



# Wagon Hill Farm

## Photo Report

By Jessica MilNeil | December 12, 2019

POWERED BY





1

156 Piscataqua Rd | Durham, New Hampshire Oct 28, 2019 | 8:56 AM Jessica MilNeil

North Eave. The front facade exhibits the fenestration and trim details of a typical Federal-era farmhouse.



2

156 Piscataqua Rd | Durham, New Hampshire Oct 28, 2019 | 8:55 AM Jessica MilNeil

East Gable. The east facade faces the driveway. The original roof was a shallow hip, which is more typical of the Georgian era. This gable roof was added later, perhaps concurrent with other Greek Revival updates.



3

156 Piscataqua Rd | Durham, New Hampshire Oct 28, 2019 | 9:18 AM Jessica MilNeil

South Eave. The porch was a later addition with Greek Revival and vernacular elements.



4

156 Piscataqua Rd | Durham, New Hampshire Oct 28, 2019 | 8:58 AM Jessica MilNeil

West Gable. The Ell was added after the roof changed from hip to gable.



5 156 Piscataqua Rd | Durham, New Hampshire Oct 28, 2019 | 12:36 PM Jessica MilNeil

Basement, standing at south wall, looking north. The basement space contains two large chimney masses and brick partition walls which help support the framing.



6 156 Piscataqua Rd | Durham, New Hampshire Oct 28, 2019 | 12:37 PM Jessica MilNeil

Basement, looking towards the west chimney mass. The partition wall and lally column layout is irregular and idiosyncratic.



7

156 Piscataqua Rd | Durham, New Hampshire Oct 28, 2019 | 12:37 PM Jessica MilNeil

Basement, looking southeast. The dirt floor is uneven and allows a lot of ambient moisture to permeate up from the ground.



8

156 Piscataqua Rd | Durham, New Hampshire Oct 28, 2019 | 12:35 PM Jessica MilNeil

Basement, looking southwest. The framing under the southwest kitchen was completely removed and replaced with conventional lumber in the 1960s. The joists should be hung on hangers. Ambient moisture has already damaged the ends of a number of replacement joists.



9

156 Piscataqua Rd | Durham, New Hampshire Oct 28, 2019 | 8:57 AM Jessica MilNeil

Despite being located on a rise, the basement is damp. Exterior drainage should be installed and vegetation removed to a distance of at least two feet.



10

156 Piscataqua Rd | Durham, New Hampshire Oct 28, 2019 | 12:00 PM Jessica MilNeil

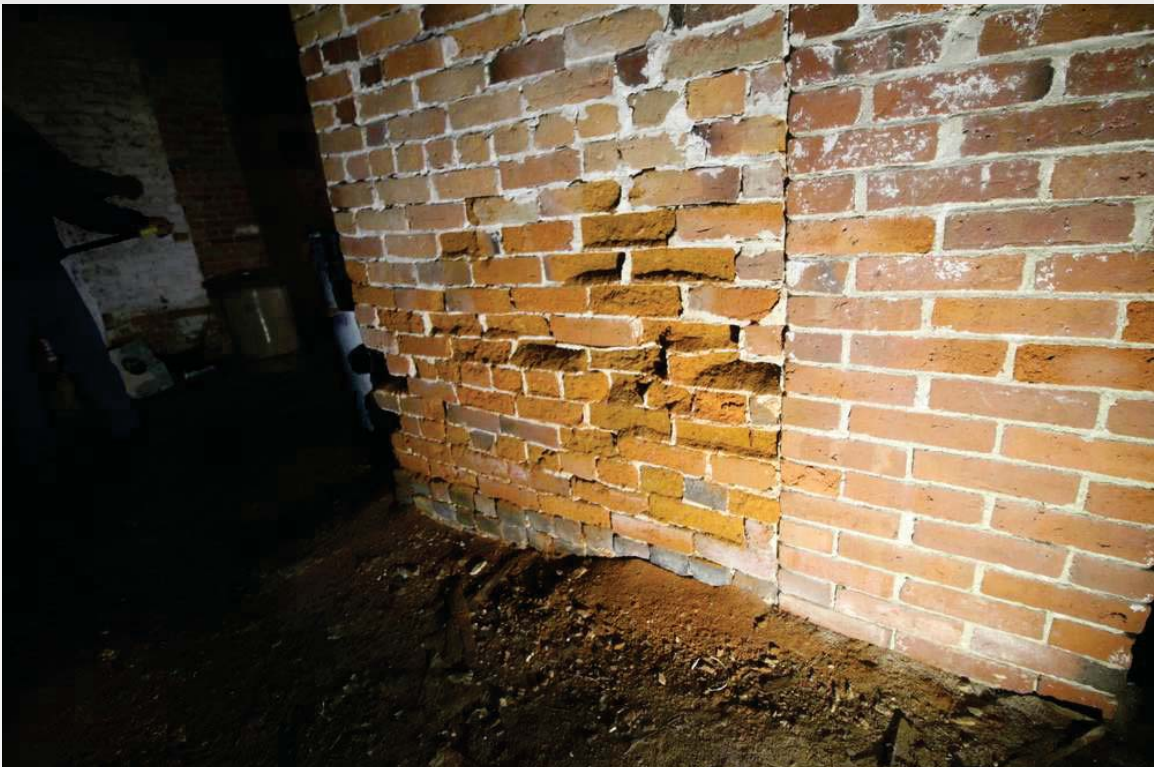
Brick partition walls pick up a lot of the first floor framing, which would otherwise be undersized. Unfortunately, ambient moisture has resulted in pervasive spalling, which should be assessed by a preservation mason.



11

156 Piscataqua Rd | Durham, New Hampshire Oct 28, 2019 | 10:48 AM Jessica MilNeil

This is another view of the partition wall defining the northwest room downstairs. The spalling is particularly bad here.



12

156 Piscataqua Rd | Durham, New Hampshire Oct 28, 2019 | 11:14 AM Jessica MilNeil

Brick spalling like this may require a complete rebuilding of the wall. Moisture must be managed to prevent future damage.



13

156 Piscataqua Rd | Durham, New Hampshire Oct 28, 2019 | 9:35 AM Jessica MilNeil

Elsewhere, spalling is limited and may be repaired brick by brick.



14

156 Piscataqua Rd | Durham, New Hampshire Oct 28, 2019 | 9:39 AM Jessica MilNeil

Center floor girt is badly rotted and a former repair attempt is falling away from the beam.





15

156 Piscataqua Rd | Durham, New Hampshire Oct 28, 2019 | 10:50 AM Jessica MilNeil

Close up picture of the same girt and damage.



16

156 Piscataqua Rd | Durham, New Hampshire Oct 28, 2019 | 9:48 AM Jessica MilNeil

Most of the first floor framing lays directly upon the brick walls. With excessive moisture, vapor will condense against the cool masonry and be trapped against the wood, causing rot. We did not observe rot on the faces of these timbers, but there may be rot at the bottom and center of the beam.



17 156 Piscataqua Rd | Durham, New Hampshire Oct 28, 2019 | 9:42 AM Jessica MilNeil

This exterior sill, resting on the foundation, does not exhibit obvious rot. The level of moisture in the basement and deterioration in exterior framing indicates that sills will nonetheless require extensive repair or full replacement.



18 156 Piscataqua Rd | Durham, New Hampshire Oct 28, 2019 | 10:06 AM Jessica MilNeil

These two girts rest upon a brick partition and a brick vault. They show some mold but not major rot. It is unclear whether there is rot hidden on the underside of the beam and more invasive investigation is advised.



19 156 Piscataqua Rd | Durham, New Hampshire Oct 28, 2019 | 12:23 PM Jessica MilNeil

The framing beneath the southwest kitchen has been replaced fully, with conventional 2x10s. The joists were toe-nailed into the girders and should be reinforced with joist hangers.



20 156 Piscataqua Rd | Durham, New Hampshire Oct 31, 2019 | 9:30 AM Jessica MilNeil

Southeast kitchen. The building is unusual in that it contains two large kitchen hearths. This hearth surround does not appear to be original, and the trim in the rest of the room looks like it was updated as part of the later Greek Revival renovation.



21 156 Piscataqua Rd | Durham, New Hampshire Oct 31, 2019 | 10:02 AM Jessica MilNeil

This is the rear hall and entrance. It accesses the rear stairwell, the basement stairs and both "kitchens".



22 156 Piscataqua Rd | Durham, New Hampshire Oct 31, 2019 | 10:05 AM Jessica MilNeil

Southwest kitchen. This kitchen was updated in the 1960s with extensive pine paneling and laminates. The second kitchen hearth is highly unusual and should be preserved.

Layout of second floor girts and joists can be seen in the shadows lines in the ceiling, above.



23

156 Piscataqua Rd | Durham, New Hampshire Oct 31, 2019 | 10:31 AM Jessica MilNeil

Northwest parlor. This room retains much of its original Federal-era trim.



24

156 Piscataqua Rd | Durham, New Hampshire Oct 31, 2019 | 10:58 AM Jessica MilNeil

Front stair. The front stair is beautiful and contains many original or early elements.



25

156 Piscataqua Rd | Durham, New Hampshire Oct 31, 2019 | 10:59 AM Jessica MilNeil

Front entrance, from the stair landing.



26

156 Piscataqua Rd | Durham, New Hampshire Oct 31, 2019 | 11:01 AM Jessica MilNeil

Northeast parlor. This room also contains much of its original or early trim elements, including the fireplace surround and small storage closet.



27 156 Piscataqua Rd | Durham, New Hampshire Oct 31, 2019 | 11:01 AM Jessica MilNeil

The east entrance is an unusual element of its layout.



28 156 Piscataqua Rd | Durham, New Hampshire Oct 31, 2019 | 9:33 AM Jessica MilNeil

There is an interior room between stairs that has no windows or access to daylight, which is unusual in a building constructed before electricity.



29

156 Piscataqua Rd | Durham, New Hampshire Oct 31, 2019 | 10:46 AM Jessica MilNeil

Front stair hall casing profiles can be found in Asher Benjamin's guide from the early 19th century.



30

156 Piscataqua Rd | Durham, New Hampshire Oct 31, 2019 | 11:00 AM Jessica MilNeil

The stair newel and handrail is very similar to those drawn by Benjamin in more than one building guide. The profile is almost identical to the newel found in the Israel Demeritt house.





31 156 Piscataqua Rd | Durham, New Hampshire Oct 31, 2019 | 10:32 AM Jessica MilNeil

Northwest fireplace surround is very close to a couple examples found in Asher Benjamin's building guides.



32 156 Piscataqua Rd | Durham, New Hampshire Oct 31, 2019 | 9:31 AM Jessica MilNeil

Bullseye door surrounds found in the southeast "kitchen" are early, and typical of the Greek Revival period.



33

156 Piscataqua Rd | Durham, New Hampshire Oct 31, 2019 | 10:32 AM Jessica MilNeil

Casing detail in the northwest parlor. This molding profile, and others, are remarkably similar to the Israel Demeritt House



34

156 Piscataqua Rd | Durham, New Hampshire Oct 31, 2019 | 11:03 AM Jessica MilNeil

Hearth detail northeast parlor. The house retains a remarkable proportion of its original hearth surrounds. This one is very similar to one of the parlor hearths in the Israel Demeritt house.



35

156 Piscataqua Rd | Durham, New Hampshire Oct 31, 2019 | 2:11 PM Jessica MilNeil

The layout on the second floor is unusual, leaving a large, open, central hallway



36

156 Piscataqua Rd | Durham, New Hampshire Oct 31, 2019 | 2:12 PM Jessica MilNeil

Three rooms line the east wall: a typical front chamber and two smaller chambers to the south.



37

156 Piscataqua Rd | Durham, New Hampshire Oct 31, 2019 | 2:11 PM Jessica MilNeil

Thresholds indicate that the unusual layout is original to the building, or at least the current floor.



38

156 Piscataqua Rd | Durham, New Hampshire Oct 31, 2019 | 2:11 PM Jessica MilNeil

The threshold into the bathroom also indicates this room layout is original.



39

156 Piscataqua Rd | Durham, New Hampshire Oct 31, 2019 | 12:24 PM Jessica MilNeil

Northeast chamber, second floor. This is the interior gunstock post, which has been cased.



40

156 Piscataqua Rd | Durham, New Hampshire Oct 31, 2019 | 12:43 PM Jessica MilNeil

There is post almost exactly in the center of the gable. Here it is cased within the closet of the northwest chamber.



41 156 Piscataqua Rd | Durham, New Hampshire Oct 31, 2019 | 2:11 PM Jessica MilNeil

In the southeast storage room, both this interior post and the south plate are visible.



42 156 Piscataqua Rd | Durham, New Hampshire Oct 31, 2019 | 12:37 PM Jessica MilNeil

Northwest chamber, south wall. The second floor chambers contain most of their original trim including this hearth and door casings.



43

156 Piscataqua Rd | Durham, New Hampshire Oct 31, 2019 | 12:29 PM Jessica MilNeil

Northwest chamber, hearth surround and mantle. The mantle is finely detailed, the surround is mitered and uses the same profiles as in the door casings.



44

156 Piscataqua Rd | Durham, New Hampshire Oct 31, 2019 | 12:36 PM Jessica MilNeil

The windows all retain their integrated shutters.



45

156 Piscataqua Rd | Durham, New Hampshire Oct 31, 2019 | 12:36 PM Jessica MilNeil

But the meeting rail was cut out when the vinyl replacement windows were installed. The meeting rail can and should be restored.



46

156 Piscataqua Rd | Durham, New Hampshire Oct 31, 2019 | 12:27 PM Jessica MilNeil

The newel and handrail of the front stair are beautiful, and very similar to the newel found in the Israel Demeritt house.





47

156 Piscataqua Rd | Durham, New Hampshire Oct 31, 2019 | 12:22 PM Jessica MilNeil

Northeast chamber, second floor. It is irritating that someone painted this room with so little care or concern for its history, and the beauty of its woodwork. Fortunately, the paint job is reversible.



48

156 Piscataqua Rd | Durham, New Hampshire Oct 31, 2019 | 12:26 PM Jessica MilNeil

This room also retains its integrated shutters, and is also missing its meeting rails.



49

156 Piscataqua Rd | Durham, New Hampshire Oct 31, 2019 | 12:30 PM Jessica MilNeil

The fireplace surround and mantel is almost identical to the one in the northwest chamber.



50

156 Piscataqua Rd | Durham, New Hampshire Oct 31, 2019 | 2:13 PM Jessica MilNeil

Middle chamber, east gable. This little room and its hearth are adorable. The fracturing in the plaster indicates some movement in the framing. It is reparable.



51 156 Piscataqua Rd | Durham, New Hampshire Oct 28, 2019 | 2:06 PM Jessica MilNeil

West chimney, attic. Shadow-lines on both chimneys are consistent with a hip roof.



52 156 Piscataqua Rd | Durham, New Hampshire Oct 28, 2019 | 2:06 PM Jessica MilNeil

East chimney, attic. This chimney shows the same mortar and former flashing lines, giving an excellent indication of the original roof line. When the roof frame was changed, the chimneys were also built taller, starting somewhere above the collar ties.



53 | 156 Piscataqua Rd | Durham, New Hampshire | Oct 28, 2019 | 2:07 PM | Jessica MilNeil

The current roof is called a principal rafter-common purlin roof. The rafters are large timbers, tapering from heel to apex of roof. Each pair is connected by a collar tie at the mid-span and bridle joint at the ridge.



54 | 156 Piscataqua Rd | Durham, New Hampshire | Oct 28, 2019 | 2:04 PM | Jessica MilNeil

A set of stairs ascends to a landing over the collar ties, and then to a hatch in the roof, which is excellent for access, and assessing roof conditions.



55

156 Piscataqua Rd | Durham, New Hampshire Oct 28, 2019 | 2:05 PM Jessica MilNeil

The common purlins are continuous over multiple bays. The bottom two courses of purlins are continuous along the length of the entire building. These purlins are tapered, like the saplings from which they were cut.



56

156 Piscataqua Rd | Durham, New Hampshire Oct 28, 2019 | 2:07 PM Jessica MilNeil

This roof system is really beautiful, and strong, too. It is in very good condition. This type of roof was popular in the area until around 1850.



57

156 Piscataqua Rd | Durham, New Hampshire Oct 28, 2019 | 2:06 PM Jessica MilNeil

Gable end framing, moody lighting.



58

156 Piscataqua Rd | Durham, New Hampshire Oct 28, 2019 | 2:05 PM Jessica MilNeil

The chimneys do indicate some flashing failure. It is unclear whether this is ongoing, or a former leak since repaired.



59 156 Piscataqua Rd | Durham, New Hampshire Oct 28, 2019 | 8:55 AM Jessica MilNeil

The exterior contains both Federal and Greek influences. The front entrance, with a fan light is more Federal. The bordered cornerboards and broad elliptical cornice is fairly Greek. It was common for these two styles to interact in a vernacular farmhouse.



60 156 Piscataqua Rd | Durham, New Hampshire Oct 31, 2019 | 2:43 PM Jessica MilNeil

The south facade shows more of the Greek Revival influences in the addition of the porch.



61 156 Piscataqua Rd | Durham, New Hampshire Oct 28, 2019 | 2:13 PM Jessica MilNeil

This relatively flat, elliptical cornice is characteristic of the Greek Revival period. The window molding, with mitered backband, reflects Federal era influences. Both styles existed concurrently, to a degree, especially in a rural setting.



62 156 Piscataqua Rd | Durham, New Hampshire Oct 28, 2019 | 9:04 AM Jessica MilNeil

This window trim is flat, but for the lovely window cap, with its thick, rounded edge.





63

156 Piscataqua Rd | Durham, New Hampshire Oct 28, 2019 | 2:15 PM Jessica MilNeil

The raking gable trim is crisp and impressive. It should not be removed for repair until there is a sound plan for faithful reproduction. Trim profiles like these cannot be bought off-the-shelf. The subtle differences in radius and dimension add up to a big difference in overall aesthetic.



64

156 Piscataqua Rd | Durham, New Hampshire Oct 28, 2019 | 2:14 PM Jessica MilNeil

This intersection is very susceptible to water infiltration, and appears to have been leaking. It is essential to get the flashing right.



65

156 Piscataqua Rd | Durham, New Hampshire Oct 28, 2019 | 2:13 PM Jessica MilNeil

The front, north entrance, is a beautiful holdover from the building's Federal roots. The rooflet is showing signs of deterioration and should be repaired.



66

156 Piscataqua Rd | Durham, New Hampshire Oct 28, 2019 | 2:14 PM Jessica MilNeil

This rot extends through to the sill. It is extreme, and illustrates how a sill can look normal on an interior face while being hollowed out by rot from the exterior, or the bottom up.



67

156 Piscataqua Rd | Durham, New Hampshire Oct 28, 2019 | 2:12 PM Jessica MilNeil

This intersection needs to be flashed properly. The main house is dumping water onto the ell roof, and that water is getting back into the main house through the south wall. There is a hole in the window casing.



68

156 Piscataqua Rd | Durham, New Hampshire Oct 28, 2019 | 2:12 PM Jessica MilNeil

Here, too, the porch roof is shedding water into the corner board. Flashing needs to be inspected and improved, especially at the corner board.



69

156 Piscataqua Rd | Durham, New Hampshire Oct 28, 2019 | 2:12 PM Jessica MilNeil

These steps are taking on a lot of water, and pitching it towards the main building.



70

156 Piscataqua Rd | Durham, New Hampshire Oct 31, 2019 | 2:41 PM Jessica MilNeil

Vegetation surrounding the building must be cut back. Furnaces can be removed through this opening in the foundation.



71

156 Piscataqua Rd | Durham, New Hampshire Oct 28, 2019 | 2:18 PM Jessica MilNeil

This barn is not ugly, but it retains no historical character whatsoever. It is a shame that they demolished the original frame. Historic buildings have more potential when they are properly preserved.