

INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY NWN0004

Name, Location, Ownership

- 1. Historic name: Adams Homestead
- 2. District or area: _____
- 3. Street and number: 148 Nimble Hill Road
- 4. City or town: Newington
- 5. County: Rockingham
- 6. Current owner: Adams Homestead Realty Trust

Function or Use

- 7. Current use(s): Single dwelling
- 8. Historic use(s): Single dwelling

Architectural Information

- 9. Style: Georgian
- 10. Architect/builder: Unknown
- 11. Source: _____
- 12. Construction date: ca. 1717
- 13. Source: Research, Inspection
- 14. Alterations, with dates: ca. 1840?, ca. 1910?
- 15. Moved? no yes date: N/A

Exterior Features

- 16. Foundation: stone
- 17. Cladding: clapboard, vinyl siding (east end only)
- 18. Roof material: asphalt shingles
- 19. Chimney material: brick
- 20. Type of roof: gable

- 21. Chimney location: ridge center
- 22. Number of stories: 2½
- 23. Entry location: façade, center
- 24. Windows: 6/6,

Replacement? no yes date: N/A

Site Features

- 25. Setting: other (see text)
- 26. Outbuildings: Carriage house; barn, gable front
- 27. Landscape features: cleared/open fields; mature trees, stone walls, gate posts
- 28. Acreage: 20.5 acres



- 35. Photo 1 Direction: N
- 36. Date: April 2016
- 37. Reference (file name): NWN0004_01

- 29. Tax map/parcel: 11/11
- 30. State Plane Feet (NAD83): X: 1,207,570.98; Y: 222,262.21
- 31. USGS quadrangle and scale: Dover, NH, 1:24000
- Form prepared by**
- 32. Name: Laura B. Driemeyer
- 33. Organization: Preservation Company, Kensington, NH
- 34. Date of survey: April 2016

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39. Location Map

Map by NH GRANIT



Legend

- State
- County
- City/Town
- Interstates
- Turnpikes
- US Routes
- State Routes
- Local Roads

Map Scale

1: 7,193



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Map Generated: 5/2/2016

Notes

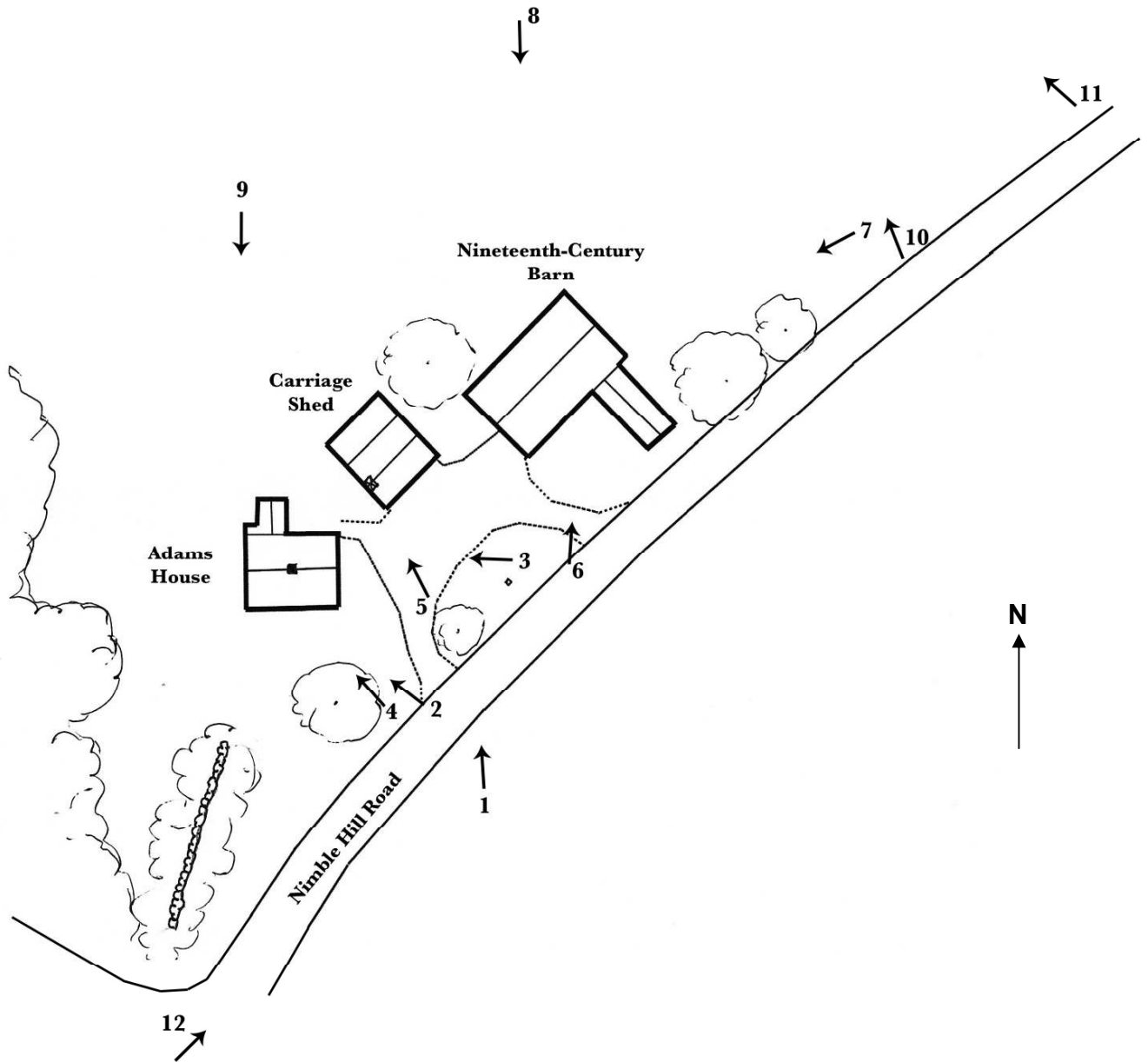
148 Nimble Hill Road
Newington, NH



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40. Property Map
with photo numbers



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41. Historical Background and Role in the Town or City's Development

The Adams Homestead is a substantial farm complex that has been owned by eight generations of the Adams/Knox family; Knox family members continue to own the property. Construction of the house dates to original occupancy by the first Adams to settle in Newington in the early eighteenth century, as the first minister in town. The two extant outbuildings, however, appear to date to the nineteenth century, likely erected by either third- or fourth-generation Adams family members.¹ The farm never adopted the connected farmstead pattern popularized in the second half of the nineteenth century in New England suggesting construction of the outbuildings pre-dates that evolution in farm lay-outs.² Nevertheless, their location close to the house and generally arranged around a small barnyard suggests the adoption of some ideas for centralizing farm functions. In addition, by the late nineteenth century the family did adopt the idea of a formal front yard, delineated by a now-removed fence (see historic photo) (Hubka 1984, 181-182, 70-73). The historic land-use patterns, crops grown, and livestock kept was relatively consistent over the centuries, a mix characteristic to eighteenth- and nineteenth-century Southern New Hampshire farms. Most generations appear to have had more than the common number of sheep, suggesting they sold wool to provide additional income (Hubka 1984, 62). In the mid-twentieth century the farm was a small-scale dairy farm. The house was frequently occupied not only by multiple generations but also by extended family members or farm laborers. In the eighteenth-century, the household also included several slaves.

Rev. Joseph Adams, 1715-1774

Construction of the house at this location is attributed to the Reverend Joseph Adams (1688-1783) who served for sixty-eight years as the pastor of the Newington Town Church. Adams was a native of Braintree, Massachusetts, member of the esteemed and nationally known Adams family that included the second and sixth Presidents of the United States. A 1710 graduate of Harvard College, he had begun to teach in Newington during college and by 1713 was preaching in town, having studied for the ministry after college. In November 1715 Adams was officially ordained as the minister of the church, a position he held until January 1783, shortly before his death in May of that year (Rowe 1987, 75; Tuttle 1868, 21).

In 1713 Adams had received sixteen acres of land on the north side of Stoney hill (later known as Nimble Hill) (Rowe 1987, 35). The first page of the Church Records contains an entry by Adams, describing the full agreement between himself and the committee responsible for engaging a minister. In addition to detailing what his salary was to be it also mentions what housing was to be provided:

That they would give me 60 pounds to help me in building my house;
Together with a Tract of Land lying near Stoney Hill: viz., Behind one
William Witham's Lands (Tuttle 1868, 21).

Four years later he acquired twelve more acres abutting his existing parcel (Rowe 1987, 35). This combined acreage of nearly thirty acres would generally define much of the land associated with the buildings into the late twentieth century.

¹ The historic photograph shows a now demolished outbuilding was located in the field to the northwest of the house.

² The fact that the farm never incorporated attached outbuildings, which became common in the second half of the nineteenth century as farming practices changed and farmers reorganized the house and barn into a connected house and barn plan suggests the buildings date to slightly before this configuration was popularized (Hubka 1984). Because they were likely new in the early nineteenth century there would have been no reason to replace them so soon with the more current layout of connected structures. Papers in the family's possession may help establish the chronology for the outbuildings.

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During his lifetime, Adams was well-known and widely respected. A number of noteworthy figures made references to him. Jeremy Belknap, the American clergyman and historian and author of the *History of New Hampshire* called him “his old friend the bishop of Newington” (Quoted in Adams 1898, 394). Ezra Stiles (1727-1795), the American academic and educator, minister, theologian, author, and prolific diarist visited him in 1777, noting in his diary “This Afternoon I rode to Newington & visited the Rev'd Mr. Adams aet. 89...” (Dexter 1901, 157). On at least two occasions John Adams, his nephew and future President of the United States, visited his uncle. In a June 30, 1770 diary entry Adams wrote:

. . . and then set off for Newington. Turned in at a Gate by Colonel March's, and passed thro two Gates more before I came into the Road that carried me to my Uncles. I found the old Gentleman in his 82d. Year, as hearty and alert as ever, his Son and daughter, well—their Children grown up, and every Thing strange to me. I find I had forgot the Place. It is 17 Years I presume since I was there. My Reception was friendly, cordial, and hospitable, as I could wish. Took a chearfull, agreeable Dinner, and then Sat off for York, over Bloody Point Ferry, a Way I never went before (*Founding Families* 2016).³

Joseph Adams did have several of his sermons published during his life-time, including one after his first wife's death, though historians appear not to have evaluated his importance as a theologian.⁴ President Adams in an 1821 letter recounted his uncle's ministerial approach:

My uncle had been a great admirer of Doctor Mather, and was said to affect an imitation of his voice, pronounciation, manner in the pulpit. His sermons, though delivered in a powerful and musical voice, consisted of texts of Scripture, quoting chapter and verse, deliver *memoriter*, and without notes. In conversation he was vain and loquacious, though somewhat learned and entertaining (Quoted in Tuttle 1868, 22).

Though John Adams may have embellished the description of his uncle to some degree, there is also likely some element of truth to it.

In addition to Adams' ministerial duties, he also was a teacher. To provide for his three sons' inheritance he accumulated land in Newington and Rochester and was a proprietor of land in Barnstead, where two of his sons ultimately settled. He may have played a role in the founding of Dartmouth College. In the 1750s a Congregational Convention met at Adams' house in Newington to hear a report on establishing a college in the Province (Tuttle 1868, 22).

³ Rev. Joseph Adams was the brother of John Adams, father of President John Adams. The diaries and letters of President John Adams also include references to the two older sons of Reverend Joseph Adams, his cousins, Joseph and Ebenezer. The three attended Harvard around the same time.

⁴ These include: *The blessedness of the dead who die in the Lord, illustrated and improved. : a sermon preach'd at Newington in New-Hampshire ; upon the death of a very pious young gentlewoman, Mrs. Elizabeth Janvrin, who departed this life, Octob. 5. 1729. AEtatis 18* (1730); *The death of the righteous to be lamented. : a sermon preached upon the death of John Fabyan, Esq ; who deceased March 30th 1756. Aetatis suae 75* (1757); *Duty of professors, especially under the Gospel, their living up to their religious vows, and other obligations they are under by many deliverances and distinguishing privileges granted them: and the contrary evil detected, and testified against. : a sermon preach'd at Newington in New-Hampshire, Sept. 13. 1767* (1768); *The necessity and importance of rulers, civil and ecclesiastical ; and also of all private Christians, exerting themselves in the cause of Christ and religion. In their endeavours to stop the threatening growth of impeity and immorality, and to encourage pure religion and undefiled: at a time when vice grows rampant, and religion runs at a low ebb. : a sermon preach'd at Newington, March 13, 1769* (1769).

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Adams and his first wife Elizabeth (Knight) Janvrin (died 1757) had five children, two daughters and three sons, the youngest of which, as was often the case in this period, inherited the farm (Adams 1898, 394; Porter et. al. 2005). Adams' will, written in February 1765, and inventory convey the man's wealth and the extent of fashionable material possessions which he passed onto to his children. He specifically bequeathed to his son Benjamin his house, barn, cider house, and chaise house and "all the Land of this My homested [sic]" (Joseph Adams Probate 1783).⁵ In his will Adams also gave his slaves to his heirs (Joseph Adams Probate 1783).

Benjamin Adams, 1774-1803

In 1759, twenty-plus years prior to his father's death and in anticipation of his eventual ownership of the farm, Benjamin Adams (1733-1803) had received a privilege to one-half of the small farm or tract of land his father called his homestead "at a place commonly called Stoney Hill" on the road leading to Ferry Point and where his father then lived. At the time Benjamin already occupied the southwest lower room and the privilege also included the back part of the house, one-half of the cellar, and one-half of the garret where the corn was stored, and one-half of the barn (RCD 1759: 60/513). Roughly fourteen years later he received full title to the farmstead on the road from the Newington Meetinghouse to Bloody Point Ferry, totaling roughly thirty acres. It was the farm where Joseph Adams lived "called my Home Place" and included his "Mansion House, Barn and other Buildings" (RCD 1774: 106/34).⁶ Nevertheless his father would have continued to live in the house, with his son and daughter-in-law caring for him. During his ownership and occupancy Benjamin Adams added over forty acres to family land holdings in Newington (Rockingham County Deeds).

Benjamin's father, in his will also gave him two female slaves named Phillis and Cloe, the latter having been "an old servant in the house" (Joseph Adams Probate 1783). In the 1790 census they are still a part of the Adams household, two of the fourteen enslaved blacks residing in Newington at that time, along with someone who may have been an indentured servant (Population Census 1790).⁷

Over decades, Adams and Knox family members were active in town government. According to the Adams Genealogy, Deacon Benjamin Adams, in addition to being a farmer

was a volunteer in the Revolution . . . , a Justice of the Peace and Selectman in Newington, and delegate to the convention which adopted the Federal Constitution (Adams 1898, 398).

Benjamin Adams had married Abigail Pickering (1733-1781) in 1751 and they had eight children who survived to adulthood. Adams remarried in 1784 to Susanna Brown (1755-1824) and she survived her husband. Adams' second oldest son Nathan Webb inherited 124 acres of noncontiguous land in Newington that included an orchard and the homestead with the mansion house, barn, cider house, and other buildings including a cider mill and press (Adams 1898, 406; Benjamin Adams Probate 1803). At the time of Benjamin Adams' death, his livestock and swine included small numbers of cows, young cattle, hogs, and pigs and sixteen sheep and twelve lambs (Benjamin Adams Probate 1803). He bequeathed to his wife Susanna the western half of the house

⁵ His will devised his possessions between his two living sons (Joseph and Benjamin) and the children of his deceased son (Ebenezer). The only room specifically identified is the parlor chamber. He had already provided his two older sons with land (Joseph Adams Probate 1783).

⁶ The abutters generally resemble those named in the original deed of land from the town of Newington in June 1715 (RCD 14/85).

⁷ The 1784 state constitution did not officially abolish slavery in New Hampshire. Not until 1810 were there no blacks listed in the census in New Hampshire as slaves (Wadleigh 1883, 378).

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and half the cellar, one-half of his land, barn, cider house, cider mill and press, along with his horse and chaise, for her use during her life (Benjamin Adams Probate 1803).

Nathan Webb Adams, 1803-1831

By the time Nathan Webb Adams (1756-1831) inherited the Adams family homestead he had established himself as a farmer in his own right, likely farming some of the family lands prior to his father's death. Like his father, he would add roughly twenty acres to the family's land holdings in Newington, with land abutting the existing property and along the road from the Meetinghouse to Greenland (Nimble Hill Road), and a small parcel with buildings on the road from the Piscataqua Bridge to Portsmouth (Fox Point Road) (RCD 131/419, 129/453, 183/201, 193/82, 291/257, 237/407).

Little is known about Nathan Webb Adams aside from general biographical information; the 1987 town history contains no stories about him. He had married Elizabeth Cole (died 1848, age 86) of Rochester in 1783-84. The couple had eleven children born between 1784 and 1807 (Adams 1898, 406, 420). Their third son John (1788-1881) would inherit the homestead and farm the land for over forty-five years.⁸ At the time of Nathan's death his estate was in debt, not uncommon in that era. As a result the thirty-one-acre homestead farm and along with a twelve-acre lot were auctioned off, acquired by his son George Adams (born 1803) who promptly sold it to his brother John Adams (RCD 288/145, 287/223, 288/144).

Nathan's widow Elizabeth had received a widow's dower that included the east end of the house with the lower front room, the bedroom in the north corner, the two chambers over the front room and bedroom, the east end of the garret and chimney, a privilege in the kitchen for making soap, heating water for scalding hogs, and the oven for baking, one-third of the dairy, and one-third of the cellar (north end), along with sharing the front door, stair cases, and cellar access. It's possible the entry on the east gable end was added at this time to allow for a private entry to east side of the house. She also received the west end of the barn, except the privilege in the barn floor to unladen hay, and the cider house to be improved in common with the heirs.⁹ Adams' animals and livestock included not only a horse, but a pair of oxen and some steers, cows, and swine, along with twenty sheep and ten lambs. The property included a cider press and apple mill for processing the apples from the orchard. He had a wood lot on the homestead parcel and a second one over in Madbury (Nathan W. Adams Probate 1831).

John Adams, 1834-1881

Captain John Adams (1788-1781), another long-lived Adams family member, would farm the homestead property for at least forty years before letting his heirs take on that responsibility. He never married but census records show that by 1850 and continuing for the next twenty-plus years he shared the house with different family members and/or individuals who helped farm the land. By 1870 he shared the house with his niece Eliza A. (Roberts) Knox, her husband Granville W., and their two children, along with Eliza's sister, Abra H. (Population Census 1850-1880).¹⁰

The Agricultural censuses for 1850, 1860, 1870, and 1880 show that the amount of improved and unimproved land remained relatively consistent during John Adams' ownership of the farm, along with type and quantity of animals, livestock, crops, and farm products. For instance, in 1860 the

⁸ It has not been determined if the current outbuildings were erected by Nathan W. Adams or by his son John Adams.

⁹ The dower, when describing how much of the barn Elizabeth was to have access to, says "the western End of ye Barn meaning two bands" which presumably means two bays in the barn (Nathan W. Adams Probate 1831).

¹⁰ Eliza and Abra were the daughters of John's sister Betsey who had married James Roberts of Portsmouth (Adams 1898, 449).

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extent of Adams' farmland included 61 acres of improved land and nine unimproved acres. Like his predecessors who farmed the land, his animals and livestock included a pair of oxen, some mulch cows and other cattle, a few swine and nearly twenty sheep (the most of any of the farmers in Newington) along with three horses. His crops resembled those grown by most in the area but he produced more butter and cheese than many of his fellow Newington farmers (Agricultural Census 1860). Throughout his ownership, the farm remained one of the larger ones in town in terms of acreage and with an above average value of livestock and crops and farm products.

The Knox family (Granville W. and Abby Knox, James Howard and Lena (Shaw) Knox, Granville S. and Edith Knox, Heirs of Granville S. Knox, 1881-present

The Adams Farmstead has been owned by four generations of the Knox family since 1881. Though Granville W. Knox (1831-1905) had been farming the land since at least the 1870s, he did not acquire the farm until the death of John Adams in 1881, who bequeathed it to Granville and his wife Eliza equally (as she was the Adams family member) (John Adams Will; Population Census 1880; Agricultural Census 1880).

Granville W. and Eliza (1830-1891) Knox, who had married in 1851 had two children, of whom the younger, James Howard, would ultimately inherit the farm. In 1880 the household included the elderly John Adams, the Knoxes, their son J. Howard (1864-1939), and Eliza's sister, the widow Abra Garrett (1835-1907). After the death of his wife, Granville would marry his sister-in-law Abra H. Garrett.

Following his father's death, Howard inherited the farm, largely maintaining its size and farming practices.

As of the early twentieth century, the Adams Homestead farm consisted of five separate parcels in Newington totaling over 100 acres (RCD 1905: 614/260).¹¹ As the town history noted:

Pastures for cattle were sometimes at some distance from the home place. The Howard Knox [Granville W.'s son], Charlie Coleman, and Darius Frink farms were typical. Rounding up the cows and driving them up the road to the barn were daily chores (Rowe 1987, 241).

Howard Knox, who had married Paulena A. Shaw in 1892, was sharing the farmhouse with his parents, wife, and two young children (Population Census 1900). As of 1930 the household included Howard, his wife Lena, and their son Granville S., and a farm laborer (Population Census 1930).

By the middle of the twentieth century the intersection of Nimble Hill and Fox Point roads was known locally as Knox Corner. Granville S. (1913-1997) and Edith E. (1912-1972) Knox, who had married in 1936, were the last of the Knoxes to farm the land. Their four children still own the remaining homestead property. After graduation from high school in 1931 Granville had engaged in dairy farming. It is possible that Granville S. altered the fenestration on the southeast elevation of the barn, inserting regularly spaced fixed light sash (see historic photograph). Both of the Knoxes were active in Newington, serving in various civic capacities over the years. Over the years Granville served as town clerk, selectman, school board member, library trustee, highway agent, budget committee member, and delegate to the Constitutional Convention. Edith served on the school board, as town clerk, in addition to other town offices (Newington Annual Reports). In 1950

¹¹ This included not only the thirty-five acre parcel with the family house and outbuildings but a nearby twenty-two acres of pasture and wood land, a fourteen-acre parcel of wood land and pasture elsewhere in Newington, a fourteen-acre parcel of pasture, tillage, and wood land, and a sixteen-acre parcel of pasture land (RCD 1905: 614/260).

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Granville was a candidate for Rockingham County Commissioner, running a campaign advertisement in a September 1950 issue of the *Portsmouth Herald* (5 September).

During their ownership of the Adams Homestead Granville S. and Edith upgraded some of the rooms, notably the kitchen and bathrooms. In 1958 the couple installed a new kitchen and heating system, and made other unspecified repairs (Newington Annual Report 1958, 53). In 1965 they remodeled a bathroom (Newington Annual Report 1958, 39). During their occupancy, however, in later years they began to subdivide the property, especially to the east of the buildings, along a new road, where several of their children have since built homes.

Over the course of the twentieth century, the farm remained in agricultural use by Adams family descendants into the 1960s. However, as farming practices changed, making it difficult for the small farmer to survive, the family found other ways to preserve their family history by subdividing and selling some of the farm land, thus allowing the homestead property to remain in family hands and to allow Granville and Edith's children to live in their own houses on family land. The remaining twenty-plus acres associated with the eighteenth- and nineteenth-century house and outbuildings preserves a portion of their historic setting and the family's lengthy ownership and occupancy of the farm.

42. Applicable NHDHR Historic Contexts

- 51. Mixed agriculture and the family farm, 1630-present
- 120. Religion in New Hampshire, 1623-present
- 124. African-Americans in New Hampshire

43. Architectural Description and Comparative Evaluation

The Adams Homestead consists of a substantial, center-chimney house and two early nineteenth-century detached outbuildings sited near the intersection of Nimble Hill Road, the historic highway between Bloody Point and Greenland, and Fox Point Road, the historic road from the Piscataqua Bridge to Portsmouth. The house faces southerly but the two detached outbuildings to the northeast are oriented towards a small barnyard fronting on Nimble Hill Road. The remaining farmland extends to the north of the buildings, maintained as mowed field, with a narrow swath of mature trees extending the length of the western boundary. A remnant of a wood lot is in the northeast corner. Modern residential development flanks both sides of the fields and also includes family members new houses to the north and east perimeters of the field. The 1957 municipal center building (now occupied solely by the fire department) and the 1979 elementary school are just across the street on former Knox family land (acquired in the 1930s by Granville S. and Edith E. Knox). On the southeast corner of Nimble Hill and Fox Point roads are the 1970s town hall and police department buildings. The ca. 1717 house features a number of hallmark features of an eighteenth-century, center-chimney farmhouse in the Georgian style (**Photos 1-4, 8-9**). A small, one-story, gable-roofed ell extends to the rear of the main block. As is characteristic of a house of this age, it also exhibits a small number of stylistic updates on the exterior, all dating to the historic period. On the façade (south elevation) pairs of historic 6/6 sash windows flank the enclosed entry porch at the first story, with five regularly spaced historic 6/6 sash windows at the second story. The regular fenestration on the gable ends features 6/6 window sash illuminating each room of the double-pile building; a single smaller 6/6 sash window is centered in each gable, illuminating the garret or attic. On the east gable end, a secondary entrance has been added and may date to the 1830s when the east

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half of the house was occupied by Elizabeth Adams, the widow of Nathan W. This gable end is now sheathed with vinyl siding, though the others remain sheathed with clapboards. Just to the south of that is a bulkhead leading to the cellar. The fenestration on the rear (northeast) elevation is irregular. The primary decorative detailing is concentrated on the enclosed entry porch. Otherwise the house is simply detailed with thin corner boards and single window architraves, though the storm windows cover the bead. An early twentieth-century photograph demonstrates that much of the fenestration on all the buildings was present by that time (see historic photograph).

A late nineteenth-century woodcut of the buildings raises the possibility that the house originally had a pedimented frontispiece with pilasters and a semicircular fanlight (see historic images). The current enclosed entry porch may have reused those pilasters and fanlight. Though some artistic liberties may have been taken in the illustration, it also seems the chimney was larger.¹²

A carriage shed with a rear lean-to is sited just northeast of the house (**Photo 5, 8**). The side-gabled, clapboarded building faces southeast with the long elevation paralleling the road. A lean-to spans the rear (northeasterly) elevation, creating a salt-box profile on this wood frame building. A modern belfry topped by a weather vane, likely added in the second-half of the twentieth century, straddles the west end of the ridge. A pair of wide openings of different height with a single sliding door spans the northeasterly two-thirds of the façade. A pair of 6/1 sash in the southwest gable end provide light to the loft space. A now blocked pedestrian door is located at the south corner. The northwest elevation is clad with replacement vertical board siding and has three modern regularly spaced fixed windows, added in the late twentieth century. The northeast gable end features a pair of sash windows on the first-story with a single one above centered in the gable end.

The large early nineteenth-century New England barn is the most northeasterly of the buildings augmented with a wing (**Photos 6-7, 8**). In characteristic fashion, indicative of New England barns dating to the first half of the nineteenth century, the entry on the southwest elevation is off center, topped by a multi-light transom. Smaller doors lead to each side bay. A rectangular four-light fixed sash is set to the west of the center bay door. A pair of 6/6 sash windows, illuminating the hay loft, are center above in the gable end. The off-center placement of the door allowed for the wider haymow bay on the colder northerly side and the narrower cow bay or tie-up on the warmer, southerly side of the building. The five-bay deep, clapboarded barn lacks a cellar, further suggesting the building was constructed prior to ca. 1850 (Hubka 1984, 54). The northwest elevation, which is clad with unpainted vertical board siding, has several regularly spaced six-light fixed sash and a double-leaf doorway to provide easier access to the fields. The northeast elevation is clad with painted vertical board siding below the gable end and includes a pair of double-leaf doors providing access to the central bay and the haymow bay; a fixed-light sash illuminates the cow bay stall. Regularly spaced fixed six-light sash along the southeast elevation illuminate each of the livestock stalls. The connected wing on the southeast elevation features a wide doorway and three symmetrically placed six-light fixed sash placed under the eaves of the gable roof; a single fixed sash is on the rear elevation of the wing.

A stand of mature trees runs along the westerly property line. A short stone wall extends from the intersection of the two roads diagonally towards the house, terminating near a granite post that once held a front-yard fence. A second granite post remains marking the east end of the former fence. A mature tree stands in the front yard and some mature bushes and trees extend along the roadway

¹² Photographs and other papers still in possession of the family may help establish a chronology for changes to the house and barns in the nineteenth and twentieth centuries. The current chimney only has four flues and five flues would be more typical of a center chimney house (Garvin 2016).

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adjacent to the barn wing. The fields to the rear of the house are mowed with no trees or former orchards (**Photo 11**). Encroaching modern development, partly on land formerly belonging to the Adams Homestead includes modern houses at the northeast edge and north edge of the field and additional new houses to the east and west of the property (**Photo 10**). The modern town buildings built between the late 1950s and the 1970s are located directly across the street from the house and outbuildings (**Photo 12**).

Comparable Properties

Newington has just a handful of examples of center-chimney houses, though few are two stories and most have some later nineteenth-century updates, often to their finish details or their window sash and they lack their historic outbuildings. The most comparable is the Pickering Farm, 339 Little Bay Road, also a significant farm complex still owned by Pickering family descendants (see comparable properties images). The ca. 1812 Pickering House has had several stylistic updates over the course of the nineteenth and twentieth centuries, including a large late twentieth-century wing addition. The property includes a large detached ca. 1812 New England banked barn, a ca. 1812 carriage shed, and ca. 1880 shed surrounded by associated open land and woodland totaling 35-plus acres. Like the Adams Homestead, the total acreage has been reduced, but the family maintains pasture, haying, and raising livestock. The setting of the Pickering property is also diminished by encroaching modern development and the placement of a modern baseball field on some former pasture (Historic Documentation Company 2015).

The Old Parsonage, built either ca. 1710 or ca. 1765 (337 Nimble Hill Road), and located in the Newington Center Historic District, is a rare example in seacoast New Hampshire of a salt-box form; it has no associated outbuildings (see comparables images). The other center-chimney houses in Newington are Cape Cod houses of varying vintages, some with associated outbuildings, though none of these are of the scale of the Adams Homestead. Other historic farms such as the Elias Frink Farm/Spinney Farm (241 Fox Point Road), also a dairy farm in the mid-twentieth century though on a much larger scale than at the Adams Farmstead, retains much of its historic farmland, but includes a mid-nineteenth house, and twentieth-century outbuildings (most 1960s or later) which replaced earlier attached outbuildings.

44. National or State Register Criteria Statement of Significance

The Adams Homestead, built ca. 1717, is eligible for listing in the National Register of Historic Places for its significance at the local level under Criterion A for its association with events significant to the development and agricultural history of Newington and the Piscataqua region. In ca. 1713 the Reverend Joseph Adams first settled in Newington, shortly before his ordination as the first minister of the Newington Town Church. Eight generations of Adams/Know family members have owned, occupied, and farmed the property, which began as just sixteen acres but over the next two centuries increased to at least more than 100 discontinuous acres. Adams family descendants continue to own the homestead, now reduced to just over twenty acres, though no longer farming it but maintaining the open fields and woodlands of what was likely some of the original Adams parcel.

The Adams Homestead is also eligible under Criterion C for Architecture for embodying distinctive characteristics of type, period, and method of construction and for representing an eighteenth- and nineteenth-century farmstead. Though some of the ancillary historic outbuildings such as the cider house are no longer present, the farmstead retains its two most substantial nineteenth-century outbuildings, a carriage shed and a New England gable-front barn with an attached wing. The barn

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and carriage shed possess features of construction and plan important to the understanding of agricultural practices in the region. The small alterations overwhelmingly occurred within the historic period and reflect the evolution of farm operations and activities at the farmstead. In addition, the house, though some of the interior spaces such as the kitchen and bathroom were updated in the twentieth century (as is common to houses of this age) retains its historic footprint, massing, exterior finishes and detailing, and fenestration patterns.

The Adams Homestead may also be eligible under Criterion B at the local level for its association with the locally and regionally renowned Reverend Joseph Adams, who during his over sixty-five year tenure as the first minister of Newington lived in the house. While not known to have been an influential theologian, Adams through his lengthy tenure and forceful personality was a dominant figure in Newington, ministering to the needs of the residents, and recognized by notable regional figures during his lifetime.

45. Period of Significance

ca. 1717-1966 (National Register fifty-year cut-off)

46. Statement of Integrity

The Adams Homestead retains integrity of location and sufficient overall integrity of design, materials, workmanship, feeling, and association to convey its significance through its physical appearance as an eighteenth-century center-chimney house with two early nineteenth-century outbuildings. The buildings retain their historic footprints and massing, exterior cladding, fenestration patterns, and finish details. Any alterations, such as the early twentieth-century front entry door dates to the historic period and represents a series of small changes made to the house over time by various family members. The possible reduction in the size of the chimney above the ridge level does not diminish the house's integrity of materials and workmanship as it likely occurred within the historic period and still retains four flues, suggesting at least four fireplaces remain on the interior. Though the property may include much of the original parcel the Reverend Joseph Adams received from the town of Newington in 1715 for the construction of a house, the loss through subdivision and sale of much of the associated farmland he and his descendants had accumulated over the centuries (aside from roughly twenty acres that continues to be mowed) diminishes the property's feeling and association as a long-time farmstead and agricultural property in a rural setting. The historic land use patterns and the absence of crops, livestock, and orchards diminish its associations with small-scale family farming in southern New Hampshire over the course of more than 250 years. The construction across the street of most of Newington's municipal buildings between the late 1950s through 1970s and considerable encroaching modern residential development on all sides including in some of the property's former fields to the northeast of the buildings diminishes the integrity of setting as an eighteenth-, nineteenth-, and twentieth-century farm surrounded by other farms. The mowed fields primarily just contribute to the domestic setting of the buildings, providing open fields in the background of the buildings.

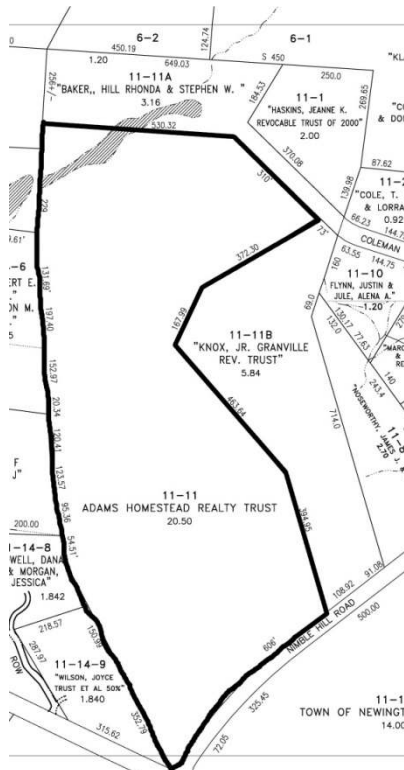
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47. Boundary Discussion

Part A

The boundary of the area surveyed for this form was the tax parcel, Map 11, Parcel 11, shown below on Newington tax maps and aerial view (Google).



Part B

The property's eligible boundary would include the entire tax parcel (Map 11, lot 11) as it contributes to the property's significance as a former farm with a portion of its historic farmland now retained as an open, mowed field. Though the property is only a part of the land once associated with the farm and no longer retains its historic land uses, including orchards and pasturage, the full parcel contributes to the domestic setting of the historic house and outbuildings owned by eight generations of the Adams/Knox family. The land likely includes much of the original parcel the Reverend Joseph Adams received from the town of Newington when he became its minister.

48. Bibliography and/or References

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(<http://www.davidrumsey.com/>)

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Joseph Adams (1783), Old Series No. 4906 (Ancestry.com)

Benjamin Adams (1803), Old Series No. 7041 (Ancestry.com)

Nathan W. Adams (1831), Old Series No. 12232 (Ancestry.com)

John Adams, Will, Volume 169, Page 406 (Ancestry.com)

Town Annual Reports

Town of Newington Annual Reports. UNH Digital Collections

(http://www.library.unh.edu/digital/islandora/solr/search/%2520/1/category%3ANH%5C%20Cities%5C%20%2526%5C%20Towns~slsh~Newington%2A~/dismax)

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Newington Historical Society

Portsmouth Athenaeum

Online sources

Founding Families: Digital Editions of the Papers of the Winthrops and the Adamases, ed. C. James Taylor. Boston: Massachusetts Historical Society, 2016. [http://www.masshist.org/apde2/] (accessed April 2016).

Correspondence

James L. Garvin, email correspondence with author, 26 April 2016.

Surveyor's Evaluation

NR listed: individual
 within district

NR eligible: individual
 within district
 not eligible
 more info needed

NR Criteria: A
 B
 C
 D
 E

Integrity: yes
 no

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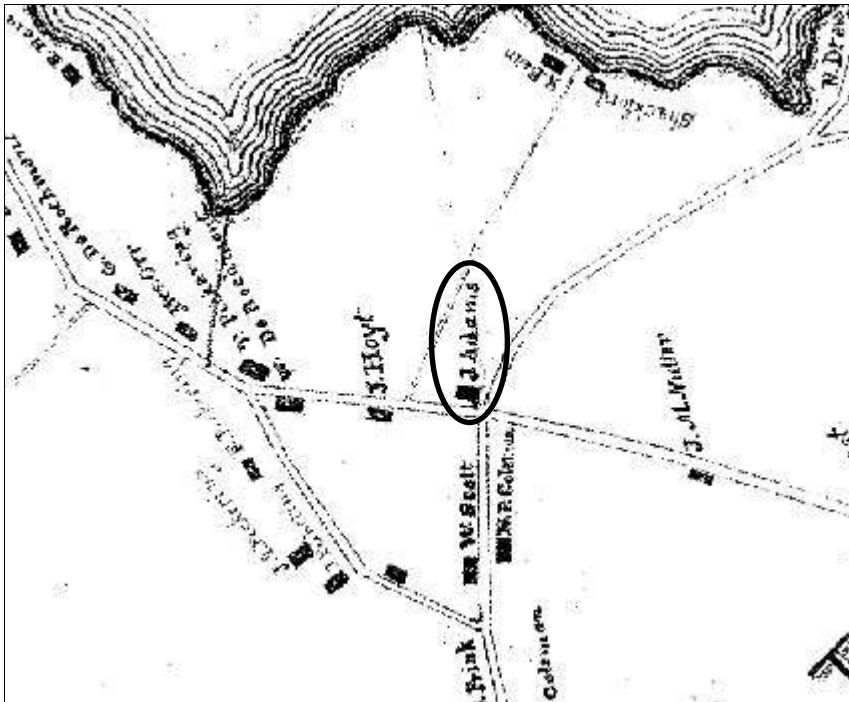
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Historic Images



Adams Homestead, early twentieth-century photograph (Courtesy of Portsmouth Athenaeum)

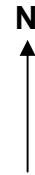
Historic Maps



1851 Hoyt (Courtesy of Newington Historical Society)

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1857 Chace (<http://www.loc.gov/item/2012593011>)



1892 Hurd (<http://www.davidrumsey.com/>).

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Other Images



HOME-STEAD OF REV. JOSEPH ADAMS, NEWINGTON, N. H.

Wood cut of the Adams Homestead, late nineteenth century. The granite posts at each edge of the fence are still present (Whittemore 1893, 14).



1952 Aerial, illustrating historic land use patterns and extent of open fields, orchards, and wood lots still present in the early 1950s (Courtesy of Newington Historical Society)

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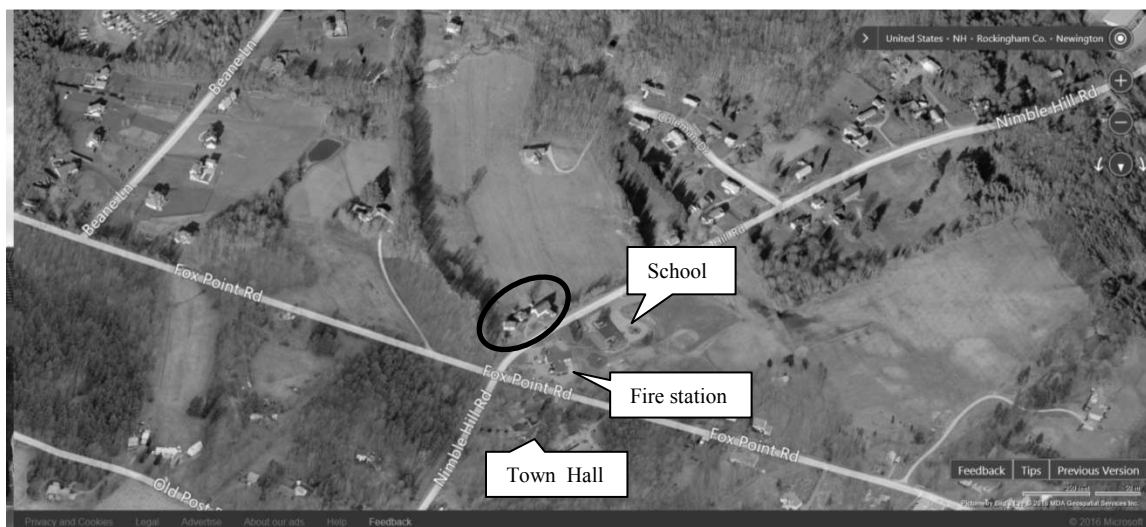
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Bird's-Eye of rear of barns and fire department across the street, facing east (Bing map)



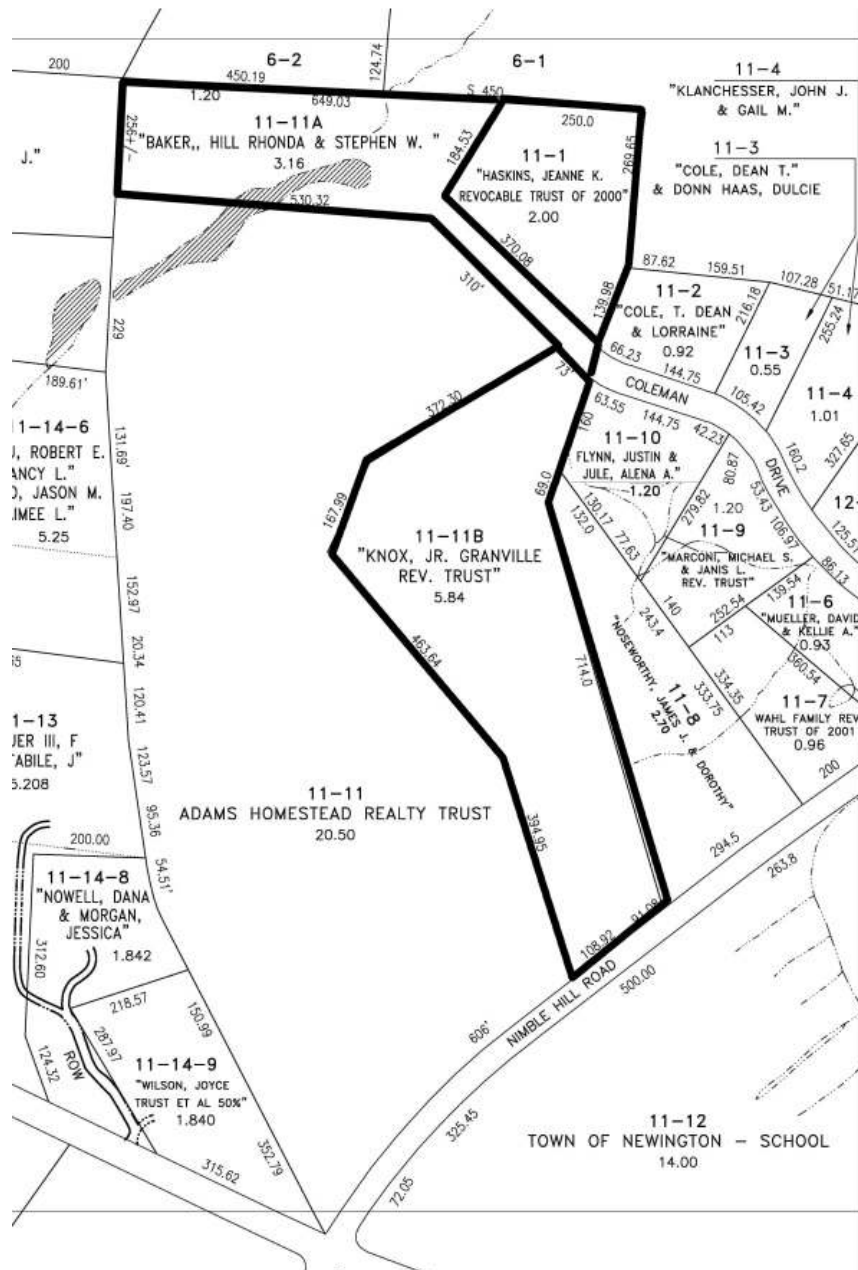
Bird's-Eye of rear of barns and house and elementary school across the street, facing south (Bing map)



Setting of the Adams Homestead, with the several mid-twentieth century town buildings including the elementary school, fire department, town hall, and police department across the street, a new house in the open field north of the homestead, and new housing in the vicinity to the east and west (Bing Maps, Bird's-Eye view)

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Highlighted parcels are ones subdivided from the roughly thirty-acre Adams Homestead land in recent decades for development with modern houses occupied by heirs. Tax map also illustrates encroaching modern residential development on smaller house lots to the east and west of the property.

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Comparable Properties



Old Parsongage, Newington Center Historic District – 337 Nimble Hill Road (Preservation Company 2015-2016)



Pickering Farm, 339 Little Bay Road, house (Preservation Company 2015-2016)

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Pickering Farm, 339 Little Bay Road, detached barn and carriage shed (Preservation Company 2015-2016)

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Digital Photo Log

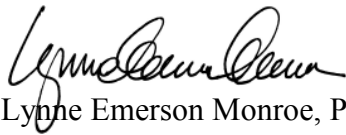
The photo references (file names) for this project are named:

NWN0004_01 through NWN0004_12

where the first 7 digits are the survey number of the individual property and the last two digits are the photo number.

Digital Photography Statement

I, the undersigned, confirm that the photos in this inventory form have not been digitally manipulated and that they conform to the standards set forth in the NHDHR Photo Policy. These photos were printed using the following: Epson SureColor P600 printer on Epson Ultra Premium Photo Paper, glossy. The digital files are housed with Preservation Company in Kensington, NH.

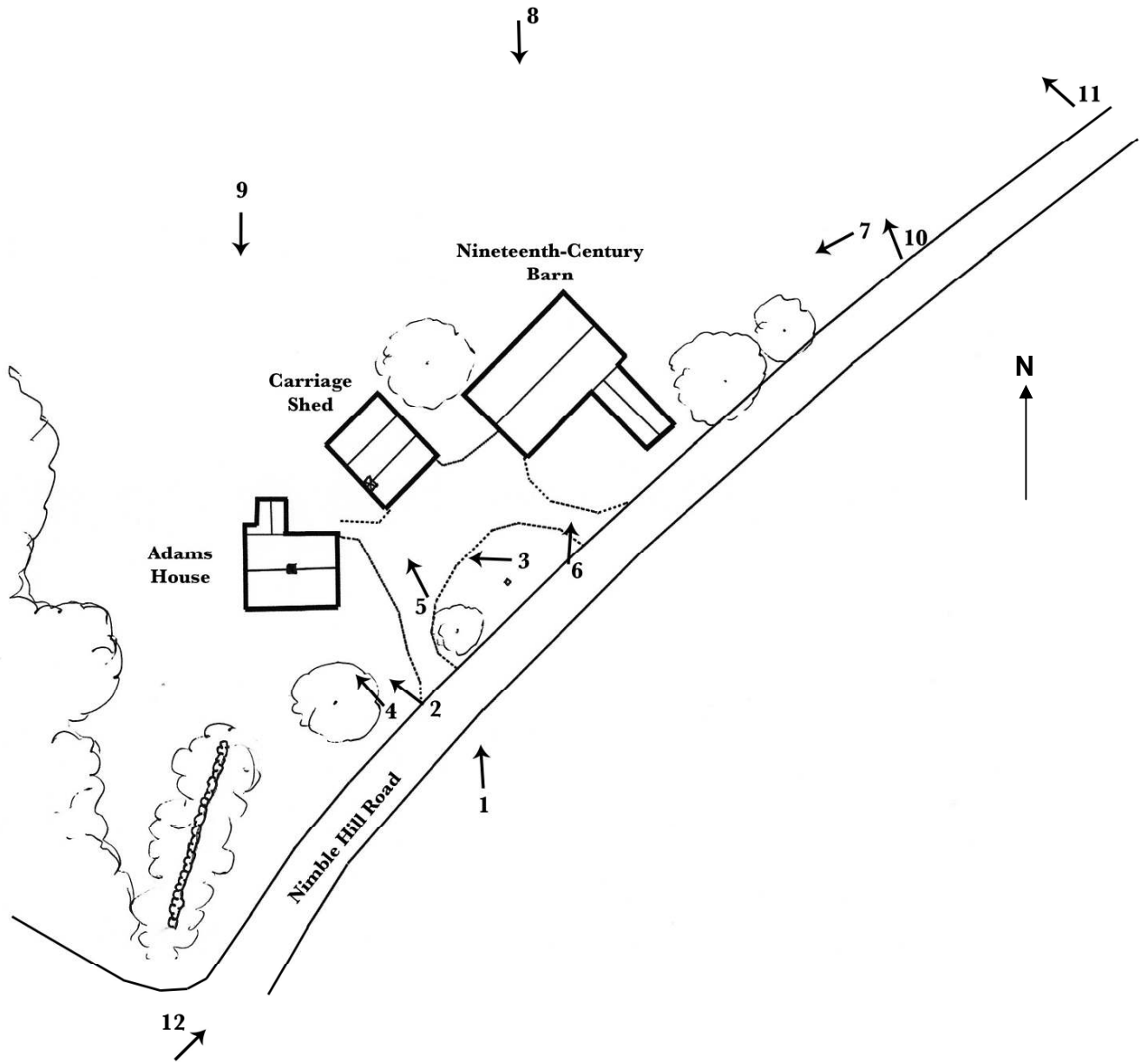


Lynne Emerson Monroe, Preservation Company

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Photo Key



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Current Photographs

Address: 148 Nimble Hill Road

Date taken: April 2016 except where noted



Photo 2) Adams House, façade (south) and east elevations

Direction: NW



Photo 3) Adams House, east gable end and rear ell

Direction: W

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Photo 4) Adams House, detail of enclosed entry

Direction: NNW



Photo 5) English barn, southwest and southeast elevations

Direction: NW

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Photo 6) Nineteenth-century New England or gable-front barn with a storage wing

Direction: N



Photo 7) Rear (northeast elevation) of nineteenth-century barn

Direction: SSW

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Photo 8) Rear (northerly/northwesterly) elevations of Adams Homestead buildings
Date taken: May 2016

Direction: S



Photo 9) Rear (north) and west elevations of Adams House
Date taken: May 2016

Direction: S

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Photo 10) Open field north of buildings with new house on former Adams Homestead land

Direction: NNW



Photo 11) Open field north of buildings

Direction: NW

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Photo 12) "Knox Corner," homestead and stone wall to left, 1957 municipal center building to right
Direction: NE