

NEWMARKET FARMHOUSE DEVELOPMENT

242 MAIN STREET
NEWMARKET, NH

OCTOBER 20, 2023



LASSEL
ARCHITECTS

370 MAIN STREET
SOUTH BERWICK, ME 03908
207 384 2049
lasselarchitects.com

OBJECTIVES

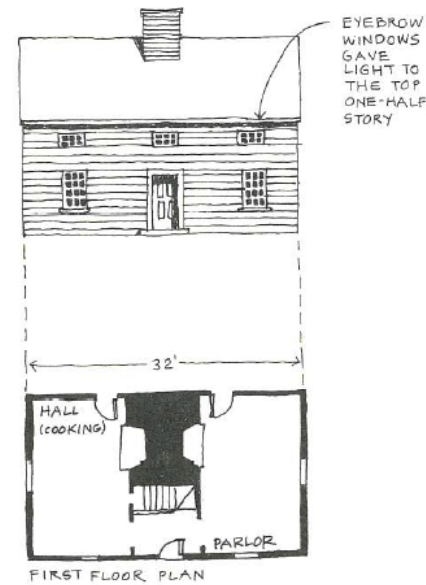
- **HISTORIC** CONTEXT
- **ARCHITECTURAL** SIMILARITY
- **PROPOSED** SOLUTION

HISTORIC CONTEXT

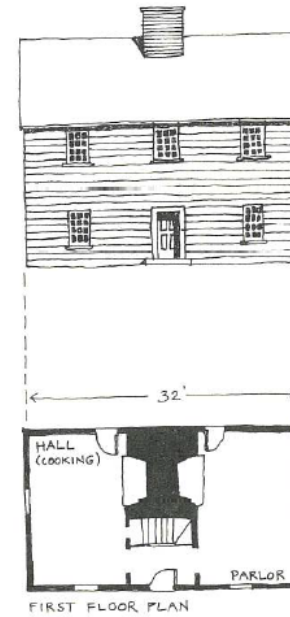
From 1690 onwards, the most popular New England farmhouse dwelling was the one-and-one-half, two and two-and-one-half storied house. Typically referred to as the "cape" and "colonial" home.

Both forms were derived from English vernacular precedents perfected during the 17th century in New England.

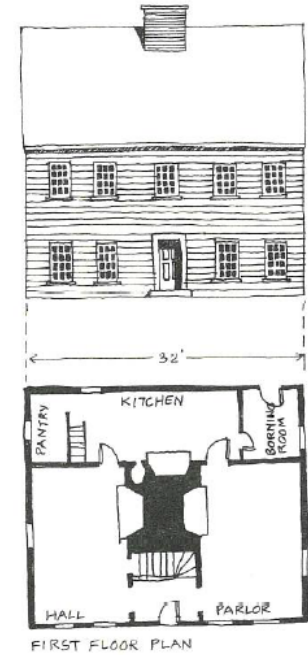
The two story, or "Colonial", style was preferred by farmers with greater income as villages and towns became more settled during these early expansion years.



1690 ONE-AND-ONE-HALF-STORY FARMHOUSE



1720 TWO-STORY FARMHOUSE

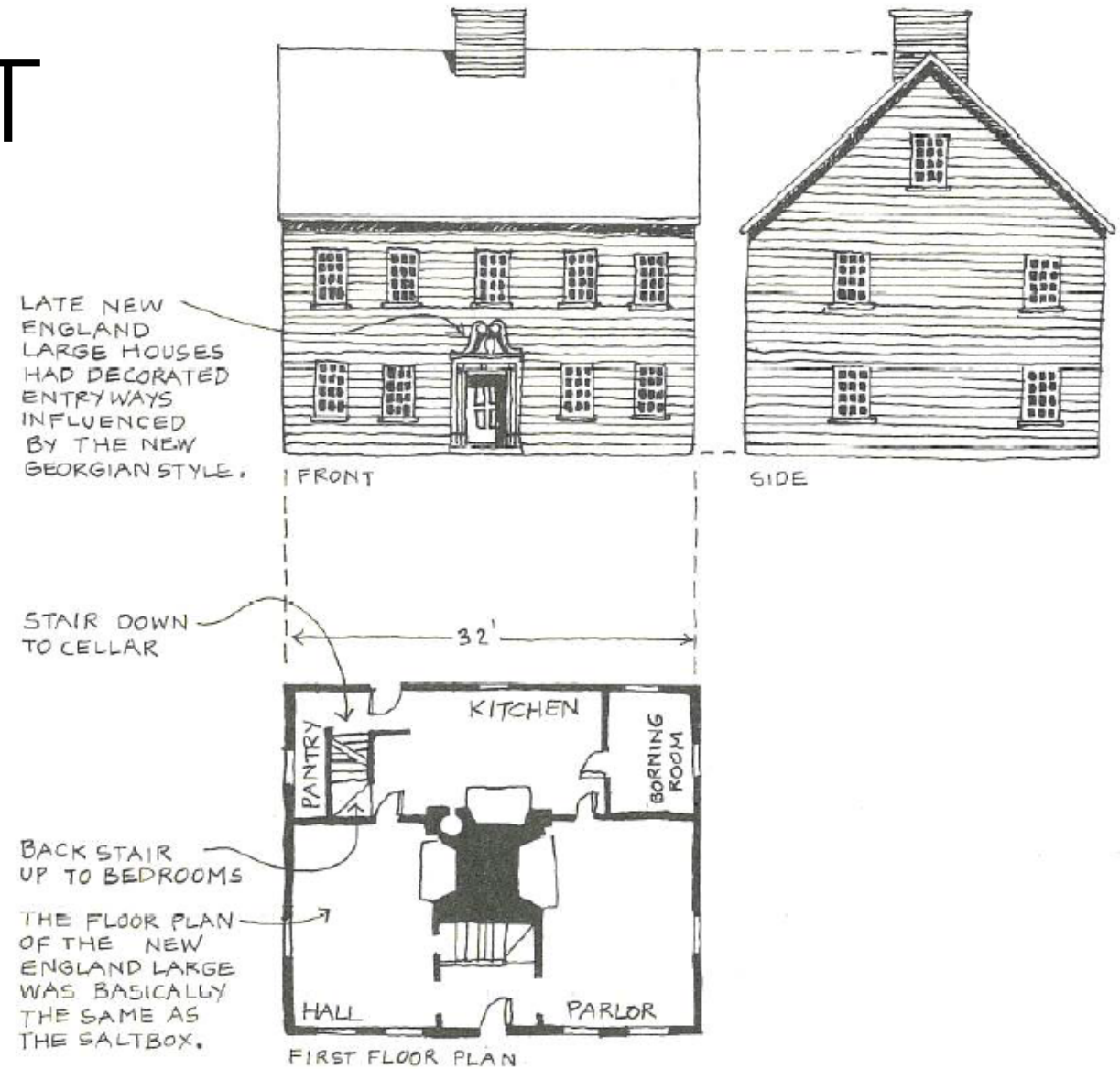


1730 TWO-AND-ONE-HALF-STORY FARMHOUSE, THE NEW ENGLAND LARGE

HISTORIC CONTEXT

As families and farms grew, the home was adjusted and expanded upon. The need for more light and space within the attic would necessitate the addition of dormers to the third floor attic space.

As preferred architectural styles also evolved, later New England farmhouses would add decorated entryways or other ornamental elements, but the symmetrical floor plans and exterior would always remain.



1740 NEW ENGLAND LARGE

HISTORIC CONTEXT

As farms continued to evolve throughout the 19th century, farmers began to adapt their farms to be productive during the harsh winters of New England, and created what is now referred to as the "Connected Farm".

This particular style of farm is hyper specific to New England, and was not adopted as a general "style" of architecture as more colonies began to develop.

The farms would be added to throughout their lifetime, and would eventually be connected directly to the barn in order to organize work-space and home-space. The concept of "Big House, Little House, Back House & Barn" would be used to give meaning to each of the additions.

The final product, and what is still seen today, are these large farms that start with a basic Colonial road facing façade, that extend far back on the property as one structure.

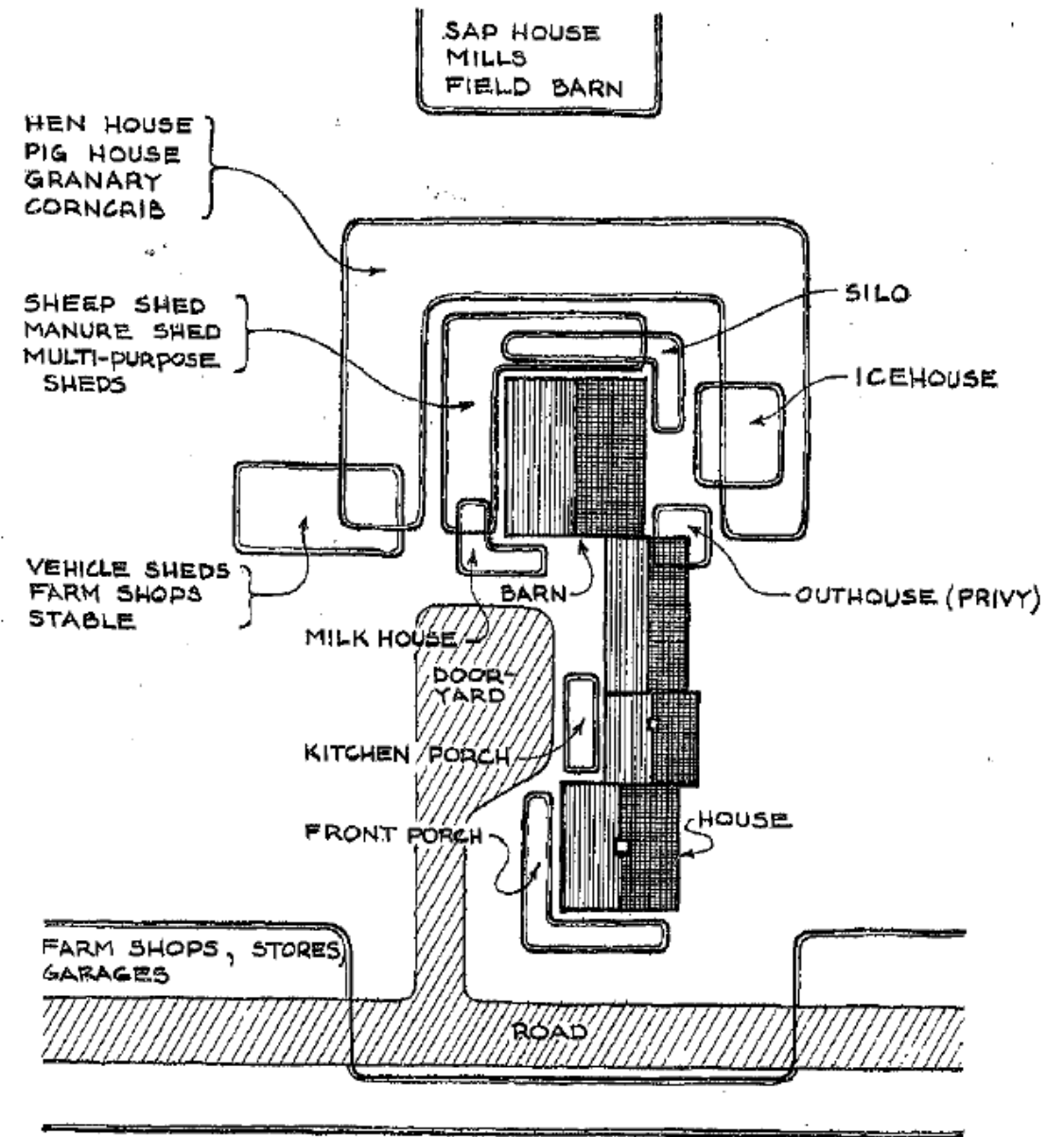


Fig. 55. The pattern of outbuilding location. Zones indicate the typical location for outbuildings and connected sheds surrounding the connected farmstead.

HISTORIC CONTEXT

The graphic to the right does a great job of highlighting the slow and steady progress of farms since the late 18th century.

Below, it indicates that at it's height, 60% of all farmsteads in the area of Newmarket, NH were adapted to the Connected Farm Style.

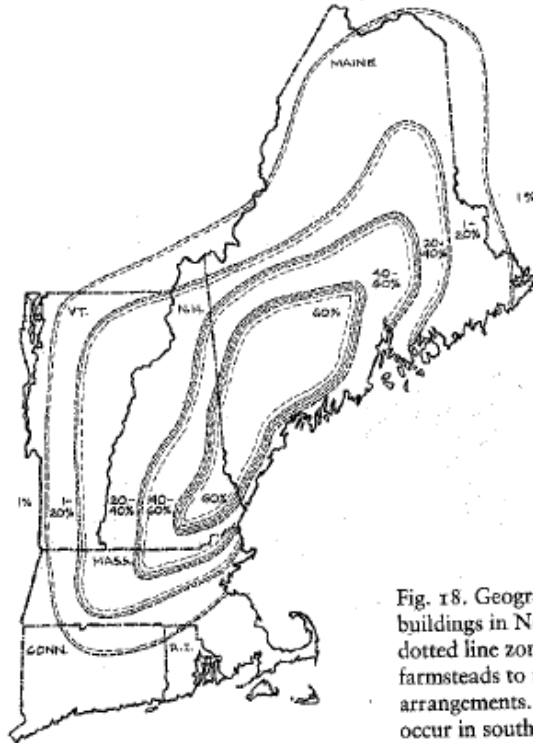
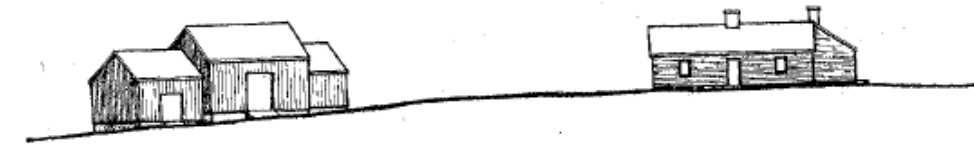


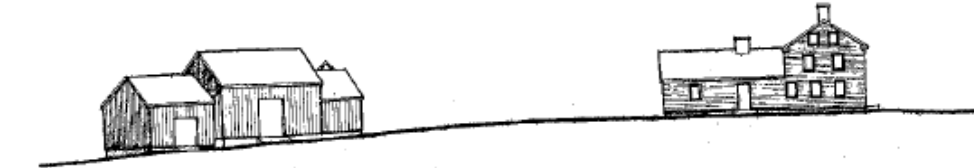
Fig. 18. Geographic range and density of connected farm buildings in New England. Percentage figures within dotted line zones indicate the relationship of connected farmsteads to all other (detached) house and barn arrangements. The highest densities of connected farms occur in southwestern Maine.



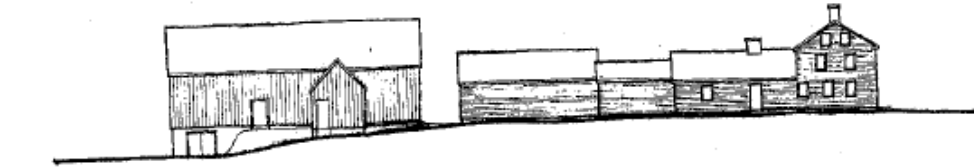
1770 - 1820



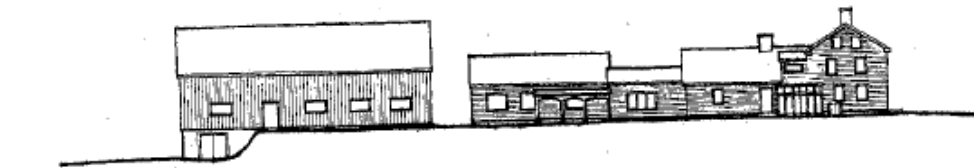
1820 - 1840



1840 - 1850



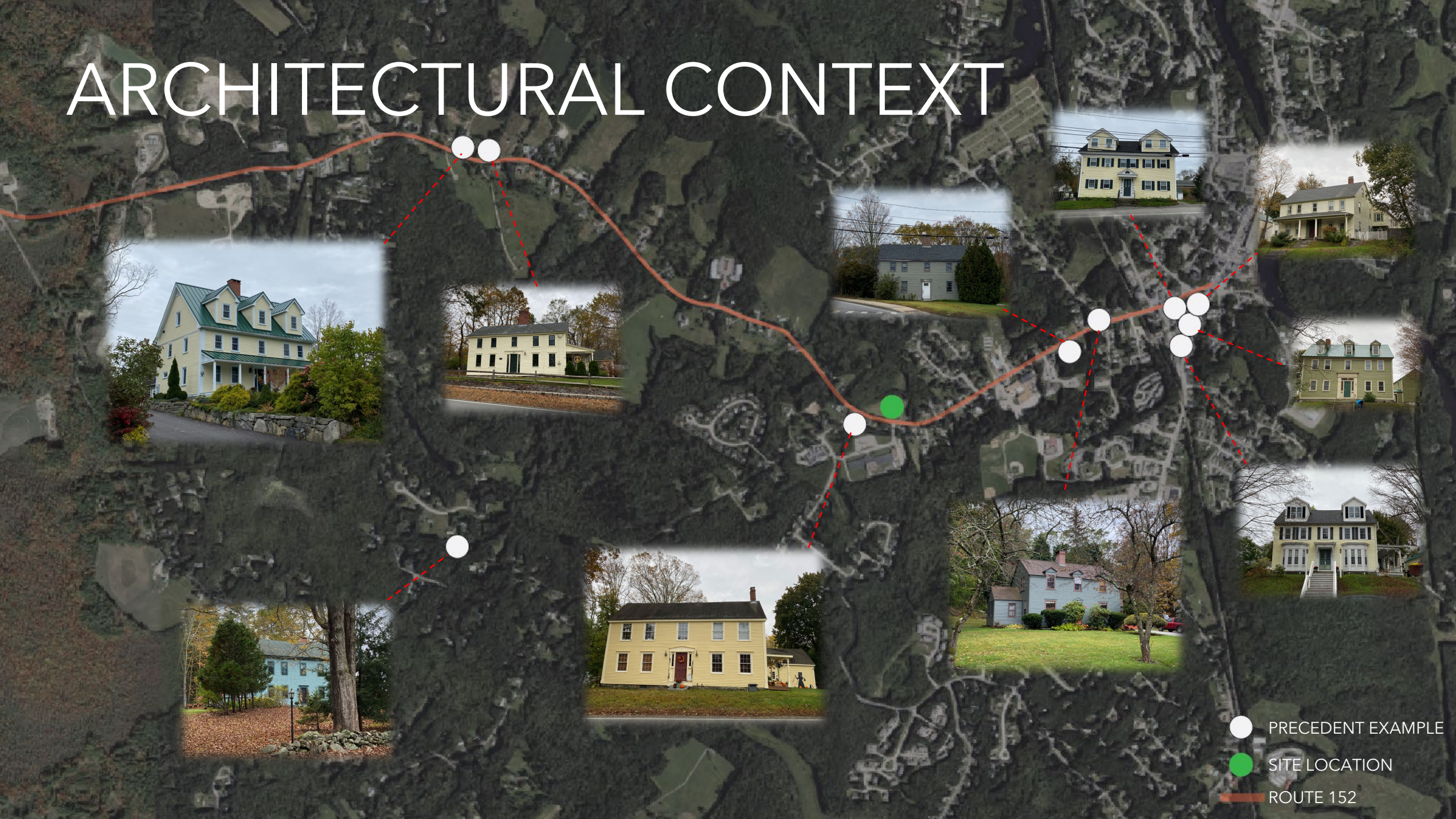
1850 - 1860



1860 - 1980

Fig. 123. Tobias Walker Farm, building development, 1770-1980, elevations.

ARCHITECTURAL CONTEXT



- PRECEDENT EXAMPLE
- SITE LOCATION
- ROUTE 152

ARCHITECTURAL CONTEXT





PROPOSED FRONT ELEVATION

GABLED DORMERS USED TRADITIONALLY
TO ADD LIGHT AND SPACE TO ATTIC

TYPICAL GABLED 2.5 STORY
COLONIAL STRUCTURE

TRADITIONAL 4" CLAPBOARD EXPOSURE

ENTRY WAY DETAIL TO MATCH PERIOD
FARMHOUSE ENTRIES

TRADITIONAL SIX OVER SIX
WINDOW LIGHT

SYMMETRICAL WINDOW PLACEMENT



PROPOSED EXTERIOR





Existing



Proposed



Hubka, Thomas C. *Big House, Little House, Back House, Barn: The Connected Farm Buildings of New England*. University Press of New England, 2004.

Lester, Walker. *American Shelter*. The Overlook Press, 1997.