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REPORT ON THE DEACON PETER HEALD HOUSE TEMPLE, NEW HAMPSHIRE

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This report is based on a brief inspection of the Peter Heald House on the morning of August 6, 1996. Also present at the inspection were Mr. Fairfield Whiting, owner of the house, Justin Whiting, Gordon T. Heald of West Falmouth, Massachusetts, and contractors Geoffrey M. Spitzer and Michael J. Duffy II. The purpose of the inspection was to assess the age, significance, and evolution of the house, and to evaluate its structural condition.

Summary: The Peter Heald House is a highly significant eighteenth-century dwelling that retains important evidence about framing and joinery practices in south-central New Hampshire during the period of early settlement. The house reputedly served as a tavern, and retains some features that relate to that use. It was enlarged and partially remodeled around 1800, and was again slightly remodeled around 1900, apparently in conjunction with an ambitious landscaping program of which traces are still evident.

History: Pending deed research and other documentary investigation, we can assign the origin of the house, as does *A History of Temple* (1976), to the period around 1770 to 1780. The house was preceded by Deacon Heald's original dwelling, reputed to have been the first framed house in town. This earlier building stood until 1974 on a foundation across from the surviving house, on the north side of Revolutionary Road. Deacon Heald was licensed to keep a tavern both in his first dwelling and in the present house.

An eighteenth-century tavernkeeper was typically a leading citizen of a community, entrusted with the safety and welfare of the traveling public. He was usually was a man of some wealth, with a large enough house to entertain travelers and their animals, and

often increased his prosperity through tavern profits. It is possible that the enlargements of the Heald House, described below, resulted both from Heald's increasing wealth and from his need to enlarge the building to accommodate more travelers.

According to the brief sketch of the property provided in *A History of Temple*, the property was owned successively by Deacon Peter Heald, Peter Heald, Jr., James Heald, James Heald, Jr., and Brooks Miles Heald. The latter, a schoolmaster and Civil War soldier, died in 1919 at age eighty-nine. Following his death, his widow Lelia Rockwood Heald moved to Lyndeborough and sold the property, then consisting of some 250 acres, to three men. One of the three, E. Brooks Edwards, took the house and a surrounding twenty acres of land. It may be Edwards who carried out the early-twentieth-century changes that are described below. Edwards died in 1933 and the property was sold at auction, coming into the possession successively of Gustaf Kullgren (who owned it from 1934 to 1961), Wyatt Fox, and Fairfield Whiting, the present owner.

Description: The Heald House is a two-and-a-half-story, center-chimney dwelling standing over a full cellar. The house has a five-bay facade that faces east. Attached to the rear (west) elevation of the main house is an added lean-to which provides a kitchen on the first floor and an attic at the level of the second floor; the lean-to projects beyond the northern wall of the original house, taking the form of a "Beverly jog" (common on Cape Anne in Massachusetts) and providing an outside entrance at the north end of the kitchen. The house has two main rooms within the original frame on the first floor, augmented by the long added kitchen, which is subdivided with small rooms at each end. A triple-run staircase ascends to the second floor in front of the central chimney, and a second staircase rises from the kitchen to the attic of the lean-to. On the second story, the house has two bedchambers within the original frame. If the house were used as a tavern, it is likely that both the attic in the lean-to over the kitchen and the attic of the main house were utilized for food storage and possibly for sleeping areas.

The cellar of the house has walls of rounded fieldstones, some of them split by impact, up to grade level. At grade level is a course of horizontal stones that project a few inches within the face of the lower wall. Above this course, the entire house is underpinned with large slabs of split granite.

The original house has an especially fine and heavy hewn frame. The style of the frame would be archaic for a coastal house built as late as the 1770s or 1780s, but clearly represents the work of a skilled if conservative carpenter. The main posts of the frame have a pronounced flair at their tops, just beneath the wall plates. Spanning between the chimney and end girts above the first story are heavy summer beams, which receive small, hewn joists. Above the second floor, the summer beams extend from the front to the rear wall plates, acting as tie beams at the feet of rafters. The roof frame is composed of six sets of hewn rafters supporting purlins, and the roof membrane was originally strengthened by diagonal, sawn wind braces that connect certain rafters and purlins. This arrangement is intact on the front (east) slope of the roof; on the rear slope, some of the original purlins and wind braces were removed when the lean-to rafters were placed on

top of the original rafters, and some of these original members were reinstalled on the newer lean-to rafters.

In a coastal context, a frame with flared posts and heavy summer beams would be characteristic of the early 1700s. In south-central and southwestern New Hampshire, surviving early house frames dating from after the mid-eighteenth century often retain characteristics that had been abandoned on the coast forty or fifty years earlier. Every surviving example of framing practices from frontier towns of the eighteenth century is important as an index of craft practices and cultural attitudes during the decades of early settlement. There has been no systematic study of these inland frames to compare with the several studies that have been carried out for coastal Maine, New Hampshire, and Massachusetts.

The chimney of the Heald House is built on a vaulted foundation of angular stones, laid in lime mortar and parged on the underside of the vault. There is a supplementary rectangular pier of stone behind (to the west of) the vault to support the added kitchen fireplace. It is likely that the vaulted base is the unaltered foundation of the original stack, which presumably would have had four fireplaces, two on the first floor and two on the second. When the lean-to was added to the house, a new kitchen fireplace was added at the rear of the original stack and its brickwork was bonded with that of the original chimney. Closer study of the chimney will be necessary to determine whether this theory is correct, or whether the entire brick stack was rebuilt above the chimney base when the house was enlarged. As noted below, the presence of an apparently original oven at the center of the stack suggests that at least part of the original chimney was retained and merged with the newer brickwork of the added kitchen fireplace.

The chimney stack above the cellar is built of soft-burned bricks laid in clay. Where inspected, all fireplaces had had their cheeks rebuilt with brick laid in masonry cement. The chimney stack was rebuilt, reportedly some twenty years ago, above the floor of the main attic. The kitchen fireplace is a large hearth with two ovens. The main oven, which appears to have been constructed when the new kitchen fireplace was added to the old stack, is accessible through a door at the right-hand side of the fireplace. In its position and design, this oven suggests a modern oven of around 1800. It has a separate flue to carry off the smoke from heating the oven, and this flue undoubtedly merges with that of the main fireplace.

Accessible through the back wall of the kitchen hearth, near its right-hand corner, is a second oven. This oven takes the form of an eighteenth-century oven, which typically was located at the rear or side wall of the kitchen fireplace. During heating, the smoke of such an oven emerges through the oven mouth and is carried off by the main flue of the kitchen fireplace.

It is possible that this inner oven originally had its mouth facing the fireplace of the hearth in the southern room within the original house, which may have served as the original kitchen. This room was remodeled into a parlor around 1800 (see below). At that time

the old oven, buried in the center of the chimney stack, may have been rebuilt with a new mouth that is accessible from the new kitchen fireplace, thereby doubling the baking capacity of the kitchen. It is not uncommon for taverns to have two ovens, so the retention and reorientation of an older oven may relate to the reputed use of the house as a tavern.

The interior joiner's work or finish woodwork of the house falls into two chronological periods. The earliest woodwork is composed of paneling or horizontal wall sheathing characterized by feather edges that are held by grooved members which are decorated with quarter-round mouldings. This combination of feather-edged panels or boards and quarter-round-moulded stiles and rails is characteristic of almost the entire eighteenth century. This style of woodwork is seen in the northern side of the house on both floors, and in the front entry or stairhall.

The second stylistic period of woodwork is represented by raised-panel doors or paneling with quarter-round-and-fillet mouldings on the stiles and rails. This style of woodwork is seen in the southern half of the house on both floors, and in the kitchen at the rear. The seemingly insignificant change from plain quarter-round mouldings around panels to quarter-round-and-fillet mouldings heralds the change from the Georgian to the federal style. Quite often, panels in federal-style woodwork are flat rather than raised or feather-edged. In the Heald House, a conservative joiner evidently preferred to retain raised panels in the newer work, possibly because these harmonize with the older raised panels that were retained on the north side of the house.

The HL hinges holding doors in these areas of newer woodwork are attached with screws rather than nails, a fashion common in the very early 1800s before butt hinges became widely available and supplanted the older HL hinges.

As mentioned above, the front stairhall of the house retains the older style of woodwork associated with the period of original construction of the building. The walls of the first-floor stairhall are covered with horizontal sheathing of the older style, and the ceiling joists are exposed to view on the first story.

The stairs themselves have an open railing without balusters. The newel and angle posts are square in cross-section; they rise a few inches above the handrail and are topped by applied moulded caps. The handrails have a moulded cap on the outside edge of the top, but are square-edged on the inside edge. The staircase and handrail continues into the main attic. Originally, the staircase was open all the way to the top, suggesting that the attic could have been used as a supplemental but unheated sleeping area. In recent times, a supporting post has been placed between the top of the newel on the first floor and the underside of the attic stair run above, and the attic staircase has been enclosed with boards to retain heat on the second story of the house.

Paint evidence on one staircase post visible from the attic stairs shows that the stair railing was decorated with painted marbling at some period. This, in turn, suggests that

decorative paint treatments may be hidden beneath the present paint elsewhere in the house, since decorative painters were usually hired to embellish more than one small area. Painted graining and marbling was common in the eighteenth and early nineteenth centuries, especially on staircases, so it is likely that the visual effect of the stairhall, and probably of other rooms in the house, was very different from the monochromatic color scheme seen today.

The room to the north of the front stairhall has outer walls sheathed with horizontal boards with feather edges and quarter-round mouldings. The chimney breastwork of this room has an unusual panel arrangement above the fireplace, with one range of two panels and a second range of three. This odd design may reflect the practice of a local eighteenth-century joiner. This northern room has been supposed to be the taproom of the Heald tavern, and in the northwest corner of this room is a dresser that has been thought to be the bar of the tavern. Cuts or joints in the sheathing below the northern end window of this room suggest that this window was once a door leading to the outside. Tavern barrooms were often directly accessible from outdoors in order to serve local customers who were not boarding at the tavern, so the former presence of a door here, if confirmed by further investigation, this may reinforce the idea that the room was used as a taproom.

The bedchamber above this room also has the early style of paneling. One unusual feature of the chamber is the tiny fireplace, which is only about two feet high but has a tier of four horizontal panels, graduated in size, placed above the low opening.

As noted above, the kitchen and the southern side of the house display a different style of woodwork. Not only are the doors in these rooms of the early federal style, but the south parlor and the parlor bedchamber above it have simple federal-style mantelpieces, which are lacking on the older-fashioned northern side of the house. These rooms also have "double" door casings, composed of boards with two levels, with applied backband mouldings; again, these are characteristic of federal-style joiner's work of the 1790s and later.

The kitchen fireplace has the same federal style of paneling above the hearth.

Evolution of the house: It appears that the house stood for twenty or thirty years as a four-room dwelling. During this original phase, all rooms in the house would presumably have been finished in a fashion similar to that still seen on the north side of the chimney. As noted earlier, the first-floor room on the south, now a well-finished federal-period parlor, could have been the original kitchen; further examination of the inner oven may reveal whether it originally opened into a fireplace in this room.

Window sashes in the Heald House are of several different periods. No sashes survive from the period when the building was a four-room house. Such sashes would have had very heavy muntins, an inch or more in width.

Because new interior window casings were installed when later sashes were placed in the house, it is presently impossible to be sure of the design of any of the inside casings before the early twentieth century. In the remodeled federal-style rooms on the south side of the house, the casings installed during the remodeling may be presumed to have matched those of the doors in each room. On the north side of the house, where many of the windows are placed in sheathed walls, casings may have been simpler, or the wooden sheathing boards on each side of the windows may simply have been butted against the window sash stops.

All evidence points to the conclusion that the house was enlarged and remodeled around 1800. The remodeling appears to have taken the form of an enlargement of the cellar to the west, the addition of the lean-to, the full underpinning of the enlarged house with split granite slabs, the alteration of the chimney to provide an added kitchen fireplace facing into the lean-to, and the remodeling of the first- and second-story rooms on the south as a stylish parlor and parlor chamber. To judge by sashes in the lean-to dormers and in the northern end of the main attic, the house was fitted with new sashes at this time, with narrow muntins characteristic of the federal style. It is possible that window openings were enlarged during installation of new sashes.

Wherever the texture of the ceiling lath can be discerned through the plaster throughout the house, it appears that this is split-board (“accordion”) lath. Typically, an eighteenth-century house would have had riven laths (individual strips of split wood), so it appears that most or all of the ceilings were re-plastered during the remodeling of around 1800. Ceiling treatments prior to this period are unknown. Where the federal-period ceiling has been removed from the parlor on the south, the overhead framing is darkened to a considerable degree, so it is possible that the house did not have plastered ceilings during its first twenty or thirty years. As noted above, the ceiling of the front entry does not have a plastered ceiling and may never have had, so this may be indicative of the situation throughout the house prior to the remodeling of around 1800.

Evidence of the date of the enlargement and remodeling of the house is not exact, but is a compilation of various clues that point to a date of around 1800. The style of the paneling in the south side of the dwelling and in the kitchen is characteristic of the early 1800s, as is the style of the corner cupboard added in the southeastern corner of the parlor. The mantelpieces in the parlor and parlor chamber are also of the early federal style. The window sashes in the two attics are characteristic of the turn of the nineteenth century. Finally, the vertical, hand-planed sheathing in the rear staircase leading from the kitchen to the lean-to attic is held with hand forged clasp or finish nails. While machine-made cut nails were available on the seacoast by 1800, they were presumably not yet available in an inland town like Temple until a few years later. The continuing use of hand-forged clasp nails thus suggests a date around 1800, before cut nails were being sold by local traders, for the newer woodwork.

As far as can be seen, the house underwent little alteration between the remodeling of around 1800 and the period around 1900. As noted earlier, the dwelling remained in the Heald family throughout this time.

Around 1900, however, a few changes are detectable. The present front door, with its horizontal panels, wide, applied mouldings, and its upper window surrounded with colored glass, is of this turn-of-the-twentieth-century period. The two-over-two window sashes seen in a number of the window openings also date from around 1900, and indicate that most of the federal-period sashes of a century before were replaced at that time, leaving only a few of the older units in unheated attic areas. The house has been re-clapboarded in relatively recent times, and it appears likely that the present clapboards, exterior window casings, and moulded window caps date from this turn-of-the-century renovation.

We did not look for evidence of central heating prior to the installation of the present forced-hot-air furnace, but it is possible that these window changes accompanied the first use of a furnace in the house. The house had two-over-two wooden storm windows, and these suggest an effort to provide increased warmth. The staircase to the attic may have been enclosed at the same time that new windows were installed.

Although these changes appear to date roughly from 1900, they could in fact have occurred after the house left the Heald family and was bought by E. Brooks Edwards around 1919.

The grounds surrounding the house also appear to have undergone significant improvement around the turn of the century. The walls separating the roads and fields in front of the house appear to have been rebuilt for visual effect, with some split stone coping and other features that suggest that the walls were regarded as something more important than mere pasture fences. The brook that runs under Revolutionary Road and parallel to the road in front of the house was confined to a straight, stone-lined channel. The culvert under Revolutionary Road was covered with stone slabs to a width considerably greater than that of the traveled way of today. All of this work was done with well-split granite that reflects a great investment of money and labor for aesthetic effect.

All of this work suggests that the property was transformed into something of a local showpiece, either by a prosperous gentleman farmer or by a newcomer, perhaps a summer resident. Without further information, it is impossible to know whether these improvements were the work of the last of the Healds, Brooks Miles Heald, or of E. Brooks Edwards, who bought the property in 1919.

These landscaping changes and repairs to the house represent the last stylistic changes to the property. More recent owners have installed modern plumbing, a modern furnace, and six-over-six sashes in some of the windows, but have generally left the house with the same appearance it had early in the twentieth century.

Condition: Today, the Heald House is in need of rehabilitation. Apart from inoperative mechanical systems, such as plumbing and heating, the house needs a considerable amount of basic structural work before it will again be habitable.

The major enemy of any building is water. In the case of the Heald House, water is entering the building through leaks in the roof and through the basement. Splashback of roof water has caused extensive destruction of the front sill, and undoubtedly of the rear sill as well. In addition, humid summer weather causes extensive condensation on the first-floor framing, and this has begun the process of decay in the first-floor framing members.

The most urgent need of the house at present is repair of pervasive roof leaks in the lean-to roof. The wooden shingles that cover this roof have exceeded their useful life, and many shingles have split or blown away. The result is extensive leakage throughout the attic above the kitchen.

Thus far, it appears that this leakage has not damaged structural members irreparably. There is no sign of fungal growth on the rafters of the lean-to, nor have areas of roof sheathing yet collapsed. The quantity of household goods stored on the floor of the lean-to attic makes it impossible to determine whether chronic dampness has damaged the attic floor structure. Items stored here include old carpeting and other textiles which undoubtedly are holding much water and may have caused greater damage to the attic floor than has occurred in the better-ventilated roof membrane. The plaster of the kitchen ceiling below this floor is largely intact, suggesting that serious structural damage has not yet occurred.

If extensive structural repair to the lower frame cannot be undertaken immediately, I would suggest covering the lean-to roof with a tarpaulin until more permanent repairs can be completed.

A second area of noticeable deterioration is the front (east) sill of the house. Sill decay under the drip line of the eaves of a house is common due to the amount of roof water that splashes up on the lower walls. The slow deterioration of the sill will allow the upper house frame to settle, racking the structure and possibly causing damage to overstressed framing members. The house should be carefully jacked and a new sill, duplicating the original in size, installed as soon as practicable.

Although we did not inspect the rear sill of the house, it is likely that this member is at least as badly deteriorated as the front sill. The extensive area of the lean-to roof throws even more roof water on the ground adjacent to this sill than occurs on the front of the house.

The side sills of the house, although not exposed to so much concentrated water, should also be inspected while the house is being jacked for front and rear sill replacement.

As noted above, the first floor framing suffers from severe condensation. Humid weather at the time of our inspection had caused droplets of condensed water to hang from every horizontal surface of the first floor frame and to saturate all the wood in the floor membrane. This condition is caused mainly by the cold air that is trapped in the cellar. When moisture-laden air enters the area and encounters surfaces that are cooled below the dew point, condensation occurs immediately and in large quantities. Droplets falling to the earthen floor saturate the soil, which acts as a sponge and holds large quantities of moisture, slowing the drying of the basement when drier weather arrives.

The repeated saturation of the first-floor frame over many summers has initiated decay in some framing members, while others have apparently remained sound. It may be expected that the interior faces of the house sills, as well as the inner framing, may have been affected by condensation. A careful member-by-member inspection of the frame should be undertaken to determine the extent of damage.

Conditions in the basement could be improved by provision of cross-ventilation. If enough outside air can be introduced into the cellar to warm surfaces above the dew point (which may be as high as 65 degrees F. on humid summer days), condensation will not occur even when the outside air is moisture-laden. Since water does not foster the growth of decay fungi until it condenses, warming of the cellar will halt the deterioration of the framing.

Air circulation and warming are prevented in the cellar of the Heald House by absence of cellar windows. Future repairs to the house should be planned to create enough perimeter openings that cross-ventilation and warming will be ensured. If possible, these openings should not lie under the front or rear eaves because roof water will damage cellar window sashes and frames unless eaves gutters are installed on the house.

Another area of serious structural damage has also been caused by water. This is the subsidence and cracking of the chimney stack. Cracks in the stack are pervasive and serious. Settlement of the entire masonry mass is especially evident around the kitchen fireplace and the fireplace in the northern room on the first floor. Serious cracks can be seen on the outer surface of the chimney through the access door that has been provided behind the chimney in the attic above the kitchen fireplace. The chimney is no longer safe to use.

Settlement and cracking of the chimney can be traced to the chimney foundation. As noted earlier, the brick chimney stack is supported on a two-part base. The original portion of the stack, heating the four rooms of the original house, is supported on a vaulted or arched foundation built of stone. The kitchen fireplace, which projects beyond the original stack at the rear, is supported on a rectangular pier of dry-laid stone that is set behind the vaulted chimney base, but apparently not attached or bonded securely to the latter.

Extensive frost action has damaged this entire two-part construction. Some of the footing stones of the vault have been moved from their positions by the pressure of ice, and the vault shows serious structural cracking. Movement of the chimney base is made more evident by the parged underside of the vault; the plaster registers the cracking and motion of the masonry very clearly. A portion of the pier that supports the kitchen fireplace has become visibly detached from the vaulted base, revealing differential settlement between the main stack and the added masonry at the rear.

Except where repaired in recent times, the chimney of the Heald House is built with soft-burned bricks laid in clay--a standard practiced for chimney construction in eighteenth- and early-nineteenth-century wooden houses throughout New Hampshire. Normally, such a chimney is relatively flexible and can withstand some settlement without catastrophic failure. In this case, the amount of motion has been too great, and the chimney has suffered such serious damage that it may have to be reconstructed totally.

The cause of ice and frost action is evident. Great quantities of water flood across the cellar floor during the springtime, saturating the soil. We did not locate a dug well to gauge the water table, but the hardpan soil found throughout Temple may cause a perched water table that may raise ground water above the elevation of the cellar floor during spring thaws. In any case, a combination of roof water percolating back into the cellar and ground water has created a condition of chronic saturation of the soil under the house. When this soil freezes, extreme pressure is exerted against the chimney base, and this has caused failure of the foundations. While the soil might not freeze if the cellar were kept tightly closed during the winter, a bulkhead entrance on the south side of the house has been left open for many years, allowing cold winter air to enter the basement. The extent of frost action can be gauged not only by damage to the chimney base itself, but also by the fact that a concrete slab poured under the vault has been broken and lifted six or eight inches in the air by the upward pressure of ice in the earth beneath the vault.

As mentioned above, damage to the chimney is so great and so pervasive, extending even to the chimney's footings, that the entire stack may have to be dismantled and rebuilt. This is unfortunate, because a preserved original chimney is an important feature in a historic house. In this case, the chimney has the potential to answer many questions about the evolution of the building and about masonry practices in both the eighteenth century and around 1800. If the chimney is dismantled, it will be important to keep good photographic and graphic records of all evidence that is discovered.

Because the cellar of the house suffers from such extreme water problems, it will be necessary to manage roof water and ground water in the future. When electricity is reinstalled in the house, consideration should be given to installing a sump pump in the floor of the cellar. Perimeter drains should be laid around the outside of the building, but only after the frame has been well supported from below in case of collapse of some parts of the foundation wall during excavation. These drains should discharge to points well away from, and below, the house, or else into dry wells. Geoffrey Spitzer suggested hanging inexpensive gutters under the front and rear eaves, and this would be a good way

to intercept and carry off roof water before it can enter the soil. After the house is reoccupied and heated, gutters could contribute to ice damming problems unless the floors beneath both attics have been well enough insulated to allow the attics to be kept below freezing in the wintertime.

Recommendations for Preservation: After basic structural problems have been studied further and corrected, and after mechanical systems have been replaced in the house, some thought can be given to the rehabilitation of the main fabric of the building. If the house is restored to a given period, it will be important to consider the approach to restoration and to distinguish between earlier changes that should be kept and changes that might be reversed.

In general, I would recommend preserving the house, or restoring it where necessary, to the appearance it had between about 1800 and about 1900, during the latter part of Heald family occupancy. Changes of about 1800 were so extensive and pervasive that it would be virtually impossible to restore the building to its original four-room configuration without introducing a great deal of present-day conjecture. Removal of the lean-to would entail not only undoing a major chapter in the history of the house, but also would entail filling the rear cellar, rebuilding the now-missing cellar wall under the western sill of the house, reinstating a kitchen in the front portion of the house, stripping the two main rooms on the south, installing conjectural eighteenth-century woodwork in these two rooms, and perhaps removing ceiling plaster from throughout the building.

By contrast, restoration to the period just after 1800 would entail only a few changes. These would include replastering the parlor ceiling on the south, reproducing federal-style window sashes on the basis of surviving originals in the two attics, removing modern interior and exterior widow casings, and replacing the front door with a reproduction.

Such an approach would have the value of preserving virtually the entire Heald family history that is incorporated in the fabric of the building and of taking advantage of the large quantity of evidence that survives from the century between 1800 and 1900. Preservation of the features added around 1800 would also be in keeping with the *Secretary of the Interior's Standards for Rehabilitation*. These are guidelines that have been developed over many decades of experience and thought, and they are in keeping with the present-day belief that many or most chapters in a building's history are worth preserving and interpreting.

The ten *Secretary of the Interior's Standards for Rehabilitation* are:

1. A property shall be used for its historic purpose or shall be given a new use that requires minimal change to its defining characteristics.
2. The historic character of a property shall be retained and preserved. The removal of historic materials, or the alteration of features and spaces that characterize a property, shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Alterations that create a false sense of historical development, such as adding conjectural features or elements taken from other historic buildings, shall not be undertaken.
4. Most properties change over time. Those changes that have acquired significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques, or examples of craftsmanship that characterize a property, shall be preserved.
6. Deteriorated historical features shall be repaired rather than replaced. Where the severity of deterioration requires the replacement of a distinctive feature, the new feature shall match the old in design, scale and proportion, color, texture, and, where possible, in materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or mechanical treatments, such as sandblasting, that cause damage to historic materials shall not be used. Surface cleaning, if appropriate, shall be undertaken by the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved in place. If such resources must be preserved, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize a property. New work shall be differentiated from the old, and shall be compatible with the massing, size, scale, and architectural features of the historic property so as to protect the integrity of the property and its surroundings.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its surroundings would be unimpaired.

Whatever course of action may be taken, the most important first step will be to secure the building against further water damage from above and below. Accomplishment of that goal will buy the time necessary to make prudent and sensitive long-term plans for the return of the Heald House to its rightful place as a key document in the history of Temple and an important part of the heritage of all of New Hampshire.