



The Friends of Wolfeboro Town Hall is a 501(c)(3) not-for-profit organization established in 2007 with the following purpose:

The mission of the Friends of Wolfeboro Town Hall is to inform and educate the community about the rehabilitation of Town Hall, to advocate for its public and private funding, and to provide ongoing support for its continued improvement.

The Friends is governed by a Board of Directors made up of local citizens strongly committed to developing a successful public/private partnership with the Town. For many years the Friends have worked on a number of initiatives to further the mission and achieve the goal of a rehabilitated Town Hall.

To date the Friends' efforts have included:

- A professionally produced video showcasing the building's architecture, history and needed improvements
- Guided public tours of Brewster Memorial Hall
- Raising \$45,000 in private donations to fund revised architectural plans to be used as the basis for the rehabilitation project
- The purchase and installation of a bronze plaque recognizing the building's placement on the National Register of Historic Places
- Funding a \$27,000 matching grant from private donations to help cover the costs of restoring the clock face and clock mechanism
- Advocacy and support at Town Meetings for Town Hall improvements
- Hosting the New Hampshire Preservation Alliance's public event showcasing Brewster Memorial Hall as a *Seven to Save* designee
- Bringing together over 20 local not-for-profits for a Town Hall Second Floor Use Forum
- Leadership pledges from every member of the Friends' Board of Directors



FRIENDS OF THE WOLFEBORO TOWN HALL

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A SPECIAL PLACE

Whether you were born here, moved here, or spend family time here during the summer, you know Wolfeboro is a place like no other. For many, Wolfeboro Town Hall is the heart of our community, a focal point visible from both land and water. We hear its Revere bell striking the hour and we enter its doorways to get a dump sticker, register a car, or pay an electric bill.

Dedicated in 1890 as Brewster Memorial Hall, this Romanesque Revival building is a fitting memorial to the generosity of native son John Brewster and the small-town values that he so deeply cherished. Listed on the National Register of Historic Places in 1983, it has served the town well, housing not only town offices but, at various times, the public library, the police department, a bank, and private businesses. The large hall on the second floor served as a voting place and hosted town meetings, movies, concerts and dances. In 2004, citizens approved the acquisition of the building from the Brewster Trust with the intention that it continue to serve as Wolfeboro's Town Hall.



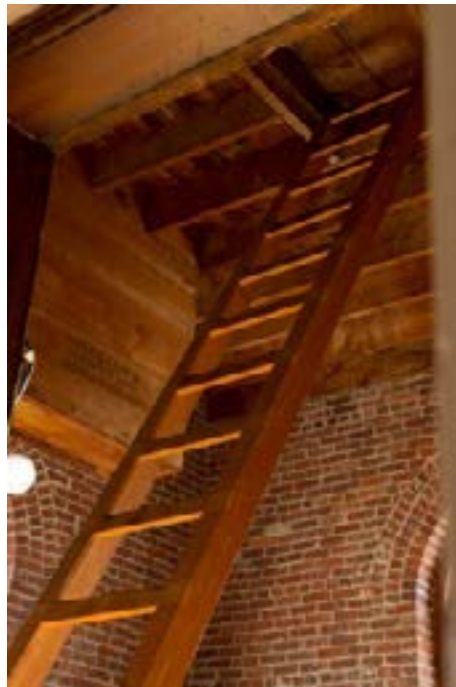
Photo by Ken Alger



THE CHALLENGE

The Wolfeboro Town Hall is a significant town asset worthy of protection. Like any building, it requires maintenance and is presently in need of upgrades to maintain its value and usefulness. Municipal offices are now crowded and inefficient. The second floor hall, with its arched windows, balcony, and spectacular hammer-beam truss ceiling, has been closed for over a decade.

Professional assessments of this historic building note its remarkable architecture, its structural stability, and the high quality of its original materials. Studies have shown that when town offices are kept in a central location, downtown vitality is maintained and even increased. Other New Hampshire towns, including Gorham, Plymouth and Wakefield, have successfully rehabilitated their town halls. Over the past several years, a majority of Wolfeboro voters has consistently supported the improvement of Town Hall as the home of town government.



Photos by Amy Barnard

THE OPPORTUNITY

The Friends of Wolfeboro Town Hall believes that a public-private partnership offers the best opportunity for funding the necessary rehabilitation of Town Hall and reopening the second floor for community uses. With approval of the Board of Selectmen, The Friends of Wolfeboro Town Hall is leading the effort to raise \$1 million in private pledges. A favorable vote for the remainder of the costs - estimated to be \$3 million - will allow the Town Hall to be transformed.

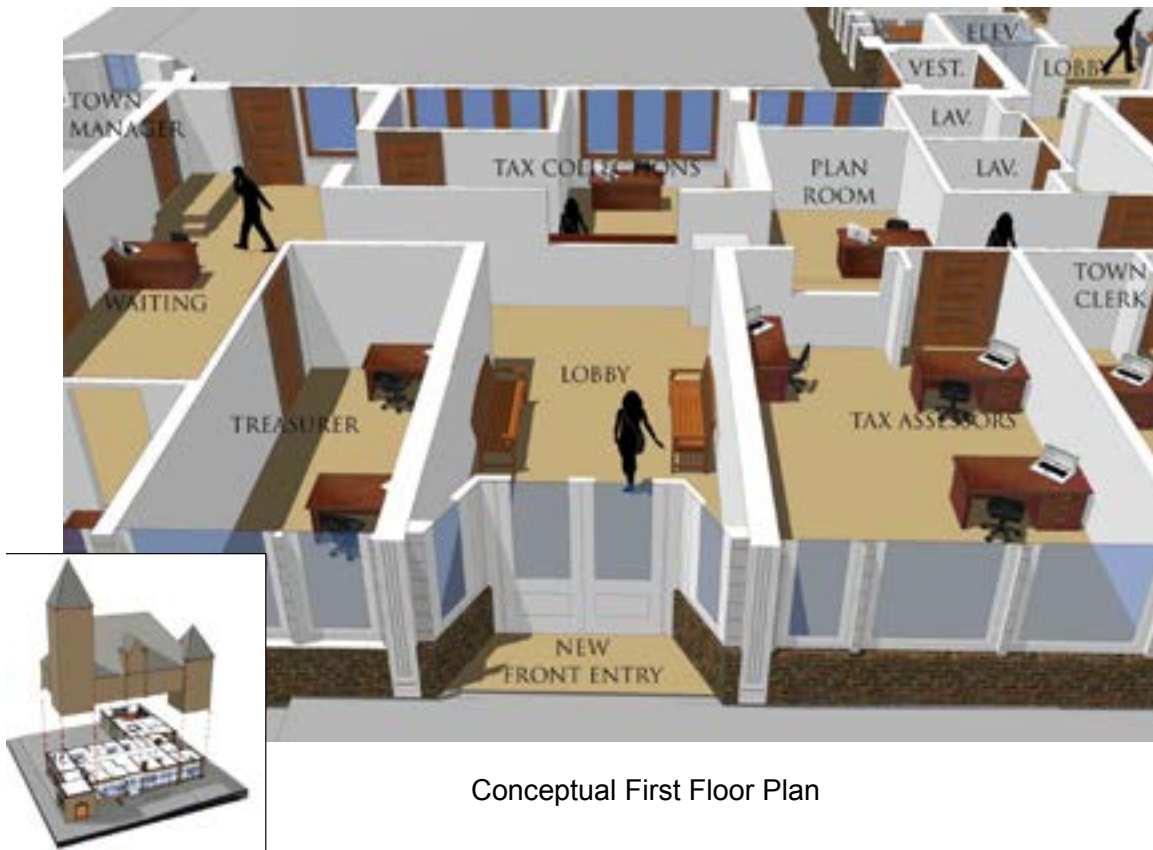
The newly rehabilitated Town Hall will be energy efficient and code compliant. Town boards and commissions will have meeting space with adequate seating for public hearings and capacity for televised broadcasts and multimedia presentations. An elevator and new kitchen facilities will allow the second floor to welcome audiences for concerts, recitals, art exhibits, lectures, meals, children's programs and even movie screenings.

Wolfeboro Town Hall represents our community ideals and our collective sense of local pride. John Brewster made a commitment to those ideals with his gift of this building to us. Now is the time to be thoughtful stewards of the Wolfeboro Town Hall and help assure its future. We must invest in its continued use so that it can serve the needs of our citizens today and for generations to come.

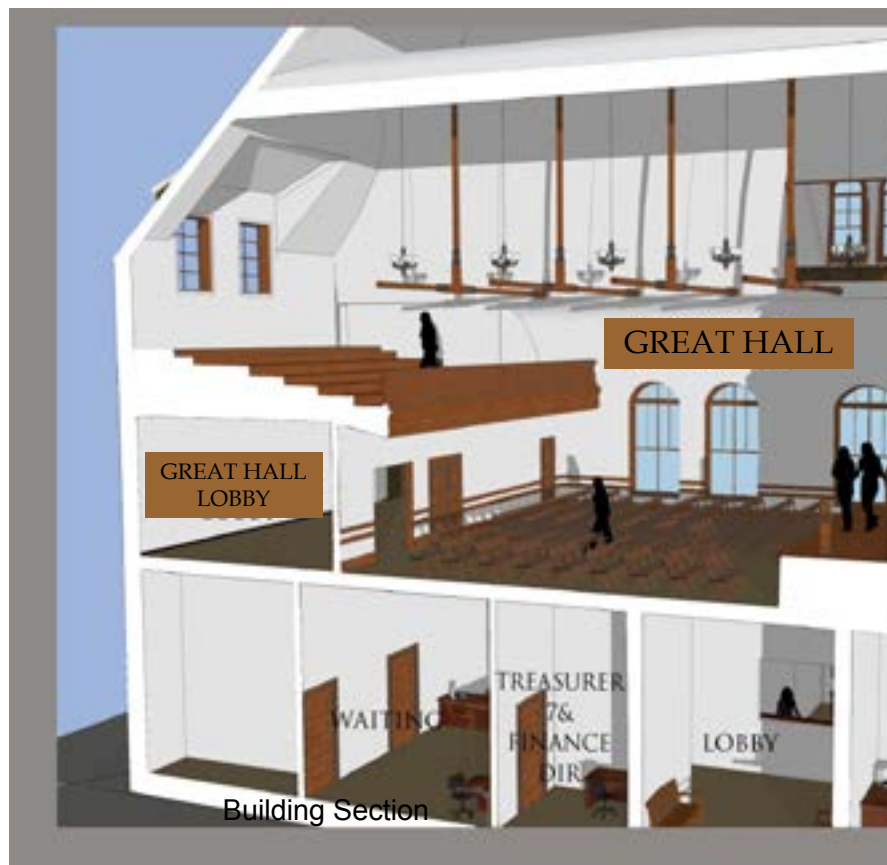


Photos by Amy Barnard

FLOOR PLANS



**Brewster Memorial
Hall Rehabilitation
Conceptual**



THE INTERIOR OF THE TOWN HALL SECOND FLOOR & ENTRY LOBBY



WOLFEBORO TOWN HALL TIMELINE

| | |
|------------|--|
| 2/21/1890 | Brewster Memorial Hall dedicated; used as Town Hall from that date to the present. |
| 9/8/1983 | Brewster Memorial Hall placed on National Register of Historic Places, the official list of the nation's historic places worthy of preservation. |
| 3/9/2004 | 77.6% of Wolfeboro voters approved directing the Wolfeboro Board of Selectmen to negotiate the purchase of Brewster Town Hall so that "...the building can be renovated and restored and can continue to serve as the Wolfeboro Town Hall." |
| 6/10/2005 | Agreement between the Trustees under the will of John Brewster and the Town of Wolfeboro to seek approval to transfer Brewster Memorial Hall to the Town of Wolfeboro. The Agreement states that the Town "...is desirous of continuing to use and occupy Brewster Memorial Hall as the Wolfeboro Town Hall for the foreseeable future." |
| 4/3/2006 | Brewster Memorial Hall conveyed to the Town of Wolfeboro by the Trustees under the will of John Brewster. |
| 3/13/2007 | 66.3% of Wolfeboro voters approved spending \$500,000 for architectural and engineering services for the restoration/renovation of the Wolfeboro Town Hall building. |
| 3/11/2008 | 44.4% of Wolfeboro voters favored spending \$6,766,721 to restore and renovate the Wolfeboro Town Hall building and grounds. |
| 3/10/2009 | 52.6% of Wolfeboro voters favored spending \$524,000 for maintenance, repairs and life-safety improvements to the Town Hall facility. (60% required for passage) |
| 10/28/2009 | Designated as one of the <i>Seven to Save</i> by the New Hampshire Preservation Alliance. |
| 3/9/2010 | 73.9% of Wolfeboro voters approved spending \$110,000 for repairs, improvements and maintaining the Wolfeboro Town Hall. |
| 3/8/2011 | 58.4% of Wolfeboro voters favored spending \$4,000,000 for renovating the Town Hall building and grounds. (60% required for passage) |
| 10/17/2012 | The Wolfeboro Board of Selectmen voted 4-1 to support the proposal for renovations to Town Hall as shown on Alternate Floor Annex and Second Floor Plans. |

FRIENDS OF WOLFEBORO TOWN HALL

PLEDGE FORM

I/we wish to support the rehabilitation of the Wolfeboro Town Hall.

I/we pledge the sum of \$_____ to be paid as follows:

____ One (1) installment due on or before September 1, 2014.

Two (2) equal installments due on or before September 1, 2014 and on or before January 31, 2015.

I/we understand that this pledge is contingent upon the March 2014 Wolfeboro Town Meeting appropriating the balance of the funds for the rehabilitation of the Town Hall.

Executed this _____ day of _____, 201__.

Donor signature(s): _____/_____

Print Name _____
Print Name _____

Mailing address: _____

Phone: _____ Email: _____

How do you wish your name(s) to appear in printed materials and other acknowledgments?

____ In Honor/Memory of: _____

 I/we prefer to make the donation anonymously.



Please complete the form and mail it to:
Friends of Wolfeboro Town Hall
P.O. Box 901
Wolfeboro, NH 03894

Thank you for your generosity.