

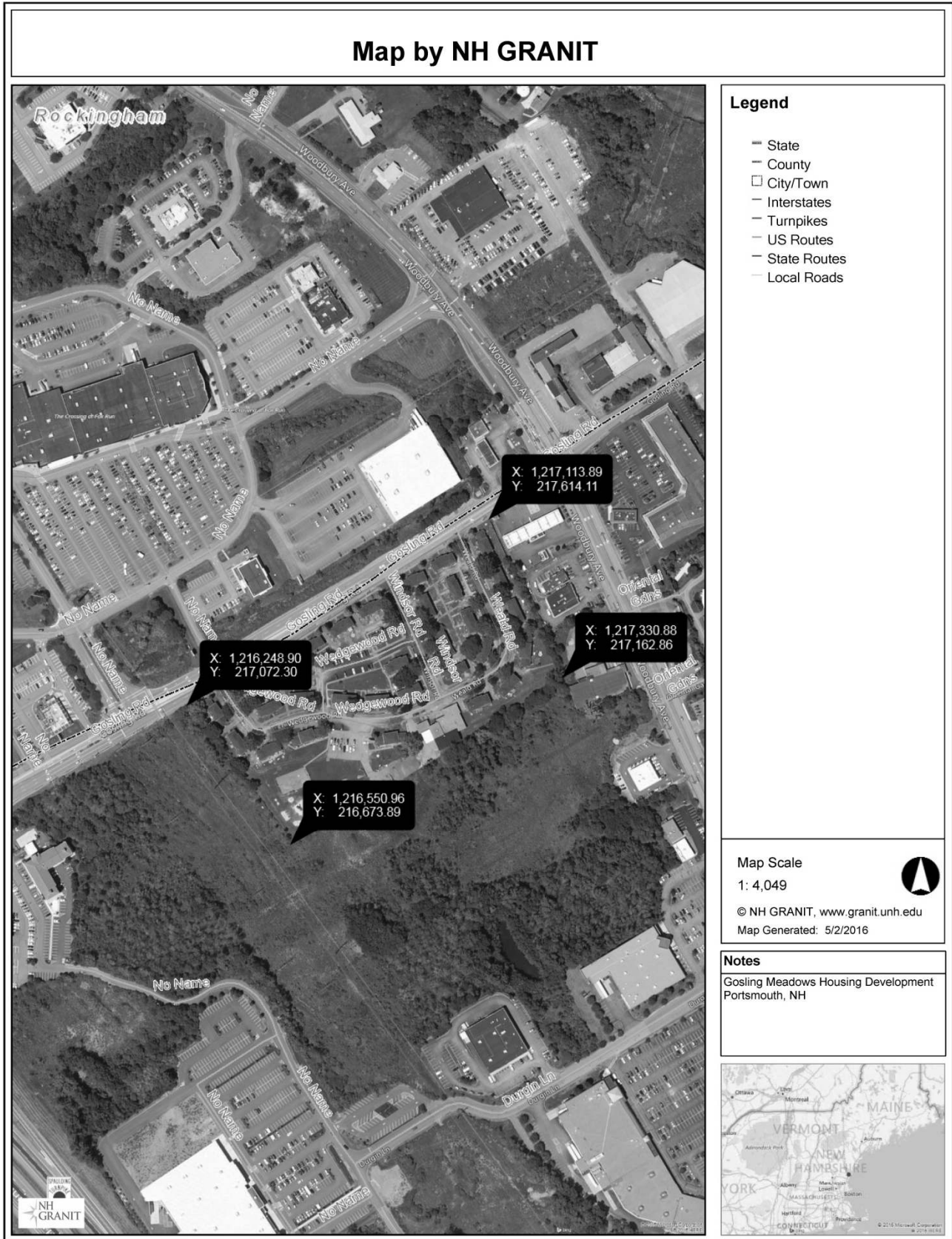
AREA FORM**GOSLING MEADOWS HOUSING DEVELOPMENT**

1. Type of Area Form
Town-wide:
Historic District:
Project Area:
2. Name of area: Gosling Meadows Housing Development
3. Location: Gosling, Weald, Winsor, and Wedgewood Roads
4. City or town: Portsmouth
5. County: Rockingham
6. USGS quadrangle name(s): Portsmouth, NH
7. Dataset: SP Feet, NAD83
8. SP Feet:
X: 1,216,248.90; Y: 217,072.30
X: 1,217,113.89; Y: 217,614.11
X: 1,217,330.88; Y: 217,162.86
X: 1,216,550.96; Y: 216,673.89
9. Inventory numbers in this area:
none
10. Setting: commercial strip
11. Acreage: 11.29 acres
12. Preparer(s): Carol Hooper
13. Organization: Preservation Company, Kensington, NH
14. Date(s) of field survey: April 2016

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15. Location Map



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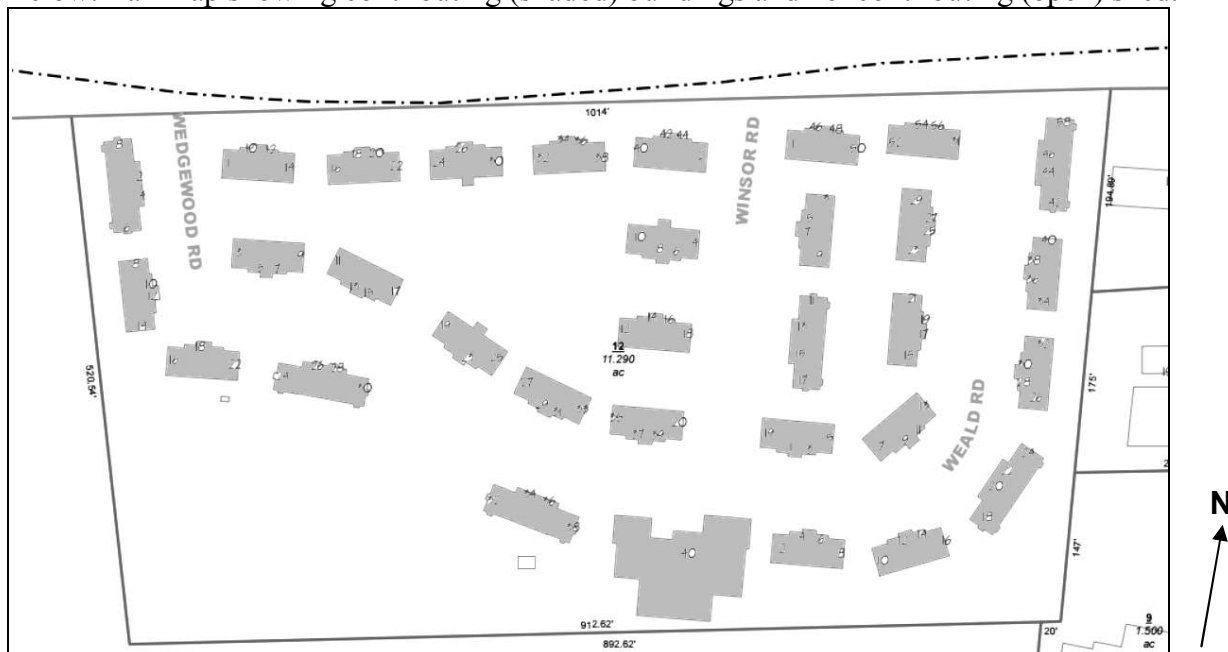
16. Sketch Maps



Above: Sketch map on aerial view (Google) with building ID numbers.

See List of Buildings (page 10) for corresponding street addresses (multiple for each building).

Below: Tax map showing contributing (shaded) buildings and noncontributing (open) shed.



AREA FORM**GOSLING MEADOWS HOUSING DEVELOPMENT****17. Methods and Purpose**

This form is being prepared in connection with the proposed Seacoast Reliability Project, the location of which would be across Gosling Road and roughly one tenth of a mile northwest of Gosling Meadows.

Historical information about Gosling Meadows is based primarily on newspaper research from the *Portsmouth Herald*; information was also acquired from the Portsmouth Housing Authority, Portsmouth Public Works Department and the Gosling Meadows facility itself. Other sources consulted for the form include the New Hampshire State Library, the Portsmouth Athenaeum, and various Internet sites.

18. Geographical Context

Gosling Meadows is located at the heavily developed, north end of the City of Portsmouth. The development's north side fronts on Gosling Road which is the town line with Newington. It is roughly a third of a mile east of the Spaulding Turnpike (with the former Pease Air Force base just beyond) and its eastern edge is just west of Woodbury Avenue. It is approximately three quarters of a mile west of the Piscataqua River. Both the Spaulding Turnpike and Pease Air Force Base are roughly contemporaneous to the Gosling Meadows development; the turnpike was constructed 1950-53 and Pease was completed in 1956.

19. Historical Background

Gosling Meadows, constructed in 1958-1959 by the Portsmouth Housing Authority (PHA),¹ was the product of contemporary federal programs aimed at furthering the twin goals of slum eradication and low-cost housing construction. Its development and financing is attributable to the partnership of the Federal Public Housing Administration and the local housing agency. As the first project housing, and first completed project of the PHA, its history is closely aligned with federal housing policy, and the history of both the PHA and urban renewal projects in Portsmouth.

Federal Housing Policy and the Portsmouth Housing Authority

The Depression-era U.S. Housing Act of 1937 (Wagner-Steagall Act) first established a federal loan program for state and local public housing authorities. Under the Act, the financing of low income housing by local housing authorities was enabled through long-term bonds from the federal government. The program was a product of progressives and affordable housing advocates such as Catherine Bauer who authored the 1937 legislation. In 1939 funding for the program was not renewed and for roughly a decade the federal government would not be involved in furthering *low-cost* housing.² In the wake of post-WWII housing shortages, the National Housing Act of 1949, part of President Truman's "Fair Deal," renewed the Housing Act's goal of "a decent home and a suitable living environment for every American family." It provided \$1.5 million in slum-clearance

¹ The Federal Public Housing Administration is also commonly abbreviated PHA; to avoid confusion that agency's name will not be abbreviated in this form.

² Federal involvement in public housing and its legislation has a particularly long and complicated history which is beyond the scope of this form. However, extensive building programs went on during the Depression, particularly under the auspices of the PWA and during WWII housing was constructed by the federal government for defense industry workers under a number of programs. (An example of which was Wentworth Acres/Mariner's Village in Portsmouth.) For a thorough discussion of the history of public housing prior to 1949 see Lusignan, 2004. For a thorough discussion of WWII housing in Portsmouth see Mausolf 1994.

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funding and envisioned the construction of 810,000 new public housing units.³ Urban renewal funds under the program were administered by the Federal Housing & Home Finance Agency (FHHFA) with public housing being handled by the Public Housing Administration (1947-1965). Under these programs, the two efforts, public housing and “slum clearance” (or “urban renewal”) went hand-and-hand.⁴

In New Hampshire, the 1940s-era Manchester Housing Authority (now the Manchester Housing and Redevelopment Authority) was the first New Hampshire public housing agency and the first northern New England community to initiate a project under this program (Hengen ND:2; Mausolf 2015:8). The second New Hampshire program was in Nashua. The Dover Housing Authority, formed in 1948 and influential in the development of the Portsmouth Housing Authority, was the third New Hampshire agency. Portsmouth’s housing authority, many years in the creation, was either the fourth or fifth New Hampshire housing authority. (Laconia had an authority from 1950 to 1953 which was reestablished in 1962.)

The possibility of creating a public housing agency in Portsmouth was mentioned in the *Portsmouth Herald* in 1949, when Maurice Witmer, Secretary of the Portsmouth Planning Board, suggested one should be created to take over operation of the troubled federal wartime Wentworth Acres housing project. The issue was brought up and given more serious consideration at the Planning Board in 1951. Proponents asserted the benefit of an agency which, without cost to the city (due to federal funding), would create new housing and get rid of “blighted” areas. More specifically, it could “clean up the downtown area” thereby providing space to widen streets, build additional parking, provide new sites for commercial expansion, and at the same time build low-rent housing for people currently residing in the blighted areas. Additional housing was seen as critical “especially now that the air base is coming here” (although by this time residents displaced by Pease had already found other places to live) (*Herald* 12/28/1951, p. 1).

The idea of a housing authority continued to be considered in 1952 and into 1953. In April 1952 a member of the Dover Housing Authority was brought in to explain the operation of his agency and its construction of low-cost housing (*Herald* 4/25/52 p. 1). In February 1953 the City Council voted to spend \$200 for preliminary studies in connection with the Portsmouth Housing Authority. However, the official establishment of the agency was put on hold, “until the federal government provides funds to defray this expense” (*Herald* 2/6/53 p. 3).

The first meeting of the PHA took place finally in May 1953 and included these original members: Jerauld McDermott, Harry I. Caswell, John Iafolla, Orman R. Paul and Lawrence E. Mulloney, with L.E. Geoffrian serving as the temporary Executive Directory and Secretary. A permanent City Planner was not appointed until nearly a year later in March 1954. The agency meanwhile pushed ahead with updates to building codes, urban renewal surveys and plans for Portsmouth’s south end during this period.⁵

³ Five years later, the Housing Act of 1954, gave more flexibility on how the “redeveloped” land could be used (*i.e.*, uses other than residential), authorized additional public housing units, and required that public housing projects give preferential treatment to families dislocated by urban renewal projects. It also required localities to develop comprehensive community plans and update housing and building codes prior to the approval of monies (“workable program”).

⁴ Urban renewal projects generally followed some standard steps, including the housing agency acquiring the “slums,” relocating residents, demolishing buildings, making infrastructure improvements, and then transferring ownership of the site to private parties.

⁵ Portsmouth was one of the first cities to complete the requirements for a “workable program” under the Housing Act of 1954 (City of Portsmouth 1963:21).

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Late in 1954, this question was posed in the *Portsmouth Herald*, “Where will the 200 families in the Marcy-Washington Streets area move when the redevelopment program gets underway there?” The PHA answered that question by proposing the construction of low rent housing on vacant land which would be owned and operated by the new Housing Authority, and financed by floating a bond issue (*Herald* 9/10/1954 p. 1, 3). Although the first large iteration of the Marcy-Washington project soon floundered in the face of opposition from the newly founded South End Civic Association, the low-cost housing development, aimed at housing displaced residents from its construction, continued on track.⁶

Planning, Construction and Opening of Gosling Meadows

The first steps leading to the construction of Gosling Meadows were taken in 1955 when the PHA applied to the federal government for 150-unit, million-dollar, low-rent housing project for families. Early in 1956 the PHA and the City signed a cooperative agreement that would pave the way for the construction of 150 low rent units. By April, a Manchester architect, John D. Betley (1913-1963) had been selected for the project.⁷

The housing project was originally planned for a site on Greenland Road, then for the Spinney-Thaxter Road area. Finally, the Gosling Road site (prominently described as “on the outskirts of the city”) became the chosen spot in mid-June 1956 (*Herald* June 14, 1956 p.1). The two early locations apparently faced considerable objections from neighbors, although the PHA claimed that they had other issues that made them unacceptable. Likely to head-off potential opposition, in early June an article in the *Herald* gave a detailed (and glowing) description of the Mineral Park public housing project in Dover. The article emphasized that the planned low-cost units would not be “jerry-built” like Wentworth Acres, but would instead be similar to Mineral Park, which was substantial and “built to last.” Photographs of the Dover Project were also included in the article (*Herald* 6/6/1956). By August, the PHA had received a letter of approval from the federal Public Housing Administration for a \$1,673,736 project for 124 low-cost housing units.

The PHA approval permitted the design phase to proceed, with two rounds of review by the federal agency. In April 1957, the land was purchased for the project, then called Willowbrook. (The name was changed to Gosling Meadows a month later when it was discovered that there was a private subdivision with the same name in the Greenland/Stratham area.) Project plans were approved by the City and the 60 drawings and 265 pages of specs and bid document were sent for final approval by the Public Housing Administration, which was received in January, permitting the PHA to put out a request for bids. The PHA awarded the \$1,484,506 contract to build Gosling Meadows to the Beacon Construction Co. of Boston in March 1958 with a March start date and a 325-day completion window.⁸ The contract was for 31 residential units with 124 housing units, a central

⁶ The project was eventually altered and ultimately became Strawberry Banke; a full discussion of this historic effort is beyond the scope of this form. The High-Hanover parking area, although technically the second PHA urban renewal project, started in 1959 (Anonymous 1972:1). After Gosling Meadows the next PHA housing projects (ca. 1963) were elderly housing, the largest of which was Woodbury Manor (see comparative property section).

⁷ Betley attended the University of New Hampshire, studying architecture under Eric Huddleston. He also took classes at the prestigious Architectural Association School of Architecture in London (Mausolf 2012:129). He opened a private practice in Manchester prior to the WWII, but left it to serve as a Lt Colonel in the Army (795th AAA AW BN). Returning to his practice after the war, Betley is known to have designed churches (St Hedwig Church, Manchester -1965), schools (Green Acres School, Manchester -1963), Bowling alleys (Gate City Bowl- 1961) and the JFK Memorial Coliseum in Manchester (Mausolf 2012:129). He also served on the Manchester City Planning Board in late 1950s (*Herald* 4/26/1956 p.3). Betley died in a highly publicized double murder in Manchester. George C. Benjamin was the civil engineer for the project.

⁸ Beacon Construction was founded by Norman and Robert Leventhal in 1946. During WWII the two brothers worked at the Charlestown Navy Yard as naval architects. The firm started out on smaller remodeling projects but soon was able to attract

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heating plant, an office building and a 1½-acre playground. The official ground-breaking ceremony took place on April 1. A photo in the *Herald* in June showed progress on the project. In July the PHA opened bids for the sale of its series of temporary notes in the amount of \$1,383,000 for the project. Proceeds from the notes were to pay costs of the project and pay back obligations of the PHA to the federal agency.

The summer of 1958 spelled a number of small setbacks for the project. In August there was a small fire on site and three days later a lightning strike hit six sticks of dynamite which exploded. Towards the end of the month two youths were arrested for attempted theft from a construction shack at the site. These issues likely contributed to delays in the project. In March 1959 the project completion slipped to June 1959 and, in May to July. Finally, on July 15, 1959, the units opened for tenants.

The residents who moved in at that time were screened to meet income limits; preference for spots was given to veterans, servicemen, those affected by slum clearances programs, and those who lived in substandard dwellings. Rents were twenty percent of the total net family income with a minimum of \$25/month (including heat hot water, electricity). Given these factors, many tenants were military families (35 units), mostly from the Air Force. (Portsmouth Naval shipyard workers tended to be above the income limits.) Roughly ten of the families were senior citizens. Fifteen units went to state and local welfare cases. The facility was fully occupied soon after it was completed. After it opened, residents formed a Tenants Association which held various activities for children including a Halloween party, teen dances, and a Christmas party, as well as fundraisers such as rummage sales. They also successfully organized to get school buses to stop at Gosling Meadows.

Gosling Meadows was dedicated on September 17; speakers included Herman Hillman, director of the New York regional office of the Public Housing Administration, Philip Trip executive director of the New Bedford Massachusetts Housing Authority and Portsmouth Mayor Andrew Jarvis. The president of the Beacon Construction Co., Norman Leventhal officially presented the keys to John Betley (the architect) who in turn gave them to Chairman of the PHA, Lawrence E. Mulloney.

Subsequently, the complex has continued to serve its original purpose of providing Portsmouth residents with low cost housing.

Design of Gosling Meadows

According to articles in the *Herald* a number of changes were made to the plans for the project in response to input from the Public Housing Administration. Based on the initial site plans, the federal agency requested a 1½-acre playground be added and expressed concern that “the units as planned are too widely dispersed for a low-rent project” (*Herald* 8/9/56). Additional comments were made on the next set of more detailed drawings in early 1957. Among the changes made in response to these was to move parking spaces from along Gosling Road to parking areas inside the complex. Other changes were made to reduce closet space and make access easier to the second story and the bathroom. As described below, some of these changes are consistent with the agency’s overall concern for limiting amenities for residents.

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The agency also made quite specific suggestions relative to landscaping.⁹ The *Herald*, under a heading entitled “Benevolent Uncle” reported that the agency wanted less decorative, more hardy, plants that weren’t as susceptible to “the thoughtlessness of children at play.” The agency apparently recommended specific plants species considered more “rugged” and “twiggy” (*Herald* January 24, 1957 p. 1). Project plans were approved by the City and the 60 drawings and 265 pages of specs and bid document were sent for final approval by the Public Housing Administration. Final plans were dated December 10, 1957.

The design of the Gosling Meadows has much in common with other low-cost housing projects of the era in New Hampshire. The architect of the project, John D. Betley, also designed the 200-unit Elmwood Garden Public Housing Project in Manchester (ca. 1952) (*Herald* 4/26/1956 p.3). Common elements between Gosling Meadows and that project include the general curvilinear site plan and the general forms of the housing units (two-story center block with variable one- and two-story wings/end units). Both of the Betley projects also share many design details with the Mineral Hills project in Dover which dates to 1952. Mineral Hills may have been designed by Gordon Richardson (1926-1993) of the Anderson-Nichols Company who designed a number of New Hampshire public housing projects (Mausolf 2015:7). Architecturally, Mineral Hills has similar hipped roofed buildings, the same two-story center block with variable one- and two-story wings/end units (entrance to end units on the side). In both Gosling Meadows and Mineral Hills, the center section projects out from the side units. The site design also has many commonalities including curvilinear internal streets, buildings grouped to form courtyards/green space behind, and parking grouped (see comparative properties photos). Many of the site design features were common in this era and were also characteristic of earlier public housing projects. It is not known if the commonalities in architectural design among the New Hampshire projects relate to Public Housing Administration standard designs.

In general, public housing projects of the era, at least when compared to their Depression-era counterparts, have been criticized on a number of levels. According to the National Register MPS Nomination on Public Housing:

Projects constructed after 1949 were of a very different character than PWA and USHA projects, partially due to changes in architectural theory, but also because the circumstances under which the housing was built had also changed. While the goal of the PWA projects was to provide construction jobs and house families who were temporarily unable to find housing due to the depression, the goal of the post-war public housing program was to house large numbers of families who lived far below the poverty level. Inspiration for the design of post-1949 public housing is often attributed to influential European architects such as LeCorbusier and Mies van der Rohe. The dominant form of public housing constructed during this period was a cross plan, Y-plan, or slab high-rise of a stripped down, modern design. Rather than grouping the buildings around landscaped recreational areas, these towers were placed in large open

⁹ Leon E. Pearson (died 1988) was the landscape designer for the project. Pearson attended Stockbridge School of Agriculture at UMass in 1931/32, returning thereafter to run a nursery with his brother. Between 1940 and 1947 he worked for a nursery in West Newbury, Massachusetts, in 1940, doing his own designs and supervising construction. In 1947 he moved to Hooksett and set up his own firm. His company was incorporated in 1959 as New Hampshire Landscaping Inc. Pearson was recognized as “one of the fathers of landscaping in New Hampshire . . . [who] made a tremendous contribution to professionalizing our industry” (DeBrusk 2013).

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spaces and often covered less than ten percent of the total site area. Due to budgetary constraints and contemporary architectural and social theory, the remaining ninety percent of the land tended to contain few of the amenities that characterized early public housing projects.

The early New Hampshire housing projects of which Gosling Meadows is a part, perhaps reflecting the less urban nature of the state, did not use the high-rise form and instead are closer to the low-rise garden apartment model used in the PWA period. Later units, for instance in Manchester did take on the high-rise form.

20. Applicable NHDHR Historic Context(s)

110. The federal government in New Hampshire, 1776-present.

Community Planning and Development

Public Housing in New Hampshire

21. Architectural Description and Comparative Evaluation

Gosling Meadows is located in Portsmouth's far north end which is characterized by large multilane roads (Gosling Road, Woodbury Avenue, the Spaulding Turnpike), shopping centers, gas stations, strip malls, and freestanding big box stores. It is directly across Gosling Road from the large "The Crossings" shopping center and there is an electrical utility corridor with tall structures on an adjoining parcel to the west. The development is located on a roughly rectangular, 11.29-acre lot which has 1014' of frontage along Gosling Road and is 520' deep. It consists of 31 residential buildings, an office/maintenance/ recreational building, and a small shed. The development is teardrop-shaped, with the narrower end to the west creating the extra space for a playground area. Seven of the residential buildings face Gosling Road and twenty-three buildings face an internal curvilinear road (called Wedgewood Road to the north and Weald Road to the south) which intersects Gosling Road on either end. Two buildings front Windsor Road which connects Gosling Road and Wedgewood/Weald Road, roughly in the middle of the neighborhood. The office/maintenance/recreational building is located at the end of Windsor Road. The backsides of the buildings create two courtyards/enclosures; the larger area consists of backyards, a parking area, and small open green space; the other area consists only of the backyards of the surrounding buildings. A non-original parking area with service drive to additional parking is located on the southwest side of the area. Beyond this is a grassy playground area with a basketball court, sandbox, and swing set (none of which are early or original). Sidewalks lead from both the backs and fronts of the houses, and connect the streets, and parking areas. Mature, largely deciduous, trees are located along the streets and in front of the buildings; a line of evergreens buffer units located along Gosling Road. There are also foundation plantings (largely evergreen bushes). Yards between sidewalks are grassy.

The housing units are of two general types. Most buildings (25) consist of four two-story units (each building with four two-bedroom units) ("Type A"). Six of the units have single-story end units (each with two one-bedroom units and two four-bedroom units) ("Type B").

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Historic Site #	Building type	Building Address(es)	Date	Contributing/ Non-Contributing	Photo
A1	Residential	1 Wedgewood Rd. 10-14 Gosling Road	1959	contributing	1,2,6
A2	Residential	16-22 Gosling Road	1959	contributing	1,2,6
A3	Residential	24, 26,30 Gosling Road	1959	contributing	1,2,6
A4	Residential	32-38 Gosling Road	1959	contributing	1,2,6
A5	Residential	40-44 Gosling Road 2 Winsor Road	1959	contributing	1,2
A6	Residential	46-50 Gosling Road 1 Winsor Road	1959	contributing	1,2
A7	Residential	52-56 Gosling Road 31 Weald Road	1959	contributing	1,2
A8	Residential	23-29 Weald Road	1959	contributing	3
A9	Residential	34-40 Weald Road	1959	contributing	3
A10	Residential	15-21 Weald Road	1959	contributing	3
A11	Residential	26-32 Weald Road	1959	contributing	3
A12	Residential	7-13 Weald Road	1959	contributing	4
A13	Residential	10-16 Weald Road	1959	contributing	4
A14	Residential	2-8 Weald Road	1959	contributing	
A15	Residential	1-5 Weald Road 19 Winsor Road	1959	contributing	4
A16	Residential	3-9 Winsor Road	1959	contributing	
A17	Residential	4-10 Winsor Road	1959	contributing	6
A18	Residential	12-18 Winsor Road	1959	contributing	
A19	Residential	20 Winsor Road 35-39 Wedgewood Road	1959	contributing	5
A20	Residential	27-33 Wedgewood Road	1959	contributing	5
A21	Residential	19, 23, 25 Wedgewood Road	1959	contributing	5
A22	Residential	11-17 Wedgewood Road	1959	contributing	5,6
A23	Residential	18, 16, 22 Wedgewood	1959	contributing	7
A24	Residential	3-9 Wedgewood Road	1959	contributing	5,6
A25	Residential	8-14 Wedgewood Road	1959	contributing	7,8
B1	Residential	2-6 Wedgewood Road 8 Gosling Road	1959	contributing	2,9
B2	Residential	42-46 Weald Road 58 Gosling Road	1959	contributing	3
B3	Residential	18-24 Weald Road	1959	contributing	3
B4	Residential	11-17 Winsor Road	1959	contributing	6
B5	Residential	32-38 Wedgewood Road	1959	contributing	7
B6	Residential	24-30 Wedgewood Road	1959	contributing	5
C (no original ID #)	Former Powerplant and Office now office/ recreation/ maintenance	40 Wedgewood Road	1959	contributing	10,11,
D (no original ID #)	shed	No address (behind Building B5)	Unknown Post-1970	Non- contributing	12

AREA FORM**GOSLING MEADOWS HOUSING DEVELOPMENT**Type “A” Residential Buildings (Buildings A1-A25) (1959) (Contributing Resources)

All units have hipped roofs with recent asphalt shingles, concrete foundations, replacement vinyl siding, and replacement 1/1 windows. The end units are recessed from the center units and have entrances on the side elevation. On the rear of the buildings there are simple gable-roofed back porches. Fenestration on the units is symmetrical.

On the Type “A” buildings there are two front separate entrances (each with its own gabled entrance porch) on the front elevation; paired windows are located to the outside of the porches with a single window between the porches at the first floor level. The side units each have two centered windows. There are three windows at the second floor level.

In terms of alterations, most significant are changes in the fenestration pattern of the residential buildings and changes to their entrances. The date of these alterations is unknown. Historically, there were additional windows at different locations on the front elevation. Specifically, “Type A” buildings had three grouped double-hung windows on either side of the entrances on the first floor, with four-window groupings centered above these on the second floor. Windows on the side units were paired.

According to a recent PHA director, extensive exterior renovations were done in the 1980s, and windows have been replaced a number of times (Connors 2016). According to a website for Carno Construction, it replaced all windows, doors and siding in the development as well as roofs, roof decks and entrance porches over an eight-year period. Although no survey of the interiors of the buildings was done, it appears likely that the interiors of the residences have been significantly altered.

Type “B” Residential Buildings (Buildings B1-6) (1959) (Contributing Resources)

All units have hipped roofs with recent asphalt shingles, concrete foundations, replacement vinyl siding, and replacement 1/1 windows. The end units are recessed from the center units and have entrances on the side elevation. On the rear of the buildings there are simple gable-roofed back porches. Fenestration on the units is symmetrical.

On the Type “B” buildings, there is a center entrance for the two central units (a single hipped roof entrance porch with separate doors to each unit). The front elevation has paired windows to the outside of the entrance doors and single windows centered on the end units; at the second story there are four windows in the center section and one on the end units.

In terms of alterations, most significant are changes in the fenestration pattern and changes to their entrances. The date of these alterations is unknown. Historically, there were additional windows at different locations on the front elevation. Specifically, on “Type B” buildings, originally there were paired windows between the separated front entrances and paired windows to the outside of the entrances. There were triple windows on the one-story sections of these buildings. There were no porches on any of the entrances to any of the buildings.

According to a recent PHA director, extensive exterior renovations were done in the 1980s, and windows have been replaced a number of times (Connors 2016). According to a website for Carno Construction, it replaced all windows, doors and siding in the development as well as roofs, roof decks and entrance porches over an eight-year period. Although no survey of the interiors of the buildings was done, it appears likely that the interiors of the residences have been significantly altered.

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The combined recreational hall, office and maintenance building is a (largely) brick building with a complicated building footprint attributable to multiple additions. The small original office section projects out on the west side of the front elevation and is attached to what was originally the boiler room and maintenance area. It has a two-bay addition on its east side. A large brick addition accommodating a recreational hall wraps around the east and north sides of the former powerhouse/maintenance area and is the east part of the front elevation. The date of this addition is unknown but given the materials and design appears to be relatively early. The brick portions of the building have 1/1 replacement windows.

More recently, two separate blocks were added on to the back and side of the boilerhouse. Both appear to be of concrete construction with vertical metal siding. Both have large garage-type doors. Originally the powerhouse had a large smokestack and supplied heat to the complex.

Shed (unknown date, but post-1970) (Noncontributing Resource)

There is a small gable roofed shed located behind Building B5, west of the Recreation Hall/Office/Maintenance Building and close to the playground area. It has vinyl siding and a single entrance located on the west side. The building appears to be of recent construction. It does not appear on the original site plan.

Comparative Properties

Within Portsmouth, comparative low-rent properties include ca. 1963 elderly housing built by the PHA. These were designed by William Hoskins Brown Associates and Engineers with Concrete Construction Co. being the contractor. Of the three ca. 1963 sites, the most comparable is the Woodbury Manor development on Woodbury Avenue which consisted of approximately ten buildings and forty housing units (see photographs). These projects were smaller, more recent, and were aimed at a different type of client (seniors vs. families) than Gosling Meadows.

More comparable are other properties built by other New Hampshire public housing agencies. These include Elmwood Gardens, a 200-unit low cost housing project in Manchester, also designed by John D. Betley (ca. 1952), Well Sweep Acres (architect Gordon Richardson) in Rochester (1967), and Mineral Hills in Dover (1953).

All of these low-cost housing projects have been altered over time. Well Sweep Acres, however was considered to retain “a high level of integrity” and found to qualify for the National Register under Criteria A and C (Mausolf 2015).

22. Statement of Significance

Gosling Meadows appears to meet the qualifications for listing on the National Register under Criterion A at a local level of significance.

Criterion A: Gosling Meadows was the first public housing project completed by the Portsmouth Housing Authority. Its construction was a partnership of a local semi-public organization and the federal Public Housing Administration, which provided oversight and funding. It illustrates federal efforts of the era to assist local communities in the twin goals of slum clearance and low-rent housing construction. It is also one of the early examples of low-cost housing units in New Hampshire.

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Criterion C: Gosling Meadows appears to lack the requisite integrity to qualify for the National Register under Criterion C. As discussed below the buildings have undergone significant alterations, particularly in fenestration. Given the alterations, the design of the complex does not embody the distinctive characteristic of its type, period, style or method of construction. It also is not the work of a master architect, planner or engineer.

23. Periods(s) of Significance

1949 to 1966 (National Register 50-year period)

24. Statement of Integrity

Gosling Meadows appears to retain sufficient integrity to qualify for the National Register under Criterion A. The complex's overall plan/design remains largely intact. The site plan of the development, in terms of the arrangement and orientation of buildings, roads, sidewalks (the latter with slight changes), and parking areas as well as the overall relationship between built and open spaces is largely consistent with the original design. It retains its original compliment of buildings, largely with their original footprints. An exception is the community center which has had multiple large and small additions.

The setting within Gosling Meadows retains a moderate level of integrity. Grassy areas to the front and rear of the buildings have been maintained. Trees, now mature, appear to be in roughly the original locations. The playground area, although unquestionably altered, remains largely an open green space.

In contrast, the setting of the area surrounding Gosling Meadows has been inexorably altered over time. Originally a rural area with minor residential development along Woodbury Avenue, the area is now extremely commercialized, with commercial and industrial development surrounding this neighborhood.

In terms of the buildings themselves, all residential buildings have had significant changes in fenestration with the location, number, and type of window groupings having been changed. In addition, as is common in most public housing, there have been window and siding replacements, and entrance porches (which were not original) have been largely replaced using pressure treated wood. There are also a number of newer handicap ramps also of pressure treated wood. (Interiors were not surveyed.) Although these latter changes are substantial, they are likely the norm for public housing units of this vintage, and overall the area is still capable of conveying its significance under Criterion A. Because of the extensive changes to the fenestration on the buildings would not appear to qualify under Criterion C.

Out of a total of 33 buildings in the Gosling Meadows district, only one small shed structure is non-contributing.

25. Boundary Justification

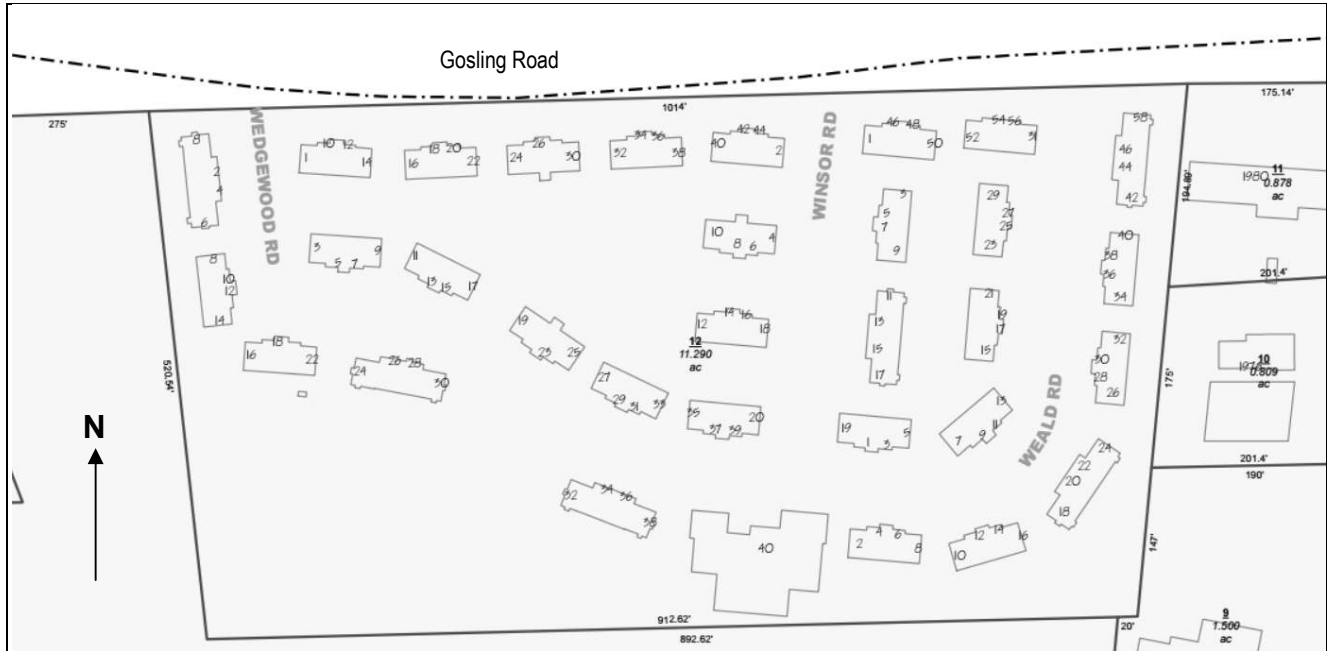
The proposed boundary of the district is the same as the site's tax parcel (tax map 239, lot 12). This has been the same since the parcel was purchased to construct Gosling Meadows.

AREA FORM

GOSLING MEADOWS HOUSING DEVELOPMENT

26. Boundary Description

The boundary corresponds to the legal boundaries of Portsmouth tax map 239, lot 12.



27. Bibliography and/or References

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AREA FORM**GOSLING MEADOWS HOUSING DEVELOPMENT**

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Portsmouth Herald

12/28/1951, p. 1 "Housing Authority Urged for Clearance of 'Blighted Areas'" (see next page).

4/10/1953 p.1 "Manager to Set up Housing Authority.

6/11/1954 p.1,10 "Relocation Survey to Begin June 21"

9/10/1954 p. 1,3. "Redevelopment Plan Creating Problems"

12/2/54 p.26 "Few More Years May Erase Portsmouth Blighted South End Area. " (with drawing)

6/6/1956 "Dover's Low Rent Housing Units Differ from Wentworth Acres

6/14/1956 p.1"PHA Develops Plan for Site on Outskirts"

8/9/1956 "Civic Group to Get Redevelopment Plan"

1/24/1957 p. 1"PHA Ready to Buy 11 Acres for Project" and "Benevolent Uncle"

4/16/1957 p. 12 "PHA to Purchase New Project Land"

9/8/1957 p. 1 "Planning Board to Discuss Housing"

9/11/1957 "Housing Authority to Meet Tonight"

1/27/1958 p. 1 "PHA Seeking Housing Bids"

3/10/1958 p.1 "Boston Firm Gets Contract to Build Housing Project.

3/31/1958 p.1 "Ground Breaking for PHA Project Slated Tomorrow"

6/5/1958 page 1, "Project's Progress" (Photo)

7/9/1958 "PHA Opens Bids on Housing Notes"

AREA FORM

GOSLING MEADOWS HOUSING DEVELOPMENT

- 8/5/1958 p. 1 "On Target"
- 1/29/1959 p. 1 "PHA Sets Scale for Rentals at Housing Project"
- 3/26/1959 "PHA Still Taking Applicants for Gosling Meadows"
- 5/1/1949 p. 4 "Family's Housing Plea"
- 5/6/1959 p. 1. "Gosling Meadows May be Ready for Occupancy July 1"
- 6/15/1959 p. 1 "Gosling Meadows to Open July 15"
- 7/15/1959 p.1 "Moving in" (Photo)
- 9/17/1959 "Gosling Meadows Dedication Tues. Speakers Listed"
- 7/19/1961, p. 32 "Birthday Party"
- 9/19/61 p. 10 "Council Officers named for Gosling Meadows"

28. Surveyor's Evaluation

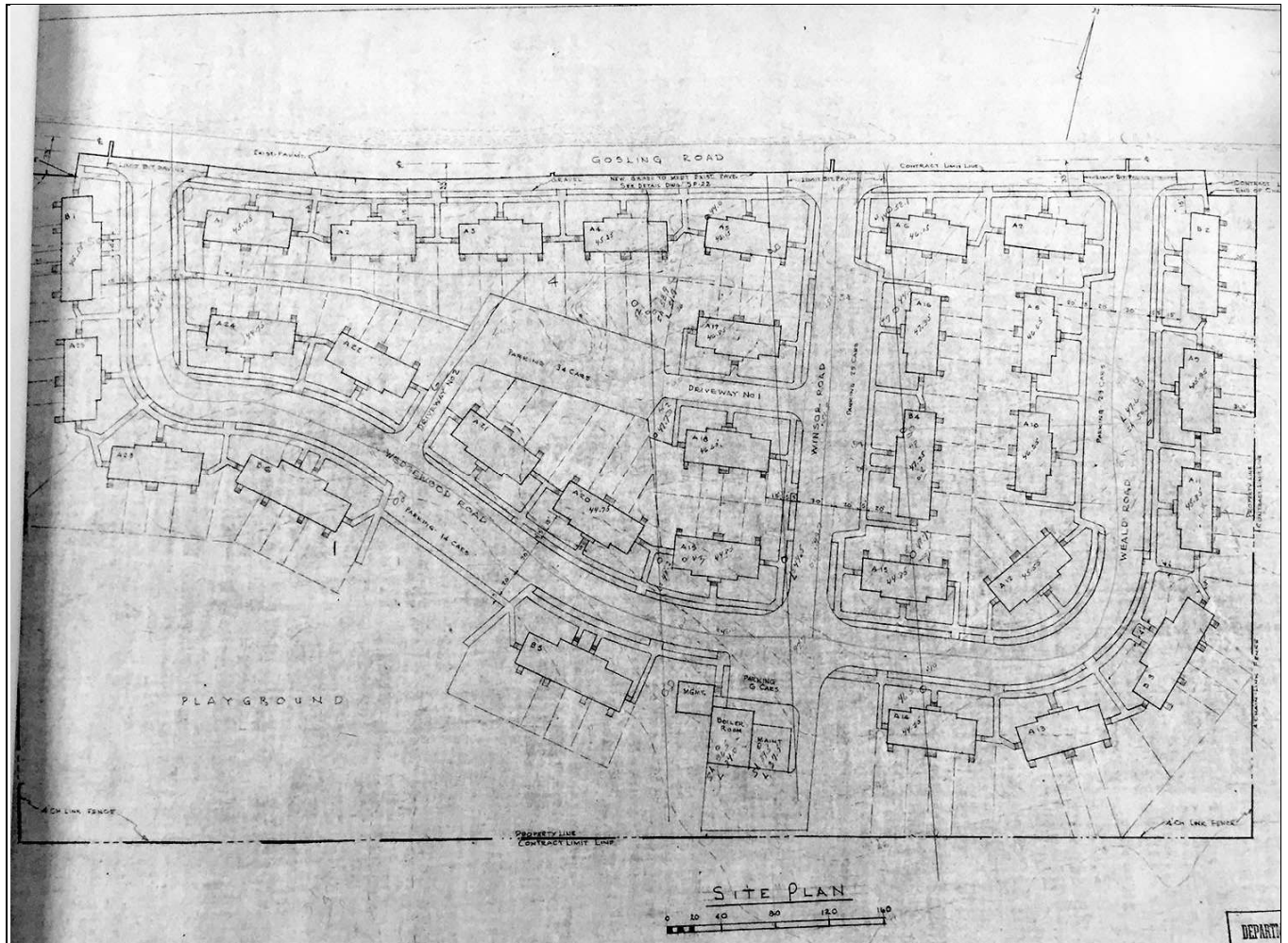
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individuals <input type="checkbox"/>	not eligible <input type="checkbox"/>	B <input type="checkbox"/>
Integrity: within district <input type="checkbox"/>	more info needed <input type="checkbox"/>	C <input type="checkbox"/>
Integrity: yes <input checked="" type="checkbox"/>		D <input type="checkbox"/>
no <input type="checkbox"/>		E <input type="checkbox"/>

If this Area Form is for a Historic District: # of contributing resources: 32
 # of noncontributing resources: 1

AREA FORM

GOSLING MEADOWS HOUSING DEVELOPMENT

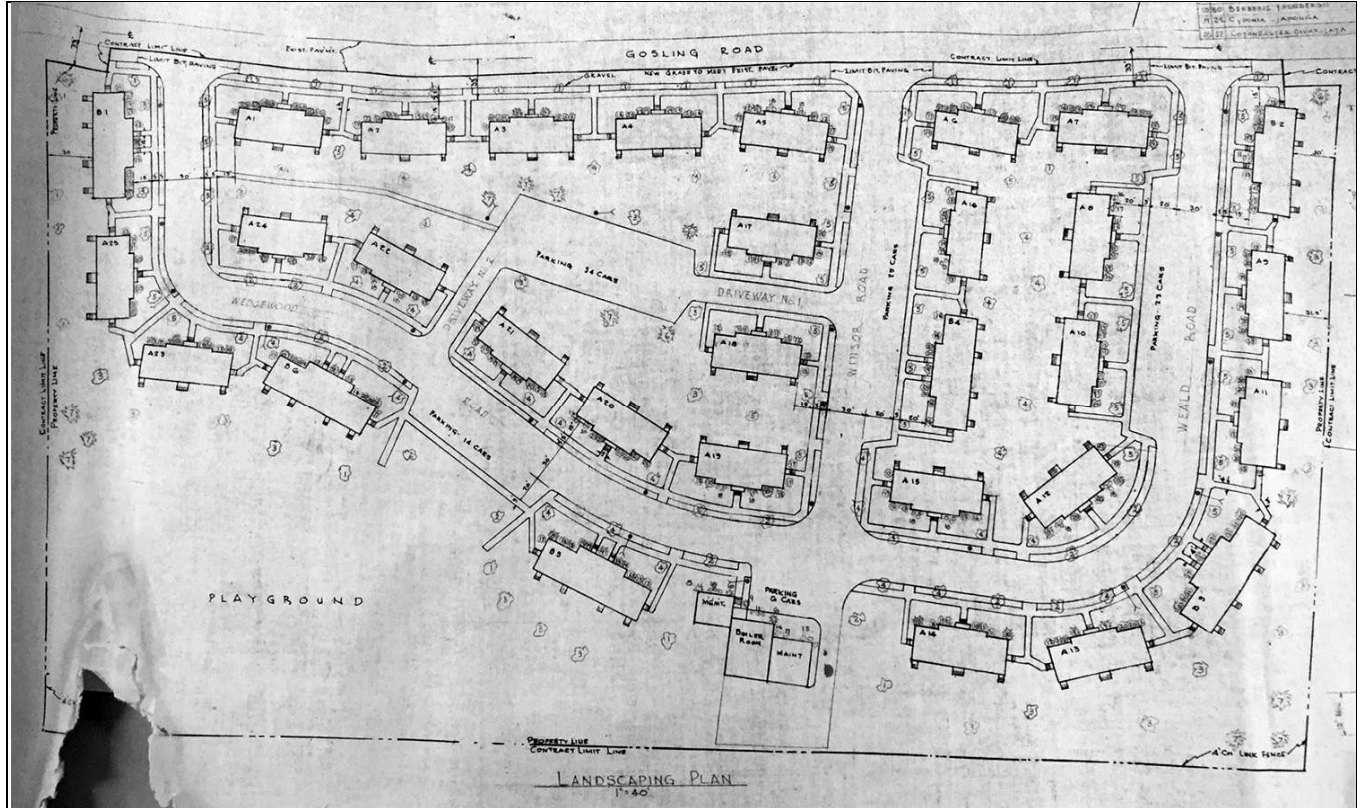
Historic Plans



Gosling Meadows Site Plan (Betley, Benjamin 12-10-1957) (Portsmouth Public Works)

AREA FORM

GOSLING MEADOWS HOUSING DEVELOPMENT

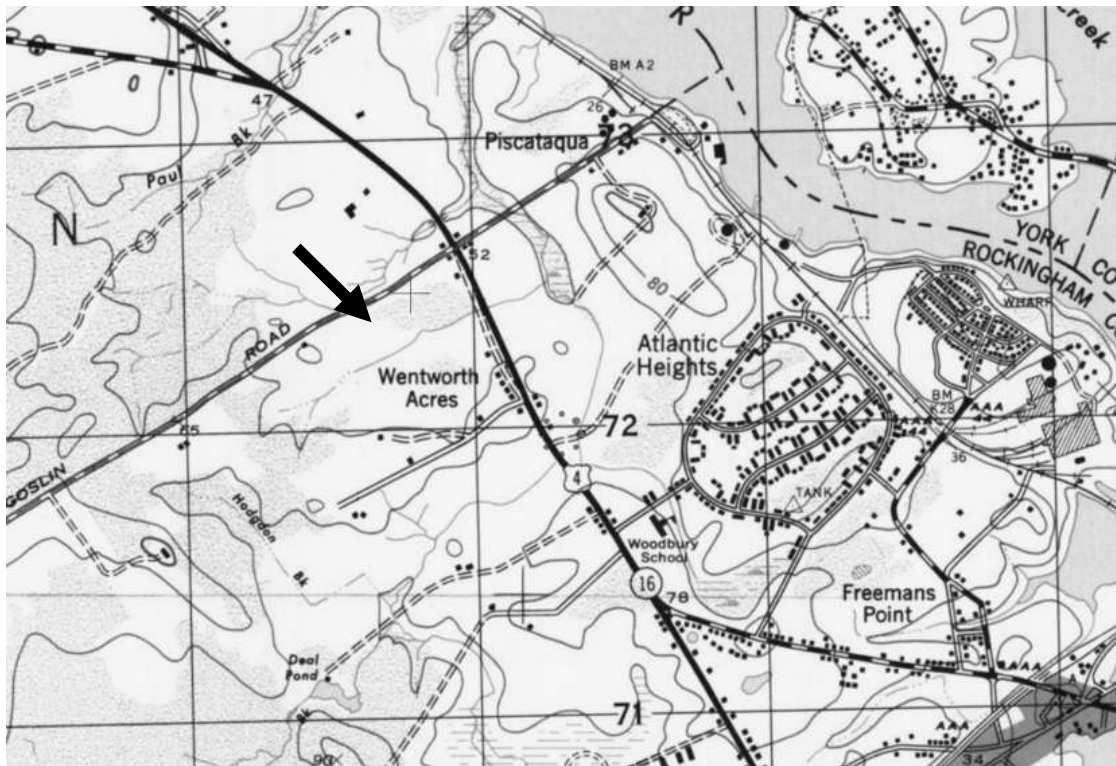


Gosling Meadows Landscaping Plan (Betley, Pearson 12-10-1957) (Portsmouth Public Works)

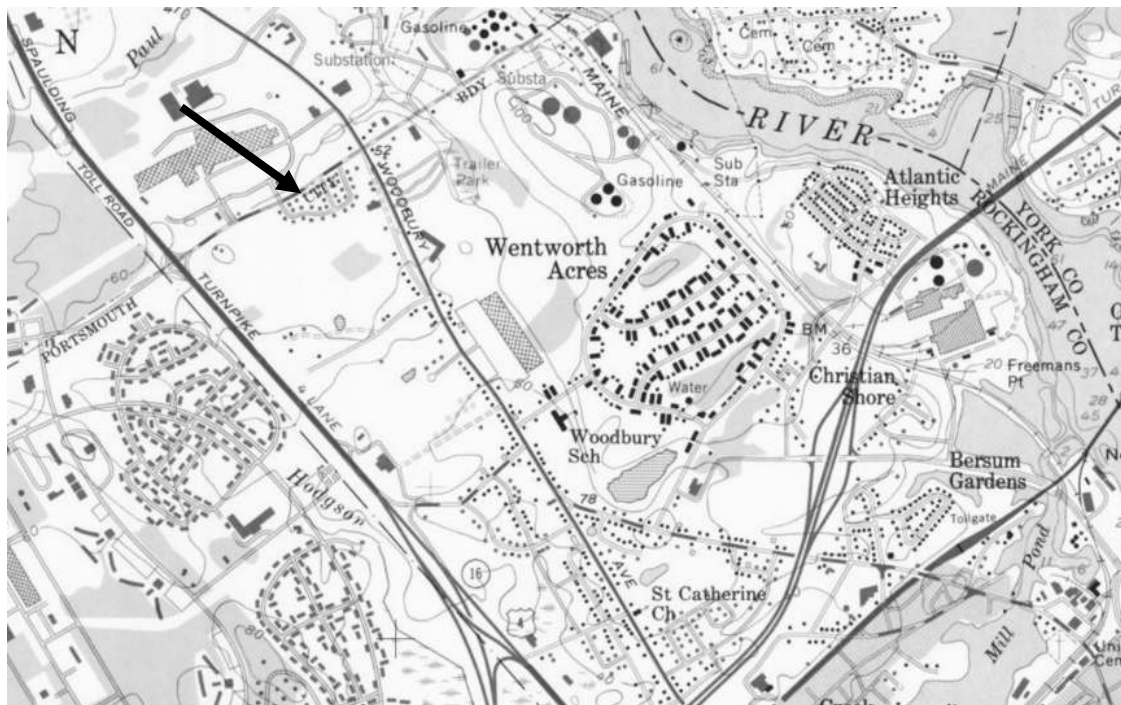
AREA FORM

GOSLING MEADOWS HOUSING DEVELOPMENT

Historic Maps



Gosling Meadows Area Prior to Construction 1941 (black arrow) [Note: Wentworth Acres and Atlantic Misidentified] (USGS Portsmouth Quad)



USGS Map Showing Location of Gosling Meadows (black arrow), Spaulding Turnpike and Pease Air Force Base 1981 (USGS Portsmouth Quad)

AREA FORM

GOSLING MEADOWS HOUSING DEVELOPMENT

Other Images



PROJECT'S PROGRESS — Construction of the 124 housing units of the Gosling Meadows project, at a cost of almost \$1,500,000, is going on schedule. Most of the low rent homes will be for families, but single elderly people over 65 will also be admitted. The work is directed by the Portsmouth Housing Authority in cooperation with the State Public Welfare Department. Some applications for rental have already been received, and the homes should be ready for occupancy sometime in the spring months of 1960 if everything goes according to schedule. (Portsmouth Herald photo)

Construction of Gosling Meadows (*Herald* 6/5/1958 page 1)



MOVING IN — One of the first families moving into the Portsmouth Housing Authority's new low rent housing area at Gosling Meadows today was that of Mr. and Mrs. Carroll Ricker, formerly of 245 Circuit Rd. Ricker, shown here with his wife, second from the left, has six children, one of them, son Jackie, 5, on the steps. Helping the Rickers move in was Mrs. Gary L. Scott. They were among the 85 families who moved into the 124-unit housing area. (Portsmouth Herald photo)

Families moving in to Gosling Meadows (*Herald* 7/15/1959, p.1)

AREA FORM

GOSLING MEADOWS HOUSING DEVELOPMENT



GENERAL VIEW

GOSLING MEADOWS, PORTSMOUTH, N. H.
P.H.A. AIDED LOW RENT HOUSING PROJECT

John D. Betley, Architect
944 Elm St., Manchester, N.H.

Undated Rendering of Gosling Meadows (R.K Fletcher)



Public Housing — 124-Unit Project Area — PHA — Gosling Road

Aerial of Gosling Meadows ca. 1962 (Portsmouth Annual Report 1962 p.29)

AREA FORM

GOSLING MEADOWS HOUSING DEVELOPMENT

Comparative Properties



Google Aerial of Woodbury Manor Senior Housing, Portsmouth Housing Authority Project off Woodbury Avenue (constructed ca. 1963)



Google Earth Image of Woodbury Manor (Manor Drive Portsmouth)

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GOSLING MEADOWS HOUSING DEVELOPMENT



Google Street view image of Elmwood Garden built (pre-1956) by the Manchester Housing Authority (also designed by John Betley)

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GOSLING MEADOWS HOUSING DEVELOPMENT



Google Street View Images of typical units at Elmwood Garden, Manchester

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GOSLING MEADOWS HOUSING DEVELOPMENT



Google Aerial of Mineral Park Low-Cost Housing Project, Dover (completed ca. 1952) (Reputed Architect: Gordon Richardson, Anderson Nicholas Co.)

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GOSLING MEADOWS HOUSING DEVELOPMENT



Google Street View Mineral Park Development (Mineral Park Road) Dover



Google Street View Mineral Park Development, Pleasant View Circle, Dover

AREA FORM

GOSLING MEADOWS HOUSING DEVELOPMENT



Google Aerial of Wellsweep Acres, Rochester, New Hampshire, completed 1967 (Architect: Gordon Richardson, Anderson Nicholas Co.)



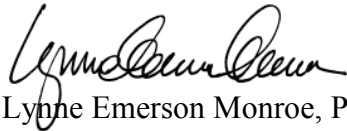
Wellsweep Acres, Olde Farm Lane, Rochester, New Hampshire

AREA FORM

GOSLING MEADOWS HOUSING DEVELOPMENT

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. My camera was set to the following specifications: "fine" image quality (compression ratio 1:4) and "large" image size (3008 x 2000 pixels). These photos were printed using the following: Epson SureColor P600 photo printer on Epson Ultra Premium Photo Paper, glossy. The digital files are housed with Preservation Company in Kensington, NH.



Lynne Emerson Monroe, Preservation Company

Digital Photo Log

The photos for this project are named: Gosling_01 through Gosling_14 where the last two digits are the photo number.

Photo Key



Photo numbers 1-14

AREA FORM

GOSLING MEADOWS HOUSING DEVELOPMENT

Current Photographs

Date taken: April 2016 except where noted



Photo 1) Gosling Meadows units on Gosling Road

Direction: SW



Photo 2) Gosling Meadows units (right) and setting of Gosling Road

Direction: E

AREA FORM

GOSLING MEADOWS HOUSING DEVELOPMENT



Photo 3) Gosling Meadows units on Weald Road

Direction: SSE



Photo 4) Gosling Meadows units on Weald Road

Direction: ENE

AREA FORM

GOSLING MEADOWS HOUSING DEVELOPMENT



Photo 5) Gosling Meadows units Wedgewood Road

Direction: E



Photo 6) Rear yards of Gosling and Wedgewood Roads units, Winsor Road units in the distance

Direction: ENE

AREA FORM

GOSLING MEADOWS HOUSING DEVELOPMENT



Photo 7) Gosling Meadows units on Wedgewood Road

Direction: WNW



Photo 8) Typical example of Type "A" unit (8-14 Wedgewood Road)

Direction: S

AREA FORM

GOSLING MEADOWS HOUSING DEVELOPMENT



Photo 9) Typical example of “B” unit on Wedgewood Road

Direction: W



Photo 10) Office (right)/Recreation Building (left)

Direction: SSE

AREA FORM

GOSLING MEADOWS HOUSING DEVELOPMENT



Photo 11) Recent Additions to Office/Recreation/Maintenance/Powerhouse

Direction: NE



Photo 12) Shed with Building B-5 in background

Direction: NW

AREA FORM

GOSLING MEADOWS HOUSING DEVELOPMENT



Photo 13) Greenspace/Courtyard

Direction: NW



Photo 14) Playground
Date taken: May 2016

Direction: SW