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REPORT ON THE HALL-COLONY HOUSE
104 WEST STREET
KEENE, NEW HAMPSHIRE

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This report is based on an inspection of the Hall-Colony House made on June 21, 1996. The purposes of the inspection were to evaluate the historical and architectural significance of the house, to study its evolution and present condition, and to assess the feasibility of moving the house if relocation becomes necessary to ensure its preservation.

Summary: Built in 1819 and enlarged at the turn of the twentieth century, the Hall-Colony House is one of the most sophisticated and significant federal-style dwellings in New Hampshire. The house illustrates Keene's growing prosperity in the years after 1800, exemplifies the architectural mastery of the town's early-nineteenth-century building craftsmen, records the spread of a new architectural style into Cheshire County in the early 1800s, and reflects the care with which Hon. Horatio Colony preserved the original character of the dwelling while enlarging the house and modernizing it to his own taste in the late 1800s. The house was built with the highest standard of craftsmanship known in New England in 1819, was meticulously maintained by the Colony family during their ownership of the property, and remains in sound structural condition. There is no physical reason why the original portion of the building cannot be moved to a new location within Keene's level downtown area. The cultural and aesthetic significance of the house to the City of Keene and to the State of New Hampshire are so high that such a relocation would be highly desirable if the building cannot be preserved on its original site.

Brief Statement of Significance: The Hall-Colony House is a highly sophisticated dwelling in terms of both its materials, workmanship, overall design, and architectural detailing.

The brick construction of the house reflects the new favor with which New Englanders were beginning to regard masonry construction in the early 1800s. Prior to 1800, people of the northeastern states harbored a prejudice against brick houses. During his visit to Portsmouth, New Hampshire, in 1789, President Washington inquired about the absence of brick buildings. He was told that "on account of the fogs and damp, they deemed them [wooden houses] wholsomer, and for that reason preferred wood buildings."

This prejudice was abandoned soon after 1800. Under the influence of Boston architect Charles Bulfinch, most of the new public and private buildings of the Massachusetts capital were built of brick after the 1790s. The new preference for brick buildings as a matter of architectural style was reinforced by the incombustible nature of brick. A series of great fires in several of the older port cities, notably Portsmouth and Newburyport, stimulated comment and debate about the relative non-flammability of brick structures. It was thought that brick buildings were less susceptible to catching fire, especially if covered with slate roofs. If such buildings did burn, they tended to confine the heat of the fire within their walls, thereby posing less danger to nearby structures. In several instances following Portsmouth fires of the early 1800s, it proved to be possible to rebuild brick structures whose interiors had been consumed by fire but whose walls remained strong and undamaged by the flames.

New England brickmakers, whose products were formerly used mostly in chimneys, now began to give greater attention to manufacturing hard-burned bricks of uniform color and size, suitable as face bricks in handsome modern structures. While brick houses remained rare in rural New Hampshire locales until 1830 or so, some of the more prosperous inhabitants in thriving villages began to build their houses of brick during the first two decades of the century.

The bricks of the Hall-Colony House are laid in Flemish bond (with alternating headers and stretchers in each course) on the West Street facade and on the eastern side of the house. Elsewhere, the bricks are laid in the less exacting common bond, with a row of headers every seventh course. Until the recent extension of School Street west of the house, the western side of the building faced private yards and was regarded as a less public elevation than the northern front and the eastern side, which faced toward Central Square. The use of a more complex bond on the more public sides of early brick structures had been common since the introduction of brick construction in New England.

The bricks employed on the front and the eastern side walls are re-pressed bricks, which were very rare in 1819. Re-pressed bricks were made by subjecting still-soft unfired common bricks, made in a wooden mould, to great pressure in a machine equipped with a plunger that forced the imperfect brick into a metal mould. This process shaped the plastic clay into a perfect prism before the bricks were fired or vitrified in the kiln. The

process of re-handling and reprocessing each brick, and of culling the pressed bricks after firing to select those that were of unblemished shape and color, made such bricks both expensive and unusual. In New Hampshire, in fact, only a few houses in Portsmouth had been constructed of re-pressed bricks at the time the Hall-Colony House was being built in 1819. The effort of Keene craftsmen to manufacture such bricks for this dwelling probably stretched the capabilities of the fledgling local brick industry, stimulating a technical mastery that paid dividends in following years as brick making became an important local enterprise.

In keeping with the lavish investment of planning and money in the bricks of the northern and eastern walls of the house, the granite underpinning on these two elevations is of a better stone, and hammered to a finer finish, than that on the western side.

Also rare in northern New England in 1819 are the brown sandstone window sills of the original portion of the house. These carefully-tooled sills were almost certainly brought from Connecticut, the nearest locale where an architectural grade of brown sandstone occurs. These elements represent an additional expense that was far beyond the norm even for a fine brick house; most early-nineteenth-century brick dwellings had wooden window sills, with granite sills generally introduced around 1830. In an age before the advent of the railroad, transportation of heavy yet breakable brownstone elements from Connecticut to Keene would have been especially arduous and expensive.

Like the careful choice of materials for the building, the overall design of the Hall-Colony House demonstrates a mastery of the building trades. Unlike the common New England house of the early 1800s, this dwelling has an asymmetrical plan and facade. The use of a three-bay facade, with the doorway placed at one side, is an urban idea that was hardly known in New Hampshire in 1819.

It is highly likely that the concept was borrowed from Boston, where brick houses of this sort began to appear in the early 1800s. The most likely means by which the idea arrived in Keene was through the influence of a book: Asher Benjamin's *The American Builder's Companion* (1806, 1811, and later editions). One of the most influential architectural volumes ever published in the United States, Benjamin's book contained two designs for brick "townhouses" with three-bay facades. As noted below, the same book exerted a strong influence on the architectural detailing of the Hall-Colony House, both inside and out.

One of the most striking features of the house is its spiral staircase. While such stairs had been attempted in the New Hampshire seacoast during the first decade of the century, few were built in the upper Connecticut River Valley until 1815 or later. The combination of the spiral staircase with the arched doorway and second-story Palladian window in the Hall-Colony House, together with the windows on the eastern side of the hall, gives the stairhall a dramatic geometry and a brilliant natural illumination that were revolutionary in the Keene of 1819.

Perhaps the lavish use of glass in this relatively small house was encouraged by the fact that window glass, normally an expensive product in the early 1800s due to costs of both manufacture and transportation from the glass houses, was being manufactured locally at the Keene Glass Company.

Again, it is likely that many of the dramatic design ideas embodied in the Hall-Colony House were inspired by Benjamin's book. Benjamin had been one of the first New England builder-architects to master the construction of spiral staircases, and he devoted several plates to the subject in *The American Builder's Companion.* The same book includes a plate illustrating the type of front doorway employed on the house.

Similarly, the delicate interior detailing of the house owes much to Benjamin's book. The volume offers sources for the design of each of the three surviving mantelpieces in the house; for the doors, windows, and their casings; for the chair rail and baseboard mouldings; and for other features of the interior.

Benjamin's *The American Builder's Companion* reflected the most sophisticated standard of architecture to be found in Boston in the early years of the nineteenth century. Boston then had a population of some 25,000, with a large and flourishing fraternity of men engaged in every aspect of the building trades. At the period when the Hall-Colony House was built, Keene had a population of about 1,700. It is remarkable that this small New Hampshire community was able to execute the urbane ideas of a Boston architectural writer in so masterful a fashion and with such a high quality of materials and workmanship.

To sum up, the Hall-Colony House is a highly important survivor of Keene's early period of prosperity, standing as a document of the urbane taste of some of the town's leading citizens and of the mastery of the federal style of architecture by the community's craftsmen. The house has no counterpart elsewhere in New Hampshire, and its solid and skillful construction and sophisticated design give the dwelling a statewide significance.

Description and Evolution: The Hall-Colony House was built in 1819 for local merchant and storekeeper Timothy Hall. As noted above, the dwelling made use of new ideas of planning and architectural decoration, and was one of the most sophisticated houses in New Hampshire upon its completion.

As originally built, the house was composed of a two-story main brick block measuring about thirty by forty feet. Attached to the rear (south) of this block was a two-story brick kitchen wing twenty feet wide and twenty-four feet long. Both original sections of the house were covered by low-pitched hipped roofs.

The original brick building survives with few changes at the front of the enlarged complex. The brick walls of the main house and the wing rose above a full, deep basement with walls of mortared rubble, capped by hammered granite underpinning above grade. The brick walls, laid in Flemish bond on the north and east and in common

bond on the west (and presumably the south) are eight inches thick. Whether common face bricks or the re-pressed bricks described above, the bricks are a well-burned local product that retains a salmon coloration that often results from the vitrification of Connecticut River Valley clays. The bricks have withstood the rigors of the elements well, with only a slight pitting of a few bricks in the lower zone of the wall where roof water saturates the masonry (see below, **Condition**).

In many ways, the framing system of the Hall-Colony House is as extraordinary as the employment of pressed bricks in the walls and the sophisticated plan and detailing of the building. Where visible, all framing elements are sawn to a rectangular cross-section. In many other parts of New Hampshire at this period, hewn framing timbers are common, sometimes of rather rough fabrication. The extensive use of sawn members in this house seems to denote a prospering sawmilling industry in or near Keene in the early 1800s. The rational and regular framing plan of the house further suggests that a distinctive carpentry tradition was emerging in Keene as a result of the availability of sawn framing members of every needed dimension.

Not only are the framing members sawn, but they are sawn to unusually large dimensions for the period or, indeed, for any period of domestic construction. The major framing girders that span the house beneath the principal partitions on each floor measure eight inches wide by eight and a half inches deep. The joists that frame into these girders measure four inches wide by eight and a half inches deep, and are placed twenty-four inches center-to-center, or slightly closer in some areas. This framing is considerably heavier than the norm for early-nineteenth-century buildings in most New England communities. Like the fact that the framing members are all sawn rather than hewn, the employment of oversized members suggests that the builder of the house had easy access to the products of a local sawmill.

The framing plan of the house places a heavy girder beneath each of the main partitions on each floor. On the first story, for example, a girder runs across the width of the building beneath the partition at the rear of the front stairhall and the parlor, while secondary girders support the wall between the side of the stairhall and the parlor, the wall between the two rear rooms in the main block, and the wall between the main block and the original kitchen, now the dining room.

The framing system of the roof is simply designed. The three sawn king posts that support each peak of the hipped roof each measure nine inches square. Their feet rest on convenient joists rather than on the main girders of the attic floor frame. Because of the massive dimensions of these joists, no noticeable deflection of the roof has occurred over a period of nearly 180 years.

The hip rafters and ridgepoles are likewise sawn, and the common rafters measure a full six inches square. Their feet are pinned to wooden wall plates that rest atop the brick walls of the house, and their heads are mortised into the ridgepoles or the hip rafters.

There are no purlins. Altogether, the roof of the building, like the floor and wall framing below, is a simple but strong construction that remains in very sound condition.

As mentioned above, the face bricks of the house are hand-picked units, either re-pressed where the Flemish bond is employed on the front and east walls, or well-moulded common bricks elsewhere. All original face bricks on all walls share a similar salmon coloration. In other regions of New England, salmon coloration usually denotes a soft, underburned brick. Clays of the upper Connecticut River Valley, however, normally assume this color when hard-burned, so the coloration of the original house does not indicate underfired bricks. The soundness of the bricks is proven by the fact that only a slight degree of surface blemish has occurred in any area of the exterior walls; this is seen in the lowest three or four courses above the granite underpinning in areas along the west side of the house. This slight deterioration is more cosmetic than structural, and has occurred because these bricks are saturated by splashback of roof water as it falls to the ground, followed by frost action in the wintertime.

The original interior detailing of the house is of the finest quality. As noted above under **Significance**, most interior features were inspired by plates in Asher Benjamin's *The American Builder's Companion*. The three surviving original mantelpieces, for example, closely follow various designs given in Plate 28 of that book. Two of these mantelpieces include the distinctive features of pilasters that are supported in a fanciful manner on wooden balls rather than on solid architectural bases. Most door and window casings, chair rails, and baseboards derive from Plate 11. The design and layout of the stairway is suggested by Plates 19, 20, and 21 of that book.

Benjamin's book was written after its author took up residence in Boston in 1803. The book therefore represents the norms of the new federal (or Adamesque) style of architecture as seen in the metropolis of New England in the early 1800s. The unstinting commitment by Timothy Hall to acquire a dwelling in the new style, and the adoption and mastery of every concept and detail of that style by the craftsmen of Keene, represent an impressive cultural transmission. The Hall-Colony House is one of New Hampshire's finest examples of the new style and is a demonstration of the state's burgeoning prosperity in the early 1800s.

The house appears to have remained in original condition throughout most of the nineteenth century. The Keene map of 1853, for example, shows Hall's house with its characteristic L-shaped plan, indicating also a series of additions and one detached outbuilding south of the brick portion.

The dwelling and its appendages were apparently little altered even after Horatio Colony acquired the property in the 1860s. Sanborn Fire Insurance Company maps beginning in 1892 (attached to this report) show that the brick house and wing stood as they do now, but that the brick wing was then extended by a two-story wooden wing some thirty-five feet long--longer than the original brick wing. A few feet away stood a detached two-

story L-shaped stable, perhaps the same as an L-shaped structure shown on the map of 1853.

This configuration remained unchanged through 1897. By 1902, the date of the next available map, the present two-story brick service wing had been erected. This wing was built in such a way as to permit retention of the L-shaped stable, which stood until relatively recent times.

The service wing of circa 1900 was built in conjunction with other changes to the interior of the house. Whether some of these changes preceded construction of the wing by a few years, or were part of the building campaign that included the wing, cannot readily be learned in the absence of Colony family financial records. It is evident, however, that the house was transformed both inside and out at the end of the nineteenth century and, for the purposes of description, all the changes made during that general period will be considered as parts of a single remodeling.

The wing that Horatio Colony added around 1900 is a two-story brick structure that continues the eaves line of the eastern side of the original brick kitchen wing. On the western side, the new wing projects some ten feet beyond the face of the original kitchen wing, giving the addition a width of 30'-2," the same width as the West Street facade of the original Hall House of 1819, and a length of 40'-2," nearly the same length as the main block of the original house. The wing of about 1900, then, virtually copied the dimensions of the original house, minus the kitchen wing.

Addition of the wing provided a large kitchen on the first story, together with a butler's pantry, laundry room, and ironing room. On the second story, the wing provided a series of servants' bedchambers arranged along a central corridor.

The new wing is an unusually harmonious addition to the original house of 1819, showing special care to reflect the scale and materials of the older structure. The wing is built of brick that is laid in Flemish bond on the eastern side (blending with the bond on the eastern side of the original kitchen wing), and in common bond on the other sides. The bricks of the new wing are almost exactly of the size of the original bricks: 2" by 4" x 8." The new bricks are slightly darker than the old, probably being moulded from the same clay but fired at a slightly higher temperature or for a longer duration, but the color match between new and old is remarkably good. The major difference between old and new bricks is that the original bricks were water-struck, or dropped from a wetted mould, while the new bricks were sand-struck, or dropped from a sanded mould. The alternate moulding method gives the newer bricks a somewhat rough or gritty surface as opposed to the slick surface of the old bricks, but this different texture is apparent only at a very close distance.

The remainder of the new wing's exterior shows similar care to match original work. The granite underpinning of the wing's walls closely duplicates that on the original house, while each window has lug sills of brown sandstone, similar to those of the original

windows. The wooden cornice of the addition copies the mouldings and decoration of the original; the perfect match can be seen at the juncture of old and new cornices on the eastern wall of the lengthened building.

On the interior, the wing is finished with generic (but high-quality) turn-of-the-twentieth-century woodwork of varnished southern yellow pine. There is no attempt in the service wing to duplicate the pattern or appearance of the original painted white pine woodwork of the 1819 house. The most interesting amenities of the wing are two diagonal fireplaces in adjacent bedchambers on the second story; these are faced with pressed bricks, moulded terra cotta ornamentation, and tile facings.

The main house of 1819 also underwent some modernization at about the time the service wing was added. Even prior to those late-nineteenth-century changes, however, some modern amenities had been installed. One of these amenities was steam central heating. At some time after they were patented in 1854, sheet iron "mattress" radiators of the Gold pattern (see attached illustration) were installed in the house. One of these remains mounted in front of the fireplace in the first-floor middle room on the west side of the house; another, detached from its original location, is stored in the attic. An early steam boiler, enclosed in a brick housing and possibly also of Gold's patent, remains in the basement, but has been supplanted by a more modern boiler that serves cast iron radiators of a more recent pattern.

The addition of the servants' wing at the turn of the twentieth century permitted several functional changes to occur in the original house. Two of the three chimneys that had risen along the west wall were removed, permitting rooms to be modernized somewhat. One room that was altered in this way was the parlor, at the northwestern corner of the first floor. In addition to having its chimney removed, the parlor was given an oak floor and a pressed metal ceiling. New window sashes, whose thin muntin profile matches that employed in the servants' wing, were installed in the two front (north) windows of the parlor, which are larger than other windows in the house and evidently have always been; original sashes remain in the two windows on the western side of the room. A new baseboard was installed around the perimeter of the room to cover the gap left by removal of the chimney. Elsewhere, the woodwork is closely based on prototypes in Benjamin's *The American Builder's Companion* and appears original.

The second room to be transformed at this time was the original kitchen in the wing. With the addition of a modern kitchen in the new servants' wing, the old kitchen became a large dining room. The original cooking fireplace and oven, which had risen through the room in the center of its west wall, was removed, leaving only the triple-arched base in the cellar to indicate its former position and size. The walls, which may have been decorated with plain trim characteristic of an early-nineteenth-century kitchen, were provided with a wainscoting of raised paneling, with heavy chair rail and baseboard. The room was floored in maple, and a pressed metal ceiling decorated with trophies of fruits, grains, and game, all appropriate to a dining room, was added. A door at the rear of the room led directly to the new butler's pantry and, beyond that room, to the new kitchen.

Elsewhere, new hardwood flooring was installed throughout the first story of the house, with pressed metal ceilings everywhere on that story except the stairhall. Despite these modern additions, little alteration took place to the original finish.

Fewer turn-of-the-century changes occurred on the second story. Here, most rooms retained their plastered ceilings, soft pine floors, and other original features.

All in all, the changes carried out by Horatio Colony at the turn of the century were remarkably respectful of the original character of the house of 1819, and in general added amenities to that building rather than destroying its original feeling.

A second set of changes was carried out in 1927, presumably by John J. Colony, Horatio's son. These changes are recorded by a surviving set of blueprints from architectural plans. Changes included provision of a rear stairway leading to the second story from a passageway near the dining room, electrical installations throughout much of the building, and installation of two bathrooms on the second story, between the front, middle, and rear rooms on the west side. Most of these changes were later removed, leaving the west side of the second story as a single, long, open room extending through the full length of the original house. It was in this condition that the Historical Society of Cheshire County occupied the house after 1973, using the long second floor room as an exhibit space.

Condition: Due to its excellent construction and careful maintenance over the years, the Hall-Colony House is in good condition.

As noted above, the eight-inch-thick brick walls of the house were built in 1819 with selected local bricks. Despite their salmon coloration, these bricks are hard-burned and have withstood the weather well for nearly 180 years. Inspection revealed only two minor defects in the exterior brickwork of the original house. Along the western side, as noted above, the lower three or four courses above the granite underpinning show slight pitting of the outer surface, caused by saturation and freezing. This is not a structural problem.

At the southwest corner of the original kitchen wing, immediately adjacent to the intersection with the new wing of about 1900, slight step cracking in the brickwork reveals a small subsidence in the building's foundation. This is seen in a crack extending from the left-hand corner of the basement window opening diagonally upward to the sill of the first-floor window above. A similar but slighter crack appears between the top of the first-floor window and the sill of the second-floor window. The maximum width of this crack, above the cellar window, is about a quarter of an inch. No bricks have been cracked by this subsidence, but mortar joints have opened and allowed the brick to move.

Subsidence of the building's foundations at this point could have two causes. First, the original well (now filled in) of the 1819 house was excavated in the cellar near this corner

of the kitchen wing; a drain hole in the brick wall suggests that the original kitchen had a pump and sink above the well. It is possible that the weight of the walls of the house caused some slumping of soil into the well, resulting in slight dropping of the foundations.

Second, a new doorway was cut through the original rear (south) wall of the foundation of the 1819 wing to provide access to the cellar of the servant's wing of about 1900. Cutting through the rear foundation wall so close to the corner of the original wing may have permitted some motion of the original foundation, resulting in the cracking.

It should be emphasized that a quarter-inch motion of a building's wall is not great. Such motion would not be noticeable in a clapboarded wooden structure. In a brick building, however, slight motion is immediately visible, often leading to undue concern. Whether or not the Hall-Colony House is moved, the cause of this subsidence can be diagnosed and corrected.

Elsewhere, the face bricks of the exterior of the house are in remarkably fine condition. One aspect of the walls that may attract attention is the darkening of certain zones between windows. Most of this staining is apparently caused by dirt that has accumulated on the surface of the walls from the nearby street, and then has been washed down the sides of the building in areas where rainwater collects. In several instances, this effect may have been increased by the trellises and lush vines that formerly covered many parts of the house, undoubtedly holding dirt and dampness against the building for prolonged periods. Such darkening is common on brick buildings, and is usually regarded as an attractive patina of age. If it is objectionable, the darkening can be removed by gentle washing of the walls, preferably with plain water rather than with a harsher masonry cleaner.

It has been noted that the brick wall adjacent to the earliest boiler in the basement is in spalling and powdery condition. Such deterioration is common in basements when soft, underburned bricks are used to enclose coal bins, larders, and other rooms. The bricks used in this partition are clearly not hard enough to be subjected to dampness.

This partition appears to have been added after 1854, when the brick-cased boiler next to it was installed in the cellar. Previously, the beam above the partition was probably supported by brick piers, as elsewhere in the cellar.

The girder above this brick wall is a bearing girder, and a total loss of support beneath it might cause some subsidence of the walls above, on both the first and second stories. Most bearing girders in the basement, however, are supported by small brick piers of much lesser structural capacity than is retained in this brick wall. This wall could deteriorate much further without endangering the support of the partitions above it. If the house is moved, the basement partition will be demolished, and one or two new piers can be substituted for the wall on a new site. For the moment, the condition of the basement partition should not be a matter of concern.

As noted previously, the wooden framing of the Hall-Colony House is very substantial, and is far stronger than is normal for an early-nineteenth-century dwelling. This frame appears to retain virtually all its original strength. Even in the basement., where condensation might be expected to have occurred during damp summer weather, the framing of the first floor has been largely protected since completion of the house by a basement ceiling of lath and plaster--another example of the extraordinary quality of the original construction.

The one area where some former deterioration may have occurred to the wooden frame is in the roof structure, at the chimney on the eastern side of the house. Here, a white fungal bloom indicates that a chronic leak saturated a timber near the chimney. Depending on the duration of this leak, the timber may or may not have suffered some loss of strength. In any case, the leak was evidently arrested years ago, and such localized damage cannot endanger the building as a whole. When circumstances permit, this area should be examined more carefully and remedial action taken if necessary.

Beyond these minor aspects of masonry and framing, the Hall-Colony House is in extraordinarily sound condition.

Feasibility of Moving the House: It has been indicated by National Grange Mutual Insurance Company, owners of the house and its lot, that the house must be removed from the site. It has been suggested by several parties in Keene that the house might be preserved by being moved to some other site in the community.

As will be noted below, there is no structural reason why the house cannot be moved to a site within the level downtown area of Keene.

It should be noted, however, that moving a historic house to save it is the method of last resort. It is almost always preferable to preserve such a building on its historic site.

All buildings are, or become, associated with their locations. Moving a building from its original location severs the relationship of structure and site, diminishing the historical integrity of the building. The seriousness with which moving a historic building is regarded is demonstrated by the fact that relocating a structure that is listed in the National Register of Historic Places automatically removes the structure from the Register. Moved structures may be re-listed in the Register under some circumstances, but good justification must be given for the necessity of the move. If the structure gained its historical importance largely from associations with its site and with events that occurred on that site, re-listing may be difficult; conversely, if the structure gained its importance principally from its architectural qualities, re-listing may be easier.

For these reasons, the New Hampshire Division of Historical Resources urges that every effort be made to preserve the Hall-Colony House at its historic location at 104 West Street. Retention of the house on this site will preserve those historical linkages between

the building and its setting, including the many neighboring structures that complement the house and are complemented by it. One of these structures is, of course, the Colony Mill, source of the wealth and community stature of Horatio Colony. Removal of the house from its site would not only diminish the house but would further weaken the architectural beauty and historic feeling of West Street.

If the house must be moved, then its strong brick construction, its massive wooden interior frame, its excellent structural maintenance over the years, and its location within the flat downtown area of Keene all combine to make the move more feasible and prudent than it might be under other circumstances,

Moving a brick building, like moving a wooden one, entails lifting the structure off its foundations and placing it on wheeled "trucks" that permit it to be pulled to a new site. The principal differences between moving a brick building and a wooden one are in the increased weight of the brick structure, the increased susceptibility of the brick structure to cracking from horizontal stresses caused by uneven motion or tilting, and the need for greater peripheral support beneath the brick walls to prevent the lower masonry units from loosening from the wall fabric above them.

The Hall-Colony House has several features that make a move physically easier than it might be. First, the basement walls are pierced by a number of cellar windows that should make the insertion of "needle beams" beneath the house relatively easy. Second, the building has a full basement, permitting free access to all points under the house where support and jacking would be necessary. Third, the house has a strong yet simple interior frame, requiring support only in a few areas to ensure the security of the interior floors and partitions.

The site of the house is also advantageous for relocation. The building stands within the level business district of Keene, and there is no major declivity between the house and other downtown sites where it might be relocated. The building is close both to West Street and to the large, open railroad yard to the south, the latter having been cleared and transformed into municipal parking and new access streets. Overhead wires in this area are few.

Apart from the general inadvisability of moving historic buildings, discussed earlier, the major disadvantage in moving the building is the need to detach the 1819 structure from the addition of about 1900. All parties appear to agree that it would not be feasible to try to preserve the turn-of-the-century addition if a move becomes necessary. Freeing the original building for the move would require much hand demolition of the newer portion of the complex.

At the same time, there are elements of the turn-of-the-century addition that should be salvaged carefully prior to a move of the 1819 portion. As noted earlier, the bricks, the granite, and the exterior woodwork of the addition are very close duplicates of corresponding elements of the original house. It is likely that removal of the circa 1900

addition will expose areas of the rear wall of the wing of the original building that will have to be repaired or filled with new materials. It is highly difficult and expensive to obtain reproduction work of the quality seen in the turn-of-the-century addition. The bricks of the addition, in particular, are far better replicas of the bricks of 1819 than could ever be obtained today. While the newer bricks are sand-struck rather than water-struck, they are made from native clay and have the size and color of the originals. Short of again using native clay--a virtual impossibility for many reasons--it would be impossible to obtain modern reproduction bricks of as good a quality for necessary repairs to the original structure.

If a move becomes necessary, then, it will be important to salvage as many usable materials from the turn-of-the-century addition as are needed for repairs to the original house at its new site. While such salvage will will have to be done by hand, it will be necessary to detach the addition from the original house by careful hand work in any case. Salvage of the carefully-crafted turn-of-the-century materials from the addition will decrease the cost and improve the quality of the rehabilitation of the house in a new location.

For further reading on the subject of relocating the Hall-Colony House, excerpts from John Obed Curtis' *Moving Historic Buildings* are appended to this report.