |             |                  |               |                  |
|                                     | 40.5%            |                  | 25.0%       |                  |               |                  |
| <i>Type of Visitor</i>              |                  |                  |             |                  |               |                  |
| Overnight Visitors                  | 2.09             | 15.4%            | 1.41        | 16.8%            | 9.06          | 27.0%            |
| Day Visitors (derived)              | 11.51            | 84.6%            | 6.99        | 83.2%            | 24.54         | 73.0%            |
| <b>Total Visitors</b>               | <b>13.60</b>     | <b>100.0%</b>    | <b>8.40</b> | <b>100.0%</b>    | <b>33.60</b>  | <b>100.0%</b>    |

Source: Goss, Laurence E. (August 2010) *New Hampshire Fiscal Year 2010 Tourism Satellite Account*; and ConsultEcon, Inc.

### Overnight Visitor Volume

Data in **Table III-10** show the volume of overnight visitors by season to the Merrimack Valley, the Seacoast and the State of New Hampshire as a whole. Overnight visitors are an important audience of attractions because they stay longer than day visitors and tend to spend more on recreational activities such as museum attendance. In FY 2010, there were an estimated 2.09 million overnight visitors to the Merrimack Valley and 1.41 million overnight visitors to the Seacoast, which represented 23.1 percent and 15.6 percent of statewide overnight visitors, respectively. On average these overnight visitors stayed 3.25 days in the Merrimack Valley and 3.35 days in the Seacoast region, slightly lower when compared to the 3.38 days stayed by overnight visitors statewide.

**Table III-10**  
**Number of Overnight Visitors and Visitor Days by Season in the Merrimack Valley, the Seacoast and the State of New Hampshire, FY 2010**

| Season                                  | Merrimack Valley |                  | Seacoast    |                  | New Hampshire |                  |
|-----------------------------------------|------------------|------------------|-------------|------------------|---------------|------------------|
|                                         | Number           | Percent to Total | Number      | Percent to Total | Number        | Percent to Total |
| <i>Overnight Visitors</i>               |                  |                  |             |                  |               |                  |
| Summer                                  | 0.70             | 33.5%            | 0.53        | 40.0%            | 3.64          | 40.2%            |
| Fall                                    | 0.53             | 25.4%            | 0.40        | 20.0%            | 2.41          | 26.6%            |
| Winter                                  | 0.39             | 18.7%            | 0.20        | 14.2%            | 1.48          | 16.3%            |
| Spring                                  | 0.47             | 22.5%            | 0.28        | 19.9%            | 1.53          | 16.9%            |
| <b>Total</b>                            | <b>2.09</b>      | <b>100.0%</b>    | <b>1.41</b> | <b>100.0%</b>    | <b>9.06</b>   | <b>100.0%</b>    |
| <i>Region as a Percent of State</i>     | 23.1%            |                  | 15.6%       |                  |               |                  |
| <i>Overnight Visitor Days</i>           |                  |                  |             |                  |               |                  |
| Summer                                  | 2.33             | 34.3%            | 2.09        | 44.3%            | 12.81         | 41.9%            |
| Fall                                    | 1.74             | 25.6%            | 1.15        | 24.4%            | 7.55          | 24.7%            |
| Winter                                  | 1.20             | 17.6%            | 0.58        | 12.3%            | 5.03          | 16.4%            |
| Spring                                  | 1.53             | 22.5%            | 0.90        | 19.1%            | 5.19          | 17.0%            |
| <b>Total</b>                            | <b>6.80</b>      | <b>100.0%</b>    | <b>4.72</b> | <b>100.0%</b>    | <b>30.58</b>  | <b>100.0%</b>    |
| <i>Region as a Percent of State</i>     | 22.2%            |                  | 15.4%       |                  |               |                  |
| <i>Average Length of Stay in Region</i> | 3.25 days        |                  | 3.35 days   |                  | 3.38 days     |                  |

Source: Goss, Laurence E. (August 2010) *New Hampshire Fiscal Year 2010 Tourism Satellite Account*; and ConsultEcon, Inc.

### Overnight Visitor Profile

The New Hampshire Division of Travel and Tourism Development sponsored an online panel survey of New England and Mid-Atlantic overnight visitors to the state. These two geographic areas are key “feeder” markets that support the statewide tourism industry. The following section reviews selected data that offer insights into visitation patterns and visitor demographics. However, while these data are not representative to all overnight visitors to the state, they are indicative of travel patterns of visitors from key geographic origins where the state focuses its marketing and advertising efforts. It should also be noted that New Hampshire residents were also surveyed as a part of the New England group, but since they are spending the night away from home, they are considered tourists by definition.

### Trip Purpose

Data in **Table III-11** show the trip purposes of overnight visitors to New Hampshire by travelers from New England and the Mid-Atlantic region. As illustrated below, pleasure trips and visiting friends and relatives are by far the most popular reasons for travel to New Hampshire – particularly among visitors from New England.

**Table III-11**  
**Trip Purpose of Overnight Visitors to New Hampshire, FY 2010**

| <b>Purpose</b>             | <b>New<br/>England<br/>Visitors</b> | <b>Mid-<br/>Atlantic<br/>Visitors</b> |
|----------------------------|-------------------------------------|---------------------------------------|
| Pleasure (vacation)        | 46.4%                               | 32.8%                                 |
| Visit friends/relatives    | 26.9%                               | 33.2%                                 |
| Outdoor recreation         | 9.6%                                | 5.1%                                  |
| Business                   | 5.7%                                | 16.6%                                 |
| Event                      | 3.9%                                | 3.0%                                  |
| Personal                   | 3.7%                                | 7.0%                                  |
| Other (primarily shopping) | 3.8%                                | 2.4%                                  |
| <b>Total</b>               | <b>100.0%</b>                       | <b>100.0%</b>                         |

Source: State of New Hampshire, Division of Travel and Tourism Development and ConsultEcon, Inc.

### Trip Activities

Data in **Table III-12** list some of the activities in which visitors to New Hampshire engage during the course of a trip. Shopping, sightseeing and outdoor-oriented activities are the most-cited reasons for travelers from both the New England and Mid-Atlantic regions. However, visiting historic sites/museums also ranks fairly high on the list – more so among visitors from the Mid-Atlantic region, who presumably have traveled somewhat farther to visit New Hampshire.

**Table III-12**  
**Trip Activities of Overnight Visitors to New Hampshire, FY 2010**

| <b>Purpose</b>                          | <b>New<br/>England<br/>Visitors</b> | <b>Mid-<br/>Atlantic<br/>Visitors</b> |
|-----------------------------------------|-------------------------------------|---------------------------------------|
| Shopping                                | 73.9%                               | 65.0%                                 |
| Sightseeing                             | 53.8%                               | 64.1%                                 |
| Scenic Drives                           | 47.0%                               | 50.8%                                 |
| State Park/National Forest              | 24.9%                               | 35.2%                                 |
| Beaches (lake, ocean)                   | 18.8%                               | 26.0%                                 |
| Camping/Hiking                          | 16.4%                               | 21.6%                                 |
| <i>Historic Sites/Museums/Galleries</i> | <i>12.6%</i>                        | <i>30.2%</i>                          |
| Skiing/Snowboarding                     | 10.6%                               | 11.0%                                 |
| Wildlife Watching                       | 10.4%                               | 18.7%                                 |
| Theme/Amusement Parks                   | 10.2%                               | 13.2%                                 |
| Concerts/Fairs/Festivals                | 9.7%                                | 16.3%                                 |
| Other Outdoor Recreation                | 9.2%                                | 10.5%                                 |
| Other                                   | 8.1%                                | 9.1%                                  |
| Boating                                 | 6.9%                                | 14.1%                                 |
| Business/Convention/Seminar             | 5.6%                                | 15.5%                                 |
| Sporting Event                          | 5.0%                                | 8.5%                                  |
| Golfing                                 | 4.9%                                | 9.2%                                  |
| Hunting/Fishing                         | 4.3%                                | 9.2%                                  |

Note: Total exceeds 100% due to multiple responses.

Source: State of New Hampshire, Division of Travel and Tourism  
Development and ConsultEcon, Inc.

### **Other Trip Characteristics**

Data in **Table III-13** provide some additional details on the characteristics of overnight trips to New Hampshire from the New England and Mid-Atlantic regions. Travelers from the Mid-Atlantic are far more likely to be first-time visitors to the state than travelers from New England. Also, visitors from New England and from the Mid-Atlantic visit the state frequently, averaging 2.9 trips and 2.1 trips over the year, respectively. Travelers from the Mid-Atlantic tend to stay longer and spend somewhat more than their New England counterparts. For both market segments, the average party size is approximately three travelers, and largely comprised of adults.



**Table III-13**  
**Selected Trip Characteristics of Overnight Visitors to New Hampshire, FY 2010**

| <b>Purpose</b>                              | <b>New<br/>England<br/>Visitors</b> | <b>Mid-<br/>Atlantic<br/>Visitors</b> |
|---------------------------------------------|-------------------------------------|---------------------------------------|
| Percent on First Visit                      | 2.6%                                | 24.9%                                 |
| Average Number of Trips to<br>New Hampshire | 2.9                                 | 2.1                                   |
| <i><b>Party Size (Average Number)</b></i>   |                                     |                                       |
| Number of Adults                            | 2.2                                 | 2.3                                   |
| Number of Children                          | 0.6                                 | 0.6                                   |
| Total Party Size                            | 2.9                                 | 2.9                                   |
| Average Length of Stay in<br>New Hampshire  | 3.9                                 | 4.3                                   |
| Average Per Person Per Day<br>Spending      | \$56.13                             | \$70.90                               |

Source: State of New Hampshire, Division of Travel and Tourism  
Development and ConsultEcon, Inc.

### **Visitor Demographics**

Data in **Table III-14** present age and income characteristics of travelers to New Hampshire from New England and the Mid-Atlantic region. Travelers from the Mid-Atlantic region are more likely to be in the younger age groups. Incomes of travelers are very similar, with both regions having over 86 percent of household incomes in the categories above \$50,000.

**Table III-14**  
**Demographic Characteristics of Overnight Visitors to New Hampshire, FY 2010**

| Characteristic                             | New England Visitors | Mid-Atlantic Visitors |
|--------------------------------------------|----------------------|-----------------------|
| <i>Age Group (Percent to Total)</i>        |                      |                       |
| 18 - 24                                    | 2.3%                 | 3.6%                  |
| 25 - 34                                    | 17.9%                | 27.1%                 |
| 35 - 44                                    | 21.2%                | 22.0%                 |
| 45 - 54                                    | 27.0%                | 20.4%                 |
| 55 - 64                                    | 23.7%                | 19.1%                 |
| 65 or older                                | 7.9%                 | 7.8%                  |
| <i>Household Income (Percent to Total)</i> |                      |                       |
| Less than \$35,000                         | 4.5%                 | 5.2%                  |
| \$35,000 - \$49,999                        | 9.0%                 | 8.4%                  |
| \$50,000 - \$74,999                        | 20.3%                | 18.2%                 |
| \$75,000 - \$99,999                        | 24.5%                | 20.5%                 |
| \$100,000 - \$149,999                      | 26.1%                | 24.3%                 |
| \$150,000 or more                          | 15.5%                | 23.4%                 |

Source: State of New Hampshire, Division of Travel and Tourism Development and ConsultEcon, Inc.

### **Tourist Market Summary**

In FY 2010, the State of New Hampshire had an estimated 33.6 million tourists, of which 9.1 million were overnight tourists and 24.5 million were day visitors. These tourists account for \$3.9 billion in direct visitor spending annually throughout the state. Most of these tourists and their associated spending occurred in the Merrimack Valley and the Seacoast, with had 32.7 percent and 19.7 percent of statewide spending annually, respectively.

Overnight visitors from New England and the Mid-Atlantic states comprise an important segment of visitation because of their size and proximity to New Hampshire. (They are however not representative of all visitors to the state from other origins.) New England overnight visitors are very familiar with what the state has to offer because they are less often first time visitors and have higher repeat visitation than Mid-Atlantic visitors. Perhaps indicative of these travel patterns, Mid-Atlantic visitors report participating in more activities than New England visitors. Specifically, 30.2 percent of Mid-Atlantic visitors attended an historic site, museum or gallery while 12.6 percent of New Englanders did so.

## Section IV

### REVIEW OF REGIONAL ATTRACTIONS AND COMPARABLE PROJECTS

An important part of the evaluation of the proposed Interpretation Scenarios is the market and economic characteristics of regional attractions and similar or comparable projects elsewhere. The experience of other projects provides a background for understanding the missions, programs, operations, and economic and community benefits offered by such projects. This review includes an evaluation of cultural and heritage attractions in Portsmouth and Concord, as well as in their respective tourism regions. Subsequently, a review of comparable projects, including colonial state houses, structures as exhibits, virtual museums and traveling exhibitions, is presented. Because of the unique nature of the historical resource and the highly conceptual nature of the Interpretation Scenarios, there are no “perfect” comparable projects for each of the scenarios. However, the comparable projects help to identify the potential market and operating characteristics that contribute to their economic and community benefits.

#### REVIEW OF REGIONAL ATTRACTIONS

This section describes the context of attractions in Concord and the Merrimack Valley and in Portsmouth and the Seacoast. These local and regional attractions form a base of recreational and leisure time activities available to resident and visitors alike.

##### **Attractions in Portsmouth and the Seacoast Region**

Data in **Table IV-1** show selected characteristics of the attractions in Portsmouth. As shown by data in the table, Portsmouth has a few larger attractions, and a number of smaller, largely history-oriented attractions. The Strawberry Banke Museum, which is open seasonally, has the highest estimated annual attendance, with approximately 66,000 visitors. It also has the highest adult ticket price, at \$15.00. The only other attraction that receives over 10,000 visitors annually is Albacore Park Submarine Museum, with 25,000. Adult ticket prices are generally in the \$5.00 to \$7.00 range, with the exception of the Strawberry Banke Museum. Like Strawberry Banke Museum, other historic homes are also open seasonally.

**Table IV-1  
Visitor Attractions in Portsmouth, NH**

| Attraction/Loc<br>ation                                          | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Annual<br>Attendance <sup>1/</sup> | Admission Fee                                                                        |
|------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------------------------------------------------------------------------------|
| Strawbery<br>Banke<br>Museum,<br>Portsmouth                      | <b>Living History Museum &amp; Historic Homes.</b> Using restored houses, featured exhibits, historic landscapes and gardens, and interpretive programs, Strawbery Banke tells the stories of the many generations who settled in the Portsmouth, New Hampshire community from the late 17th to the mid-20th century.                                                                                                                                                       | 66,056 (e)                         | \$15.00 adult<br>\$10.00 youth 5-17                                                  |
| Albacore Park<br>Submarine<br>Museum,<br>Portsmouth              | <b>Submarine Museum.</b> The third Navy vessel to bear the name, the Auxiliary General Submarine (AGSS) Albacore holds a place in history as the first Navy-designed vessel with a true underwater hull of cylindrical shape that has become the standard for today's submarines worldwide. Albacore provides a unique opportunity to see where a crew of 55 worked and lived, as well as the unusual features of this prototype submarine and the experiences of her crew. | 25,000                             | \$5.00 adult<br>\$4.00 military<br>\$3.00 child 7-17<br>Free under 7                 |
| Wentworth-<br>Coolidge<br>Mansion                                | <b>Historic Home.</b> The former home of New Hampshire's first royal governor, Benning Wentworth, who served in office from 1741 to 1767, this 40-room mansion overlooks Little Harbor, and is one of the most outstanding homes remaining of the colonial era.                                                                                                                                                                                                             | 7,763                              | \$7.00 adult<br>\$3.00 child 6-11                                                    |
| Governor John<br>Langdon<br>Mansion,<br>Portsmouth <sup>2/</sup> | <b>Historic Home.</b> C. 1784 Georgian mansion tells the story of the early colony of New Hampshire, the glory days of the city's mercantile boom, and the Colonial Revival movement that blossomed in Portsmouth during the early twentieth century.                                                                                                                                                                                                                       | 6,479                              | \$6.00 adult<br>\$5.00 senior<br>\$3.00 student                                      |
| Portsmouth<br>Museum of Art                                      | <b>Art Museum.</b> The Portsmouth Museum of Art presents the work of 21st-century emerging artists, alongside the work of established contemporary artists.                                                                                                                                                                                                                                                                                                                 | 5,500                              | Free Admission;<br>suggested<br>donation \$3.00                                      |
| John Paul Jones<br>House<br>Museum,<br>Portsmouth                | <b>Historic Home/ Museum.</b> Built in 1758 for Gregory Purcell, a sea captain and merchant, the house has been known as the John Paul Jones House for several generations. Jones (1747-92), the celebrated naval hero of the American Revolution, spent time in Portsmouth in 1777 and again in 1781-82. A wide range of objects document the life of past generations, especially everyday life and women's experience.                                                   | 4,000 (e)                          | \$6.00 General<br>\$5.00<br>Portsmouth<br>resident                                   |
| Moffatt-Ladd<br>House &<br>Garden,<br>Portsmouth                 | <b>Historic Home &amp; Gardens.</b> A National Historic Landmark, open to the public as a historic house museum since 1912. One of America's finest Georgian mansions, the house was built for merchant John Moffatt between 1760 and 1763. The house is furnished to showcase its original features and to reflect its use as a private home from 1763 through 1900.                                                                                                       | 2,100                              | (Seasonal-thru<br>Mid-October)<br>\$6.00 adult<br>\$2.50 child 7-12<br>\$2.00 Garden |

**Table IV-1 (cont.)  
Visitor Attractions in Portsmouth, NH**

| Attraction/Location      | Description                                                                                                                                                                                                                                    | Annual Attendance <sup>1/</sup> | Admission Fee                                              |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|------------------------------------------------------------|
| Warner House, Portsmouth | <b>Historic Home.</b> The Warner House is the earliest extant brick urban mansion in New England. Built in 1716-1718, its rooms are furnished with many of the original family pieces, documented by estate inventories and early photographs. | 2,000 (e)                       | \$5.00 adult<br>\$4.00 senior/student<br>\$2.50 child 7-12 |

1/ Annual attendance is estimated and self-reported by the facilities listed for the directory of the American Association of Museums. Different facilities may have different methods of estimating attendance, which might include paid and non-paid admissions and visitation due to facility rentals, events and other programming.

2/ Other sources of visitation indicate that admissions may be lower than estimated attendance shown.

Source: Facilities listed, Official Museum Directory, 2011; ConsultEcon, Inc.

In addition to the main “hub” of Portsmouth, there are a number of other museums and visitor attractions scattered throughout the Seacoast region. Data in **Tables IV-2** provide general pricing and attendance data for some of these other regional attractions. Many of the other attractions in the Seacoast region are smaller, history and education-oriented attractions. The most-visited attractions are the Children’s Museum in Dover and the Seacoast Science Center in Rye, with 120,000 and 60,000 visitors annually. Prices for adult admission at paid attractions range from \$5.00 to \$9.00. A number of the smaller attractions offer free admission.

**Table IV-2  
Other Seacoast Region Attractions**

| Attraction/Location<br>(in NH except where noted)            | Type              | Annual Attendance <sup>1/</sup> | Admission Fee                                                                                                                                                                                                                                                              |
|--------------------------------------------------------------|-------------------|---------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Children’s Museum of New Hampshire, Dover                    | Children’s Museum | 120,000 (e)                     | \$9.00 adults & children over 1<br>\$8.00 seniors age 65+                                                                                                                                                                                                                  |
| Seacoast Science Center, Rye<br>(in Odiome Point State Park) | Science Museum    | 60,000                          | <u>Science Center Admission</u><br>\$5.00 Ages 13+<br>\$2.00 Ages 3-12<br>Free Under 3<br>Members FREE<br><u>Odiome Point State Park</u><br>(seasonal; does not include admission to SSC)<br>\$4.00 Ages 12+<br>\$2.00 Ages 6-11<br>Free Under 6<br>NH Residents, 65+ FREE |

**Table IV-2 (cont.)  
Other Seacoast Region Attractions**

| Attraction/Location                                     | Type                             | Annual Attendance <sup>1/</sup> | Admission Fee                                                                                                                                                 |
|---------------------------------------------------------|----------------------------------|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Museums of Old York, ME                                 | Collection of Historic buildings | 30,000 (e)                      | One building<br>\$6.00 adults<br>\$5.00 seniors<br>\$3.00 children age 4-15<br>All buildings<br>\$12.00 adults<br>\$10.00 seniors<br>\$5.00 children age 4-15 |
| University of New Hampshire Museum of Art, Durham       | Art Museum                       | 8,125                           | No charge                                                                                                                                                     |
| American Independence Museum, Exeter                    | Historic Home, History Museum    | 6,845                           | \$6.00 adults<br>\$5.00 seniors 65+<br>\$3.00 students age 6-18                                                                                               |
| Hamilton House, South Berwick, ME                       | Historic Home                    | 4,919                           | \$8.00 adults<br>\$7.00 seniors<br>\$5.00 students                                                                                                            |
| Sarah Orne Jewett House, South Berwick, ME              | Historic Home                    | 2,324                           | \$5.00 adults<br>\$4.00 seniors<br>\$2.50 students                                                                                                            |
| Hampton Historical Society & Tuck Museum, Hampton       | History Museum, Historic Homes   | 1,200 (e)                       | No charge; donations accepted                                                                                                                                 |
| Gilman Garrison House, Exeter                           | Historic Home                    | 433                             | \$5.00 adults<br>\$4.00 seniors<br>\$2.50 students<br>Free for Historic New England members and Exeter residents                                              |
| Woodman Institute Museum, Dover                         | Collection of Historic buildings | NA                              | \$8.00 adults<br>\$6.00 students and seniors<br>\$3.00 children age 6-15                                                                                      |
| Sayward-Wheeler House, York Harbor, ME                  | Historic Home                    | NA                              | \$5.00 adults<br>\$4.00 seniors<br>\$2.50 students                                                                                                            |
| Science and Nature Center at Seabrook Station, Seabrook | Nature and Live Marine Museum    | NA                              | No charge                                                                                                                                                     |

1/ Annual attendance is estimated and self-reported by the facilities listed for the directory of the American Association of Museums. Different facilities may have different methods of estimating attendance, which might include paid and non-paid admissions and visitation due to facility rentals, events and other programming.

Source: Facilities listed, visitnh.org, Official Museum Directory, 2011; ConsultEcon, Inc.

**Attractions in Concord and the Merrimack Valley**

Data in **Table IV-3** show characteristics of attractions in Concord. The most visited attraction is the New Hampshire Audubon McLane Center, with an estimated 100,000 visitors annually. Admission is offered without charge, though donations are accepted. The McAuliffe-Shepard Discovery Center receives approximately 70,000 visitors annually and the New Hampshire Historical Society Museum receives about 28,000 visitors. Adult ticket prices range from \$5.50 to \$9.00. As in Portsmouth, local attractions tend to have history and educational orientations.

**Table IV-3  
Visitor Attractions in Concord, NH**

| Attraction/Location                              | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Annual Attendance <sup>1/</sup> | Admission Fee                                                                     |
|--------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|-----------------------------------------------------------------------------------|
| New Hampshire Audubon McLane Center, Concord     | <b>State HQ, Live Animals, Educational Programs.</b> NH Audubon's McLane Center (formerly known as the Silk Farm Center) is Audubon's longest established center. In addition to being a program center, the building is home to NH Audubon's central operations. The McLane Center offers year-round environmental education for all ages. The Center has exhibits, live animals (including a bald eagle, red-tailed hawk, peregrine falcon, screech owl, and barred owls), picnic areas, several miles of hiking trails, function rooms, and a Nature Store. | 100,000 (e)                     | No charge; donations accepted                                                     |
| McAuliffe-Shepard Discovery Center, Concord      | <b>Air &amp; Space Museum.</b> The Discovery Center features innovative, interactive exhibits on astronomy, aviation, Earth and space sciences. Programs at the Discovery Center for all ages include state-of-the-art planetarium theater, high-tech observatory, and workshops for Little Explorers and for educators.                                                                                                                                                                                                                                       | 69,636                          | \$9.00 adult<br>\$8.00 senior/student<br>\$6.00 child 3-12<br>(planetarium extra) |
| New Hampshire Historical Society Museum, Concord | <b>State History Museum.</b> Located in Eagle Square in Concord, the Museum offers exhibitions on the state's heritage and traditions as well as a variety of programs for children and adults. The museum store features an extensive selection of New Hampshire's books, gifts, and custom products.                                                                                                                                                                                                                                                         | 28,153                          | \$5.50 adult<br>\$4.50 senior<br>\$3.00 child 6-18                                |

**Table IV-3 (cont.)  
Visitor Attractions in Concord, NH**

| Attraction/Location                                   | Description                                                                                                                                                                                                                                                                                                                                                        | Annual Attendance <sup>1/</sup> | Admission Fee                                           |
|-------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|---------------------------------------------------------|
| Pierce Manse/New Hampshire Political Library, Concord | <b>Historical Presidential Home.</b> The Pierce Manse, located in Concord, New Hampshire, was the home of the 14th President of the United States, Franklin Pierce, who lived there from 1842-1848. Now a National Historic Site, the mansion has regular visiting hours from mid-June through mid-October, and is open by appointment at other times of the year. | 1,100                           | \$7.00 adult<br>\$6.00 senior<br>\$3.00 student & child |
| New Hampshire State House                             | <b>Current NH State House.</b> Offers docent led and self-guided tours of hallways and legislative and governor and council chambers. Collection of historic flags in lobby.                                                                                                                                                                                       | NA                              | No Charge                                               |

1/ Annual attendance is estimated and self-reported by the facilities listed for the directory of the American Association of Museums. Different facilities may have different methods of estimating attendance, which might include paid and non-paid admissions and visitation due to facility rentals, events and other programming.  
Source: Facilities listed, visitnh.org, Official Museum Directory, 2011; ConsultEcon, Inc.

There are a number of museums and visitor attractions in the Merrimack Valley. Data in **Tables IV-4** provide general pricing and attendance data for some of these regional attractions. Many of the other attractions in the Merrimack Valley are either nature and recreation-related or history and education-oriented. Price ranges for adult admission vary widely. At the top of the range, the Frank Lloyd Wright-built Zimmerman House commands a \$20.00 adult admission fee and the Canterbury Shaker Village \$17.00. However, there are also a number of modestly priced, as well as free attractions in the area.



**Table IV-4  
Other Merrimack Valley Region Attractions**

| Attraction/Location                                                                     | Description                                    | Annual Attendance <sup>1/</sup> | Admission Fee                                                                                                                     |
|-----------------------------------------------------------------------------------------|------------------------------------------------|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| SEE Science Center, Manchester                                                          | Science Museum                                 | 75,000 (e)                      | \$8.00 per person ages 3 and up                                                                                                   |
| Currier Museum of Art, Manchester                                                       | Art Museum                                     | 50,407                          | \$10.00 adult<br>\$9.00 senior<br>\$8.00 student<br>Free under 18                                                                 |
| Canterbury Shaker Village, Canterbury                                                   | Living History                                 | 30,000 (e)                      | \$17.00 adults<br>\$8.00 youth: (ages 6-17)<br>Free 5 and under<br>\$42.00 family (2 adults and 2 or more children, ages 6 to 17) |
| Bear Brook State Park, Allenstown, including historic site, Old Allenstown Meetinghouse | State Park, with historic site                 | 21,232                          | \$4.00 adult<br>\$2.00 youth 6-11<br>Free senior (NH resident only) and under 6                                                   |
| Manchester Historic Association & Millyard Museum, Manchester                           | Local History Museum                           | 6,000 (e)                       | \$8.00 adults<br>\$6.00 seniors (62 & over) and College Students<br>\$4.00 children 12-18<br>Free under 12                        |
| Lawrence L. Lee Scouting Museum, Manchester                                             | Boy Scout Memorabilia & History                | 3,037                           | N/A                                                                                                                               |
| Little Nature Museum, Contoocook                                                        | Nature Center/ Hands-on Museum                 | 2,600                           | \$2.00 suggested donation                                                                                                         |
| Fitts Museum, Candia                                                                    | Historic Home                                  | 150 (e)                         | No charge; donations accepted                                                                                                     |
| Zimmerman House, Manchester                                                             | Frank Lloyd Wright-Designed Home               | N/A                             | \$20.00 adults<br>\$19.00 seniors<br>\$16.00 students<br>\$8.00 children ages 7-17<br>(Children under age 7 are not permitted).   |
| Peabody Mill Environmental Center, Amherst                                              | Nature & Science Programs                      | N/A                             | No charge for Center or 12 miles of trails                                                                                        |
| PSNH Energy Park, Manchester                                                            | Scenic Overlook                                | N/A                             | N/A                                                                                                                               |
| Massabesic Audubon Center, Auburn                                                       | Nature Center w/ Live Animal Exhibits & Trails | N/A                             | No charge; donations accepted                                                                                                     |
| Museum of Family Camping, Allenstown                                                    | Camping History & Memorabilia                  | N/A                             | No charge; donations accepted                                                                                                     |

**Table IV-4 (cont.)  
Other Merrimack Valley Region Attractions**

| Attraction/Location                                                            | Description           | Annual Attendance <sup>1/</sup> | Admission Fee                                                                    |
|--------------------------------------------------------------------------------|-----------------------|---------------------------------|----------------------------------------------------------------------------------|
| New Hampshire Aviation Museum, Londonderry                                     | Aviation Museum       | N/A                             | \$5.00 adults<br>\$4.00 seniors (60+)<br>\$2.50 ages 12-16<br>Free under 12      |
| New Hampshire Institute of Art, Manchester                                     | Art Gallery/School    | N/A                             | Most gallery exhibitions free                                                    |
| America's Stonehenge, North Salem                                              | Historic Site         | N/A                             | \$10.00 adults<br>\$9.00 seniors(65+)<br>\$7.00 ages 6-12:<br>Free under 6       |
| Derry Museum of History, Derry                                                 | History Museum        | N/A                             | No charge                                                                        |
| Litchfield History Museum and the Tapping Reeve House & Law School, Litchfield | Historic Home/ Museum | N/A                             | \$5.00 adults<br>\$3.00 seniors & students<br>Free to members, children under 14 |
| Old Meeting House, Sandown                                                     | Historic Landmark     | N/A                             | No charge                                                                        |

1/ Annual attendance is estimated and self-reported by the facilities listed for the directory of the American Association of Museums. Different facilities may have different methods of estimating attendance, which might include paid and non-paid admissions and visitation due to facility rentals, events and other programming.

Source: Facilities listed, visitnh.org, Official Museum Directory, 2011; ConsultEcon, Inc.  
N/A = Not Available

### Summary of Regional Attractions

Overall, in Portsmouth, Concord and the Seacoast and Merrimack Valley regions of New Hampshire, science, history, and art museums are well represented. There are numerous historic homes, and other heritage oriented attractions, reflective of the state's long history. In general, these attractions have low attendance and charge modest fees for admission. A number of these attractions are open only seasonally, especially in the Seacoast region. The most-visited attractions tend to be year-round attractions with wide-reaching appeal, such as children's museums, science centers, and nature centers.

### COLONIAL STATE HOUSE HISTORIC SITES

Colonial state house historic sites are a subset of history museums. Presumably, since there were thirteen original colonies at the establishment of the United States, there are upwards of thirteen

colonial state house buildings, fragments or documentation extant. Following is a review of selected first state houses to show the range of market and operating contexts.

- ◆ **Independence Hall, Philadelphia, PA** – This iconic building where the Declaration of Independence and U.S. Constitution were adopted was constructed between 1732 and 1756 as the State House of the Province of Pennsylvania. Currently, Independence Hall is part of Independence National Historical Park (INHP) and operated by the U.S. National Park Service (NPS). In 2010, there were 694,000 visitors to Independence Hall and 3.75 million visitors to INHP. Admission to Independence Hall is free, though access only through a timed and ticketed tour.
- ◆ **Old State House, Boston, MA** – Located in downtown Boston on the Freedom Trail, a pedestrian pathway that links Boston’s historical sites, the Old State House is operated by the Bostonian Society, a non-profit organization. The original Massachusetts Old State House was built in 1713 and has gone through multiple restorations; the most recent restoration completed in 1992. The Old State House is owned by the City of Boston and is operated by the Bostonian Society, which was formed in 1881 to preserve it. The Society maintains the Old State House as a museum of Boston history. In addition to the legislative chambers, it includes exhibit rooms and interactive exhibits. There are an estimated 100,000 visitors annually and an adult ticket price of \$7.50. The Society has 17 staff and had operating expenses of \$1.3 million in 2010. Staff costs were over half of total operating expenses. Program service revenue totaled \$517,000 in 2010. The Old State House is affiliated partner of the Boston National Historical Park, which markets and coordinates Boston’s downtown historic sites, which are largely independently operated.
- ◆ **Connecticut’s Old State House, Hartford, CT** – Located in downtown Hartford, Connecticut’s Old State House was constructed subsequent to the American Revolution and so is not in fact a colonial state house. However, it’s programming as an historical attraction focused on state government, history and civics is comparable to that proposed for New Hampshire’s First State House. The Old State House was the seat of state government from 1797 through 1873. Programming includes facility rentals and events, educational programming and tours of the state house, for which an adult admission fee of \$6.00 is charged. Estimated annual visitation is 32,000. The Old State House is operated by the Connecticut General Assembly and has 11 staff. The Old State House had a budget of \$583,400 for FY 2011.
- ◆ **Colony House, Newport, RI** – Located in historic downtown Newport, the Colony House is owned by the State of Rhode Island and operated by the Newport Historical Society, which also operates a free history museum (with an annual attendance of 50,000) and four other historic buildings in Newport. It is a National Historic Landmark, designated in 1960. The state’s legislature periodically meets in the Colony House for ceremonial reasons. The Colony House is open for paid docent led tours for \$5.00 and has an estimated visitation of 5,000 annually from tours, events and facility rentals. An estimated 1,000 visitors are due to the annual July 4 celebration held at the Colony House. The Historical Society has 6 full-time equivalent staff plus seasonal staff, for museum and all historical sites including the Colony House. Its FY 2010 operating expenses were approximately \$751,000. Program

service revenue totaled \$61,000 that same year. The State of Rhode Island pays for heating and utilities in the building, which totals approximately \$25,000 each year. The building also requires \$25,000 in capital repairs and maintenance, also paid for by the state.

- ◆ **The Capitol at Williamsburg, VA** – A reconstruction of the third (1705-1747) colonial capitol on the original building site—the state house was burned multiple times—and refurnished according to the period. Part of Colonial Williamsburg, one of the premiere living history museum complexes in the country, which attracts an estimated 780,000 visitors annually. A day ticket to Colonial Williamsburg costs \$22.95 and includes access to all buildings and museums in the 301 acre historic town, which includes 88 original buildings and 500 reconstructed buildings according to documentary evidence.
- ◆ **Maryland State House, Annapolis, MD** - The third state house built on the site, the Maryland State House is the oldest state capitol in continuous legislative use, dating to 1772. It houses the Maryland General Assembly and offices of the Governor and Lieutenant Governor. The capitol has the distinction of being topped by the largest wooden dome in the United States constructed without nails. The current building was designated a National Historic Landmark in 1960. The building is administered by the State House Trust, which was created in 1969. Construction began in 1772 and was not completed until 1779 due to the ongoing American Revolutionary War. The State House is open to the public daily with no admission fee, although donations are accepted.

All of the above profiled colonial state houses are open to the public as heritage attractions, either on a standalone basis or as a part of a larger heritage destination. They include period furnishings as well as historical exhibits, but the key attractors and features are the buildings themselves because of the historical events that occurred there. Visitation to colonial state houses ranges considerably, from 5,000 at the Colony House in Newport to almost 800,000 at Independence Hall. In general, those state houses that are in a large resident and tourist market area and part of a larger heritage destination, either directly or as a partner site, have the highest visitation levels. Colonial Williamsburg is the only one of those profiled to be a historic reconstruction, which is done within the context of one of the largest heritage destinations in the country. Its attendance, therefore, is a function of overall attendance to Colonial Williamsburg. Because there are so many colonial state houses still standing, New Hampshire's First State House cannot be expected to achieve the same level of market support. It would be merely a replica of the state house. In addition, many of these other colonial state houses are in heritage and tourist destinations that support a much higher level of visitation than can be expected for the First State House.

From a governance perspective, the colonial state houses are operated by both public and private non-profit entities, including those specifically formed to preserve the state houses or those that manage other historic buildings and attractions on the same site or nearby. The governance of historic sites is important because it tends to determine how a site is operated and how its revenues and expenses are structured. Because of the significance of these historical resources, several are affiliated with the National Park Service. Managing and maintaining historic sites is a substantial undertaking, which can require substantial financial resources for staff and other operating expenses. Like many historic sites and museums, the non-profit operators of historic state houses do not earn sufficient program service revenue to cover their operating expenses; they have to raise significant contributed revenues to support operations on an ongoing basis. In the instance of publicly owned and operated sites, general public funds are allocated on an ongoing basis to support site operations.

## **STRUCTURES AS EXHIBITS**

Many history museums have incorporated historic architectural fragments or recreations of historic structures and interior spaces within the context of their exhibit offerings. Following reviews several examples of museums that incorporate structures into their exhibits.

- ◆ **Fire Tower Recreation at the Museum of New Hampshire State History, Concord, NH** – As a part of its permanent ongoing exhibits, the Museum of New Hampshire State History features a recreation of a fire tower that was typical of historic fire towers that topped the state’s many mountains. Visitors can climb the fire tower and view a 360-degree panorama of Concord and the Merrimack Valley. The fire tower exhibits feature related historical artifacts and identifies landscape features. Visitation to the fire tower is a function of visitation to the museum overall and revenues and costs associated with it are within the overall museum budget. Total annual estimated visitors to the museum were approximately 30,000 in FY2010, including both general admission and school group visitors. Museum admission is \$5.50 for an adult.
- ◆ **Slave Pen at the National Underground Railroad Freedom Center, Cincinnati, OH** – Originally built in the early 1800’s, the Slave Pen at the National Underground Railroad Center was recovered from a farm in Mason County, KY. The structure was used as a holding pen by a Kentucky slave trader to temporarily keep enslaved people being moved further south for sale. As such, it is part of the broader story of the slave trade. The Freedom Center is 158,000 square feet and attracts roughly 100,000 visitors annually. There is no estimate of visitation to the Slave Pen or separate admission charge.
- ◆ **Damm Garrison at the Woodman Institute Museum, Dover, NH** – The Woodman Institute Museum, indicated in Table IV-2, has a collection of four historic buildings,

including a colonial garrison that was moved to the site. The garrison is housed under a solid structured canopy to preserve the building, though it is open to the air it is somewhat protected from the elements. The Garrison contains period artifacts, furniture and furnishings. The Museum is seasonal and has an adult ticket price of \$8.00, which gives visitors access to the garrison and other buildings that house the museum's galleries.

- ◆ **Yin Yu Tang House at the Peabody Essex Museum, Salem, MA** – The Yin Yu Tang House is a 16-bedroom house from China's southeastern Huizhou region that was constructed in the late Qing Dynasty (1644-1911) by a wealthy merchant and was continually inhabited by his descendants for over 200 years. Considered an exemplary example of architecture from the period, the house was deconstructed at its location in China, moved and reassembled in the Peabody Essex Museum courtyard, where it is part of the permanent collection and on display for self-guided, audio and docent led tours. The Peabody Essex Museum receives approximately 250,000 visitors annually, with an adult admission charge of \$15.00. Admission to the Yin Yu Tang House is for an additional charge of \$5.00 per person. Though specific attendance figures were not available, the Yin Yu Tang House is reportedly popular among its visitors, due to the exotic nature of its architecture. Visitors feel transported to a different time and place because of the immersive nature of the experience.

Based on a review of profiled structures as exhibits, several qualities of structures as exhibits can be identified. In these instances, structures as exhibits are employed to answer the question, "What was it like?" In other words, structures are incorporated into permanent exhibitions to provide an immersive experience that helps visitors understand, indeed to feel, what it was like for the people that used the structure originally. The most unique and compelling structures are those that are most different and unique from the typical visitors day-to-day experience, such as the Yin Yu Tang House.

From a market and operating perspective, the structures as exhibits tend to be part of an overall museum experience, linked to overarching interpretive storylines and museum collections. As such, their economic attributes are largely imbedded in the institutions in which they are located. An exception is the Yin Yu Tang House, which has an additional charge for admission, due in part for the need to control access to the house and also due to its popularity within the museum. However, it is also a standalone and complete building. The other structures as exhibits are incorporated into the museum's exhibit areas. Therefore, the associated ongoing revenues and costs, for staffing and maintenance, are a part of the museum's overall revenue and exhibit expense profile.

## VIRTUAL MUSEUMS AND EXHIBITIONS

As the Internet continues to expand and mature, maintaining a website has become an essential part of what museums and historic sites do. Most physical museums maintain websites as a marketing tool and as a vehicle for dispensing information about its exhibits, educational programs and curricula, and its collections. Purely virtual museums that do not have a physical presence do exist. However, many online and standalone exhibitions are produced by museums because exhibiting online is a natural extension of their missions and collections. The Internet enables them to reach current and other audiences they wouldn't have otherwise reached in a low cost and cost effective manner; and to reinforce visitation patterns to physical museums. A 2008 study sponsored by the Institute for Museum and Library Services found that Internet use is positively related to in-person visits to museums and that the public benefits significantly from museums on the Internet.<sup>2</sup>

An article in 2004 in ICOM News, a publication of the International Council of Museums, established a hierarchy or "ladder" of four types of museums on the Internet, including: the **brochure museum**, the **content museum**, the **learning museum** and the **virtual museum** or "museum without walls."<sup>3</sup> The **brochure museum** is simply a listing of museum information, such as open hours and admission fees, so that visitors can learn how to access the museum. The **content museum** is object-oriented, reflecting a museum's collection, essentially giving users a window into a museum's database of its collected materials. A content museum is most useful to research and professional audiences, though these collections online might appeal to niche audiences and enthusiasts. A **learning museum** engages Internet visitors through multiple points of access, based on a user's interests, age and background. The goal is to teach visitors more about the museum collection and important themes and narratives it represents. The highest-level museum, the **virtual museum**, is much like the learning museum but links its digital collections to other digital collections, and no longer has a matched real-world counterpart. In this way a virtual museum challenges the traditional notion of a museum and digitizes collections and visitor experiences in a manner that is wholly new and different than in a "brick and mortar" museum.

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<sup>2</sup> Griffiths, J.M. and King, D.W. *Interconnections: The IMLS National Study on the Use of Libraries, Museums and the Internet*. Institute of Museum and Library Services, February 2008.

<sup>3</sup> Schweibenz, W. "The Development of Virtual Museums," in ICOM News, No. 3, 2004.

Following is a review of selected examples of virtual museums and exhibitions.

- ◆ **Laura Jernegan: Girl on a Whale Ship** ([www.girlonawhaleship.org](http://www.girlonawhaleship.org)) - Produced by the Martha's Vineyard Museum in Edgartown, MA, the website presents a interactive narrative about what it was like to be a whaling ship in the 19<sup>th</sup> century through the eyes of a girl who voyaged on a whaling ship and kept a diary of the experience. The website enables viewers to page through the diary and view other artifacts in the context of the overarching narrative and framework. It also provides resources for teachers and links to further study. In less than a year after launching the site, the site received 32,000 unique visits, as well as awards and other recognition from the American Library Association and the American Association of State and Local History, among others. The Martha's Vineyard Museum attracted grant funds for the project from the National Endowment for the Humanities, the Massachusetts Foundation for the Humanities, the Massachusetts Cultural Council, and the Permanent Endowment Fund of Martha's Vineyard.
- ◆ **Raid on Deerfield: The Many Stories of 1704** ([www.1704.deerfield.history.museum](http://www.1704.deerfield.history.museum)) - the Memorial Hall Museum/Pocumtuck Valley Memorial Association in Deerfield, MA produced this standalone online exhibition. It tells the story of the 1704 French and Indian raid on Deerfield, a key event in the community's history, from the perspective of five different European and Native American cultural groups. The online exhibition is unique because it presented multiple perspectives that offer different interpretations, meanings and contexts for a single historical event. In addition, the website creators sought to evaluate the impact of the site on the level of knowledge of the event and on the various perspectives on the event. Through a mix of quantitative and qualitative methods, researchers found that the website had a positive impact of visitors, increasing their awareness about multiple perspectives, and even changing some viewers' opinions, altering perceptions and challenging stereotypes. Grant funds for the project came from a mix of public and private sources, including the National Endowment for the Humanities, the Institute of Museum and Library Services, and the John H. and H. Naomi Tomfohrde Foundation.
- ◆ **International Museum of Women** ([www.imow.org](http://www.imow.org)) – According to its website, the International Museum of Women (IMOW) “is an innovative online museum that showcases art, stories and ideas to celebrate, inspire and advance the lives of women around the world.” One goal of the organization is to organize and inspire social change for women globally. Multimedia exhibitions online are designed to inspire viewers to take action through signing pledges, making donations, and interacting with the online community hosted by the museum; as well as through partner organizations that focus on related issues. The organization also sponsors a limited number of events, such as a lecture series and travelling exhibitions.

The IMOW website draws 600,000 unique visitors from over 200 countries; its email newsletter has 40,000 subscribers and it has thousands of Facebook friends and Twitter followers. IMOW reports that “Up to 70% of Museum visitors surveyed report personal changes in attitudes, opinions about global women's issues and up to 60% take action towards gender equity as a result of their visit.”

In FY 2010, IMOW had revenues that totaled \$918,000, mostly from contributed sources, such as fundraising events and private contributions from individuals, corporations and other



organizations. Program services revenue totaled \$21,000, due to lecture series. That same year, its operating expenses totaled \$857,000. Staff costs were approximately 48 percent of total expenses. Program Context, a key expense category supporting ongoing development of exhibitions online and other programs, totaled \$14,000 for the year.

If placed in the hierarchy of online museums, the profiled examples above encompass two learning museums and one virtual museum. IMOW is a complex and dynamic organization, with ever changing exhibitions and encouraging both online and real world interactions with its audience and its partners. **Laura Jeregan** and the **Raid on Deerfield** are standalone exhibitions that were one-time projects of existing museums. The challenge then for any online museum is to establish and sustain engagement with online audiences on an ongoing basis that will attract sufficient revenue for operations. It is important to note that online museums are largely supported by grant funds, either on a one-time or ongoing basis. They have limited opportunities for earned revenue unless tied to real world programs. Yet, this new and evolving segment of the museum industry offers established and new museums avenues to reach new audiences globally, which is important in a world that is increasingly digitized.

## **TRAVELING EXHIBITIONS**

The use of changing or traveling exhibitions has become an important factor for history museums to attract a repeat audience base and sustain attendance, bring in new visitation, raise revenue with general admissions and/or exhibit upcharges, and appeal to a broad, multi-generational audience.<sup>4</sup> Museums offering a changing exhibit experience may produce their own shows, collaborate with other museums to develop and mount an exhibition, or host exhibitions through rental or other arrangements. There are countless venues in the U.S. and internationally that host a large variety of traveling exhibits. These include art, science and history museums, as well as zoos and aquariums, and State, municipal and cultural centers. Casinos, convention centers and dedicated traveling exhibit venues also host major temporary exhibitions, as do shopping centers and other private commercial spaces.

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<sup>4</sup> For the purposes of this analysis, the terms “changing,” “traveling,” and “temporary” exhibits are used interchangeably.

In general, there are three categories of traveling exhibits: smaller to moderate scale exhibits that have become standard operating procedure for most museums; larger exhibits that require more dedicated gallery space, higher booking fees, and more complex logistical factors; and, major or blockbuster shows. The purpose, business model, and attendance impacts for hosting these major or blockbuster exhibitions is different from standard traveling exhibit operations that have become a routine component of museum operations. A “blockbuster” will attract large numbers of visitors, will typically include an admission upcharge, and will attract audiences beyond the typical museumgoer profile. Both types of traveling exhibitions proposed for New Hampshire’s First State House are assumed to be in the first category of smaller to moderate scale exhibits, though depending on the size and complexity of the ultimate exhibit, it might require larger exhibit space. However, the larger the exhibition planned, the fewer suitable locations may be available throughout the state.

Following are examples of organizations that produce traveling exhibitions.

- ◆ **Gilder Lehrman Institute of American History** – Founded in 1994, the Gilder Lehrman Institute supports the study of American history through a wide range of programs and resources for students, teachers, scholars, and history enthusiasts throughout the nation. One of its programs is the production of panel exhibits that travel to sites throughout the country, including schools, libraries, museums and historic sites. Ideas for exhibitions are generated in-house and rely on in-house collections, as well as outside resources. The Institute offers two types of panel exhibitions, small and large, offered for \$200 and \$1,000, respectively, to host sites. This cost covers only the cost of shipping to and from the host sites. Funds for the creation of the exhibition are through grants from the National Endowment for the Humanities and other project sponsors, which typically vary from exhibition to exhibition. One recent example of an exhibition is focused on the Freedom Riders that traveled to the south to challenge segregationist practices during the Civil Rights movement. This exhibition was created in conjunction with WGBH Boston/The American Experience to coincide with a documentary that originally aired in 2011. It is very popular, especially during Black History Month.

In order to understand the impact of the exhibitions, which is typically required by funders, the Institute distributes a questionnaire to host sites. In general, response and experience varies from site to site. Visitation is largely a function of the sites level of effort at promotion and overall visitation patterns and market context. The biggest impact is reportedly at library sites in rural locations and small towns, because the exhibition is more unique and out of the ordinary in the local marketplace.

- ◆ **Museum of New Hampshire State History** – The New Hampshire Historical Society has both produced and hosted traveling exhibitions. Traveling exhibitions cover a wide range of topics, most related to the organization’s mission to interpret important statewide themes.

Over the years, the Society has produced a number of shows for single sites and multiple sites throughout the state. Typically, these sites include schools, libraries, and local historical societies, and exhibitions last from a weekend to three or four months. The cost to produce these exhibitions has ranged considerably, from roughly \$10,000 to \$60,000 and more, depending on the size and complexity of the exhibition. This cost estimate is for design and production only and does not include staffing and transportation. Spaces available throughout the state tend to be small between 100 and 500 square feet because the sites often not to have a sufficient space for larger exhibitions. There are reportedly only a handful of spaces that can accommodate traveling exhibitions in larger spaces, such as the Historical Society of Cheshire County, with about 1,500 square feet and Discover Portsmouth gallery of 2,000 square feet. (The Society's museum has two changing exhibition spaces, rotated annually, of 3,000 and 1,800 square feet.) The Society does not charge host sites for traveling exhibitions because they view it as part of their statewide mandate and mission. Business and corporate sponsors typically underwrite travelling exhibitions, as the organization itself does not receive any public funding from the state. The Society indicates that the benefits of the traveling exhibitions include supporting local institutions that wouldn't otherwise have the resources or know-how to produce their own high quality exhibits and also reaching a broader audience than they can through their flagship museum in Concord.

In 2010, total operating expenses for the New Hampshire Historical Society were \$2.0 million in FY 2010. Expenses associated with the Museum operations, including associated staff, were \$192,000. Related expenses for Exhibitions, Education, and Museum Store and Visitor Services were \$124,000, \$140,000, and \$125,000, respectively. The Society employs 13 full-time and 25 part-time staff.

The profiled organizations that produce traveling exhibitions indicate that they are an important component of reaching audiences that wouldn't otherwise be exposed to historical exhibitions. They also support local educationally oriented institutions, such as schools, libraries and historical societies, to show such exhibits. Traveling exhibitions tend to be "one off" kinds of projects from a design and development standpoint, though once created they can travel indefinitely, depending on the level of demand for the exhibition.

## Section V

### ECONOMIC VIABILITY OF INTERPRETATION SCENARIOS AND RECOMMENDATIONS

The following section provides an assessment of the economic viability of each Interpretation Scenario, a summary of the economic viability, and contextual economic impact information and recommendations. The section is informed by: the Cherry Valley Group's Interpretation Assessment report; research into resident and tourist markets, Portsmouth and Concord regional attractions, and comparable or similar projects; a review of economic impact studies in the State of New Hampshire (see Appendix A for an annotated bibliography of the reports reviewed); and the consultants general industry knowledge of projects and programs of the type considered here. First, a framework of analysis is established for the Interpretation Scenarios, and each scenario is reviewed in turn. After a summary of the factors for the Interpretation Scenarios, heritage and educational attraction success factors are reviewed and applied to the First State House Interpretation Scenarios to inform the recommendation of Interpretation Scenarios most economically viable, based on the research and analyses in this report. Finally, contextual economic impact information from other New Hampshire statewide economic impact studies is used as a basis for recommendations on how the State of New Hampshire can increase the positive economic impacts of historic preservation and heritage tourism activities.

#### **Framework of Analysis**

The economic viability of the Interpretation Scenarios is based on a variety of factors, which form a composite picture of the market and economic potential of each scenario. These factors include:

- ◆ **Location** – the proposed location for each Interpretation scenario is evaluated for its operational implications
- ◆ **Market support** – an assessment of the Interpretation Scenario's ability to attract and sustain visitation from resident and tourist audiences
- ◆ **Staffing requirements** – potential employment and wages supported by the Interpretation Scenario
- ◆ **Operating costs** – potential range of operating costs, based on staffing and space requirements

- ◆ **Revenue opportunities** – identification of potential earned revenues and generalized level of contributed revenues required in order to support operating costs
- ◆ **Organizational requirements** – how the Interpretation Scenario would be structured, including governance and management structure
- ◆ **Support for historic preservation and heritage tourism** – how the Interpretation Scenario supports historic preservation and heritage tourism
- ◆ **Potential for economic, fiscal and community benefits** – discussion of associated economic, fiscal and community impacts of Interpretation Scenarios

Data in **Table V-1** through **Table V-5** present evaluations of each Interpretation Scenario.

**Table V-1**  
**Evaluation of Scenario #1: New Hampshire First State House Historic Site Museum**

|                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Location</b>                    | Portsmouth – the proposed location in Portsmouth is appropriate due to the fact that the First State House was originally located there in both the State House period and the Boarding House period. The mix of attractions in Portsmouth and the Seacoast would be supportive of and complementary to the museum.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Market support</b>              | The museum would attract visitors from resident and tourist markets. There are substantial tourist volumes to and through the Seacoast on an annual basis. Portsmouth has a strong identity as a heritage tourism destination; with in place tourist flows that are interested in the subject matter that the museum would present. Visitation would be highly seasonal, as indicated by seasonal attractions in Portsmouth. Based on the small scale of the attraction and review of existing and comparable attractions, visitation potential may range from 2,000 to 8,000 visitors annually. Due to the conceptual nature of the museum, the visitation potential will vary considerably depending on ultimate design and configuration of the museum, level of programming and marketing, and how the site is operated. |
| <b>Staffing requirements</b>       | 6 full-time equivalent (FTE) employees, in the following categories: administration and support, visitor services, program and support, and operations and maintenance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Operating costs</b>             | Operating expenses are estimated to range from \$310,000 to \$460,000 in current dollars.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Revenue opportunities</b>       | Revenue would largely be derived from contributed revenues. Like most museums, these contributed revenues would be comprised of public and private gifts, grants, proceeds from endowments, and other sources. The museum also has the potential, albeit modest, to earn revenue, through admission fees, retail and program revenue. A reasonable range in the percentage of earned revenue to operating costs is 5% to 10%. Based on scale of museum and pricing at local attractions, an adult ticket price of \$6.00 is reasonable to assume. Revenue from a gift shop would depend on the size and scale of retail space. Program fee revenue would be dependent on programs offered and schedule of programming.                                                                                                       |
| <b>Organizational requirements</b> | A new 501(c)(3) not-for-profit organization would need to be established, with a volunteer board of directors and managed by an executive director.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

**Table V-1 (cont.)**  
**Evaluation of Scenario #1: New Hampshire First State House Historic Site Museum**

|                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|----------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Support for historic preservation and heritage tourism</b></p> | <p>This interpretation scenario would employ the historic resource as a basis for a new museum, increasing awareness of the resource and history in general. However, the reconstruction of the state house is among the least favored methods of historic preservation, according to the Secretary of the Interior’s Standards for Historic Preservation. (For more discussion of the standards, see Cherry Valley Group <i>Interpretation Assessment for New Hampshire’s First State House</i>.) A new museum, however, would establish a new heritage and educational attraction in Portsmouth, thereby contributing to the mix of attractions in the destination. As a new destination within the community, it has the potential to bring new visitors to the community that wouldn’t have otherwise visited. This effect however is not great because of the size and scale of the new museum. Because of the overlapping colonial themes, the new museum as proposed may cannibalize attendance from other historic homes and heritage attractions in the region.</p> |
| <p><b>Potential for economic, fiscal and community benefits</b></p>  | <p>Potential economic, fiscal and community benefits include:</p> <ul style="list-style-type: none"> <li>◆ Development and construction of the museum would result in construction and other related expenditures in the community on a one time basis</li> <li>◆ As a new “business,” the museum would create jobs and new expenditures in the local economy on an annual basis</li> <li>◆ Diversification and expansion of the tourism economy, leading to increased spending by museum visitors in the community</li> <li>◆ Visitor spending offsite at the destination would result in sales, hotel and other taxes to state and local government</li> <li>◆ Expansion of educational opportunities for school groups and enhanced teaching opportunities for schools</li> <li>◆ Increased awareness of history, historical resources and historic preservation among the general public</li> <li>◆ Enhanced quality of life and community pride for residents</li> </ul>                                                                                                |

**Table V-2  
Evaluation of Scenario #2: New Hampshire First State House Partial Reconstruction**

|                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|---------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Location</b>                                               | Portsmouth area – the proposed location in Portsmouth area is appropriate due to the fact that the First State House was originally located in Portsmouth in both the State House period and the Boarding House period. The mix of attractions in Portsmouth and the Seacoast would be supportive of and complementary to the museum.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Market support</b>                                         | As in Scenario #1, the museum would attract visitors from resident and tourist markets in the Seacoast. However, because of the size and scale of the museum, which is smaller than in Scenario #1, it would not have as much attraction content and therefore would not attract as many visitors. Based on the small scale of the attraction and review of existing and comparable attractions, visitation potential may range from 1,000 to 5,000 visitors annually. Due to the conceptual nature of museum, the visitation potential will vary considerably depending on ultimate design and configuration of the museum, level of programming and marketing, and how the site is operated.                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Staffing requirements</b>                                  | 3.5 full-time equivalent (FTE) employees, in the following categories: administration and support, program and support, and operations and maintenance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Operating costs</b>                                        | Operating expenses are estimated to range from \$180,000 to \$270,000 in current dollars.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Revenue opportunities</b>                                  | Revenue would largely be derived from contributed revenues. Like most museums, these contributed revenues would be comprised of public and private gifts, grants, proceeds from endowments, and other sources. The museum also has the potential to earn revenue, through admission fees and program revenue. A reasonable range in the percentage of earned revenue to operating costs is 1% to 5%. Retail revenue would not be possible at this scale of operation. Based on scale of museum and pricing at local attractions, an adult ticket price of \$5.00 is reasonable to assume. Program fee revenue would be dependent on programs offered and schedule of programming.                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Organizational requirements</b>                            | A new 501(c)(3) not-for-profit organization would need to be established, with a volunteer board of directors and managed by an executive director.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Support for historic preservation and heritage tourism</b> | This interpretation scenario would employ the historic resource as a basis for a new museum, increasing awareness of the resource and history in general. However, the reconstruction of the state house is among the least favored methods of historic preservation, according to the Secretary of the Interior’s Standards for Historic Preservation. (For more discussion of the standards, see Cherry Valley Group <i>Interpretation Assessment for New Hampshire’s First State House</i> .) A new museum, however, would establish a new heritage and educational attraction in Portsmouth, thereby contributing to the mix of attractions in the destination. As a new destination within the community, it has the potential to bring new visitors to the community that wouldn’t have otherwise visited. This effect however is not great because of the size and scale of the new museum. Because of the overlapping colonial themes, the new museum as proposed may cannibalize attendance from other historic homes and heritage attractions in the region. |

**Table V-2 (cont.)**  
**Evaluation of Scenario #2: New Hampshire First State House Partial Reconstruction**

|                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Potential for economic, fiscal and community benefits</b> | <p>Potential economic, fiscal and community benefits are the same as in Scenario #1, though they would not be as large because of the smaller scale of the museum and the overall operation. These benefits include:</p> <ul style="list-style-type: none"><li>◆ Development and construction of the museum would result in construction and other related expenditures in the community on a one time basis</li><li>◆ As a new “business,” the museum would create jobs and new expenditures in the local economy on an annual basis</li><li>◆ Expansion of the tourism economy, leading to increased spending by museum visitors in the community</li><li>◆ Visitor spending offsite at the destination would result in sales, hotel and other taxes to state and local government</li><li>◆ Expansion of educational opportunities for school groups and enhanced teaching opportunities for schools</li><li>◆ Increased awareness of history, historical resources and historic preservation among the general public</li><li>◆ Enhanced quality of life and community pride for residents</li></ul> |
|--------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



**Table V-3**  
**Evaluation of Scenario #3: New Hampshire First State House Exhibit**

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|---------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Location</b>                                               | Southeastern New Hampshire. A host museum has not been identified and therefore the locational attributes cannot be evaluated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Market support</b>                                         | As exemplified by the comparable structures as exhibits, the market support for a single exhibit is largely a function of the host site's overall market support and visitation. In some cases, a structure can be separately ticketed and be an attraction in its own right, but it must be of sufficient character and uniqueness to warrant this separate ticket. Complete buildings have a greater potential than partial buildings to offer a wholly immersive experience that can transport a visitor to a different place and a different time. Because of the significant array of 18 <sup>th</sup> century architecture in the region and its fragmentary nature, the First State House does not rise to this level of attraction. However, incorporating the First State House exhibit into the current offerings of an existing institution has the potential to impact overall visitation to the host institution positively. It is not unreasonable for the First State House exhibit to contribute to sustaining an institution's visitation and potentially contributing an additional 5% to 10% to the museum's overall visitation in the first year or two after installation, if appropriately designed, programmed and promoted.                                            |
| <b>Staffing requirements</b>                                  | 0.25 full-time equivalent (FTE) employees in exhibit maintenance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Operating costs</b>                                        | Operating expenses are estimated to range from \$10,000 to \$20,000 in current dollars.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Revenue opportunities</b>                                  | Like visitation, revenue would be dependent upon the profile of the host institution and may increase slightly in the early years after exhibit installation. In addition, there may be enhanced opportunities for contributed revenues for the host institution because of the increase in visitation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Organizational requirements</b>                            | The governance and management structure would depend on the characteristics of the host organization. The installation of the First State House exhibit would not alter this existing organization's structure.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Support for historic preservation and heritage tourism</b> | This interpretation scenario would employ the historic resource as a basis for a new exhibit, increasing awareness of the resource and historic preservation in general. This scenario is more authentic historic preservation if the state house were to be reassembled completely or partially. A state house exhibit would contribute to the ongoing sustainability of the host institution through enhanced visitation and revenue opportunities. It may also expose the host institution to new audiences that wouldn't have otherwise visited it without the First State House exhibit.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Potential for economic, fiscal and community benefits</b>  | <p>Potential economic, fiscal and community benefits include:</p> <ul style="list-style-type: none"> <li>◆ Development and construction of the exhibit would result in construction and other related expenditures in the community on a one time basis</li> <li>◆ The exhibit would support museum jobs and expenditures in the local economy on an annual basis through an existing institution</li> <li>◆ Expansion of the tourism economy, leading to increased spending by museum visitors in the community – this effect would not be as great as in Scenarios #1 and #2, and only apply to increment in museum visitation in early years after exhibit installation</li> <li>◆ Visitor offsite spending at the destination would result in sales, hotel and other taxes to state and local government – this effect would not be as great as in Scenarios #1 and #2, and only apply to increment in museum visitation in early years after exhibit installation</li> <li>◆ Expansion of educational opportunities for school groups and enhanced teaching opportunities for schools</li> <li>◆ Increased awareness of history, historical resources and historic preservation among the general public</li> <li>◆ Enhanced quality of life and community pride for residents</li> </ul> |

**Table V-4  
Evaluation of Scenario #4: New Hampshire Virtual First State House Museum**

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|---------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Location</b>                                               | As a virtual museum, the location is on the Internet and accessible to visitors from throughout New Hampshire and the world. The physical location for staffing the virtual museum and the associated archeology research lab is assumed to be located at an academic or historical / cultural institution. The physical location is not assumed to affect operations, perhaps only marginally based on the cost of occupied space, which would vary from locality to locality.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Market support</b>                                         | The virtual museum is an emerging form. In some cases, a virtual exhibition is the product of an existing museum that uses its collection and existing staff resources as the basis. In others, it is a largely online museum, with exhibitions and social media integrated to develop a community of visitors that has the potential to span the globe. The audience for online exhibitions and museums is not limited by geography and is therefore a function of the visitor's ability to find the exhibition or museum, through search engines, other websites, and the like. Based on the experience of comparable projects, a reasonable range of visitation for a First State House online exhibition might range from 50,000 to 100,000 unique visitors, in its first year, given an appropriate level of marketing online and depending on the content and design.                                                                                                                                                                                                                                                              |
| <b>Staffing requirements</b>                                  | 4.0 full-time equivalent (FTE) employees including a Director / Curator, research associates and a digital resources technician. Research associates are assumed to be graduate internships, with an assumed lower payroll cost per FTE.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Operating costs</b>                                        | Operating expenses are estimated to range from \$150,000 to \$230,000 in current dollars. The amount of office space required to house staff offices, collections and other storage, classrooms and archeology laboratory is assumed to be about 2,400 square feet.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Revenue opportunities</b>                                  | Online exhibitions and virtual museums are supported largely through contributed revenues. However, there are opportunities for program revenues, if real world events and activities are planned. An important source of grant funds for online exhibitions is the National Endowment for the Humanities, a federal organization, as well as state and local government programs in the arts and humanities, and private foundations and businesses.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Organizational requirements</b>                            | It is assumed that the virtual museum and associated digital collection would be a unit within an existing academic and/or historical / cultural institution.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Support for historic preservation and heritage tourism</b> | This interpretation scenario would employ the historic resource as a basis for a new exhibition online, increasing awareness of the resource and historic preservation in general. This awareness has the potential to be more broad-based than the place-based Interpretation Scenarios #1-3 because of the online presence. However, the physical lab associated with it would have a direct impact on students of history, historic preservation, and other related fields. It would contribute to the ongoing sustainability of the host institution through new program-related revenue opportunities, as well as potentially support its mission in historic preservation. It may also expose the host institution to new audiences that wouldn't have otherwise been exposed to it without the First State House exhibition or museum. Because heritage tourism is a place-based activity, an online exhibition or museum would have limited impact on the ground; however, it is assumed that such a virtual museum would be linked to heritage tourism activities, perhaps recommending real world itineraries to "see and do." |

**Table V-4 (cont.)**  
**Evaluation of Scenario #4: New Hampshire Virtual First State House Museum**

|                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Potential for economic, fiscal and community benefits</b> | Potential economic, fiscal and community benefits include: <ul style="list-style-type: none"><li>◆ Initial development of the online presence and acquisition of digital software and hardware would result expenditures in the community on a one time basis</li><li>◆ The ongoing development and maintenance of the virtual museum would result in new jobs and expenditures in the local economy on an annual basis through the existing host institution</li><li>◆ Expansion of educational opportunities for school children through the online experience and the provision of teacher curricula and materials</li><li>◆ Increased awareness of history, historical resources and historic preservation among the general public</li><li>◆ Enhanced quality of life and community pride for residents</li></ul> |
|--------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**Table V-5**  
**Evaluation of Scenario #5: First State House History Center for Civic Engagement**

|                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Location</b>              | As in Scenario #4, this Interpretation Scenario also functions largely as a virtual museum: the location is on the Internet and accessible to visitors from throughout New Hampshire and the world. Therefore, the physical location for staffing the virtual museum and the associated education center is assumed to be located at a non-profit library / archive. The physical location is not assumed to affect operations, perhaps only marginally based on the cost of occupied space, which would vary from locality to locality. Unlike in Scenario #4, however, Scenario #5 incorporates small and large traveling exhibition, based on the First State House.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Market support</b>        | Scenario #5 would have both online and real world visitation, which would be dispersed throughout the state and dependent upon the visitation patterns at the to be determined host sites. As in Scenario #4, a reasonable range of online visitation for a First State House online exhibition might range from 50,000 to 100,000 unique visitors, in its first year, given an appropriate level of marketing online and depending on the content and design.<br><br>The two different traveling would have different visitation patterns. In general, the larger traveling exhibition has the potential to reach a larger audience because the host sites will be bigger, with an assumed bigger visitation profile than host sites of the smaller traveling exhibition. It is reasonable to assume the visitation to each host site of the smaller exhibition would be in the few hundreds of people to a few thousand people for the smaller exhibit and potentially several tens of thousands for the larger exhibit. Both the online and the traveling exhibitions would be mutually reinforcing, leading online visitors to visit the traveling exhibition and vice-versa. |
| <b>Staffing requirements</b> | 4.0 full-time equivalent (FTE) employees including a Director / Administrator, education coordinator, research associate and a digital resources technician.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Operating costs</b>       | Operating expenses are estimated to range from \$220,000 to \$330,000 in current dollars. Hosting institutions are assumed to pay for the cost of transportation for the traveling exhibitions and therefore this is not included in operating expense estimates.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Revenue opportunities</b> | Online exhibitions and virtual museums are supported largely through contributed revenues. As are traveling exhibitions. However, there are opportunities for program revenues, if real world events and activities are planned. An important source of grant funds for online exhibitions is the National Endowment for the Humanities, a federal organization, as well as state and local government programs in the arts and humanities, and private foundations and businesses.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

**Table V-5 (cont.)**  
**Evaluation of Scenario #5: First State House History Center for Civic Engagement**

|                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|---------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Organizational requirements</b>                            | It is assumed that the virtual museum and associated digital collection would be a unit within an existing library / archive or education center.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Support for historic preservation and heritage tourism</b> | This interpretation scenario would employ the historic resource as a basis for a new exhibition online and traveling exhibition, increasing awareness of the resource and historic preservation in general. Among all of the scenarios, this awareness has the potential to be the most broad-based because of the combination of the online presence and the traveling exhibitions that would visit a number of communities, rather than just reside in one place as in Scenarios #1-3. Scenario #5 would contribute to the ongoing sustainability of the host institution through new program-related revenue opportunities, as well as potentially support its mission related to historic preservation. It may also expose the host institution to new audiences that wouldn't have otherwise been exposed to it without the proposed Center. Because heritage tourism is a place-based activity, an online exhibition or museum would have limited impact on the ground; however, it is assumed that such a virtual museum would be linked to heritage tourism activities, perhaps recommending real world itineraries to "see and do." |
| <b>Potential for economic, fiscal and community benefits</b>  | <p>Potential economic, fiscal and community benefits include:</p> <ul style="list-style-type: none"> <li>◆ Initial development of the online presence and acquisition of digital software and hardware would result expenditures in the community on a one time basis</li> <li>◆ Initial development and production of the traveling exhibitions would result in expenditures in the community on a one time basis</li> <li>◆ The ongoing Center activities and programs would result in new jobs and expenditures in the local economy on an annual basis through the existing host institution</li> <li>◆ Expansion of educational opportunities for school children through the online experience and the provision of teacher curricula and materials</li> <li>◆ Increased awareness of history, historical resources and historic preservation among the general public</li> <li>◆ Enhanced quality of life and community pride for community residents</li> </ul>                                                                                                                                                                      |

**Summary Evaluation of Economic Viability**

The proposed Interpretation Scenarios for the First State House represent a range of futures for the First State House, from full reconstruction as an historic site museum to a virtual museum that exists solely on the Internet. As such each Interpretation Scenarios represents different levels of initial and ongoing investment in new or existing organizational infrastructure and programming, rooted in opportunities for interpretation, to support the preservation of the First State House architectural fragments. Despite these differences there are also many similarities between the Scenarios, in terms of levels of ongoing operating costs, required support from sources of contributed revenue, support for historic preservation and heritage tourism, and economic and community benefits.

Following is a comparative discussion of important characteristics related to the economic viability of the Interpretation Scenarios.

- ◆ **Location** – While all scenarios require some sort of physical location, their locational requirements are different. Scenarios #1 and #2 will require land on which to build a new museum—capital costs identified in this report do not include land acquisition, which has the potential to be quite high. Scenario #3 is established in an existing museum or historic site location. All three of these scenarios must be easily accessible and visible to the general public and educational groups. Because their primary programming occurs online, Scenarios #4 and #5 require only office space for staff workspaces and to house the hardware required to support and online infrastructure. In Scenario #4, an archeological laboratory and classroom space is assumed to double the amount of office space required. The exact size and configuration of the archeology laboratory has the potential to vary widely. In Scenario #5, a traveling exhibition would be presented throughout the state, in locations that will have different visitation patterns dependent upon the local market context.
- ◆ **Market Support** – Since a specific location has not been identified for any of the scenarios, it is difficult to establish market support for the First State House in a specific location. Concord and Portsmouth resident market areas, within a 30-minute drive time area, are of similar size in terms of population. All of the Concord area resident population resides in New Hampshire whereas the 30-minute drive time around Portsmouth includes residents of the adjacent states Maine and Massachusetts—roughly 37 percent of the total estimated population. Regardless of the location, all Interpretation Scenarios are targeted towards statewide resident markets. A Concord location would therefore be easier for access to more of New Hampshire residents.

The First State House was originally located in Portsmouth, and this historical association underpins the Interpretation Scenario construct. Portsmouth and the Seacoast also contain more cultural heritage museums and historic homes, a critical mass of attractions. A new museum in Portsmouth would have the potential to enhance the local tourist market by enhancing the critical mass of heritage attractions, but only if it is of significant size and scale to be a destination in its own right and is not another small scale attraction presenting similar themes and topics as other attractions in the region. As proposed in Scenario #1 and Scenario #2, a First State House museum would be too small and too similar to existing attraction to enhance the mix of attractions in the region and may in fact draw attendance away from existing attraction.

Based on the above discussion, the use of the architectural fragments would be more appropriate, and lower cost, and just as effective from an interpretive standpoint at getting across key messages of a First State House exhibit, if housed in an exhibit gallery or in an archeology and architectural laboratory that offers limited access to post-secondary students, academics, professionals and researchers.

It is unclear whether an existing institution, however, is willing to take on the First State House, especially since one has yet to emerge over the course of the preservation project's history that has spanned multiple decades. There is market support for an online exhibition and virtual museum, thought level of ongoing programming beyond the creation of the initial First State House exhibitions, would be dependent upon the creation of an entirely new organization or an existing institution willing to establish the Virtual Museum or the Center for Civics and Political Engagement. A new organization could be created; but

existing organizations would have more knowledge, expertise and programmatic and administrative infrastructure to manage and implement project. A plausible scenario is for the First State House to become the basis of a grant proposal for National Endowment for the Humanities, other state and local government sources and private support from individuals, foundations and businesses and corporations. Existing institutions have track records at attracting contributed revenues, whereas a new non-profit organization's potential success raising funds is considerably more speculative.

- ◆ **Staffing Requirements** – The staffing requirements are evaluated as if each Interpretation Scenarios were a new organization in Scenarios #1 and #2, or a new unit within an existing organization, for Scenarios #3, #4 and #5. The number of staff required ranges from 0.25 FTE in Scenario #3 to 6.0 FTE in Scenario #1. Scenarios #2, #4 and #5 require roughly 4.0 FTE, though the skill sets of the staffing required would vary. Staff in Scenarios #1, #2 and #3 is mostly public customer service and educational staff; while staffing for Scenarios #4 and #5 would be focused on building and maintaining digital resources, online exhibitions, and expanding digital collections. For the purposes of this analysis, the average salary levels are the same across all the Interpretation Scenarios, except for Scenario #4 that has half of its employees assumed to be graduate internships, which would have a lower cost than permanent employees.
- ◆ **Operating Costs** – In this analysis operating costs include employee salaries and wages, employee fringe, benefits and taxes, and other operating costs; and in Scenarios #4 and #5, a separate occupancy cost for office space. (In Scenarios #1, #2 and #3, it is assumed that new and existing museums are located on owned land and buildings.) Scenario # 1 requires the highest operating cost on an annual basis, at between \$410,000 and \$610,000, while the lowest operating cost option is Scenario #3, at between \$30,000 and \$40,000 annually.
- ◆ **Revenue Opportunities** – Only Scenario #1 and to a lesser extent Scenario #2 offer good opportunities for earned revenue, through admissions, retail and program revenues. Permanent, online and traveling exhibitions tend to be one-time expenses and do not earn revenue per se, except through any admission fees charges by the host institution. There are opportunities for program related revenue planned in conjunction with the permanent exhibit in Scenario #3 and virtual organizations in Scenarios #4 and #5 and traveling exhibitions in Scenario #5. All scenarios will rely on contributed revenues to cover a large majority of operating expenses. Available grant funds to support the programs of the type described in the Interpretation Scenarios tend to be available for one-time programs and projects rather than as an ongoing support mechanism.
- ◆ **Organizational Requirements** – Ultimately, support for a new organization will need to be built by a group of individuals and organizations, that have yet to be identified and exist only now as a theoretical construction. A much more realistic path forward for the First State House is for the fragments to be employed by an existing institution to develop new programming. An existing organization would have the skills and resources, such as grant writing and collections, required to implement a First State House project. For the initial project to live on as a program would require ongoing support from an organization and its sponsors and funders, after one-time start up and implementation. Permanent, online and traveling exhibitions tend to only have one life and tend to be deployed for a period of time,

ranging from a weekend to years or more. Sustaining organizations on an annual basis requires broad-based human and financial support from public and private sectors, and larger organizations require more resources.

- ◆ **Support for Historic Preservation and Heritage Tourism** – Interpretation Scenarios #3, #4 and #5 are the most appropriate scenarios for historic preservation based on the Secretary of the Interior’s standards for historic preservation. (See Cherry Valley Report for more discussion of the standards in relationship to the scenarios.) All scenarios build awareness of historical resources, like the First State House, among the general resident and tourist public, schoolteachers and students, in both online and physical spaces. They provide access, whether online or physically to historical resources and collections, that appeal to professionals and researchers in the fields of museums, history, American studies, architecture, and archeology among others. A key story related to the First State House, in many ways more interesting and important, is the First State House’s preservation story that has spanned over half a century or more. Telling this story along with Colonial period, transition from Royal to Constitutional government, as well as the Boarding House period and 20<sup>th</sup> Century movement to preserve the First State House helps to challenge audience notions of the meaning of architectural preservation and the importance of shrines that preserve New Hampshire and American history that have a truly global appeal.

All Scenarios support heritage tourism activities, but in different ways. Physical developments in Scenarios #1 and #2 become new heritage tourism destinations, though would likely achieve similar levels of market support as existing historic house museums. Scenarios, #3 and #5 will support heritage tourism activities at existing heritage tourism destinations. Online exhibitions in #4 and #5 will also support heritage tourism activities to the extent the website directs online visitors to go to real places to experience history in cities and regions of New Hampshire.

- ◆ **Potential for Economic, Fiscal and Community Benefits** – All Interpretation Scenarios create new economic, fiscal and community benefits, in similar and different ways. All Scenarios function as new “businesses” within the New Hampshire economy that have direct expenditures, wages and salaries and employment. Like all businesses, they have varying degrees of indirect and induced impacts, based on the profile of direct expenditures. The physical museums, permanent and traveling exhibitions also have direct impacts from associated off-site visitor spending on the same day as the visitor’s trip to the museum, permanent or traveling exhibition. Online exhibitions will have limited impact on visitor spending because their online visit does not also include stops and expenditures in lodgings, restaurants, shops and other recreation entertainment and transportation categories, like tourist spending patterns in real world.

Fiscal benefits would be derived through sales taxes on employee spending for goods and services in local economy, as well as taxes on off-site visitor spending, including sales and lodging taxes. Again, like overall economic impact, physical scenarios are likely to have more fiscal impacts due to associated off-site visitor spending.

While incalculable, community benefits are perhaps the most lasting impacts of all. All Interpretation Scenarios expand educational opportunities for school children through the online and in person experiences and the provision of teacher curricula and materials;



increase awareness of history, historical resources and historic preservation among the general public; and enhanced quality of life and community pride for community residents. Overall, these community benefits make New Hampshire a better place to live, work and visit; and support the overall historical charm and character of the state.

The five Interpretation Scenarios offer different opportunities for interpretive exhibits, in reality or in cyberspace, in conjunction with new programming. They all have varying levels of market support, staffing requirements, operating costs, revenue opportunities, organizational requirements, support for historic preservation and heritage tourism activities, and economic, fiscal and community benefits.

### **Heritage and Educational Attraction Success Factors**

Audiences today are exposed to high-tech, high-quality media and experiences at work, school and at visitor attractions on an ongoing basis. Due to high audience standards, those in the heritage and educational attraction industries have adopted those same high-quality techniques and standards to attract visitors and maintain visitation levels. Potential visitors have probably visited theme parks, aquariums, major museums, themed retailers and restaurants, National Parks and other such major attractions, or at least seen them on television. Additionally, these audiences are willing to travel; more people travel nationally and internationally than ever before. As the expectations by audiences of leisure time products are very high, a successful educational attraction must meet audience expectations of value provided in terms of both money and time spent. To achieve its goals for interpretive and economic success, the Interpretation Scenarios should fulfill the following criteria:

- ◆ **Authenticity and Quality** - The interpretive elements should have a high degree of interest and/or relevance to the audience. Audience expectations of content and presentation have risen dramatically.

*The First State House Interpretation Scenarios as proposed will provide unique, high quality educational and entertainment experiences, both online and in the real world. The permanent exhibit in Scenario #3 provides the most architectural authenticity among all scenarios.*

- ◆ **Location** - The accessibility and visibility of the location is critical to its market success. Facilities in outstanding locations, from an accessibility and visibility perspective, have the greatest market opportunity. Many museums are site-specific. They interpret a site, region or geographic feature. A site that has good proximity and views reinforces the quality of the visitor experience. This can be a major factor in the museum's success.

*Due to the size of resident and tourist markets, and extent of local heritage attractions that are complementary and supportive, locations in downtown Portsmouth and Concord that are highly visible and accessible to resident and tourist markets in place are the most logical for a new heritage museum or permanent exhibition. A location at an existing heritage attraction, such as New Hampshire State History Museum, current State House, or Strawberry Banke Museum, offers the First State House the most visitation potential, based on existing patterns of visitation. A location not in an heritage destination, but in a heavily traveled public place like the Manchester Airport are good places to reach audiences who wouldn't otherwise visit a museum.*

- ◆ **Critical Mass and Quality of Attraction Elements** - The attraction must have sufficient quality and quantity of content to warrant a special trip. Typically, this implies that more than one hour or more will be spent experiencing the attraction. There must be sufficient attraction content to appeal to a diverse audience with varying ages and degrees of subject interest and education. There must be a variety and quantity of experiences for the visitor to feel they have visited a special place. When combined with some shopping for souvenirs, engaging in other associated programming offerings, and perhaps relaxing while observing all that is going on, the experience must be the focal point of a half-day or even a full-day recreational experience. Most importantly, it must be an entertaining experience.

*As the scenario with the largest real world visitation potential, Scenario #1 would also offer the longest physical visitor experience, at roughly 1 to 1.5 hours, Scenario #2 with a 30 minute to 1 hour experience, and Scenario #3 and #5 permanent and travelling exhibitions up to 30 minute visitor experience. The better the location for the Interpretation Scenario in the real world, the more visible and accessible the Scenario will be to in place resident and tourist markets; and the better able it will be to be couched in a critical mass of attraction elements offsite within its host destination. Online experiences have the potential to be a wide range of lengths of stay depending on interpretive goals and design of online experience; and the associated networks and linkages will also play a factor in how visitors will navigate to the online experiences from other related heritage and educational experiences online.*

- ◆ **Serves Resident and Tourist Markets** - Most successful projects serve both resident and tourist markets. Planning for and marketing to both groups ensures both maximum and year-round visitation.

*Scenarios #1, #2, #3 and #5 will draw market support from geographic resident and tourist markets, but will be varied depending on final site and location for project, whether a new museum, in an existing museum or historic site, or traveling to host sites throughout the State of New Hampshire. Online audiences for all Interpretation Scenarios will be drawn from New Hampshire, nationally and internationally. An integrated physical museum or exhibition with an online exhibition would create more audience exposure and synergy that will enhance overall visitation and public awareness of the First State House.*

- ◆ **Repeatability** - For most attractions, the resident market is a principal source of market support. In order to bring this audience back repeatedly, the attraction must have exhibit, program and site qualities that justify repeatable experiences. Changing and interactive

exhibitory, consistently new and innovative programming and special/annual events are successful ways for projects of this type to encourage repeat visitation.

*All Interpretation Scenarios are exhibit-oriented and do not change substantially after construction and installation, though the traveling exhibition is collapsible and reusable in different locations. In all Interpretation Scenarios, therefore, the level of repeatability will be largely dependent upon ultimate level of ongoing programming, rather than exhibit experience.*

- ◆ **Sound Financial Basis** - Appropriate project scale for the potential audience is important so that revenues can support both operations and the physical infrastructure of the facility. Entrance fees must be set to maximize revenues while maintaining optimum visitation levels. Operations and marketing must sustain the audience size and the physical and Internet infrastructure and provide a quality physical and online visitor experience. Operations must be scaled to the particular attributes of the facility, including staffing, seasonality and other factors. Revenues must be derived from contributed as well as earned sources. Over-reliance on either of these two categories generates operational risk for the facility. Meeting these requirements will create a sound financial basis.

*All Interpretation Scenarios require a significant majority of contributed revenues to sustain staffing and operations, which creates risk for ongoing sustainability. Whereas there may be capital and grant funds available to support development and implementation of each Interpretation Scenarios, each scenario's business model is based on raising sufficient revenue funds from public and private sources on an annual basis. Given the current economic climate, and the recent volatility in the levels of contributed funds to existing museums, historic sites and other non-profit and visitor attractions, a new organization may have a difficult time establishing appropriate level of revenues to sustain operations that achieves full level of market support identified in this evaluation.*

### **Summary Recommendation on New Hampshire's First State House**

Based on the summary evaluation of economic viability and the attraction success factors, Interpretation Scenarios #3, #4 and #5, or some combination of the three that involves a permanent state house exhibit (for a period of several years), an online exhibition (indefinitely available), and a set of traveling exhibitions, are the most economically viable scenarios. Scenarios #1 and #2 are not recommended because of their high capital and operating expenses that require greater levels of public and private support that may not be adequately sustained in the future.

An important distinction must be made about the nature of capital and operating expenditures in an interpretive framework. Because it is a capital project, with minimal maintenance and programming requirements, Scenario #3 has limited ongoing operating needs after one time

development. Online and traveling exhibitions as proposed in Scenarios #4 and #5 are also capital projects; one-time expenditures for development. Their operational requirements are driven by organizational infrastructure and program concepts that build on these core initial exhibitions to establish and advance digital collections. The organizations established by the Interpretation Scenarios are conceptual in nature and do not exist. However, they would not have to in order for an online or traveling exhibition to be created by an existing organization.

### **Contextual Economic Impact Information and Recommendations**

A review of statewide economic impact studies in New Hampshire and throughout the United States indicates that historic preservation and heritage tourism have a large economic impact. In the instance of the First State House, for any of the Interpretation Scenarios, the economic impact is evaluated at the level of the establishment or business, in terms of total expenditures for capital and operations, salaries and wages and jobs for local residents and households, and jobs for local residents. Organizational spending and spending by employees in the local economy, in turn, supports additional spending and jobs in the local economy, the so-called multiplier effect.

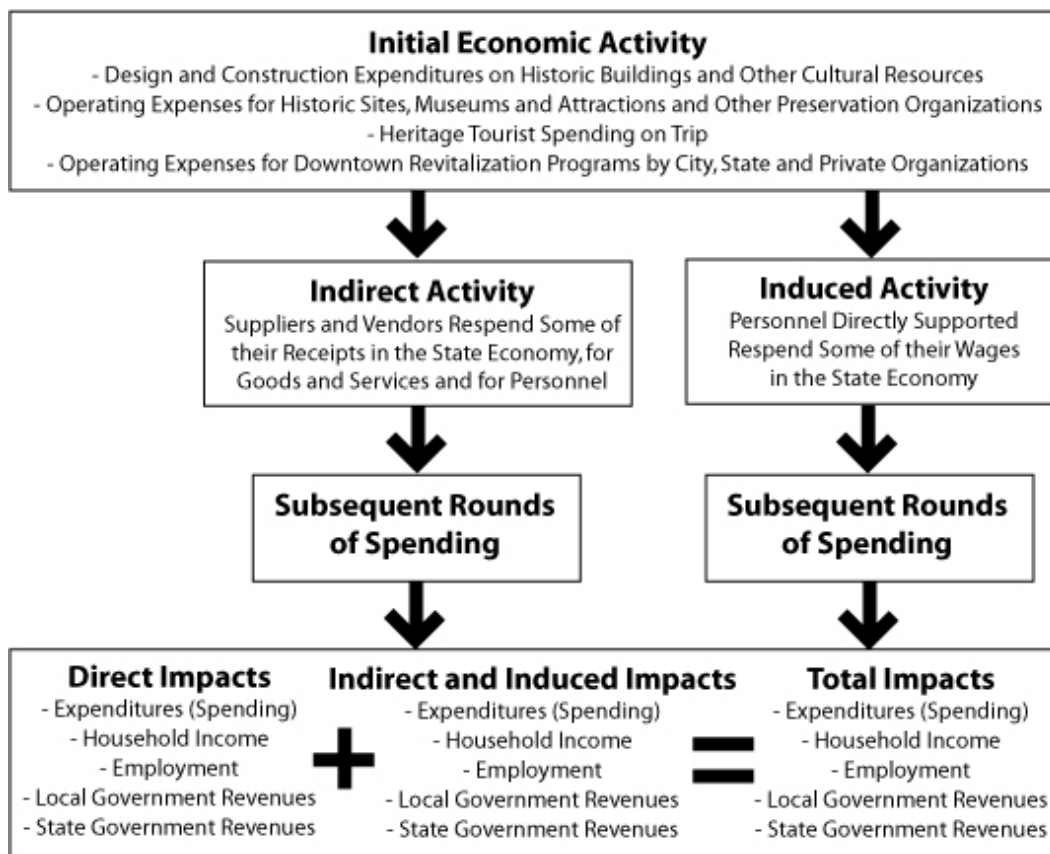
**Figure V-1** shows a conceptual model of the economic impacts of historic preservation, based on a review of state level studies. While these studies vary according to their methods, several categories of economic activity are typically evaluated including:

- ◆ **Design and construction expenditures on historic buildings and other cultural resources for** preservation and conservation, most often through federal historic tax credit programs and state-level programs such as New Hampshire Land and Community Heritage Investment Program (LCHIP). LCHIP projects support various industries throughout the state, creating economic impacts in recreation and tourism, working forests, working farms, and historic preservation. From its inception through 2010, LCHIP has funded 202 projects in 136 communities, conserving 290,000 acres of land and revitalizing 118 historic structures. This grant program leverages additional monies for projects from federal, municipal or private sources. Over the course of the program, every dollar in grant funds leveraged \$6.26 in other funds.
- ◆ **Operating expenses for historic sites, museums and attractions and other preservation organizations**, such as local historical societies. The Americans for the Arts surveys that have been done in New Hampshire's Portsmouth/Seacoast and Monadnock region and the one that is currently being undertaken throughout the State of New Hampshire have the potential to provide a comprehensive industry composite. An estimated 750 surveys were distributed. However, this survey represents only non-profit arts organizations. There are many individual artists, as well as for-profit businesses that rely upon and contribute to

historic preservation and heritage-orientation of state's historic urban, small town and rural and natural landscapes.

- ◆ **Heritage tourist spending on trip.** The aforementioned statewide American for the Arts survey will create some audience spending profiles for arts and museum participants, but it will not capture all cultural heritage tourists that are participating in outdoor recreation, auto touring on state scenic byways, and visiting its historic small towns. If eight of ten tourists nationally are on cultural heritage trips, defined as participation in an artistic, cultural, historic or outdoor recreational activity. Given the state's tourism assets in history, that is reflected in its institutions and its architecture, open spaces, wildernesses and picturesque rural landscapes that offer abundant opportunities for outdoor recreation, New Hampshire no doubt gets its fair share of cultural heritage tourists and the benefit of their associated spending.
- ◆ **Operating expenses for historic downtown revitalization programs, as well as counts of new business creation and building area redeveloped.** Many states, such as Maine, Iowa and New Mexico, have statewide programs that support downtown revitalization based on the Main Street model and collect information on economic impacts of program activities, new businesses and jobs and community investment in rehabilitations of historic buildings. New Hampshire's statewide Main Street program has been downscaled and is housed currently in the New Hampshire Community Development Finance Authority. It no longer designates Main Street communities, but provides critical downtown revitalization support through historic tax credit program and through Community Development Block Grant programs, both of which are federal programs.

**Figure V-1**  
**Conceptual Model of the Direct, Indirect and Induced Economic Impacts of Historic Preservation**



Source: ConsultEcon, Inc.

Economic impacts of historic preservation and heritage tourism can also be evaluated at the industry level, as a composite of establishments engaged in economic activity related to historic preservation and heritage tourism. However, standardized industrial classifications are too broad and do not isolate historic preservation oriented firms well. For example, would the architecture firms engaged in both new construction and redevelopment of historic structures count as a part of the historic preservation industry? As such construction projects that attracted historic tax credits are a more concrete way of assigning construction expenditures to historic preservation. However, it is arguable that renovation and rehabilitation of any old structure is an historic preservation expenditure. Therefore, using historic tax credit projects alone is likely a conservative estimate of historic preservation construction projects, especially in a state where 22 percent of the housing units were built before 1940, compared to 14 percent for the United States as a whole.

Heritage tourism is even more elusive because since it is defined based on the spending patterns of visitors, but does not make a distinction about whether the heritage activity was the primary purpose of the trip. National studies of cultural heritage tourism (US Travel Association, 2003; Longwoods, 2007; Mandela Research, 2009) indicate that roughly 8 out of 10 domestic overnight trips include an arts, culture or heritage related activity. Cultural heritage tourists also tend to be more high value tourists than the average because they are older, more educated and with higher incomes, who stay longer and spend more when they are traveling. However, this is a very liberal definition based on activities that does not delineate about intent or trip purpose that is attributable solely to heritage tourism and not just tourism in general.

### **Recommendations to Increase Positive Economic Impacts of Historic Preservation and Heritage Tourism Activities**

The following are state-level policy and program recommendations that have the potential for to increase the positive economic impacts of historic preservation and heritage tourism activities.

- ◆ Expand public funding for historic preservation and heritage tourism activities, through existing programs, such as LCHIP, State Parks, DHR, and DTTD.
- ◆ Establish statewide tax credits for historical rehabilitations designed to expand utilization of federal historic tax credits.
- ◆ Establish new state-level program for technical assistance and financing for Main Street communities, including small business financing, local governments and Main Street organizations with downtown revitalization focused on historic downtowns and villages.
- ◆ Establish new state level program for technical assistance and financing for state-designated cultural districts in communities throughout the state, partnering with local artists, businesses, and non-profit organization, such as museums, historic sites and arts councils.
- ◆ Establish photographic oriented geographic database and digital collection of statewide historical and cultural resources that is user-friendly, promotes heritage tourism and history education for the general public, and provides valuable professional resource.
- ◆ Survey how important cultural heritage tourists are to the state's overall tourism economy, including surveying visitors, attractions and lodgings.
- ◆ Establish new digital collection of archeology, architecture, and architectural fragments, based on existing collections of resources and materials, clearinghouse of information on material and built heritage that serves as a resource for archeologists, architects, historians and other professional audiences.

## Appendix A

### REVIEW OF ECONOMIC IMPACT STUDIES IN NEW HAMPSHIRE

#### Annotated Bibliography Of Selected Statewide Economic Impact Studies and Reports Related To Historic Preservation and Heritage Tourism – Listed by Most Recent Date

- ◆ ***Arts and Economic Prosperity IV: The Economic Impact of Nonprofit Arts and Culture Organizations and Their Audiences. Companion to prior Arts and Economic Prosperity III studies and forthcoming in June 2012. Americans for the Arts. Prepared for the New Hampshire State Council on the Arts.***

Currently being prepared under contract with New Hampshire State Council on the Arts, City of Concord, City of Rochester, City of Portsmouth, Town of Newmarket, and the Arts Alliance of Northern NH. First survey component is an “Economic Activity Survey of Non-profit Organizations” sent to over 750 organizations in NH. The second component included “Audience Expenditure Survey” gathers information on audience spending patterns in conjunction with a visit to a non-profit organization that presents events, performances, and productions. These two surveys are currently underway and responses are being collected and tabulated with a scheduled June 2012 release date.

- ◆ ***Trust for Public Land. (April 2011) The Economic Benefits of LCHIP.***

A two-page document plus endnotes that highlights LCHIP – Land and Community Heritage Investment Program – investments and cites other economic impact studies to illustrate how the LCHIP contributes to economic impact in other areas. The LCHIP is an independent state authority that awards matching grants for projects that preserve New Hampshire’s natural and historic resources. Through the date of the brief, the LCHIP funded 202 projects in 136 communities, conserving 290,000 acres of land and revitalizing 118 historic structures. This grant program leverages additional monies for projects from federal, municipal or private sources. Over the course of the program, every dollar in grant funds leveraged \$6.26 in other funds.

LCHIP projects support various industries throughout the state, creating economic impacts in recreation and tourism, working forests, working farms, and historic preservation.

- ◆ ***Investing in New Hampshire: Fiscal Year 2010 Annual Report. Land and Community Heritage Investment Program.***

In this most recent annual report of the LCHIP for FY 2010, the LCHIP funded 33 projects statewide out of 50 that applied. Total committed LCHIP funding was \$2.8 million for total projects with value of \$35.6 million. Ten LCHIP funded projects were completed, leveraging approximately \$3 of matching funds for every LCHIP dollar invested. These projects supported more than 50 New Hampshire workers and direct employee income of \$850,000. The 10-year average leverage ratio of program funds to matching funds is 1:5.79.

LCHIP administrative costs in FY2010 were \$381,000, including 209,000 in salaries, not including benefits.



◆ **Goss, Laurence E. (August 2010) *New Hampshire Fiscal Year 2010 Tourism Satellite Account*. Prepared for the New Hampshire Division of Travel and Tourism Development.**

In FY 2010 visitor direct spending was estimated \$3.94 billion, which represented a 12.4 percent decrease from FY 2008. The decrease was largely due to the “Great Recession” that began in 2007. Direct, indirect and induced visitor spending was estimated at 6.1 billion in FY 2010. Total direct spending was approximately 6.6 percent of gross state product, down from 7.7 percent in FY 2008.

Direct employment was an estimated 60,126 full and part time jobs, with earnings of 1.4 billion. Including indirect employment and earnings, tourism supported 9.2 percent of total employment in New Hampshire. “Travel and tourism is the second most important export industry in terms of employment size for the state’s economy, after manufacturing.”

New Hampshire tourist volume contains a large proportion of day trips compared to other states, due to its proximity to large population centers.

Most spending occurs during the summer season, which accounted for 38.4 percent of total annual traveler spending, the fall season 23.5 percent, the winter season 19.4 percent and spring season 18.7 percent.

Average annual spending per visitor was \$76.71, 9.6 percent lower than FY 2008 visitors spending of \$84.82. Spending at restaurants and for recreation, groceries and ground transportation showed increasing trend over the period, and retail declined significantly by 20.7 percent.

◆ ***Second Annual Report on the Economic Impact of the Federal Historic Tax Credit* (May 2010) Center for Urban Policy Research, Bloustein School of Planning and Public Policy, Rutgers, the State University of New Jersey and National Trust Community Investment Corporation. Prepared for The Historic Tax Credit Coalition.**

Between FY 1978 and FY 2010, there were an estimated \$90.4 billion in cumulative historic rehabilitation expenditures that resulted in national total (direct and multiplier impacts) of 2 million person-year jobs, \$76.3 billion in income, \$210.2 billion in output and \$103.8 billion in gross domestic product (GDP). For FY 2009 and FY 2010, there were an estimated \$8.8 billion historic rehabilitation expenditures that resulted in 145,100 person-year jobs, \$6.2 billion in income, \$16.6 billion in output and \$8.4 billion in GDP. Taxes for the two year period totaled \$1.5 billion in federal taxes, \$0.4 billion in state and \$0.4 billion in local taxes.

In FY 2009 and FY 2010 in New Hampshire, there were estimated total historic rehabilitation expenditures of \$20.7 million, resulting in national impacts of 318 jobs, \$14.4 million in income, \$38.3 million in output, and \$20.1 million in GDP. Taxes for the two year period totaled \$3.3 million in federal taxes, \$287,600 in state and \$808,900 in local taxes.

- ◆ ***Arts and Economic Prosperity III: The Economic Impact of Nonprofit Arts and Culture Organizations and Their Audiences in New Hampshire's Monadnock Region (2008)*** Americans for the Arts. Prepared under contract for Arts Alive!

The Monadnock Region was one of over 150 study areas, including cities and counties, multi-county regions, and statewide studies in the third series of economic impact studies developed by the Americans for the Arts in prior series in 1994 and 2002. The study found \$16.6 million in total expenditures in FY 2008 due to non-profit arts and culture organizations and spending by non-profit arts and culture organizations' audiences. An estimated 79 percent of total expenditures were due to organizational spending and 21 percent were due to audience spending, not including the cost of admission and other onsite spending, which is reflected in organizational spending. Total expenditures supported an estimated 477 full-time equivalent jobs, \$10.6 million in household income paid to residents, \$666,000 in local government revenue, and \$643,000 in state government revenue. Resident and non-resident attendance was 71 percent and 29 percent of total attendance, respectively. Residents spent an average of \$14.28 on event-related expenditures and non-residents spent an average of \$28.65 on event related expenditures.

- ◆ ***Arts and Economic Prosperity III: The Economic Impact of Nonprofit Arts and Culture Organizations and Their Audiences in the Portsmouth Seacoast (2006)*** Americans for the Arts. Prepared under contract for Artspeak.

The Portsmouth Seacoast Region was one of over 150 study areas, including cities and counties, multi-county regions, and statewide studies in the third series of economic impact studies developed by the Americans for the Arts in prior series in 1994 and 2002. The study found \$38.2 million in total expenditures in FY 2005 due to non-profit arts and culture organizations and spending by non-profit arts and culture organizations' audiences. An estimated 33 percent of total expenditures were due to organizational spending and 66 percent were due to audience spending, not including the cost of admission and other onsite spending, which is reflected in organizational spending. This spending supported an estimated 1,161 full-time equivalent jobs, \$22.9 million in household income paid to residents, \$2.5 million in local government revenues, and \$1.9 million in state government revenues. Resident and non-resident attendance was 34 percent and 66 percent of total attendance, respectively. Residents spent an average of \$20.53 on event-related expenditures and non-residents spent an average of \$31.43 on event-related expenditures.

- ◆ **Gottlob, Brian J. *The Impact of LCHIP Historic Preservation Grants on the New Hampshire Economy.* (July 2004) Prepared by PolEcon Research.**

The Land and Community Heritage Investment Program is state sponsored grant program, which has an independent board of directors and program staff. According to the annual report, the program is funded from the Conservation License Plate Program that generates roughly \$200,000 annually, from interest on the trust and operational fund accounts and from administrative fees assessed on the project grants. The trust fund therefore supports both project grants and transfers to operating budget.

A detailed economic impact study found:

- "LCHIP grant funds of \$5.8 million leveraged another \$19.3 million in historic

preservation funds, or \$4 for every dollar of state funds invested.

- “Every dollar of the state’s \$5.8 million in LCHIP preservation grants produced a total of \$7 in economic impacts on the New Hampshire economy.
- “When the “net” tax cost of LCHIP grants (state funds minus the portion of revenue from non-residents and businesses and minus the revenue returned to the State of New Hampshire as a result of LCHIP economic impacts) are considered, each dollar of state LCHIP preservation investment produces \$13 of economic impacts.
- LCHIP historic preservation grants generated a total of 606 jobs in the NH economy
- LCHIP historic preservation grants have a strong positive impact on the NH economy even when the tax impacts (the cost to residents and business of funding the program) are considered and subtracted from grant impacts.
- LCHIP preservation grants have a greater positive impact on the NH economy than do alternative uses of state and private funds because LCHIP preservation grants leverage approximately \$4 dollars of additional funds for each dollar of state money invested and grant expenditures are spent on goods and services with strong multiplier impacts on the New Hampshire economy.

APPENDIX H: Increasing Positive Economic Impacts of  
Historic Preservation and Heritage Tourism  
in New Hampshire

## **RECOMMENDATIONS TO INCREASE POSITIVE ECONOMIC IMPACTS OF HISTORIC PRESERVATION AND HERITAGE TOURISM ACTIVITIES**

(Excerpt from the *Economic Assessment of New Hampshire's First State House* by ConsultEcon, Inc. [ConsultEcon, Inc. 2012:V-20])

The following are state-level policy and program recommendations that have the potential to increase the positive economic impacts of historic preservation and heritage tourism activities.

- Expand public funding for historic preservation and heritage tourism activities, through existing programs, such as LCHIP, State Parks, DHR, and DTTD.
- Establish statewide tax credits for historical rehabilitations designed to expand utilization of federal historic tax credits.
- Establish new state-level program for technical assistance and financing for Main Street communities, including small business financing, local governments and Main Street organizations with downtown revitalization focused on historic downtowns and villages.
- Establish new state-level program for technical assistance and financing for state-designated cultural districts in communities throughout the state, partnering with local artists, businesses, and non-profit organizations, such as museums, historic sites and arts councils.
- Establish photographic oriented geographic database and digital collection of statewide historical and cultural resources that is user-friendly, promotes heritage tourism and history education for the general public, and provides valuable professional resource.
- Survey how important cultural heritage tourists are to the state's overall tourism economy, including surveying visitors, attractions and lodgings.
- Establish new digital collection of archeology, architecture, and architectural fragments, based on existing collections of resources and materials, clearinghouse of information on material and built heritage that serves as a resource for archeologists, architects, historians and other professional audiences.

## APPENDIX I: Public Involvement

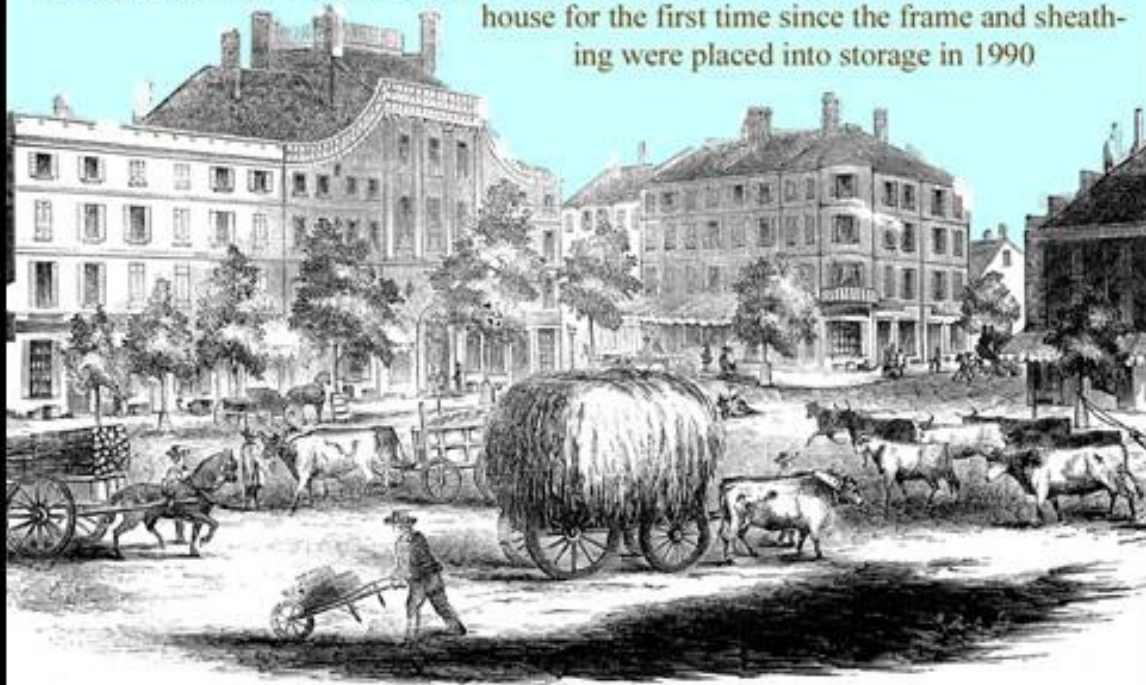
The New Hampshire Division of Historical Resources  
Brown Bag Lunch Series

# *The State of the State House*

*Friday the 16th of November at 12:00 pm*

For Location & Directions, RSVP by November 14th  
By Calling (603) 271-3583 or e-mailing [peter.michaud@der.nh.gov](mailto:peter.michaud@der.nh.gov)

Join the staff of the NHDHR and conservator Christine Miller of CHRS, Inc. in this unique opportunity to explore the surviving components of New Hampshire's first state house for the first time since the frame and sheathing were placed into storage in 1990



MARKET SQUARE, PORTSMOUTH, N. H.

## New Hampshire's First State House Project: Summary Sheet



Model depicting the existing 18th-century elements of New Hampshire's First State House. *TMS Architects*

New Hampshire's First State House was built in 1758 in Portsmouth as the seat of New Hampshire's colonial government. Dismantled in 1836, one third of the building's frame was removed to Portsmouth's Court Street and survived after being converted into a townhouse. In 1969, the State of New Hampshire purchased the building and moved it to Strawberry Banke Museum to await restoration. After two decades of delay, the structure was removed from Strawberry Banke Museum in 1990. An historic structures report was prepared and the building elements marked, placed into storage, and moved to Concord, NH. The 480 numbered pieces currently in storage comprise the remaining eighteenth-century elements from a two-and-one-half-story 30'x30'6" portion of the original 80'x30' State House structure. The components consist mostly of major framing

members, sheathing, and floor boards. Additional material in storage—the majority of surviving architectural elements—date to the rehabilitation of the structure in the 1830s.

When the U.S. Department of Housing and Urban Development awarded an Economic Development Initiative Grant for New Hampshire's First State House (FSH) Project in 2007 the project included but was not limited to studying the possibility of reconstructing the artifacts for use as a visitors' center for the Seacoast Region—the area in which it was originally built in 1758. Since that time, however, other organizations have stepped up their efforts to promote heritage tourism in the Seacoast that generally fulfill that purpose. Therefore, the study to evaluate ways in which the history and values of the resource can benefit New Hampshire has been broadened.

With the completion of assessments by the project's conservator and architect, New Hampshire has a more detailed, and more accurate, understanding of the building pieces in its possession. Results of these studies can be seen on the New Hampshire Division of Historical Resources website at [http://www.nh.gov/nhdhr/programs/state\\_house.htm](http://www.nh.gov/nhdhr/programs/state_house.htm).

This invaluable information will help guide the next steps in the project. Current and upcoming project activities include:

- an evaluation of the interpretive potential of the FSH, with recommendations for engaging and relevant interpretive models for the architectural elements.
- an assessment of the economic viability and community benefits of various interpretation or reuse options for the FSH, with insights into the economic impacts of historic preservation and heritage tourism programs statewide.
- a series of public sessions, to ensure a range of public comment.



Elements of New Hampshire's First State House displayed for conservator's assessment. *NH Division of Historical Resources*

Consultants who are recognized as authorities in their respective fields will continue to carry out each phase of the project, including facilitation of public meetings. As the project comes to a close, the planning team will synthesize the gathered data and public comment and will compile one or more recommendations for pursuing a plan of action to share New Hampshire's First State House with its citizens and visitors. All interested communities, planning and historical institutions, and interested citizens are invited to share their ideas and insights. For more information on New Hampshire's First State House Project or to share your ideas or comments, please contact us at [preservation@dcr.nh.gov](mailto:preservation@dcr.nh.gov).



## FSH FREQUENTLY ASKED QUESTIONS:

### *What is New Hampshire's First State House?*

New Hampshire's First State House was built in 1758 in Portsmouth as the seat of New Hampshire's colonial government. The resource currently in storage under State stewardship consists of 480 18<sup>th</sup>-century building pieces from the third of the building that survived sale to private ownership and conversion into a townhouse in 1836. The remaining original building pieces include mostly major framing members, wall sheathing, and floor boards.

### *What is New Hampshire's First State House project?*

The New Hampshire Division of Historical Resources' project, supported by an Economic Development Initiative grant from the Department of Housing and Urban Development, is a planning project to explore New Hampshire's First State House's value as a historical artifact and potential catalyst to heritage tourism in New Hampshire, and to determine the best use or uses of the resource based on a series of targeted studies and public comment.

The project's intention is to appropriately preserve the remnants of New Hampshire's First State House and to create greater opportunities for the public to enjoy and benefit from the resource's history and values by:

- understanding exactly what building elements remain of New Hampshire's first State House.
- assessing the current physical condition of the remaining building elements.
- considering the interpretive stories the resource can tell and the various ways those stories could be shared with the public.
- determining the economic viability and community benefits of various interpretation and reuse options for New Hampshire's First State House within the context of historic preservation, heritage tourism, and other historic attractions in New Hampshire.
- sharing the current understanding of the resource with the public and inviting public comment.

### *How will New Hampshire benefit from this project?*

Of the state houses constructed in the original 13 colonies, only a handful of original structures survive today. New Hampshire is in the unusual position of holding rediscovered remnants of its first state house – remnants that survived almost two centuries of alteration and deterioration, but could still convey significant developments in New Hampshire and New England history and speak to current generations. This project will recapture key chapters of New Hampshire and New England history and provide benefits from a unique resource currently in storage and inaccessible.



# New Hampshire's First State House Project

# Public Meetings

The goal of **New Hampshire's First State House Project** is to create greater opportunities for the public to enjoy and benefit from the resource's history and values. The **New Hampshire Division of Historical Resources** invites you to attend one of the two following meetings to learn about our current understanding of the resource and to provide your insight and comments.

**Monday, November 14th, 2011 6-8 pm**

Tyco Visitors Center, Strawberry Banke, Portsmouth, NH

**Tuesday, November 15th, 2011 6-8 pm**

2 Pillsbury Street, 5th Floor, Concord, NH

Please take our short survey by Monday, November 7th, 2011 at:

<http://www.surveymonkey.com/s/BL5KN5M>



For more information please check out  
[www.nh.gov/nhdhr](http://www.nh.gov/nhdhr) or call (603) 271-3483



AGENDA  
NEW HAMPSHIRE'S FIRST STATE HOUSE PROJECT

November 14, 2011 Portsmouth, NH  
November 15, 2011 Concord, NH  
6-8pm

6:00-6:05 – Welcome (Laura Black, NH DHR)

6:05-6:15 – Introduction (Stephen Gianotti, Meeting Facilitator)

6:15-6:55 – Presentations by Consultants

For example, work done/to do, results or expected contribution, your thoughts on the project/"best use" based on your work etc.

- Conditions Assessment (Christine Miller Cruie, CHRS, Inc.)
- Architect's Models etc. (Jason Bailey/John Merkel, TMS Architects, Inc.)
- Interpretive Models (Blake Hayes, Cherry Valley Group, Inc.)
- Economic Analysis (James Stevens, ConsultEcon, Inc.)

6:55-7:50 – Guided Whole Group Discussion (Stephen Gianotti; NH DHR, Consultants as needed for response)

- 6:55-7:05 – General reactions to the presentations; "What strikes you about what you heard?"
- 7:05-7:50 – Discussion; "What are viable options based on what you now know?"

7:50-8:00 – Wrap-up (Stephen Gianotti)

11/14/11

## Reactions

Change of quality. Surprised how little is left.

condition - trailer

Have BR committee ideas been reviewed?

Would like to see how \$ was expended

Building 1/3 waste of time

If Federal bldg site becomes available, would consultants be against reconstruction there?

Rehab, Preservation v. Reconstruction - Noted North Church steeple

Public-Private Partnership

Not at SB - Didn't fit into interpretive plan

Continued historical value in Portsmouth v. modern construction

11/14/11

## New Ideas

Conclude process

Grant project - due diligence to move forward

Broader context - preservation, education, economic  
Realistic premise, audience, service to  
Community

Viable as re-use, specialized visitors center - Federal Bldg site.  
School kids use  
not another museum  
Commercial context  
multiple entries

Discover Portsmouth Center - for that use already.

Reconstructed as exhibit - education, preservation aspect  
- all about interpretation, timber shown/exposed for education purposes.

Not to use and stay through changes, ideas of preservation education

liquor store at traffic circle  
AT SB

11/15/11

## Reactions/Ideas

If reconstructed, put in Portsmouth - would lose significance elsewhere

Virtual ideas do not preclude preservation of materials

Concerns over how we as a state takes care of its artifacts / buildings

Be very careful that we be stewards to this resource but also to those that are currently standing.

Relations to archaeological type resource  
Using resource for training - "field school," other educational experiences

to make materials habitable, would need extensive modern materials - could be done w/ steel &

think of FSH as a sculpture rather than a building.

building → sculpture → symbol

National concern over what to do with architectural fragments.

By professional standards of how the FSH is treated can set a standard for how these types of resources are treated.

Reconstruction could happen at any time without the fragments since it's accepted that a reconstructed building would be essentially modern.

11/15/11

issue of changing experience - 1% historic - different experience than 0% historic.

Are NH school children learning pre-Revolution history in the schools?

Practicality of who the partners are?

Since school kids come to Concord to learn about state history Concord would be an appropriate place.

heritage trails

sustainable projects / materials

who would fund these?  
graduate students...

Starting small - libraries, lectures, DOT rest areas

Airport

Hist Soc Atrium } Big spaces

**First NH Statehouse Public Meeting  
Portsmouth, NH  
November 14, 2011  
Strawbery Banke Museum  
Tyco Visitors Center**

Laura Black welcomed attendees and gave a brief history of the First NH Statehouse (FSH) including its modern history. She then explained the purpose of the EDI grant, which studies are underway, how they relate to the overall project. She also gave an overview of the changes that have occurred since the award of the grant, including the development of a visitor center at the Discover Portsmouth. Laura summed up the project by stating that we are looking to get a viable action plan as a result of this project.

Laura introduced Stephen Gianotti as the meeting facilitator.

In attendance: John Sullivan (former Blue Ribbon Committee), Robert Padian (BR), Roger Wood (NH Public Radio), Steve Field, Ann Walker (BR), Bob Cook (Portsmouth Patch website), Kerry Vautrot, Lulu Pickering, Elizabeth Farish, Richard Nylander, Duncan MacCallum (BR), Ken Herrick (Albacore), Wendy Lull (Seacoast Science Center), Craig Tuminaro (Historic New England), Nancy Carmer (City of Portsmouth), John Sullivan, Lawrence Yerdon (Strawbery Banke Museum), Joey Cresta (Portsmouth Herald), Harold Whitehouse, Bob Lister (City of Portsmouth), and staff of the Division of Historical Resources.

Christine Miller Cruise presented her conservator's report. Loss and overall integrity were assessed with each element. From this information, repair recommendations were made for each piece. Some pieces were identified as "unsalvageable." Future use was also considered. Most have 0-35% of deterioration; overall the pieces have pretty good integrity. At the time of the survey the number of hours needed to repair all the elements was estimated at 811.5 hours. Only a handful of pieces could not go back together. Her report recommends that the FSH would be best used as an exhibit or within an interpretive context. It is also important to note that 2/3rds of the building are missing and reconstruction would cover all of the early pieces.

Jason Bailey presented for TMS Architects. Their task was to create digital models that give a better idea of what the FSH parts would look like when reassembled and to present conjectural digital representations and models. The original disassembly drawings were used to create the new CAD drawings. In the digital models, each piece is a separate layer and is identified using the same nomenclature as the original drawings. The conjectural full reconstruction drawings created by Salmon Falls were used to create CAD drawings, which were then used to create 3-D drawings.

Blake Hayes of the Cherry Valley Group presented on the interpretive models that are currently being explored and began with existing research on the resource, the other information needed when developing an interpretive plan, and how that information is

used. A potential spectrum of use for the FSH was presented, including three test scenarios:

- NH Center for Civics Education
- FSH Virtual Museum
- FSH Inn/B&B

James Stevens from ConsultEcon discussed the economic impact analysis that will be undertaken for the project. He will be looking to provide a realistic evaluation of the economic viability of interpretive concepts for the FSH and to provide a qualitative assessment of how the state as a whole can increase the positive economic impacts of historic preservation and heritage tourism-related activities.

General reactions from the public:

- I was very surprised at the lack of quantity. When the FSH was present on this site, she brought her children to see it and later watched one of her former students put it in the trailer piece by piece. She is surprised how little is left from what she remembers.
- The trailer itself is rotting! It was in the trailer, being eaten by spiders, and the trailer is sinking into the mud. Nobody seems to care. I thought there were some interior features stored in the trailer. (It was explained that some finished pieces date from the 19<sup>th</sup> century, after the building was subdivided, moved and its use changed.) They have people ready to raise the money if they have the space.
- Has anybody working under the grant read the minutes taken during the Blue Ribbon Committee meetings and reviewed them to see how they addressed the questions being asked? The Committee's biggest problem was finding a location. (Laura Black has those documents and has reviewed them. The committee did a huge amount of work. A solid understanding of what we have and a way to translate that to the general public is the current focus.)
- How much of our original \$250,000 is in the state's budget? It was seed money, how much is left? (Laura explained that the money was for a planning project and could only be used for the planning activities in the grant agreement with HUD.)
- For the record, there is a model based on the original document and a computer based model sited at the park.
- Harold Whitehouse agreed with Mr. Sullivan that a lot of research had been done. He would like to see how much money was spent on salary, etc. Can we get an accounting of what has been spent? (That information is available at the Department of Cultural Resources business office.)
- If the McIntire site is available, could the FSH be reconstructed on it? If the site is available, is there anybody who thinks that it cannot be done there? Discussion ensued; the consultants responded. If there is public and financial support, there is no reason (Interpretation). It can be done with enough money but from a preservation standpoint, what do you have? You are not preserving the original object, but the idea. It is not sound preservation philosophy but as preservation of an idea, it might work (Conservator). Funding for construction would be needed.

- (Economic Impact). There is not enough here; by the Secretary's *Standards* there is not enough evidence for reconstruction. What is the story that is to be told here? The building was the capital building for only a short period of time in its history. There is a legal piece to it, but the story has not been defined yet (Architect).
- When it was paid to have the steeple done on the North Church, assuming that most of the timbers were replaced, it still preserves an icon important to NH. Newington did the same. Why are we so mired that it has to be preserved by a ridged historical standard? The other point she has is related to the Louis DeRochemont house in Newington, which people wanted to restore. A public/private partnership made it happen. Could this happen with the FSH? (John Merkle was involved with that project and noted that the interior and exterior elements were all extant and intact.)
  - There are multiple treatments for working with historical resources: preservation, rehabilitation, restoration and reconstruction. The steeple project was rehabilitation. The primary concern with the reconstruction is the false sense of history it provides. If we are reconstructing building without solid evidence and placing it in a different location are we creating a false sense of history?
  - It is not an original building that can be reconstructed. It could serve a valuable purpose to students. It could be a public/private partnership. There is no place for people with cottage tourism industries to operate out of. It does not have to be a faithful/pristine reconstruction, but it could be of some value.
  - As a newspaper reporter in the past, I covered this story when it was at Strawberry Banke Museum. Why did they not want it? The building did not belong to SBM, but to the State of New Hampshire. Considering the interpretive plan that existed at the museum, it did not fit into that plan.
  - Councilor Bob Lister hopes we will not get hung up on preservation and reconstruction. It has the opportunity to bring people to the city. With modern buildings being built, it is important to have an opportunity to see something of historic value. I hope this does not get stalled for a long time.
  - There is a rumor that Concord wants to have it.
  - Laura Black commented that we have had a lot of comments from people who see value in the other interpretive models that are being explored.

#### Ideas?

- Be done with it, bonfire. There comes a time when too much money is spent rehashing. I am surprised that none of the presentations brought up the work of the Blue Ribbon Committee. If the State continues to delay, then it should be destroyed. We should do, not delay. Construct it.
- The team who presented today has taken the first step to getting a product we can use. The planning done is important in understanding what the next step is. The conservator's report is a great resource; the architects' model has incorporated very good information.
- As we move ahead, I hope we put this in a broader context of preservation. Portsmouth has some amazing resources, as does the rest of the state. What kind of financial situation is every one of those single institutions in? About 1500



people come to the Gov. Langdon Mansion each year. About 65,000 (12,000 schoolchildren) come to Strawberry Banke Museum. The numbers do not support the idea that thousands of people will come. Who will come, in what numbers, for what services?

- It needs to be repurposed to meet unmet needs. A small business area for tables selling products. A place where children can change their clothes with lockers and public restrooms. One room could be used for interpretation. It is not that large a building and could be combined with the McIntire project. If it is rebuilt and it looks like the building, there should be people willing to front the money.
- We have the Discover Center in Portsmouth that acts as the central information center for visitors.
- But the Discover Center is noncommercial and not kid friendly; we need to do something that is kid friendly. The Pitt Tavern was renovated by the Masons, with \$400,000.00 they raised. If it has a commercial context where tables are rented for businesses, then there is income. A new building will have less maintenance costs.
- When the Children's Museum left, the city lost a resource. Could this fill that void?
- If it was in the parking lot off of Bow Street next to an open park, it could work, but not as a museum.
- Finding a partner is key.
- Re-using the FSH could be one of the requirements for a developer to re-develop the McIntire building/lot.
- Would you then propose that having a building that is an exterior reconstruction?
- The proposal would use only a part of the parking lot. It could be built on the corner of Penhallow and Bow streets.
- Is there a way we can incorporate the structure as part of an exhibit, but not as part of the actual structure?
- The wood is old, but there is nothing that makes it into an historical masterpiece. It is all about interpretation. Some of the framework could be incorporated and exposed. Some artifacts could be in a case and some could be touched. You could reconstruct it – use the bones of it to the extent you are able and expose them – and use floor boards, etc., as it makes sense. Give people a feel for what it was – feel and see history.
- In the Pitt Tavern, only one corner has salvaged original floorboards. It, like the FSH, has a Washington connection.
- When kids go into a building, they want to feel what George Washington felt and see what he saw. The building would be more interesting as a faithful reconstruction. We need to reconstruct that experience even if it is not true.
- (Blake) “When you create a true environment...creating a place to get in touch with history and not worrying too much about the specific nature of the historic fabric, everything is conjectural. You can mention that George Washington stood in this building, but what happened on a day-to-day basis and what is compelling for our visitors?”
- This is not the State of NH; this is the colony of NH. It was built by King George and is pre-America.

- The committee that met for five years mentioned this briefly. The Portsmouth Traffic circle will be redone. The liquor store could be rebuilt with the lower story used for that purpose and the upper floor could be restored and a tourist attraction.
- We (Blue Ribbon Committee) looked at every possible open space in the city of Portsmouth. The one that was most cherished was in Prescott Park near the water. It could have located with the flower gardens in front. It could have been a visitor center for SBM in that location. In the community, the highest commodity is finding the property to put it on, not building and maintaining it.

**First NH Statehouse Public Meeting  
Concord, NH  
November 15, 2011  
2 Pillsbury Street, 5<sup>th</sup> Floor**

The first hour shared the same information presented the evening before in Portsmouth (see above.)

In attendance: Martha Pinello, James L Garvin, Connie Austin, E. Nicholl Marshall, Maggie Stier, and staff of the Division of Historical Resources.

General reactions from the public:

- The suggestions from the interpretive assessment were impressive. Some of the ideas are placed in other parts of NH. If this is going to be a partial or full reconstruction, it should be in Portsmouth.
- With establishing the virtual museum, only electronically in cyberspace, the other options would still be available for future implementation.
- The name of the project – what building was used for colonial government before 1758? (J. Garvin answered that the Governor and Council met in taverns.)
- One of the things I have grave concerns about is how we as a State take care of our artifacts. An organization disassembled its building fragment collection in a very sad way in the recent past. These fragments should be preserved. It is very clear that reconstruction is not even the right term to be using based on how much we have. We need to think about this as an archaeological resource. Other study collection examples: Harrisville and Historic New England. We should be very careful in a time of very limited resources that to be stewards of our resources, not only for this one, but for the ones that are still standing. There are areas in Portsmouth that echo the FSH story: the stories of life under the crown and to independence. The crown is not discussed in our schools and needs to be.
- There are uses for the building that will take a lot of work and a lot of training. Coursework to train future architects, engineers, archeologists, etc.
- If this was to be rebuilt into a partial building or a B&B, is it habitable? (Christine Miller Cruiss: You can make it habitable, but would cover up a large portion of the original portions.)
- We should look at this not as a building but as a piece of sculpture. Think of it as a passive exhibit in Manchester Airport; it would reach large numbers of people with minimal expense.
- If reconstruction was doable, it would have been done by now.
- Though reconstruction may become one of the options we have long talked about, what we have is an artifact. What do we do with architectural

fragments is a concern. The State of New Hampshire needs to make a curatorial commitment to preserve these large fragment collections.

- By our actions of how this is treated, it sets an example of what is possible. How the State House is treated will provide a model for others to follow.
- To see a three dimensional model that shows the fragments is positive and more important than a slicked up model of what it could be.
- If we look at restoration/reconstruction of this, we do not need this fragment. What will be created will be all new, and the old would not be seen. Reconstruction could happen at any time with or without the fragments incorporated into it.
- Are NH kids taught the history of New England and NH under the crown? I doubt that this topic is ignored.
- I want to complement the project; I am blown away by all the work that has been done. It is on the right track to bring a better understanding of what the resource is. Who are the partners for any of these ideas? Has this been looked at? Have you talked to inn keepers, the universities, the historical societies? So many kids come to Concord to look at State history; this would be a great place for it. It could be in the atrium outside of the Preservation Alliance's office! (Blake: We need to limit the options to what is possibly doable and costing will be looked at. Laura: We have talked to a number of key organizations and stakeholders in a conference call meeting and in other conversations.)
- Who is responsible for talking to these partners? (DHR)
- I would love to see more heritage trail info with virtual tools. Other states have these trails that incorporate physical maps and online resources.
- Who will fund it? (Maine has used graduate students.)
- Can we start this work and leave the remains in the trailer?
- Highways have been willing to fund exhibits in rest areas. This could be a possible venue.

11/14/11

New Hampshire's First State House Project  
Public Meetings  
November 2011

Based on what you heard this evening, please share your thoughts on the following questions:

**1. What do you find interesting about New Hampshire's First State House?**

I didn't know much about it, but find it interesting that it still captures so much attention. Since it was so radically changed (to boarding house) I think the idea that people did not value it as a symbol of anything is interesting too.

**2. How do you currently envision New Hampshire's First State House Project and its final outcome?**

- ① resolving people's concern that it is an important object being "wasted"
- ② I like the idea of using it for education (the lab) and virtual resource

**3. What benefit(s) for New Hampshire citizens do you hope to see result from the interpretation of New Hampshire's First State House?**

see above. What I don't think is a good idea is diverting too many resources (\$, time etc.) away from our other historic houses & resources. If it can augment an extant institution, that's best.

Please leave comments in the box or mail to:

NH's First State House Project  
NH Division of Historical Resources  
19 Pillsbury Street  
Concord, NH 03301

11/14/11

New Hampshire's First State House Project  
Public Meetings  
November 2011

Based on what you heard this evening, please share your thoughts on the following questions:

**1. What do you find interesting about New Hampshire's First State House?**

It still exists and can be touched + looked at. Lots of research exists to document its structure + use.

**2. How do you currently envision New Hampshire's First State House Project and its final outcome?**

- Public - private partnership like Louis de Richemont house in Newington - perhaps a law firm - lots of lawyers in original State House.
- a private entity reconstructs the building according to your best analysis of its structure.
- private entity pays maintenance/repairs
- public provides site location, historical context
- covenants in deep detail the rights/when of public access to certain historical aspects of the building.

**3. What benefit(s) for New Hampshire citizens do you hope to see result from the interpretation of New Hampshire's First State House?**

- best context is an actual use that citizens need
- e.g. replace Children's Museum in downtown Portsmouth
- Does Portsmouth need an after-school program that is not sports or music related for students to learn civics?
- Elder care programs relating to history, Portsmouth listens, news + events


Please leave comments in the box or mail to:

NH's First State House Project  
NH Division of Historical Resources  
19 Pillsbury Street  
Concord, NH 03301

Lucie Richemont  
Newington

11/14/11

New Hampshire's First State House Project  
Public Meetings  
November 2011



Based on what you heard this evening, please share your thoughts on the following questions:

**1. What do you find interesting about New Hampshire's First State House?**

*That it survived in spite of determined neglect*

**2. How do you currently envision New Hampshire's First State House Project and its final outcome?**

*Rebuild what's left into a new Old State House  
Use to intro Coosco History*

**3. What benefit(s) for New Hampshire citizens do you hope to see result from the interpretation of New Hampshire's First State House?**

*That we learn where we came from & how we got here*

Please leave comments in the box or mail to:  
NH's First State House Project  
NH Division of Historical Resources  
19 Pillsbury Street  
Concord, NH 03301

11/15/11

New Hampshire's First State House Project  
Public Meetings  
November 2011

Based on what you heard this evening, please share your thoughts on the following questions:

**1. What do you find interesting about New Hampshire's First State House?**

*The potential use for the materials was most interesting.*

*The speech about economic impact was too long and too general.*

**2. How do you currently envision New Hampshire's First State House Project and its final outcome?**

*Either a <sup>colonial</sup> government / <sup>modern</sup> civic education center or a bed & breakfast are great ideas.*

**3. What benefit(s) for New Hampshire citizens do you hope to see result from the interpretation of New Hampshire's First State House?**

*A better appreciation for New Hampshire colonial history and greater civic pride.*

Please leave comments in the box or mail to:  
NH's First State House Project  
NH Division of Historical Resources  
19 Pillsbury Street  
Concord, NH 03301



11/15/11

New Hampshire's First State House Project  
Public Meetings  
November 2011

Based on what you heard this evening, please share your thoughts on the following questions:

**1. What do you find interesting about New Hampshire's First State House?**

Apart from the thematic subjects it can help to interpret, the State House is interesting as a chapter in the preservation history of New Hampshire. The building was first identified as a historical landmark in Sarah Foster's *Portsmouth Guidebook* of 1876. Its original appearance was depicted in the form of a composite photograph, as accurately as possible with information then available, in C. S. Gurney's book, *Portsmouth . . . Historic and Picturesque* in 1902. The building, as then understood, formed the basis for the design of the New Hampshire State Building at the Eastern States Exposition in West Springfield, Massachusetts, in 1930. It became the focal point of a preservation plan in a WPA study of Portsmouth's South End in 1935, and this plan formed the original concept for Strawberry Banke, Inc., in 1958. Efforts to acquire and move the building to Strawberry Banke were central to that museum's development of its "Area to Receive Historic Buildings from Without" during the 1960s, culminating in the purchase and moving of the building in 1969. Understanding the history of the building and planning for its possible future uses have been major efforts of the New Hampshire Division of Historical Resources since 1987, when Chapter 364 of the New Hampshire Session Laws of 1987 placed the building in the custody of the division. The immense amount of thought and research that has been invested in this building makes its future disposition as an artifact a matter of serious responsibility.

**2. How do you currently envision New Hampshire's First State House Project and its final outcome?**

The outcome of the State House project became unpredictable during the 1980s when Strawberry Banke Museum changed its interpretive emphasis and ceased to be interested in the building except under terms that would have been financially advantageous to the museum. During the 1960s, the museum had campaigned persistently, and ultimately successfully, to have the structure purchased from private owners and moved from its Court Street site to the museum grounds for future rehabilitation. Until the 1980s, rehabilitation of the building as an administrative and interpretive focal point of the projected and partially assembled "State House Group" was central to the planning of Strawberry Banke. In the 1980s, however, the museum refocused its interpretive mission. At that point, Strawberry Banke's focus began to narrow from its original themes of "Portsmouth, the Piscataqua Region, and the State of New Hampshire" to concentrate more exclusively on the history of the Puddle Dock neighborhood.

The outcome of the project became still more uncertain in 1988. At that time, a bill that would have appropriated funds to restore the building as a museum depicting New Hampshire under royal government was declared inexpedient to legislate at the onset of an economic recession. From that time forward, the building, either as a standing structure or later as a collection of disassembled elements, has been a statutory responsibility of the DHR alone, with no institutional partner[s], except for the former “Mayor’s Blue Ribbon Committee on the Old State House,” to share in planning for its ultimate use, staffing, upkeep, or interpretation.

After more than twenty years of working with others to identify such a partner, I feel that no such entity is likely to appear in the foreseeable future. Therefore, I see the outcome of the State House project as twofold, and as very different from the outcome that might have been hoped for when Chapter 364 of the New Hampshire Session Laws of 1987 placed the building in the custody of the Division of Historical Resources: 1. as a catalyst for deepened understanding of New Hampshire’s colonial history, at least through the research that has been amassed over the years and is stored in the files at DHR; and 2. as an incentive for the creation of a permanent place of storage for architectural artifact collections in New Hampshire. Some of these (including the State House) are listed in Emogene Bevitt’s *Second Lives: A Survey of Architectural Artifact Collections in the United States* (National Park Service, 1994). If no physical use of the building elements is identified in the near future, then the next clear step will be to transfer these elements, and other architectural artifacts now in state government custody, to a place of safekeeping and study similar to (or merged with) DHR’s Airport Road archaeological storage facility.

### **3. What benefit(s) for New Hampshire citizens do you hope to see result from the interpretation of New Hampshire’s First State House?**

1. A more accurate understanding of New Hampshire’s history, governmental structure, and system of laws and courts prior to the Revolution; 2. possible integration of this understanding into a reinigorated civics curriculum in New Hampshire, as envisioned by the New Hampshire Supreme Court Society (see Concord *Monitor*, August 3, 2009, September 13, 2009); 3. an image—physical, intellectual, or both—of the seat of government of New Hampshire from 1758 until the Revolution, to be derived from the concepts being developed by the Cherry Valley Group; 4. a collection of study elements available for research and for instruction of students in the Plymouth State University Preservation Studies Program and others.

Please leave comments in the box or mail to:  
NH’s First State House Project  
NH Division of Historical Resources  
19 Pillsbury Street  
Concord, NH 03301

I think we should build a replica of the original State House and use the original timbers for certain sections. For instance, we could use some of the original beams as beams in the new building. An opening in the ceiling (possibly covered with glass or acrylic) would allow visitors to view the original beams. Original flooring could be used to make the floor of an entire room. A walkway could be constructed so that visitors are not walking on the original floor timbers. Original wall supports could be incorporated into a wall that is covered by clear glass or acrylic to show the construction technique. The use of original timbers could be restricted to one room of the building, allowing the remainder to be used for other purposes. I bet you could take up a collection or get some corporate sponsors to build the replica. I know I would contribute.

Jim Burton  
Nashua, NH

11/14/2011

To Whom It May Concern:

RE: New Hampshire's First State House Project Suggestion

As a citizen of New Hampshire, I would like to see the remnants of New Hampshire's First State House be made into a piece of furniture for the Governor's office, constructed by a reputable/well-known New Hampshire craftsman. A desk for the Governor would be the ultimate; however, I am not sure that the current desk for the Governor has a special significance. If a desk is not a viable choice, than I suggest a piece of furniture that would hold great significance to our Governor's office or Statehouse.

Mrs. Joanne Martell  
PO Box 163  
23 Granite Street  
Allenstown, NH 03275

2011 on-line public survey

## **1. What do you find interesting about New Hampshire's First State House?**

that it still exists and is in storage.

12/1/2011 11:22 AM [View Responses](#)

The fact it is the last one. Even the Colonial Williamsburg building is original on at it's foundation, the upperworks are replica work.

11/30/2011 9:14 AM [View Responses](#)

The only survivor of its kind... Colonila Williamsburg's statehouse was but a foundation with a replica rebuilt atop it.

11/16/2011 9:46 PM [View Responses](#)

The age of the timbers from the original structure and thoes from the past who had the for-site to preserve materials from the structure.

11/15/2011 6:43 PM [View Responses](#)

The fact that part of it still exists and that we have those parts.

11/15/2011 11:52 AM [View Responses](#)

It is a physical reminder of the traditions of politics and democracy in New Hampshire.

11/11/2011 9:31 AM [View Responses](#)

How it was constructed and how it was lived in.

11/10/2011 7:57 PM [View Responses](#)

Symbol of Portsmouth's importance in the Colonial era.

11/10/2011 7:49 PM [View Responses](#)

The fact that any of it survives, given its share of historical vicissitudes.

11/10/2011 5:49 PM [View Responses](#)

That we still have it.

11/10/2011 5:01 PM [View Responses](#)

The fact that we have one.

11/9/2011 3:59 PM [View Responses](#)

The fact we still have it. I bet we are the only state that has thier first one.

11/9/2011 6:48 AM [View Responses](#)

That we still have enough of it to challenge our imaginations,interpret our history,and understand how Anglo-European architectural traditions and technology were transmitted and adapted to provincial New Hampshire. Its remarkable story of evolution, transformation, adaptation, discreditation, authentication, and partial survival has much to tell and to teach us.

11/8/2011 1:19 AM [View Responses](#)

It is our history

11/7/2011 8:59 AM [View Responses](#)

that it has been kept in storage for so long... typical in regards to some peoples inability to make timely decisions and discard unnecessary clutter.

11/6/2011 11:12 AM [View Responses](#)

The fact that a portion of it still exists and seeing images of how it supposedly looked.

11/6/2011 8:09 AM [View Responses](#)

That it has been kept in storage for so long!

## 2011 on-line public survey

11/5/2011 7:01 PM [View Responses](#)

The story of its journey through time...an emerging preservation story.

11/5/2011 1:54 PM [View Responses](#)

press release on NH.gov

11/4/2011 10:14 PM [View Responses](#)

Location, Rich History

11/4/2011 9:05 AM [View Responses](#)

It still exists.

11/3/2011 11:51 AM [View Responses](#)

Are you kidding? It's from \*\*1758\*\*, which around here is old, and it's from the time our current society was born.

11/3/2011 10:59 AM [View Responses](#)

That it's still standing ...

11/3/2011 9:39 AM [View Responses](#)

It illustrates the importance of Portsmouth, ship-building, the harbor, and the ocean to the state.

11/3/2011 9:24 AM [View Responses](#)

That it's available & preserved

10/31/2011 3:37 PM [View Responses](#)

That some of it actually exists - even though it was forgotten in a storage trailer in Concord for many years.

10/31/2011 12:03 AM [View Responses](#)

The history of it and the people who used it.

10/28/2011 11:49 AM [View Responses](#)

Sorry to say, I don't know much about it.

10/27/2011 10:55 PM [View Responses](#)

that any part of it survives

10/27/2011 3:47 PM [View Responses](#)

its original location, design (what little is known) and purpose

10/27/2011 1:54 PM [View Responses](#)

The fact that it actually exists even if in a box trailer for so long. It certainly is a primary historical resource.

10/27/2011 1:09 PM [View Responses](#)

The fact that a portion of New Hampshire's Provincial State House still exists is remarkable. That its master-builder and carpenters raised its sizable frame (30 by 80 feet with 21-foot posts) atop a 5-plus-foot high granite foundation (what a sight to have witnessed!). That fifth-generation American and respected governor John Wentworth was New Hampshire's only royal governor to take the oath of office in its council chamber (June 13, 1767), etc., etc.

10/27/2011 11:32 AM [View Responses](#)

That it is still in use and houses so many paintings.

10/27/2011 11:27 AM [View Responses](#)

## 2011 on-line public survey

It represents where government started in New Hampshire or as close to it as we are going to be able to see today.

10/27/2011 11:18 AM [View Responses](#)

There has been a lot of effort over the years to have this building reconstructed utilizing very little physical evidence. I don't think it was worth it.

10/27/2011 10:51 AM [View Responses](#)

???

10/27/2011 10:19 AM [View Responses](#)

To learn more about NH past.

10/27/2011 8:52 AM [View Responses](#)

The fact that people thought it was worth saving way back when - and that the pieces survived.

10/27/2011 8:48 AM [View Responses](#)

archetecture

10/26/2011 8:53 PM [View Responses](#)

That it's in storage!

10/26/2011 6:51 PM [View Responses](#)

it is NH's FIRST state house. In a state now divided into right regions or fiefdoms, it represents an era when the government and commerce were centered on an oligarchy of seacoast leaders who saw the rest of the state as a source of natural resources. it represents the sudden transition at the state's only seaport from a colonial to a sovereign government and the demise of the state's seafaring economy that followed.

10/26/2011 6:03 PM [View Responses](#)

It's old

10/26/2011 5:23 PM [View Responses](#)

The fact that it has been saved and stored and discussed for so long without resolution.

10/26/2011 10:15 AM [View Responses](#)

The First State House is a tangible remnant and symbol of New Hampshire's long history as a royal province, and of the years of revolution and early statehood. It is also an artifact that represents much of the legal and judicial history of New Hampshire.

10/25/2011 6:19 PM [View Responses](#)

## **2. How do you currently envision New Hampshire's First State House Project and its final outcome?**

reconstructing this early building at Strawberry Banke

12/1/2011 11:22 AM [View Responses](#)

Rebuilt in Concord, to the right of the current state house, facing the green. replacing the modern UBS building. Portsmouth has shown no interest in it.

11/30/2011 9:14 AM [View Responses](#)

In Concord. Portsmouth has no interest in it.

11/16/2011 9:46 PM [View Responses](#)

Create a unique piece of furniture for the Governors Office using the lumber from the original State House building. By utilizing the NH Dept. of Corrections inmates within

## 2011 on-line public survey

the GraniteCor Furniture Shop located in Berlin NH, lies the ability to manufacture such an item that could be showcased for years to come in the current State House.

11/15/2011 6:43 PM [View Responses](#)

I would like to see a replica of the state house built that would incorporate the old timbers.

11/15/2011 11:52 AM [View Responses](#)

Either an exhibit using features of the original building, or creation of a replica using the original fabric, as best as can be imagined in the reconstruction, but only if this is a building that would have a public function and a funding source to maintain it and related programs.

11/11/2011 9:31 AM [View Responses](#)

Don't bother to "rebuild" it - there's not enough there and we shouldn't spend the money.

11/10/2011 7:57 PM [View Responses](#)

The remaining pieces should just be made into "objects" which can be sold to those who are interested in owning a piece of history. They're not worth preserving any longer or including in building something new.

11/10/2011 7:49 PM [View Responses](#)

Make the add-on parts out of different colored/painted woods, use the building for tourism purposes, preferably in or near the main square in Portsmouth.

11/10/2011 5:49 PM [View Responses](#)

I could see the building restored in Concord either in the historic district or on the property of the Walker School where the ratification of the US Constitution took place..

11/10/2011 5:01 PM [View Responses](#)

I'm not sure what the project is, or what its outcome should be, but I am interested in seeing the first state house preserved to the extent practicable.

11/9/2011 3:59 PM [View Responses](#)

For it to be restored and placed where every one can see it.

11/9/2011 6:48 AM [View Responses](#)

I admire the way that comprehensive academic and architectural research was conducted and publicized so that the broadest possible range of interested people could share their ideas and help to shape the final outcome. I hope there will be contributions not only from New Hampshire and North America, but also (thanks to the Internet) worldwide. It would be particularly interesting to have perspectives on how the experience of being a British colony in New Hampshire compared to the colonial experience in Canada, the Caribbean, Africa, India, and Asia...and how NH's First State House may (or may not) embody it. I hope the final outcome will emphasize the value of hands-on history to empower ongoing public participation and connectivity. I hope that the results will lead to innovative ways of engaging people, and instilling a passion for decoding historical "lessons" inherent even in fragmentary or mundane evidence. I hope the project will demonstrate how tantalizing and fascinating history is, and explore new ways of telling its stories in a variety of meaningful ways that incorporate a broad range of learning patterns.

11/8/2011 1:19 AM [View Responses](#)



## 2011 on-line public survey

Use it as a learning tool with the NH Voc Tech School. As our country ages, carpenters that are experienced in restoration will be in demand. Have our students here in NH use it as one of their projects.

11/7/2011 8:59 AM [View Responses](#)

this is not the time to waste more \$ that could be used to help others (US-NH citizens) in need. the outcome could be to raffle off portions or all of the materials to anyone that cares enough to have them. the proceeds should then be used to assist needy NH indigenous people or school programs.

11/6/2011 11:12 AM [View Responses](#)

I see it serving as an excellent seacoast museum and NH history Interpretation Resource Center that would become a major tourist attraction for the NH Seacoast much like what Heritage NH was in Glen, NH.

11/6/2011 8:09 AM [View Responses](#)

It would be great to re-erect it in Portsmouth. It should be used to infill a vacant lot in the old section of town and as much reproduced as possible

11/5/2011 7:01 PM [View Responses](#)

I would favor it as a working laboratory for the study of the preservation process.

11/5/2011 1:54 PM [View Responses](#)

reassembled in portsmouth. it would npbe a perfect addition at Strawberry Banke

11/4/2011 10:14 PM [View Responses](#)

Tourist Attraction, School Field Trip for History

11/4/2011 9:05 AM [View Responses](#)

I think it should be reconstructed and placed at Strawberry Banke.

11/3/2011 11:51 AM [View Responses](#)

Preserve it for future opportunities.

11/3/2011 9:39 AM [View Responses](#)

I don't know enough to answer that question.

11/3/2011 9:24 AM [View Responses](#)

Not sure -- would love to see it rebuilt as a statewide public meeting center -- in the tradition of NH's Official Town Meeting House (the Belknap Mill) and NH Institute of Politics at St. Anselm's College

10/31/2011 3:37 PM [View Responses](#)

A plaque, bench, landscaped area at it's original location. Original replication at it's hostage location in Concord.

10/31/2011 12:03 AM [View Responses](#)

Possibly an exhibit that travels around the state

10/28/2011 11:49 AM [View Responses](#)

N/A

10/27/2011 10:55 PM [View Responses](#)

Best left unreconstructed

10/27/2011 3:47 PM [View Responses](#)

an awful lot of effort has been expended to date for not much in potential/ eventual benefit. Find a place to re-erect the frame where it can be safe and dry, add some interpretive panels, and let it go at that. if not, keep it safely stored. Do not try to raise

## 2011 on-line public survey

money to reconstruct the entire building; that would be too costly and cover up what few original elements there are.

10/27/2011 1:54 PM [View Responses](#)

Reconstruction, in part or in sections. Either out of doors or inside a building that would protect and enhance the display.

10/27/2011 1:09 PM [View Responses](#)

Because its true physical nature is unknown, the remaining portion of New Hampshire's Provincial State House should not be reconstructed, but preserved and exhibited -- as is - within a suitable structure.

10/27/2011 11:32 AM [View Responses](#)

I don't know enough about the project to comment but hope that the building stays in active use for its intended purpose.

10/27/2011 11:27 AM [View Responses](#)

Not sure, I am hoping that it can represent a time and give a feeling of what it was like at that time in NH government.

10/27/2011 11:18 AM [View Responses](#)

I would rather see the effort and dollars go to a more worthy project. There is nothing unique or significantly revealing in the few remaining building relics.

10/27/2011 10:51 AM [View Responses](#)

The announcement is not clear. What is the Project? Calling it a "resource" and "artifact" means nothing to me.

10/27/2011 10:19 AM [View Responses](#)

What is the project? The "flier" was not very clear. There was reference to a resource - do you mean that the First State House is a resource?

10/27/2011 10:00 AM [View Responses](#)

I do not know if you are going to focus on the history of state house politics as the NHSPF is about the White Mountain Forest and its politics. Or how the State House effected the residents of NH?

10/27/2011 8:52 AM [View Responses](#)

Resurrection

10/27/2011 8:48 AM [View Responses](#)

back to its original state

10/26/2011 8:53 PM [View Responses](#)

It would be great to see it rebuilt and on display at Strawberry Banke in Portsmouth.

10/26/2011 6:51 PM [View Responses](#)

A model of the statehouse, a video about what it meant (see above), a book about its history and evolution to the capital at Exeter, then Concord, and an exhibit of some of the timbers.

10/26/2011 6:03 PM [View Responses](#)

??

10/26/2011 5:23 PM [View Responses](#)

An exhibition of preservation challenges and questions most communities have or will encounter at some point, with this exhibit as the resolution to NH's State House Project.

10/26/2011 10:15 AM [View Responses](#)

2011 on-line public survey

Everything depends upon the identification of a partner or partners who have the will and the resources to make some interpretive use of the artifact and/or the historical themes and concepts that it represents.

10/25/2011 6:19 PM [View Responses](#)

### **3. What benefit(s) for New Hampshire citizens do you hope to see result from the interpretation of New Hampshire's First State House?**

preserving a unique part of NH history

12/1/2011 11:22 AM [View Responses](#)

Educational and informative.

11/30/2011 9:14 AM [View Responses](#)

Educational and tourist interests.

11/16/2011 9:46 PM [View Responses](#)

Create a constant reminder to the public about the talents hidden behind our NH Correctional walls while enlightening people on how such services can be individually obtained and utilized. Inmates who acquire a "real skill and work ethic" are less likely to reoffend once released, and in the long run, helps all citizens in NH.

11/15/2011 6:43 PM [View Responses](#)

It's a part of our history. We should preserve it. We should also find a way to use the replica.

11/15/2011 11:52 AM [View Responses](#)

Interpretation should not just be historical, but done in such a way as to inspire continuing questions about traditions of democracy and government in all periods of NH history.

11/11/2011 9:31 AM [View Responses](#)

It would be interesting to see how the people lived there.

11/10/2011 7:57 PM [View Responses](#)

A better understanding of Portsmouth's role in the Colonial era.

11/10/2011 7:49 PM [View Responses](#)

Like Independence Hall, in Philadelphia, visitors will be amazed by its small size. Moral: you don't have to be big to have powerful ideas.

11/10/2011 5:49 PM [View Responses](#)

Citizens will want to know more about the history and culture of our State of NH.

11/10/2011 5:01 PM [View Responses](#)

I presume that there would be a historical education component, as the most important result. It would be great if the space could also be used by the public for functions and/or events too.

11/9/2011 3:59 PM [View Responses](#)

A educational resource.

11/9/2011 6:48 AM [View Responses](#)

Education. Interpretation. Enlightenment. Empowerment. In addition, economic benefits of heritage tourism, and increased international visitation to the state and region as a whole. A model program of well-planned and well-documented historically-focused

## 2011 on-line public survey

economic development, with ongoing data collection and dissemination. Collegiality and cooperation with other tourism and local marketing programs in the Seacoast area, which can serve as a model for other parts of the state. A highly visible way to demonstrate why the state of NH and the business community should invest more attention, funding, and creative effort into heritage tourism. A way to develop models and applications for the multiplier effect of such investment, including longer stays and higher per capita expenditures by visitors. At the local level, an opportunity for synergy with Discover Portsmouth and the Black Heritage Trail. Partnering with "local" and "green" initiatives, and with the arts, film, and museum communities. School programs, Elderhostel, collaboration with the NH Political Library, the UNH School of Law, academic programs at UNH, PSU, Keene State, and others to build a strong, shared knowledge base for exploration and appreciation of NH's history and its lessons for our present and future. From my personal perspective, I hope the project and its long-term implementation will help people to "read" the built environment, and to translate what they experience into active and persistent advocacy for historic and heritage preservation.

11/8/2011 1:19 AM [View Responses](#)

We learn from our past. By protecting our history we can improve on it and change our future

11/7/2011 8:59 AM [View Responses](#)

that not all clutter is worthy of keeping.... memories can be kept in photographs and stories as well. thank you...

11/6/2011 11:12 AM [View Responses](#)

Increasing pride and interest through better interpretation & promotion of N.H.'s truly colorful and unique heritage. After all, the first overt act of the American Revolution took place at New Castle in 1774; the first Mast Tree Riot in America took place in two parts in April 1734 at Exeter which at the time included Fremont & Brentwood where the riot actually took place; the first Civil War Riot in New England which took place in Fremont on July 4, 1861; the fascinating Spaulding & Frost Barrel Cooperage that operated for 125 years in Fremont between 1874 & 1999; the world's largest weaving room at Newmarket in the early 20th century; and countless other fascinating little-known events & firsts that I could elaborate on which occurred in N.H. Survey completed by: Matthew E. Thomas Fremont, NH 11/6/11

11/6/2011 8:09 AM [View Responses](#)

It should stay near to the original site to retain as much integrity as possible. I see it being optimally used as a rent-able meeting space. If the historic use has been as a meeting place for early New Hampshire legislation, it could at least continue to be used as a gathering place.

11/5/2011 7:01 PM [View Responses](#)

The preservation alone is important to me, but it could mean even more if it was turned into an interpretative center for the study of preservation methods, protocols, etc

11/5/2011 1:54 PM [View Responses](#)

appreciation of our history and the unique role NH played in the founding of our nation

11/4/2011 10:14 PM [View Responses](#)

Enhancing our cultural resources with history.

11/4/2011 9:05 AM [View Responses](#)

## 2011 on-line public survey

That we know our state's history better.

11/3/2011 11:51 AM [View Responses](#)

Greater knowledge of how we started. And some pride in conserving our resources and saving good things.

11/3/2011 10:59 AM [View Responses](#)

The availability and accessibility of a unique state historical landmark.

11/3/2011 9:39 AM [View Responses](#)

It will help citizens better understand the state's long history, reaching into its pre-REvolutionary past.

11/3/2011 9:24 AM [View Responses](#)

Living history for all ages to learn about, particularly students and newcomers -- combining with our first in the nation primary tradition

10/31/2011 3:37 PM [View Responses](#)

Cultural enrichment. We had a humble beginning - with a touch of reality.

10/31/2011 12:03 AM [View Responses](#)

a greater understanding of our history as a state. How we became a state, who those community leaders were back then and how they shaped the way we are today.

10/28/2011 11:49 AM [View Responses](#)

greater sense of what early NH was like

10/27/2011 10:55 PM [View Responses](#)

Not many--there are many things more interesting and important for NH than the remnants of the first state house

10/27/2011 3:47 PM [View Responses](#)

Could be yet another interesting story to tell somewhere in Portsmouth, among the many historic sites and museums in the downtown.

10/27/2011 1:54 PM [View Responses](#)

Any reconstruction would provide a wonderful chance to study and interpret the construction techniques of that era. In sum, it would be an invaluable teaching experience.

10/27/2011 1:09 PM [View Responses](#)

Although unintentionally neglected, it would help New Hampshire's historic community to interpret better the state's rich Provincial history (1680-1775).

10/27/2011 11:32 AM [View Responses](#)

I don't know enough about the project to comment but hope that the building stays in active use for its intended purpose.

10/27/2011 11:27 AM [View Responses](#)

A chance to know what it was like at that point in NH history.

10/27/2011 11:18 AM [View Responses](#)

That we studied what physical evidence we had and that we cannot compile enough information to do an accurate reconstruction.

10/27/2011 10:51 AM [View Responses](#)

Where, what if the NH's First State House?

10/27/2011 10:19 AM [View Responses](#)

## 2011 on-line public survey

What kind of interpretation? I kind of see what you are getting at but you are using jargon that ordinary citizens may find bewildering ...

10/27/2011 10:00 AM [View Responses](#)

If I do not know your goal how can I answer?

10/27/2011 8:52 AM [View Responses](#)

Kids will be able to walk through history and hopefully begin an early appreciation of history and artifacts.

10/27/2011 8:48 AM [View Responses](#)

our states history correctly portrayed

10/26/2011 8:53 PM [View Responses](#)

An understanding of New Hampshire's influential role in early American government, and NH's attempts to create a functioning state government.

10/26/2011 6:51 PM [View Responses](#)

NH is supremely bad at telling its own story. We don't honor the 1623 founders. We don't promote our state-owned historic properties well, we don't tell our story in a way that attracts and appeals to the public. We don't put enough funding into researching, designing, or disseminating our history. The state house is potentially a good teaching point, but will most likely go the way of the rest of our stories -- unfocused, largely forgotten, barely maintained, never well told to a 21st century audience that likes it's history dramatic and exciting and relatable to their busy lives in a high-tech world.

10/26/2011 6:03 PM [View Responses](#)

??

10/26/2011 5:23 PM [View Responses](#)

It's a good story that could stimulate interest in local history.

10/26/2011 10:15 AM [View Responses](#)

A focus on New Hampshire's history under British government, and an understanding by modern citizens of New Hampshire of the significance and legacy of that history.

10/25/2011 6:19 PM [View Responses](#)

# New Hampshire's First State House Project

# Public Meeting



Tuesday, March 13, 2012 6-8 pm  
The Discover Portsmouth Center  
The Corner of Islington & Middle Streets, Portsmouth NH

Please take our short survey by Friday, March 23rd at  
<http://www.surveymonkey.com/s/KCMR9KZ>

The goal of New Hampshire's First State House Project is to create greater opportunities for the public to enjoy and benefit from the resource's history and values. The New Hampshire Division of Historical Resources invites you to attend the final public meeting for the project to discover how this resource relates to regional and state-wide heritage and preservation issues, and how those relationships could impact the interpretation of New Hampshire's First State House. Please join the public discussion regarding this important resource's future. For more information, please visit [www.nh.gov/nhdhr](http://www.nh.gov/nhdhr)

AGENDA  
NEW HAMPSHIRE'S FIRST STATE HOUSE PROJECT

March 13, 2012 Portsmouth, NH  
6-8pm

6:00-6:05 – Welcome (Laura Black, NH DHR)

6:05-6:15 – Introduction (Stephen Gianotti, Meeting Facilitator)

6:15-6:55 – Presentations by CVG and ConsultEcon.

- Interpretation Assessment (Blake Hayes, Cherry Valley Group, Inc.) *25 minutes*
- Economic Assessment (James Stevens, ConsultEcon, Inc.) *25 minutes*
- Christine Cruie (CHRS) and Jason Bailey (TMS) *5 minutes or so, if needed, for follow-up or comment.*

6:55-7:50 – Guided Whole Group Discussion (Stephen Gianotti; NH DHR, all Consultants as needed for response)

- General reactions to the presentations; "What strikes you about what you heard today?"
- Discussion; "Which ideas shared with you today are the most important to consider as the final outcome of this planning project is decided?"

7:50-8:00 – Wrap-up (Stephen Gianotti)



3/13/12

## Reactions / Key ideas

- Next Steps - who makes recommendation, to who
  - ?s of who has shown interest in taking the FSH on, if no one - why spend time on this?
  - those who are passionate - but motivated?
  - story of FSH isn't of interest to anyone - but even though no one cares, there is an important story here. excitement came from idea that FSH is a vehicle to tell the story, but challenge was fact that we don't actually have the building - the vehicle.
- story includes why we can't let go of FSH remnants.
- Combo of virtual museum, <sup>Civics</sup> center, can go anywhere
  - "Push" model \*

biggest impact in small communities, without other heritage opportunities.

- make the relic meaningful - give away pieces
  - how to deal with state stewardship issue? - focus attention on other resources in state stewardship thoroughly documents it, that covers the state's responsibility. Virtual / education would ~~bring~~ bring history to the public.
- Due diligence done! if Section 106 project - more than completed responsibility.
- ? regarding in-state/out-of-state RFP / consultant process.

## 3/12/12 Reactions/Key ideas cont'd

- travelling exhibit w/ pieces
- Support for using the pieces - give them out, use them in new objects - ie. furniture, bookmarks  
Book to tell story
- Value in process - now that we know their info - let's use it!
- Knowing that suggestions related to distributing/using pieces are shared and supported is valuable  
Definitely an option.

First NH State House  
Public Meeting  
Discover Portsmouth Center  
March 13, 2012

The meeting was called to order at 6:16 pm.

In Attendance: Laura Black, Peter Michaud, Deborah Gagne, Christine Cruiss, Blake Hayes, James Stevens, Jason Bailey, Stephen Gianotti, Dennis Robinson, Maryellen Burke, Valerie Cunningham, Richard Candee, Nancy Carmer, Kerry Vautrot, Brad [ ]

Maryellen Burke, Executive Director of the Discover Portsmouth Center, welcomed people to the facility. This is the first event in the Discover Portsmouth Center since they completed their million-dollar renovation.

Laura welcomed guests and gave a brief overview of the project and introduced the consultants for interpretation and economic impact and then handed over the meeting to Stephen Gianotti who welcomed all and asked people to introduce themselves.

Blake Hayes of Cherry Valley Group presented an overview of his report [Interpretation Assessment] on the First State House. [See PowerPoint presentation for details.]

James Stevens of ConsultEcon, Inc presented an overview of his report on the economic viability of the concepts and the positive impacts of preservation and heritage tourism for NH. [See PowerPoint presentation for details.]

Stephen then opened the general discussion. Christine Miller Cruiss commented on the interior space experience and the fact that the interior finishes are missing. Blake clarified that it would be the interpretive media that would help create that experience.

Two questions were presented:

What strikes you about what you heard today?

What ideas shared with you today are the most important to consider as the outcome of this planning project is decided?

Maryellen Burke asked who would be making the decisions. Laura Black responded with information on the consultant round table and the data based discussion and that recommendation/s will be crafted and presented in the final grant report.

Valerie Cunningham asked to who these recommendations will be made. Laura responded that it would be to the State of New Hampshire.

Nancy Carmer asked for clarification on the archaeological lab. Is it a virtual lab? Blake responded that it would be a small physical lab that would be potentially used and housed by a preservation program. Richard Candee felt that the State of NH would not fund this and that it would likely be a low priority for an educational institution.

Maryellen Burke asked if during any of these input sessions from the community, where and when did any inclination of any actual people who said I want to fund this, I want to lead this, I want to take this on, I have a place for this? If this is not there, what is the point of the recommendations?

R.Candee stated that it is a totally useless operation, nobody wants it.

B.Hayes responded that there were about ten people at the last meeting who do want it, but there have not been any further movement.

As a former member of the committee, Dennis Robinson felt that the committee was passionate but not motivated. At this meeting, there is nobody here who has not been here since the beginning and that this has all been discussed before.

R.Candee feels that it should not be done.

Dennis Robinson feels that the story of the State House does not have any interest to anyone, but it is a very good story and an important story. We went from a transfer from a royal government to a self supporting republic that represents a transformation of power that happened on one street (Langdon House, Wentworth House, State House all on or very near Pleasant Street.) We have something, but we really do not have anything with this resource. We have a story related to a building but no building. The virtual concept gives us the opportunity to tell the story and to do traveling exhibits using pieces of the building. The story is also why can't we let go of these pieces of wood. What are we clinging to? More or less it is a bloodless transition from one white guy to another.

Nancy Carmer likes the combination of the virtual exhibit and the traveling exhibit. She likes the idea that it can travel in NH and be shared with everyone in the state.

James Stevens of ConsultEcon felt that the biggest impact could be with small communities. A small exhibit in Portsmouth would be very big in other areas of the state.

Nancy Carmer thought the model Vietnam Memorial is an example where the model is just as moving as the real thing.

Dennis R. felt we have an opportunity to share the relic with the citizens in NH (give them a piece of it) and make it meaningful for them.

Comments were made about the fact that important state historic resources are currently not being stewarded (like the Wentworth Coolidge Mansion.) Kerry responded that we have documented the First State House and that is our responsibility, and we can now move on. We have an opportunity with public programming that is not dependent on future investment of the resource.

Christine Miller Cruiss suggested that if this was under the Section 106 process, this would be well beyond due diligence and that it would be acceptable to deaccession it.

Maryellen Burke commented that James' data on the tourists would be useful to other organizations and she would like a copy of it. (It will be online!)

The final grant report must be completed before May 18th, 2012.

Maryellen Burke asked why did we use out of state consultants? Laura responded that we sent out our RFP's both locally and out of state and that each proposal was judged based on a matrix developed by the qualifications listed in the RFP.

Dennis repeated the offer he made in 1998. He suggested a traveling exhibit that would use pieces from the original object. He likes the idea of taking it and using it as furniture for the current state house, to give some out, and use some as part of the exhibit. Dennis would like to tell the story in the form of a book on the founding of it, the life of the building, and why it would not die. Pieces could be made into bookmarks that are given with copies of the books. The more widely something happens, the more diverse and interesting it is.

If something big does not happen, it will look like a large boondoggle waste of money and journalists like himself will not be able to avoid telling that story.

Blake Hayes commented that the last public meeting was filled with people who would have "strangled us" if they entertained such a suggestion.

Laura suggested that there is a public online survey and encouraged people to fill them out. They officially close on March 23rd.

The meeting was adjourned at 8:15 pm.

Respectfully Submitted,

Peter Michaud  
NHDHR

## New Hampshire's First State House Project online survey 2012

### **1. What have you learned about New Hampshire's First State House and its potential interpretation that you didn't know before you read the information compiled and analyzed by this project?**

From you.

2/29/2012 4:17 PM [View Responses](#)

There is less to the artifact than I thought.

2/28/2012 4:05 PM [View Responses](#)

nothing

2/28/2012 2:53 PM [View Responses](#)

### **2. Of all of the possible stories presented in the interpretation assessment, which resonates with you the most and/or is the most important to tell?**

The fact we have the only above ground surviving colonial capital building (Colonial Williamsburg's is replica, although the foundation is original.

2/29/2012 4:17 PM [View Responses](#)

The fact that the building's use changed radically and after it was no longer a state house, it was not valued for its architecture.

2/28/2012 4:05 PM [View Responses](#)

traveling exhibit; video /digital reconstruction

2/28/2012 2:53 PM [View Responses](#)

### **3. Which recommendations or ideas provided in all of the project materials do you think are the most important to consider as the New Hampshire Division of Historical Resources and the Project Team gather to discuss the final outcome of this planning project?**

No opinion.

2/29/2012 4:17 PM [View Responses](#)

I like the idea of using the pieces to train students on conservatin techniques. I don't think there's much to tell here.

2/28/2012 4:05 PM [View Responses](#)

1. how to interpret without rebuilding 2, how to get rid of the evidence

2/28/2012 2:53 PM [View Responses](#)

### **4. As planning for New Hampshire's First State House enters the next phase, what do you see as potential funding sources for implementation of the project's final outcome?**

Corporate funding. The state is under the sway of the radical right Tea Party movement, and culture has no place in their diminished worldview. Private funding will negate some of their criticism as even they recognize private people and companies have a right to spend their resources as they see fit.

2/29/2012 4:17 PM [View Responses](#)

NONE

2/28/2012 2:53 PM [View Responses](#)

## APPENDIX J: Roundtable

AGENDA  
NEW HAMPSHIRE'S FIRST STATE HOUSE PROJECT  
FINAL ROUNDTABLE

April 16, 2012 Kimball Jenkins Estate, Concord, NH  
9:00am-4:00pm

9:00-9:15 – Arrival/Coffee/Continental Breakfast provided

9:15-9:25 – Overview of the day and objectives (L.Black)

**QUESTION TO ANSWER TODAY:** Based on the project's gathered data and public comments, what best use/outcome/plan should the State of New Hampshire proceed with to share New Hampshire's First State House with its citizens and visitors?

**KEY FACTORS TO ANSWER THE QUESTION:**

- Who has *recently* expressed interest in participating in the project, and in what form?
- Public Comments – Public meetings; online surveys; news articles/editorials; public interest in general; other
- State Responsibility and Stewardship – Historic Preservation Best Practices, storage, distribution etc.
- Reminder of the economic focus of the EDI grant – Discuss ways the recommended option(s) could support economic development.
- Others

**FINAL TEAM RECOMMENDATION:** What, and what now?

9:25-9:40 – Brief overview of each consultant's FINAL recommendation (Consultants)

9:40-10:30 – Begin discussion of issues/key factors to answer the day's question (All)

10:30-10:40 – Break

10:40-12:00 – Continue discussion of issues

12:00-12:40 – Lunch provided

12:40-2:15 – Final Team Recommendation (All)

- Determine components of the recommended outcome – "draft model"

2:15-2:30 – Break/Brownies provided

2:30-3:45 – Final Team Recommendation (All)

- Continue drafting model
- Create a general action plan for implementation of recommended option(s) – steps to keeping the project and the plan "off the shelf"

3:45-4:00 – Review Final Plan for Consensus

4:00 – Adjourn



NEW HAMPSHIRE'S FIRST STATE HOUSE PROJECT  
FINAL ROUNDTABLE

April 16, 2012 Kimball Jenkins Estate, Concord, NH  
9:00am-4:00pm

Participants:

Laura Black (NH Division of Historical Resources)

Beth Muzzey (NHDHR)

Peter Michaud (NHDHR)

Deb Gagne (NHDHR)

James Stevens (ConsultEcon)

Christine Miller Cruiss (CHRS, Inc.)

Blake Hayes (CVG)

John Merkle (TMS Architects)

Jason Bailey (TMS Architects)

**First NH State House  
The Consultant Roundtable**

April 16, 2012 Kimball Jenkins Estate, Concord, NH  
9:00am-4:00pm

In Attendance: Laura Black (DHR), Blake Hayes (CVG), Christine Miller Cruiss (CHRS, Inc.), Jason Bailey (TMS Architects), John Merkle (TMS Architects), James Stevens (ConsultEcon, Inc), Beth Muzzey (DHR), Deb Gagne (DHR), Peter Michaud (DHR)

Laura opened the meeting at 9:09 am with a welcome to all participants and a brief overview of the day's activities and flow. **The question to be answered by today's meeting is:**

Based on the project's gathered data and public comments, what best use/outcome/plan should the State of New Hampshire proceed with to share New Hampshire's First State House with its citizens and visitors?

**Key Factors to Answer the Question:**

- Who has recently expressed interest in participating in the project, and in what form?
- Public comments: public meetings; online surveys; news articles/editorials; public interest in general; other
- State Responsibility & Stewardship: Historic Preservation best practices, storage, distribution, etc.
- Reminder of the economic focus of the EDI grant: discuss ways the recommended option(s) could support economic development.

**Consultant's Final Recommendations Overview:**

James; ConsultEcon Inc: We looked at the First State House to look at the economic viability of project options and economic impacts of preservation statewide. In looking at the interpretation report, the first two scenarios are not viable. Three, four, and five are really the most economically feasible. The first two scenarios suffer from being an old fashioned representation of preservation practice and do not follow current philosophy on the treatment of historic properties. The end product was also not a sufficiently sized attraction to hold its own as a major museum. They are predicated on the notion that an organization exists (especially for four and five) to make them viable. Either an organization needs to be created or an existing organization needs to broaden its reach. For the permanent exhibit, an organization like the NH Historical Society or the current New Hampshire State House is needed. A traveling exhibit would be great, but needs to be modest in scale. This could be coupled with an online exhibit as well. The NH Historical Society curator expressed some general interest in the resource as a statewide resource. Discover Portsmouth Center would also be a possible location for a temporary exhibit. But it will take resources to help make what ever happens happen.

Blake; Cherry Valley Group: It is difficult to look at best interpretive practice without looking at the economic numbers as well. The inherent preservation problem with the reconstruction scenarios is that you would be placing a highly conjectural presentation. Also, in looking at the numbers associated with the most popular historic museum attractions in the region, the numbers would not support such an interpretive program as a reconstructed State House. It is a staff intensive activity that relies on a constant need to produce innovative programming. The exhibit is a reasonable activity but it is a capital intensive cost and without a willing partner to take on the product it would be difficult to complete. The idea behind the civic engagement project is that you would blend an exhibit component with a modern use with current technology. It gives the artifact purpose that can engage people by using the object as a tool. By using digital technology, you can use the object to fill current needs in an exciting way.

Christine; CHRIS, Inc.: You can conserve anything, but you need to understand what you are fixing, what the costs are, and is it worth it. Fixing all the bits so they could go back together as a building is not recommended. It is no longer a building, it's an object.

John; TMS Architects: The building is not the story but the events associated with it are. There's not enough here to make it worth rebuilding. The story of Colonial government can't be told by the existing materials.

Jason; TMS Architects: The digital model is misleading. The components in the model are in a zero-gravity digital world. In real life the building parts would not stand and extensive reworking of the joinery and framing would be needed.

Comments Made to the Above:

James: Museums are more about the activity than the objects. The programming is important.

Blake: When you start to put pieces together, you need to make something that is discernable to the human eye. What we have left would need extensive additions and alterations to be reconstructed. We can do anything but it has to be so important with compelling desire to do it.

Beth: Before this was disassembled and put into a truck, we had a standing building. We now have something where everyone says we do not have a standing building. Did we, in effect, destroy the building when we put it in a truck? How do we summarize this in a report? We need to answer that.

John: We asked this question. The State House did not have a first floor when it was deconstructed and stored. The ground floor was gutted while the building stood on Court Street. This is a British building, we think that the people of Portsmouth did not care for the building after the Revolution and it deteriorated.

Who does care about it?

Blake: There was a group of people who came to speak for the building at the first public meeting but it was not clear what the purpose of the building would be.

James: The technical aspects of putting the building back together does not really tell the saga of the First State House, the changing preservation movement, civil engagement, etc. The interesting story is the preservation story. It has incredible amounts of meaning for a group of people, how do we inspire that meaning to a larger population and what is the best way to do this? How do we create meaning and what is the system of delivery for that meaning? The idea of a small traveling exhibition is very appealing for its impacts on the communities of NH. Statewide themes do not always resonate with local history groups whose focus is only local community history.

Blake: We need to make the connections with the local community in some way. If you are a pull model (open the door to an historic site and pull people in) it is harder to create meaning for individuals then it is when you are a push model (a traveling exhibit) that goes out into that person's community. Calling this a center instead of a museum excludes the notions carried by the word museum. You are creating something that is designed to push forward its mission and message. Utilizing this object in a way that would not be typical in a museum or preservation context is a leap that has not been really discussed.

James: The idea of making a piece of furniture takes materials with meaning and gives them a use but it also deals with the consumption of materials. We also talk about the issue of deaccession but have we ever accessioned the objects?

Blake: The public looks at this as a state owned resource and cutting it up will upset some and please others. People will care if we are doing the right or wrong thing.

Beth: It was purchased by the State of NH as real property and moved to Strawberry Banke. It would be interesting to look at the terms of that sale.

James: Reconstruction is prohibitively expensive. What is the State of New Hampshire's responsibility for this resource? Are there any resources available from the State of New Hampshire to support the ongoing reuse of the resource?

Beth: We would bring forward the plan through the capital budget process and see what the Legislature's interest is (considering a best time to put it forward and the economic situation as a State.)

Regardless of interpretation model, what will happen to the materials?

State curatorship, turn over to private entity, status quo. Cultural leanings away from money for curatorship is part of the story.

Blake: A proper storage facility is needed that can allow for proper access for study. It needs an accessible home if the State will be the owner of this object and take responsibility in perpetuity. There is also the option of "status quo." There are costs for care of this thing, either financial or other.

James: The story and its delivery are what important. It can stay in the trailer but what access do we have through exhibits, etc. It can fulfill the responsibility of providing access to the "materials" (Blake: That is a very museum view and would like to see us think beyond that.) We have capital funds for creating capital things and creating a center may not fit this model.

Beth: Why do centers get started? If we do not have the clarion call to create a center but are doing it based on an object, do we have a real need?

Blake: Yes, civic education and being a citizen of NH.

Blake: We have an object that might be a perfect symbol to launch such an educational agenda. There is a national organization that deals with such education. The Bar Association of NH is the state link for NH from this organization. Could this be a partner to stand this up as a symbol?

Beth: Would NH's current State House be the ideal building for this? The message of the current state house is that this is your house, the doors are not locked, and you can go in and find your government officials. Is there a question about community life that the current building does not tell?

Peter: Needs to be dynamic to children. The standing State House is already a "spokesperson" for civic education.

Blake: Using the resource symbolically to launch people in a public engagement with other resources.

Laura: Do children from the North Country participate in the State House tour?

Blake: You could take a story of state government and where it has resided in New Hampshire. It is a virtual portal or visitor's center.

Christine: If this were still a standing building, would we be having this conversation? If this was a building from a preservation standpoint, would it be considered "historic?" If not, it could have been torn down under the rules and regulations preservation operates under today. We are discussing it because it is a new situation.

Laura: There is so much history here associated with the resource, but that is true for any building.

James: Why can we not put "get rid of it" on the table?

Blake: Museums do not always look at the best object to add to their collection.

Beth: The state does not have a museum accession policy and usually takes things that people donate, not always with a plan for future storage, care and maintenance.

Jason: The project could look at the larger educational community including preservation programs from the college level.

Christine: From a standpoint of preservation programs, there are easier ways to that end. We have easier and better ways to teach this [conservation, preservation, building technology etc.] using standing resources. Under Section 106, would this resource be recognized as a resource?

A break was called at 10:38 am. Laura asked that we think about who is it that we are having this conversation for? If we are struggling for a particular thought that this has to be saved, we should think clearly on whether that need exists.

Laura gathered the group together at 10:58 and posed the question, “How do we approach this building?” It came to State ownership as real property. It came to the DHR for stewardship in its current condition as a collection of building pieces.

Thinking about for whom we are having this difficult conversation and do we need to have it? We had 45 comments with our first survey, and only three with the second. We have not had any phone calls or comments from the second meeting. There were a lot of people who said “do something” but not necessarily connected to a reconstruction, and there are people who have said we must reconstruct. We had a small number of people come to the Portsmouth meeting and even less to the Concord meeting. We have a majority of people who have not weighed in and possibly do not care. The discussion on why reconstruction is not a viable answer may need to be set aside as we look at the resource and who are the people we need to reach out to? Are we creating something out of nothing? Is the story being told elsewhere? What is the purpose?

Beth: The idea that the First State House is worth something drives this project. In terms of economic development, we have a resource that offers small economic impacts with a large price tag.

James: There are intangible values like civic pride, etc. The idea behind reconstruction has centered on just the reconstruction and not an analysis on what the benefits and risks are. The object is driving the project not the project driving the use of the object.

Blake: The crowd that came out was very vocal about what they felt about the object. Their clear understanding was that this resource was theirs and that the money should have gone to reconstructing the building in spite of the terms of the grant as a planning grant.

Beth: A section of the report should speak to the sense of loss. There is a sense of loss when things are removed or torn down in our communities. We have lost the First State House in Portsmouth; there is a reaction to that loss and a desire to bring it back with a reconstructed building.

Blake: Everyone needs to accept blame for that loss in an open and honest way. It is not to vilify anyone, but share responsibility. Everyone has a part in this loss and everyone can have a part of whatever comes out of the experience be it the story, the interpretation, etc.

Beth: Get the mourning over with and move to the next step.

Peter: The report will be written so that any citizen should be able to read it and see that it makes sense.

James: Have the studies brought new information to the decision-making process?  
Consensus: yes. What should/could have been done in 1989/90 needs to be addressed today. Do we use it or recycle it? We can keep it in a trailer for the next 100 years, but what is the point? Why can't we create something that honors it, utilizes the research and documentation, etc?

What are the allowable consumptions? Does it have to be reversible? Could it be used as some sort of framework to hang panels that tell the story of the First State House – to tell the story in exhibit with physical elements? It needs to be done in a very artistic way.

Blake: We must have a space that can incorporate it, and if we do not use it all, we still have a storage problem.

Christine: If we use it like that then we are done with it as the object that it is and it becomes something new.

Beth: We have not discussed what the research value is of the collection.

Laura: What has been mentioned over the past few years is that the research value has been extrapolated from the collection.

Christine: Anything you could extract from future technology could be extracted from a standing building.

Laura: You could always continue to do research into the topics told by the resource, but the gathering of the building's history has been done. The documentation gathered can be the launching point for future research.

Peter: If you view it like an archaeological site, then "we've dug the site." The "archaeology" has been done.

Beth: Storage is not an issue for the State like it is for a museum.

It was asked if there was value to the resource beyond a small group of people.

John: Portsmouth had an opportunity to rally around this building and it did not happen.

Consensus: What we have is a collection, parts.

Consensus: Reconstruction is not viable or valuable. No reconstruction.

Considering the response to the surveys and meetings for the public, can the report say there was relatively low interest in the First State House?: Consensus of the group is yes, it can.

Consensus: Given current preservation practice and theory, we are not keeping the resource for its research value.

Laura: No financial aspect to the online survey, just whether or not there is value in the project and resource.

Beth: We need to make sure we are clear that historic structures have value and what makes this one different.

Christine: Good sound methods were followed when this building was excavated and documented with the historic structures report.

Blake: The architectural value, the historical value, etc, need to be addressed in the report. We need to show how many different ways to evaluate/assess value and how this one does not meet the criteria.

Beth: It is a collection of building parts and not a building.

Christine: Agreed, that is what they are.

The report needs to express what value has been extracted—what we did learn.

Beth: Looking at where the preservation field has gone over the last 100 plus years, there have been considerable changes in how we look at resources. In 100 more years, people will look at a resource differently from where we are now. A very conservative approach would be to look at using the resource without factoring out future possibilities for the resource.

Keeping the status quo would allow for future reconstruction, or not and foreclose on that option.

Reuse with no permanent damage?



Blake: Decisions are made in museum contexts that sometimes do damage to buildings but follow the philosophy of the time. We look at the past and see what we consider to be mistakes. Our generation has a chance to make their choices to do what they need to do based on the current philosophy, and future generations will judge what we do.

We have decided that there is no current research value in what we have, given preservation practice and theory, but something could be done with these materials in the future.

Peter: But, if we end up with stuff in a trailer that doesn't support the best use finding then have we done the project a disservice? Just keeping what supports the best use option shows a "moving forward" that gives the grant value.

Blake: What are the values and how do we express those?

Discussion was had on sentiment and value of resources and is there a value to keep everything or is there a value in making decisions for the resource based on what we know today?

James: How do we package the information and disseminate it to the public. Who will do this?

Beth: What stories can the State House tell? Whose mission does it fit with? Is it already being told, need already filled? Basic Colonial New Hampshire is being told: Portsmouth, Woodman Institute, NH State House, American Independence Museum; they haven't reached out or jumped onto the project.

Key Points reconfirmed:

Two points of consensus: Given current professional knowledge and practices we have exhausted the research opportunities. There has been limited public interest shown for the resource.

We have consensus that reconstruction is not a viable option from every known angle. We do not have a full building but just parts. We have looked at this option from a variety of criteria and the answer has been unanimous: No

There are no presently stated needs that can be matched with the resource today.

What is the best way to move forward? How will the State of New Hampshire decide to move forward with the collection?

Lunch was called from 12:20-12:50

There is a lack of interest within likely cultural institutions for the resource. Is this due to a perception that reconstruction is the only model? If there is some support from the State for the resource, will that help people take notice?

Laura: People from all over and a variety of organizations were invited to the meetings and conference call through direct e-mail. They have opted not to join/participate in the conversation.

Blake: That lack of interest from cultural institutions is “far more chilling” than a lack of interest from the general public.

James: Whatever is suggested at the end of the process, there is still a lot of variability in what the outcome will be. If it is an exhibit, it will need to be planned and designed. It is partially a chicken and an egg issue. Do we have enough material to get people excited about the project? If there is no interest, then what happens?

Establish some level of partnership, but without expectation from them for money.

Blake: If you pass the final recommendation to a select group of museum directors, etc, take reconstruction off the table, their reaction could tell us what the future hope for the project could be.

James: The later scenarios rely on some existing or a new organization. A new organization is not very likely. Taking what we have and shopping it around with decision points could help decide what road to go down. The educational scenarios evaluated could happen in many ways that could include a private/public partnership but it really all has to do with money. There's got to be a carrot for someone to want to engage in this project. Funding not likely. People have to see the value in it.

John: I do not see the value. It has been on the table for over ten years with no results.

Beth: What we were hoping for was that if not reconstruction, what is the highest and best use for this resource? We needed new thoughts to develop a vision for a new use. Is this something that the DHR can go forward with or something that we partner with a private group? We realize that nobody will take our report and push it forward without a willing public partner.

James: If we develop a plan we can meet with obvious partners to gauge interest to see how to move forward?

Beth: You can't ask for funds if you don't have a plan.

So what is the "best use" to open access to it?

If no interest > storage in perpetuity

If interest > is this story compelling enough for entities to take it on and incorporate into their programming?

James: NEH could have funds for programs and others that may have further grant opportunities to take one or three of these ideas and design an exhibit.

James: A permanent exhibit is likely not going to happen. If that is the case, then it has to be a traveling exhibition with a virtual part or totally virtual. An ongoing four person staff to support a traveling exhibit may or may not be needed to support the program.

Beth: What are the opportunities to use the materials in future exhibit?

Christine: You could take a part of the joinery, cut it down, and see how it all fits together.

Blake: It can be a hook to get people interested.

John: For funding: Why don't we look at what was proposed as plan A? This has to be sold to the State of NH. What happens if the State says no? What is Plan B? Other funders like NEH? If they say no, what is Plan C? It stays in the trailer? Do we think that there is enough meat to this to make it happen?

James: The next step is to shop it around to see what the interest in the resource would be? We are looking for a partner to help with the content and development and revenue raising to make it happen.

Beth: Is the best option for this resource one that does not need a tremendous amount of support? Whatever it is and whoever the partners are, it has to have a low operating cost.

John: The problem of what to do and period of history is not unique to the resource.

Christine: Can't there be a recommendation for this project. Lay out the best use and then determine who should be contacted to continue the process.

Peter: What about a possible partnership with current State House (gift shop room) and DRED (Wentworth Coolidge Mansion) to have permanent exhibits, orient people to those sites, and send people elsewhere.

2 permanent exhibits, small traveling exhibits, use as "visitor center;" after visiting the current State House, where are visitors directed next? Direct them to other state sites—economic development.

Frame "sculpture" exhibit at Manchester Airport, build interest.

Blake: State of Delaware has a model called the first state historic park that is shared by the state parks and historic resources people.

State partnerships: DHR, GSA/legislature, DRED, DTTD

James: Using the First State House to rehabilitate the interpretation of the current State House. Make it less about the State House and more about the state and its resources.

Blake: Using the resource to help meet current needs. Sometimes it is just a catalyst.

Beth: The new state tourism motto is out. "Live free and..." like live free and hike or hunt, or etc.

We have a new way to think about any of the scenarios. We need to connect the dots between the scenarios in the CVG report with our discussion. We'll need to explain how we got to this point in the final report.

**Best Use Recommendation:**

We have two proposals that we are suggesting to move forward in a phased approach:

- The Airport falls under "Scenario Three" in the CVG report. Exhibit within a large existing space.

The next phase of the project has three components and combines aspects of "Scenarios Four & Five" in the CVG report:

- Permanent exhibits possibly at the current State House & the Wentworth Coolidge Mansion
- Develop an online presence & use it and the exhibit as a catalyst to introduce people to the culture and heritage of New Hampshire and build awareness of other historic sites of the state.
- A traveling exhibit

The group took a break from 2:35-2:50

We need to bullet out how did we get to this idea.

What makes this viable and workable?

- It reaches a larger audience.
- Catalyst for tourism of NH's historic sites. FSH represents the beginning of history of state of NH, now we can use it to learn about history since.
- It is a shared need that would get multiple governmental agencies working together. It creates partnerships with other state agencies in building stewardship of state historic sites.
- It uses the materials in a logical way.
- It really works directly with New Hampshire's history. It is the First NH State House and we are continuing that historic connection with linking it with the current NH

State House and a resource that has a close connection to the building's original function. Also, a close connection with Benning Wentworth. It is a natural historical fit.

- It was developed with the idea that a visitor center exists in Portsmouth but in Concord visitors are possibly underserved.
- The Concord exhibit leverages the audience already visiting the NH State House and extends it. They are there for civics and connected to today. We have an opportunity to make the history of the FSH relevant to today.
- Catalyst of heritage tourism. Using this resource to bring attention to the State's own artifact collection and historical sites and local communities' as well.

We need to work with the NH Historical Society closely to insure we do not reproduce efforts.

Beth: Are there security issues that need to be addressed or materials issues that need to be considered like graffiti or vandalism, or souvenir hunting?

Security issues should be part of the plan.

To put it back together for an exhibit, it will take about 1,000 hours for conservation work, etc but does not include engineering, etc. (Christine estimate).

#### **Next Steps to take this grant beyond this grant:**

- Targeted contact: We need to discuss this with our proposed direct partners (state agencies, possibly Manchester Airport, Portsmouth Historical Society and others) to see what their thoughts are on the idea. (Without them we cannot go forward.) As things become clearer, we can start bringing other partners in as well.
- Narrow down focus: Through that targeted contact and their responses, we will be able to use the information to flush out what the different components could be, then we could begin program development.
- Programmatic schematics: Program development. This step could also be funded by grants, program planning grants such as NEH.
- Fundraising for implementation.

Blake: When museums undertake such a project, they are funded by a variety of pockets of money.

Other potential organizations for funding:

NH Charitable Foundation  
National Endowment for the Arts  
The State of NH  
Kresge Foundation

NH Bar Association

Blake: We need to design program elements that talk to the future. Makes connections to relate the past with the present and uses modern technology. People want to develop their own thoughts and not have a curatorial voice of authority telling them what to do. People want to participate in the process.

The Meeting Adjourned at 3:20

Peter Michaud and Laura S. Black