

Newington Historic District Commission – DRAFT MINUTES

August 21, 2019

9:30 a.m. – 12:30 p.m.

OLD PARSONAGE, 337 Nimble Hill Road

Members	<ul style="list-style-type: none"> √ Ted Connors Member (2020) √ Christopher Cross Member (2020) √ NellAnn Hiatt Alternate (2020) √ John Lamson Member (2021) √ Lulu Pickering Member (2020) √ Maxine Mintz Pottier Member (2020) √ Alan Wilson Member (2022)
Guests	<ul style="list-style-type: none"> √ Laura Coleman, President, Newington Historical Society (NHS) √ Amy Dixon, Community Preservation Coordinator, NH Division of Historical Resources (NH DHR) √ Kevin Kelly, Newington Building Inspector √ Nadine Miller, Deputy State Historic Preservation Officer <p>Lee Lamson, Laura Coleman, John Frink, Jamie Pickering, and Lulu Pickering spent about 20 hours getting the parsonage cleaned up and ready for the meeting.</p>
Outreach activities	<ul style="list-style-type: none"> • The meeting started at 9:30 a.m. with John Lamson, Maxine Pottier, Lulu Pickering and Alan Wilson (a quorum). • Maxine Pottier asked that the HDC purchase copies of an historic preservation booklet to distribute to the library, developers, board members, and/or people asking about restoring old buildings. • The HDC voted to spend \$80 (20 copies at \$4.00 each) on a motion by Pickering, seconded by Lamson, unanimous vote. Much information is also available online for those looking for additional detail (See National Park Service > Education and Training > Printed Publications > Publications for Sale). • John Lamson discussed another outreach program that the HDC agreed to participate in. The Recreation Committee is sponsoring carriage rides to visit historic properties in Newington on October 6, one ride for adults, another for children. The HDC/Historic Society agreed to have someone at the Old Parsonage as part of the program.
Cannon painting	<ul style="list-style-type: none"> • Ted Connors, Kevin Kelly and Chris Cross arrived at 9:40 a.m. • Lulu Pickering received two bids for repairing and painting the cannons - one from Stuart Gregerman of Environmental Restorations in Hampstead, NH (\$6,030) and the other from Rich Capolupo of Prime Coatings of Salisbury, MA (\$7,000 plus up to \$1,000 to remove jagged metal as needed).

	<ul style="list-style-type: none"> • We heard that the selectmen had used the \$6,000 tree/landscaping line item from our budget for tree work when a microburst came through town.... so, that line item was not available for painting the cannons this year. • The consensus was that the HDC did not think it was a good idea to move and transport the cannons. It was voted to accept the \$6,030 bid from Environmental Restorations, put the full amount of \$6,030 in next year's budget, and have the work done in 2020 (motion by Cross, second by Wilson, unanimous).
Certified Local Government (CLG) Review	<ul style="list-style-type: none"> • Amy Dixon and Nadine Miller from the NH Division of Historic Resources arrived at 10:05 a.m. • Laura Coleman of the Historical Society (NHS) arrived at 10:15 a.m. • As part of the DHR's responsibility as coordinators of the CLG program, DHR is required to make visits to communities every 4 years to see how the management of the historic district is going. NH DHR walked through their CLG checklist; some of the topics discussed are below.
Making better use of the Old Parsonage	<ul style="list-style-type: none"> • HDC and NHS would like to make better use of this building – a concept that is at an embryonic stage. For example, Strawberry Banke has been successful in finding additional uses for their historic buildings. • DHR indicated that preservation assessment grants from the Preservation Alliance might be available to obtain input from professional consultants. The total grant amount is up to \$9,000, of which 50% is a community match. The grant could involve the creation of a concept plan.
Louis deRochemont House (Hill Farmstead Site, 27-RK-523)	<ul style="list-style-type: none"> • DHR worked with the previous developer to have an Inventory Form done for the property that indicated the building was eligible for the National Register. • DHR decided that the property had local historic value but was not National Register eligible. • DHR says the property is an 18th century archaeological site and the demolition of the farmhouse would constitute an adverse effect under Section 106. • The current developer may need to reopen the process with DHR (project review number (9072) if any federal permits are required. • The federal EPA permit that might trigger a Section 106 process evidently involves stormwater runoff. If more than one acre is to be impacted, the EPA permit would be necessary. • As far as Nadine is aware, the archeological resources at the site relate only to the farm buildings and farming activities and not to some other aspect.
Historic Resources Inventory	<ul style="list-style-type: none"> • Newington is required to keep an inventory of historic resources for the master plan and to share with DHR. • The most complete inventory is from the assessors' database, which includes a property card for each property and years that buildings were constructed. • Newington will use 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 County Planning Commission. • Updating and enhancing the Historic Resource Inventory is a priority.

HDC procedures	<ul style="list-style-type: none"> The HDC 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 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
Historic District Zoning Ordinance	<ul style="list-style-type: none"> 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
General Sullivan Bridge	<ul style="list-style-type: none"> 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.
First Piscataqua Bridge Historic District	<ul style="list-style-type: none"> DHR is still interested in pursuing a National Register listing for the 1794 Piscataqua River Bridge at Fox Point. The CLG grant that the HDC submitted in January 2018 was not funded. Lulu discussed the difficulties – local politics, expense of the sonar scanning to locate extant objects on the river floor, reluctance of historians to write the grant for \$5,000 if they did not already have a body of research to rely on, and more. For now, there are too many other ongoing projects to have time for this one.
Columbarium	<ul style="list-style-type: none"> Alan Wilson reviewed the Cemetery Committee's plans to create a columbarium in the old receiving tomb in the town cemetery. It would give that historic building a new use that townspeople might appreciate. After the meeting, Nadine Miller checked with the State Archaeologist who has not yet dealt with columbaria in historic cemeteries. As long as there is no ground disturbance, DHR thought everything should be ok on their end.

Historic Cider Mill	<ul style="list-style-type: none"> • A cider mill rehabilitation project produced discussion at an earlier HDC meeting about the role of the HDC when helping property owners preserve private property that is not in an historic district, is locally important, and maybe is not National Register eligible. At that meeting: <ul style="list-style-type: none"> – Chris Cross felt that the HDC should not support the preservation of the mill because it would set a precedent of supporting the project for other boards to have to argue around and encourage lots of small-sized residential properties to pop up around town. – Lulu Pickering felt we should support the rehabilitation effort under our responsibilities for advising local government as long as we stayed within the boundaries of historic preservation and did not wander into any zoning code issues like road setbacks, wetland setbacks, etc. – NellAnn Hiatt supported Chris Cross's position but was happy with the guidelines the HDC put in place. – Maxine Pottier thought the purpose of the HDC was to help people who wanted to rehabilitate historic buildings, and she thought having a preservation award that the HDC could give to people who restored old buildings was something we should set up. • Nadine Miller's words of wisdom: <ul style="list-style-type: none"> – 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.
CLG session adjourned	<ul style="list-style-type: none"> • Selectmen Connors thanked Amy Dixon and Nadine Miller for coming to Newington to meet with us.
Old Parsonage site walk	<ul style="list-style-type: none"> • HDC members walked through the downstairs and cellar of the old parsonage after the CLG review ended to assess the following: <ul style="list-style-type: none"> – Drainage issues with water coming into basement and through the bottom of the chimney. – Chimney cap to have air space to allow chimney to breathe in order to decrease humidity. – Plastic and rocks on the cellar floor may be trapping mold underneath.

	<ul style="list-style-type: none"> – Grading of the ground around the building so water runs away to the lawns instead of into the foundation. – Humidity may be contributing to paint failure. – Air circulation – a second attic vent is needed (wood louvers to keep rain out and metal screen to keep insects out). – Attic window repair is needed due to squirrel damage. (The following week selectman Ken Latchaw said he would do the repair.) – Find out who is responsible to prevent and monitor rodent and insect issues. – Find out who is responsible for janitorial needs. – Find out who is responsible for the security wiring and monitoring. – More electrical plugs are needed inside and outside the building. – Upgrade to fiberoptic service from Consolidated Communications (was Verizon) for landline phone and Internet Access. <ul style="list-style-type: none"> • Distribute a copy of the Old Parsonage report to HDC members and Kevin Kelly.
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Lulu Pickering
HDC Member
September 11, 2019