

Determination of Eligibility (DOE)**Inventory #: FRE0010****Review Date:** 4/22/2015 **DOE Date:** 8/7/2013☒ Final DOE Approved**Property Name:** Freedom Village Store**Area:****Address:** 11 Elm Street**Town:** Freedom**County:** Carroll**Reviewed For:** SR**DOE Program(s):**

LCHIP

State Register

DETERMINATION OF ELIGIBILITY

More information needed

State Register eligible, individually

Integrity: Partial**Level:** Local

Criteria: **A:** Yes **B:** No **C:** Yes
 D: Unknown **E:** N

STATEMENT OF SIGNIFICANCE:

4/22/15: An expanded discussion of the development of the store within the context of the village's development helps solidify the property's eligibility under Criterion A. The discussion of the architectural details and comparative analysis to other buildings in the village of the same time period confirm that the building is the only remaining example of Second Empire style architecture in Freedom Village and it retains all the characteristic details of that style, under Criterion C. 8/14/13: Built circa 1860, the Freedom Village store has always been the village store for the town of Freedom. It is also the only Second Empire building in town. As the village store, it is eligible for the State Register under criterion A, for its role in the town's commerce and social life. It is likely eligible under criterion C for its architecture as well, but additional information would be needed to support this conclusion.

AREAS OF SIGNIFICANCE(S)

Commerce

Period of Significance: 1860
to 1965☐ Period not applicable**Boundary:** tax parcel**Follow Up:**

4/22/15: All of the previous comments from the 2013 review of the inventory form were addressed in the new submission. Some modest clarification of architectural terms in the architectural description and the rearrangement of some of the architectural description into the Statement of Significance with strengthen the nomination. 8/14/13: The inventory form submitted was sufficient to determine eligibility, but is insufficient for a final State Register listing. Page 1 should be revised to conform with the manual (#s 7, 8, 25, 26, 30). In addition, a full history and description of the building must be prepared. Proponents to the listing should work with the DHR to complete the nomination for this worthy building.

Comments:

Name, Location, Ownership

1. Historic name Freedom Village Store
2. District or area _____
3. Street and number 11 Elm Street
4. City or town Freedom
5. County Carroll
6. Current owner PB & J Company

Function or Use

7. Current use(s) Specialty or retail store,
business or office
8. Historic use(s) General store, gas or service station,
specialty or retail store

Architectural Information

9. Style Second Empire
10. Architect/builder Unknown
11. Source _____
12. Construction date c. 1860
13. Source Old Country Stores of N.H. by Bruce D. Heald
14. Alterations, with dates Deck addition to east side
of building - 1975 (Source: Freedom Historical
Society)
15. Moved? no yes date: _____

Exterior Features

16. Foundation Granite block
17. Cladding Vinyl
18. Roof material Asphalt Shingle
19. Chimney material Brick
20. Type of roof Mansard
21. Chimney location Both ends, double interior
22. Number of stories Three

23. Entry location Facade, off center
24. Windows Display, double hung 2/2 sash, fixed
Replacement? no yes date: c. 1990s

Site Features

25. Setting Rural village
26. Outbuildings Carriage house
27. Landscape features Stream, stone walls



35. Photo #1 Direction: NE
36. Date 10/22/2014
37. Reference (file name or frame#): FVS01

28. Acreage 0.14 acre
29. Tax map/parcel # 000051/000033
30. Map reference 1150814.62E, 479235.15N
31. USGS quadrangle and scale Freedom, NH 1:24000

Form prepared by

32. Name Sally DeLuca
33. Organization Plymouth State University
34. Date of survey 10/23/14

39. LOCATION MAP



40. PROPERTY MAP:



41. Historical Background and Role in the Town or City's Development:

The inception of the Freedom Village Store begins with its first incarnation as a general store built on Jonah Towle's land circa 1860. A map of Freedom village from 1860 shows the store labeled as the "I. Towle Store" but is regarded as a misprint as deed research shows the property sold to Jonah Towle in two transactions; one from Amos Towle, Jr. in 1853 and one from John N. Lord in 1853 (Freedom Historical Society; Gale Morris). In 1875, Alonzo Pease and his wife Mary purchased the property from Jonah Towle and ran the business until selling it in 1882 to James D. Foster (Carroll County NH Registry of Deeds). The 1890 Freedom village map labels the property as the "T.D. Foster Store" as James D. Foster owned and operated the store until his death in 1897, at which point his son Ralph G. Foster assumed control of the store (Freedom Historical Society). When Ralph G. Foster died in 1924, his wife Nellie Foster sold the property to Arthur Tilton on November 5th of that year (Carroll County Registry of Deeds). Arthur Tilton ran the store for over two decades until he sold it Albert and Elise Whitaker on July 12th, 1949. The couple ran the business for ten years until selling it to Chilton Thomson on October 5th, 1959. The next owners of the property were Warren and Anne Marie Ripley, purchasing the store on March 28th, 1975 with the business under the name of "Freedom Stores, Inc." Next they sold it to Calvin and Sigrid Halyburton on January 4th, 1977 only to sell it a year later to Bennett and Carmen Goldstein on May 25th, 1978, who defaulted on their mortgage to Indian Head Bank North (Carroll County Registry of Deeds). The property was owned by the bank for 6 years until Cliff Wilbur and Mae Briggs purchased the business and renamed it the "Freedom Country Store" on October 7th, 1983 and ran it for 4 years until foreclosing on the property when it was sold to Ian and Christine Atherton on May 18th, 1987. They sold groceries, gasoline, souvenirs and sandwiches (Heald, pg. 61) until they closed the store in 1989 due to unpaid taxes; it was held by the Tax Collector of Freedom, Thomas Z. Kondrat. The building sat vacant until the Town of Freedom purchased the property on September 30, 1996. On January 27th, 1998, current owners Pam Clemons-Keith, Barry Keith and J. Manning purchased the property from the Town of Freedom under the name PB & J Company and renamed it the "Freedom Village Store." (Carroll County Registry of Deeds). Although the book *Sketches of Freedom* by Carol Foord mentions on page 12 that "Everett and Betty Nichols and Barney and Ruth Jones succeeded [the Whitakers]", their names do not show up in deed research as owners thus they may have run the store as managers while the owners of the building worked and resided elsewhere.

Since 1860, the Freedom Village Store has been run by more than 10 individual owners and been foreclosed on two separate times in the last 40 years alone. When the store was constructed, Freedom was a thriving agricultural community in the late 19th and early-mid 20th century with a village center filled with commerce and manufacturing such as a harness making, blacksmith, grist mill, millinery, pants factory, doctors and dentists offices, drug store, feed store, tinsmith, barber as well as multiple inns and taverns (Freedom Historical Society). By the mid-19th century, the landscape started to change as prime farming land was not available in Freedom and families moved elsewhere to pursue agricultural opportunities (Town Master Plan pg. 37). In 1939, town selectman Charles Towle, descendent of Jonah Towle, successfully proposed that Route 25 be moved to its current location south of Freedom in Effingham, bypassing downtown Freedom village. While this route move drew fewer tourists and travelers into Freedom Village by way of Route 153, it helped preserve the historic vibrancy of Freedom's architecture and quieted the downtown traffic (Town Master Plan pg. 38). In an effort to protect the rural village, new zoning laws were also passed in 1987 to require at least one acre of land for any commercial enterprise and restricted zones were set up in favor of housing for the community while limiting commercial expansion (Town Master Plan pg. 44). In the mid-1920s, many summer camps were opened in Freedom and neighboring towns to usher in a new wave of visitors to the area (Town Master Plan pg. 38).

With this new influx of visitors to Freedom, a new generation of admirers of the Freedom Village Store was born. Seasonal summer visitors like Albert and Elise Whitaker were the first non-locals to run the business (Carroll County Registry of Deeds). From 1949 to 1998, only non-native New Hampshire residents have owned and operated the Freedom Village Store until it was purchased by PB & J Company (Carroll County Registry of Deeds). Dorothy Peck Chapman states on page 19 in her booklet "125 Years of Freedom" that in 1957 "Albert Whitaker's general store, formerly operated by Arthur Tilton, is the only store still existing in the village", a fact that stands true to this day.

In the span of its existence, the Freedom Village Store has predominantly operated as a general store providing groceries, dry goods and New Hampshire souvenirs. When it was bought by PB & J in 1998, the owners operated the store as a gift shop for a few years, but closed it in 2003 after which it sat vacant until 2009. PB & J then rented the premises to a Board of Directors of community activists who hired a part-time Director, at this writing (2015), Susan Bygrave... Today, the Freedom Village Store operates as a New Hampshire Non-Profit with 501 C4 Federal Tax designation, run solely by volunteers and the part-time manager, with the motto "A Community Effort". It sells gifts, fine art and crafts, antiques, and Freedom commemorative souvenirs as well as coffee, soft drinks, and prepared baked goods and sandwiches. The store sells eggs and milk as well. (<http://www.freedomvillagestore.org/about-freedom-village-store/>). The 1,350 square foot retail space of the Freedom Village Store is often used for community events, like art shows, silent auctions and special interest meetings. While it no longer operates as a general grocery store, the spirit of Freedom Village Store is upheld by the community effort to continue to operate the property as a shop and social center for the small rural town of Freedom.

42. Applicable NHDHR Historic Contexts (please list names from appendix C):

Context #130. Commerce, industry and trade in New Hampshire village and town centers, 1630-present

43. Architectural Description and Comparative Evaluation:

Located on the east side of Elm Street just south of the intersection of Old Portland Road, Moulton Road, Cushing Corner Road and Elm Street in Freedom is the 0.14 acre parcel of land on which the Freedom Village Store stands. Constructed on a granite block foundation, the store is a Second Empire styled building with an attached carriage house built circa 1860. The off center facade of the Freedom Village Store faces west and the east (back) elevation faces the Cold Brook stream that runs along the entire perimeter of the property. The north elevation of the structure abuts the Drake building, a multiple family apartment building while the southern elevation borders along a private residence in the former Harmony Tea Shoppe.

The main building of the Freedom Village Store measures approximately 32' x 49' and the attached carriage house measures approximately 25' x 30'. The first floor of the main building serves as the Freedom Village Store with access to a deck (added circa 1975) on the eastern elevation as well as a hallway to a storage area on the south elevation to the adjoined carriage house. A separate interior staircase runs parallel to the north elevation wall of the building and leads up to the second floor business and office space from a recessed doorway on the facade. The wood frame building is clad in vinyl siding, replacing the original wood clapboard while maintaining the original wood trim details. Asphalt shingles likely replaced slate shingles on the building's mansard roof. Double interior chimneys that originate in the basement of the building rise through the structure as exposed painted brick approximately 15 feet from the eastern elevation wall and can be seen inside the Freedom Village Store as they are painted sage green to match three support columns running down the middle of the room.

Both doors are accessed by two granite steps. The main entrance (centered, leading to the store) features a double wood half-light door with a three light transom. The door is flanked by multipane bay storefront windows, glass replaced in the 1990s, supported by painted wooden panels with awnings over the central windows (Freedom Town Office Building Records). The north-end entrance has a single paneled wood doorway with a single light fixed transom window and a single sidelight to the right of the door. A shallow flat wood canopy shelters the entire length of the first story facade and is supported by three large decorative brackets.

The second floor features two bay windows, symmetrically placed, with the characteristic dormer windows centered above them on the third story. All of these windows are 2/2 double-hung sash. The black painted wood sign for the Freedom Village Store hangs perpendicular to the facade and is centered on the second floor. Decorative brackets line the eave overhang of the mansard roof on all four sides of the main building.

The north elevation of the building features a slope from the first floor down to the basement foundation to the eastern (back) elevation of the building and features a pair of 2/2 double-hung windows in the basement overlooking Cold Brook. There are no windows present on the first floor, six 2/2 sash and a small fixed window on the second, and three dormer windows on the third floor.

The eastern (rear) elevation of the building features four 2/2 sash and one 4-paneled doorway leading out from the basement. On the first floor leading onto the deck is double glass sliding door with false lights. The second floor features an asymmetrical layout of three 2/2 sash, and two dormers on the third.

The southern elevation of the main building has no windows on the first floor, identical to that of the northern elevation. The second floor has three 2/2 sash, and the third floor has 4 dormers

The attached carriage house sits at the southeast corner of the property and a stone wall lines halfway down the driveway to the southern elevation of the building as the property begins sloping approximately 15 feet from the road. While the vinyl cladding matches that of the main building, the carriage house features a low pitch hipped roof covered in asphalt roll roofing and topped with a decorative cupola that matches the aesthetic of the main building. On the western (facade) elevation, there is a vertical wood clad barn door that appears to be smaller than that of the first carriage house door leading into driveway seen in historical photographs. This door has been resized from its historical predecessor and can no longer fit a carriage or car into the first floor of the carriage house. To the right of the door is a 2/2 sash with a shed-roof, asphalt-shingled canopy above, supported by simple triangular wood brackets. It is unknown when or why this canopy was added as it does not appear in town building records. On the second floor of the carriage house has two 2/2 windows flanking a vertical wood clad barn door similar to that of the door seen below it on the first floor leading into the driveway. A low pitch gable on the center of the roof line lines up with the top of decorative wood trim surrounding the top of the second floor door.

The southern elevation of the carriage house features a slope similar in pitch to that on the northern elevation of the main building and features a paneled barn door to the right of where the stone wall from the driveway meets the foundation of the carriage house. The first floor of the southern elevation features one 2/2 sash double hung window and two plate glass windows to the right of the double hung window. There are no windows on the second floor of the carriage house on the southern elevation. On the eastern (back) elevation of the carriage house there are three rectangular plate glass windows of identical size in a symmetrical pattern on the first floor and a singular 2/2 sash on the second floor. On the northern elevation there is one 2/2 window below the deck at the basement level of the carriage house. Above that window on the first floor of the carriage house there is a set of plate glass sliding doors that lead onto the deck at the

back of the Freedom Village Store. On the second floor of the carriage house there remains a single 2/2 double-hung window.

It should be noted that according to a site plan survey completed by B. H. Keith Associates and available at the Freedom Town Offices, an abandoned ell was in the same location that the deck exists in today yet there is no obvious evidence or granite block foundation seen to support this piece of information. Another feature of the property that should be noted is the stone wall that runs almost the entire length of the southern boundary line of the property between the carriage house and the Harmony Tea Shoppe residence as well as along the eastern boundary line bordering the Cold Brook. While the stone wall is mostly overgrown, it is an obvious boundary line between the two historical properties.

The interior of the Freedom Village store offers a simple open floor plan layout with minimal changes to the original historic design and construction. The floor is covered in a short wall to wall area rug and covers the original wood flooring, noticeable by the sloped uneven cant all around the store. The wall cladding features the original vertical tongue and groove pine boards and has been painted over in a light white sheen to protect the wood yet knots can be seen through the paint. A drop ceiling of acoustical tiles has been added and covers the tongue and groove pine of the original store yet it can be seen at the eastern elevation wall where a staircase ascends to the second floor. Three support columns run down lengthwise down the middle of the store and end before a perpendicular wooden support beam that runs the width of the store at the back third of the space. Two symmetrically placed painted brick interior chimneys rise through the back third of the store and measure approximately 24" x 24". In the southeast corner of the store stands a large walk-in wooden ice box with brass hinges and levers but the date of this piece's construction and installation is unknown. At the northeast corner of the room is the door to the basement as well as a carpeted wooden staircase to the second floor. While the store has been minimally modernized with lighting and systems appropriate to 21st century use, it still retains historic detailing.

The Freedom Village Store is the only extant example of Second Empire architecture in Freedom. The only other was E.I. Towle's store, remodeled around the same time the Freedom Village Store was constructed razed in 1945 (Ossipee Riverlands pg. 48). The only evidence of that property is the granite block foundation seen at the corner of the property at the intersection of Old Portland Road and Moulton Road. While the buildings surrounding the Freedom Village Store all date from the 19th century, they are all predominantly built in the Federal or Greek Revival architectural style, providing a historical feeling to the neighborhood while serving to illuminate the more detailed styling of the Freedom Village Store.

44. National or State Register Criteria Statement of Significance:

The Freedom Village Store is eligible for the State Register under criterion A as it has served the Freedom community as a general store and community resource for social events almost continuously since its construction circa 1860. As the only extant Second Empire building in Freedom, it is also eligible for its architecture (criterion C) as a well-preserved example of the style.

45. Period of Significance: 1860 - 1965 (Criteria A), 1860 (Criteria C)

46. Statement of Integrity:

The Freedom Village Store has been preserved with minimally invasive updates for modernization. While the location and setting of the Freedom Village Store remain largely unchanged since 1860, the most noticeable change to this property is the addition of vinyl siding. Though this is a major materials change, the sensitive application did not impinge on the decorative detailing so characteristic of the Second Empire style. The Freedom Village Store remains an important example of historic preservation stewardship in a rural New Hampshire Village as exhibited by its very good condition. Its current use as a retail shop and cafe helps retain the building's integrity of association and feeling to its historical use as the general store of downtown Freedom Village.

47. Boundary Discussion:

The currently associated parcel of land and the parcel historically associated with the Freedom Village store has not changed in approximately 150 years according to deed records. The .14 acre lot bordered on the west by Elm Street, on the east by the Cold Brook, on the north by the Drake building and the south by the former Harmony Tea Shoppe bordered by the stone wall is the same as that designated on Freedom Tax Map 51, Lot 33.

48. Bibliography and/or References

Carroll County Registry of Deeds, Ossipee, New Hampshire.

Chapman, Dorothy Peck. *125 years of Freedom: 1832-1957*. Freedom, New Hampshire, Freedom Public Library. 1957.

Foord, Carol. *Sketches of Freedom: 1970 - 2000*. Freedom, New Hampshire, Town of Freedom. 2000.

Foord, Carol C. and Sheila T. Jones, *Ossipee Riverlands*. Portsmouth, New Hampshire: Arcadia Publishing, 2000.

Freedom Historical Society, documents, historic maps and photographs.

Freedom Public Library, documents and tax maps.

Freedom Town Offices, documents and site plans.

FreedomVillageStore.org, business website.

Heald, Bruce D. *Old Country Stores of New Hampshire*. Charleston, South Carolina: The History Press, 2013.

Morris, Gale. Freedom Historical Society Board Member, historical timeline and information.

Scully, Peg. Freedom Historical Society Member, Heritage Commission Member; anecdotal information.

Town of Freedom, New Hampshire, Master Plan. Town of Freedom Planning Board, Lakes Region Planning Commission. Revised 2008. <http://www.townoffreedom.net/lpdfs/freedommasterplan.pdf>

INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY # FRE0010

Works, Nelson. Freedom Historical Society, historical maps.

Photo Key:

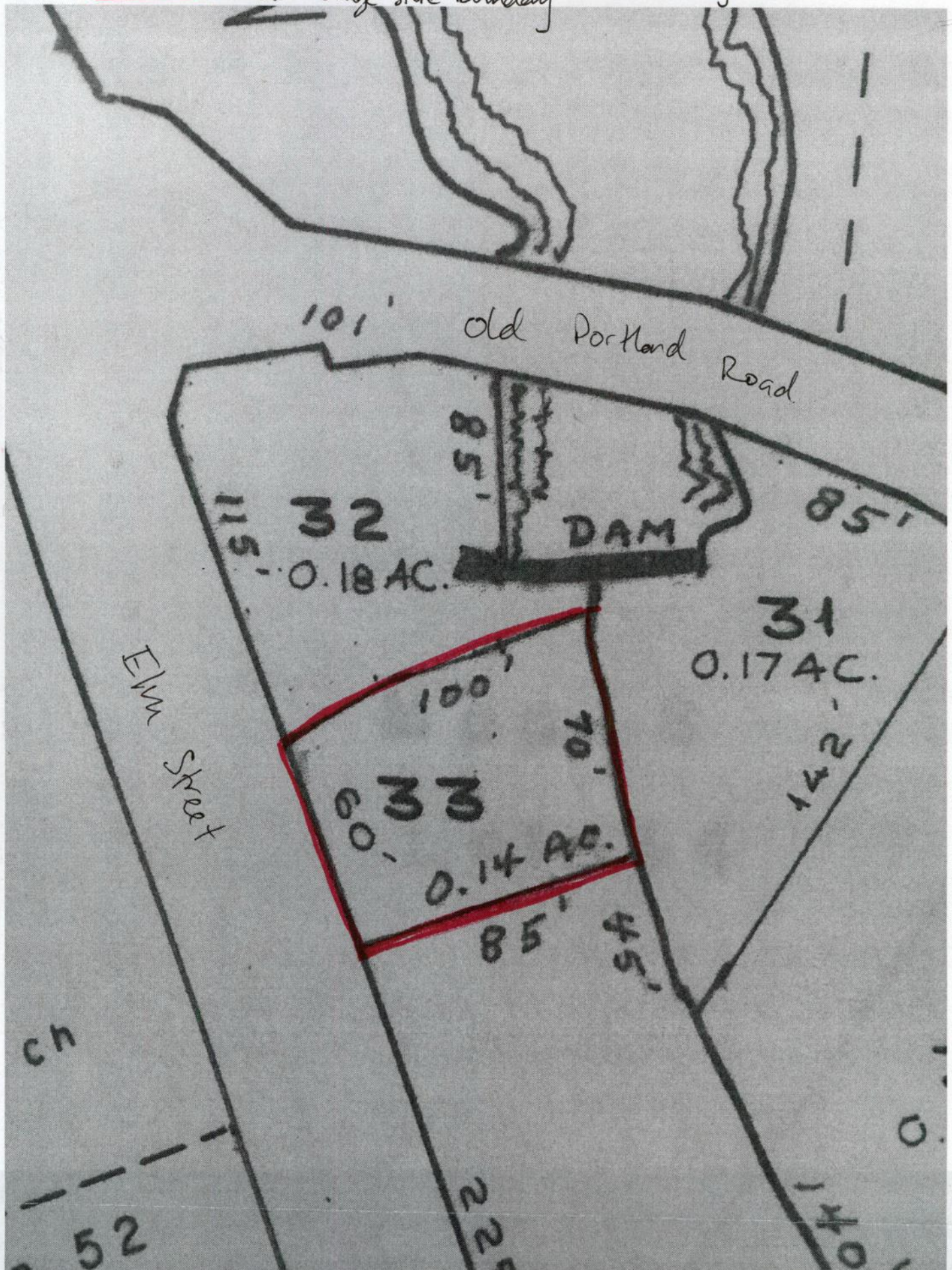
- 1) FVS01, Direction: NE
- 2) FVS02, Direction: SW
- 3) FVS03, Direction SE
- 4) FVS04, Direction S
- 5) FVS05, Historical Photo

CONTINUATION PAGE

11/15/2014

~~REDACTED~~ = Freedom Village Store Boundary photo 2.JPG

Figure 1.1



INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY # FRE0010

Date photos taken: 10/22/2014



Photo # 2 Description:
Reference (file name or frame#):: FVS02

Direction: SW



Photo # 3 Description:
Reference (file name or frame#):: FVS03

Direction: SE

INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY # FRE0010

Date photos taken:



Photo # 4 Description:
Roll and Frame # OR Digital file name: FV504

Direction: S



"TOWLE BRIDGE" LOOKING TOWARDS
FEDERAL HOUSE. OLD ELIAS IRVING (SON OF
ELIAS) TOWLE STORE AT RIGHT WITH
MANSARD ROOF. LATER TORN DOWN.

Photo # 5 Description: Historical Photo
Roll and Frame # OR Digital file name:
FV505

Direction: NW

INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY #

I, the undersigned, confirm that the photos in this inventory form have not been digitally manipulated and that they conform to the standards set forth in the NHDHR Photo Policy. These photos were printed at the following commercial printer OR were printed using the following printer, ink, and paper: CVS Pharmacy
(Color photos must be professionally printed.)
The negatives or digital files are housed at/with: _____

SIGNED:



FOR STATE REGISTER LISTING ONLY!

If this inventory form is being submitted for consideration of New Hampshire State Register listing, have you included:

☒ a photo CD with digital images included in the nomination (does not apply if film photography was used)

☐ the State Register Contact Information sheet