

## Newington History – Minutes

July 12, 2021, 10:30 a.m. – 12:10 p.m.

Old Parsonage

### Historic District Commission Agenda

HDC Members	√ Jo Haskell Alternate (2023) √ John Lamson Member (2024) √ Peggy Lamson Member (2023) Mike Marconi Member (2020) Katie Moody Alternate (2023) √ Lulu Pickering Member (2023) √ Kristen Poulin Alternate (2023) √ Becky St. Germaine Alternate (2023) Alan Wilson Member (2022)
Participants	• Greta, Don, and Sean McEvoy
Guests	• Chris Cross
Minutes	• Approved the June 14, 2021 minutes on a motion by John Lamson, seconded by Peggy Lamson, unanimous.

### 1886 Parsonage

Goal	<ul style="list-style-type: none"><li>• Donald and Greta McEvoy presented their preliminary drawings for the work they would like to do at the 1886 parsonage, which is located in the old town center historic district.</li><li>• This session was a work session with the HDC to obtain preliminary feedback and not a review of their formal proposal, which will come later. The HDC checklist for discussions is <b>attached</b>.</li><li>• The Building Inspector Kevin Kelly has indicated that he will not be attending the HDC meetings on this project but asked that he receive a set of the final minutes on what both parties eventually agree to so he can attach the conditions to the permit (June 1 email).</li></ul>
Proposal	<ul style="list-style-type: none"><li>• Preliminary drawings (<b>attached</b>) will maintain most of the existing building (inside and outside), will add an addition to the rear to provide more living space, will demolish the existing small barn and reconstruct it with some salvaged materials, and will construct a new 5-car, 60- by 26-foot attached garage.</li></ul>

	<ul style="list-style-type: none"> <li>• The elevations of the new and reconstructed buildings will be below that of the existing parsonage to partially shield them from the road.</li> <li>• The existing driveway will remain but will extend farther to the rear of the lot.</li> <li>• The new additions are well away from the 15-foot side and rear setbacks for the lot.</li> </ul>
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## DISCUSSIONS:

Existing Building	<ul style="list-style-type: none"> <li>• The intent to save the existing building and to minimize internal and external modifications is much appreciated and will certainly help preserve the character of the historic district.</li> <li>• The two chimneys, external trim, and shutters are part of the historic features and the look of the building and will remain. One of the chimneys may need repairs.</li> </ul>
New addition	<ul style="list-style-type: none"> <li>• It was expected that a new addition would be added to the building to increase its square footage. The position of the addition behind the existing parsonage is good.</li> <li>• The roof elevations of the proposed addition, rebuilt barn and garage will be below that of the existing parsonage, following the “big house, little house, back house, barn” profile of many New England farmhouses. This profile also fits in well with the neighboring Harvey property with its red barn and to the Meetinghouse with its horsesheds.</li> <li>• Only one (shed) dormer is proposed for the south side. The addition will extend outwards to the north compared to the existing building, new porches will be added and a patio to the north.</li> <li>• The HDC’s comments were to get more information on the types of materials, windows, doors, window trim, and siding to be used.</li> </ul>
Existing barn	<ul style="list-style-type: none"> <li>• The existing barn is a feature of the property and valuable. Many barns are being torn down in other parts of town; some have been reconfigured as living space.</li> <li>• Not enough information is available on how the existing barn will be rebuilt, the change to its footprint and location, its new elevation relative to ground level, and how visible the new foundation will be. Will it have windows? Will it look like a new addition or a barn?</li> <li>• Rocks in the existing rubble foundation beneath the barn and back ell could be useful in rebuilding or adding to a stone wall to the north.</li> </ul>
Proposed garage	<ul style="list-style-type: none"> <li>• The positioning of the garage in a linear “big house, little house, back house, barn” profile is appreciated. A perpendicular alignment to the existing buildings would have been jarring and would have been much too noticeable from the road.</li> <li>• As currently drawn, the garage concept does not fit in with the look of the other buildings. It appears to be a modern 5-bay add-on that does not have the features of a historic building, such as a carriage shed or barn.</li> <li>• Discussions ranged from barns to carriage sheds to architectural trim and details characteristic of those types of buildings, to door designs, to the number of door openings, to windows openings.</li> </ul>

	<ul style="list-style-type: none"> <li>• The best comparator buildings are the Harvey barn (45 feet wide by 60 feet long) and the horsesheds (20 feet deep by 115 feet long).</li> <li>• The HDC was most concerned about this part of the overall design plan.</li> </ul>
Other features	<ul style="list-style-type: none"> <li>• Stone walls – does one exist on the north boundary? The one on the south boundary is in good repair.</li> <li>• The rainwater cistern is one of the most historic features in the cellar of the existing parsonage. The HDC was happy that the intent is to preserve it.</li> <li>• Trees – little information is available at this point in the process to imagine how many trees will need to be removed.</li> </ul>

Lulu Pickering  
July 12, 2021



## Check list

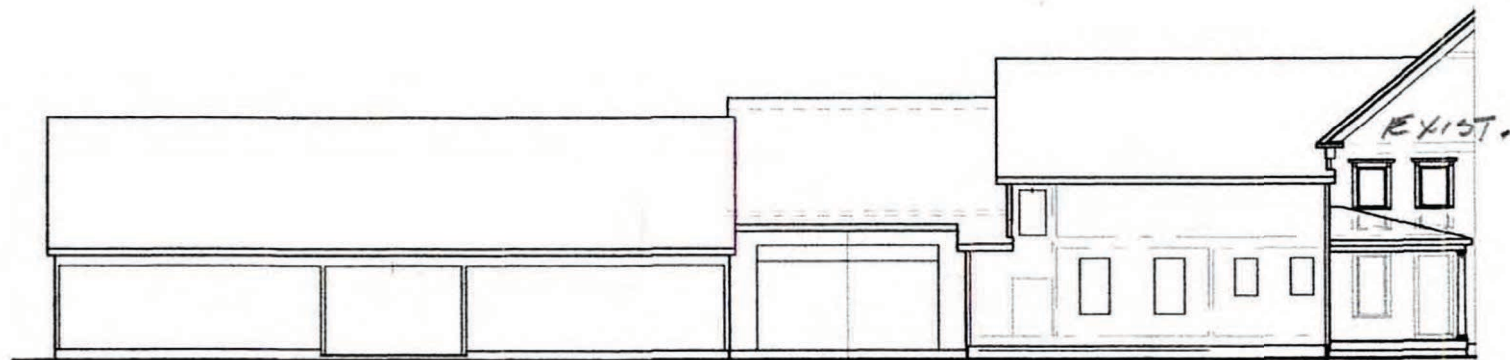
### **HDC evaluation considerations:**

- Character of the area
- Historical value of building and setting
- Architectural value of building and setting
- Proposed design, arrangement, texture, and materials compared to existing building and area

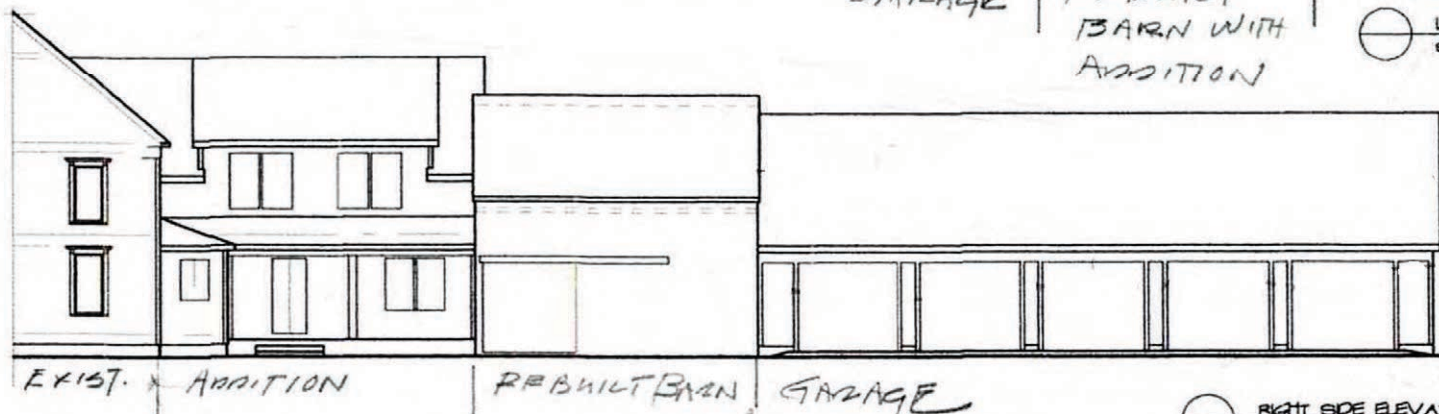
### **Evaluate characteristics:**

- General size and scale of any new construction
- Building height and width and orientation to the street
- Building proportions, special relationships
- Massing, “big house, little house, back house, barn,” outbuildings
- Street frontage
- Setbacks
- Number of stories
- Roof shape, dormer types
- Siding type
- Windows, pattern of windows, size, spacing, proportion of wall, symmetry, shutters
- Doors and entrances, sidelights, transom windows
- Architectural details, e.g., eave brackets, door facades, corner pilasters, porches,
- Wells, cisterns, stone walls, fences
- Foundation type
- Foundation elevation
- Chimneys
- Significant trees and landscape elements

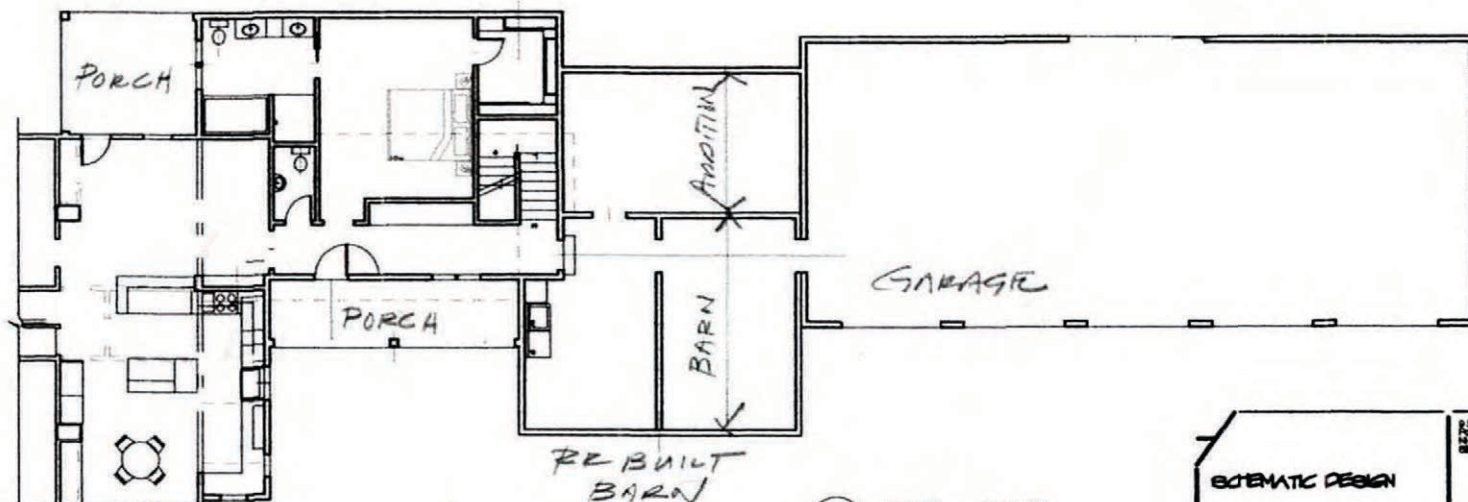




GARAGE | REBUILT BARN WITH ADDITION | PORCH  
 LEFT SIDE ELEVATION  
 SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION  
 SCALE: 1/8" = 1'-0"



1ST FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

Progress 6/2/21

SCHEMATIC DESIGN

ANNE WHITNEY ARCHITECT

ANNE WHITNEY ARCHITECT

MCVEOY RESIDENCE  
 87 HILL ROAD

GREENLAND, VT

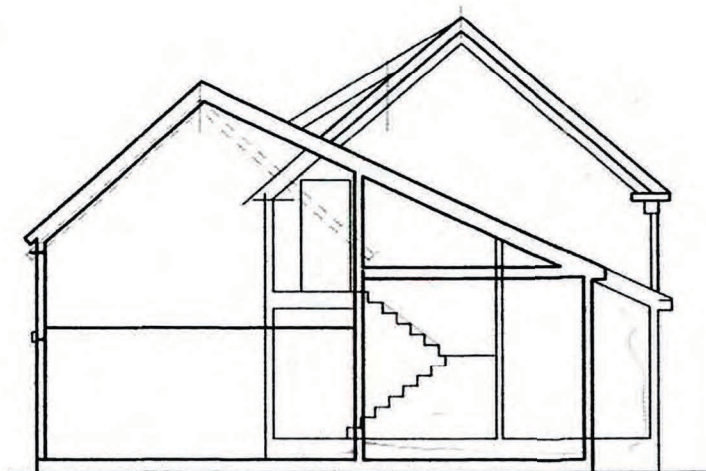
Project: 2104

Date: 6/2/21

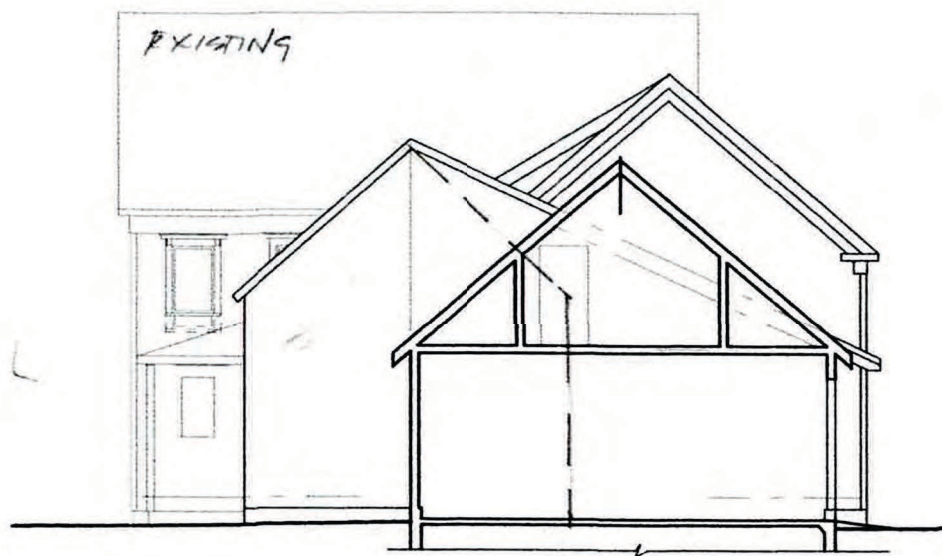
1 of 2



ADDITION SECTION  
SCALE: 3/8" = 1'-0"



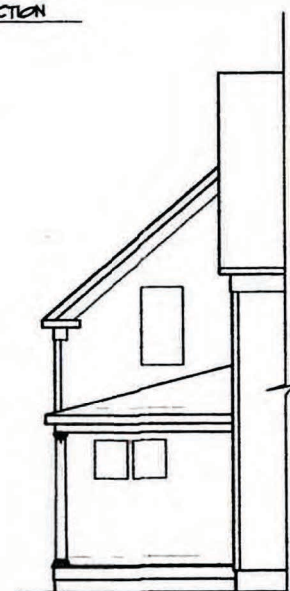
RESULT & EXTENDED BARN SECTION  
SCALE: 3/8" = 1'-0"



GARAGE SECTION  
SCALE: 3/8" = 1'-0"

Progress 6/2/21  
SCALE = 1" = 10'

FRONT ELEVATION  
SCALE: 3/8" = 1'-0"



ADDITION EXIST.

SCHEMATIC DESIGN	10 South Street NEW BEDFORD 01901-2702		Project #2104
			Date 6/2/21
McEVoy RESIDENCE 871 HOLE HILL ROAD GREENLAND, NH		ANNE WHITNEY ARCHITECT	20F2