

**INDIVIDUAL INVENTORY FORM****NHDHR INVENTORY NWN0148****Name, Location, Ownership**

1. Historic name: Benjamin Hoyt House
2. District or area: N/A
3. Street and number: 97 Nimble Hill Road
4. City or town: Newington
5. County: Rockingham
6. Current owner: Edna Mosher Revocable Trust

**Function or Use**

7. Current use(s): single dwelling
8. Historic use(s): single dwelling/farm

**Architectural Information**

9. Style: Italianate
10. Architect/builder: Unknown
11. Source: N/A
12. Construction date: ca. 1887
13. Source: Research, Inspection
14. Alterations, with dates: see text
15. Moved? no  yes  date: N/A

**Exterior Features**

16. Foundation: granite
17. Cladding: clapboard
18. Roof material: asphalt shingles
19. Chimney material: brick
20. Type of roof: hip
21. Chimney location: double interior

22. Number of stories: 2
23. Entry location: façade center
24. Windows: 2/2  
Replacement? no  yes   
date: ca. 2010

**Site Features**

25. Setting: Mixed use neighborhood
26. Outbuildings: barn gable front (ca. 1887), shed – wagon (ca. 1900), workshop (ca. 2003)
27. Landscape features: mature trees, stone wall (rebuilt), driveway
28. Acreage: 2.5 acres



35. Photo 1

Direction: NE36. Date: April 201637. Reference (file name): NWN0148A\_0129. Tax map/parcel: 12/1030. State Plane Feet (NAD83): X: 1,208,692.76, Y: 222,909.0631. USGS quadrangle and scale: Dover, NH, 1:24000**Form prepared by**32. Name: Kari Laprey33. Organization: Preservation Company, Kensington, NH34. 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: 5,000



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Map Generated: 4/29/2016

**Notes**

97 Nimble Hill Road  
Newington, NH

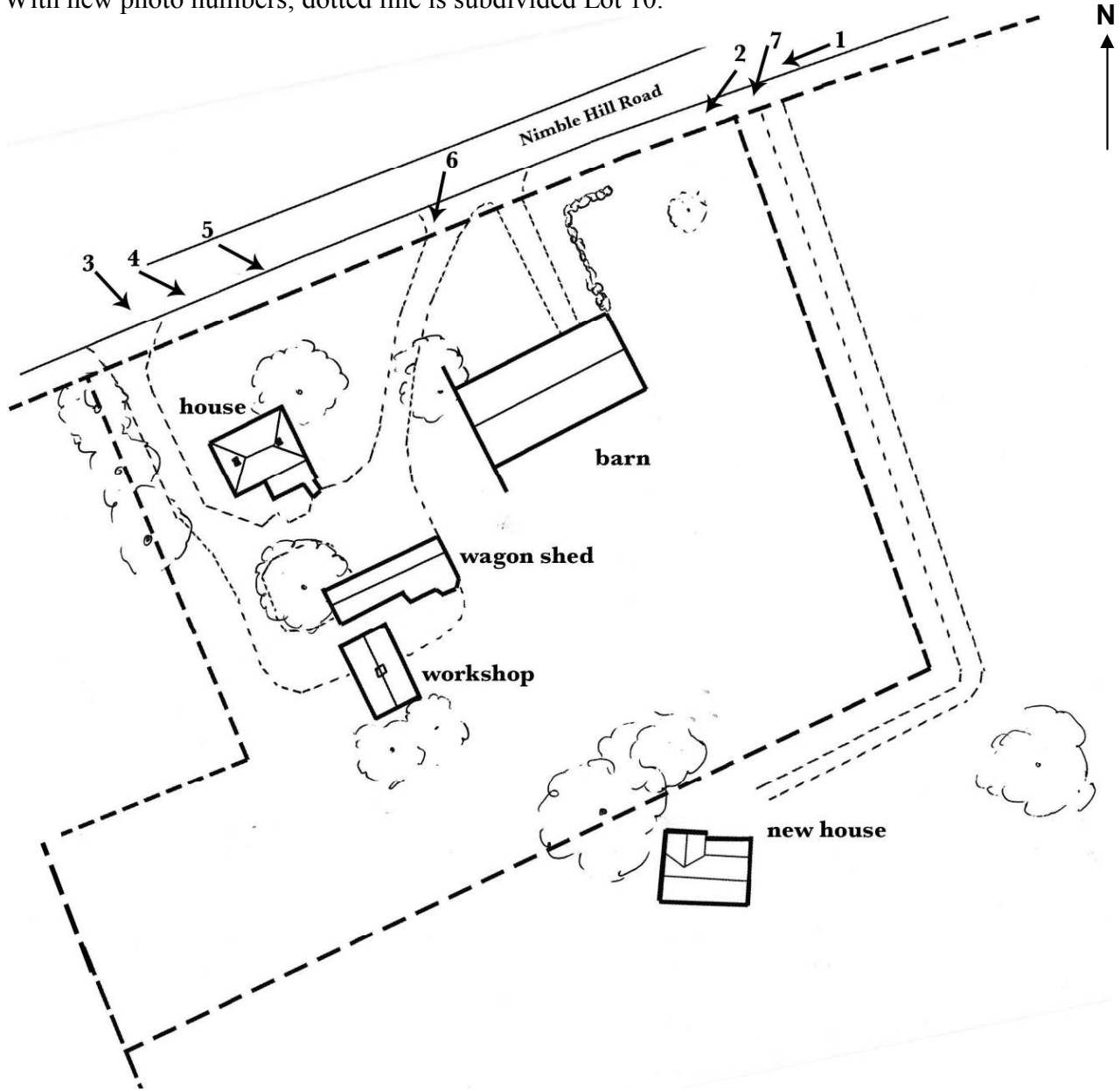


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**40. Property Map**

With new photo numbers; dotted line is subdivided Lot 10.



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*This is an addendum to NHDHR Inventory NWN0148 (Preservation Company 2005). The property was determined eligible for the National Register of Historic Places in 2005.*

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

The house and barn at 97 Nimble Hill Road remain under the same ownership as when the property was documented in 2005. At the time of prior inventory, the property contained approximately 19.6 acres, identified as tax parcel 20-10. This was the remaining portion of the historic farm, which had been divided over time. The lot for the house immediately to the west at 195 Nimble Hill Road was sold ca. 1980 and the next parcels to the east on Nimble Hill Road came out of this property in the 1980s.

In 2010, the 19+ acre parcel (20-10) was divided in two. The eastern 10.24 acres of wooded land was sold as Lot 20-10B in 2011 (Plan 36814; Deed 5342:2322). At that time, 8.7 acres remained with the historic buildings (20-10). Further subdivision in 2015, left the house and outbuildings on a roughly 2.5-acre lot including the immediate yards and front driveways. The fields east and south were divided as 20-10C and sold for new home construction (Plan 38665; Deed 5635:2540). The eastern part is wetland, so the house was positioned immediately behind the historic buildings, with a long driveway across the field.

**42. Applicable NHDHR Historic Contexts** (please list names from appendix C):

N/A

**43. Architectural Description and Comparative Evaluation**

The Benjamin S. Hoyt House and Barn have had no major changes since the 2005 inventory form. The clapboard siding has been maintained. The 2/2 replacement windows are within the original openings and trim. The wooden doors are in place, with a new front storm door used seasonally. No apparent changes have been made to the outbuildings.

The domestic yard around the buildings is unchanged since 2005, except for the newly rebuilt stone wall in front of the barn. The subdivided land is evident in the new gravel driveway across the field west of the barn and the new 1½-story house set back south of the historic buildings. The remaining field and woodland to the east are undeveloped.

**44. National or State Register Criteria Statement of Significance**

Criterion A: The Benjamin S. Hoyt House and Barn no longer retains associations with agriculture so it is no longer eligible under this Criterion. The formerly associated fields have been subdivided. The historic buildings are presently located on a 2+ acre parcel. New construction altered the land-use patterns and diminished the agricultural setting.

Criterion C: The Benjamin S. Hoyt House and Barn remain eligible for the National Register for their architectural significance. The buildings present an intact example of Victorian-era construction in Newington and embody distinctive characteristics of the period. The house combines a traditional hip roofed 5 x 2 bay form and twin chimney, center hall plan reminiscent of the Federal style, with basic late nineteenth century elements such as the 2/2 windows and double-leaved front door. The hip roof points to the

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influence of the Italianate style. The large barn reflects late nineteenth century New England barn construction and is a good example of an important local building type.

**45. Period of Significance**

ca. 1887

**46. Statement of Integrity**

The buildings retain a high degree of integrity of design, materials, workmanship and feeling. The setting of the immediate yard includes circular driveway, stone wall and mature trees. The adjacent field remains partly open, but the new house in the field behind the buildings diminished the property's integrity of setting agricultural associations. The loss of associated farm land and the intrusion of the new house combined with the other prior subdivisions have resulted in a complete loss of integrity under Criterion A for its former associations with agriculture in Newington.

**47. Boundary Discussion**

The National Register eligible property is the current house lot identified as tax number 20-10. The formerly associated land is under separate ownership and its development potential is unknown. The driveway to the new house along the west and north sides of the historic barn forms a visible boundary. Updated property lines are based on subdivision plans. Newington tax maps have not been revised. Tax parcel 20-10 is identified as 2.5 acres on the tax assessment and 2.15 on the 2015 subdivision plan. The lot encompasses the domestic space around the buildings and provides an appropriate setting under Criterion C. The subdivided land now under separate ownership and use does not contribute to the property.



Boundary of surveyed property (previous DOE boundary)

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Current subdivision of lots, showing the remaining eligible bounds of Lot 10 (black arrow) that contains house and barn

**48. Bibliography and/or References**

Preservation Company  
2005 NHDHR Inventory #NWN0148 – Benjamin Smith Hoyt House, on file at NHDHR.

**Rockingham Country Registry of Deeds**

1983 Plan 11811  
2010 Plan D-36814  
2011 Book 5342, Page 2322  
2015 Plan 38665  
2015 Book 5635, Page 2540

**Surveyor's Evaluation**

NR listed: individual   
within district

Integrity: yes   
no

NR eligible: individual   
within district   
not eligible   
more info needed

NR Criteria: A   
B   
C   
D   
E

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**Other Images**



Bing bird's-eye view before subdivision and new construction. Arrow points to house and barn, with site of new house not yet built circled in lower left, new driveway not shown, subdivided woodland at right

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**Digital Photo Log**

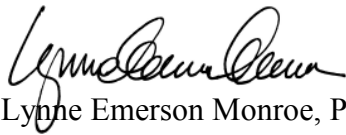
The photo references (file names) for this project are named:

NWN0148A\_01 through NWN0148A\_07

where the first 7 digits are the survey number of the individual property plus an A for Addendum 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.



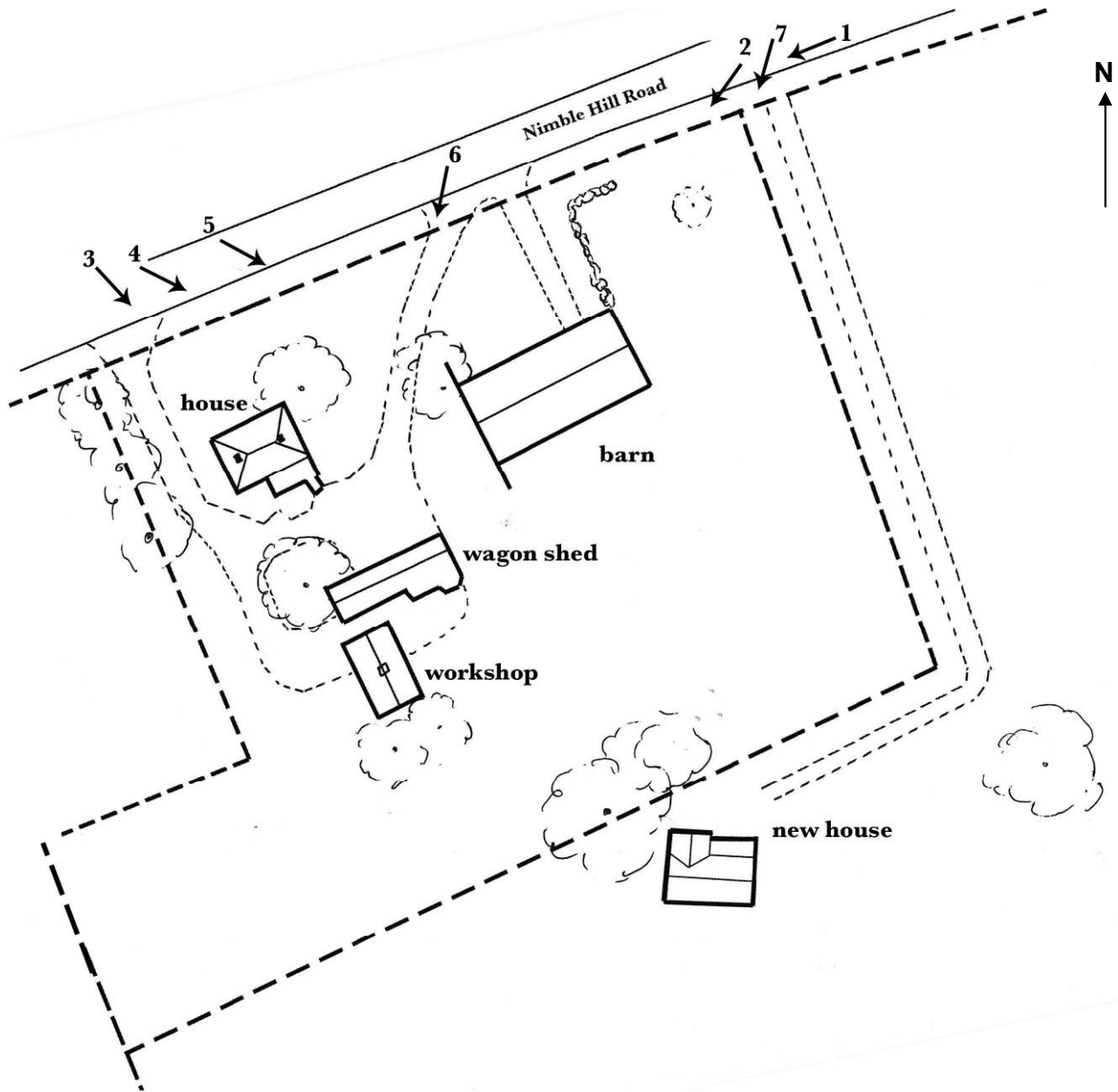
Lynne Emerson Monroe, Preservation Company



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**Photo Key**



Photos 1-7

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**Current Photographs**

Address: 97 Nimble Hill Road



Photo 2) New house in rear of barn  
Date taken: April 2016

Direction: NNE



Photo 3) Façade of house  
Date taken: August 2015

Direction: NW

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Photo 4) Barn and house  
Date taken: June 2015

Direction: WNW



Photo 5) Barn  
Date taken: August 2015

Direction: WNW

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Photo 6) Wagon shed  
Date taken: August 2015

Direction: N



Photo 7) Driveway construction, new house site  
Date taken: August 2015

Direction: NNE