

Historic District Commission – Agenda

January 10, 2022, 10:30 a.m.

Old Parsonage

<p>HDC Members</p>	<table border="0"> <tr> <td>Jo Haskell</td> <td>Alternate</td> <td>(2023)</td> </tr> <tr> <td>John Lamson</td> <td>Member</td> <td>(2024)</td> </tr> <tr> <td>Peggy Lamson</td> <td>Member</td> <td>(2023)</td> </tr> <tr> <td>Mike Marconi</td> <td>Member</td> <td>(2020)</td> </tr> <tr> <td>Katie Moody</td> <td>Alternate</td> <td>(2023)</td> </tr> <tr> <td>Lulu Pickering</td> <td>Member</td> <td>(2023)</td> </tr> <tr> <td>Kristen Poulin</td> <td>Alternate</td> <td>(2023)</td> </tr> <tr> <td>Becky St. Germaine</td> <td>Alternate</td> <td>(2023)</td> </tr> <tr> <td>Alan Wilson</td> <td>Member</td> <td>(2022)</td> </tr> </table>	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)
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)																										
<p>Minutes</p>	<ul style="list-style-type: none"> • It is the Town’s responsibility to provide minutes for the October 11 HDC meeting. • The December 1 meeting with the budget committee will be reflected in the Budget Committee minutes. • An HDC meeting was held by email to address budget issues, grants, and a proposed warrant article that came out of the budget committee discussions and that the selectmen asked to be forwarded to them by December 6th. 																											
<p>Friday Night at the Tavern</p>	<ul style="list-style-type: none"> • The joint bonfire celebration with the Newington Historical Society was a great success! Sixty people attended the event, which included opening the Tavern with heat and more electrical outlets in the building! • Tavernkeeper Becky St. Germaine and the Historical Society are now working on a 3-month project to see whether townsfolk are interested in a “Friday Night at the Tavern” where people can meet, have fun, and get to know their Neighbors (attached). Does the HDC endorse this project? 																											
<p>Town Planner liaison</p>	<ul style="list-style-type: none"> • The town land use boards need a better way of interacting and communicating. It is not practical for board members to scan through other boards’ agendas, minutes, or videos for anything that has an impact. • Town Planner John Krebs has been asked to attend this HDC meeting to update us on any activities he is aware of that relate to the historic districts at Bloody Point and the old town center. • The HDC would also like the Town Planner to attend future HDC meetings throughout the year to provide input on any activities that impact the HDC’s role as the land use board that oversees the town’s historic districts, historic/cultural resources, and certified local government designation. 																											
<p>Archaeological dig findings</p>	<ul style="list-style-type: none"> • There are undoubtedly unmarked graves in the areas surrounding the Meeting House, particularly north of the building. • IAC found no evidence of grave shafts or other funerary features in three of the “high probability” anomalies (EY, EU/EV and FC/FD) that were bisected with hand excavated trenches to confirm the presence or absence of graves. • Based on the 2021 survey, IAC has been able to ascertain the nature of 11 of the 161 GPR anomalies. The excavations resulted in: 																											

	<ul style="list-style-type: none"> • Negative findings at Anomalies EY, EU, EV, FC and FD. • A buried electrical line likely accounts for anomalies EQ1-EQ-4. • GPR locations BG, BN, BM, CX, CW and CV all correspond to marked graves. • CV corresponding to the 1787 burial of J. P. whose fallen headstone has been buried under the sod. • The nature of the remaining 150 GPR anomalies remains undetermined. • Other than the three anomalies assessed in 2021, IAC cannot rule out the presence or absence of unmarked graves underneath the horse sheds, in the roadway/parking area or south of the road. • In the state of New Hampshire, unmarked cemeteries/graves are protected under RSA 227-C: 8 and the statute prohibits construction of any kind within 7.6 m (25 ft) of an historic cemetery (RSA 289:3 III). • The stonewall that now surrounds the burial ground likely post-dates the earliest graves and some of the GPR anomalies are in excess of the State mandated 7.6-m (25 ft) buffer. • IAC recommends the buffer zone be expanded to include all GPR surveys. • If proposed construction within the expanded buffer zone cannot be avoided, IAC recommends the Town of Newington work with NHDHR to develop a plan to avoid the inadvertent disturbance of unmarked graves. • Discuss next steps.
<p>Preservation of Town documents</p>	<ul style="list-style-type: none"> • The HDC asked that the following warrant article be added to the town warrant: • History Preservation capital reserve fund – To see if the Town will vote to establish a Capital Reserve Fund to be known as the History Preservation Capital Reserve Fund for the purpose of preserving the town’s historical documents and ephemera and making them more accessible to the public, and to raise and appropriate the sum of Ten Thousand Dollars (\$10,000) with the Historic District Commission as agents to expend from said fund. • Expenses from the fund could include computer equipment, storage cabinets, creating a website so the public can access scanned documents, and/or creating a document library where townspeople can view collections and other historic artifacts. • UNH intern to begin creating an inventory soon.
<p>Old Stone School</p>	<ul style="list-style-type: none"> • The Building Inspector has sent two memos to the selectmen about the Old Stone School (attached). • All the items in the letter have been known for 20 years when the previous selectmen closed the building and nothing has been done to address them. • Some of the items can be remedied without much effort, some can likely be exempted because it is an historic building, updating the Historic Structures report that was done in 2003 could be done at relatively low cost. • The front steps need to be repaired as a public safety issue. • In December the HDC asked the selectmen to put: <ol style="list-style-type: none"> 1) \$10,000 into their building budget for repairing the front steps of the OSS to eliminate the safety issue, 2) Replace the door lock on one of the back doors so the building can be accessed from the rear, and 3) Allow the Historical Society to access the building some time in 2022 to clean up the interior and remove the things we have stored there. • Discuss next steps.

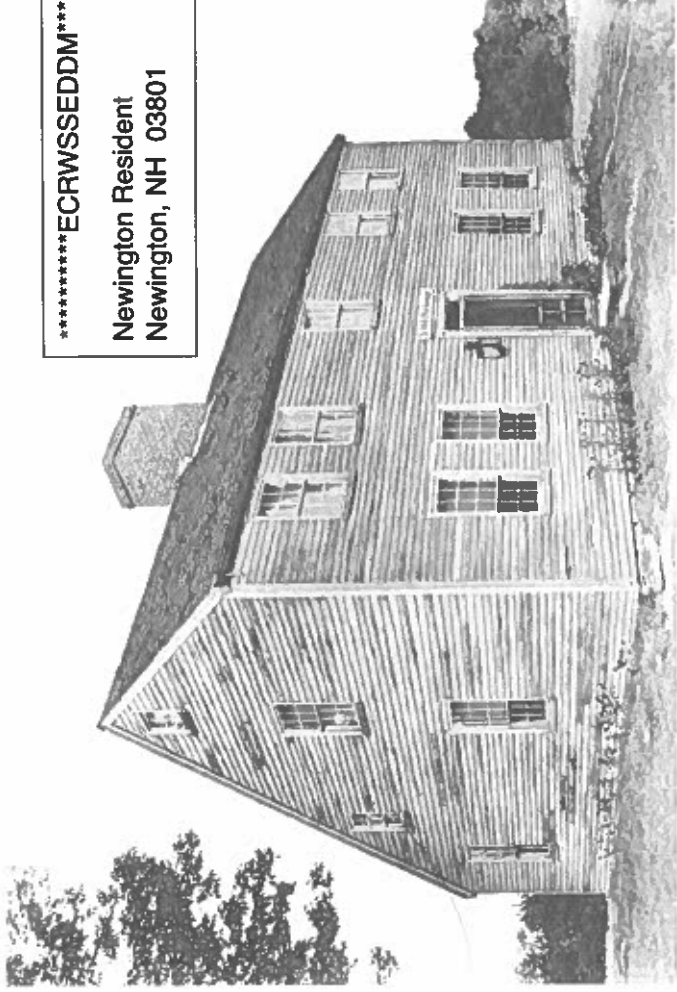
Moose Grant	<ul style="list-style-type: none"> • Because it is a “safety issue,” the repairs to the Old Stone School steps could be done outside any discussion of what future use of the building may, or may not, be. Repairing the steps would follow the same 10 steps (and checklist) that the HDC used for reviewing the 1886 parsonage in September. • Asked the selectmen/budget committee to change the HDC grant line item of \$8,000 to \$10,000 to accommodate the maximum amount of a Moose Grant for the OSS. • Preliminary feedback from Concord is that repairing the steps does qualify for a Moose grant. The repair of the steps may cost more than \$10,000 so ideally the selectmen would fund \$10,000 from their budget and the grant could also fund. However, getting a Moose grant would likely mean that we could not get any grant money this year through a CLG grant for our document preservation project.
Existing capital reserve fund	<ul style="list-style-type: none"> • There is an existing capital reserve fund that the Town Report has marked “Stone School Const./Improvement.” It has \$31,000 in it. • For decades, the selectmen have done little to maintain the building, which has an historic preservation easement. In 2020, for example, the town report lists \$264 spent on the OSS. • Discuss use of the capital reserve fund.... to repair the steps? Update the historic structures report? Evaluate the extent of any asbestos and lead paint, potential costs and remedies?

Lulu Pickering
January 5, 2022

Newington Historical Society
337 Nimble Hill Road
Newington, NH 03801

Ye Olde Parsonage, 1936
Historic American
Buildings Survey (HABS)
U.S. Library of Congress
Prints and Photographs
Division
Washington, D.C.

*****ECRWSSDDM*****
Newington Resident
Newington, NH 03801



PRSRT STD
ECRWSS
U.S. POSTAGE
PAID
EDDM Retail

**Friday Nights
at the Tavern**

Every other Friday
January, February,
March
6 - 9 p.m.
Old Parsonage
Tavern

Friday Night at the Tavern

Hear ye, hear ye one and all.
You are cordially invited to join your neighbors for
Friday Night at the Tavern.
Come talk, relax, have fun
Hot & cold beverages
Munchies available until they are gone!

Photo December 2021 – The Coleman boys making
sure that Santa was not stuck in the parsonage
chimney so he could join us at the bonfire.



The Old Parsonage Tavern
will be open on these

alternate Fridays
in January, February, & March

January 14 – pizza night
January 28
February 11
February 25
March 11
March 25

The **Newington Historical Society**
is a 501(c)(3) non-profit organization
that was founded in 1948 with the
specific goal of saving the old
parsonage, c.1699.



TOWN OF NEWINGTON

205 Nimble Hill Road, Newington, N.H. 03801

Phone# (603) 436-7640, Fax# (603) 436-7188

Building Inspector

Memo

December 20, 2021

Board of Selectmen
Town of Newington, NH

Dear Board,

On November 29, 2021, I declared the Old Stone School Uninhabitable/unsafe under the provisions of the Section 116 of 2015 International Building Code. The main concern mentioned in my memo to was the condition of the front stairs however, there are several other issues that could lead to the same conclusion.

1. Led paint throughout the building.
2. Asbestos.
3. Outdated electrical system.
4. No working plumbing.
5. HVAC system not working.
6. Falling ceiling tiles.
7. Potential of rodent waste throughout the building.

Regardless of the request to make repairs or replace the front steps I would still ask the Board of Selectmen support me in keeping the Stone School classified as Uninhabitable/Unsafe until all the above conditions are remedied.

It is my professional opinion that the best course of action for this building would be too.

1. Develop an end use for the building.
2. Complete a feasibility study to determine the if proposed use could work.
 - a. Scope of work
 - b. Cost
 - c. Time frame
 - d. Benefit/return to the Taxpayers

I would be more than happy to complete a walkthrough of the building with the Board members to explain the concerns mentioned in this memo.

Respectfully,

Steven J. Paquin
Building Inspector



TOWN OF NEWINGTON
205 Nimble Hill Road, Newington, N.H. 03801
Phone# (603) 436-7640, Fax# (603) 436-7188

Building Inspector

Memo

November 29, 2021

Board of Selectmen
Town of Newington, NH

Dear Board,

At this time, I would like to ask that the Board support me in declaring the Stone School "uninhabitable". I recently completed a walkthrough of the Stone School only to be welcomed by what I feel is potentially dangerous situation (see Photo's). These photos are showing the underside of the front stairs. These stairs are in fact nothing more than reinforced concrete stairs, poured in place and supported by the building itself. As you can see from the photo's the concrete is in very poor condition, the rebar that is meant to be concealed in the concrete is completely exposed and hanging down. It also appears that at some point there was a wood structure added for stabilization.

At this time I would like to post the building "uninhabitable"/"unsafe" under Section 116, Unsafe Structures and Equipment, the 2015 International Building Code.

Respectfully,

Steven J. Paquin
Building Inspector

Cc: Board of Selectmen
Newington Fire Dept.
Newington Police Dept.
Town Planner

