

# **Historic Building Assessment for the Old Stone School**

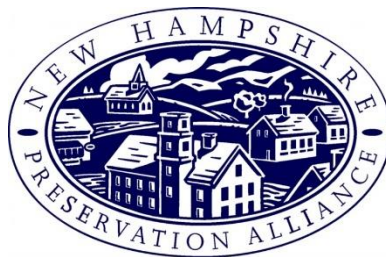
**353 Nimble Hill Road, Newington, New Hampshire**

By

Mae H. Williams, Preservation Consultant and

Jared Guilmett, AIA Architect

Completed June 9, 2023



This report was funded, in part, by a grant from the New Hampshire Preservation Alliance, which receives support for its grant program from New Hampshire's Land and Community Heritage Investment Program (LCHIP)

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## Executive Summary/Introduction

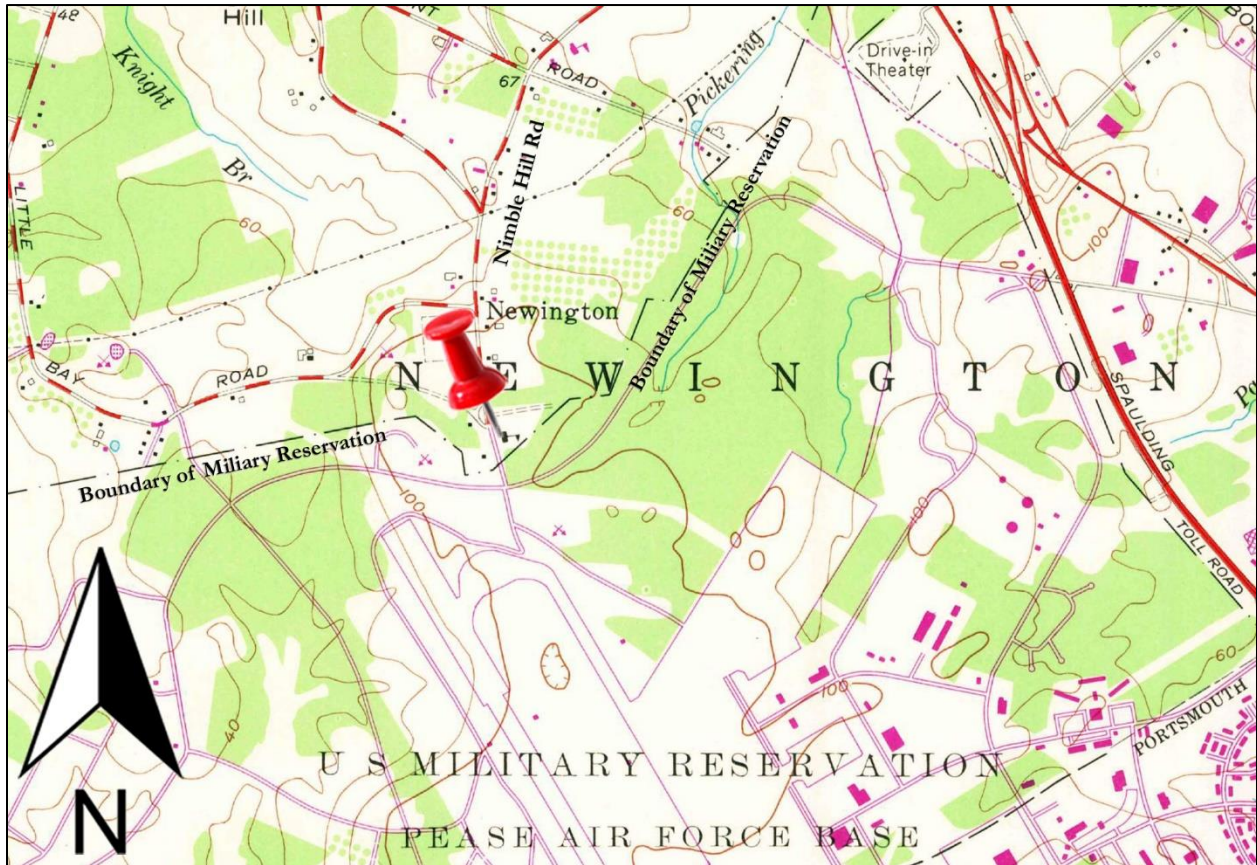


Figure 1: Location of the Old Stone School at 353 Nimble Hill Road

### Purpose

The historic building assessment of the Old Stone School has been funded in part by a 2022 grant from the New Hampshire Preservation Alliance, which receives support for its grants program from New Hampshire's Land and Community Heritage Investment Program (LCHIP). The purpose of this study is to document the history, evolution, character-defining features, and existing condition of the building. This information is then used to define the future treatment options for the building as the Town of Newington works to ensure the continued use of the building into the twenty-first century.

### Methodology

Preservation consultant Mae H. Williams was contacted by Lulu Pickering on behalf of the Newington Historic District Commission/Historical Society and Town of Newington in February of 2022, as she was preparing a Certified Local Government Grant (CLG) to update a 2004 Historic Structures Report of the Old Stone School in Newington ahead of anticipated applications to the NH Conservation License Plate and NH Land and Community Heritage Investment Programs. When the CLG grant proved unsuccessful, Ms. Williams suggested that a matching assessment grant from the New Hampshire Preservation Alliance might be a better fit as part of the long-term planning for the building, which has been shuttered to the public since 2002 due to safety concerns. The application was successful, and the updated Assessment commenced in November with a team of Williams and preservation architect, Jared Guilmett of Misiaszek Turpin, pllc.

## Executive Summary/Introduction

A kick-off meeting was held in the Newington Old Town Hall on November 10, 2022 to discuss the specific goals of the updated Historic Building Assessment, community concerns for the structure, and potential rehabilitation schemes. Present at the kick-off meeting were Lulu Pickering (Historic District Commission (HDC)/Historical Society (HS)), Jeremy Boston (Newington Building Inspector), Becky St. Jermane (HDC/HC), Pat Moynihan (Asst. Fire Chief), Mike Hoffman (former building inspector/interested party), John Lamson (HDC), John Chamberlain (HDC), Jarred Guilmett (architect), and Mae Williams (preservation consultant). After the meeting, the group adjourned to the Old Stone School to conduct a field inspection. The entire exterior and interior of the building were explored, documented and analyzed, with notes taken regarding the current condition of the structure, its current and historic systems and its historic integrity.

The Town of Newington has loosely defined the long-term rehabilitation goals of the building, and would like to more fully understand how the present condition of the building and the repercussions of modern New Hampshire building codes for several different scenarios in order to focus their efforts moving forward. Though there has been a lot of discussion of returning the building to its early 2000s use as a community meeting space for various town groups, options are being kept open to discussion as the team assesses issues such as how to bring the structure into compliance with life-safety and accessibility codes.

### Summary

The Newington Old Stone School was listed as a contributing resource to the Newington Center National Register Historic District in November 1987, a district with significance for connections to architecture, and exploration and settlement. Constructed in 1921 as a grade school, the building was designed by architect Albert H. Dow during his tenure with the Boston firm of Dow, Harlow & Kimball. After Pease Air Force Base was opened in the 1950s, a new school was constructed approximately 0.8 miles to the north, and the School was re-purposed as a meeting location for Officers. As the Federal Government's use of the base wound down, the Air Force leased (and eventually sold) the building back to the Town for use as a community center. This use continued until 2002, when the building was shuttered due to safety concerns.

The Newington Old Stone School is in overall fair physical condition and has sat vacant for 20 years. The life-safety and accessibility code concerns that led to the closure of the building in 2002 are significant and will need to be addressed in order to return the building to any public use, and the front stairs which were noted as an area of concern in 2003 are now quite unstable. Other building conditions of lesser immediacy (such as minor maintenance issues and building code issues) were also noted as part of this report, and were given lower prioritization in the Part IV: Recommendations.

<b>Summary of Costs:<sup>1</sup></b>	
Estimated Total Phase I	<i>\$293,000-416,000</i>
Estimated Total Phase II	<i>\$2,000,000-2,500,000</i>
Estimated Project sub-Total	<i><b>\$2,293,000-2,916,000</b></i>
Contingency (10%)	<i>\$229,300-291,600</i>
Management Costs/General Conditions (10%)	<i>\$229,300-291,600</i>
Estimated Total Project Construction Cost	<i><b>\$2,751,600-3,499,200</b></i>

<sup>1</sup> For a detailed break-down of costs, please refer to the Part IV: Recommendations section of this report.

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## **Executive Summary/Introduction**

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## Part I: History and Development of the Old Stone School

The Old Stone School was constructed in 1921 to accommodate a growing town population brought by the recently-expanded Shattuck Shipyard. The building was designed by notable New Hampshire architect, Albert H. Dow, and employed many key features of contemporary grade-school design. For nearly four decades the building housed all of the elementary education in the Town. When the noise from nearby Pease Airforce Base made teaching in the building untenable, the building was sold to the United States Government and the proceeds of the sale were used to construct a new Newington Public School approximately 0.8 miles to the north in a new town administrative center. In the 1960s and 1970s, the Old Stone School was used by the air base. In the 1980s, the US Government leased the building back to the Town for community use. After the base was closed in 1991, the federal government sold the building back to Newington in 2000. Realizing that the building did not meet modern safety standards, the building was shuttered in 2002. A plan to rehabilitate the building was draw up in 2003 but failed to gain adequate community support, and the building has sat empty for the last twenty years.

### EARLY HISTORY OF EDUCATION IN NEWINGTON (BEFORE 1920)

In order to fully understand the history of the Old Stone School, it is helpful to understand the history of education within the Town of Newington. Newington is bounded northeast by the Piscataqua River, by Portsmouth and Greenland to the southeast and south; and by Great and Little Bays to the west. The town consists of four primary settlements around the edges of the former Pease Air Force Base (now Portsmouth International Airport at Pease), which claimed 2,500 acres of land at the center of the town in 1952: Newington (the historic town center), Newington Station (adjacent to the Dover bridge), Piscataqua, and South Newington.

There was a European presence in Newington in the early 17<sup>th</sup> century, at which time it was part of Squamscott or Hilton's Patent.<sup>2</sup> By the early 1630s people arrived with supplies at Hilton Point (the southern point of what is now Dover), began clearing land, constructing buildings, and establishing meetinghouses.<sup>3</sup> The original territory of Hilton's Point (later Dover) included what are now the townships of Durham, Lee, Madbury, Rollinsford, Somersworth, and parts of Newington, Newmarket and Greenland,<sup>4</sup> and the southern part of modern-day Newington lay within the territory of Portsmouth.<sup>5</sup> Disputes arose as to the exact location of the dividing line between the two territories, and the northern portion of Newington was referred to as 'Bloody Point' as early as 1633, in reference to a quarrel between the king's agents from Dover and Portsmouth over the conveniently-located plot of land. Fortunately, the employers of each party are said to have convinced them to settle the dispute without bloodshed.<sup>6</sup>

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<sup>2</sup> The Plymouth Council, under the authority of King James, issued their seventh land grant to Edward Hilton and others on March 12, 1629 (John Frink Rowe, *Newington, New Hampshire: A Heritage of Independence since 1630* (Canaan, NH: Phoenix Publishing, 1987), 7).

<sup>3</sup> Victoria Bunker, "Phase 1-A Preliminary Archaeological survey, Seacoast Reliability Project: Madbury, Durham, Newington and Portsmouth, NH" (Normandeau Associates, Inc., Apr. 2015), 12.

<sup>4</sup> Lisa Mausolf, "National Register of Historic Places Inventory – Nomination Form for Newington Center Historic District" (1987), 3.

<sup>5</sup> Hazlett, *History of Rockingham County New Hampshire and Representative Citizens* (Chicago, IL: Richmond Arnold Publishing Co, 1915), 567 and Elmer Munson Hunt, *New Hampshire Town Names and Whence They Came* (Peterborough, NH: Noone House, 1970), 179. The Plymouth Council, under the authority of King James, issued their seventh land grant to Edward Hilton and others on March 12, 1629.

<sup>6</sup> John Farmer and Jacob B. Moore, *A Gazetteer of the State of New Hampshire* (Concord, NH: Jacob B. Moore, 1823), 31 and Eliphalet & Phinehas Merrill, *Gazetteer of the State of New Hampshire* (Exeter, NH: C. Norris & Co., 1817), 86. A few other historic secondary sources erroneously state that the name "Bloody Point" was in reference to the

## Part I: History and Development of the Old Stone School

The early settlement of the area that would become Newington was along either side of an early post-road that ran north-south through the approximate geographical center of town connecting Greenland and points south to a ferry at Dover Point (and later across a bridge at Goat Island to Durham). By 1640, settlements had been created on both sides of the Piscataqua River<sup>7</sup> and in 1656 Pattison's Lane (now Patterson Lane) "appears to have been the first road laid out by vote of the town".<sup>8</sup>

The land around what is now Newington Common was laid out by the settlers of Bloody Point in 1640<sup>9</sup> and was settled in about 1670.<sup>10</sup> On May 22, 1710, fifty or sixty acres of the Newington Common was formally set aside to preserve some of the town's natural timber resources from development and overuse at a town meeting held at the meetinghouse on Dover Neck.<sup>11</sup> Thus, the Newington Town Forest was established, and "part of the land was cleared for pasture and part held as timberland to be used for building and for fuel".<sup>12</sup> The Common/Town Forest acreage was expanded over time, and was historically divided into three units that are designated as the "Church Lot", the "Parsonage Lot", and the "Downing Lot". The adjacent Parsonage Lot, "consisted of twenty acres of 'pitch plains' granted to Richard Pomeroy in 1689" for a parsonage<sup>13</sup> (and presently contains the ca. 1710 or 1765 Old Parsonage and the 1921 Old Stone School). The Downing Lot consisted of approximately 30 acres off of the "new road" (laid out in 1896 just north of the Old Parsonage) and has been managed by the Town since the Revolutionary War.<sup>14</sup> The Church Lot, on the west side of what is now Nimble Hill Rd contained 42 acres (and presently contains the ca. 1716 cemetery, 1712 Newington Congregational Church, 1872 Old Town Hall, and 1892 Langdon Library.).

By the 1710s, the citizens of the Bloody Point section of Dover were complaining about the difficulty in reaching church services at Hilton's Point in Dover and, to a lesser degree, at Strawberry Banke (later renamed Portsmouth). The first mention of the Meetinghouse (Newington Congregational Church) in the town records appears in reference to a meeting held within its walls on January 21, 1712 to confer about settling a minister.<sup>15</sup> Shortly thereafter, when the "Bloody Point Parish" of Dover was set off, the petitioners noted that they "had of late already erected a meetinghouse and obtained a tract of sixty acres for a parsonage."<sup>16</sup>

On May 12, 1714, the Governor of the Colony of Massachusetts Bay, **Joseph Dudley** (1647-1720; Gov. 1702-15) renamed "Bloody Point" and some of the Portsmouth land at the south side of what is now

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May 1690 attack of the settlement at Fox Point by Native Americans led by Chief Hapgood which "destroyed several houses, killed fourteen persons, and captured six prisoners" (Hazlett, 567 and D. Hamilton Hurd, ed. *History of Rockingham and Strafford Counties...* (Philadelphia: J. W. Lewis & Co., 1882), 392).

<sup>7</sup> Hazlett, 567 and Hurd, ed., 392.

<sup>8</sup> Rowe, 27. This road was unusually wide, likely indicted that it was intended as a mast road.

<sup>9</sup> Rowe, 79.

<sup>10</sup> Hazlett, 567 and Hurd, ed., 392.

<sup>11</sup> Austin Architects, "The Old Town Hall and Old Stone School Historic Structure Report" (2003), 3 and Mausolf, 26.

<sup>12</sup> Mausolf, 26.

<sup>13</sup> Mausolf, 26. This lot and the building thereon was purchased by the Town of Newington in 1765 for the Minister. By that time, the Town already owned about 20 acres adjacent, which the Town Selectmen managed as a woodlot to fund town projects (including the construction of the Stone School in the 1920s).

<sup>14</sup> Mausolf, 26. The Downing Lot may have been left to the Church by Capt. John Downing upon his death in 1765. Since the Church and Town were so closely linked prior to 1819, it is likely that the Selectmen oversaw the lot, which eventually came into Town possession (Rowe, 82).

<sup>15</sup> Mausolf, 8.

<sup>16</sup> Mausolf, 3 and 8.

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Newington “Newington Parish” of Portsmouth.<sup>17</sup> Though Newington had town privileges as early as 1737, the exact date of incorporation is unknown, and is often cited as 1764.<sup>18</sup>

In 1716, Newington Parish laid much of the land along what is now Nimble Hill Road within the Church Lot. This year the Parish voted to set aside a small piece of land in the back of the meetinghouse for a burying plot.<sup>19</sup> A Town Pound was constructed in the northeast corner of this cemetery. At the same time, an open “parade” was laid out on the south side of the meetinghouse for the Town Militia to use for drills and musters.<sup>20</sup> Also in 1716, the citizens voted to reserve one or two acres of land “for the benefit of a schoolmaster”.<sup>21</sup>

Twenty-one years later, in 1737, the Town voted to hire a schoolmaster.<sup>22</sup> The following year, in 1738, town’s minister, Rev. **Joseph Adams** (1688-1783)<sup>23</sup> presided over a class of about twenty students inside of the Meetinghouse.<sup>24</sup> Adams graduated from Harvard College in 1710 and received his A. M. degree in 1713, the same year he was given 16 acres of land “on the north side of a place called Stone hill”<sup>25</sup> in what would become Newington. He taught school in his native town of Braintree, Massachusetts and occasionally “preached to the congregations gathered in private homes in Newington”.<sup>26</sup> In June of 1715, Rev. Adams agreed to become the first settled minister in the Town of Newington,<sup>27</sup> and he was ordained pastor of the Newington church in 1715.<sup>28</sup> Adams was still serving double-duty as Minister and schoolmaster in 1745, and it is unclear as of writing how long he continued to teach the children of Newington. He remained employed as the Town’s minister until his death on May 20, 1783.<sup>29</sup>

In 1750, the town voted to build a purpose-built school house “for the benefit of the children of said town”.<sup>30</sup> A committee was chosen to site the building and specify its construction. “It was voted to build the school

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<sup>17</sup> Hazlett, 567 and Hurd, 179. The history of 17<sup>th</sup> century New Hampshire colonial rule is extremely complicated with several different factions fighting for control over the Province of New Hampshire. In short, between 1641, when the settlements in the Province of New Hampshire sought protection from their larger neighbor, the Massachusetts Bay Colony, and 1741, the Provinces of Massachusetts Bay and New Hampshire fell under shared governorships, with the governor spending most of his time in Massachusetts. In 1741, King George II decreed the border between Massachusetts and New Hampshire and appointed Benning Wentworth as New Hampshire’s governor.

<sup>18</sup> Writing in 1883, Isaac W. Hammond states that, “some writers give this date a 1764, but there is no act relative to the matter on record in the secretary’s office in that year, and I am unable to find any manuscript authority on the statement” (Isaac W. Hammond, ed., *Town Papers Vol. XII: Documents Relating to Towns in New Hampshire, Gilamnton to New Ipswich* (Concord, NH: Parsons B. Cogswell, State Printer, 1883), 710). Hazlett also says that the date is unknown (Hazlett, 567), whereas Famer & Moore aver the date of 1764 (Farmer & Moore, 196).

<sup>19</sup> Mausolf, 13 referencing Town Records as relayed from Barbara Myers, September 1986.

<sup>20</sup> Mausolf, 2.

<sup>21</sup> Rowe, 87.

<sup>22</sup> Rowe, 87.

<sup>23</sup> Anonymous, “Find A Grave – Millions of Cemetery Records Online.” ([www.findagrave.com](http://www.findagrave.com)), Rev. Joseph Adams (1688-1793) is buried in Newington Old Cemetery. Rev. Adams was the great-grandson of Mayflower passengers John and Priscilla Alden (Rowe, 75).

<sup>24</sup> Rowe, 87.

<sup>25</sup> Rowe, 35.

<sup>26</sup> Rowe, 74.

<sup>27</sup> Rowe, 74.

<sup>28</sup> Rowe, 75. Adams declined to live in the parsonage (suggesting that the Old Parsonage was constructed by 1715), and preferred “to build a larger home with more acreage”. (Rowe, 75). The photo caption on the same page, below a photograph of the house states that it was built in 1715, and in 1986 was owned by Adams’s great, great, great, great grandson, Granville S. Knox.

<sup>29</sup> Rowe, 118.

<sup>30</sup> Rowe, 88.

## Part I: History and Development of the Old Stone School

on the ‘School House Lot’ instead of at the west end of the meetinghouse”,<sup>31</sup> and the building was constructed out “of the broken timber of the church steeple” at what is now the northwest corner of the Newington Old Cemetery. The original school house was a single room, with a door in the northeast corner.<sup>32</sup>

By 1796, The Town of Newington reached a population of approximately 542 had been divided into three school districts.<sup>33</sup> Up until the mid-eighteenth-century the construction, repair, and staffing of district schools was the responsibility of the individual school districts to which each building belonged.<sup>34</sup> Schools were constructed adjacent to population centers across the township, with the residents of the district raising the funds for the local school. As a result, wealthier districts were often able to maintain more up-to-date buildings and offer competitive salaries for teachers compared to poorer districts. By 1817, the population of the largely agricultural community dropped to just 503, and only supported only two district school houses.<sup>35</sup>

A new brick one-room school house was constructed on the Parsonage Lot, west of the parish house in 1828, measuring 40 by 30 feet.<sup>36</sup> In 1832, four district schools were kept in the homes of **James E. Pickering** (South District), Mr. **Perkins** (Fox Point District), **Richard Pickering** (East District), and **Simes Frink** (West District) for approximately four months during the summer for the younger Newington children (while their older siblings worked the fields) and in the winter, all children attended the brick school at the town center.<sup>37</sup>

In 1872, the **Old Town Hall** was constructed at 336 Nimble Hill Road to be used as a town hall and two-room schoolhouse.<sup>38</sup> The Town spent \$1,208.03 for the building,<sup>39</sup> which was dedicated on December 27, 1872 with an address by the pastor of Portsmouth’s North Church, Rev. Carlos Martyn.<sup>40</sup> Two classrooms were contained with-in the ground floor level, serving as the town’s elementary school. The second floor housed a large hall that was used as a town hall, meeting place for the Grange, and for other community gatherings and entertainment. Grades I-IV were held in the “Little Room” in the back of the building, and grades V-VIII were held in the “Big Room”<sup>41</sup>

The construction of the Old Town Hall preceded new state legislation that was passed in 1885 and stipulated that “the construction, maintenance and staffing of town schools became the responsibility of a single town-wide school district in each town, rather than of the separate neighborhood districts, as before.”<sup>42</sup> The aim of this law was to create an equalized educational opportunity for all children within a town, regardless of the prosperity of the neighborhood in which the child resided. Newington, it seems, was ahead of the curve in offering a centralized school with modern classrooms to all of the community’s children.

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<sup>31</sup> Rowe, 88.

<sup>32</sup> Rowe, 87.

<sup>33</sup> Rowe, 88.

<sup>34</sup> James L. Garvin, “Summary of the Development of District School Buildings in New Hampshire” (August 24, 2016), 1.

<sup>35</sup> Eliphalet & Phinehas Merrill, 169.

<sup>36</sup> Rowe, 146.

<sup>37</sup> Rowe, 148.

<sup>38</sup> Mausolf, 25.

<sup>39</sup> Rowe, 188.

<sup>40</sup> Mausolf, 25.

<sup>41</sup> Rowe, 191 quoting Doris Beane.

<sup>42</sup> Garvin, “Summary of the Development of District School Buildings...”, 8-9.

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Figure 2: Early 20th Century postcard of the 1872 Town Hall/School House (John Frink Rowe, Newington, New Hampshire: A Heritage of Independence since 1630 (Canaan, NH: Phoenix Publishing, 1987), 189)



Figure 3: Classroom in first floor of Old Town Hall, ca. 1895 (Rowe, 192)

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By the turn of the twentieth-century, however, the Newington School Superintendent was beginning to find fault in the thirty-year-old structure. Though upbeat in general about the state of Newington's school, his reports offered "annual critical comment about the school's sanitary facilities".<sup>43</sup> The school had no indoor plumbing, and children were forced to go outside into an unheated outhouse even during the coldest days of the year. In 1908, the School Board included an article on the school warrant asking "to see if the District will authorize the building of a new school and make the necessary appropriation."<sup>44</sup> The article was indefinitely postponed.

Though ferries and small boats were long a part of the local life in the water-surrounded Town, farming was always the prominent economy of Newington. "Lacking substantial waterfalls, Newington never industrialized like Newmarket, Dover, and other towns that built water powered textile mills."<sup>45</sup> Though farm production evolved (focusing on mixed cereals in the 18<sup>th</sup> century, dairy production in the 19<sup>th</sup>, and then turkeys and apples after the turn of the 20<sup>th</sup> century),<sup>46</sup> the landscape remained agrarian with open fields, marshes, and woodlots through the turn of the twentieth century.

After the breakout of World War I, the eastern side of Newington which had rail access right along the banks of the deep Piscataqua River, was developed for shipbuilding. When America declared war on Germany in April of 1917, there was already a shortage of cargo ships and the federal government created the U. S. Emergency Fleet Corp. to fill the need. In August of 1917, **L. H. Shattuck Inc.** received a contract to build 15 "Ferris-style wooden steamship hulls".<sup>47</sup> The company acquired approximately 35-acres of riverfront in Newington and began the construction of the Shattuck shipyard in November. At their peak of operation more than eight thousand men who arrived *en masse* and took up residence in the surrounding fields worked round-the-clock.<sup>48</sup> The fields soon sprouted an office, hotel, hospital, restaurant, tents, and shacks and some additional workers commuting to the site on the Dover and Portsmouth Railway.<sup>49</sup> The first three of the fifteen ships were launched simultaneously from the shipyard on July 4<sup>th</sup>, 1918 and constructed entirely of Douglas fir that was imported from the West Coast.<sup>50</sup> The Emergency Fleet Corp. assured workers concerned about a potential closure after the end of the war on November 11, 1918 that the shipyard was still needed to maintain merchant fleets during peacetime, however, the Shattuck shipyard was closed after the death of owner Louis H. Shattuck on July 28, 1919.<sup>51</sup>

Meanwhile, in 1918, the New Hampshire Superintendent of Public Instruction (the precursor to the NH Department of Education) issued a comprehensive report on the public schools of New Hampshire which included standards for school buildings.<sup>52</sup> This report was distributed to each school board in the state and offered recommendations for new and remodeled school buildings.

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<sup>43</sup> Rowe, 232.

<sup>44</sup> Rowe, 232.

<sup>45</sup> John Frink Rowe, "The Fives Faces of Newington," in W. Jeffrey Bolster, ed., *Cross-Grained & Wily Waters: A Guide to the Piscataqua Maritime Region* (Portsmouth, NH: Peter E. Randall, 2002), 104.

<sup>46</sup> Rowe, "The Five Faces of Newington," 105.

<sup>47</sup> James Smith, "A Look Back at Shattuck Shipyard" (*Fosters Daily Democrat*, October 13, 2019).

<sup>48</sup> Rowe, "The Five Faces of Newington", 105 and William B. Leavenworth, "Shipbuilding," in W. Jeffrey Bolster, ed., *Cross-Grained & Wily Waters: A Guide to the Piscataqua Maritime Region* (Portsmouth, NH: Peter E. Randall, 2002), 99.

<sup>49</sup> Smith, October 13, 2019.

<sup>50</sup> Leavenworth, 99.

<sup>51</sup> Smith, October 13, 2019.

<sup>52</sup> Garvin, "Summary of the Development of District School Buildings in New Hampshire," 9.

## Part I: History and Development of the Old Stone School

In any plan for state school betterment, the improvement of one-room school buildings is very important, as many of the present buildings have a marked effect in inflicting upon this generation poor eyesight, digestive disorders, and pulmonary defects, as results from poorly lighted, ill-ventilated and unsanitary schools.<sup>53</sup>

The report offered specifics for improving buildings by providing well-ventilated stoves and outhouses as well as sufficient light on the pupils' left or left and rear sides only (usually resulting in a bank of windows on one side of any rural schoolhouse that remained in use after 1918), hardwood floors, adjustable desks of varying sizes, blackboards, individual water supplies, etc.<sup>54</sup> The New Hampshire Legislature created the State Board of Education in 1919, which was empowered to appoint superintendents for district schools.

By the time of the 1920 US Federal Census, Newington's population had begun to bounce back up after the steady decline from an earlier population peak of 549 in 1830, thanks, in large part, to the Shattuck Shipyard. The population had reached an all-time low of only 296 in 1910 but grew by 34.5% to reach 398 by 1920.<sup>55</sup> The school facilities in the Town Hall could not support this influx in children, nor was the building up to the standards of the 1918 New Hampshire Superintendent of Public Instruction report, and the Town of Newington decided to construct a new stand-alone elementary school.<sup>56</sup>

In his *Report of the Superintendent of Schools* for the year ending February 15, 1919, **Charles H. Walker** (1881-1962)<sup>57</sup> reported that the Town had adopted the "Junior High School program" in the fall of 1918 but that it was extremely difficult for a single teacher to teach both grades 5 and 6 AND 7 and 8.<sup>58</sup> He stated that, in order to fully adopt the program and best serve the community, a third teacher (with separate classroom) was needed so that one teacher could oversee grades 1-3, a second grades 4-6, and a third could concentrate on preparing those in grades 7-8 for high school education.<sup>59</sup> His "only suggestion" to the Board was the need for a new building: the present building is cramped, does not have sufficient cross-light/lighting (and was at odds with the 1918 state-level report), and has uneven heat and ventilation.<sup>60</sup> Though the outhouses are clean, they are "disconnected from the building and cause harm to children's

<sup>53</sup> Garvin, "Summary of the Development of District School Buildings in New Hampshire," 9 quoting Chapter 43, Laws of 1885.

<sup>54</sup> Garvin, "Summary of the Development of District School Buildings in New Hampshire," 10.

<sup>55</sup> United States Federal Census for Newington, 1830, 1840, 1850, 1860, 1870, 1880, 1890, 1900, 1910 and 1920.

<sup>56</sup> In 1913-14 36 students were registered at the school; in 1914-15 the number grew to 40; in 1915-16 there were 39 registered students; there were 50 students in 1916-17 and, even with numbers diminished by an influenza epidemic there were 58 registered students in 1917-1918. (Town of Newington, *Annual Reports for the Year Ending January 31, 1919* (Portsmouth, NH: A. G. Brewster, 1919), 23)

<sup>57</sup> In 1920 school superintendent of NH District 21, Charles H Walker lived at 16 Parker Street in Exeter with his wife Lily and sons Monroe and Norman (1920 US Federal Census of Exeter, NH; household of Charles H. Walker (dwelling 114, family 149). Walker received his elementary education in the schools of Mechanic Falls, ME, graduated from Hebron Academy (Maine?) in 1900, Bates College in 1904, and received his Master's degree in education from Harvard in 1930 (Anonymous, "Find A Grave..." ([www.findagrave.com](http://www.findagrave.com)), Charles H. Walker (1881-1962) is buried at Maple rove Cemetery in Mechanic Falls, ME).

<sup>58</sup> C. H. Walker, "Report of the Superintendent of Schools," in Town of Newington, *Annual Reports for the Year Ending January 31, 1919* (Portsmouth, NH: A. G. Brewster, 1919), 18.

<sup>59</sup> C. H. Walker in Town of Newington, *Annual Report...ending January 31, 1919*, 19.

<sup>60</sup> C. H. Walker in Town of Newington, *Annual Report...ending January 31, 1919*, 19 and 20.

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health in cold and stormy weather”.<sup>61</sup> He even suggested that the adjustable seats, slate blackboards, and hardwood floor could be reused in a new building.<sup>62</sup>

In 1919, the school board appointed a building committee to investigate the cost of a new school building,<sup>63</sup> and it looked like Walker’s dream was slowly getting closer to reality. The committee of seven consisted of **Charles Coleman**, **Edith Hodgdon**, **Marion Howard** (representing the school board), **Benjamin Hoyt**, **Jackson Hoyt**, **Martin Hoyt** (representing the school board), and **T. W. Law**. **Mary Frink** served as clerk for the committee.

Charles H. Walker repeated his pleas that the School Board to further investigate constructing a new school building in his January 31, 1920 *Report of the Superintendent of the Schools*.

...I urge the Board, since we found that the amount voted for the new building last year was not nearly sufficient to meet the plans accepted by the building committee, due to the sudden great increase in all building materials, to take the proper measure to bring the matter again before the votes of the district at the annual meeting. As I explained to the board last year, the Commissioner of Education refused to approve our Junior High School for this year, as he feels that any teacher is trying to do the impossible, in teaching the 5<sup>th</sup> and 6<sup>th</sup> grades and also the 7<sup>th</sup> and 8<sup>th</sup> grades in Junior High work. This means that any of our pupils in the 7<sup>th</sup> and 8<sup>th</sup> grades could now go to an approved Junior High School, as in Portsmouth, and the Newington School District would be responsible for their tuition. To overcome this difficulty, we should see that our new building has at least three class rooms, so that a third teacher could be employed to give her whole time to just the 7<sup>th</sup> and 8<sup>th</sup> grades in the secondary school subjects. This one teacher would have the first three grades and the other teacher the next three grades. This plan of organization, the same as now obtains in Greenland and North Hampton, would be almost ideal for a town like Newington with her enrollment. With such an organization of the work, much more efficient teaching would be the result. We surely must plan for our new building right away, otherwise we are taking the chance of having the State Board of Health stepping in and condemning our present building, and compelling us to remodel the same or to build new, or doing it themselves, which authority they have under the law. This is just / what they did to do with respect to the building recently burned in Greenland.<sup>64</sup>

With the ongoing influenza epidemic, the school population for 1919-1920 had dropped to 52.<sup>65</sup>

In 1920, Walker’s plea to hire a third teacher was answered, and a partition was put into one of the rooms to separate grades 4 to 6 from 7 and 8. Quickly the bisected classroom proved to be too small due to an influx of new pupils in the fall into grades 4, 5, and 6, and the school board “had to get permission from the Selectmen to use the town hall for this school”.<sup>66</sup> Though serviceable, the room was not an adequate long-

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<sup>61</sup> C. H. Walker in Town of Newington, *Annual Report...ending January 31, 1919*, 20.

<sup>62</sup> C. H. Walker in Town of Newington, *Annual Report...ending January 31, 1919*, 20.

<sup>63</sup> Rowe, 232.

<sup>64</sup> C. H. Walker, “Report of the Superintendent of Schools for the Year Ending January 31, 1920,” in Town of Newington, *Annual Reports for the Year Ending January 31, 1920* (Portsmouth, NH: Modern Press, 1920), 31-32.

<sup>65</sup> Town of Newington, *Annual Reports for the Year Ending January 31, 1920* (Portsmouth, NH: Modern Press, 1920), 27 & 33

<sup>66</sup> C. H. Walker, “Report of the Superintendent of Schools, Feb. 9, 1921,” in Town of Newington, *Annual Reports for the Year Ending January 31, 1921* (Portsmouth, NH: Modern Press, 1921), 36.



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term solution, as the moveable desks had to be rearranged every time the hall was needed for another town function.

### ALBERT H. DOW AND THE CONSTRUCTION OF THE NEWINGTON STONE SCHOOL (CA. 1921)

The Newington School Building Committee selected **Albert H. Dow** (1887-1962)<sup>67</sup> of Dow, Harlow & Kimball to design the new school building. Dow was raised in the family farm in Tuftonboro,<sup>68</sup> educated at Brewster Academy in Wolfeboro and then attended Northeastern University in Boston.<sup>69</sup> While in Boston, he married Bessie Pearson (1884-1894) on October 22, 1910.<sup>70</sup> Though by the time of his marriage, he was listed as a draftsman/architectural clerk relatively little is known about Dow's architectural career. In 1914, Dow designed Brown Hall for his alma mater, Brewster Academy in Wolfeboro. In 1916 he designed the Carroll County Court House (now Ossipee Historical Society) in Ossipee,<sup>71</sup> and the design of the Rockingham County Administration building was also completed at around this time.<sup>72</sup> When he registered for the draft in 1917, he reported that he was self-employed as an architect out of Laconia.<sup>73</sup> In 1919 he partnered with Boston architect **Hamilton Harlow** (1890-1964) and Boston engineer **Kenneth C. Kimball** to form **Dow, Harlow & Kimball, Architects & Engineers** with a principal office at 101 Tremont Street in Boston.<sup>74</sup> During this time, Dow seems to have had a primary residence in Melrose, MA.<sup>75</sup> In 1925, Dow, Harlow & Kimball compiled a map of the City of Portsmouth, NH for the Portsmouth Chamber of Commerce.<sup>76</sup> After Dow, Harlow, & Kimball dissolved in ca. 1929,<sup>77</sup> Dow went on to design the Stanley Infirmary for Hebron Academy in Hebron, ME and the Wolfeboro Hospital in Wolfeboro Falls, NH. By 1940, he and his family moved to Mountain Road in Tuftonboro.<sup>78</sup>

From what we know of Dow, he seems to have specialized in public architecture and to have been well-versed in the construction and design of modern, well-ventilated and sanitary designs that adhered to the new standards and guidelines set by the Superintendent of Public Instruction in 1918 and the regulations set by the NH State Board of Education (established 1919) in 1920. Across the county, many guidelines were published between 1900 and the mid-1920s with specifications about properly siting educational buildings, and meeting updated requirements for building features such as attaining optimal lighting,

<sup>67</sup> Anonymous, "Find A Grave..." ([www.findagrave.com](http://www.findagrave.com)), Albert Henry Dow (1887-1962) is buried at Tuftonboro Corner Cemetery in Tuftonboro, NH.

<sup>68</sup> The 1900 census lists Albert as a student (1900 US Federal Census of Tuftonboro, NH: household of Alvah Dow (dwelling 173, family 176)) and the 1920 census lists him as employed as an architect and still living in his family's home (1910 US Federal Census of Tuftonboro, NH: household of Alvah Dow, dwelling 142, family 147).

<sup>69</sup> David Ruell, "National Register of Historic Places Registration Form – Carroll County Court House" (2017), 58.

<sup>70</sup> "Marriages Registered in the City of Boston For the Year 1910" register ([www.familysearch.org](http://www.familysearch.org)), No. 6052 October 22.

<sup>71</sup> Ruell, 58.

<sup>72</sup> Anonymous, "Hamilton Harlow" ([https://en.wikipedia.org/wiki/Hamilton\\_Harlow](https://en.wikipedia.org/wiki/Hamilton_Harlow)).

<sup>73</sup> "World War I Draft Registration Cards" ([www.familysearch.org](http://www.familysearch.org)), Albert H. Dow, 91 Oak Street, Laconia, NH.

<sup>74</sup> Anonymous, "Hamilton Harlow" ([https://en.wikipedia.org/wiki/Hamilton\\_Harlow](https://en.wikipedia.org/wiki/Hamilton_Harlow)).

<sup>75</sup> 1920 US Federal Census of Melrose, MA: 716 Franklin St household of Albert H Dow (dwelling 76, family 80); 1930 US Federal Census of Melrose, MA: 34 ??? St household of Albert H. Dow (dwelling 244, family 266).

<sup>76</sup> A copy of this "Map of the City of Portsmouth NH" is held in the collection of the Dartmouth College Digital Library.

<sup>77</sup> Anonymous, "Hamilton Harlow" ([https://en.wikipedia.org/wiki/Hamilton\\_Harlow](https://en.wikipedia.org/wiki/Hamilton_Harlow)). An announcement in *Architecture* Vol. XLIV No. 4 (October 1921) suggests that Hamilton Harlow withdrew from the firm as early as the fall of 1921.

<sup>78</sup> 1940 US Federal Census of Tuftonboro Corner, NH: household of Albert H. Dow (household 13); 1950 US Federal Census of Tuftonboro, NH: household of Albert H. Dow (472 Mountain Road).

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heating/cooling, ventilation, and fireproofing. These guidelines were often extremely specific and served as a basis for many of our modern building codes. For example, one 1909 work put out by the University of Illinois states that the ventilation systems “should provide at least 30 cu. Ft. of fresh air per minute to each student” and that “even temperatures of 68 to 70 degrees should be maintained.”<sup>79</sup> Coming on the wake of the influenza or “Spanish Flu” pandemic of 1918, these design guidelines emphasized the need to create sanitary and hygienic schools with washable surfaces, sanitary water fountains (replacing communal dippers), and running water to interior restrooms.

Further, the wave of construction coincided with the consolidation of district (one-room) schools in many communities into graded centralized schools. These consolidated schools could take many forms, however the split-level model employed in Newington with two classrooms partially below grade and two well-lit rooms elevated in the story above was a popular model plan in the 1920s.<sup>80</sup>

The Town paid Dow, Harlow & Kimball \$690.59 for the design,<sup>81</sup> and hired contractor **Harry A. Wood** (1880-1974)<sup>82</sup> of Portsmouth to build the new school on the Old Parsonage Lot, across the street from the current school in the Town Hall in 1921.

The Town of Newington is said to have banded together to reduce the construction costs, keeping the total under \$21,500.<sup>83</sup> Nearly every resident banded together to purchase bonds totaling \$22,500 in various denominations and dates of maturity.<sup>84</sup> The wood for the building was harvested from the Town Forest.<sup>85</sup> The design of the fieldstone façade seems to have been influenced by the 1920 Greenland Central School (70 Post Road, Greenland),<sup>86</sup> which is the only other known example of a cobblestone schoolhouse in New Hampshire. The use of cobblestone allowed for a fire-resistant design that, once again, allowed for the use of local natural resources. According to local lore, “landowners were asked to contribute selected stones for the outer walls”.<sup>87</sup>

The Newington Town Report for the year ending January 31, 1922 details the expenditures on the building. The report states that the town paid contractor Harry A. Wood \$16,932.04’ paid **Richard S. Weston** \$70

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<sup>79</sup> Horace A. Hollister, *Public School Buildings and their Equipment, with Special Reference to High Schools* (Urbana, IL: University of Illinois, 1909), 21.

<sup>80</sup> James L. Garvin (Retired NH State Architectural Historian), in conversation with the author January 2023. Garvin suggests that there was likely a prototype for these four-classroom buildings that was provided by either a national-level source or the NH Commissioner on Education. The existence of a prototype may be revealed with further research.

<sup>81</sup> Town of Newington, *Annual Reports...Town of Newington, N.H. for the year ending January 31, 1922* (Portsmouth, NH: Harry Cohen, Printer, 1922), 21.

<sup>82</sup> Anonymous, “Find A Grave...” ([www.findagrave.com](http://www.findagrave.com)), Harry A. Wood (1880-1974) is buried at Calvary Cemetery in Portsmouth, NH. Wood, who was born in Indiana, married Catherine M. Jones in Portsmouth in 1925 (“New Hampshire Marriage Records, 1637-1947, November 20, 1925 marriage), and lived in an apartment at 23 Brewster Street with his wife at the time of the 1930 US Federal Census (1930 US Federal Census of Portsmouth, NH: household of Harry A. Wood (dwelling 188, family 193).

<sup>83</sup> Rowe, 232. The total cost for the new schoolhouse was \$21,264.46 (Town of Newington, *Annual Reports...year ending January 31, 1922* (Portsmouth, NH: Harry Cohen, Printer, 1922), 21).

<sup>84</sup> Rowe, 233.

<sup>85</sup> Rowe, 233.

<sup>86</sup> Rowe, 233. After Brackett’s Academy was destroyed by fire on December 16, 1919, the new stone Greenland Central School building was constructed in 1920 under the supervision of general contractor **Robert A. Doyle Co.** (35) and designed by architect, **W. H. McLean** (Town of Greenland, *Annual Reports of the Town of Greenland, N. H. for the Year Ending January 31, 1921* (Haverhill, MA: Edward S. Seavey, 1921), pages 35, 36, and 42).

<sup>87</sup> Rowe, 233.

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for the blackboards; **William I. Randall** \$36875 for electrical wiring; **Frank E. Woodward Co.**, \$1889.74 for the heating system; **Fred L. Wood** \$891.74 for plumbing; **Henry Weis Manufacturing Co.** \$155 for steel partitions (presumably for the restrooms); **W. E. Paul, James H. Coleman,** and **C. M. de Rochemont** were paid for piping, and **W. E. Paul, G. W. Pickering, D. Frink, Albert McPhees,** and **Otis F. Rawson** were paid for labor.<sup>88</sup> The Town also paid **Charles H. Batchelder** \$25 for legal advice, **W. L. Conlon & Co.** \$80 for insurance, and the **Chronicle & Gazette Pub. Co.** \$18 for advertising the sale of school bonds.<sup>89</sup> Elsewhere the Town reported that the New Insurance Policy for the New School House and contents had an annual coverage of \$8,000<sup>90</sup> and that \$330 was expended for a clock for the new school house.<sup>91</sup> When completed, the new split-level school adhered with the State Board of Education's regulations for school amenities (set in 1920): the building had adequate natural lighting (emanating from the left side or rear), central heating to keep the temperature above 68 degrees without creating direct drafts, two modern restrooms with handwashing facilities, bubbler water fountains, etc.



Figure 4: Old Stone School under construction in 1921 (note Harry A. Wood, Contractor sign at left margin) (Courtesy Newington Historical Society).

### THE NEWINGTON STONE SCHOOL (1921-1959)

The new stone school opened in 1921: providing a centralized school for all 65 of Newington's school children.<sup>92</sup> The main floor had three classrooms: one for grades 1 to 3; one for 4 to 6, and one for the junior high school (grades 7 and 8). The basement of the building had sanitary indoor toilet facilities, classrooms for manual training and domestic science and a mechanical room.

The grounds around the school were not fully landscaped for several years, nor was the basement level of the building fully utilized. The rear of the building was graded in 1923. The Report of the School Board

<sup>88</sup> Town of Newington, *Annual Reports...year ending January 31, 1922* (Portsmouth, NH: Harry Cohen, Printer, 1922), 21.

<sup>89</sup> Town of Newington, *Annual Reports...year ending January 31, 1922*, 21.

<sup>90</sup> Town of Newington, *Annual Reports...year ending January 31, 1922*, 7.

<sup>91</sup> Town of Newington, *Annual Reports...year ending January 31, 1922*, 11.

<sup>92</sup> Austin, 30.

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of the following spring states that, “the grading near the rear of the building was much needed as the children had never been able to use the proper doors for entrance. This change made it necessary to build a plank walk and steps and to screen the rear windows of the basement.”<sup>93</sup> Though there are no known further descriptions of the change (nor associated photographs), it sounds as if the grade at the rear of the building was built up at this time. The grading project was not finished until the summer of 1927.<sup>94</sup> While advocating for the regrading of the exterior, the Superintendent’s reports of the 1920s also advocated to convert the north basement room into an assembly room/school lunch room so as to make the school “a real community center”<sup>95</sup> and provide hot noon meals for the students.



Figure 5: North classroom of Old Stone School in 1923 with grades 4,5, and 6 (Courtesy Newington Historical Society)

As early as 1927/28, the Newington School Board was complaining about the “state of the art” heating and ventilating system of the still relatively new building. In the 1928 Report of the School Board, it was noted that the heating and ventilating system needed attention “not having worked efficiently since its installation”.<sup>96</sup> An engineer was called out to inspect the school plant, and in 1928/29 the wood-fired system was adjusted by **Gardner Witham** of Portsmouth.<sup>97</sup>

<sup>93</sup> Town of Newington, *Annual Reports...year ending January 31, 1924* (Portsmouth, NH: Harrison O. Hoitt Printer, 1924), 45.

<sup>94</sup> Town of Newington, *Annual Reports...year ending January 31, 1928* (Portsmouth, NH: Harrison O. Hoitt, 1928), 41.

<sup>95</sup> Town of Newington, *Annual Reports...year ending January 31, 1924*, 38.

<sup>96</sup> Town of Newington, *Annual Reports...year ending January 31, 1928*, 46.

<sup>97</sup> Town of Newington, *Annual Reports...year ending January 31, 1929* (Portsmouth, NH: Harrison O. Hoitt, 1929), 41.

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Meanwhile, in the interwar years the population of Newington was continuing to decline from the height during the days of the Shattuck Shipyard. By 1928, the School Board and Superintendent advised cutting the school back down to just two teachers.<sup>98</sup> The Manual Training department was eliminated, and the domestic arts program was cut back with the justification that most of Newington School's pupils would go on to receive this necessary training at Portsmouth High School.<sup>99</sup> In the 1928-1929 school year, one teacher instructed an average of 31 students in grades 1 to 4 and a second teacher instructed an average of 29 in grades 5 to 8.<sup>100</sup> As the population slowly increased in the 1930s the school struggled with the question of whether to send the older students to Portsmouth Junior High School or employ a third teacher.<sup>101</sup> A third teacher was finally hired in the fall of 1940 when the student population swelled to 87 and students were once again split into the original three-classroom layout split with grades 1-3 in one room, 4-6 in a second, and 7 and 8.<sup>102</sup>

The original 1921 heating system was a perennial problem for the building. In 1933, the School Board suggested replacing the original coal and wood-fired system with oil burners to cut down on janitorial time.<sup>103</sup> In 1935, the heating system was updated to allow the school to operate more efficiently, and the Superintendent reported that, "I do not remember your school when it was as warm and comfortable as during the present year."<sup>104</sup> By 1944, however, calls were again made to overhaul the system: replacing the coal and wood furnaces with steam or hot water heat with oil burners.<sup>105</sup>

Several updates were made to the Stone School in the 1940s. New toilets and a new drinking fountain were installed in 1941.<sup>106</sup> The fire-escape doors were constructed on the north and south classrooms by **Harry E. Carter** of North Hampton in 1944<sup>107</sup> and the iron fire escapes with concrete foundations were completed the following year, possibly by Hussey Mfg. Co. of No. Berwick, ME, who bid on the project in 1944. In 1945, the School Board reported that the "wash rooms have been put in suitable condition", a fire-door on the furnace room was made operative, the closet doors in the classrooms were balanced for safety, storage

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<sup>98</sup> Town of Newington, *Annual Reports...year ending January 31, 1928*, 46.

<sup>99</sup> Town of Newington, *Annual Reports...year ending January 31, 1929*, 36 and 41. Girls, however, were still instructed in sewing.

<sup>100</sup> Town of Newington, *Annual Reports...year ending January 31, 1929*, 38.

<sup>101</sup> The issue was raised in the Report of the School Board for the year ending January 31, 1935 (Town of Newington, *Annual Reports...year ending January 31, 1935* (Portsmouth, NH: Hoitt's Printing Office, 1935), 47). In 1936 a part-time teacher's aide was hired to assist the primary (grades 1-4) teacher with her 32 students (Town of Newington, *Annual Reports...year ending January 31, 1937* (Portsmouth, NH: Portsmouth Printing Company, 1937), 39-40). By 1939, the two teachers had 65 students (with 69 predicted the following year). The pupils could not advance without additional individual attention (Town of Newington, *Annual Reports...year ending January 31, 1939* (Portsmouth, NH: Portsmouth Printing Co., 1939)), 32).

<sup>102</sup> Town of Newington, *Annual Reports...year ending January 31, 1941* (Portsmouth, NH: Portsmouth Printing Company, 1941), 39.

<sup>103</sup> Town of Newington, *Annual Reports...year ending January 31, 1933* (Rochester, NH: The Record Press, 1933), 37.

<sup>104</sup> Town of Newington, *Annual Reports...year ending January 31, 1936* (Rochester, NH: The Record Press, 1936), 37. The furnaces were rearranged at this time so that the two could be operated either in tandem or independently to "cut the cost of fuel more than one-third" (42).

<sup>105</sup> Town of Newington, *Annual Reports...year ending January 31, 1944* (Hampton, NH: Hampton Publishing Company, 1944), 37.

<sup>106</sup> Town of Newington, *Annual Reports...year ending January 31, 1942* (Portsmouth, NH: Portsmouth Printing Company, 1942), 39.

<sup>107</sup> Town of Newington, *Annual Reports...year ending December 31, 1944* (Hampton, NH: Hampton Publishing Company, 1945), 37.

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closets for janitorial and school supplies were built, cold air ducts added in two classrooms and the hall with the furnace again improved, and the south basement was converted for use as an assembly room.<sup>108</sup>

Just two years later, in March 1947, a new school committee was formed and reported the following conditions in the school:

the water supply frequently failed for uncertain reasons. This had gone on for some time. The teachers expected the water to give out around noon. Often the toilets did not flush once for four days when the school had no water and the unflushed accumulation overflowed. The drinking at the bubblers also lost pressure, whereupon the children either put their mouths over the metal top, spreading germs better than by the old oaken bucket, or went without a drink. Upon orders from the State Board of Health the Selectmen renewed part of the pipe running from the Town Hall to the School.<sup>109</sup>

The second major problem reported by the new school committee was the building's heating system, which sounds like it evaded all of the previous attempts at improvement.

The basement rooms are almost useless in cold weather while upstairs the heat rises violently to the ceiling, leaving the small children in [the]colder area. It may be 80 in one room at a 6-foot level while other rooms suffer from a cold draft...the director of the engineering experiment station at the U. of N. H., who said, 'The heating system appears to have been so fundamentally wrong from the outset that it has defied any attempts to improve it materially.' Representatives from three different heating firms were unanimous in saying that it could not be improved by any small charge. One man called it an upside-down system. It runs at present partly on gravity and partly by blowing, but the ducts are too large to use a proper blowing system and the gravity will not work when the furnace is at the same level as the room to be heated.<sup>110</sup>

The committee also reported that plaster had fallen off of the stairway walls, that many doors had panels kicked out, and the walls were covered in graffiti. Without a large budget, the interior of the building was repainted by a group of volunteers, the desks were re-varnished, and money was raised to repair the water supply issues and new water fountains were installed.<sup>111</sup>

The 1921 Stone School was rehabilitated in 1948. A new oil-burning furnace was finally installed, all the school rooms were "painted pastel colors making them eye easing and adding to morale", the exterior trim was painted, closets were installed in the basement, and the front steps were rebuilt.<sup>112</sup>

In 1949, minor repairs were made to seal the basement walls against dampness and add an emergency exit to the assembly room "so that it is no longer a 'fire trap'". Some plumbing upgrades were also made,

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<sup>108</sup> Town of Newington, *Annual Reports...year ending December 31, 1945* (Hampton, NH: Hampton Publishing Company, 1946), 37 and 41.

<sup>109</sup> Town of Newington, *Annual Reports...year ending December 31, 1947* (Hampton, NH: Hampton Publishing Co., 1948), 42.

<sup>110</sup> Town of Newington, *Annual Reports...year ending December 31, 1947*, 42-43

<sup>111</sup> Town of Newington, *Annual Reports...year ending December 31, 1947*, 48.

<sup>112</sup> Town of Newington, *Annual Reports...year ending December 31, 1948* (Hampton, NH: Hampton Publishing Company, 1949), 44. The front steps were identified as "decidedly dangerous" in 1945, when the School Board reported that they should be redesigned and built with wider treads, lower risers, and another landing (*Annual Reports...For the Year Ending December 31, 1945* (Hampton, NH: Hampton Publishing Company, 1946), 38).

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including the installation of new bubblers and a hot water heater “primarily for health reasons but also to serve in the event a hot lunch program is ever carried out”.<sup>113</sup>

In March of 1950, the School District voted to send the 7<sup>th</sup> and 8<sup>th</sup> grades to Portsmouth Junior High School due to the overcrowding of their small classroom.<sup>114</sup> This freed up the third classroom for use as an office/conference room and as a consulting room for the school nurse.<sup>115</sup>

The 1950s were a transformative time for Newington with the development of the Portsmouth Air Force Base in the center of the town. The 300-acre Portsmouth Municipal Airport was established in the 1930s, and was used by the US Navy during World War II. When the expanding the airport into a US Air Force Strategic Air Command base was initially proposed in 1952, the School District thought that they may have to hire a third teacher to accommodate the increase in enrollment,<sup>116</sup> and for the next several years, while the base was constructed, the school conducted business as usual. In 1953, **Clarence Scammon** installed a new electric clock bell alarm system in the school.<sup>117</sup> July 1, 1954 Newington was transferred to the New Hampshire School Supervisory Union No. 56 with Durham, Lee, Madbury, Rollinsford, and Somersworth.<sup>118</sup> As the air base grew and the first B-47 bombers arrived, the Town began to realize just how much the population increase and noise-pollution of the base would affect the adjacent civic structures. The March 13, 1956 Town Warrant Article 23 asked to formulate the “Newington Long Range Civil Project” to study the long-range needs of the town, specifically, “negotiations with the Air Force Officials for a building with the above civic center to replace the present elementary school, now rendered unsafe and too noisy for study through proximity of Air Force Main runway”.<sup>119</sup>

After the Portsmouth Air Force Base was formally opened on June 30, 1956,<sup>120</sup> the scale of the noise-pollution became apparent. The Town called a Special Town Meeting on July 13, 1956 to ask to purchase 14 acres of land near the intersection of Route 151 and Fox Point Road for a new civic center approximately 0.8 miles to the north of the historic civic center. The 14 acres included a potential site for a new school house, but specified that it was not mandatory that the School District relocate there.<sup>121</sup> Meanwhile, the School Board wrote former New Hampshire Governor and United States Senator Styles Bridges (1898-1961, United States Senator 1937-61) about the problem, “stressing its unanimous opinion and pleas that the present location of the school is untenable and that it should be relocated”.<sup>122</sup>

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<sup>113</sup> Town of Newington, *Annual Reports...year ending December 31, 1949* (Hampton, NH: Hampton Publishing Company, 1950), 44.

<sup>114</sup> Town of Newington, *Annual Reports...year ending December 31, 1950* (Hampton, NH: Hampton Publishing Company, 1951), 46.

<sup>115</sup> Town of Newington, *Annual Reports...year ending December 31, 1950*, 47.

<sup>116</sup> Town of Newington, *Annual Reports...year ending December 31, 1951* (Hampton, NH: Hampton Publishing Company, 1952), 44.

<sup>117</sup> Town of Newington, *Annual Reports...year ending December 31, 1953* (Hampton, NH: Hampton Publishing Co., Inc., 1954), 51

<sup>118</sup> Town of Newington, *Annual Reports...year ending December 31, 1954* (Portsmouth, NH: Strawberry Bank Print Shop, 1955), 54.

<sup>119</sup> Town of Newington, *Annual Reports...year ending December 31, 1955* (Hampton, NH: Hampton Publishing Co., Inc., 1956), 15.

<sup>120</sup> The base was renamed Pease Air Force Base in honor of Plymouth, NH native, United States Army Air Corps officer, Captain Harl Pease, Jr. (1917-1942) in 1957.

<sup>121</sup> Town of Newington, *Annual Reports...year ending December 31, 1956* (Hampton, NH: Hampton Publishing Co., Inc., 1957), 7 and 9.

<sup>122</sup> *Ibid*, 74-75.

## Part I: History and Development of the Old Stone School

In 1957, during negotiations with the United States Government, the Newington School Board hired Portsmouth architect **Maurice E. Whitmer** (1898-1967)<sup>123</sup> to design a new elementary school to be located in the new Newington civic district. His design was presented in the 1957 Town Report.<sup>124</sup>

The March 11, 1958 Town Warrant Article 8 authorized the Selectmen to “bring suit against the US Government for such sum as will indemnify the town for the elementary school which has been rendered hazardous and unsuitable for teaching through its closeness to the Pease Air Base runway”.<sup>125</sup> In his contemporary Report of the School Superintendent, Chester E. Merrow lamented,

We are forced with a very unfortunate situation in our school building. The structure itself is excellent: well built, sufficient room, good playground and the building itself is in good repair. The location of the building is untenable. The excessive noise from the base makes it extremely difficult, if not impossible, to achieve the maximum results from the learning situation.<sup>126</sup>

Article 8 passed, and the Town sued the US Government for \$90,000.<sup>127</sup>

At a Special Town Meeting on February 25, 1959, the citizens authorized the Selectmen to sell the Newington Elementary School with one acre of land to the to the Newington School District, who were then to convey the premises to the United States of America for \$73,248, “pursuant to and in accordance with the provisions of Public Law 85-727, 85<sup>th</sup> Congress H. R. 4804 approved August 23, 1958.”<sup>128</sup> The money from the sale was then used to defray the cost of constructing a new elementary school. On March 24, 1959, the Town of Newington transferred the deed of the Old Stone School to the Newington School District.<sup>129</sup> Later the same day, the Newington School District sold the property to the United States of America.<sup>130</sup> The deed specified that the School District was allowed to remain on the property until December 15, 1959. After this date, the Elementary School was moved approximately 0.8 miles north, and into the new school building.

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<sup>123</sup> Anonymous, “Find A Grave...” ([www.findagrave.com](http://www.findagrave.com)), Maurice E. Witmer (1898-1967) is buried at Harmony Grove Cemetery in Portsmouth. The 1940 US Federal Census records him as living with his family in a rented apartment at 99 Porpoise Way in Portsmouth and employed as an architect (1940 US Federal Census of Portsmouth, household 195: Maurice E. Whitmer). By 1950, the family had moved to 3 Hillside Drive (1950 US Federal Census of Portsmouth, household 179: Maurice Witmer). For additional information on Whitmer, please refer to Laura B. Driemeyer (for the Preservation Company), “New Hampshire Division of Historical Resources Individual Inventory Form – Witmer House (POR0058)” (2006).

<sup>124</sup> Town of Newington, *Annual Reports...year ending December 31, 1957* (Hampton, NH: Hampton Publishing Co., Inc., 1958), 12-13.

<sup>125</sup> *Ibid*, 16.

<sup>126</sup> *Ibid*, 78.

<sup>127</sup> *Ibid*, 79.

<sup>128</sup> Town of Newington, *Annual Reports...year ending December 31, 1958* (Hampton, NH: Hampton Publishing Co., Inc., 1959), 6. For additional details relating to the legislation and restitution, please refer to the 1958-1959 Report of the School Board (*Ibid*, 68-69).

<sup>129</sup> Rockingham County Registry of Deeds, Book 1498-414.

<sup>130</sup> Rockingham County Registry of Deeds, Book 1498-418.



## Part I: History and Development of the Old Stone School



Figure 6: First day of the last first grade at the Old Stone School (Courtesy Newington Historical Society)



Figure 7: Last first grade class in the south classroom of the Old Stone School (Courtesy Newington Historical Society)

## Part I: History and Development of the Old Stone School

### THE OLD STONE SCHOOL IN THE MODERN ERA (1960-PRESENT)

After the elementary school moved out of the Old Stone School, the federal government used the building for air base activities. For twenty years the use of the building appears to have been somewhat sporadic with officers occasionally holding meetings within its walls but very little change happening to the building.

In 1980, the Federal Government signed a fifty-year lease back to the Town of Newington that allowed the Town to once again use the structure.<sup>131</sup> Various local groups and non-profit organizations used the building as a meeting space, including the local 4-H, the *Newington Neighbor* newspaper, the Church Reapers (a sewing and quilting group), the Newington Parks & Recreation for children's groups, and the local police. On November 30, 1987, the Old Stone School was entered onto the National Register of Historic Places as a contributing resource of the Newington Center Historic District.

On March 31, 1991, Pease Air Force Base closed. In 1988, the military installation was one of 86 sites that were selected for closure under the Base Realignment and Closure Commission. Military personnel began leaving the base in 1990, resulting in the loss of 400 civilian jobs.<sup>132</sup>

In the late 1990s, several meetings were held within the community to discuss transferring the title to the Old Stone School back to the Town for use as a community center. In 1998, the Selectmen reported that they had received word, "through the efforts of Senator Judd Gregg, that the Stone School with a 1.3 acre tract of land, will be conveyed back to the Town."<sup>133</sup> On September 24, 1998, Sen. Gregg announced that, "the U. S. Senate and U. S. House of Representatives agreed on Tuesday to include the title transfer of the school in the 1999 Defense Appropriations Bill, now awaiting President Bill Clinton's signature."<sup>134</sup> The United States Air Force eventually deeded the Old Stone School back to the Town of Newington on June 26, 2000.<sup>135</sup> At the time of the sale, a Quitclaim Covenant was set up though the deed as the result of a Memorandum of Agreement between the Department of the Air Force, the New Hampshire State Historic Preservation Officer, and the Advisory Council on Historic Preservation as part of the Section 106 review requirement (Appendix C). This Covenant basically ensures that the NH Division of Historic Resources/State Historic Preservation Office will review and comment on any proposed changes made to the building prior to construction to ensure that the property is treated according to the recommended approaches in the *Secretary of the Interior's Standards for the Rehabilitation and the Guidelines for Rehabilitating Historic Buildings*.

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<sup>131</sup> Austin, 30.

<sup>132</sup> U.S. Department of Defense, Office of Local Defense Community Cooperation, Pease Air Force Base, New Hampshire Redevelopment Profile website (<https://oldcc.gov/project/pease-air-force-base-new-hampshire-redevelopment-profile>), accessed 2/14/2022.

<sup>133</sup> Town of Newington, *Annual Report of the...Town of Newington for the Year Ending December 31, 1998*, 6

<sup>134</sup> Patrick Jonsson, "Newington to get back Old Stone School" (Seacoastonline.com), September 25, 1998.

<sup>135</sup> Though some of the paperwork was signed as early as June 26, 2000, the deed was not recorded at the Rockingham County Registry of Deeds until June 20, 2001 (Rockingham County Registry of Deeds, Book 3599, pages 2992ff). The actual size of the tract according to the deed is 1.41 acres according to a site survey dated February 19, 1999.

## Part I: History and Development of the Old Stone School



Figure 8: Sen. Judd Gregg on Old Stone School Steps with Alumni and the local 4-H group, 1999 (Courtesy Newington Historical Society)



Figures 9 & 10: Reapers sewing Circle (left) and Newington Neighbor Newspaper (right) utilizing the Old Stone School in the 1990s or early 2000s (Courtesy Newington Historical Society)

The Old Stone School continued to be used by various community groups until December 2002, when the building was closed by the Town due to life-safety concerns.<sup>136</sup> Article 10 of the March 11, 2003 Annual Town Meeting, which asked to raise and appropriate \$20,000 for structural improvements to the building did not achieve the necessary majority and was defeated.<sup>137</sup> Article 13, which asked to raise and appropriate

<sup>136</sup> Austin, 32.

<sup>137</sup> Town of Newington, *Annual Report of the...Town of Newington for the Year Ending December 31, 2003*, 10.

## Part I: History and Development of the Old Stone School

\$10,000 for an engineering study of the Old Stone School and Old Town Hall carried, with the aim of creating a “strategy” to bring the buildings up to modern building code so that they could be used by the community.<sup>138</sup>

In June of 2003, the Town of Newington Board of Selectmen engaged Austin Architects of Cambridge, Massachusetts to conduct an in-depth Historic Structure Report to assess and evaluate both the Old Stone School and the Old Town Hall and develop a long-term rehabilitation plan for the two buildings. At the time of the 2003 study, the Town planned on rehabilitating the Old Stone School for use as a community recreation center. The architects stated:

The Town currently has various recreation needs that can be well met by the existing classroom spaces in the Old Stone School. The Town’s recreation department would like to restore its use of the building and the lawn area behind the building for summer programs, after-school and weekend activities, primarily for children and teenagers. Adult groups, such as the Reapers Circle (a senior citizen’s quilting group), would like to restore their use of the building. As evidenced by a steady stream of correspondence and newspaper articles referencing the Old Stone School in Town files since 1977, many people are interested in the property and would like to see the building rehabilitated and reopened to the public.<sup>139</sup>

Unfortunately, the study found that, in order to reopen the building to the public for this use, all of the building systems would need to be improved, restrooms would need to be upgraded, a kitchen facility added, and the entire structure would need to be made accessible.

The results of the 2003 study were taken to the voters at the March 8, 2005 Annual Town Meeting. Article 4 of the 2005 Town Warrant asked to raise \$850,000 for the restoration and renovation of the Old Stone School and Article 5 asked to raise \$850,000 for the restoration and renovation of the Old Town Hall. Both articles required a 2/3 vote. Although the Town voted 82-36 to bond up to \$850,000 to renovate the Old Town Hall the vote for the Old Stone School was only 70-48 and did not achieve the necessary 2/3 majority.<sup>140</sup> The renovation of the Old Town Hall went ahead, but the Old Stone School remained shuttered for the foreseeable future.

Local efforts to rehabilitate the Old Stone School and bring the building back into use revived in 2022, by advocates from the Newington Historic District Commission and Newington Historical Society. In December 2021, the building inspector “completely shut down the Old Stone School for safety reasons that included rodent and bat waste, an unsafe top step at the front entrance, the potential of asbestos, and the probably existence of lead paint.”<sup>141</sup> The Old Stone School was successfully nominated to the New Hampshire Preservation Alliance’s *Seven to Save* listing in 2022, and the Town also applied to the Preservation Alliance for a matching grant to update the 2003 building study. The new report aims to further explore different rehabilitation options to try to find a future for the building that brings it back into use while preserving its historic character.

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<sup>138</sup> *Ibid*, 11.

<sup>139</sup> Austin Architects, 32.

<sup>140</sup> Michael Goot, “Newington splits over future of historic buildings” (*Fosters Daily Democrat Newspaper*), March 20, 2005.

<sup>141</sup> Lulu Pickering, “Making Town Buildings Useable” (*Newington Neighbor* 2022, Issue 200), 36.

## Part II: Architectural Description with Character-Defining Features

The Old Stone School was entered onto the National Register of Historic Places as a contributing resource to the Newington Center Historic District on November 30, 1987. The Historic District was given a period of significance from 1640 to 1937 with significance in architecture and for exploration and settlement. The nomination explained that, “The district’s period of significance runs from 1640, when the common ground was laid, to 1937 (to use the 50-year cut off, as the beginning of the construction of Pease Air Force Base began 25 years later, in 1952).<sup>142</sup> When the National Register District was expanded in 1991 to include additional Town Forest acreage that had formerly been within the Pease Air Force Base, the period of significance was updated to 1710-1941.

The identification of the character-defining features of historic properties like the Old Stone School is a critical first step in planning for its future life. Before applying *The Secretary of the Interior’s Standards*, it is important to understand what physical features of the building help to tell the story of its history and architectural importance. The *Standards* recognize the importance of maintaining these original features and spaces while rehabilitating the property for a compatible use and future life. Recognizing that a property may have original features throughout that are all “character defining,” the *Standards* allow for the categorization of the features into **primary** and **secondary** spaces and features.

**Primary** spaces and features are those that should not be changed or removed unless they are beyond repair (at which time they should be replaced to match the old in design, color, texture and materials).

**Secondary** spaces and features are those that can be altered *when necessary* to accommodate compatible change that allows new and continued use of the property.

Further, the guidelines of the *Secretary of the Interior’s Standards* state that “identification, retention, protection and repair” should be given first priority in every rehabilitation project. Interior spaces are not only defined by their finishes and features, but by the size and proportion of the rooms themselves and how they functioned in the historic use of the space. Distinctive features and finishes should be retained as much as possible in primary interior spaces, whereas changes are more acceptable in the secondary interior spaces that service the primary or functional portion of the building. This does not mean that secondary spaces are insignificant or that all character-defining finishes can be removed from secondary spaces; it just means that more leeway is given for change needed to accommodate modern use in these areas.

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<sup>142</sup> Mausolf, 3.

## Part II: Architectural Description with Character-Defining Features

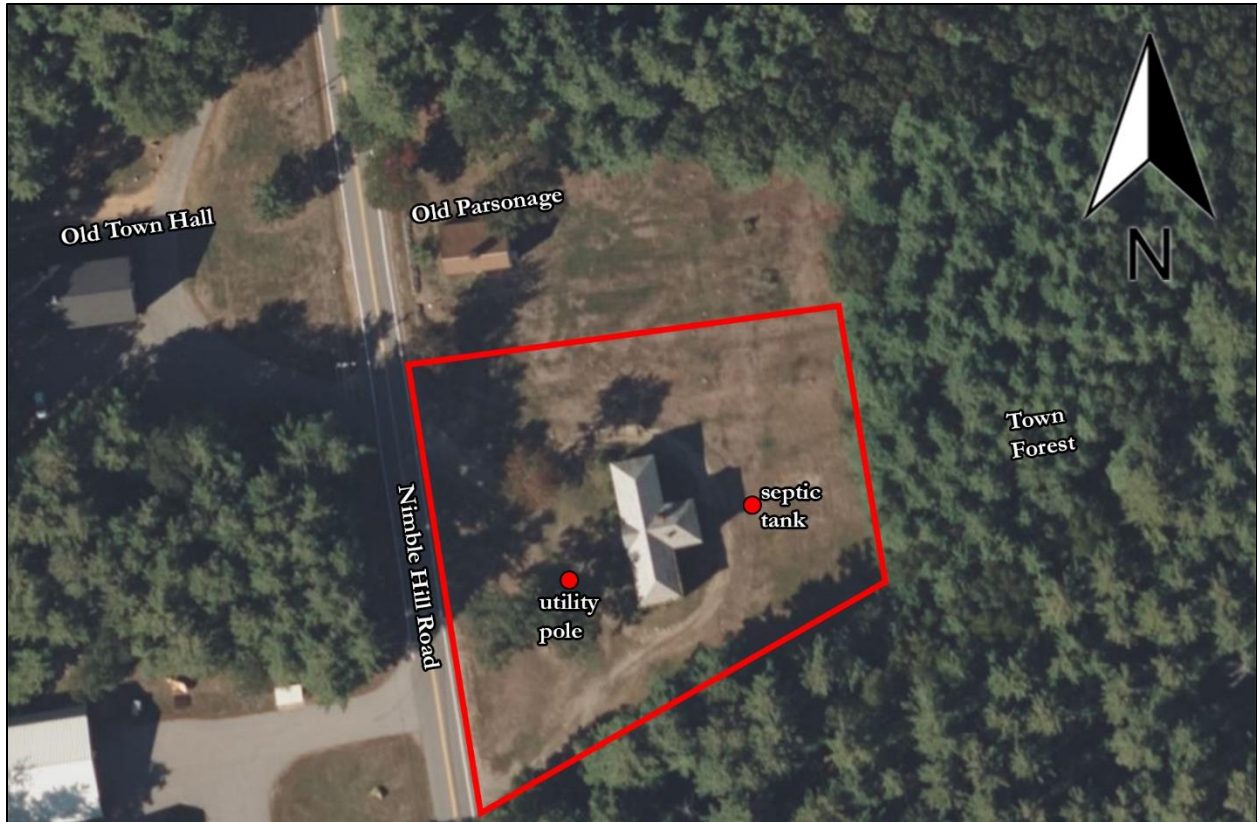


Figure 11: Aerial view of Old Stone School with approximate lot line in red (google maps)

### SITE DESCRIPTION

The Old Stone School is located on a 1.41-acre parcel at 353 Nimble Hill Road in Newington (Map 24, Lot 10), near the center of the Newington Center. The building is located on the east side of Nimble Hill Road, just north of the former Pease Air Force Base and the civilian terminus of Nimble Hill Road. Prior to the 1950s, when the Air Force Base was constructed, Nimble Hill Road was a major post road through the Town, linking Newington Center with Portsmouth and Greenland to the south and Dover to the north. The area immediately surrounding the former school served as the Town's municipal center until the arrival of the air force base when it was largely abandoned due to noise-pollution and a new town center was constructed approximately 0.8 miles to the north.

The stone school is bounded to the west by Nimble Hill Road, to the north by the ca. 1710 or 1765 Old Parsonage (337 Nimble Hill Road), and to the east and south by the Newington Town Forest.

The Stone School faces approximately west, toward Nimble Hill Road. The lot is largely flat and fronted by a large semi-circular drive that runs both in front of and behind the building. There are two mature oak trees between the School and Nimble Hill Road. A single utility pole with floodlight is located in the front lawn, providing electricity to the building via overhead wires (figure 12).

## Part II: Architectural Description with Character-Defining Features



Figure 12: Old Stone School, photographed from Nimble Hill Road, facing east

The area behind the building is open and flat. Large piles of loose dirt line the south side of the clearing, which is surrounded on the south and east by the Newington Town Forest. This large open area once contained the school's playground which at one time had playground equipment and a baseball diamond. The building's septic tank is located beneath a circular concrete cover, east of the building's ell (figure 13). The town has no records of a leach field location. The building is on Town water. Across the open field to the north is the Old Parsonage, which the Newington Historical Society operates as a seasonal house museum (figure 14). The Old Newington Town Hall (336 Nimble Hill Road), which now serves as the home of the Newington Historical Society on the first floor with publicly-accessible hall on the second, is located across Nimble Hill Road directly to the west of the Old Stone School.



Figure 13: Location of Old Stone School septic tank to east of ell.

## Part II: Architectural Description with Character-Defining Features



Figure 14: Stone School (left) across former playground with Old Town Hall (center) and Old Parsonage (right) in background, behind 2022 bonfire pile.

<i>Character-Defining Features of the Site</i>		
<i>Primary Features</i>	<i>Secondary Features</i>	<i>Non-Historic Features</i>
<ul style="list-style-type: none"> <li>• <i>Location along Nimble Hill Road in Newington Center Historic District</i></li> <li>• <i>Proximity to Newington Town Forest</i></li> <li>• <i>Open area to east of building (former playground)</i></li> </ul>	<ul style="list-style-type: none"> <li>• <i>Circular gravel driveways</i></li> <li>• <i>Mature maple trees</i></li> </ul>	



## Part II: Architectural Description with Character-Defining Features



Figure 15: Detail, primary facade of Old Stone School, showing the primary entrance to the building

### EXTERIOR DESCRIPTION

The Old Stone School faces approximately west, toward Nimble Hill Road (the former Post Road), and near the center of the village of Newington Center. The building has been vacant since it was shuttered by the Town in 2002 due to concerns related to safety and code-compliance. Constructed of native cobblestone, the schoolhouse is a symmetrical split-level schoolhouse the main block of which measures approximately 70 by 36 feet (figures 12 & 15).

The school is capped by a slate hip roof. The slates are of varying tones, and are laid in courses. The eaves are boxed with an ovolo shingle molding at the fascia, a wide flat soffit a complex bed molding, and a wide frieze board. When the building was constructed, it had two interior brick chimneys with pyramidal roofs to ventilate the original wood and coal furnace (figure 16). By the mid-20<sup>th</sup> century, the north chimney was replaced with a large metal whirlybird ventilator, and the top of the south chimney was rebuilt with a corbelled chimney cap. After the original heating system was replaced in 1948, only one of the chimneys was needed to ventilate the furnace and the north chimney was used solely for air circulation, bringing cool air up from the building's basement and expelling hot air through the attic.

## Part II: Architectural Description with Character-Defining Features



*Figure 16: Evolution of Stone School chimneys/ventilators showing original construction in 1921 from front of building (upper left), ca. 1948 from front (upper right) and present configuration from rear of building where they are more visible (bottom).*

The walls of the building are made of cobblestone, and the primary entrance is located at the top of a set of concrete stairs in a slightly projecting central pavilion. The building has solid cobblestone masonry walls at the basement level. Though the interior wall at the second-floor level is hidden behind plaster, it is also assumed to be solid cobblestone as there is no indication to suggest otherwise. There is a distinct break in the uncoursed cobblestone at the first-floor level around the building exterior. A set of nine evenly-spaced concrete stairs with wrought-iron hand rails leads to the double French doors. These steps are known to have been replaced at least once in the building's history, in 1948.

Each of the entry doors contains eight panes of glass over a single horizontal panel. Fixed sidelight panels on either side of the doors match the eight-light configuration. A three-part banded transom above the door consists a central ten light panel (above the doors) that is flanked on either side by a four-light window. The large amount of glass in the entrance allows natural light to flow into the building's center hall. Historically, flood lights were mounted on either side of the doorway's frieze. Though the electrical sockets remain in place, the lights have been removed.

The crown molding of the main block encircles the pediment to create a fully pedimented gable end above the doorway. The tympanum is stuccoed and pierced by a circular opening with raised outer molding and keystones at the four quadrants. Now filled by a piece of flat plywood, this opening once contained a four-

## Part II: Architectural Description with Character-Defining Features

light window. Historic photographs indicate that the frieze below was once ornamented with the words, “NEWINGTON PUBLIC SCHOOL”.

To each side of the entrance pavilion and directly below the building’s frieze, is a band of seven continuous double-hung six-over-six wooden windows. These windows provide western light into the two main classrooms. Below, at the basement windows, there are three evenly spaced boarded window openings on each side. These openings once contained matching six-over-six sash to light the basement level. Although some of the panels retain the original windows behind them, it is not clear if all of the window sash remains in situ. Historic images show that the lower sills were originally elevated several inches above grade with what appears to be poured concrete beneath. At present most of the sills are at grade.

When it was constructed in 1921, the main classrooms had no secondary means of direct egress. In 1921, the end walls were solid cobblestone at the basement level, with a central stucco panel at the second-floor level. In 1944 door openings were added and centered on the end walls of each classroom, and in 1945 the present cast-iron exterior fire-escapes were constructed on top of concrete footings (figures 17 & 18). Both of the mid-century fire-escape doors are covered over on the exterior by sheets of T-111 plywood.

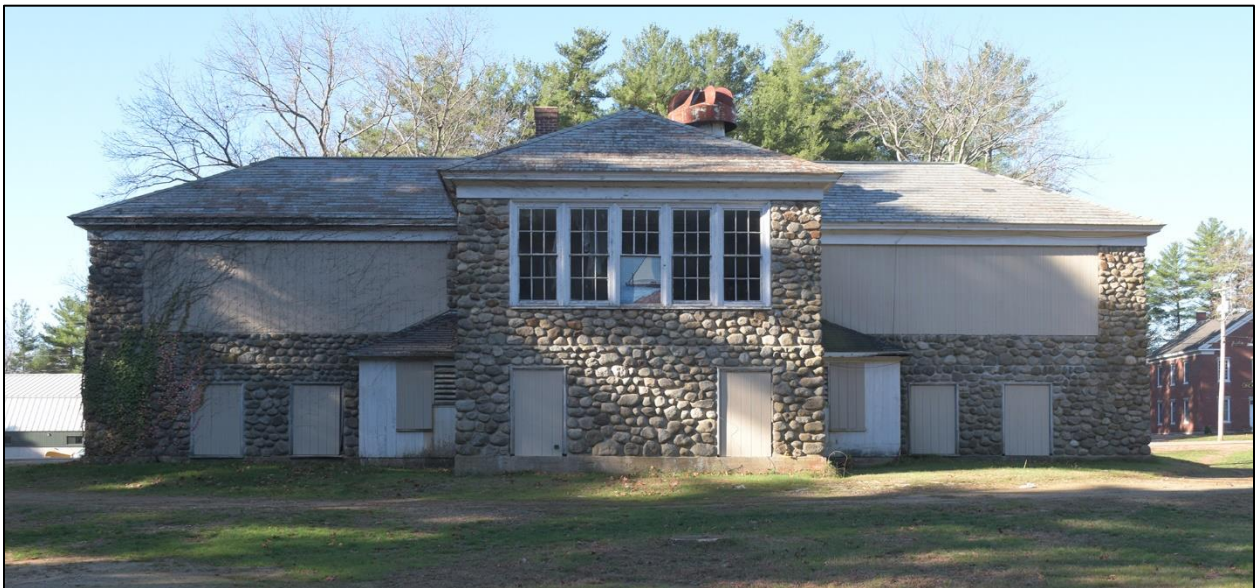


Figure 17: North elevation, Old Stone School

## Part II: Architectural Description with Character-Defining Features



*Figure 18: South elevation, Old Stone School*



*Figure 19: East (rear) elevation of Old Stone School*

A hip-roofed ell projects from the center of the rear elevation of the main block (figure 19). The ell is of very similar construction the main block, with matching hip roof and cobblerstone walls. A set of five banded six-over-six double-hung wooden windows occupies the first-floor level. At the basement level are

## Part II: Architectural Description with Character-Defining Features

two individual windows of the same size that are covered in T-111 siding. The wall below the basement-level windows is made of poured concrete.

The fenestration of the main block at the east is similar to that of the west except that the area that has banded windows on the west elevation here is a solid stucco-covered wall (that is hidden behind T-111 siding). There are two basement-level window openings on either side of the ell at the rear elevation which are covered in T-111.

Single-story rear vestibules are constructed at the north and south intersections of the ell and main block, sheltering interior steps that lead down to the basement-level of the building and historically allowing a direct exit between the building and the playground that once stood at this side of the building (figure 20). The construction materials are of lower quality than those of the original building and ell, and the trim around doors and windows does not match that of the main building, suggesting that they were not constructed contemporaneously. Unfortunately, as of this writing, there is no known historic image of the rear elevations of the building nor further detail as to their construction. Each of the rear stair vestibules has an asphalt-sheathed hip roof and vertical board siding. A metal door with plain flat trim occupies the south elevation of the south vestibule and the north elevation of the north vestibule, and each has a single window at the east elevation (which has been boarded over with T-111 siding). The 1986 National Register Nomination description (copied verbatim by the 2003 report) specified that the doors at that time were “vertical beadboard”<sup>143</sup> suggesting that the metal doors are a relatively recent alteration to the exterior of the building.




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<sup>143</sup> Mausolf, 24.

## Part II: Architectural Description with Character-Defining Features

<i>Character-Defining Features of the Building's Exterior</i>		
<i>Primary Features</i>	<i>Secondary Features</i>	<i>Non-Historic Features</i>
<ul style="list-style-type: none"> <li>• <i>Height &amp; massing building</i></li> <li>• <i>Cobblestone construction</i></li> <li>• <i>Slate roof pitch &amp; eave detail</i></li> <li>• <i>Window and door locations (fenestration)</i></li> <li>• <i>Six-over-six windows (1921)</i></li> <li>• <i>Front doors &amp; surround (including transom &amp; sidelights) (1921)</i></li> <li>• <i>Door and window trim, main block and ell (1921)</i></li> </ul>	<ul style="list-style-type: none"> <li>• <i>Brick chimney massing (1921)</i></li> <li>• <i>Metal ventilator (ca. 1948)</i></li> <li>• <i>Cast-iron Fire Escapes (1945)</i></li> <li>• <i>Under-stair windows</i></li> </ul>	<ul style="list-style-type: none"> <li>• <i>Rear vestibules</i></li> <li>• <i>Metal exterior doors, rear elevation</i></li> <li>• <i>T-111 panels</i></li> </ul>

### INTERIOR DESCRIPTION

Overall, the interior of the Old Stone School has changed relatively little since the late 1950s, when it last served as Newington Elementary School. The alterations of the Air-Force era (1960-2001) were largely additive in nature, leaving many of the earlier schoolhouse features intact. Historically, the main level consisted of a central entry with stairs up to the main level and down to the basement. Doors from the entry led to the Primary Room (right and housing grades 1-3), to the Intermediate Room (left and housing grades 4-6), and to the Junior High (straight and housing grades 7 & 8). The basement level housed rooms for manual training and domestic science as well as toilet rooms in the ell, and a large mechanical room beneath the primary entrance. As the use of the building as a school changed slightly due to fluctuations in population and in response to safety precautions, small changes were made to the interior. Additional minor changes were made by the US Federal Government in the second half of the 20<sup>th</sup> century, however, overall, the interior maintains integrity as an early twentieth-century graded public school.

#### *First-Floor*

The main level of the Old Stone School is composed of a central hall and three classrooms (plans included at end of *Existing Conditions Assessment*). The layout of space within the first floor is unchanged since the building was constructed, aside from the addition of some small built-in closets. The ceilings throughout remain high, despite the addition of a late 20<sup>th</sup> century dropped-ceilings throughout, and the rooms are well-lit with natural light. The walls throughout are plastered, and the floors are composed of narrow wooden boards. The detailing throughout is relatively simple and is typical of an early graded school: relatively easy to clean, durable, and functional.

Upon entering the building through the French doors at the center of the west elevation, one stands within a multi-level **entry hall** (figure 21). From the landing immediately inside of the door, one can travel up a set of four central steps to the main classroom level or down stairs to either side into the lower-level of the building. The central steps have wooden handrails that are supported by three square balusters on each step and a square newel.

## Part II: Architectural Description with Character-Defining Features



*Figure 21: Entry hall, facing east, toward ell.*

The entry hall has a painted wooden floor, plaster walls, and drop ceiling. The dropped ceiling was added by the Military in the late 20<sup>th</sup> century to hide the failed plaster ceiling which remains *in situ* above and is visible at the attic hatch. A simple wide board throughout the space serves as a chair rail. The chair rail and plaster wall surface beneath it are painted a pale green (in sections adjacent to the basement stairs there are areas with modern sheet paneling on top of this plaster), offsetting the area from the off white of the plaster walls above and giving the illusion of a wainscot. As is typical of a graded school of this era, the hall doubled as a coat-room for the smaller children: metal hooks are added to the chair rail at the upper landing for this purpose (figure 22).

## Part II: Architectural Description with Character-Defining Features



*Figure 22: Coat hooks at wainscot at upper landing*



*Figure 23: Built-in bookcase at east wall, entry*

A shallow in-wall bookcase is located at the north side of the east wall of the entry hall (figure 23). This shallow closet backs another similar closet in the room behind and was probably created after 1948, in the void left when the no-longer used north chimney was taken out. The present structure is approximately the depth of the wall: the back of the unit has ship lapped painted knotty pine boards at the upper 2/3 and vertical beaded boards at the bottom 1/3.



## Part II: Architectural Description with Character-Defining Features



Figure 24: North classroom, facing southwest

A modern hollow-core door at the north side of the entry hall allows entry into the **north classroom**, a space that was designed for the Intermediate Grades (IE grades 4, 5, and 6) (figure 24 & 25). A void covered in plywood above the door indicates the location of an historic transom window that would have operated to circulate air throughout the building.

Like the entry hall, this room has narrow board floor and modern drop ceiling below the original plaster. There is rubberized baseboard trim throughout. The drop ceiling slopes up at west to allow for the full height of the band of seven windows along this elevation of the room. Two rows of modern fluorescent light fixtures are attached to the drop ceiling. Although none of the historic chalk boards remain in place, a chalk ledge and corresponding upper trim extend along the entire length of the east wall, and around the corner to the fire door at the center of the north wall, illustrating the extent of the historic blackboards.

There is an exterior door located at the center of the north wall. This door was added in 1944 to connect to the 1945 cast-iron fire-escape. Though badly water-stained the original five-panel door remains in place.

Most of the south wall of the north classroom is taken up by a large closet. This closet has four bays with overhead five-panel pocket doors. Of note, the interior of this closet shows several different generations of pastel paint that may yield further information about the original (and historic) paint schemes of the school.

A shallow, built-in bookcase similar to that seen in the entry hall is located at the southern extent of the east wall, adjacent to the entry. This bookcase is approximately the same dimension as a doorway, and may have originally been the location of a pass-through between the north classroom and ell classroom that was filled in in the 1940s.

## Part II: Architectural Description with Character-Defining Features



Figure 25: North classroom, facing northwest with 1944 fire escape door right of center

A modern hollow-core door at the south side of the entry hall allows entry into the **south classroom**, a space that was designed for the Primary Grades (IE grades 1, 2, and 3). The transom over the entry door is missing, as at the north classroom, and the interior features of this space are quite similar to those already described (figure 26). The floor is narrow painted wood, the walls are plaster, and there is a modern drop ceiling below the original plaster ceiling (figures 27). A bead-board shallow built-in closet/bookshelf is located just inside of the classroom's door, and trim on the walls indicate that there were once blackboards along the entire east and south walls of the room. There is a five-panel door at the center of the south side, which was added in 1944 to create a fire-escape (figure 28). Nearly the entire west wall is devoted to banded windows, and there is a large closet with overhead pocket doors at the north wall. Of note, this closet retains some historic cast metal coat hooks and varnished horizontal bead board at the east bay (figure 29).

Figure 26: South classroom entrance and built-in bookshelf



## Part II: Architectural Description with Character-Defining Features



Figure 27: Interior of south classroom, facing north toward entry hall



Figure 28: South fire-escape door



Figure 29: Horizontal beaded board and coat hooks inside of south closet

## Part II: Architectural Description with Character-Defining Features



*Figure 30: View from ell classroom into entry hall (facing west). Note transom window and mid-20<sup>th</sup> century closet (right).*

Finally, a modern hollow-core door at the center of the east wall of the entry hall leads into the smaller third classroom in the ell of the Old Stone School. This room was constructed to house the Junior High (Grades 7 & 8). During periods of the building's history when the school was reduced to two teachers, the room was used by the school nurse, school administrators and as a conference room. Though the historic door to this room has also been replaced by a modern hollow-core door, the three-light transom window above the door remains in place, complete with the crank mechanism that allowed for its operation (figure 30).

Like the other main floor classrooms, the ell has a painted narrow board floor, plaster walls with rubberized baseboard trim, and a modern dropped ceiling with fluorescent lights beneath the remains of the original plaster ceiling (figures 31 & 32). Of note, this room retains some of the original blackboards between the original chalk ledge and top trim along the north and south walls. There is a band of five six-over-six windows along the east wall.

There are narrow built-in shelves at the northwest and southwest corners of the room, in the narrow space between the original masonry chimney stacks and the exterior walls. Each of these closets has a bead-board back and walls, and backs the shallower built-in bookshelves in the other two classrooms. It is likely that these shelves were built into original pass-through hallways between the classrooms during the building upgrades in the 1940s. A third built-in closet was added to utilize the void left when the north chimney was removed (see figure 30).

## Part II: Architectural Description with Character-Defining Features



Figure 31: Ell classroom, facing northeast



Figure 32: Ell classroom, facing southwest

## Part II: Architectural Description with Character-Defining Features

### *Lower-Level*

The lower-level of the Old Stone School is reached by descending either of two narrow steep sets of stairs from the entry hall. The lower-level of the building consists of a small hall, storage rooms beneath each of the north and south classrooms, restrooms beneath the ell classroom, and a mechanical room beneath the entry.

Upon descending into the lower-level, one stands in a central **hallway**, off of which the other rooms radiate (figure 33). The hallway's floor is poured cement, and the walls are covered in horizontal flush-boards with rubberized baseboard trim. The interior doors are cased in plain flat trim. The ceiling of the hallway is a combination of original plaster, modern dropped ceilings, and gypsum board behind crisscrossing metal ductwork.



*Figures 33 & 34: Basement hallway, facing south from base of north set of basement stairs with door at left foreground leading to the north basement exit and girl's room, left mid-ground leading to south exit and boy's room, door at center leading into south storage/assembly room, and openings at right leading up to main hall and down to mechanical room (left). The image at the right shows the view down into the mechanical room from the hallway.*

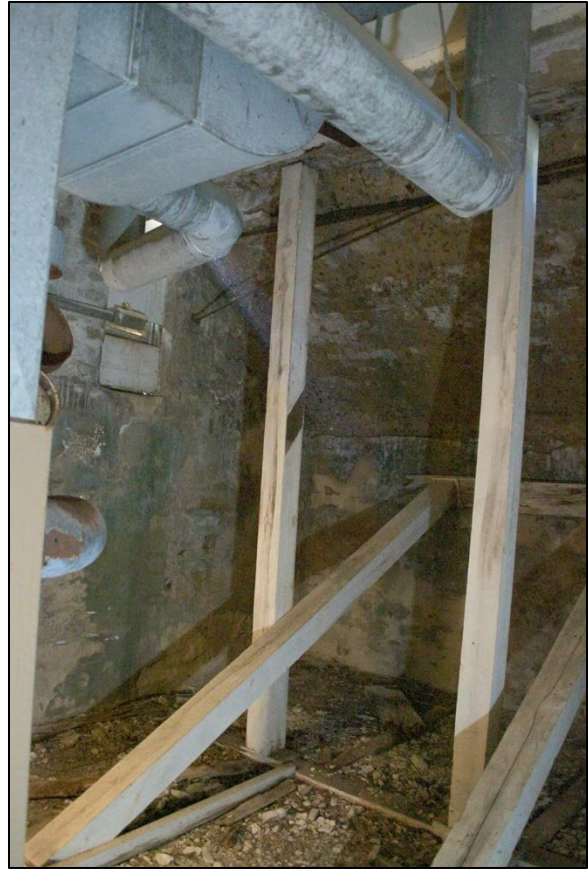
A large sheet-metal door at the west side of the hallway leads down into the building's **mechanical room** (figure 34). The walls and ceilings of the entrance to the mechanical room are covered in modern gypsum board that was likely added by the military. The mechanical room itself has concrete walls and ceilings. The ceiling at the west wall slopes up, following the angle of the concrete entrance steps directly above. In

## Part II: Architectural Description with Character-Defining Features

recent decades, wooden posts have been added to the area beneath the steps to provide extra support to the heavy concrete structure (figure 35).

Two large hot-air furnaces take up the majority of the room. Each is elevated off of the floor on cinderblocks (figure 34)

Originally the mechanical room seems to have had some natural light: there were once narrow window openings beneath either side of the stairs. The south opening (figures 35 & 36) is infilled and presently used as the entry point for the building's electrical service. The north window, although boarded up on the exterior and partially on the interior, still holds what remains of an original 3-light wooden sash (figure 37).



*Figures 36 & 37: Former below-stair window at south wall of mechanical room (left), and remains of original (1921) 3-light window sash at north below-stair wall of mechanical room (right)*

## Part II: Architectural Description with Character-Defining Features



Figure 38: North storage room, facing southwest

A glass and panel door beneath a 3-light transom window at the north elevation of the basement hall leads into the **north storage room** (figures 38 & 40). This room may have been the basement room originally used for domestic science, as it does have running water (there is a relatively modern utility sink hooked up to the center of the south wall that may replace an earlier sink). Though now quite dark with all of the lower-level windows boarded up, this room once had a fair amount of natural light with three windows on either side. The floor of the north storage room is concrete, and the walls are masonry with concrete below the window-sills and cobblestone above. The ceiling is plaster, and has large metal heating ducts across it, as well as several hanging fluorescent shop lights. In several locations, the keys of the plaster have broken, causing the plaster to fall away and revealing the circular-sawn lath to which it was attached (figure 39). A small built-in closet is located at the south wall, adjacent to the utility sink. This closet has a modern hollow-core door and relatively modern plywood shelves.





**Part II: Architectural Description with Character-Defining Features**



*Figure 40: North storage room, facing northwest with ca. 1948 storage room/closet in foreground at left*

A large in-room storage room is constructed at the southwest corner of the room. This was likely added during the 1948 renovations to the building (for more information, refer to the [History & Development of the Old Stone School](#)).

The interior storage room has double-sided walls, allowing for shallow closets to be accessed from the north and east exterior walls, and a larger, walk-in closet within. The exterior walls and closet doors are made of vertical beaded boards. A large door in the east side of the closet, allows access to the large storage space. There is a built-in corner cupboard at the southwest corner, and built-in bookshelves along the north and east interior walls (figures 41 & 42).



*Figure 42: Shelves within ca. 1948 storage room*

## Part II: Architectural Description with Character-Defining Features



Figure 43: South storage room, facing south from entry

The **south storage room** was likely originally used as the manual training room and later became the school's assembly room. In the late 20<sup>th</sup> century, this room was altered by the Military. A faux-wood-grained gypsum board wainscot was added around the exterior walls to just below the window-level, and a small storage room was constructed out of matching gypsum board over 2x4s in the northwest corner of the room (figure 45). Of note, the room does retain an historic closet at the north wall (similar to that in the adjacent north storage room) that retains part of its original 1921 five-panel door (the bottom panel was cut off, figure 44).



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## Part II: Architectural Description with Character-Defining Features



Figures 46, 47, & 48: North basement exit, photographed from vestibule showing alteration at west door jamb (left), window at north basement exit (center), and south basement exit (right)

The lower-level beneath the ell contains the basement-level exits and the building restrooms. The west wall of the vestibules between the restrooms and exits is sheathed in flush horizontal boards and built into what was once a wider hallway. Each stair door has a four-light transom above, the western light of which is covered by this interior wall. The door frames also look to have once had side-lights at this inner wall that are no longer visible. The date that the wall was added is unknown, but likely correlates to changes in the building's heating system in 1948, as the wall contains a system of vents that were likely used to circulate air throughout the building (figure 46).

When the building was finished in 1921, it is likely that the lower-level exit stairs were uncovered, and that the hip-roofed vestibules above them were constructed in the early decades of the building's use as a school. The stairs themselves are concrete, and there is a floor drain at the base of each set of stairs, directly outside of the ell. The stairs were likely enclosed in order to keep ice and snow from building up at this location and to provide a more sheltered entrance for children returning to the building from recess. The structure above the stairs has dimensional lumber framing that is typical of first half of the twentieth-century. Each vestibule has a four-over-four wooden window at the east elevation which is covered in plywood and a modern exterior metal door. The interior glass and panel doors are different between the two stairways: the north interior door has four lights over the lock rail and a single large panel below (typical of the 1920s) 1921), and the south door has three horizontal lights above the lock rail and three horizontal panels below (typical of the 1920s-1940s).

The **restrooms** are located at the east end of the ell. Both the girls' and boys' rooms have a single sink and single toilet stall. The hot water heater for the building is located in the southwest corner of the girls' room, and the corresponding northwest corner of the boys' room seems to have once had a urinal. The restrooms have poured concrete floors with drains, concrete walls, and mid-to-late twentieth-century fixtures (likely dating to the Military's use of the building).

## Part II: Architectural Description with Character-Defining Features



Figure 49: Girls' restroom, facing southeast



Figure 50: Sink and mirror in girls' restroom



Figure 51: Sink in boys' restroom, facing northeast

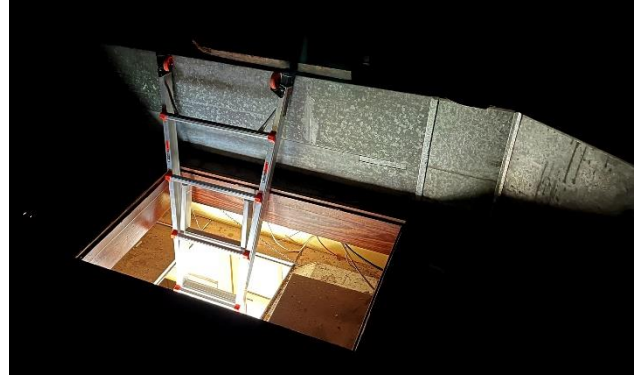


Figure 52: Stall in boys' room, facing northwest

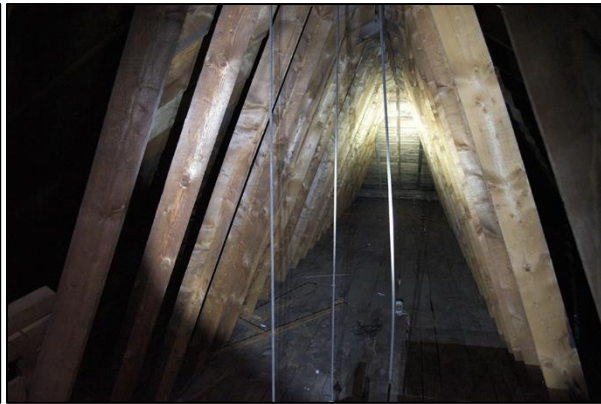
## Part II: Architectural Description with Character-Defining Features

### *Attic*

The attic of the Old Stone School is accessed through a hatch in the ceiling of the entry, right outside of the door to the ell classroom. From the attic hatch (figure 53), one can clearly see the area between the modern drop ceiling and the historic plaster ceiling above.



The attic itself is extremely dark, having no windows or ventilation, and is composed of one open room. Here one can easily view the dimensional lumber construction of the roof structure. The roof sheathing is circular-sawn, as is the system of interior bracing that runs beneath the ridge to support the heavy slate roof. The floor is random width boards, through which one can see the lath at the back of what remains of the original plaster ceilings below.



Figures 54 & 55: View from approximate mid-point of building north at west wall (left) and below ridge (center).

From within the attic one can see the masonry of the south chimney (figure 56), which was used to ventilate the furnace. Although the top of the chimney may have been rebuilt in ca. 1948, when the furnace was upgraded, the below-roof portion of the chimney does not appear to have been rebuilt. One can also clearly see the large ventilation ducts beneath the whirlybird at the north side of the ell, where there was once a second chimney that was removed in ca. 1948 (figure 57).

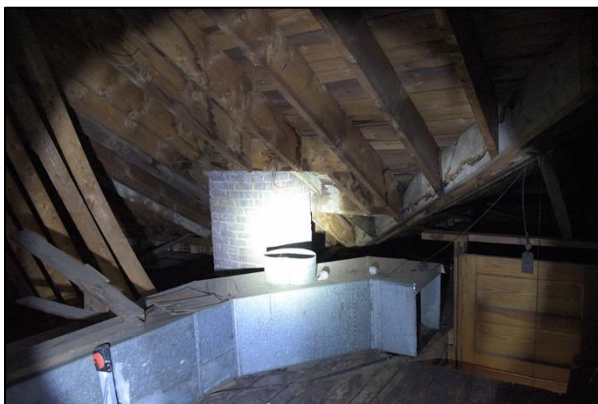


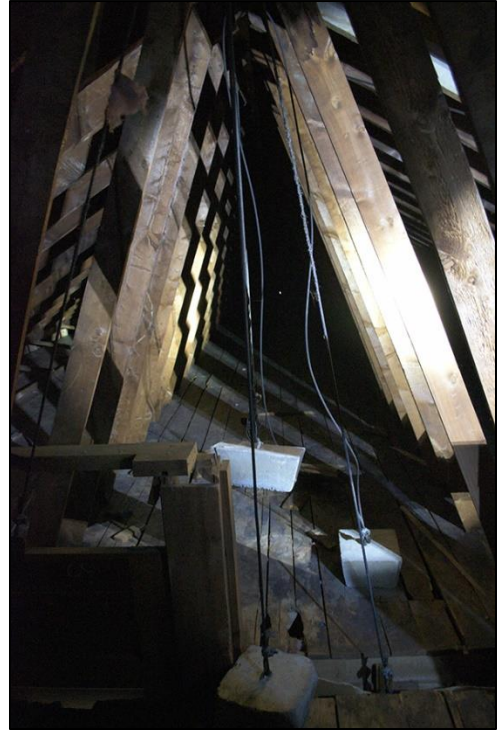
Figure 56: Historic brick chimney (south slope of ell) Figure 57: ca. 1948 vent that replaced original north chimney

## Part II: Architectural Description with Character-Defining Features



*Figure 59: West gable end, above primary entrance*

From the attic space, one can view the framing at the back of the entrance pavilion and the void left by the loss of the four-light round window that once occupied the tympanum above the front door. This window opening is covered by a piece of recycled military-era plywood (figure 59).



One of the most interesting features of the attic-level is the counterweight system for the pocket doors in the north and south classrooms below. Each of these doors was constructed with cinderblock counterweights in the attic that were held by pieces of steel cable. The weight system would have allowed the overhead pocket doors to be operated much like weighted window sash. Over the years, safety stops were added to the closet jambs below as a precaution to keep the heavy doors from closing unexpectedly and to provide a safer environment for both teachers and students.

**Part II: Architectural Description with Character-Defining Features**

<i>Character-Defining Features of the Building's Interior</i>		
<i>Primary Features/Spaces</i>	<i>Secondary Features/Spaces</i>	<i>Non-Historic Features/Spaces</i>
<ul style="list-style-type: none"> <li>• <i>General floor-plan with central hall (and associated stairs) and large open classrooms in main block</i></li> <li>• <i>Plaster finishes throughout</i></li> <li>• <i>Wooden floors</i></li> <li>• <i>Remaining historic interior doors (five-panel)</i></li> <li>• <i>Stair hand-rails/balusters</i></li> <li>• <i>Remaining chalk boards, ledges, and trim throughout</i></li> <li>• <i>Classroom closets with overhead doors</i></li> <li>• <i>Transom lights</i></li> <li>• <i>Door and window trim</i></li> <li>• <i>Interior closets in north storage room (ca. 1948)</i></li> </ul>	<ul style="list-style-type: none"> <li>• <i>Ancillary rooms in basement of ell</i></li> <li>•</li> </ul>	<ul style="list-style-type: none"> <li>• <i>Modern dropped ceiling</i></li> <li>• <i>Fluorescent lights</i></li> <li>• <i>Hollow-core doors</i></li> <li>• <i>Bathroom fixtures</i></li> <li>• <i>Modern dividing walls in south storage room</i></li> </ul>

## **Part II: Architectural Description with Character-Defining Features**

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### Part III: Existing Conditions Inspection

The Newington Old Stone School is in overall fair condition, having sat vacant for twenty years. Though the building gave no appearance that it had active leaks and is in overall good structural condition, it needs a lot of attention before it can go back into active use. Since the building closed, there has been very limited maintenance, and physical concerns that were noted in 2003 have only been exacerbated since the building was closed to the public in 2002. The life-safety and accessibility concerns that led to the closure of the building in 2002 are significant, and would need to be addressed, along with additional concerns generated by the continued degradation of the building and structure, to return the building to public use.

The assessment of condition is, by its very nature, somewhat subjective, and this report aims to give a fair and balanced assessment. When looking at a building with a critical eye toward potential issues, one is likely to focus on a lot of areas with room for improvement, and areas of poor condition do not necessarily correlate to areas that should receive the highest prioritization for repair.

#### EXTERIOR INSPECTION

The exterior of the Old Stone School is in overall poor condition.

Roof - From the ground, the slate roof appears to be in stable (good to fair) condition, with minor areas with missing and/or cracked slates and no obvious signs of active leaks (as noted in the 2003 Austin Architects report). Unlike the main roof, the asphalt roofs of the north and south rear vestibules are in very poor condition. The shingles are flaking and the roof fascia is severely deteriorated (figure 60).



*Figures 60-62 (clockwise from left): North vestibule with degraded asphalt roof and rusted metal door; vegetative growth along fascia of main block (above), and rodent entry holes in fascia of north vestibule (below)*

Roof Fascia & Trim - The painted wooden fascia and roof trim expresses overall age, with paint flaking and/or crazing. Vegetation that is currently growing along the southern and southeastern faces of the building has impacted the roof fascia; however, the level of impact this growth has had to the wooden fascia is unknown at this time (figure 61). Additionally, there are areas at the east elevation where rodents have chewed large holes through the fascia to access the building interior (figure 62).

### Part III: Existing Conditions Inspection

Chimneys - From ground-level inspection, the brick chimney appears to be in sound condition with the exception of the large crack on the south face of the chimney as noted in the 2003 Austin Architect report. The connection with any existing mechanical system or its internal integrity are unknown at this time. The metal ventilation stack is heavily rusted, and it is unknown how it connects with the any existing mechanical system, nor is the integrity of the unit known.



Figure 63: Cracks in cobblestone at east elevation



Figure 64: Cracks in cobblestone at west facade

Cobblestone Walls - All four exterior walls of the building are composed of cobblestone masonry. This cobblestone is in fair condition, with areas of missing and/or cracked mortar joints (figures 63 & 64). In some instances, cracks are visible spanning multiple courses of cobble. Furthermore, along the south and east faces of the schoolhouse, vegetation has been allowed to grow on the building, spanning large sections of the walls as well as reaching up to the roof. This growth has the high potential of negatively impacting the mortar and integrity of the stone façade by trapping moisture against the building and eroding the mortar beneath. A few portions of the building are finished with stucco, which is generally in fair condition; however, there are layers of dirt and/or grime on the surfaces along with vegetative growth on the southern portion; the stability of this material should be more thoroughly analyzed once the vegetation is cleared.

Windows – The surviving original six-over-six wooden windows are in fair to poor condition (figure 65). All units express their age and lack of maintenance with extensive paint and putty loss at the first-floor and the condition of the ground-floor (basement) windows largely unknown behind the modern exterior and interior panels. The operational capabilities need to be further evaluated on a unit-by-unit basis. Though several of the remaining windows retain exterior screens, there are no storm windows on the building. A round opening located in the entry gable now holds a painted piece of plywood covering an original four-light window opening (this was misidentified in 2003 as originally holding a clock). The center window at the east elevation of the Ell has a panel of rigid board insulation within its bottom sash (which is still visible from the interior). A unit-by-unit window survey that includes the removal of the plywood panels will provide a better understanding of the condition of the sash.

### Part III: Existing Conditions Inspection



Figure 65: North classroom windows, facing east



Figures 66 & 67: Details of lower level windows, showing damage to window casings (note large masonry crack at right image)

Exterior trim and casing around all windows and doors are in fair to poor condition, with paint failure generally typical at all locations. Rot and further wood damage will need to be evaluated more closely: in many locations, paint failure is visible with rot and water damage a strong potential. The woodwork around the lower level windows expresses rot and damage and was more closely inspected at the time of the

### Part III: Existing Conditions Inspection

assessment (figures 66 & 67). Many of the sills at the lower level are missing entirely, as was noted in 2003. These windows have been closed up with T111 paneling. In some instances, the window sash may still exist behind the paneling; however, there were only a couple of locations that hinted at the potential of a window remaining in place, with the rest missing. The integrity of the exterior T111 paneling is in generally fair condition, with some areas of damage. Several rodent holes were observed at the lower corners of the paneling.

Doors - The exterior doors are in fair to poor condition. The primary entrance doors appear structurally sound, though suffering from extreme paint-loss with large areas of bare wood visible (figure 15). The four other exterior doors (located at the north and south egress stairs and at the north and south rear vestibules) are in poor condition. The historic wooden egress doors have paneling applied to their exterior and are generally not safe to use or operate (figures 17 & 18). The modern, metal vestibule doors are rusted and worn and have poor thermal capabilities and operations (figure 60).

Vestibules - The north and south rear vestibules are in poor condition. There are several holes in the T111 siding and damage that allows the elements and potential critters to enter into the space. Each vestibule has a louver on its east elevation, serving some unknown purpose (figure 68). As previously noted, the roofs of both volumes are in bad condition. The roof and wall framing is exposed and painted at the interior and appears to be in generally structurally sound condition (figures 47 & 48). The southern volume has a mix of painted and unpainted exposed roof framing. Concrete stairs are present within both volumes that are in fair condition; however, each stair lacks a hand-rail. Floor drains are present within the concrete floor slab of each vestibule.



Figure 68: East elevation of south vestibule showing boarded window and louvered vent

### Part III: Existing Conditions Inspection



Figures 69 & 70: Damage to landing at south side of steps from the side (left) and above (right)

Concrete Steps - A grand concrete staircase is situated at the main entrance to the schoolhouse (figure 15). These stairs rise from the grade to a narrow landing at the top, just outside the entry doors. The landing does not meet current building and life safety code requirements, due to its size and clearances for the doors. There are areas of these steps that are crumbling and falling apart (figures 69-70). The metal handrails are in poor condition, have poor connections to the building and the stairs and dimensionally the metal railings do not conform with building and life safety codes. This damage to the concrete structure of the stairs is prominent and visible from below and within the Mechanical Room. Further spalling of the concrete and exposure of internal rebar can be seen. Furthermore, both the north and south sides of the stairs are enclosed below (these walls are part of the enclosure of the mechanical room). Composed of cobblestones and an old window opening centered below the landing, these walls are in poor condition. The window opening at the south side has a wooden panel that is penetrated by the electrical service. Daylight is visible at the upper extent of the opening (figure 36). The north three-light window sash remains *in situ*, however, several panes of glass are missing and it is now covered with T111 paneling from the exterior (figure 37).

Fire-Escapes – The metal egress stairs located on the north and south faces of the building that were added in 1945 are in poor condition (figures 17, 18, 71 & 72). Neither stair is safe to use, with noticeable areas of rust, degrading concrete footings and poor structural support. These stairs do not conform with building and life safety code requirements for egress stairs. The treads are thinner, and risers are taller than allowed and the overall width of the staircase and its associated top landing are narrower than permissible. Additionally, both showcase some areas of vegetation growth on them.

### Part III: Existing Conditions Inspection



Figures 71 & 72: South fire escape stair configuration (left) and damage to concrete base (right)

**Site Inspection** - The site itself is in fair condition. Grass grows against the building's concrete and stone foundation and is in direct contact with the sills of the west basement windows. Most vegetation is kept off of and away from the building, with the exception of the noted vegetation climbing the south and east sides of the building. Larger, mature trees are located along the road and at the perimeter where the property transitions to the town forest. A simple dirt drive partially circles the building; however, it is very poorly defined. Additionally, there is no defined path to the main building entrance or to any of the secondary egresses from the building. Furthermore, there is no defined on-site parking.

Building utilities are visible on the west façade, adjacent to the entrance staircase, connecting to a single utility pole in the front lawn. There are also two locations where light fixtures were once located flanking the entry doors; however, no fixtures are present, just the exposed receptacle boxes that are integrated with the stone façade. Over the entrance is a modern, two-bulb flood light. On the east elevation of the Ell, there is a water spigot that is connected and pulling from the Boy's Restroom and is located within a previous window opening, now closed-up with T111 paneling. The building is on Town water, which was apparently never turned off when the building was closed in 2003 and shut off by the Portsmouth Water Authority at the time of the site-visit. The building septic is located in the yard behind (east) the building (figure 13).

## Part III: Existing Conditions Inspection

### INTERIOR INSPECTION

Entry Hall – The wooden floors of the Entry Hall are painted and in fair condition (figure 21). There are areas where the wood is cupped or damaged. The stairs are in a similar condition, with much more wear marks and paint failure than on the flat floor surface. The wooden handrails, balusters and newel posts associated with the stair are all painted and appear to be in fair condition with some areas, particularly at the newel posts, needing repair where the wood has been banged-up and damaged. The stairs leading to the lower level have rubber treads and risers that are in poor condition, and there is no handrail at either side of the south stair to help navigate the original stair tread and riser dimensions and only a single exterior handrail at the north stair. Several of the basement-level treads are noticeably cupping which contributes to an unsteady traversing of the stairwell. A chair rail is visible within the Entry Hall with the exception of the eastern wall where a change in paint color maintains the chair rail height, but no trim is present. Below the chair rail, a thin modern wall paneling is installed over areas of the plaster wainscot. This paneling is bubbled slightly in areas of the south basement-stair, beneath the cleats for a missing hand-rail. The plaster walls of the space are in fair condition, with areas of age and wear. The interior doors accessing the classrooms are not original (mid-to-late 20<sup>th</sup>-century hollow-core) and are in fair to poor condition. An original transom remains over the door to the Ell Classroom, with panels located in the transom locations above the doors to the North and South Classrooms. The modern, lowered acoustic ceiling throughout this space is in fair to poor condition. This lowered ceiling impacts the transom windows at the front entry doors and has areas of minor damage. Above this lowered ceiling is the original plaster ceiling; however, from the area visible around the attic hatch, not much of the plaster remains intact due to broken keys to the lath behind (figure 73). Basic lighting is connected with the lowered ceiling.



North Classroom – The wooden floors of the North Classroom are painted and in fair condition (figures 24 & 25). The removal of an old floor vent has left a hole in the surface, and there are isolated areas of other minor damage. Some minor cupping of the plank flooring is present. The plaster walls of the room are in fair condition with minor cracks to the surface, a hole located along the baseboard on the west wall (which is used as a rodent trail) (figure 74), and a plywood panel over a former mechanical chase at the top of the south wall above the closet. The interior walls of the closet along the south wall showcase a mix-match of painting and have more noticeable plaster damage than the walls of the classroom. These closet doors, that raise into the Attic space via a pulley system, are not safe. The pulleys themselves are frayed and safety measures are not installed to prohibit incident. Additionally, these paneled doors are painted on the classroom-facing side and shellacked or varnished on the interior. A chalk rail runs along the east wall, with a portion wrapping onto the north wall. The windowsill is in poor condition, with noticeable water damage. As in the hall, an acoustic ceiling is installed throughout this classroom, presumably beneath a failed original plaster ceiling. It is in poor condition, with areas of water damage near the windows and general

### Part III: Existing Conditions Inspection

cupping of the panels due to age and general internal environment of the building (figure 76). Basic fluorescent lighting is connected to the lowered ceiling. The older illuminated exit sign above the north door is smashed, and the exterior door is heavily water damaged (figure 75).



Figure 74: Rodent hole below north classroom windows



Figure 75: Egress door at north wall of north classroom



Figure 76: Water damage to ceiling above north classroom windows

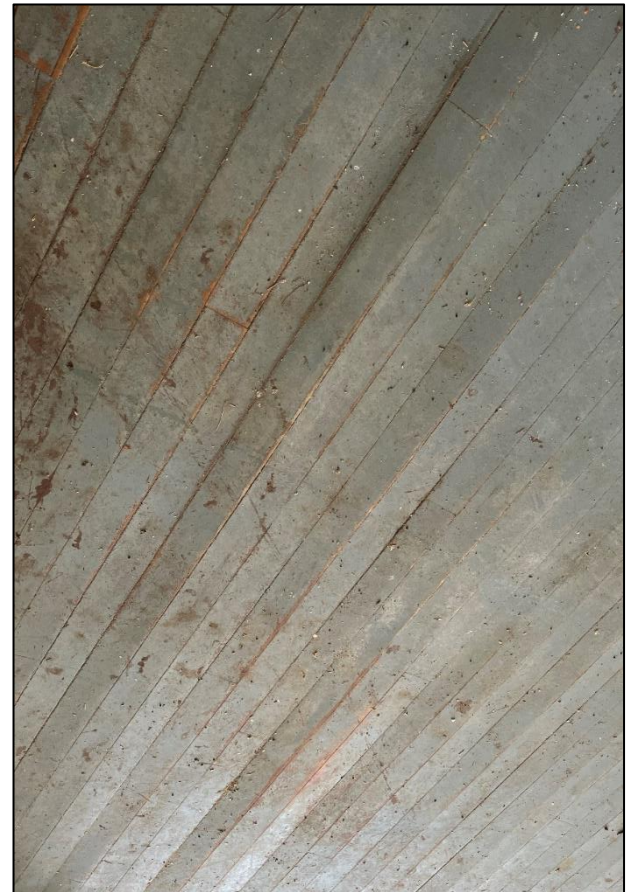


Figure 77: Damaged floor boards at northeast corner of south classroom

**South Classroom** – The wooden floors of the South Classroom are painted and in fair to poor condition (figure 27). As in the North Classroom, there are areas where vents have been removed and other minor damage. There is noticeable cupping of the plank flooring primarily at the northeast corner of the classroom



### Part III: Existing Conditions Inspection

(figure 77). The plaster walls of the room are in fair condition with minor areas of cracking. The interior walls of the closet along the north wall are painted and include some old blocking for potential shelving. As in the north classroom, the overhead closet doors, that raise into the Attic space via a pulley system, are unsafe. The pulley system is quite worn, and there are no safety measures installed to prohibit incident. Additionally, these paneled doors are painted on the classroom-facing side. A chalk rail runs along the east and south wall; however, the original chalkboards are missing. The windowsill is in poor condition, with noticeable water damage. As in the other rooms of the main floor, an acoustic ceiling is installed beneath the historic plaster ceiling (which presumably failed). The acoustic paneling is in poor condition, with areas of water damage and general cupping of the panels due to age and general internal environment of the building. Basic fluorescent lighting is connected to the lowered ceiling. Again, the older illuminated exit sign at the fire-escape at the south side of the room is smashed.

Ell Classroom – The wooden floors of the Ell Classroom are painted and in fair condition with some areas of minor damage throughout (figures 31 & 32). Each of the closets on the east wall have raised floors from the main floor of the classroom. The plaster walls of the room are in fair condition with areas of paint failure (particularly beneath the south chalkboard) and cracking of the plaster. The interior walls of the closets are painted vertical board paneling. A chalk rail runs along the north and south wall, with remaining chalkboards present at each wall. The windowsill is in fair condition, with noticeable water damage. As elsewhere in the main floor, the acoustic ceiling is in fair condition, with minor areas of water damage and general cupping of the panels due to age and general internal environment of the building. Basic fluorescent lighting is connected to the lowered ceiling.

Lower Level Hallway – The Lower Level Hallway has painted concrete floors that appear to be in fair condition (figure 33). The walls of the hallway are composed of painted horizontal flush boards that are butted together at the ends. These are in fair condition but are generally not smooth as boards appear to have cupped over time and they have areas of crazed paint. Ductwork is present throughout the halls, creating openings in the walls alongside old mechanical hatches integrated within the wall related to the previous ventilation system. Glass transoms remain over the doorways into the North and South Storage Rooms. The plaster ceilings throughout are in overall poor condition, with areas of plaster falling down or having been previously impacted by the mechanical equipment. Some areas of modern gypsum board are also patched into the ceiling. Lighting is not present within the space. Overall, this hallway is covered in dirt, grime and debris.

Painted wooden “Fire Exit” signs are located above the interior doors that lead out to the vestibules. There are original wooden doors with sidelites and transoms at both vestibules; these are in fair to poor condition, with portions of the sidelite and transom covered over with wall and/or paneling (figure 46). Other original window openings exist within both vestibules are in all instances closed-up.

Mechanical Room – A large sheet metal door provides access from the Hallway to the Mechanical Room which is located beneath the Entry stairs (both internal and external stairs) (figure 34). Overall, this space is in very poor condition with notably damp conditions observed at the time of the site-visit. The brief section of plaster walls that transition from the Hallway into the Mechanical Room are in fair condition. The remaining walls of the space, including the exterior walls, are in very bad condition, with a major portion of the west wall along with the sloped ceiling which is the underside of the concrete entrance stairway, failing and crumbling (with several pieces of exposed rebar hanging from the ceiling) (figures 35 & 36). There are several wooden structural posts and support located within this space that indicate a

### Part III: Existing Conditions Inspection

previous attempt to stabilize the structure; however, these are doing very little and impact the overall functional use of the space. Ductwork is run from the two pieces of mechanical equipment which is outdated, inefficient and inoperable at this time. The floor itself is covered in dirt and debris, including broken glass from the below-stairs windows at the western end of the room. There is a single lightbulb at the entrance to the room that provides some illumination to the space.

North Storage Room – The concrete floor of the North Storage Room is in fair condition (figure 38). The walls are concrete foundation walls beneath the window-sill level and cobblestone above. There are boarded-up window openings on the east and west walls. The walls were painted various colors over time; however, today, the concrete foundation walls are chipped, have areas of efflorescence (particularly visible along the west wall) where salt has leached through, and have failing paint (figure 78). The south wall is plaster, much of which is cracked at the surface, representing failure and degradation from the unstable internal environment of the building due to continual changes of heat and humidity as an unoccupied building. A painted paneled closet with various shelves is located at the south end of the room. Constructed within the room is a panel-walled storage room that has paneled doors on all sides and various shelving (figures 41 & 42). This element is in fair condition. The plaster ceiling is in poor condition, with large areas of losses, where the plaster keys have failed and are no longer adhered to the lath (figure 39). Mechanical ducts cross the ceiling, and some fluorescent light fixtures are hung throughout the room.



Figure 78: Efflorescence at west wall of north classroom (inside of built-in closet)

South Storage Room – The concrete floor of the South Storage Room is in fair condition (figure 43). The walls are like those of the north storage room with cobblestone above a poured concrete foundation. and boarded-up window openings on the east and west walls. The walls are painted; with areas of chipped and

### Part III: Existing Conditions Inspection

failing paint. Modern faux-wood paneling beneath the window-sill level obscures the historic poured concrete foundation. The north plaster wall has areas of surface cracking across its surface, representing failure and degradation from the unstable internal environment of the building, along with holes and exposed lath. A painted paneled closet with various shelves is located at the north end of the room and has the bottom portion of its original paneled door cut off (figure 45). Constructed within the room is an unfinished panel-walled storage room. This element is in poor condition. As in the North Storage Room, the plaster ceiling is in poor condition, with large areas of failure. Mechanical ducts cross the ceiling, and some fluorescent light fixtures are hung throughout the room.

Ell Boys' and Girls' Restrooms – The painted concrete floor is in fair to poor condition with areas of paint failure. There are areas of paint failure at the exterior stone walls of the restrooms. The interior walls constructed between the two restrooms and along their eastern side are painted horizontal wood paneling that matches the Lower Level Hallway. These walls are in fair condition, but express paint failure similar to the other walls of the space. Each room has a single-stall partition that is in poor condition (figures 49 & 52). The remaining plumbing fixtures and bathroom accessories are not salvageable, nor are they original to the building. The hot water heater is exposed and located in the Girls' Restroom. The plaster ceiling is in poor condition, with large areas of failure and modern gypsum patches. Mechanical ducts cross the ceiling, and very minimal lighting is present.

Attic – The Attic is in fair condition. Generally, the access hatch functions, and still has some of its original trim. There are areas with missing floorboards that create unsafe conditions throughout the attic. The roof structure appears to be generally sound, with areas of old water damage (particularly adjacent to valleys and roof penetrations, figures 56 & 57) but no obvious active leaks and some rafters that may need some reinforcing to better support the slate roof. The pulley system for the closet doors of the North and South Classroom remains intact; however, the cable is extremely worn and has uncontrolled counterweights (figure 59). Very minimal ductwork exists within the Attic, primarily visible on the east side closest to the brick chimney and metal ventilation shaft. There is no lighting present throughout the Attic. Though there is passive interior ventilation, there is not any exterior ventilation.

Insulation – There is very little visible insulation in the Old Stone School. The heavy cobblestone exterior walls provide some thermal massing, and it is unlikely that there is much if any insulation added between the interior plaster and exterior wall. Some very sparse fiberglass insulation was visible between the attic floorboards and lath of the main-floor ceiling from the attic level, however, the insulation was extremely thin and heavily degraded by rodent use. All pipes were uninsulated, and the remaining historic windows have no exterior storms. It is also unlikely that there is any insulation within the boarded-up window openings of the lower level or at the stucco panel zones on the north, south and east walls, visible from the exterior.

Building and Life-Safety Code – The Old Stone School was closed in 2002 due to concerns related to modern building code particularly as relates to Life-Safety and ADA. At the time of this Assessment, the codes applicable to the building, as adopted and amended by the State of New Hampshire, are: 2018 International Building Code (IBC); 2018 International Existing Building Code (IEBC); 2018 International Energy Conservation Code (IEC); 2018 International Mechanical Code (IMC); 2018 International Plumbing Code (IPC); 2018 NFPA 1 Fire Code; 2018 NFPA 101 Life Safety Code; 2020 NFPA 70 National Electric Code (NEC); 2015 NFPA 914 Code for Fire Protection of Historic Structures; ICCA-117.1-2009 Edition, Accessible and Useable Buildings and Facilities. As a designated historic structure, the Old Stone

### Part III: Existing Conditions Inspection

School is permitted to utilize codes defined within the IEBC for historic buildings. These codes provide some leniency on general building codes as they relate to character defining features such as stairs, railings, doorways and windows, fire separation and egress. However, a meeting should be held with the local Authority Having Jurisdiction at to ensure conformance with codes and to determine extents of upgrades and conformance with modern code.

At present, the building does not have any accessible entrances, and the split-level interior makes compliance with ADA difficult. All of the exterior entrances are stepped. Though the basement-level is largely at one plane, the primary entrance landing in the central entry hall is about half-way between the main and basement levels. Egress from both levels of the building needs upgrading, as the path is blocked and/or unmarked, doors are non-functional, stairs are difficult to traverse and overall, there is improper illumination of the exits. Additionally, the existing restrooms do not comply with ADA or modern plumbing codes, due to their location/access, internal dimensions and clearances, and general fixture locations and quantities.

Hazardous Materials – The Town has raised several concerns relating to hazardous materials at the Old Stone School. If the electrical panel was installed prior to 1978, it is also likely to contain PCBs. As the building was constructed prior to 1978, it can be assumed that all painted surfaces likely contain lead paint. Lead paint, like many hazardous materials is only really dangerous when degraded and poses the most harm when it is on moveable surfaces such as doors and windows, the operation of which can create lead dust. Asbestos was a commonly-used fire-retardant in the mid-20<sup>th</sup> century (particularly between the 1940s-1970s), and used in all kinds of materials from vinyl floor tiles, counter-tops, caulking, wall and pipe insulations, etc. Depending on the age of the furnaces, asbestos may have been used as an insulator within the units. It is also possible, that there may be asbestos in the building's plaster, or in caulking around the window and door openings .

A hazardous materials assessment should be performed on the building prior to any work commencing, including any and all demolition. Some hazardous materials, such as lead paint, can be safely mitigated by encapsulating paints while other materials may require abatement. During window rehabilitation projects, window restorers typically strip historic windows of all hazardous materials as part of the rehabilitation process, further reducing the danger posed by the lead paint and potential asbestos caulking.

#### BRIEF DESCRIPTION AND EVALUATION OF MEP SYSTEMS

The MEP systems of the Old Stone School are largely non-functioning at this time.

- Heating & Cooling – The existing heating system has been turned off since at least 2002. Though the last recorded update to the system was done in 1948, it is likely that the vintage dual boiler system has been updated since that time: a sticker on one of the present boilers indicates that it is an oil-fired Underwriters Laborites Furnace No. 437423 (a second sticker indicates it is a Magic Chef oil fired furnace L52-68-20 that was manufactured in January of 1983. Even if the system was updated in 1983, it is likely extremely inefficient (if it is even possible to bring it back into service after sitting inert for 20 years). The forced-hot-air ductwork throughout the building is uninsulated, and hangs throughout the rooms of the basement level.

There is no cooling system in the Old Stone School.

### Part III: Existing Conditions Inspection

- Ventilation - The condition and usability of the 1921 passive ventilation system is unknown at this time, and the building does not have any functional modern mechanical ventilation.
- Electrical – Most of the electrical circuits throughout the Old Stone School are currently switched off. The 200-amp service enters the building beneath the front stairs and connects to a mid-20<sup>th</sup> century panel at the south wall of the mechanical room (figure 79). The panel itself has quite a bit of surface rust, and there is visible corrosion on some of the circuit breakers. Much of the wiring was replaced by the Air Force during their occupation of the building and the original non-grounded cloth-covered nonmetallic-sheathed cable was replaced with grounded non-metallic sheathed wiring. With all of the visible rodent activity in the building, and the many years that the structure has sat vacant, it is likely that some of these wires may have been chewed, and the system is largely unsafe for use.
- Plumbing – The running water to the Old Stone School is now shut off; it was unknowingly running during the time of the site inspection, at which time it was coordinated to shut the system down. The existing restrooms in the basement of the building are in extremely poor condition and have sat unused for at least 20 years. The sink located in the North Storage Room also is in poor condition and has sat unused for some time. Likely all waste piping to the building is cast-iron, and the age and capacity of the septic are currently unknown.
- Fire-Protection – The Old Stone School has a modern hard-wired fire alarm system that is located within the entry hall. This system is wired directly to the Newington Fire Department. Although alarmed, a more comprehensive alarming of the entire building should be integrated and a wet or dry fire suppression system considered, depending on the long-term use of the building.



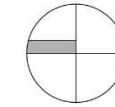
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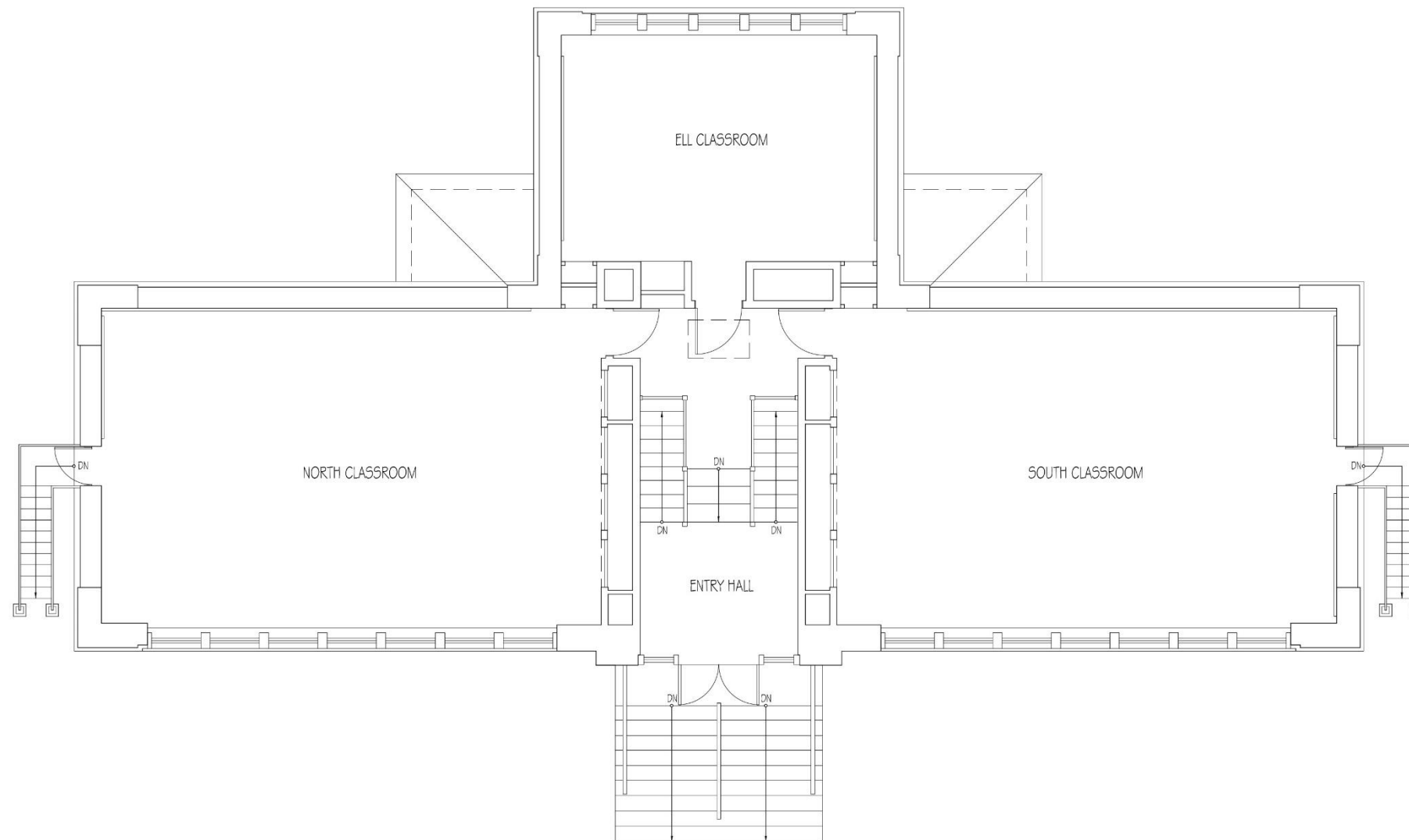
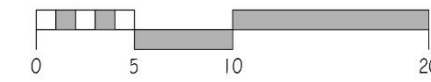
**Part III: Existing Conditions Inspection**

MAIN LEVEL FLOOR PLAN  
OLD STONE SCHOOL  
MISIASZEK TURPIN PLLC - 2023

PROJECT NORTH



SCALE: 1/8" = 1'-0"



### **Part III: Existing Conditions Inspection**

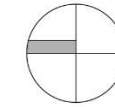
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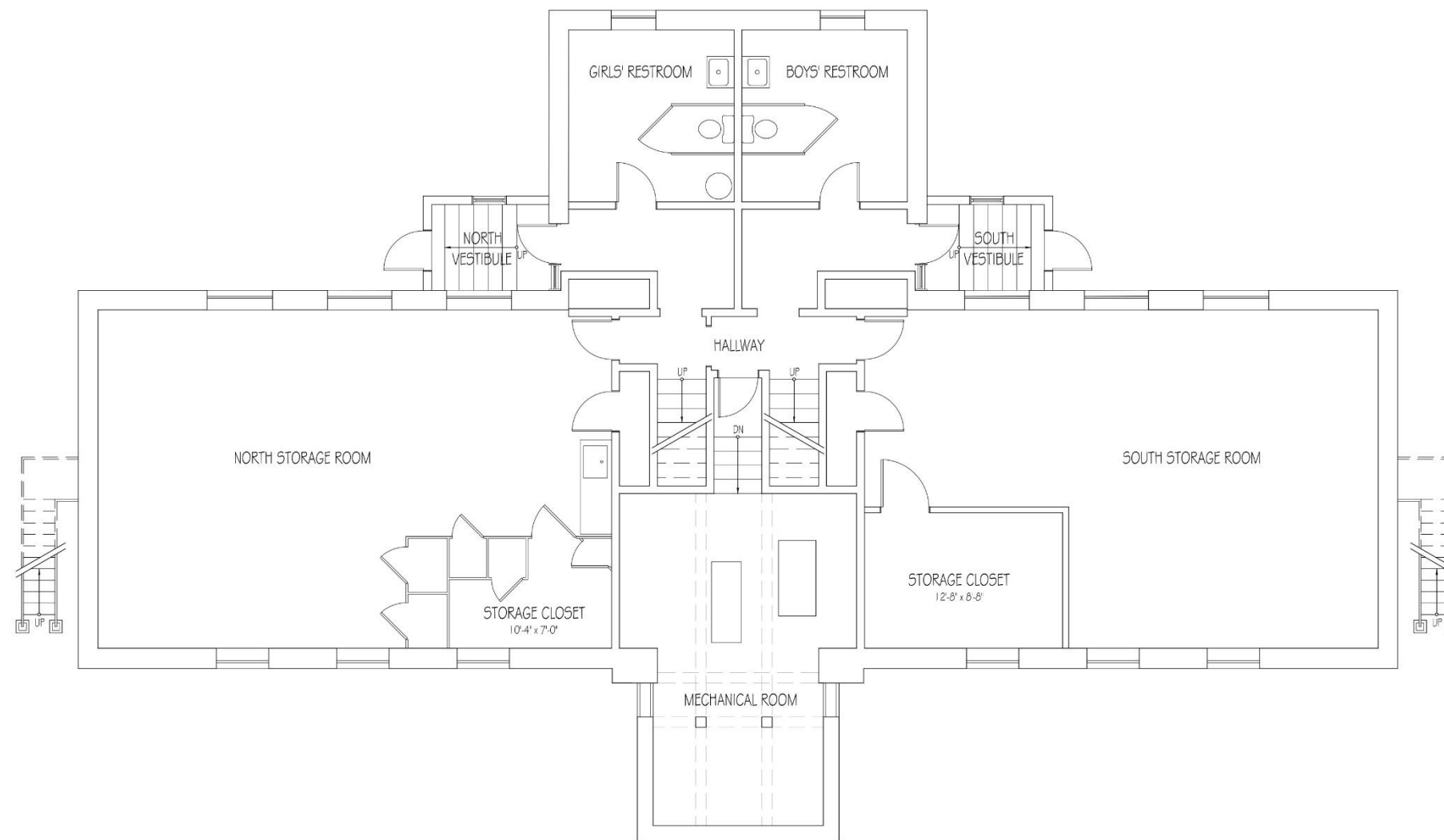
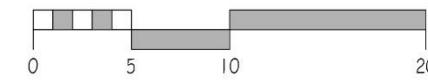
**Part III: Existing Conditions Inspection**

LOWER LEVEL FLOOR PLAN  
OLD STONE SCHOOL  
MISIASZEK TURPIN PLLC - 2023

PROJECT NORTH



SCALE: 1/8" = 1'-0"

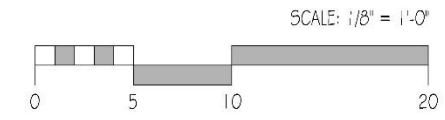


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Part III: Existing Conditions Inspection

WEST ELEVATION  
OLD STONE SCHOOL  
MISIASZEK TURPIN PLLC - 2023

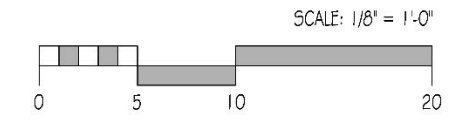


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**Part III: Existing Conditions Inspection**

EAST ELEVATION  
OLD STONE SCHOOL  
MISIASZEK TURPIN PLLC - 2023

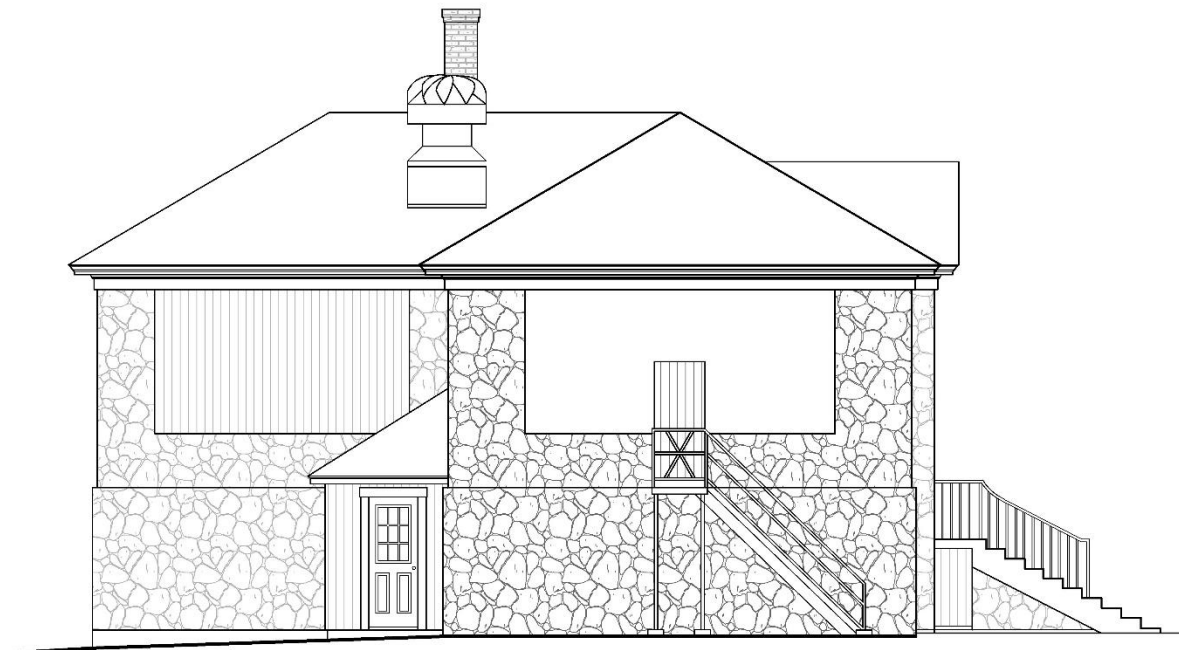
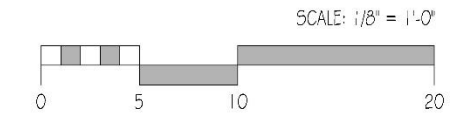


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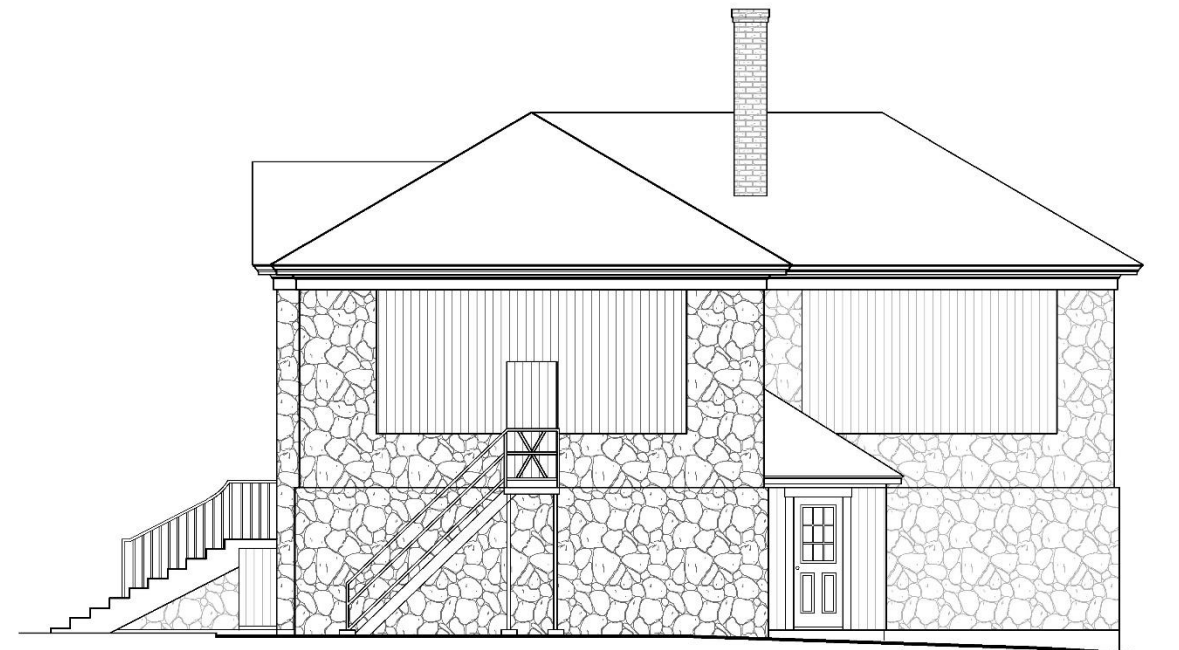
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Part III: Existing Conditions Inspection

NORTH AND SOUTH ELEVATIONS  
OLD STONE SCHOOL  
MISIASZEK TURPIN PLLC - 2023



NORTH ELEVATION



SOUTH ELEVATION

### **Part III: Existing Conditions Inspection**

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## Part IV: Recommendations for the Old Stone School

It is recommended that all work to the Old Stone School be undertaken in accordance with the *Secretary of the Interior's Standards for Rehabilitation* (Appendix A). There are four different treatment approaches under the guidelines of the Secretary of the Interior: Preservation, Rehabilitation, Restoration, and Reconstruction. Because the School evolved over time, the *Standards for Rehabilitation* are the most appropriate guidelines to use for the building. These *Standards* acknowledge the need to alter and add to historic properties to meet continuing or changing use while maintaining the property's historic character.

As the Old Stone School was listed as a contributing resource to the Newington Center National Register Historic District in 1987, the building is defined as "historic" in relation to modern building codes. For instance, the Americans with Disabilities Act (ADA) explicitly includes particular and more flexible allowances for historic properties, so that modifications do not "threaten or destroy" architecturally and historically significant building elements. At the time of this Assessment, the codes applicable to the building, as adopted and amended by the State of New Hampshire, are: 2018 International Building Code (IBC); 2018 International Existing Building Code (IEBC); 2018 International Energy Conservation Code (IEC); 2018 International Mechanical Code (IMC); 2018 International Plumbing Code (IPC); 2018 NFPA 1 Fire Code; 2018 NFPA 101 Life Safety Code; 2020 NFPA 70 National Electric Code (NEC); 2015 NFPA 914 Code for Fire Protection of Historic Structures; ICCA-117.1-2009 Edition, Accessible and Useable Buildings and Facilities. As a designated historic structure that is included as a contributing resource to a National Register listed district, the Old Stone School is permitted to utilize codes defined within the IEBC for historic buildings. These codes provide some leniency on general building codes as they relate to character defining features such as stairs, railings, doorways and windows, fire separation and egress. However, a meeting should be held with the local Authority Having Jurisdiction to ensure conformance with codes and to determine extents of upgrades and conformance with modern code.

The recommendations listed in this Historic Building Assessment provide a list of needed building improvements in an effort to physically secure the existing building and refurbish the character-defining features while also adapting the structure to comply with the appropriate modern building codes. As the long-term reuse of the building is currently unknown, the recommendations explore what different code implications may be triggered by changes in use, and how different uses might affect the overall renovation. Discussions for reuse have included returning the building to use as a community center, converting the space into office space, looking into utilizing the building for housing, and or developing a mixed-use plan.

The recommendations are made in a suggested phased approach according to the immediacy of the condition issues. As funding becomes available and the long-term use of the building becomes apparent, the Town will want to create more detailed architectural and engineering drawings and specifications for each item, based on National Park Service recommendations and guidelines. The 2000 Quitclaim Covenant (Appendix C) requires the Town consult with the NH Division of Historical Resources when developing these plans. Further, it is recommended that the Town/Newington Historic District Commission consult with the New Hampshire Land and Community Heritage Investment Program (if utilizing grant funding) prior to beginning any construction. The Covenant also dictates that plans for the building and property need to be approved by the NH Division of Historical Resources prior to the Town making any substantial changes to the building or property.

Though it is most cost-effective to tackle all of the suggested renovations at once, the building renovations are broken down into phased priorities to create more manageable projects that may appeal to various granting agencies and donors. As with any historic building, the greatest priority should be given to keep

## Part IV: Recommendations for the Old Stone School

water out of the building and prevent further decay and making sure that the building is structurally-sound. Although no obvious signs of active leaking were observed at the site-visit, no matter which direction the Town chooses to go with for the long-term planning of the building, repair to the historic slate roof will need to be undertaken as a first step to prevent further degradation of the building. Once the building is safe and secure, efforts can focus on building renovations and compliance with life-safety codes and accessibility in the most sensitive manner as practicable, creating a space that can be accessed safely by the entire community. Estimated costs have been generated for the outlined work in the first phase and a broader range estimate generated for the second phase due to the uncertainty of the final use of the building. These estimates were established at the time this report was composed in the spring of 2023. Depending upon the schedule for rehabilitation and implementation of each phase, escalation should be considered when evaluating the estimated costs. Additionally, these costs do not reflect or include construction-related machinery, equipment, general conditions etc. Estimated costs for the Building Systems do not include costs for the engineering analysis, design and the development of specific reports for the systems.

If the Town of Newington decides to “mothball” the building in accordance with National Park Service *Preservation Brief 31: Mothballing Historic Building*, the estimated price for Phase 1 may be slightly reduced, as a few of the line-items (e. g. rebuilding the fire escapes) will not be necessary to ensure that the building is watertight and pest-resistant while it waits for a long-term use. However, even to properly mothball the building, most of the Phase 1 components will be necessary to prevent further decay.

## Part IV: Recommendations for the Old Stone School

### PHASE 1: SAFETY AND STABILIZATION

**Estimated Total Phase I Cost: \$293,000.00 - \$416,000.00**

1. **Hazardous Materials Survey** - Prior to any work, a hazardous materials assessment should be conducted on the Old Stone School to ensure that any potential hazardous materials within the building are handled appropriately and with care in the restoration of the building. Abatement of these materials, including lead abatement should occur before additional work takes place. It would be recommended that lead paint throughout the building be encapsulated rather than attempted to be removed unless an extenuating circumstance requires the removal of some historic material. *Estimated Cost: \$3,000*

The primary focus of this phase is to repair, restore and where practicable upgrade the building's envelope in order to keep the elements out of the building and secure the property while the community dials in on the long-term rehabilitation goals for the building.

2. **Repair Historic Slate Roof** - The main slate roof of the building should be repaired; there is a scattering of tiles that need to be replaced and proper flashing should be confirmed around the intersections of the brick chimney and the metal ventilation shaft. Consult with a roofer who is well-versed in traditional slate repair methodologies to inspect the roof for loose, damaged, or cracked slates. As part of the roof repair, the Town should consult with a structural engineer to determine if additional roof support should be added inside of the attic. The approach should include reviewing the entire roof and replacing any missing, broken, or loose slate with the appropriate thickness, size, and color, matching as close as possible to the original to maintain the overall integrity of the roof. All work is to be done in accordance with the National Park Service *Preservation Brief 4: Roofing for Historic Buildings* and *Preservation Brief 29: The Repair, Replacement, and Maintenance of Historic Slate Roofs*. During this work, the Town may consider removing the metal ventilator if it is no longer going to service the building. If it is removed, the roof should be patched at its location and matching slate roof tiles installed.

*Estimated Cost: \$15,000.00 - \$20,000.00*

3. **Repair Brick Chimney** - The brick chimney should be repointed where necessary, both at its exposed exterior and at the attic-level of the interior. Employ a mason with experience in working with historic buildings to repair and repoint damaged mortar joints as necessary, matching the existing mortar as closely as possible in terms of color, composition, and finish. All work to be done in accordance with National Park Service *Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings*.

*Estimated Cost: \$5,000.00 - \$8,000.00*

4. **Repair Vestibule Roofs/Fascias** - The asphalt shingles on the hipped roofs of the north and south rear vestibule should be removed, the sheathing below evaluated for potential rot or water damage, new flashing and waterproofing installed, and re-shingled to match the existing in terms of design, color and texture.

*Estimated Cost: \$12,000.00 - \$18,000.00*

5. **Repair to Fascia/Soffit** - While the roofs of the main block and vestibules are being repaired, the fascia and soffits throughout the main block and vestibules should be fully inspected for rot, excessive paint cracking resulting in exposed wood surfaces, areas of crazing, and rodent damage. Any replacement of rotted or missing material should be with similar material, matching the profiles and dimensions of the existing material, and should be finished to match. In some instances, it may be possible to repair split or otherwise damaged elements with products such as PC Products Rot Terminator or PC Woody epoxy.

## Part IV: Recommendations for the Old Stone School

Replacement should be kept to a minimum to as great an extent as is practical.

*Estimated Cost: \$8,000.00 - \$12,000.00*

6. **Cobblestone Masonry Repair** -Repointing and repairs to the cobblestone exterior walls will be required on all exterior faces of the building. Prior to repointing, existing mortar samples should be taken and evaluated to generate a proper mortar formula, to provide matching and consistent mortar. All work should be performed by a qualified mason with experience working on historic stone buildings. All work to be done in accordance with National Park Service *Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings*. If it is discovered that the walls are not, in fact, solid masonry, the costs for the repairs will change. As part of this work, all vegetation should be fully removed from the building, including ground/subterranean vegetative roots. Inspect the masonry at these locations to ensure mortar remains intact, and repair where necessary.

*Estimated Cost: \$20,000.00 - \$30,000.00*

7. **Rebuild Primary Entrance Steps** - As a defining feature of the exterior of the building, the main entry stairs should be reconstructed to match the existing to as great a degree as is possible as this feature is beyond the point of repair. Reconstruction of this feature will ensure structural stability as well as thermal and weather-tight construction to the mechanical room. Samples of the materials should be saved in order to coordinate and match new construction to the original and extensive and dimensioned documentation of the staircase should be recorded for accurate reconstruction. It may be possible to increase the depth of the top landing/step as part of the reconstruction, as the minor change to design will not be very obvious from the façade and will substantially increase the safety of using the main entrance. Additionally, as much as practicable, the cobbles from the north and south infill should be salvaged and reused in the reconstruction. The existing railings should be salvaged, restored and reinstalled at their original locations (north, center and south on the staircase). This work will impact the foundation of this stair which also acts as the exterior walls to the mechanical room; extents of the reconstruction and the impact on these foundation walls should be closely evaluated to ensure appropriately reconstructed stairs and an enclosed and weather-tight mechanical room.

*Estimated Cost: \$30,000 - \$45,000.00*

8. **Rebuild Fire-Escapes** – Though the historic mid-century metal fire escapes are an historic feature, they do not comply with modern life-safety code. In an effort to create a safer interior environment, both north and south egress stairs should be removed with new metal egress stairs installed in their place. The new fire escapes should be constructed to meet modern life safety and fire code; however, it should be endeavored that the new units have similar features to the original stairs. New footings should be coordinated for the dimensions of the new stairs, and care should be taken in regards to the connection the fire escapes have with the building. These elements, although new, should remain un-roofed, as roofs located at these positions on the building would negatively impact the overall character of the building.

*Estimated Cost: \$15,000.00 - \$25,000.00*

9. **Repair/Replace Exterior Doors** - All exterior doors to the building have significant condition issues.

Due to a combination of code, security and safety concerns, the front door, although intact, should be replicated. There is extensive paint failure at the double-door, sidelites and transom, and the single-pane glass throughout is un-tempered. The original hardware and modern padlock does not meet building and life safety code requirements. The installation of a storm door over the main entry and flanking sidelites would prove difficult to mount and properly secure, in addition to the primary concern

## Part IV: Recommendations for the Old Stone School

of developing an already unsafe condition at the narrow landing of the entry stairs. The physical impact of changing out the hardware will leave large sections of historic door that would need to be patched, and it would be very difficult to retrofit the existing doors (and site-lights) with tempered glass, a feature that would enhance building security and safety. Although the *Standards* prefer the repair of deteriorated historic features over replication, in this instance it is likely more cost-effective and functional to have a custom door constructed to replicate the existing historic door in terms of overall design, color, texture and, materials (substituting new tempered glass for historic glass). The upper transom windows over the front door could be restored and remain in place; however, this will have to be coordinated with the reconstructed doors and sidelites and may possibly require reconstruction of these transom units as well.

The north and south main level egress stairs should be replaced with new doors that match the severely deteriorated historic doors in terms of design, color, and materials with new appropriate egress hardware and security precautions integrated (for example these doors could have no external hardware and truly be egress only doors). The width of the historic door openings can remain as is, pending the final use and occupancy of the rooms.

The modern metal exterior doors at the north and south rear vestibules should be replaced as well. Since we do not know what the original doors were at these locations, the model for these new units should be the interior doors which have low solid paneling and divided glass in the upper portion. These doors should also have appropriate egress and security hardware. As these doors potentially will provide access to lower level restrooms for exterior events and programs, hardware and access should be reviewed and determined how best to proceed.

Ensure that all replacement doors have adequate weather-stripping to prevent heat loss (and gain) through these openings. *Estimated Cost: \$30,000.00 - \$40,000.00*

10. **Window Repair** - The windows throughout the Old Stone School need to be repaired and reglazed. The sash have been directly exposed to the elements and exposed to an uncontrolled interior environment alongside differed maintenance, and therefore each unit will require restoration. Upon inspection, it appears that the main level units remain in place and are salvageable. These six-over-six sash should be stripped of all paint and putty to remove all of the existing lead paint and render them safe for operation. Window sash should be re-glazed, primed, and painted with two coats of finish paint on both sides to match the existing and reinstalled in their historic locations with adequate weather-stripping. All work to be performed in accordance with the National Park Service *Preservation Brief 9: The Repair of Historic Wood Windows*.

As they are currently hidden from view, the condition of the lower level units and number of missing lower-level sash is unknown. If a majority of the lower level windows no longer exist or are beyond repair, it would be recommended that new replacement sash are constructed. These units should match the existing profiles, dimensions and operations to the greatest extent practicable. In addition, these units should be tempered, double-paned units, due to their proximity to grade to ensure security and longevity. The lower-level units also act as feasible egress points from the lower level and should be maintained as such during the restoration work. Should enough existing units remain, they should be restored and repaired following the guidance of *Preservation Brief 9*. The existing windows on the east face of both vestibules should be restored and re-glazed. If the sash are not salvageable, new windows

## Part IV: Recommendations for the Old Stone School

should be installed in place that match the profiles, dimensions and operations of the original units and contain tempered glass.

As part of the window restoration, the Town should consult historic photographs to have a custom window created for the tympanum above the main entrance door.

*Estimated Cost: \$40,000.00- \$60,000.00*

11. **Repair to Exterior Wooden Trim (Window/Door and Vestibule Enclosures)** - Inspect the trim around the doors and windows for rot, excessive paint cracking resulting in exposed wooden surfaces, areas of crazing, and missing elements. In some instances, it may be possible to repair split or otherwise damaged wooden elements with products such as PC Products Rot Terminator and PC Woody epoxy. Where rot is found, replacement should be kept to a minimum, and all replacement should match the existing material in terms of texture, dimensions, design, and materials. The north and south rear vestibules should be stripped to their studs and resided with vertical siding. The studs should remain exposed at the interior of the volumes, as should the roof framing. The exposed louvers on the east face of these volumes should be removed so the only penetration on these east faces is the singular window.

*Estimated Cost: \$15,000.00 - \$25,000.00*

12. **Install New Exterior Storm Windows** - Install new exterior storm windows over restored historic six-over-six windows. These storm windows should not obstruct the original divided lite pattern, nor should they impact the trim, surround or exposed glass. All storm units should be tempered. All work to be performed in accordance with National Park Service *Preservation Brief 3: Improving Energy Efficiency in Historic Buildings*.

*Estimated Cost: \$20,000.00 - \$30,000.00*

13. **Install New Insulation in Attic Floor** - Remove all existing insulation within the ceiling joists of the main level (below the attic floor). Heat loss and gain caused by increased interior/exterior temperature differentials primarily due to the stack effect and solar radiation are greatest at the top of a building. Reducing heat transfer through the attic floor (between heated space on the main floor and the unheated attic) should be given one of the highest priorities in reducing energy consumption. New insulation (blown or batt insulation) should be installed throughout the ceiling cavity to achieve an R-value of at least R-49 for attic spaces. Where necessary, replace missing floorboards to provide safe passage and access throughout; coordinate with installation of new insulation.

*Estimated Cost: \$20,000.00 - \$30,000.00*

14. **Improve Site Grading/Drainage and Rear Vestibule Access** - Grade around the entire perimeter of the building should be removed to partially expose the foundation and return the building to the historic relationship to grade. Over time, material has built up around the base of the building, and the grade has risen to meet the window sills of the lower-level, causing the wooden sills to degrade. Moderately pulling the grade back, particularly from the west elevation, will increase the longevity of the lower-level windows and trim. While the exterior grading is underway, the Town may consider installing a perimeter drain to ensure that runoff is directed away from the building. The drain should be installed at a dept of no more than approximately 3' with pipe running downhill to daylight. It is recommended that a gravel drip-edge be installed on top of the perimeter drain to support the perimeter drainage and aid in keeping moisture away from the building and low windows. During this site work, the concrete stairs and floor of the rear vestibules should be cleaned and repaired where necessary, including the central floor drain at each vestibule. This drain should be connected to a drainage system. Handrails

## **Part IV: Recommendations for the Old Stone School**

should be installed along both sides of the concrete steps. Contact an historic archaeologist to determine the presence or absence of archaeological resources before commencing ground-disturbing site work.

*Estimated Cost: \$60,000.00 - \$75,000.00*

## Part IV: Recommendations for the Old Stone School

### PHASE 2: REPROGRAMMING AND REUSE

#### General Cost Estimates for Phase II: \$2,000,000.00 - \$2,500,000.00

The overall reuse and revitalization of the Old Stone School should seek to maintain the main character defining features of the exterior (primarily identified and addressed in phase 1) and of the interior (addressed in this second phase). This includes the general configuration of the floor plan with central circulation and classrooms flanking to the north and south. The EII which supports an additional classroom at the main level and restrooms and egress at the lower also play a role in the identity of the interior layout of the school. These features (as outlined in Part 2 of this report) should be maintained to the greatest extent practicable while ensuring that the building is made safe and supports the defined and applicable modern codes. The general cost estimates will vary greatly depending on the long-term use of the building and what building codes are triggered by that use. A range of costs has been developed that reflects current construction and rehabilitation estimated costs.

#### **Public Accessibility:**

Accessibility is an important factor to the continued life of the Old Stone School. Today, the interior of the building can only be accessed via stairs, either the main staircase leading up to the main level or the rear vestibules leading down to the lower level. As a town facility, the building should meet town building accessibility standards, and therefore should be upgraded to provide full accessibility to the building to the greatest extent practicable, creating a space that can be utilized by any member of the community. As an identified historic building, the existing and reconstructed stairs can maintain their historic dimensions, railings and configurations. Additionally, existing doorways and halls are permitted to remain in their existing configuration. To provide a true ADA accessible building, there are a couple options.

**Option A:** The option with singular impact to the building would be to modify the north rear vestibule, constructing a new rear entrance with elevator in this location. This elevator would be a three-stop elevator; one-stop is the lower level, two-stop is the ground/entry level, and three-stop is the main level. This option provide unencumbered access to both floors as well as direct accessible access into the building. The south vestibule would remain as it exists with the concrete stairs leading from the lower level.

**Option B:** A second option does not include an elevator at the onset and offers a more phased approach. For this option, the north rear vestibule is removed and a new hip roof is reconstructed to cover a new landing/entrance area at the lower level at the present location of the north vestibule. The surrounding grade is modified/manipulated to achieve an accessible ramp from grade down to the lower level. This descending ramp would be approximately 42' in length to achieve code requirements and could be worked into the overall site development of the property (defining parking and pedestrian circulation).

The north vestibule is the ideal location to incorporate this accessible entry, as it is more easily connected with the surrounding town buildings and property (IE the Old Town Hall across the street and the Old Parsonage across the open field to the north). The south vestibule abuts the forest and former Pease Airforce Base and has an indirect connection with the associated Town buildings.

It is not recommended that a ramp be constructed leading to the main level, as its length (at approximately 90') would be excessive and extremely intrusive to the overall massing and appearance of the building. Providing a ramp and accessible access to the lower level provides direct exterior access into the building, creates a connection and access point to the restrooms for programs and events taking place outside the



## Part IV: Recommendations for the Old Stone School

building, and also provides the community access to rooms of equal size and programmability to that of the classrooms at the main level.

If all future public programming is held in the lower-level of the building, constructing this ramp and modifying the north rear vestibule would eliminate the need to install an elevator or provide access to the main level. Should it be decided that in the future elevator access to the main level is desired and/or required, an elevator could then be constructed at the location of the south rear vestibule as this location is the less visible location from the main public sides of the building.

### Public Restrooms:

No matter what the long-term use of the Old Stone School is, the existing lower level restrooms will need to be gutted. New code-compliant plumbing fixtures, partitions, bathroom accessories, finishes and light fixtures will need to be installed for public use. The location and room size of the existing restrooms can remain, and each bathroom should be able to support at least two toilets (one of which will be designated as accessible). The layout of these rooms will need to be designed and developed to maximize efficiency and integrate with upgraded building systems. The water heater located in the girl's bathroom should be relocated to the mechanical room to allow more usable space in the restroom and keep the equipment out of public access. As part of the reconfiguration of the restrooms, the windows on the east wall of these rooms should be reconstructed. The new windows should match the historic sash in terms of design (muntin profile and dimensions), however, the glass should be tempered and frosted/textured to provide security and privacy to these rooms.

### Long-term Interior Renovations:

As no specific programmatic use of the building is finalized at the time of this assessment, it extremely difficult to make specific long-term recommendations. Different types of use will trigger different code requirements.

No matter what long-term use is decided upon, it is recommended that the three main level classrooms are left largely intact with the focus on these rooms being the retention and restoration of the interior finishes. Damaged sections of the historic wooden floors (in particular the cupped section in the south classroom) should be carefully cut out and reinstalled with face-nails, and the entire floor surface should be lightly sanded and buffed and resurfaced with a high-quality varnish, polyurethane or floor-paint to match the existing. The plaster walls in the rooms should be repaired where necessary and refinished, with the associated chalk rails, moldings and casings repaired and refinished. Where chalkboards exist, they should remain in place. All closets should be cleaned, new shelving installed as required and the doors repaired, refinished and the pulley system refurbished and made safe for use. All dropped acoustic ceilings and fluorescent lighting should be removed and the original height of the ceilings returned. It is assumed that the existing plaster ceilings above will be unsalvageable and therefore new ceiling finish should be installed and upgraded lighting fixtures coordinated throughout. The rehabilitation of the main-level classrooms should be undertaken following the guidance of National Park Service *Preservation Briefs 21: Repairing Historic Flat Plaster Walls and Ceilings* and *28: Painting Historic Interiors*.

As secondary interior spaces, the lower-level storage rooms are more suited for change. These rooms should be fully cleaned, the painted stone and concrete walls encapsulated and new paint applied. The concrete floors should be cleaned and refinished. As the plaster ceilings are in poor condition and unsalvageable, new ceiling finish should be applied throughout. The modern storage room within the south storage room

## Part IV: Recommendations for the Old Stone School

can be removed in its entirety and the room return to a single open classroom. As a secondary historic feature, the storage room of the north storage room should be further evaluated to coordinate with final programmatic use of the space and restored and refinished if feasible. The counter and sink of the north storage room should also be evaluated.

The central stair and circulation halls of the Old Stone School should be cleaned, material repaired where necessary and refinished. This includes all painted wood flooring, stairs and railings, plaster walls and chair rail molding, and new plaster ceilings. This space, spanning and connecting the main level, lower level and entry hall level will be made fire rated and utilized as the primary fire egress of the building. New fire-rated doors should be installed into each classroom and storage room. These doors should be designed to match the design of the remaining historic paneled doors. The Town will need to coordinate with the local code enforcement officer to make the main circulation and stairwell area fully fire-rated. To do this, the transom windows above the classroom/storage room doors will need to be falsified as fire code specifies that historic transom windows over doors leading into a rated path of egress are not allowed in buildings with public/assembly uses. Rather, these units can be falsified and visible only from the circulation area, by constructing a compliant fire rated wall behind them, which maintains the required fire separation from the circulation to the classroom, while maintaining the historic look from the main public space.

Further, to achieve a fully fire-rated space, the walls and ceiling of the enclosure are to meet specified fire ratings for the use of the building. This may require the complete removal of all existing plaster from the walls and the installation of new fire rated gypsum board. All associated existing moldings should be salvaged and reinstalled; should additional molding be required in locations where it is missing today, new molding should be fabricated to match the material, profiles and dimensions of the existing detail.

The underside of the stairs primarily comprises the ceiling of the mechanical room, which should be fire rated as well, regardless of the long-term use of the building.

No matter the long-term use of the building, all building systems will need to be upgraded. All existing building systems, whether active, inactive or decommissioned are to be removed and/or scrapped from the building. New, energy efficient mechanical, electrical, plumbing and fire suppression/alarm systems will need to be designed and installed throughout. These systems should be coordinated with the historic fabric of the building so as not to negatively impact any of the identified character defining features. Depending on the final use of the building, and the requirements defined by the applicable building codes, an automatic sprinkler system may be required to be installed within the building. The sprinkler system can be designed to accommodate the overall use and program of the building, allowing portions to be ‘winterized’ so the system is safe and stable should the building be closed-down for certain portions of the year. These systems should be designed and reviewed prior to installation and construction, utilizing existing chases and wall penetrations to as great an extent as is possible. When designing these systems, National Park Service *Preservation Briefs 3: Improving Energy Efficiency in Historic Buildings* and *24: Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches* should be used as guidelines.

All site utilities should be coordinated during this effort as well; elements like the septic system and its impact and relationship with the site, electrical servicing coming into the building, exterior water access points (spigots), and site lighting. Furthermore, a site plan should be developed that designs automobile circulation and pedestrian circulation to provide parking, walkways and general site access.

## **Part IV: Recommendations for the Old Stone School**

### **CONCLUSION:**

The easiest and most cost-effective long-term reuse plan for the Old Stone School will begin with the stabilization of the building envelope to prevent the further degradation of the building interior while the Town further explores the long-term reuse of the building in accordance with the Quitclaim Deed with Preservation Covenant held by the NH Division of Historical Resources. These updates to the building envelope will need to occur no matter what type of programming or schedule is adopted for the long-term rehabilitation of the building interior: whether the town renovates the building in a series of additional phases for their own use or if the town sells or leases the building to a developer to rehabilitate. The Old Stone School is an important reminder of Newington's history as a close-knit agricultural community that aspired for the education of their youth by banding together to construct a state-of-the-art school utilizing locally-supplied materials. The building is well-suited for long-term use for things like continuing education, creating communal meeting spaces, and even as rental offices, as the existing floorplan lends itself to these sorts of uses. Though a very large amount of effort needs to be expended to bring the building up to modern standards, there is a great deal of history and embodied energy in the solid stone construction that should be preserved going forward.

## **Part IV: Recommendations for the Old Stone School**

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## Appendices/Supplemental Information

The following appendices have been assembled as supplementary information to accompany the *Old Stone School Historic Building Assessment*. The information is added for any reader who wishes to read further into reports and discussion points raised by this report, and for use in creating finalized plans for implementing the recommendations. This report aims to create a general list of recommendations for future work on the building, to be further explored as funding becomes available. Because the report does not include Specifications for the future work, the information from appropriate National Park Service guiding documents has been included here for use in helping to create the Architectural & Engineering Specifications ahead of specific construction projects.

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## Appendix A: Secretary of the Interior's Standards

### The Secretary of the Interior's Standards for the Treatment of Historic Properties

National Park Service, U.S. Department of the Interior

The Standards are a series of concepts about maintaining, repairing, and replacing historic materials, as well as designing new additions or making alterations. They provide practical guidance for decision-making about work or changes to a historic property. Applicants to the Land and Community Heritage Investment Program (LCHIP) and some other preservation grant programs must be willing to adhere to these Standards. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility. Of the four treatment approaches, the Standards for Rehabilitation apply to most buildings in current use.

#### Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

More on the Standards and associated Guidelines, which offer general design and technical recommendations to assist in applying the Standards, can be found at:

<https://www.nps.gov/tps/standards.htm>. Together, the Standards and Guidelines provide guidance and a framework for decision-making about work or changes to an historic property.



# Appendix B: Excerpts from the Newington Center Historic District National Register Nomination

NPS Form 10-900  
(3-82)

OMB No. 1024-0018  
Exp. 10-31-84

**United States Department of the Interior  
National Park Service**

For NPS use only

## National Register of Historic Places Inventory—Nomination Form

received **OCT 27 1987**

date entered

**NOV 30 1987**

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

### 1. Name

historic

and/or common Newington Center Historic District

### 2. Location

street & number 272-336  
305-353 Nimble Hill Road n/a not for publication

city, town Newington n/avicinity of

state New Hampshire code 33 county Rockingham code 015

### 3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input checked="" type="checkbox"/> agriculture	<input checked="" type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input checked="" type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> n/a	<input type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: forest, open space

### 4. Owner of Property

name Multiple -- See continuation sheet

street & number

city, town \_\_\_\_\_ vicinity of \_\_\_\_\_ state \_\_\_\_\_

### 5. Location of Legal Description

courthouse, registry of deeds, etc. Rockingham County Registry of Deeds  
Rockingham County Courthouse

street & number Hampton Road

city, town Exeter state New Hampshire 03833

### 6. Representation in Existing Surveys

title See continuation sheet has this property been determined eligible?  yes  no

date \_\_\_\_\_ federal  state  county  local

depository for survey records \_\_\_\_\_

city, town \_\_\_\_\_ state \_\_\_\_\_

# Appendix B: Excerpts from the Newington Center Historic District National Register Nomination

## 8. Significance

Period	Areas of Significance—Check and justify below				
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture	
<input checked="" type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/	
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian	
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater	
<input checked="" type="checkbox"/> 1900-1937	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation	
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)	

**Specific dates** 1640-1937      **Builder/Architect** Various -- See text

**Statement of Significance (in one paragraph)**

The Newington Center Historic District is eligible for the National Register of Historic Places under criterion A (for settlement) and under criterion C (for architecture). It possesses integrity of location, design, setting, materials, workmanship, feeling, and association. The district's period of significance runs from 1640, when the common ground was laid, to 1937 (to use the 50-year cut off, as the beginning of the construction of Pease Air Force Base began 25 years later, in 1952). The nominated district retains Newington's early town center as well as agricultural and open space elements which reinforce the area's historic appearance. In addition, resources introduced to the area during the 19th and early 20th centuries reflect the architectural and developmental forces which shaped the community. The district's architectural resources constitute an attractive grouping which illustrate well-preserved examples of rural styling spanning the 18th to 20th century. Despite the presence of the Air Force Base abutting it, the district appears principally as it did in the early 1900s.

A unique union of architecture and open space, the district has served as the local center of political, religious, educational and social activity since the early 1700's. The buildings of the district illustrate a broad range of architectural history, as well as an evolution of changing community needs and expectations from the 18th to 20th centuries. Save those destroyed by fire over the years, all of the original town center buildings survive in a very good state of preservation and virtually free of modern intrusions. Development elsewhere in town, including the development of neighboring Pease Air Force Base, has insulated the historic center of town, leaving it very much intact.

The town of Newington, situated on the Piscataqua River and Great Bay is one of the oldest communities in the State of New Hampshire. New Hampshire's first permanent settlement started in 1623 nearby in a cove on the easterly side of Dover Neck. During the next one hundred years the southeastern section of what is now New Hampshire consisted of four great towns: Portsmouth, Dover, Exeter and Hampton. Today, this area, New Hampshire's earliest settled region, is widely considered to be its most historic.

The land area of Newington was originally granted as part of Dover, as were the townships of Durham, Lee, Madbury, Rollinsford, Somersworth and parts of Newmarket and Greenland. As early as 1633 the area which is today known as Newington was labelled Bloody Point, supposedly because of a fight between the king's agents from Dover and those of Portsmouth vying for the land. In 1712 due to the difficulty of reaching church services in Dover, Bloody Point was set off as a separate parish, incorporated the following year as Newington.

# Appendix B: Excerpts from the Newington Center Historic District National Register Nomination

## 9. Major Bibliographical References

See Continuation Sheet.

## 10. Geographical Data

Acreeage of nominated property approx. 92 acres

Quadrangle name Portsmouth, NH-ME

Quadrangle scale 1:24000

UTM References

A	<u>19</u>	<u>350590</u>	<u>4773805</u>	B	<u>19</u>	<u>351280</u>	<u>4773200</u>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<u>19</u>	<u>351200</u>	<u>4773010</u>	D	<u>19</u>	<u>350930</u>	<u>4772860</u>
E	<u>19</u>	<u>350700</u>	<u>4772880</u>	F	<u>19</u>	<u>350580</u>	<u>4772940</u>
G	<u>19</u>	<u>350570</u>	<u>4773120</u>	H	<u>19</u>	<u>350380</u>	<u>4773600</u>
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal boundary description and justification

See Continuation sheet.

List all states and counties for properties overlapping state or county boundaries

state	<u>N/A</u>	code	county	code
state		code	county	code

## 11. Form Prepared By

name/title Lisa Mausolf, Historic Preservation Consultant

organization \_\_\_\_\_ date \_\_\_\_\_

street & number 14 Parkhurst Street telephone (603) 448-2783

city or town Lebanon state New Hampshire 03766

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature R. Stuart Waller

title New Hampshire State Historic Preservation Officer date October 22, 1987

For NPS use only

I hereby certify that this property is included in the National Register

[Signature] date 11-30-87

Keeper of the National Register

Attest: \_\_\_\_\_ date \_\_\_\_\_

Chief of Registration

## Appendix B: Excerpts from the Newington Center Historic District National Register Nomination

NPS Form 10-900-a  
(6-88)

OMB Approval No. 1024-0018

United States Department of the Interior  
National Park Service

### National Register of Historic Places Continuation Sheet

Section number 7 Page 17 Newington Center Historic District

building, survives on the eastern wing wall. Inside, thumbnail-edged moldings survive on the cupboard in the kitchen. A gunstock post is located opposite the rear fireplace. [61]

The portion of this lot to the north of the Old Parsonage has been part of the Town Forest since 1915. It has been continually treated as that with 4-H Clubs and the Conservation Commission replanting dead or diseased sections on a regular basis. The six acre parcel, abutting the Old Parsonage which had ceased to be needed as field was planted to white pine in the early 1940's by the boys 4-H Club. [62]

- 8. Stone Schoolhouse, 353 Nimble Hill Road, 1921. Contributing Building. (Albert H. Dow of Dow, Harlow and Kimball, architect; Harry Wood, contractor.)

Constructed of native cobblestone from the stone walls of older Newington farms, the Stone Schoolhouse is a symmetrical single story building with a raised basement, split level configuration. It is capped by a slate hip roof. Measuring 70' x 36' the building is set broadside to the road, fronted by a semicircular drive with a line of four evergreens and an oak tree near the road. A narrow central pavilion projects from the facade. A set of nine concrete stairs with a wrought iron railing provides access to double French doors, each of which contains 2 x 4 panes of glass. Fixed side panels of the same configuration flank the doorway. A fixed transom, five panes wide and two high caps the doorway with 2 x 2 pane areas over the sidelights. Floodlights are mounted in the frieze over the doorway. The entablature, which extends around the entire structure including the front pediment, has a deeply projecting wooden cornice. The cyma recta crown molding extends up the raking edges of the pediment to enclose a stuccoed tympanum pierced by a circular opening with a raised outer molding and keystones at the four quadrants. Originally a clock filled this void.

To each side of the entrance there is a band of seven continuous doublehung 6/6 windows with a rounded wood surround. A total of six window openings, currently boarded up, once containing individual doublehung 6/6 windows light the facade of the basement and extend to the ground. A distinct course line in the stonework is visible between the two floor levels.

On the north side of the building former window openings on the upper level have been stuccoed over and replaced by a wooden door with five horizontal panels, accessed by a metal fire escape. The south elevation is identical to the north except that it is completely obscured by ivy.

Projecting from the rear elevation of the main volume is a hiproofed ell section of similar height. The rear (east) elevation of the ell has a band of five continuous 6/6 windows on the upper level and two individual windows

## Appendix B: Excerpts from the Newington Center Historic District National Register Nomination

NPS Form 10-900-a  
(5-86)

OMB Approval No. 1024-0018

United States Department of the Interior  
National Park Service

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on the lower, above a concrete foundation. Window areas on the north and south ell elevations have been covered by boards, as have those on the rear elevation of the main building. Like the main roof, the ell roof is sheathed in slate shingles. A tall brick corbel cap chimney rises from the south slope with a large metal fan on the north slope.

Small vertical board utility room additions set above a concrete foundation and capped by hip roofs occupy the two corners where the main building and ell intersect. On each, a boarded-up window opening pierces the east wall with a vertical beadboard door on the other elevation. The field behind the Stone School was cleared for use as a playground.

Prior to the construction of this building the first floor of the Old Town Hall housed the elementary school. The Stone Schoolhouse was built to accommodate an expected population surge related to the Shattuck Shipyard, which despite prediction, closed shortly after the First World War. [63] Funds for the construction of the school were initially appropriated in 1919, but were insufficient due to a sudden increase in construction costs resulting from the war. The final cost of the school was approximately \$22,000. [64] Building committee members included T.W. Law, Jackson Hoyt, Benjamin Hoyt, Charles Coleman, Edith Hodgdon, Marion Howard and Martin Hoyt. Local landowners were asked to contribute stones for the outer walls. [65] Income from timbercutting in the Town Forest helped finance construction of the school. The elementary school in the neighboring Town of Greenland is also constructed of fieldstone and may have acted as a design source for this structure.

9. Old Town Hall, 336 Nimble Hill Road, 1872. Contributing Building.

The Old Newington Town Hall is a rectangular brick building of 2 1/2 stories standing on a foundation of rockfaced granite blocks which projects slightly from the wall surface. Measuring three bays wide and three bays deep, one of its gable ends, facing east, is treated as the facade. The brick is laid in a common bond alternating ten rows of stretcher bricks to a single row of headers and stretchers.

The central entrance is fronted by a beveled granite step and contains an elongated set of double wooden doors with four panels to a door. A lower step is pierced by a single bootscraper. Above the doorway is a six light recessed transom, which is capped by a smooth rectangular granite lintel which bears the inscription "1872". An electric carriage light is centered over the entrance. Above this is a long horizontal wooden sign with carved yellow letters on a black background spelling out "NEWINGTON". Two tall evergreens mark the corners of the facade with two smaller round evergreens flanking the entrance. A mercury vapor streetlight is located at the southeast corner of the building.

# Appendix B: Excerpts from the Newington Center Historic District National Register Nomination

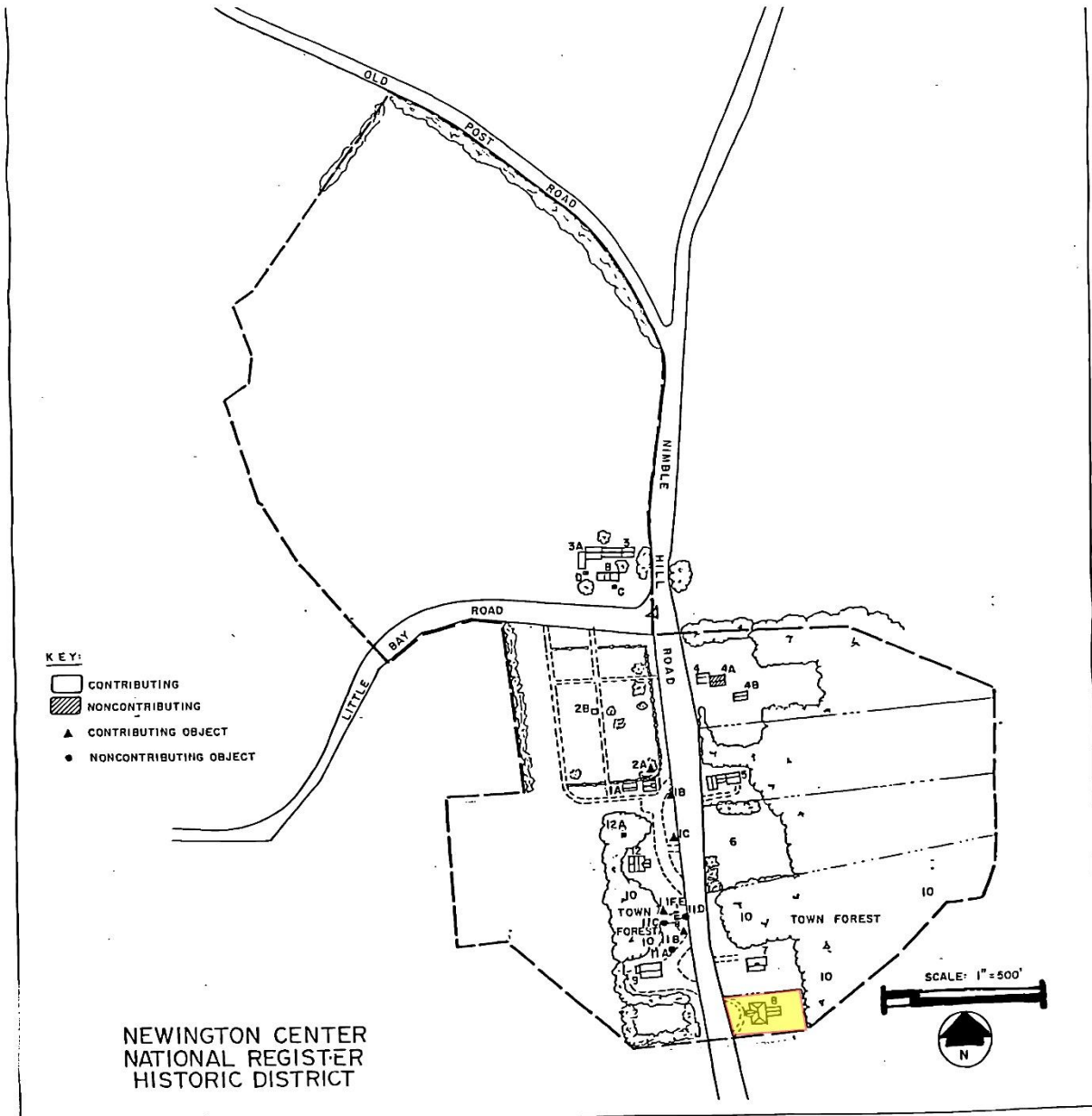
NPS Form 10-900-a  
(6-86)

OMB Approval No. 1024-0018

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

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**Appendix B: Excerpts from the Newington Center Historic District National Register Nomination**



*Appendix B, Figure 1: Old Stone School photographed in August 1986 by Lisa Mausolf (1987 National Register Historic District Photograph 8)*

# Appendix C: Quitclaim Deed with Preservation Covenant

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When recorded, return to:  
Office of Selectman  
Town of Newington  
Newington, New Hampshire 03801

## QUITCLAIM DEED

### I. PARTIES

THIS DEED is made and entered into this 26th day of June 2000, between the **United States of America**, acting by and through the Secretary of Air Force, ("GRANTOR") under and pursuant to Pub. L. No. 105-262, § 8139, and the **Town of Newington, New Hampshire**, a political subdivision of the State of New Hampshire, with a mailing address of Office of Selectmen, Town of Newington, Newington, New Hampshire 03801 ("GRANTEE"). When used in this Deed, unless the context specifies otherwise, "GRANTOR" shall include the assigns of the GRANTOR, and "GRANTEE" shall include the successors and assigns of the GRANTEE.

### II. CONSIDERATION AND CONVEYANCE

WITNESSETH, THAT the GRANTOR, of Arlington County, Virginia, for consideration paid, releases to the GRANTEE the land described below located in the **Town of Newington, County of Rockingham, and State of New Hampshire**.

Beginning at a concrete bound with pin found on the easterly side of Nimble Hill Road and at the northwesterly corner of the Property herein described at other land of the GRANTEE, which point is 325.57' northeasterly from a concrete bound with pin found located on the northerly boundary of land of the United States of America; thence running north 82° 45' 05" east by other land of the GRANTEE a distance of 259.91' to a concrete bound with pin found at the northeasterly corner of the Property herein conveyed and at other land of the GRANTEE; thence turning at an angle and running south 14° 03' 59" east by other land of the GRANTEE a distance of 152.09' to the land of the United States of America and a concrete bound with pin found at the southeasterly corner of the Property herein conveyed; thence turning at an angle and running south 47° 00' 17" west by land of the United States of America a distance of 294.84' to a concrete bound with pin found on the easterly side of Nimble Hill Road and at the southwesterly corner of the Property herein conveyed; thence turning at an angle and running north 14° 04' 13" west by Nimble Hill Road a distance of 325.57' to the point of beginning.

Said tract of land containing 1.41 acres and being more particularly described on a plan titled "Old Stone School Parcel, Nimble Hill Road, Pease Air Force Base, Newington, New Hampshire dated February 19, 1999," which by reference, is incorporated herein as Exhibit A and made a part hereof.

043402

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ROCKINGHAM COUNTY  
REGISTRY OF DEEDS



## Appendix C: Quitclaim Deed with Preservation Covenant

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### III. APPURTENANCES

TOGETHER WITH all the buildings and improvements erected thereon, and all and singular the tenements, hereditaments, appurtenances, and improvements hereunto belonging, or in any wise appertaining (which, together with the land above described, is called the "Property" in this Deed).

### IV. RESERVATIONS

A. RESERVING UNTO THE GRANTOR, including the United States Environmental Protection Agency ("EPA") and the State of New Hampshire (the "State"), and its and their respective officials, agents, employees, contractors, and subcontractors, the right of access to the Property (including the right of access to, and use of, utilities at reasonable cost to the GRANTOR), for the following purposes, either on the Property or on adjoining lands, and for such other purposes consistent with the Installation Restoration Program ("IRP") of the GRANTOR or the Federal Facility Agreement ("FFA"), if applicable:

1. To conduct investigations and surveys, including, where necessary, drilling, soil and water sampling, testpitting, testing soil borings, and other activities related to the IRP or FFA, if applicable.

2. To inspect field activities of the GRANTOR and its contractors and subcontractors in implementing the IRP or the FFA, if applicable.

3. To conduct any test or survey required by the EPA or the State relating to the implementation of the IRP or FFA, if applicable, or to verify any data submitted to the EPA or the State by the GRANTOR relating to such conditions.

4. To conduct, operate, maintain, or undertake any other response, corrective, or remedial action as required or necessary under the IRP or the FFA, if applicable, or the covenant of the GRANTOR in Section VI.A. of this Deed, including, but not limited to, the installation of monitoring wells, pumping wells, and treatment facilities.

### V. CONDITION

A. The GRANTEE agrees to accept conveyance of the Property subject to all covenants, conditions, restrictions, easements, rights-of-way, reservations, rights, agreements, and encumbrances, whether or not of record.

B. The GRANTEE acknowledges that it has inspected, is aware of, and accepts the condition and state of repair of the Property, including the septic system, and that the Property is conveyed, "as is," "where is," without any representation, promise, agreement, or warranty on the part of the GRANTOR regarding such condition and state of repair, or

## Appendix C: Quitclaim Deed with Preservation Covenant

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regarding the making of any alterations, improvements, repairs, or additions. The GRANTEE further acknowledges that the GRANTOR shall not be liable for any latent or patent defects in the Property, except to the extent required by applicable law.

### VI. COVENANTS

#### A. GRANTOR Covenant.

1. Pursuant to Section 120(h)(3) of the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (CERCLA), 42 U.S.C. §9620(h)(3), the following is a notice of hazardous substance release, description of remedial action taken, and covenants concerning the Property:

a. The GRANTOR has made a complete search of its files and records. Exhibit B contains a table with the name of hazardous substances stored for one (1) year or more, or known to have been released or disposed of, on the Property; the quantity in kilograms and pounds of the hazardous substance stored for one (1) year or more, or known to have been released, or disposed of, on the Property; and the date(s) that such storage, release, or disposal took place.

b. Hazardous substances have migrated into the groundwater on the Property from Installation Restoration Program (IRP) Site 8, Fire Department Training Area #2, located on an adjacent parcel. The specified remedial action at Site 8 is control of contaminated groundwater migration through hydraulic containment, soil vapor extraction, free product recovery, and natural attenuation. The remedial action has been in place since October 1995.

2. The United States covenants and warrants that all remedial action necessary to protect human health and the environment with respect to hazardous substances remaining on the Property has been taken before the date of this Deed, and any additional remedial action found to be necessary after the date of this Deed for contamination on the Property existing prior to the date of this Deed shall be conducted by the United States. The foregoing covenant shall not apply in any case in which the grantee of the Property, or any part thereof, is a potentially responsible party with respect to the Property before the date on which any grantee acquired an interest in the Property, or is a potentially responsible party as a result of an act or omission affecting the Property.

B. Federal Facilities Agreement. The GRANTEE acknowledges that the Property is subject to the terms and conditions of the "Federal Facility Agreement" entered into by the U.S. Air Force, the U.S. Environmental Protection Agency, Region I (EPA), and the New Hampshire Department of Environmental Services (NHDES), dated April 24, 1991, and all amendments and supplements thereto (collectively, FFA), and agrees that the FFA shall be binding on the GRANTEE, its successors and assigns, and any subsequent transferees. Further, the GRANTEE recognizes that activities under the FFA must not be impeded or

## Appendix C: Quitclaim Deed with Preservation Covenant

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impaired and agrees that should any conflict between the terms of the FFA and the provisions of this Deed arise, the terms of the FFA will take precedence.

1. The GRANTEE, its successors and assigns, shall comply with the provisions of any health or safety plan in effect under the FFA or the Pease Air Force Base IRP during the course of any remedial or response or corrective actions undertaken on the Property.

2. The GRANTOR assumes no liability to the GRANTEE, its successors and assigns, should implementation of the FFA interfere with the use of the Property, and the GRANTEE, or any successor or assign, shall have no claim on account of any such interference against the GRANTOR or any officer, agent, employee or contractor thereof.

C. Well Construction. The GRANTEE covenants and agrees for itself, its successors and assigns, and subsequent transferees, that the Property is located in a Groundwater Management Zone established under New Hampshire Department of Environmental Services Rules and the covenants set forth in VI.C.1. and VI.C.2. apply.

1. No wells shall be constructed on the Property located in the Groundwater Management Zone (with the limited exception of monitoring wells or pumping wells in accordance with plans approved by EPA or NHDES and issued by the United States Air Force); and

2. No water from below the surface of the ground shall be extracted, utilized, or consumed (except in accordance with plans approved by EPA or NHDES and issued by the United States Air Force as noted in IV.A.4. above; the United States Air Force reserves the right to install monitoring wells, pumping wells, and pump or extract groundwater as necessary to meet its obligations under the FFA and applicable authorities).

D. Airport Covenant. The GRANTEE covenants for itself, its successors and assigns and every successor in interest to the Property herein described, or part thereof, that any construction or alteration on or to the Property is prohibited unless a determination of no hazard to air navigation is issued by the Federal Aviation Administration in accordance with 14 CFR, Part 77, entitled "Objects Affecting Navigable Airspace," or under the authority of the Federal Aviation Act of 1958, as amended.

### VII. HISTORIC PRESERVATION

A. The GRANTEE hereby covenants on behalf of itself, its successors and assigns, to preserve and maintain the Old Stone School House located in the County of Rockingham, State of New Hampshire, more particularly described in the Memorandum of Agreement Among the Department of the Air Force, The New Hampshire State Historic Preservation Officer, and the Advisory Council on Historic Preservation Regarding Disposal of Pease Air Force Base, New Hampshire in accordance with the recommended approaches in The Secretary of the Interior's Standards for Rehabilitation and the Guidelines for

## Appendix C: Quitclaim Deed with Preservation Covenant

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Rehabilitating Historic Buildings (National Park Service, 1990) or in order to preserve and enhance those qualities that made the Old Stone School House eligible for inclusion in the National Register of Historic Places. This covenant shall be a binding servitude upon the Old Stone School House and shall be deemed to run with the land.

1. No construction, alteration, remodeling, demolition, disturbance of the ground surface, or other action shall be undertaken or permitted to be undertaken on the Old Stone School House that would materially affect the integrity or the appearance of the attributes described above without the prior written permission of the New Hampshire State Historic Preservation Officer ("New Hampshire SHPO"). Should the New Hampshire SHPO object to the proposed treatment within thirty (30) days of receipt of the request and cannot resolve the differences, the GRANTEE shall request the Advisory Council on Historic Preservation ("Council") to resolve the dispute. The Council will provide comments within fifteen (15) days of receiving the request from the GRANTEE. The GRANTEE shall consider the Council's comments in reaching its decision on the treatment. The GRANTEE will report its decision to the Council, and if practicable, it will do so prior to initiating the treatment.
2. Upon acquisition of any standing historic structure, the GRANTEE will take prompt action to secure all of them from the elements, vandalism, or arson and will make any emergency stabilization. The GRANTEE will make every effort to retain or reuse, to the extent practicable, the historic structures.
3. Should any archaeological site be discovered during any project activities, the GRANTEE will stop work promptly and obtain the comments of the New Hampshire SHPO regarding appropriate treatment of the site. The New Hampshire SHPO shall approve the final mitigation plan.
4. The GRANTEE will allow the New Hampshire SHPO or his or her designee, at all reasonable times and upon reasonable advance notice to the GRANTEE, to inspect the Old Stone School House in order to ascertain whether the GRANTEE is complying with the conditions of this preservation covenant.
5. The GRANTEE will provide the New Hampshire SHPO and the Council with a written summary of actions taken to implement the provisions of this preservation covenant within one (1) year after the effective date of the transfer of the Old Stone School House. Similar reports will be submitted to the New Hampshire SHPO and the Council each January thereafter until the reuse plan has been completed.
6. Failure of the New Hampshire SHPO to exercise any right or remedy granted under this covenant shall not have the effect of waiving or limiting the exercise by the New Hampshire SHPO of any other right or remedy or the invocation of such right or remedy at any other time.

## Appendix C: Quitclaim Deed with Preservation Covenant

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7. The GRANTEE may, with the prior written approval of the New Hampshire SHPO, modify for good cause any or all of the foregoing restrictions. Prior to such action, the GRANTEE will notify the Council of the proposed modification and allow them thirty (30) days to comment.

8. This covenant is binding on the GRANTEE, its successors and assigns, in perpetuity. The restrictions, stipulations and covenants contained herein shall be inserted by the GRANTEE, its successors and assigns, verbatim or by express reference in any deed or other legal instrument by which it divests itself of either the fee simple title or any lesser state in the Old Stone School House, or any part thereof.

### VIII. MISCELLANEOUS

A. The GRANTEE covenants not to discriminate upon the basis of race, color, religion, national origin, sex, age, or handicap in the use, occupancy, sale, or lease of the Property, or in its employment practices conducted thereon. This covenant shall not apply, however, to the lease or rental of a room or rooms within a family dwelling unit, nor shall it apply with respect to religion if the Property is on premises used primarily for religious purposes. The United States of America shall be deemed a beneficiary of this covenant without regard to whether it remains the owner of any land or interest therein in the locality of the Property.

B. The covenants contained in this Deed shall run with the land and inure to the benefit of successors and assigns of the GRANTOR and GRANTEE.

SAID PROPERTY hereby conveyed was duly determined to be surplus, and was assigned to the Secretary of the Air Force for disposal pursuant to Pub. L. No. 105-262, § 8139.

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# Appendix C: Quitclaim Deed with Preservation Covenant

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IN WITNESS WHEREOF, the GRANTOR, acting by and through the Secretary of the Air Force, has caused these presents to be duly executed for in its name and behalf by the Director of the Air Force Base Conversion Agency, who has this 26<sup>th</sup> day of June, 2000, set her hand and seal.

UNITED STATES OF AMERICA

By: Ruby B. DeMesme  
RUBY B. DEMESME  
Assistant Secretary of the Air Force  
(Manpower, Reserve Affairs,  
Installations & Environment)

COMMONWEALTH OF VIRGINIA)

COUNTY OF ARLINGTON )

ss:

On the 26<sup>th</sup> day of June, 2000, before me, Gail K. Fujita, the undersigned Notary Public, personally appeared The Honorable Ruby B. DeMesme, personally known to me to be the person whose name is subscribed to the foregoing Deed, and personally known to me to be the Assistant Secretary of the Air Force (Manpower, Reserve Affairs, Installations & Environment), and acknowledged that the same was the act and deed of the Secretary of the Air Force and that she executed the same as the act of the Secretary of the Air Force.

Gail K. Fujita  
Notary Public, Commonwealth of Virginia  
My commission expires: May 31, 2003

Embossed Hereon is My  
Commonwealth of Virginia Notary Public Seal  
My Commission Expires May 31, 2003  
GAIL K. FUJITA



# Appendix C: Quitclaim Deed with Preservation Covenant

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### Acceptance

The GRANTEE hereby accepts this Deed and agrees to be bound by all the agreements, covenants, conditions, restrictions, and reservations contained in it.

DATE: August 4, 2000

By: *[Signature]*

Attest:

*[Signature]*



# Appendix C: Quitclaim Deed with Preservation Covenant

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**EXHIBIT B**

**NOTICE OF HAZARDOUS SUBSTANCES RELEASE**

Notice is hereby provided that the information set out below from the Pease Installation Restoration Program documents for Site 8 provide notice of hazardous substances that have known to have been released on the Old Stone School Parcel at Pease Air Force Base. Specifically, the release occurred at Site 8 which is located on a parcel (Parcel K) adjacent to the Old Stone School Parcel. As a result of the known release at Site 8, contaminated groundwater has migrated from the Site 8 area into the boundary limits of the Old Stone School Parcel. The information contained in this notice is required under the authority of regulations promulgated under section 120(h) of the Comprehensive Environmental Response, Liability, and Compensation Act (CERCLA or "Superfund") 42 U.S.C. section 9620(h).

Substance	Regulatory Synonym	CAS Registry Number	Quantity kg/pounds	Date	Hazardous Waste ID Number (if applicable)	Response (see remarks)	Remarks
Trichloroethene	TCE	79016	Unknown	Unknown	U228	Yes	Response in place at Site 8, October 1995
111 Trichlorethane	111TCA	71556	Unknown	Unknown	U2831	Yes	"



## **Appendix D: Weblinks for Preservation Briefs Mentioned in Recommendations**

The following National Park Service Preservation Briefs were referenced in the IV-Recommendations section of this report. To find these reports in full, please refer to the website links below:

**Preservation Brief 1: Cleaning and Water-Repellent Treatments for Historic Masonry Buildings,**

by Robert C. Mack, FAIA, and Anne E. Grimmer, 2000:

<https://www.nps.gov/orgs/1739/upload/preservation-brief-01-cleaning-masonry.pdf>

**Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings,** by Robert C. Mack,

FAIA, and John P Speweik, 1998:

<https://www.nps.gov/orgs/1739/upload/preservation-brief-02-repointing.pdf>

**Preservation Brief 3: Improving Energy Efficiency in Historic Buildings,** by Jo Ellen Hensley and

Antonia Agular, 2011:

<https://www.nps.gov/orgs/1739/upload/preservation-brief-03-energy-efficiency.pdf>

**Preservation Brief 4: Roofing for Historic Buildings,** by Sara M. Sweester, 1978:

<https://www.nps.gov/orgs/1739/upload/preservation-brief-04-roofing.pdf>

**Preservation Brief 9: The Repair of Historic Wooden Windows,** by John H. Myers, 1981:

<https://www.nps.gov/orgs/1739/upload/preservation-brief-09-wood-windows.pdf>

**Preservation Brief 10: Exterior Paint Problems on Historic Woodwork,** by Kay D. Weeks and David

W. Look, AIA, 1982:

<https://www.nps.gov/orgs/1739/upload/preservation-brief-10-paint-problems-exterior-woodwork.pdf>

**Preservation Brief 21: Repairing Historic Flat Plaster – Walls and Ceilings,** by Marylee MacDonald,

1989:

<https://www.nps.gov/orgs/1739/upload/preservation-brief-21-flat-plaster.pdf>

**Preservation Brief 24: Heating, Ventilating, and Cooling Historic Buildings: Problems and**

**Recommended Approaches,** by Sharon C. Park, AIA, 1991:

<https://www.nps.gov/orgs/1739/upload/preservation-brief-24-heating-cooling.pdf>

**Preservation Brief 28: Painting Historic Interiors,** by Sara B. Chase, 1992:

<https://www.nps.gov/orgs/1739/upload/preservation-brief-28-painting-interiors.pdf>

**Preservation Brief 29: The Repair, Replacement, and Maintenance of Historic Slate Roofs,** by

Jeffrey S. Levine, 1992:

<https://www.nps.gov/orgs/1739/upload/preservation-brief-29-slate-roofs.pdf>

## **Appendix D: Weblinks for Preservation Briefs Mentioned in Recommendations**

**Preservation Brief 31: Mothballing Historic Buildings**, by Sharon C. Park, AIA, 1993:  
<https://www.nps.gov/orgs/1739/upload/preservation-brief-31-mothballing-buildings.pdf>

**Preservation Brief 32: Making Historic Properties Accessible**, b Thomas C. Jester and Sharon C. Park, AIA, 1993:  
<https://www.nps.gov/orgs/1739/upload/preservation-brief-32-accessibility.pdf>

**Preservation Brief 37: Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing**, by Sharon C. Park, AIA, and Douglas C. Hicks, 1995, updated 2006 with newly updated version from the NPS forthcoming (as of March 31, 2023)

**Preservation Brief 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings**, Sharon C. Park, AIA, 1996:  
<https://www.nps.gov/orgs/1739/upload/preservation-brief-39-controlling-moisture.pdf>