

# Newington Historic District Commission – DRAFT MINUTES

July 18, 2019

9:30 a.m.

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

Members	<ul style="list-style-type: none"><li>✓ Ted Connors Member (2020), Selectman</li><li>✓ Christopher Cross Member (2020)</li><li>✓ NellAnn Hiatt Alternate (2020)</li><li>✓ John Lamson Member (2021)</li><li>✓ Lulu Pickering Member (2020)</li><li>✓ Maxine Mintz Pottier Member (2020)</li><li>✓ Alan Wilson Member (2022)</li></ul>
Guests	<ul style="list-style-type: none"><li>✓ Chris Berry, Civil Engineer, Berry Surveying and Engineering</li><li>✓ Craig Bradley, COO, Level 5</li><li>✓ Laura deRochemont Coleman, President, Newington Historical Society</li><li>✓ Tim Collia, President and CEO, Northeast Credit Union</li><li>✓ Jerry Coogan, Town Planner</li><li>✓ Jo Haskell, Photographer, Newington Neighbor</li><li>✓ Denis Hebert, Planning Board</li><li>✓ Kevin Kelly, Building Inspector</li><li>✓ David Lapp, Senior Project Manager, Level 5</li></ul>
Background	<ul style="list-style-type: none"><li>• In 2018 this historic home was headed for destruction to make way for a new 100-room Holiday Inn hotel as proposed by Anthony DiLorenzo.</li><li>• Laura Driemeyer of Preservation Company in Kensington, NH completed an Individual Inventory Form for the NH Division Historic Resources and found that the house was eligible for listing on the National Register.</li><li>• NH DHR decided that the property had local historic interest but was not National Register-eligible.</li><li>• After several planning board meetings in 2018, the hotel proposal fell through.</li><li>• In mid 2019, the new owners of the property (Northeast Credit Union) requested a demolition permit to demolish the buildings.</li><li>• The HDC requested a site walk and access to the inside of the old farmhouse to access remaining historic features, to photo document the inside of the building, and to investigate stones in stone walls and foundations.</li></ul>
Photo Documenting	<ul style="list-style-type: none"><li>• Tim Collia, Craig Bradley, David Lapp, et al. were very gracious in hosting the site walk and answering questions. Thank you!</li></ul>

	<ul style="list-style-type: none"> <li>• Laura Coleman (Newington Historical Society), Jo Haskell (Newington Neighbor), and Lulu Pickering (HDC) took photos for our historic archives.</li> </ul>
HDC Requests (August 13, 2019)	<ul style="list-style-type: none"> <li>• The HDC sent its requests to Craig Bradley on August 13, 2019 (attached). Some information exchanged in emails was included so everything would be in one document.</li> <li>• A couple members of the Historic District Commission wanted to see if an architectural salvage firm might be interested in salvaging some elements in the house, such as the downstairs fireplace surround, doors, hardware, windows, etc. that the Historic District Commission cannot save. The Newington Historic Society is chronically broke and any funds that might come in from a salvage endeavor would be a windfall. We contacted Architectural Salvage of Exeter, NH and there seems to be some interest. But the timeframe on this project is short so salvaging more of the historic features of the farmhouse may not be possible.</li> <li>• Craig Bradley's point #3 in an August 1 email indicated that previous work at the site and building codes may have resulted in the loss of the barn stone foundations. The HDC believes that work likely occurred several decades ago (1960s 1970s?) when the procedures and codes were quite different than today, and we would at least like to try to see if any foundation stones still exist.</li> </ul>
NH DHR input	<ul style="list-style-type: none"> <li>• An August 14 and 16 email exchange between David Trubey of NH DHR and Craig Bradley of Level5 gave this update:   <b>DHR's involvement moving forward:</b>  Concerns any potential impact to the Hill Farmstead Site (27-RK-523), an 18<sup>th</sup> century archaeological site that was determined in 2018 to be eligible for listing on the National Register. The project, as last presented to the DHR, included demolition of the Louis L. deRochmont Farmhouse and construction of a hotel, activities which were considered by the DHR to constitute an Adverse Effect to the archaeological site. Should the project require federal permitting or funding, the DHR will need to review the current project plans per Section 106 of the National Historic Preservation Act.   <b>Regarding existing Building Demo Permit:</b> <ol style="list-style-type: none"> <li>1. Demo permit approval on the buildings will not be required from NH Division of Historical Resources at the state level and will be handled at the local level with the local inspections department.</li> <li>2. LEVEL5 and Northeast CU will obtain demo permit approval on the local level from Town of Newington inspection department and Local Newington DHR. We are working to finalize the local DHR request and hope to have that finalized in the next 1-2 weeks so that demo permit can be applied for with the inspection department.</li> </ol> </li> </ul>

	<p><b>Regarding Site Disturbance and New Construction:</b> The following items need to be confirmed before approval to proceed with NH Division of Historical Resources:</p> <ol style="list-style-type: none"> <li>1. Federal funding – Will not be required by the owner, so that does not apply.</li> <li>2. Federal Permitting – LEVEL5, Northeast CU and the design team needs to confirm if any federal permitting is required. <ol style="list-style-type: none"> <li>a. A note in the system from an original application has indicated that an EPA permit may be required – Action item by the team is to confirm and understand the EPA permit scope that may or may not be required.</li> </ol> </li> <li>3. If a federal permit is required, then LEVEL5 and Northeast CU will need to submit to DHR to review the current project plans per Section 106 of the National Historic Preservation Act.</li> </ol> <p>As a follow up on our conversation, LEVEL5 is in agreement that only building demo will be proceeding after the demo permit is issued from the local inspections department. We will not proceed with any major grading, major land disturbance, and / or new construction until (if any) federal permitting related issues are resolved. LEVEL5 and Northeast CU will only be performing minor landscaping related to keeping the grass cut and site fencing to protect the property.</p>
August 21 update	<ul style="list-style-type: none"> <li>• At the August 21 CLG/HDC meeting with Nadine Miller of NH DHR, she indicated that the EPA permit may relate to stormwater runoff and must be reviewed for any property of 1 acre or more.</li> <li>• As far as she knows, there is no separate “archeological site” on the property other than those relating to the farm buildings and activities of the 1800s and early 1900s.</li> </ul>

Attached

- August 13, 2019 HDC requests

Lulu Pickering  
HDC Member  
August 23, 2019

## Louis deRochemont House (1876)

Thank you for your hosting the site walk that took place on July 18, 2019.

We agree that the interior of the farmhouse has lost much of its historic value through the many renovations that have taken place over the years.

We agree that the building inspector can issue a demolition permit if we can mutually agree on the requests in this letter beforehand.

### Contractor Conditions

Past experience has taught us that a written agreement must exist to guide contractors in what they need to preserve during their work. The agreement should include an appropriate time frame, responsibilities, and steps to be taken to preserve some of the historic features associated with this property. Contractor(s) should also receive a copy of this document.

Our hope is that the excavator/contractor that you use can transport the stones to a laydown area in the historic district where the stones will be stockpiled for future use.

The HDC will be responsible for transporting the items to be salvaged from its requests in the table below. The intent is that these materials will be owned by the non-profit Newington Historical Society.

### Historic District Commission Requests

Photo #	Narrative with Requests in Bold Format
1, 2, & 3	<p>Newington Historical Society photos show the location of barns behind the farmhouse. The original chimneys in these photos no longer exist.</p> <p><b>We would like to retrieve as many foundation stones as still exist underground in the locations of the barns. It is possible that when the buildings were moved or demolished that the foundations were filled in and left in place. The stones in these foundations would likely have been dry-laid so they do not have mortar, paint, or lime wash as the farmhouse stones do. Someone from the HDC would like to be present when the contractor is trying to locate these old foundations.</b></p>
4	<p>Schematic of the buildings and their current locations (May 2018 Individual Inventory Form).</p> <p><b>Only the farmhouse has a stone foundation.</b></p>

	<p><b>We confirmed with NH DOT that old stones along Woodbury Avenue that existed up until the last few weeks are no longer there.</b></p>
5	<p>Early locations of original outbuildings (May 2018 Individual Inventory Form).</p> <p>Detached outbuildings included a gable-front barn to the northeast with a one-story extended wagon shed to the south.</p> <p>In 1967 the barn was relocated to the north end of the ell. (May 2018 Individual Inventory Form, pages 5, 6, and 18).</p> <p>A side-gabled storage/garage building of unknown date located west of the farmhouse was removed sometime after 2003 (annotated 1999 Site Plan, D-27778 for 2061 Woodbury Avenue).</p> <p><b>We would like to retrieve as many foundation stones as still exist underground in the original location of these outbuildings. It is possible that when the buildings were moved or demolished that the foundations were filled in and left in place. The stones in these foundations would likely have been dry laid and not have mortar, paint, or lime wash as the farmhouse stones do.</b></p>
6	<p>Schematic of the location of the buildings in 1953 from a Rockingham County Registry of Deeds plan #02097 dated January 12, 1953 (May 2018 Individual Inventory Form, page 22).</p>
7	<p>Photo of the front portico.</p> <p><b>We would like to preserve the two doric columns, which could be used in the renovation of another publicly or privately-owned building.</b></p>
8	<p>Photo of the column details of the side porch.</p> <p><b>We would like to preserve the 3-4 square columns with beveled edges and their top detail, which could be used in the renovation of another publicly or privately-owned building.</b></p>
9	<p>Photo of the front entryway with its three-quarter sidelights, elliptical fanlight, and trim is one of the few original features of the house.</p> <p><b>We would like to preserve the whole entryway with frame, trim, and lights. The new door has no historic value but should stay in place to stabilize the remaining elements. The entryway can be cut out of the wall as one unit and could be used in the renovation of another publicly or privately-owned building.</b></p>

10	<p>Photo of one of the many original doors that still exist. The doors are a Greek Revival style of 4 panels with longer panels on top. The doors do not have beveled panels. Instead the panels are flat with molding to add detail. Original hardware exists on many of the doors.</p> <p><b>We would like to preserve two of the doors that are in the best shape, with their hardware, and the least layers of paint. These could be used in the renovation of another publicly or privately-owned building.</b></p>
11	<p>Photo of the baluster, balustrade, and bannister details. How many kids flew down that bannister over the years! The front stairway is one of the few remaining original architectural features in the house.</p> <p><b>We would like to save the entire balustrade and bannister, which could be used in the renovation of another building to preserve this early design.</b></p> <p><b>The tenons on the bottom of the balusters should not be cut at stair level. Rather the stair step itself can be cut so as to retain the integrity of all the tenons.</b></p>
12a 12b	<p>Photo of the original newel post, which its unique and faceted design.</p> <p><b>We would like to save the newel post. It is OK if it comes away from the tenon in the bannister. The newel post can be removed by unfastening the screw accessible under the floor in the cellar (photo 12b). The bottom tenon of the newel post should not be cut.</b></p> <p><b>The hope is that the entire balustrade, bannister, and newel post could be used in the renovation of another building.</b></p>
13	<p>Photo of one of the 2 over 2 sash windows, which retain their historic window moldings, hardware, sash weights, ropes and pulleys. This historic design was recently preserved in the Beane Farm on Nimble Hill Road that was renovated in 2018-2019.</p> <p><b>We would like to preserve two of the windows in the best shape. The whole window unit, trim and all can be cut from the wall. They could be used in the renovation of another building or kept as an example of the early ingenuity in window function.</b></p>
14	<p>Photo of one of the sconce lights.</p> <p><b>We would like to preserve the three sconces and shades in the upstairs hallway.</b></p>

15 & 16	<p>Photo 15 taken in the cellar furnace room shows the backsides of the farmhouse foundation stones. These are all good-sized stones, many with a rounded shape that are perfect for stonewall restoration.</p> <p>Photo 16 shows another section of the foundation with mortar between the stones and what looks to be paint or lime wash on the surface of many stones.</p> <p>We have been emailing with a mason about reuse of the cellar foundation stones. He asked whether there appear to be any fibers in the white wash or lime mortar because that might indicate that the white material contains asbestos. The initial report indicates no asbestos around the stone, but that will be confirmed and certified after all the asbestos is removed from the building.</p> <p>We acknowledge that some stone may not be salvageable during demolition. Based on the age of the stone, some types of stone could crumble during removal. It may have good integrity when joined together, but during the demolition process there could be an issue.</p> <p>If no asbestos is present on the stones, the mason says the stones can either be wire brushed, which is very labor intensive, or if the layer is not too thick, he has built wall with lime coated stones and sandblasted afterwards using tarps to catch debris. For the current project we are only interested in salvaging and collecting the stones, how to remove the white material can be a future problem.</p> <p><b>We would like to preserve as many of the foundation stones are possible. We are not interested in the bricks. It is OK if the wall sections fall apart, the shape of the foundation wall does not need to be preserved. The stonemason will need to separate the stones by size anyway before a new wall can be laid.</b></p> <p><b>We would like to be present when the work is underway to gauge any difficulties. Our hope is that the excavator/contractor that you use can transport the stones to a laydown area in the historic district where the stones will be stockpiled for future use.</b></p>
17	<p>Photo of the decorative Italianate detailing of paired brackets under both the eaves and the cornice returns on the gable end.</p> <p><b>We would like to preserve two of the brackets that are in the best shape and have the clearest details. These will likely not be reused in a building restoration project but could be used as templates to create replicate brackets in the future.</b></p>
18	<p>Photo of beech tree by Woodbury Avenue. This property has some great mature landscaping features, such as this outstanding beech tree.</p>

	<p>We request that the beech tree be saved as the previous developer had agreed to do before his project fell through. It will add beauty to your new buildings and give your employees and customers a beautiful spot and view to enjoy.</p>
19 & 20	<p>Photo of two mature trees, one by Woodbury Avenue beside the beech tree (photo 19), the other by the corner of the farmhouse (photo 20).</p> <p>We understand that new construction needs to take place and saving all the mature trees may not be possible. However, Woodbury Avenue has been stripped of most of the earlier natural beauty of rural Newington leaving the landscape bare and commercial looking.</p> <p>The corner of your property will stand out as a mini park for employees and customers to enjoy if you can save as many of the mature trees you have inherited as possible. These trees are magnificent, and no other property has anything similar.</p>

Lulu Pickering  
Newington Historic District Commission  
July 31, 2019



Photo 1

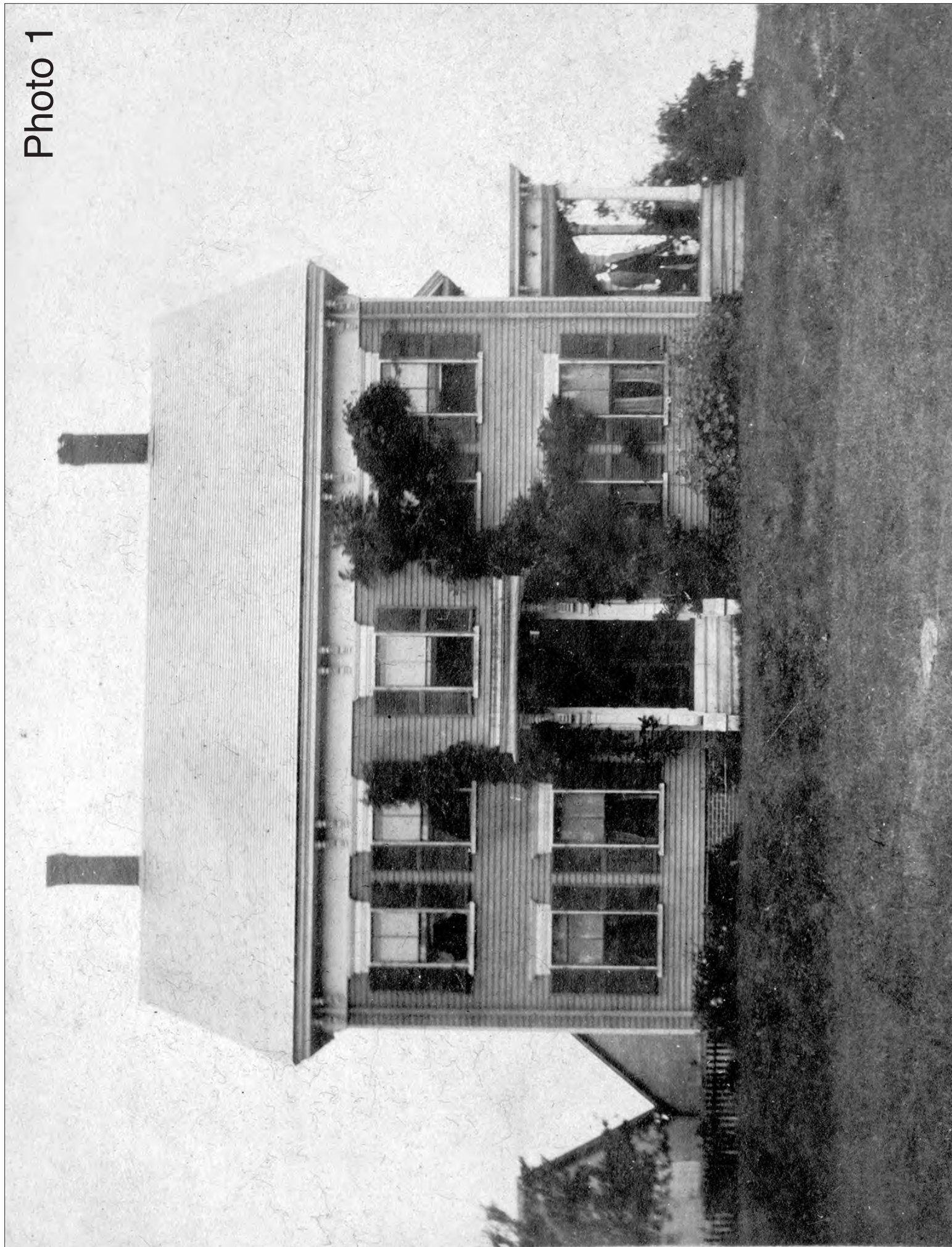




Photo 2





Photo 3





Photo 4

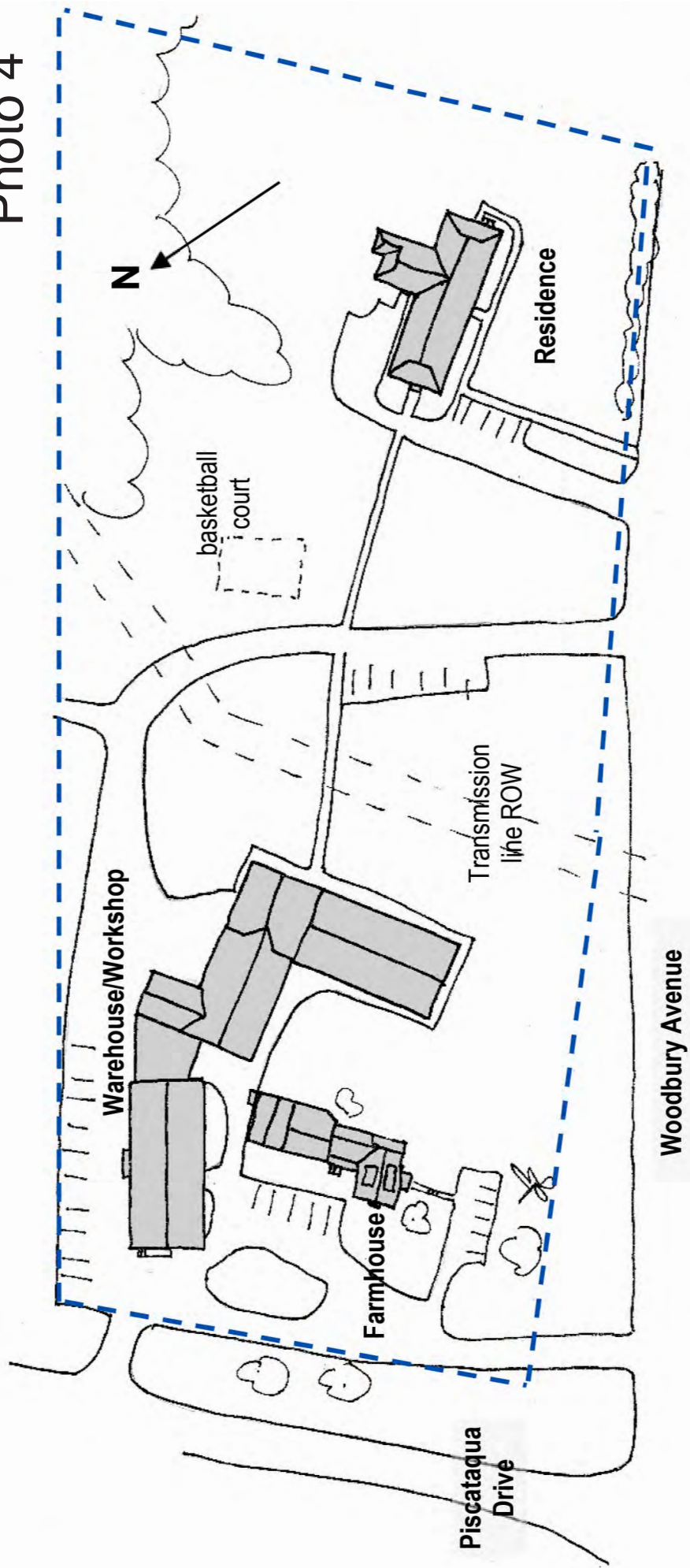


Photo 6

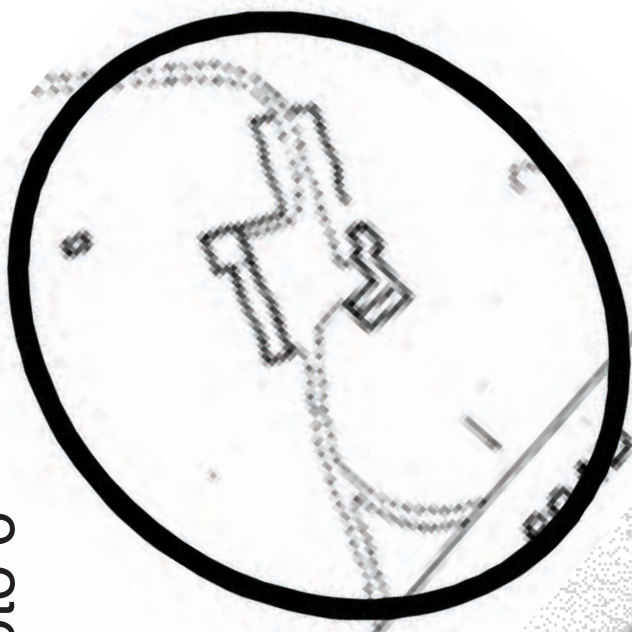


Photo 5

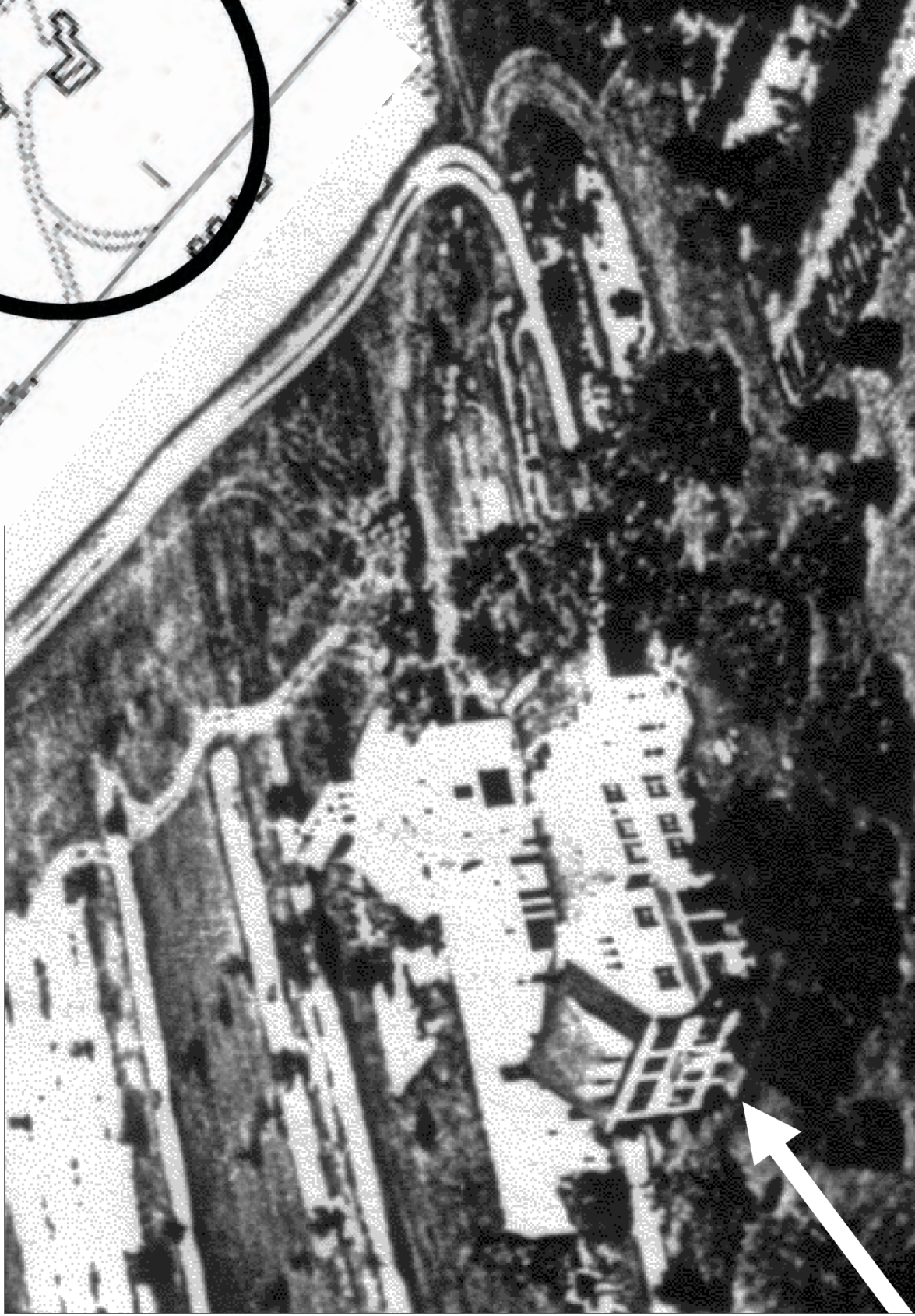




Photo 7



Photo 8





Photo 9



Photo 10





Photo 11



Photo 12a



Photo 12b





Photo 13



Photo 14





Photo 15



Photo 16





Photo 17



Photo 18





Photo 19



Photo 20

