

Newington Historic District Commission – DRAFT MINUTES

Working Session by e-mail

October 21, 2019

Members	<div data-bbox="451 380 984 415">Ted Connors Member (2020)</div> <div data-bbox="407 422 984 457">✓ Christopher Cross Member (2020)</div> <div data-bbox="451 470 984 506">NellAnn Hiatt Alternate (2020)</div> <div data-bbox="451 518 984 554">John Lamson Member (2021)</div> <div data-bbox="407 560 984 596">✓ Lulu Pickering Member (2020)</div> <div data-bbox="451 609 984 644">Maxine Mintz Pottier Member (2020)</div> <div data-bbox="451 657 984 693">Alan Wilson Member (2022)</div>
Certified Local Government Annual Report	<ul style="list-style-type: none"><li data-bbox="407 730 1393 800">• Review and approval of the Newington CLG report for the period of October 1, 2018 through September 30, 2019.<li data-bbox="407 806 808 835">• Report is attached to this page



NEW HAMPSHIRE DIVISION OF HISTORICAL RESOURCES

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2019 NEW HAMPSHIRE CERTIFIED LOCAL GOVERNMENT ANNUAL REPORT

(This report must be submitted in hard copy. Electronic submissions not accepted due to potential file size of the attachments.)

<u>Newington</u>	<u>Lulu Pickering</u>
CLG Name	CLG Contact Person
603-436-8158	pickering@informagen.com
Telephone Number	Email Address

- This Annual Report is required to be filed by each CLG.
- This Annual Report covers Federal Fiscal Year (FFY) 2019: October 1, 2018 to September 30, 2019.
- This Annual Report is **due by October 31, 2019**.

1. **New or revised ordinance or commission regulations? (Y or N):** N
Explain: If yes, please attach the new document(s)

2. **New or revised guidelines or rules of procedure? (Y or N):** Y
Explain: If yes, please attach the new document(s) **Attachment 1**

3. **Please provide a current list of commission members. Please indicate the names of new commission members appointed in FFY 2019 and attach their bio/resume that is on file with the commission:**

Ted Connors	Member (2020)	Selectman
Christopher Cross	Member (2020)	
NellAnn Hiatt	Alternate (2020)	
John Lamson	Member (2021)	
Edna Gove Mosher	Resigned	January 30, 2019
Lulu Pickering	Member (2020)	
Maxine Mintz Pottier	Member (2020)	
Alan Wilson	Member (2022)	Appointed May 6, 2019

Alan C. Wilson

Background

I grew up in Scotland and was exposed early to the local historical artifacts, from early earth houses of the Picts, the temporary Roman forts and walls at the edges of their empire, to the Norse broches and medieval castles that dotted the landscape. One summer holiday was spent riding a motorcycle with my brother along the path of Hadrian's Wall in Northumberland.

Of course, the archeology of New England is quite different, but just as fascinating. Soon after retiring to Newington in 2014, I attended a presentation of the findings of a 'dig' on Goat Island. The early wooden bridge over the Piscataqua from Fox Point to Cedar Point in Durham featured a hostelry for travelers on the island. I was amazed that the investigators were able to find the patterns for the shards of pottery for sale in the archives of English pottery sellers.

Another eye-opener for me was the 'Master Plan' that the Town of Newington had published. It was clear that if the history of the town was to be preserved for the future, it was up to the present residents. At first, I was interested in the listings of abandoned family burial sites around town, then I ran for a position on the Cemetery Committee and was re-elected in 2018. Most recently I applied for and gained an open position on the Historic District Commission.

Experience and Education

SEPT 2015 - PRESENT

Budget Committee, Newington - Member

MAR 2016 - PRESENT

Cemetery Committee, Newington - Chair

SEPT 2015 - APRIL 2016

UNH Marine Docent Course, Durham - Graduate

AUG 2016 - PRESENT

The Gundalow Company, Portsmouth - Volunteer Deckhand

MARCH 1979 - JUNE 2009

Robert Wood Johnson Medical School at Rutgers University, New Brunswick NJ
- Associate Professor of Clinical Medicine

- Director of Cardiology Division Lipid Laboratory
- Biostatistics support for grant applications and peer-reviewed journal publications.

University of Aberdeen, Aberdeen, Scotland - (Biochemistry) B.Sc. 1968, Ph.D. 1972
Trained as a lipidologist. Research in fish fatty acid biosynthesis. Fellowships studying the role of saturated and unsaturated fatty acids in cold hardiness, and of cholesterol in atherogenesis.

4. Educational sessions attended:

List name of commission member and educational session attended.

Lulu Pickering, NH Preservation Alliance and Strawberry Banke Museum Workshop: Wet Basements: Causes, Effects and Solutions to a Common Old House Problem, Portsmouth, NH, October 2018

Lulu Pickering, LCHIP, Historic Resources Grant Orientation Workshop, Concord, NH, April 2019



5. Number of meetings held during the year? (Include the total of regular meetings, study sessions, work sessions, site visits, design review committee meetings, etc.): 12

A. Numbers and types of cases reviewed and their disposition:

Newington Congregational Church overflow parking and prayer circle

- The Church proposed an overflow parking lot and a small prayer circle in the woods in order to meet the criteria for a 4.5-acre parcel owned by the Church to be tax exempt.
- The HDC approved both proposals. The impacts were minimal for the parking lot and negligible for the prayer circle. In addition, the prayer circle corresponds to one of the new features that the HDC has been discussing in its Old Town Center plan to create more people areas in the historic district. It could be a nice gathering spot.

Langdon Library expanded parking lot proposal with new paved spaces.

- HDC members could not agree that extra parking space was justified given the number of days and times the existing lot is not full. A new parking lot would impact the visual quality and uses of the historic district. The old town center is one of the prettiest spots in town and needs to be preserved. The proposed lot is in the core of the historic district. The old parade area is special; it is the old "New England town green."
- The HDC is in the midst of creating an Old Town Center plan and wants to address parking issues globally across the whole district, for all the buildings.
- Given the discussions, it seemed unlikely that the HDC would approve the current proposal, which was put on hold. However, the library continued to proceed with engineering drawings and tree cutting in 2019 for its parking lot and will likely submit a warrant article for town meeting.

Cell Tower on Sprague silos submitted by EBI Consulting

- An earlier request to construct a freestanding cell tower on Beane's Hill was substituted with a plan to replace/add cell antennas to the storage silos at Sprague on Shattuck Way.
- The HDC determined that the impact on local historic structures was minimal and approved the request.

Louis deRochemont house, a.k.a. the old Great Bay Training School property, 2061 Woodbury Avenue (Tax Map 27, Lot 2, 7.72 acres)

- Given the conditions and the fact that the farmhouse had been drastically altered over the years, the HDC decided there was no reason not to grant a demolition permit and unanimously agreed that the building inspector could issue such a permit.
- Laura Driemeyer, Preservation Company in Kensington NH, had already completed an Individual Inventory Form and the HDC had photo documented the interior of the farmhouse.

6. List of new local designations. If a designation is a historic district, count it as one designation but also state the number of properties in the historic district regardless of whether the properties are contributing or non-contributing: None



7. **List National Register nominations commented upon by the commission. Please attach commission minutes relating to National Register Activities: Most minutes are NH DOT minutes. Attachment 2**

General Sullivan Bridge:

- Consulting Party to the Supplemental Environmental Impact Study (EIS) for the Newington-Dover Little Bay Bridges project. The GSB is eligible for listing on the National Register (1988 determination).
- Attended several cultural resources meetings in Concord relative to rehabilitating the bridge and/or possible mitigation alternatives.
- Attended a meeting with the Selectmen to review previous historic mitigation activities agreed under the original EIS by the NH Department of Transportation.

Newington Railroad Depot and Toll House

- Is supposed to be transferred to the Town of Newington together with the Bloody Point Historic District under the initial EIS for the Newington-Dover bridge and highway expansion project. The transfer of property refers to the building and land previously leased by the town for recreational purposes (**Attachment 3**).
- Commented on the importance of the Railroad Depot (listed in the National Register in 2010) and the General Sullivan Bridge (eligible to be listed) to the Bloody Point Historic District, whose boundaries could be expanded to include the bridge in the existing National Register listing.

Richard Pinkham Brickyards, Dover Point, circa 1898

- Commented on the significance of the old Pinkham brickyards within Hilton Park to a proposed laydown area.
- A Phase IB Investigation identified archaeological features related to the historic brickyard so the laydown area was moved over to avoid the underground features.

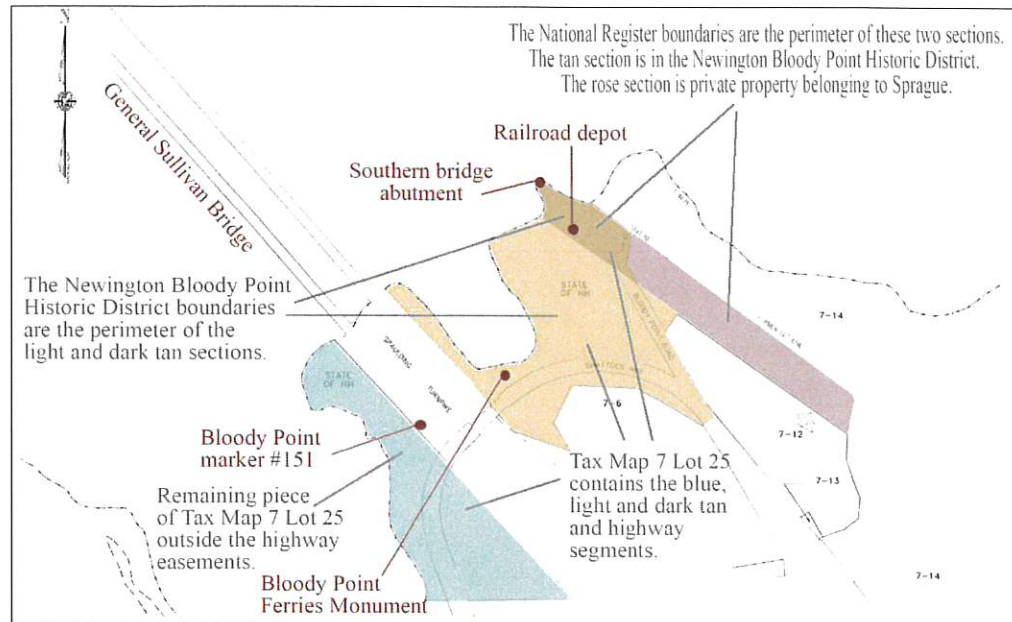


Pinkham Brickyard on the Piscataqua River shore in Hilton Park



Bloody Point Historic District

- Sponsored a site walk with the Selectmen and Building Inspector.
- Created a map (below) showing the overlapping boundaries of Newington's Bloody Point Historic District, the National Register filing for the Old Railroad Depot, and Tax Map 7 lot 25.



- Discussed the importance of the General Sullivan Bridge to the Bloody Point Historic District and its contribution to the 400-year-old historic transportation corridor at this site – from ferries in the 1600s to railroads in the 1800s to highways in the 1900s.
- DHR determined the Bloody Point Historic District has local importance but is not eligible for the National Register.



View of the General Sullivan and Little Bay Bridges from the Bloody Point Historic District



8. List new survey of historic properties in city/town:

The most complete inventory is from the town assessors' database, which includes a property card for each property and years that houses and outbuildings were constructed.

- Newington uses Tax Map-Lot codes to designate historic properties because the assessor's database is much more expansive than information available in EMMIT (Enhanced Mapping & Management Information Tool, emmit.dncr.nh.gov), NH DOT, or Rockingham Planning Commission.
- Rockingham Planning Commission does not update historic properties in Newington. The last one was done in 1980 as part of the town's master plan at the time.
- NH Div. Historic Resources does not have its own list of historic properties but generally refers to codes from various NH DOT reports.

9. Local issues update:

- A. Briefly describe preservation activities that the CLG sponsored or directed in FFY 2019. This might include public education about preservation, a historic sites survey, preparation of a historic preservation plan, etc.

Old Town Center Plan - All Interested Parties Meeting

- In 2018, the HDC began creating a Plan for the Old Town Center for the Creation of a Peoples Center, Beautification of the Historic District, and Management of the Town Forest.
- The purpose of the "all interested parties meeting" was to solicit ideas from the groups that use the old town center; 16 people sitting on various town boards offered 141 ideas in 13 different categories.

Beautification of the Old Town Center Historic District

- Trees were trimmed or removed in Fall 2018 from in front of the old stone school, behind the old parsonage, and in the back corner of the lot that includes these buildings.
- More work, including stump removal, was scheduled for 2019 but the funds were directed elsewhere by the selectmen.

Outreach Activities:

- Purchased several copies of *The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings* to distribute to the library, developers, board members, and/or people asking about restoring old buildings.
- Responded in writing to the Selectmen who requested input from town boards about the enforcement of zoning complaints for residential lots with unregistered vehicles, junk, and dilapidated buildings.
- The Recreation Committee sponsored trolley rides to visit historic properties in Newington on October 6, 2019. The Historic Society/HDC decorated the Old Parsonage as part of the program, served refreshments and answered questions.



Louis deRochemont house, a.k.a. the old Great Bay Training School property, 2061 Woodbury Avenue (Tax Map 27, Lot 2, 7.72 acres)

- Requests were granted for the Historical Society/HDC to salvage the front door surround, two inside doors, 5 porch columns, 3 sconces, 2 bracket cornices, the bannister/spindles, and a newel post before the farmhouse was demolished.



The front door surround, trim and windows, banister, spindles, and newel post were salvaged from of the deRochemont farmhouse

- The HDC/Historical Society is still working to preserve a stately beech tree and other mature trees on the site.



- Three dump truck loads of field stones were salvaged from the farmhouse cellar foundation and transported to the town transfer station for future use in rebuilding stone walls in the historic district.



*Stones salvages from the deRochemont house cellar foundation
to be used to rebuild stone walls in the historic district*

Old Cider Mill by Fox Point

- The old cider mill on Fox Point Road (not in an historic district) is being rehabilitated. The owner has not asked to come before the HDC but has donated excess stones to the HDC's stone salvage efforts and is working with the Historic Society/HDC to research and share the history of the old mill.
- The HDC discussed the creation of a preservation award that the HDC could give to people who restored old buildings in town.



Better use of the Old Parsonage museum

- For decades the old parsonage has served as a 1700s era museum of artifacts belonging to the Historical Society, which also houses artifacts in the front downstairs room of the Old Town Hall. Sadly, very few townspeople or visitors ever enter these spaces.
- The HDC/Historical Society are just beginning to address about how these two spaces could be better utilized while still preserving the artifacts and historic significance of the buildings.
- The HDC sponsored a site walk through the Old Parsonage to discuss cellar water problems, humidity, paint flaking, limited electrical outlets, a non-breathing chimney cap, foundation grading/drainage issues, and significant mouse and squirrel damage. The building has no water, heat, phone, or internet access.
- Members of the Historical Society spent 40 hours cleaning the building. Selectmen/woodworker Ken Latchaw repaired the attic window the squirrels had gnawed through so it could be reinstalled.



Historic Society/HDC participated in the Historic Newington open house at the Old Parsonage



Better use of the Old Town Hall museum space

- The Historical Society also stores artifacts in the front downstairs room of the Old Town Hall. Sadly, very few townspeople or visitors ever enter this space, which could be reorganized for a meeting room and working area.



Kids exploring 100 years of school history during the 2019 Historic Newington event. They are sitting in the Old Town Hall museum. This building served as the town school in the 1800s to 1922. The school desks and chairs are from different eras: the wooden/cast-iron ones have decks with ink wells and were saved from the Old Stone School (1926–1962). The more recent wooden desks were saved from the Newington Public School and were used from 1962 to about 1982. Afterwards, students no longer sat at individual desks, but instead work at tables and designated project areas in a group.

B. Briefly describe any problems--practical, political, or financial-- encountered by the CLG in planning or implementing its activities during FFY 2019.

- Political – Eversource’s Seacoast Reliability Projects upended the town this year. At one point the Old Town Center Historic District was designated for large laydown areas. This use was contrary to the long-held values and intent of the Historic District and could set a detrimental precedent for future business/industrial uses in this area. The HDC was not involved in these discussions. Luckily, only one laydown area was decided in front of the town garage. The funds received from Eversource went into the town general fund and did not benefit the historic district.
- Practical – HDC members, not town employees, do most of the actual work of the Commission. That said, the HDC had wonderful help from Selectman Ted Connors, the town crew, fire department, and transfer station manager during the transport of artifacts from the Louis deRochemont house. The HDC worked in 2019 to strengthen relationships with the Town Planner (the Planning Board controls his budget and schedule) and the Building Inspector (reports only to the Town Administrator and Selectmen). It’s not hard to understand why Historic District Commissions have difficulty getting projects done.



- Financial – The HDC had \$6,000 removed from its 2019 budget when the Selectmen used the money elsewhere. It is hard to keep the interest and momentum going on projects when the money evaporates. Stump removal from previous tree cutting activities, tree planting, and further tree removal had to wait until 2020. The money was also not available for use in repainting the cannons, which have to wait until 2020.
- Political – There are six buildings in the Old Town Center and the Library consumes a disproportionate share of the money spent in this area. The HDC is advocating for funds for improvements and new uses for the other historic buildings and their surrounding landscapes. The library is unlikely to reduce its requests for funding by the town, so the only practical solution is to designate additional funds for the other buildings and their uses. It is a catch-22, the other buildings need to be better used, but at the same time, they are not useable in their current state.

C. Describe any projected activities/objectives for FFY 2020.

NH DOT Newington-Dover Highway Expansion Project

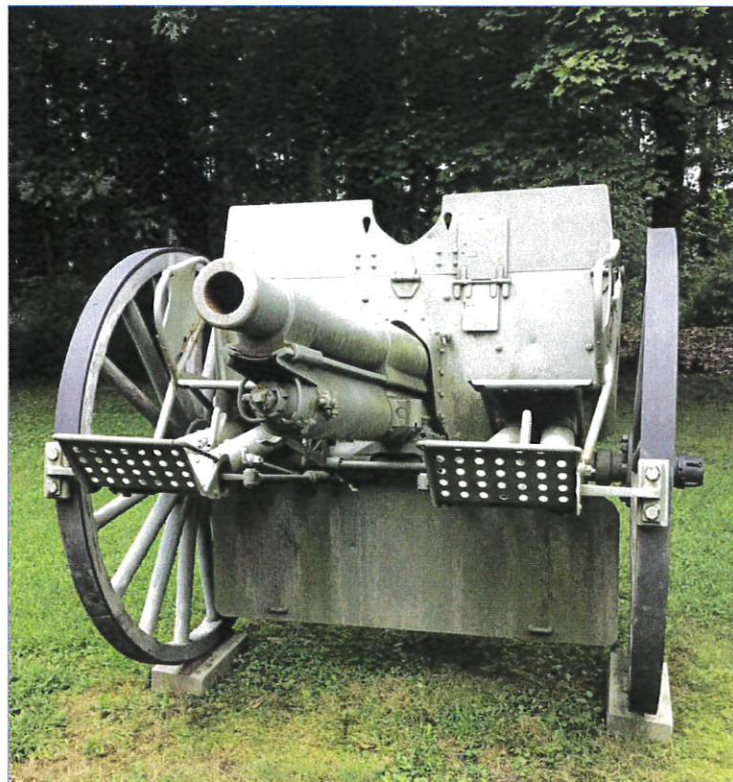
Depending on the decision to rehabilitate or demolish the General Sullivan Bridge, the HDC will be involved in historic mitigation activities, perhaps related to rehabilitating the Old Railroad Depot in our Bloody Point Historic District and the Old Stone School in our Old Town Center Historic District.

Beautification of the Old Town Center

Depending on the budget process and town meeting approval, tree work to remove branches, thin trees, and plant trees will be done in 2020.

World War I Era Cannon Repair and Painting (1905)

Two cannons in the Veterans Memorial are Contributing Objects (11B + 11F) in the National Register filing of the Old Town Center Historic District. Work to repaint/repair them will be done in 2020.



Water runoff from HDC District

Water runoff is a problem in several areas of the Old Town Center Historic District, with ponding in front of the Old Stone School, Town Garage, Library, Veteran Memorial, and Cemetery. The HDC will continue to work with the Selectmen to see how the water issues can be addressed. Any Main Street projects or new parking areas should likely be done after the water issue is addressed.



Old Town Center

- Investigate proposals for better use of the Old Parsonage and Old Town Hall museum spaces.
- Help as needed with the Cemetery Committee's idea to create a columbarium in the 1907 receiving tomb, which is contributing structure 2B in the 1987 National Register filing for the Old Town Center Historic District. The 1706 town cemetery is contributing site 2.



Lulu Pickering, HDC member
Submitted by: Name/Title

October 2019
Date

ATTACHMENT 1 – New or revised guidelines or rules of procedure:

1. HDC standard operating procedures (October 16, 2018)

A discussion by email about whether to add a Section 106 proposal as an agenda item at a formal HDC meeting prompted a long discussion on how the HDC should handle such requests, as well as how the HDC should interact with other town boards. Major points of discussion, in no particular order, were:

- There are distinct land use boards in Newington: Planning Board, Historic District Commission, and Zoning Board of Adjustment. These boards are independent entities but coordination between the boards is important.
- The HDC may receive Section 106 review requests before any other board in town. There is no RSA requirement that the HDC wait until after a Planning Board review to engage in the process. The Planning Board could also benefit from an early decision by the HDC that identifies any historic resources that may be impacted by the proposal and determines the extent of the impact.
- The HDC receives 3 types of requests: Those pertaining to one of the two Newington Historic Districts, those related to a formal Section 106 review request, and those that fall under the mantle of Newington as a Certified Local Government (CLG).
- For proposals that relate to changes in a Historic District, the HDC is the deciding body, but for proposals that are not in an historic district (i.e., under the CLG mantle), the HDC serves only in an advisory role.
- Step one: When a new proposal (Historic District, CLG or Section 106) comes to the HDC, the HDC will notify other boards in town and forward the information to them. All boards (Selectmen, Planning Board, ZBA, and Conservation Commission) will be notified.
- Similarly, the other boards should also notify the HDC as soon as a new proposal comes to them.
- The HDC will add the new proposal to its next regularly scheduled meeting so members of the board can be informed of the proposal and so the HDC can discuss whether the proposal/request should be added to the agenda of an HDC meeting for formal review and comment.
- If a proposal is to be added as a new agenda item to an HDC meeting, the HDC will notify other town boards and any outside parties involved in the proposal and invite them to a formal, public HDC meeting to review the proposal.
- At the public meeting, the HDC will discuss the proposal, ask questions of the parties as needed, and go on the record with an official finding on the proposal's impact on historic resources. These discussions must include each historic resource impacted by the proposal; how each resource could be impacted; the extent of the impact (negligible, moderate, severe); and what avoidance, minimization, or mitigation measures are applicable.
- This process will apply to proposals in any historic district (HD proposals) and to proposals that destroy, substitute, or change a historic resource no matter where it is located in town (CLG proposals). The HDC will review, for example, impacts on scenic roads, stonewalls, fields, viewscapes, etc., and impacts that change the scale, size, height, color, texture, or appearance of a historic resource.



2. How to add an item to the agenda of an HDC meeting (October 16, 2018)

- Confusion – it is unreasonable for folks to believe that a proposal can be added to the agenda of an HDC meeting when the request/proposal is submitted the night before.
- As part of its standard operating procedures, the HDC requests that information comes in two weeks before the next meeting, but certainly within a week of the meeting. A request to be added to the agenda should include the plan, or map, or description of what will be discussed so that information can be disseminated to HDC members beforehand.

3. Town Planner Coordination (November 21, 2018 and January 17, 2019)

John Lamson and Lulu Pickering met with the Town Planner on November 21, 2018 to discuss how the HDC and Town Planner can better communicate. It was agreed that:

- The Town Planner supports all land use boards, including the HDC.
- The HDC will be informed as soon as the Town Planner becomes aware of new projects; pdf attachments sent by email are great.
- The HDC will email the Town Planner and other boards when it hears of new projects.
- Twice a month, the Town Planner will send an update by email to the HDC about ongoing projects.
- The position of the HDC on any project before the town needs to have been discussed and agreed in the HDC minutes rather than informally through the grapevine.
- The HDC would like to set up monthly meetings with the Town Planner, probably the third Thursday at 1:00 pm, to discuss any ongoing issues impacting historic resources.

Lulu Pickering attended a meeting with the Town Planner on Thursday January 17th:

- HDC is free to contact the Rockingham Planning Commission for updating the inventory of historic resources that is necessary for the Planning Board to use when updating the Town's Master Plan.
- Stone walls (along the roads or those underground in wells, springs, rain cisterns, foundations, etc.) are historic resources. Any impact in development plans and any potential mitigation for stone walls (e.g., the second storage area on Shattuck Way) needs to specifically involve the HDC (CLG hat). The Planning Board has been speaking for the HDC in this regard (and others) and should not. Such historic resources need to be discussed at a public HDC meeting, whether the resources will be impacted, what the impact is, how to avoid or minimize the impact, and failing that how to mitigate the impact. These discussions and decisions need to be in the written record of an HDC meeting.
- Not every tree or rock along a Newington road (many of which have been designated as scenic under RSA rules) has scenic or historic significance. Some old specimen trees are certainly noteworthy and should be identified and protected, as are many stone walls, which should be mapped. Holding public meetings every time a property owner wants to cut a pine tree along the road or move a stone seems overkill. Some working guidelines would be helpful.
- The New Hampshire Geological Society has a new "Stone Wall Mapper" tool that could be helpful: www.granit.unh.edu/resourcelibrary/specialtopics/stonewalls/.

4. Posting Material to Town Website (November 21, 2018)

- The Town website currently has no areas that are non-public, so all agendas and minutes are public, which is a good thing.
- However, the committee does need to share material, including pdfs and proposals, which means all this information is posted in the public domain when it is attached to agendas or minutes.



- The HDC will continue to post all material it receives for discussion on the town website to foster communication and to make everything readily available to the public.
- In the unlikely situation that something is marked "CONFIDENTIAL," it may, or may not, be posted depending upon ongoing discussions during public meetings. If the HDC or other boards are asked to discuss the material, it is public.

5. Historic properties not in a historic District – How the HDC Will Address These Situations (July 17, 2019 and August 21, 2019)

Discussions encompassed what the HDC should and should not engage in. In a nutshell:

- For a property not in an historic district, HDC advice and comments are advisory only.
- The HDC can be pleased that the historic property is being preserved rather than demolished.
- The HDC can offer advice on the historic preservation.
- The HDC can help with listing on a state or national register if the owner is interested.
- The HDC can offer input on the resulting "look and feel" of the building's exterior, the extent to which original material can be preserved, the craftsmanship, windows, doors, siding, etc. that all contribute to its historic features.
- The HDC should confine its advice to the historic attributes of the building and not to zoning regulations, potential uses, wetland setbacks, septic design, etc. Whatever the Zoning Board of Adjustment or other committees discuss and decide falls under their purview, not the HDCs.
- The HDC can share (by email) its minutes and advice with local government: the town planner (planning board), conservation commission, zoning board of adjustment and building inspector.
- The HDC can consider an award of some sort to encourage property owners to rehabilitate historic structures in Newington and perhaps add a story with photos to the town's website. (NB: The history section and HDC sections of the town website need attention but no one has had time to address it.)
- Perhaps the Newington Historic Society and HDC could cosponsor a presentation on the history of preservation effort and what is being done.
- The HDC can help preserve the history of the building and property and help photo document the preservation efforts and work with the Historical Society to save artifacts.

Discussions with Nadine Miller of DHR:

- The HDC only has an advisory role when wearing its CLG hat and the property is not in an historic district.
- The HDC should not endorse any particular project.
- The HDC should work with people trying to restore historic buildings, for example, by discussing preservation issues and the process; handing out documentation and guidelines; pointing people to state, federal or National Park Service resources; and sharing information about preservation contractors or specialists.
- The HDC should not tell other boards what to do, and vice versa.
- An HDC preservation award could be useful.
- There are no priorities on which board (HDC, Planning Board, Building Inspector, Board of Adjustment) a property owner should approach first on a project.



6. Missing HDC Procedures and Regulations (August 21, 2019)

The HDC has established rules for how the board functions but has no regulations or procedures for how it interacts with developers or people interested in preserving historic resources.

- After the CLG review meeting, DHR sent the following links for comparison to other town's procedural rules:

<http://www.concordnh.gov/DocumentCenter/View/1043/Historic-District-Regulations-Concord-NH?bidId=>

[https://fitzwilliam-nh.gov/vertical/sites/%7B5152AF08-0D8E-4832-8682-9F3DC8413E4B%7D/uploads/HistoricDistrictCommission_Rulesof_Procedure_2010\(1\).pdf](https://fitzwilliam-nh.gov/vertical/sites/%7B5152AF08-0D8E-4832-8682-9F3DC8413E4B%7D/uploads/HistoricDistrictCommission_Rulesof_Procedure_2010(1).pdf)

Historic District Zoning Ordinance

- Newington has a historic district zoning ordinance that is about one page.
- Grants are available (60%/40% match) to help communities establish or update historic zoning ordinances. Exeter received such a grant.
- Newington has no immediate plans to update its historic zoning ordinance.
- After the meeting DHR sent the following links for comparison to other town's historic district zoning ordinances:

<https://www.exeternh.gov/bcc-hdc>

https://ci.keene.nh.us/sites/default/files/Community%20Development/Historic%20District/2018_10_03_Hist_Dist_Comm_Regulations_Adopted.pdf

ATTACHMENT 2 – Commission minutes relating to National Register Activities:

March 20, 2018 HDC Minutes – General Sullivan Bridge (GSB)

The State of New Hampshire received funds needed from the Federal Government for the expansion of the Spaulding Turnpike project that has been taking place over the last decade. Various historical resources in both Dover and Newington were negatively impacted by this project. The general understanding from the beginning was that the GSB would be rehabilitated for continued pedestrian, bicycle, and recreational uses. The State of New Hampshire (NH Department of Transportation) now wants to look at other alternatives to rehabilitating the GSB and has begun work on a Supplemental Environmental Impact Study restricted only to the fate of the GSB.

The Newington Historic Commission is concerned that funds could be used for other purposes, which would be detrimental not only to the GSB, but to the other historic resources that were negatively impacted by this project.

The Newington Historic Commission is also concerned that the intent of Section 106 could be circumvented in long-duration projects if historic mitigation is left until the end of the project, thereby allowing a resource, such as the GSB, to rust and crumble in place, and then arguing that the resource is too far gone and too expensive to rehabilitate and no more Federal funds are available to spend on it.

Two Motions were made and approved as follows:

Motion #1 – The Newington HDC recommends that historic mitigation funds for the Spaulding Turnpike project should be used for projects in Newington and Dover, and not be used elsewhere by the State (motion made by John Lamson, seconded by Chris Cross, unanimous approval).



Motion #2 – The Newington HDC recommends that the General Sullivan Bridge should be rehabilitated as the NH Department of Historic Resources, the City of Dover, and others have argued since the beginning of the Spaulding Turnpike Expansion project (motion made by Lulu Pickering, seconded by John Lamson, motion approved with Chris Cross dissenting).

September 18, 2018 HDC Minutes

Edna Gove, Chris Cross, and Lulu Pickering attended the NH DOT meeting in Dover on September 5th and discussed the presentation. It is clear that state politicians and NH DOT do not favor rehabilitating the GSB.

The HDC reached these conclusions: (1) trust in the Section 106 process is deteriorating, (2) if the GSB is destroyed, historic mitigation funds should go to Newington and Dover, and (3) Newington needs to actively state its case.

See HDC minutes of March 20, 2018 when HDC passed motions that the GSB should be rehabilitated and if not, Newington and Dover should receive historic mitigation.

The Old Railroad Station property is a logical one for any potential mitigation. It is Newington's second historic district; opposite Hilton Park, which has taken a beating with the highway expansion; and is already owned by the State.

HDC decided to become an active consulting party (Motion by Lulu Pickering, second by Edna Gove, John Lamson, Edna Gove, Lulu Pickering, Maxine Pottier in favor; Chris Cross undecided).

Newington HDC's request to become a consulting party was approved September 21st by Jamison S. Sikora, NH Division Environmental Program Manager, Federal Highway Administration (attached email).

September 21, 2018 Jamie Sikora Reply

Your email request and contact information is all that was needed. We appreciate your interest in becoming a consulting party for the Newington-Dover General Sullivan Bridge (GSB) Project. Since Federal-aid highway funds have been used on the Newington-Dover Project, the Federal Highway Administration (FHWA) is the federal agency responsible for overseeing the project's environmental analysis associated with the SEIS, including implementation of Section 106 of the National Historic Preservation Act.

Section 106 provides that consulting parties be involved in the process of project development and have an opportunity to provide input. Please consider this e-mail our acknowledgment of your request and you have now been identified as a consulting party for this project. As such, NHDOT will advise you of any future meetings where the project is to be discussed. If you are unable to attend any future meetings, meeting minutes will be made available and we will certainly take into consideration any written comments you may provide.

Representatives from the NHDOT and NHDHR have been copied on this response, so they are aware of your consulting party status on this project.

Should you have any questions please feel free to call me at (603) 410-4870.

Jamison S. Sikora, NH Division Environmental Program Manager
Federal Highway Administration, 53 Pleasant Street, Suite 2200, Concord, NH 03301
Jamie.sikora@dot.gov
(603) 410-4870

January 16, 2019 HDC Minutes

The HDC is a consulting party in the General Sullivan Bridge 106 process. Not much seems to be happening; maybe a letter from the HDC is needed.

Chris Cross does not know whether the bridge can be saved at this point. If not, historic mitigation funds should be designated to Newington.



Lulu Pickering has a dream that the Old Railroad Station might someday be returned to the town. The State is doing nothing with the property and it is Newington's second historic district. It could be a no-cost alternative to the State to uphold its historic mitigation responsibilities if the GSB is not renovated as previously planned.

June 17th, 2019 Board of Selectmen Meeting Minutes

Present: Chair Ted Connors, Selectman Mike Marconi, Selectman, Ken Latchaw, Special Projects Coordinator, Karen Anderson and Historic District Commission Co-Chair, Lulu Pickering.

T. Connors called the meeting to order at 9:30 am, followed by the Pledge of Allegiance.

The Board of Selectmen met to discuss the historic mitigation transfer from the State of NH to the Town for the General Sullivan bridge. The goal of the Town is to receive the transfer of the Bloody Point land as it is stipulated in the record of decision from the undated record of decision, #8.

Also discussed as a goal for the Town to achieve was to get the State to complete any outstanding mitigation listed in the same document, which included lilac trees and silver maples adjacent to the Beane barn and restoration of a granite slab wall by the Isaac Dow house.

The Board also discussed mitigation in the form of funds from the General Sullivan Bridge to restore a similar or other historic property. Under consideration is the Old Stone School, restoring the school and correcting significant drainage issues on the property and into the cemetery.

The Board will meet again on Tuesday June 18th at 9 am with the NHDOT to discuss these options and begin negotiations. The Board of Selectmen authorized Lulu Pickering to speak on their behalf.

June 18th, 2019 Board of Selectmen Meeting Minutes

Present: Chair Ted Connors, Selectman Mike Marconi, Selectman, Ken Latchaw, HDC Chair, Lulu Pickering, Chief Project Manager for NHDOT, Keith Cota, Cultural Resources Manager for the Bureau of Environment, Jill Edelmann and Special Projects Coordinator, Karen Anderson.

Consulting Parties:

L. Pickering noted that she was a consulting party for the General Sullivan Bridge Project on behalf of the Historic District Commission and asked if it was appropriate to add Martha Roy, Town Administrator as a consulting party as well. This will ensure that the town is noticed on all aspects of the project as it moves forward. K. Cota said that the town will need to send an email to Jamie Sikora requesting that she be added. (Jamie.sikora@dot.gov)

The Board reviewed the status of the outstanding issues from the original record of decision for the Spaulding Turnpike Improvements #11238.

John Frink Rowe Sign: Keith reported that the sign is going to be rebuilt and will be replaced at the end of the project, anticipated for this year.

Beane Farm Mitigation: The work is complete; three landscape easements were acquired to ensure that the plantings will not be removed. Silver maples and lilacs were planted.

Isaac Dow House: The work is complete, the yellowish stones are what were salvaged for the site, the wall has been reset and landscaped, landscape and stone wall easements in place.

Portsmouth Water Boost Station: Keith reported that it was challenging to follow the original agreement for the water boost station due to the highway moving closer to the station and an existing PSNH 100' buffer. As a result, a parcel of land was purchased for the City of Portsmouth to relocate the water tank at some point in the future.

Parallel Access Road: The access road is being used for the construction area at this time. Lulu reported that the Board has been getting public comments about the desirability to have that road opened for public access at the



end of the project to eliminate the need for local traffic to pull out onto Route 16 and then pull onto Woodbury Avenue when this connection could be made available. Keith said that the state is looking at building a highway barn on the site and maintain the access as the driveway to that site. They acknowledge that it does have some value to the abutters. In the past, the town was asked if they wanted the road to be turned over to the town and was told that the town had no interest in taking that over. The state will continue to maintain Mitchell Lane and the access road as a driveway to facilities. There will be bicycle/ pedestrian access.

Lulu asked if the state could provide a letter to the town indicating what would be required to make that access road public. Keith noted that Woodbury Avenue is not set up for that type of access, there was never an intent to make that connection. He added that when plans move forward for a maintenance barn, there will be an opportunity for public comment and that request can be made at that time.

Bloody Point: This property consists of approximately 5 acres and a former train station building. There are several options that were discussed in regard to Bloody Point and historic mitigation that would be associated with the General Sullivan Bridge.

Option 1: Transfer the Bloody Point property in its entirety "as is" subject to an agreement on use between the state and the town.

Jill indicated that the state would like to see the building rehabilitated and determine what level of rehabilitation would be done. K. Cota said that the east side (Tax Map 7 lot 25) would be considered, although the west side would have to be looked into because of the highway right of way.

Option 2: Transfer the Bloody Point property with some level of rehabilitation by the state and an agreement on use that would be acceptable to the town and the state.

Option 3: Transfer of the Bloody Point property "as is" with funds provided for mitigation of another town historical resource such as the Old Stone School.

Jill explained that the Board of Selectmen should come up with a plan of what they want, with options and any other ideas that they may have and submit that to her prior to the July 11th, 2019 meeting. She will review the suggestions with the appropriate departments.

Ken Latchaw stated that the town would want some assurance that the agreements will include contingencies that the town be able to obtain any necessary state permits to do the work if the property is turned over to the town.

As a separate item, the Board brought to Keith's attention that there continues to be a ponding/ flooding problem by Mitchell's gas station. A drain was removed, and it appears that there is a broken drain line.

July 17, 2019 HDC Minutes

The overlapping boundaries of Newington's Bloody Point Historic District, the National Register filing for the Old Railroad Depot, and Tax Map 7 lot 25 are shown on the map.

August 21, 2019 HDC Minutes – General Sullivan Bridge

Nadine Miller suggested that the HDC contact the Advisory Council on Historic Preservation (ACHP) directly to discuss what is happening with the Section 106 process.

DHR contacted ACHP when the Northern Pass project was active.

As a backup, Nadine Miller said LCHIP grants may be useful for rehabilitating the Old Stone School. Due to the limited amount of LCHIP funding each year, such a project would need to be done in phases over several years.



ATTACHMENT 3 Newington Railroad Depot and Toll House

The transfer of property to the Town of Newington includes the building and land at Bloody Point previously leased from the State for recreational purposes (**lease agreement**). The building is the Old Railroad Depot and the land is the Bloody Point Historic District. This is a historic mitigation stipulation in the initial EIS for the Newington-Dover bridge and highway expansion project.

4921-4

Book 2127 Page 0252

2127 252 - L E A S E -

THIS LEASE made this 1ST day of MARCH A. D., 1972 at Concord, New Hampshire, by and between R. H. WHITAKER, COMMISSIONER OF PUBLIC WORKS & HIGHWAYS, as authorized by Governor and Council on FEB. 29, 1972, 1972 (a copy of the Resolution is attached hereto and made a part of the lease, "LESSOR", and the Town of Newington, by its Selectmen, "LESSEE".

0-192

WITNESSETH, THAT, the LESSOR in consideration of the payment of one (\$1.00) dollar paid by the LESSEE, and the covenants herein contained, does hereby release, demise and let unto the LESSEE that certain property in the Town of Newington, County of Rockingham, The State of New Hampshire, described as follows:

Being that tract of land with the buildings thereon owned by The State of New Hampshire and under the control of the N. H. Department of Public Works & Highways, located on the north-easterly side of the Spaulding Turnpike, and outside the right-of-way limits of the highway, known as "Bloody Point", bounded on the west by the highway, on the north by Little Bay, on the south by Old Dover Road and on the east by land of the Atlantic Terminal,

for a term of twenty (20) years commencing on the 1ST day of MARCH 1972.

LESSEE hereby covenants and agrees as follows:

- (1) To submit for approval by the Lessor a recreation plan within six (6) months of the effective date of this LEASE.
- (2) Agrees to reasonable annual inspections by the LESSOR.
- (3) The area to be used solely for day-use recreational purposes available to all on equal terms.
- (4) NOT to sublet the area or grant permission for any other use than that prescribed above.
- (5) LESSOR retains the right to terminate the LEASE on one (1) year's written notice to the LESSEE should the area be required for State use and upon reimbursement to the LESSEE of the cost of capital improvements.

IN WITNESS WHEREOF THE PARTIES hereto have set their hands and seals the day and year in this LEASE first above written.

WITNESS:

Harmon I. Bane
Frederick S. Faxon
Doris M. Beane

TOWN OF NEWINGTON
Joseph H. Smith
Paul J. Kent
Paul J. Beane
SELEGMEN

N. H. DEPT. OF PUBLIC WORKS & HIGHWAYS
BY Richard C. Whitaker
COMMISSIONER

Mar 20 9 47 AM '72
REC'D ROCKINGHAM COUNTY
REGISTRY OF DEEDS

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