

Newington Historic District Commission

Working Session Site Walk – FINAL MINUTES

June 10, 2019, 9:00 a.m.

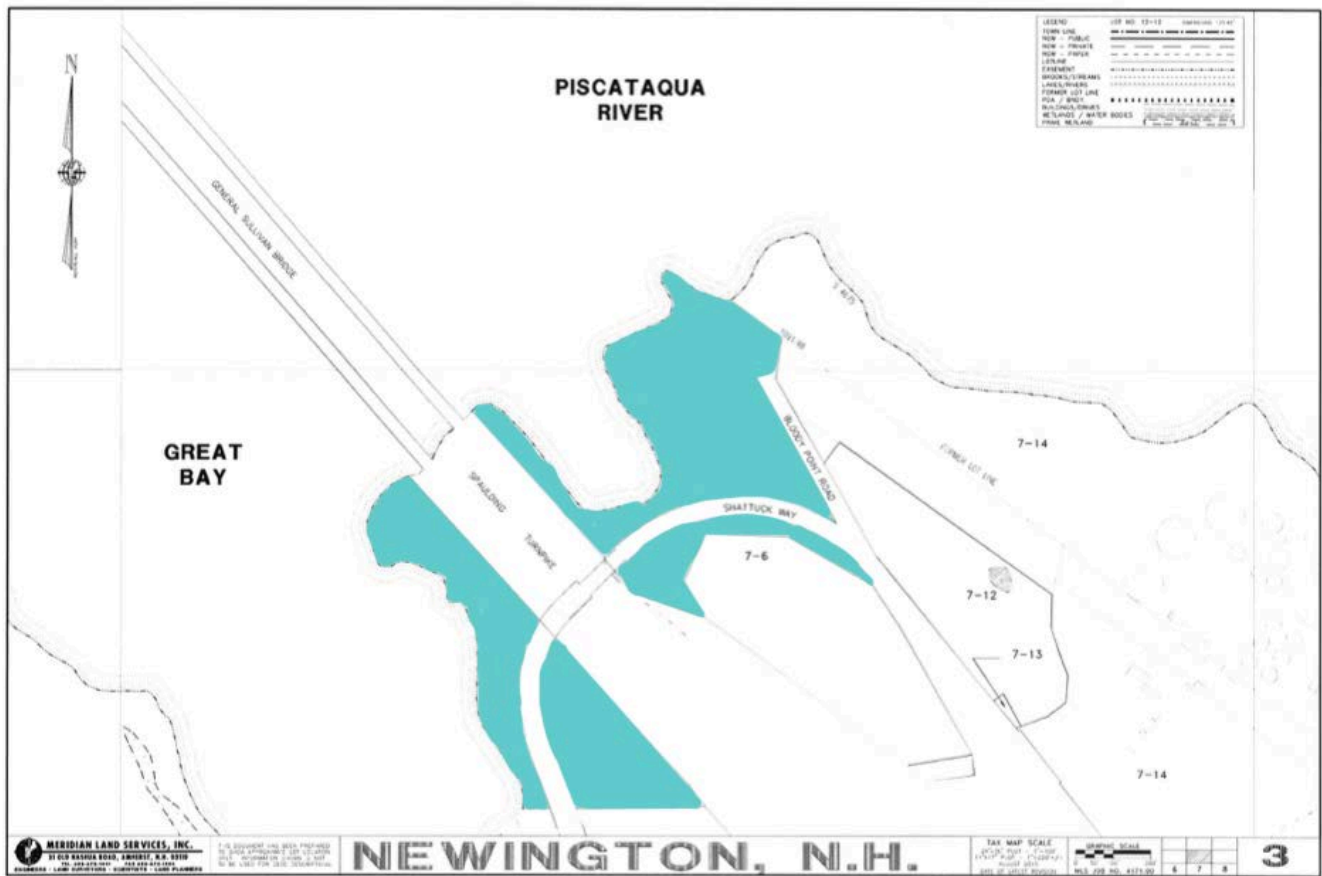
Bloody Point Historic District

Members	✓ 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) – stopped by the next day
Other attendees	✓ Karen Anderson, Special Projects ✓ Kevin Kelly, Building Inspector ✓ Ken Latchaw, Selectman
Background	<p>A site walk to investigate the Old Railroad Station and the land it sits on (Bloody Point):</p> <ul style="list-style-type: none"> • Located at 24 Bloody Point Road, the Old Railroad Station is on the 7-acre parcel (#07-25) in the Town tax maps (see attached map/photo). • This property was acquired by the State of New Hampshire in 1937 after the General Sullivan Bridge was built in 1934. The building was leased and occupied by Elmer Brooks, a former toll keeper, from 1930 until his death in 1971. • From 1972 to 1992, the Town leased Bloody Point, the building and land surrounding the building, from the State. The building has been unoccupied since 1992. • In 1975, the Town voted to designate the land leased from the State at Bloody Point as a second Historical District (warrant article 13). • In 2002, the property was mothballed by NH DOT in consultation with the Town. The shoreline was made safe for fishing and a gate was installed at the end of the road limiting public access. However, the property is not posted, and an occasional fisherman enjoys fishing from the old bridge abutment. There is a parking lot outside the gate. • In 2010, the Old Railroad Station and a section of the old railroad line were listed on the National Register of Historic Places.
Old Railroad Station Building	<ul style="list-style-type: none"> • Little maintenance has been done on the building for decades, though the grass immediately surrounding the building is being mowed. • The roof needs to be reshingled. • The trim along the eaves has squirrel holes and insect damage and needs to be replaced to keep the varmints out. • One old wooden downspout is beyond repair. • The plywood over the windows is keeping the rain out but there is a rather large squirrel hole in one of the back sheets that is allowing critters inside the building. All plywood panels should be replaced.

	<ul style="list-style-type: none"> • The foundation and chimneys look to be in good shape and were obviously repaired at some time in the not too distant past. • The building was clapboarded in the past, Tyvec is under some clapboards, perhaps when the sills and foundation were repaired years ago. The existing clapboards are keeping out the weather, though trim boards need tightening up/replacement. • The Building Inspector guesstimated that it would cost about \$50,000-\$100,000 to address the outside envelope of the building – reshingle, reclapboard, eaves, etc. • Much less could be spent to minimally maintain it at the same level that the State has maintained it for the past 27 years, i.e., keep the building tight against the weather/critters until a viable reuse is decided.
Land	<ul style="list-style-type: none"> • The land surrounding the building is completely overgrown with invasive species, brush, downed trees, etc. • It is impossible to walk through it in its existing state. Even the area with electric lines and poles is overgrown. It appears nothing has been done to maintain it for decades.
Shoreline	<ul style="list-style-type: none"> • The shoreline appears to be in good shape but is not accessible for a closer look (see attached photos). • In places there are rock ledges along the shore, an area with a sandy beach (and a huge washed up tree trunk), and large boulders at the old bridge abutment. • There do not appear to be any spots where shoreline erosion is a problem.
Use	<ul style="list-style-type: none"> • For all practical purposes, this property has been abandoned for 27 years. • It has great potential as a park and could be cleaned up with fairly little effort to cut trees, remove invasive species, mulch brush, establish open grassy areas, etc. • Trails and trail markers, benches, and picnic tables would revitalize the history and provide stunning water views. • Grounds maintenance, police patrols (vagrants, graffiti) and other issues would need to be addressed, but it is too soon to know all that would be involved. • Reuse of the building is another issue all together. The property was “mothballed” 17 years ago and is derelict. It would require an initial amount of money to bring it up to “public access levels” and another amount of money to maintain/operate it afterwards. • The potential exists for a Strawberry Banke type restoration – with a rental unit above for a resident caretaker and public access/museum/meeting space below – but these ideas are way beyond the immediate goal of stabilizing this building and completing the transfer of the property to the Town. • If the property is transferred to the Town, preservation easements will likely be involved.
Adjourned	<ul style="list-style-type: none"> • About 10:30 a.m.

Lulu Pickering
HDC Member
June 16, 2019







Red arrows in aerial image show the direction that these three photos were taken.



