

XII. Historic and Cultural Resources



Historic Congregational Church Downtown Raymond, NH

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Introduction

The Town of Raymond's history is revealed within the old buildings and landscape of the community. These physical resources provide a window into the past describing how life in Raymond once was and how the community has evolved over time.

Without some means of protecting these resources, the Town of Raymond's history could be lost as development pressures encroach upon the historic and cultural character of the town. As Raymond implements its planning goals and objectives, it is critical that the Planning Board and the Historic District Commission undertake all the necessary steps possible to preserve the community's historic buildings and landscape for future generations.

The need to identify, record and preserve the town's historic and cultural resources is an important and necessary step in this process. While a variety of historical and cultural resources have been identified and documented in the 1999 Historical and Cultural Resources Inventory, this inventory is not complete and there is a growing need to update and improve Raymond's existing Historic District in order to ensure the preservation of Raymond's existing historic resources.

This study provides an overall summary of Raymond's historic and cultural resources, including an analysis of the major threats facing these resources today. In addition, the study sets forth goals, objectives and recommendations for implementing an effective historic preservation program in Raymond.

Also included is a summary of the results of the UNH Master Plan Survey as related to historic preservation. There was no citizen-based Topic Group related to Historic Preservation, included as part of the development of this plan.

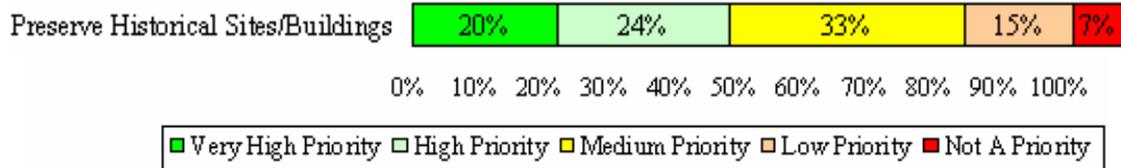
UNH Survey Results

Between September and October 2007, the University of New Hampshire Survey Center conducted a community-wide master plan survey of the perceptions, interests and attitudes of residents about the Town of Raymond and future planning initiatives for Raymond. A total of 4,580 surveys were delivered to all Raymond postal patrons in the "On the Common" newsletter on September 14, 2007. In addition, a reminder (post card) was mailed on October 4, 2007.

A total of 409 Raymond residents responded to the survey representing a response rate of nine percent. The following survey question and responses relate to historic and cultural resources in the Town of Raymond. An Executive Summary of the Master Plan Survey and a copy of the survey questionnaire are contained within the Appendix of this plan.

Historic and Cultural Resource Question

Question 1: *Please indicate how high a priority you place on each of the possible goals/activities for Raymond?*



Overall Summary of Results

The results of the survey clearly indicate the level of importance Raymond residents place on historic preservation. Out of the 409 residents who responded to the survey, 44 percent rated the preservation of historic sites and buildings as a high or very high priority for the town. Also the survey results found it worth mentioning that households earning \$29,999 or less are most likely to rate preserving historical sites and buildings as a very high or high priority. In correlation to lower income households holding a greater interest in historical preservation, older residents (70 or older) and those earning \$29,999 or less are most likely to say that increased population and development is what they like least. Additionally, older adult (60 or older), residents not employed, and those who say they usually vote are most likely to rate maintaining Raymond's small town atmosphere as a very high or high priority. These findings indicated that there is a positive relationship between low/fixed elderly income households and rating historical preservation as a very high or high priority for the Town of Raymond.

A. Historical Setting

Similar to the towns of Auburn and Candia, the Town of Raymond was originally part of West Chester prior to when Raymond became incorporated as a separate municipality in 1764. The early settlers of West Chester came from England and the North of Ireland. In the early days of settlement, the few residents living in Raymond were primarily reliant on the timber industry, traditional farming and orchards. Timber mills helped derive the lumber industry within Raymond and were introduced in the town prior to incorporation. The first saw mill, Freetown Mill was built in 1725 even prior to the division of land into hundred acre lots in 1728. Many more lumber mills were built in what is now the Town of Raymond including; Griffin's Mill located on Rt. 27 near Griffin Bridge, Cambells Mill on Rt. 27, Dudley Mill off of Dudley Road and Healey Mill and Batchelder Mill on Scribner Road on the outfall of Onway Lake. During the early settlement of Raymond grist mills became very popular as well¹⁰⁰.

¹⁰⁰ Historical Resources, Raymond Master Plan, 2002.



Healey Mill, in the vicinity of Onway Lake



Dudley Mill in the vicinity of Dudley Road

In the 1800s, the roads in Raymond were improved and the railroad was built in 1852 running from Portsmouth to Concord. The new railroad helped bring prosperity to the Town of Raymond by becoming the central place for shipping timber. During the same period, the Town of Raymond developed its first real Central Business District area which is now the downtown village area; at this time, stores, hotels, and taverns were built. In 1892, a terrible fire struck the Town of Raymond. The extent of the fires included some of the parcels that are included in the Raymond Historic Overlay District. The fire spread through the area from the common south along the east side of Main Street to just south of the rail road tracks. Most of the development within the downtown area was destroyed by the fire but soon after the area was redeveloped. The majority of the buildings you see today in the downtown area were built in this time period. The 1892 fire encouraged the establishment of the Raymond Fire Department and various water companies shortly after the occurrence of the fire.

In relation to development proceeding after the 1892 fire, the Dudley-Tucker Library celebrates its 100 year anniversary in August 2008. The Raymond Library is a special Carnegie endowment library. Additionally in 2009, the Congregational Church of Raymond celebrates the 175th anniversary of its founding. The original church was built in 1834 alongside the Town Common and was destroyed by the 1892 fire. The current structure was built in 1893 in the same location and was dedicated in May 1894. Each of

these structures played an intricate role in the Town's history and has very much become a part of the town's cultural identity¹⁰¹.

Historically, the Town of Raymond has been a booming town in terms of population growth since the 1900s. In 1950, the town's population was 1,428 and it rose to 9,674 in 2000. The largest boom occurred from the time period of 1970 to 1980, where Raymond experienced an 82 percent increase in population. In the following decades, the town experienced a still sizable 60 percent population increase.

The population has continued to grow since 2000 and the US census in 2006 recorded the Town of Raymond as having a population of 10,188 residents. The majority of the population is 25 years of age and older and many of the residents live in single family housing units. In 2000, 60 percent of the housing units in Raymond were single family, while 75.2 percent of the population was employed in the labor force. Part of the cultural identity of Raymond's labor force has been carried into the 21st century¹⁰²

Within the Town of Raymond, there are many sites that have been identified as having historic and cultural significance to the Town's traditional identity. The last Historic Inventory prepared for the Town of Raymond was conducted in 1999. The sites listed in Table 76 and Table 77 build upon the 1999 inventory. However, not all of the sites mentioned in the Historical Resources Inventory are necessarily located within the Town of Raymond's existing Historic Overlay District.



**Raymond Congregational Church - Photo 1943 and 2009
Historic District Property**

¹⁰¹ Historical Resources, Raymond Master Plan, 2002.

¹⁰² 2000 US Census

**Table 76
Historic Overlay District Properties
Town of Raymond, NH**

Tax Map	Lot	Address	Common Reference	Map #
27-2	29	10 Main Street	Former Severance Property	30
27-2	30	12 Main Street	Former Cobbler Shop (03/01)	31
27-2	55	7 Main Street	Maclaren Residence (03/01)	32
28-1	47	28 Main Street	Former Welch Oil Co. (03/01)	33
28-3	58	1 Old Manchester Rd.	Former Doctor's Office	34
28-3	59	Main Street & Old Manchester Rd.	Jewett Elderly Housing (03/01)	35
28-3	68	51 Main Street	Methodist Church (03/01)	36
28-3	79	2 Epping Street	Brewitt Funeral Home	37
28-3	80	4 Epping Street	Town Office Complex	38
28-3	81	8 Epping Street	Sovereign Bank	39
28-3	82	Epping & Main Streets	Town Common	40
28-3	86	9 Epping Street	Pilgrim Inn Apartments (03/00)	41
28-3	88	5 Church Street	Congregational Church (03/00)	42
28-3	89	Church Street	Howard Buildings (03/00)	43
28-3	90	56 Main Street	Howard Buildings (03/00)	44
28-3	91	58 Main Street	Howard Buildings (03/00)	45
28-3	95	Main Street	Former Railroad Depot	46

Source: Town of Raymond 2007 Zoning Ordinance

In 1977, in an effort to preserve the quality of the Town of Raymond's vibrant historic downtown, the Town of Raymond adopted a Historic Overlay District. This district was created to establish standard guidelines for redevelopment, development of new construction, and additions to the existing historically significant structures within the Historic District. The guidelines are intended to stress the importance of maintaining the valued historic character of the district.

The properties included within the Historic Overlay District are identified in Table 76. These properties are represented individually from top to bottom by Tax Map and Lot Number. They are also identified and shown as numbers 30-46 on Historical Resources Map 30.

Table 77
Historic Resource Inventory
Town of Raymond, NH

Cultural/Historical Site Name	Date	Location	Description
1. Deacon Ebenezer Prescott House	1793	Prescott Road	Built by Ebenezer Prescott and remains in the family. On site is a barn and cemetery too. (Wal-Mart now in backyard of site, 19996). Federal Style.
2. Jedidiah Brown House	1773	Prescott Road	Built by Jedidiah Brown and the property fields now are used for as campgrounds. Federal Style.
3. Bean Tavern House	1750c	Old Fremont Road	Oldest Raymond dwelling. Served as tavern plus town meetings/religious services place. House was built by David Bean (brother of early owner Ben Bean).
4. Bean Cemetery	-	Main Street	Oldest Burial ground in Raymond.
5. Railroad Station	1893	Depot Street	Third train station on site and played a major role in Raymond development.
6. Electrical Generating Plant	1890c	Main St.	Original town plant plus the old office of the Rural Electrification Agency.
7. Dudley Homestead	-	Dudley Road	Dudley bought this land first and was a federal judge after the Civil war.
8. Folsom Seed Farm	1820c	Nottingham Road	Early U.S. exporter business and there used to be a blacksmith shop on site that burned down. A house, barn and some field still remain.
9. Town Common	-	Main Street	Soldiers Monument (1910) on the town common. The land was donated by the Blake family.
10. Dudley Grant School	-	School St.	Office use and has been moved to present location plus clapboards have been replaced recently.
11. Old Fire House	1901	Main Street	Revamped old Fire Station.
12. Onway House	-	Onway Lake Road	Early Summer hotel.
13. River House	-	Main Street	Early summer hotel but now apartments.
14. Maplehurst Farm	-	Green Road	Farm House
15. Cross Road Farm	-	Chester Road	Richer early hotel that had a golf course.
16. Gove School House	-	Nottingham Road	Original structure dates back to the Revolutionary war time but the building has been altered since then.

17. Gile School House	-	Depot Road	It was moved to the Historical Society site.
18. Freetown School House #9	1860c	Old Fremont Road	The school moved from its original site to across the street.
19. Pecker School House #8	-	Main Street Road	Pre civil war structure was used up until the construction of the Batchelder School (1918).
20. Raymond Congregational Church	1874	Town Green	-
21. United Methodist Church	1895	Town Green	-
22. Whittiers House	-	Lower Epping Street	Whittiers Homestead house.
23. Fox Family House	1800p	Main Street	Fox family place owned by Phillip Fox.
24. Arthur Severance Home	1774	Main Street	Was built by Stephen Gale.
25. Dr. T.M. Gould Place	1848	Main Street	-
26. Old Gove House	-	Nottingham Road	Used to be a chicken farm.
27. William Guinea House	-	Fordway Road	Comprises a center chimney.
28. Smith's Home	-	Onway Lake Road	The house of Donald and Lydia Smith.
29. Arthur Guinea House	-	Lane Road	-

***Note letters after dates correspond to the following:
C=circa P=built previous to S=indicates a century**

Sources: 2002 Raymond Master Plan, Historic District Commission

The Town of Raymond's updated 2007 Zoning Ordinances also identifies the current properties within the Historic Overlay District, which is concentrated in the center of town. The few properties inventoried in 1999 that are currently a part of the Historic Overlay District include the following: Methodist Church, Congregational Church, Town Green, Arthur Severance Home, and the former Railroad Depot.

Additional historic sites in Raymond that have not been officially inventoried, but should be considered for nomination into the Historic Overlay District include the following (GIS map numbers included): Freetown Mill (48), Griffin Mill (55), the sites of two early shoe factories (49 & 50), Batchelder Mill (52), Batchelder House (51), Green Farm (53), Lane School House (56), Stone Long House (47), Chandler Mine (57) and the Wason School House #8 (54).

In order for historically significant properties to be officially included within the Historic Overlay District, they must be partially or solely owned by the Raymond Historical Society or a petition process is necessary. Owners of historically significant buildings or features interested in joining the Historic District are required to petition to place a structure on the Town ballot and the Historic District Commission then takes a vote on whether the structure is considered historically valuable enough to become an addition to the current Historic Overlay District. In other instances, the Historic District Commission can nominate historic sites to be placed directly on a ballot for vote. To take a current Historic District property off the list of historic district sites, the same petition process is required.

B. Preservation and Protection of Historical and Cultural Resources

The first step in historical preservation is to conduct a Historic and Cultural Resources Inventory to identify all structures and sites of potential value. In 1977, in an effort to preserve the quality of the Town of Raymond's vibrant historic downtown, the Town of Raymond adopted a Historic Overlay District. This district was created to establish standard guidelines for redevelopment, development of new construction, and additions to the existing historically significant structures within the Historic District. The guidelines are intended to stress the importance of maintaining the valued historic character of the district.

Table 77 displays the most updated Historical and Cultural Resources Inventory for the Town of Raymond. Generally, the inventory should include the location of each structure, its age, architectural style, photographs and any unusual characteristics about the historic site.

The New Hampshire Division of Historic Resources has standards and guidelines for how to conduct this inventory. The results of an updated historical and cultural resources

inventory may suggest that one or more sites of high historical community value may be eligible for listing on the State of New Hampshire or National Register of Historic Places.

As Raymond continues to grow in the future, there are a number of tools that can be effectively used to protect the community's historical resources both within and outside the existing Raymond Historical District zone. These tools are identified and discussed in the following sections.



Restored Raymond Train Depot

C. Demolition Review Ordinance

Redevelopment and new development in Downtown Raymond is currently on hold because the area is facing issues of inadequate supply of space to expand due to current septic system failures. It is anticipated that Raymond will experience growth in the downtown area once a wastewater collection system is put in place. To address the need for historic preservation in the Downtown area and other parts of the community, a Demolition Review Ordinance could assist the town to offering to the public an opportunity to save and protect valuable historic and cultural resources from demolition. The Town of Raymond currently does not have a Demolition Review Ordinance however; creating such an ordinance would require a thorough update and review of historical sites/buildings that may otherwise be scheduled for demolition. Currently there are four communities within NH that have already taken advantage of this innovative zoning ordinance; Concord, Weare, Stratham and Keene. Other communities with Demolition Review include Laconia, Londonderry, Windham, and Hampton. A few others are in the review phase.

A Demolition Review Ordinance would allow a demolition delay to be put into place, usually delaying destruction of a site for 30 days to twelve months. A Demolition Review Ordinance could assist Raymond in preserving its existing historic structures by providing a period of time in which the community could evaluate the historic and cultural significance of the structure(s), explore alternatives such as refurbishment or adaptive re-use, or salvage components of the structure(s) for use in other historic buildings.⁴

D. Village District Ordinance

The Town of Raymond could also benefit by creating a Village District Ordinance. This type of district is typically designed to preserve the historic and cultural characteristics located within the district, encouraging local preservation of historic resources. A Village District Ordinance could also assist in preserving the character and scale of Raymond's existing traditional village area.

The form of such an ordinance may also provide specified tax incentives in conjunction with RSA 79-E (Community Revitalization Tax Relief Incentive) to encourage community revitalization. To qualify for a tax relief credit, a project application must meet the following specifications of RSA 79-E:

1. The structure being revitalized must be located in the downtown area;
2. The community project is required to be a substantial rehabilitation project;
3. The project must provide a public benefit; and
4. All rehabilitation and improvements must be consistent with the city's Master Plan or development regulations.¹⁰³

There are many New Hampshire communities that have implemented Village District Ordinances in one form or another to help revitalize valued aspects of their downtowns. These communities include: Acworth, Amherst, Bedford, Canaan, Canterbury, Claremont, Concord, Danville, Dover, Dublin, Durham, Effingham, Exeter, Fitzwilliam, Gilford, Gilmanton, Goffstown, Hancock, Harrisville, Hebron, Hillsborough, Hollis, Jaffrey, Kingston, Lebanon, Londonderry, Manchester, Mason, Mont Vernon, Nashua, New Castle, Newington, Newport, Portsmouth, Raymond, Rochester, Rye, Sanbornton, Sandwich, Somersworth, South Hampton, Temple, Wakefield, Weare, Winchester, Windham and Wolfeboro.

Within the SNHPC Region, the Town of Hooksett is currently working to create a new Mixed Use Village District. The intent of this district is to create a traditional Village Center within the Central Hooksett area while promoting mixed use and redevelopment of the village area in a manner that is consistent with Hooksett's historic character.

The updated Hooksett Master Plan recommended that the following designated land use districts be created: Village Residential District, Village Mixed Use District, and an Office/Business Park District. In December 2009, the final draft of the new Mixed Use Village District will be presented to the Town of Hooksett for final approval before the Town proceeds with a warrant article. To help the Town of Raymond establish a Village District, the New Hampshire Association of Village Districts, NH Division of Historical Resources, and the NH Preservation Alliance can be contacted as valuable resources of information pertaining to Village District Ordinances.¹⁰⁴

¹⁰³ For more information on RSA 79-E visit <http://www.gencourt.state.nh.us/rsa/html/V/79-E/79-E-mrg.htm>

¹⁰⁴ Visit <http://www.nhpreservation.org/html/historicdistricts.htm>

E. Main Street Program

The Main Street Program is an important program that can help communities restore and rehabilitate their downtown centers.

The program is sponsored by the Community Development Finance Authority and it offers a Downtown Resource Center for NH communities to use as a vital planning resource.



Main Street, Downtown Raymond

The Main Street Program also provides a number of benefits including, educational services such as workshops, seminars and personal training opportunities. Other benefits include technical assistance and community funding to revitalize a community's downtown as well as providing new opportunities for the community as a whole.

The Community Development Finance Authority offers Community Development Block Grants to communities who are seeking to revitalize their downtown and are in need of funding assistance. Communities may be awarded up to one million dollars depending on the expense of the project being proposed.¹⁰⁵

Many New Hampshire communities have already taken on the challenge of revitalizing their downtown by joining the Main Street Program. The following communities have already had success with the Main Street Program and have improved the services of their community's traditional Central Business District: Jaffrey, Keene, Brentwood, Exeter, Concord, Laconia, Meredith, Plymouth, Broadband North, Littleton, Lancaster and Berlin.

The Town of Jaffrey took on the challenge to preserve an old historic mill building located within the Main Street Community District by converting the building into affordable housing. To accomplish this, the Town of Jaffrey was awarded a Community Development Block Grant of \$500,000 in effort to create 30 new rental housing units in the historic mill building. The completion of this project has brought new business to Jaffrey's Main Street Community District, while providing a valuable service to the town and attracting new young workers to help stimulate the community's economy.

NH communities can join the Main Street Program at any time at certain levels of participation when choosing from a variety of membership packages. Membership services are annually reevaluated. Technical training assistance and participation in workshops are also available to non-members at non-member rates.

¹⁰⁵ visit http://www.nhcdfa.org/web/cdbg/cdbg_overview.html

F. Historic Preservation Easements

Historic preservation easements allow a property owner to grant a portion of the rights of the property to a group that commits to preservation. The property owner retains the right to sell the property, however all subsequent property owners forever relinquish the development, demolition, alteration, or other rights waived as part of the easement.



Dudley Road Stone Bridge

Easements provide property owners with a mutually beneficial alternative. Not only does the property owner retain ownership, along with any potential financial benefits, but there is also the possibility of a federal tax deduction.

These benefits are balanced by the knowledge that the owner has contributed to the preservation of a historic or culturally significant place. Owners can claim a federal tax deduction based upon the value of the easement up to 30 percent of their adjusted gross income. The balance of the easement tax benefit can be carried out up to five years. The value of the easement, determined by an appraiser, is the difference between the appraised fair market value of the property without the easement and the value with the easement in effect.

Properties must meet certain qualifications set by the IRS in order to qualify for tax benefits. To be eligible, properties must be listed on the National Register of Historic Places or be located within a historic district and certified by the U.S. Department of the Interior as historically significant to the district.¹⁰⁶ Certification must come prior to the easement, or before the owner files a tax return for the year the easement was granted. Additionally, qualified properties must be accessible to the general public. Depending on the nature of the site, this could mean as few as a couple of hours or days per year, or even the ability to view the site from a distance.

Historic preservation easements generally prohibit the destruction or alteration of the property without review and approval by the easement holder. Development and subdivision restrictions are also common. Additionally, some easements require the owner to maintain or restore the property to certain conditions. Historic preservation easements provide ownership of the property, thereby alleviating the financial burden of maintaining the property alone.

As of 2003, there are four organizations that provided historic preservation easements in New Hampshire. These include the New Hampshire Division of Historical Resources, the Manchester Historic Association, the New Hampshire Land & Community Heritage Investment Program (LCHIP), and the New Hampshire Preservation Alliance.¹⁰⁷

¹⁰⁶ For a description of historically important land visit <http://www.nps.gov/history/HPS/tps/tax/easement.htm>

¹⁰⁷ For the full report, listing organizations by state visit <http://www.cr.nps.gov/hps/tps/tax/download/easements.pdf>

G. The National and State Registers of Historic Places

The National Register of Historic Places is perhaps the most commonly known list of designated historic sites. The National Register is maintained by the National Park Service and contains nearly 79,000 listings. Listings on the National Register are eligible for special federal tax benefits, preservation assistance, and acknowledgement that the property has national, state or community significance.

Properties must meet certain criteria to be considered for designation. Essentially, properties are generally at least 50 years old and are associated with significant events or people in the past, or exhibit distinctive characteristics of a historical time period or architectural style. Having a National Register designation does not, however, equal preservation. Properties on the list can be privately owned, and the designation does not limit the owner's right to change or demolish the property.

The National Park Service has created a publication that guides communities through the federal application process; communities considering nominating properties for National Register designation should consult this document.¹⁰⁸ The New Hampshire Division of Historical Resources offers guidance to communities that desire to apply to the State Register.¹⁰⁹

At this time, the Town of Raymond has only one building listed on the National Register, the Raymond Depot, owned by the Raymond Historical Society. As recorded in the 2002 Raymond Master Plan, there are also a number of historic buildings located both within the Historic Overlay District and within the vicinity of the downtown area which have been identified by the New Hampshire Division of Historic Resources as eligible for the National Register of Historic Places. These buildings include the Deacon Ebenezer Prescott House and the Jedidiah Brown House. Additionally the Raymond Downtown Historic District has been deemed eligible for the National Register of Historic Places under Criterion (A) intended for community planning and development. The district has been designated significant at a local level as a civic and commercial center of town where significant community resources are located including the town common, churches, town hall, library, hostelrys and the railroad depot.

The Downtown Historic District demonstrates the historical integrity of setting, location, design, materials, workmanship and association of the period of significance (1893-1943). The Town of Raymond should take full advantage of its Downtown Historic District eligibility and nominate additional buildings within the district (other than the Raymond Depot already listed) for the National Register of Historic Places. This will help to ensure the historic preservation of the tradition village center.¹¹⁰

¹⁰⁸ Visit <http://www.nps.gov/nr/publications/bulletins/nrb15/>

¹⁰⁹ Visit <http://www.nh.gov/nhdhr/>

¹¹⁰ Raymond Historical Society. Pictorial History of Raymond 1764-1976. & Barnes, Shirley Jones. History of Raymond, NH 1764-1962.

The New Hampshire State Register of Historic Places is one part of the state's efforts to recognize and encourage the identification and protection of historical, architectural, archeological and cultural resources. Listing in the State Register can contribute to the preservation of historic properties in a number of ways, including:

- Public recognition that a property is significant to a community;
- Consideration and advocacy in the planning of local and state funded or otherwise assisted projects;
- Qualification for state financial assistance for preservation projects, when funds are available;
- Special consideration or relief in the application of some access, building and safety code regulations; and
- A complimentary one-year membership to the New Hampshire Preservation Alliance.

National Historic Landmarks

National Historic Landmarks are places that hold a great deal of significance for all Americans. They are designated by the Secretary of the Interior and nominated by the National Park Service. Landmarks can be buildings, districts (villages or communities), sites without built structures, uninhabited structures, or objects. There are fewer than 2,500 designated landmarks nationally and only about 20-25 new landmarks are designated per year. To be designated a National Historic Landmark, areas must be associated with historic events, people or ideals, be prime examples of design or construction, or exhibit a traditional culture.

State Historic Markers Program

The New Hampshire Historical Markers Program commemorates New Hampshire's places, people, or events of historical significance. The New Hampshire Division of Historic Resources, with the help of the New Hampshire Department of Transportation, administers the program. Marker requests can be made by communities, organizations, or individuals and must be accompanied by accurate documentation including footnotes, a bibliography, copies of supporting research and a petition signed by at least twenty citizens. Marker preference is given to public locations, except in the case of express written consent by private owners. To date, there are 202 historic markers in New Hampshire.¹¹¹

Preserve America

The Preserve America Community Program was created in 2004 by the White House and led by First Lady Laura Bush. Preserve America Communities are those which “preserve and use their heritage resources for community economic, educational, and cultural benefit and development.” Designated communities are allowed to display the Preserve

¹¹¹ Visit www.state.nh.us/markers/

America logo, are included in the Preserve America directory, and receive a Preserve America Community road sign. Additionally, some communities are eligible to receive funding to support planning, development, implementation or enhancement of heritage programs. To date, 401 communities in 48 states have been designated Preserve America Communities. In New Hampshire currently only Hooksett and Keene are designated as a Preserve America Community.¹¹²

Historic Landscapes

The National Park Service, National Historic Landscape Initiative is not a list of designated properties, but rather a resource for the preservation of landscapes.¹¹³ It provides publications, workshops, technical assistance and national policy direction. Landscapes are an essential part of how New Englanders identify with the region and the image of the New England village would be incomplete without landscapes. By protecting landscapes, communities can provide enjoyment for their citizens and an improved quality of life. Landscapes are more than just open space; they include residential sidewalks, lawns, and trees, as well as agricultural fields, forests, and stones. Beyond the traditional town common area Raymond doesn't currently have any designated preserved historical landscapes.

Historic American Buildings Survey

The Historic American Buildings Survey is a program that works toward preservation through documentation. The program documents important architectural sites throughout the nation. The survey was originally performed by professional architects when it began during the Great Depression in the 1930s. Today, it is largely college students pursuing degrees in architecture and history that are completing the fieldwork and documentation. There are a number of buildings in New Hampshire that are listed on the Historic American Building Survey. There are 77 buildings listed in Rockingham County and one in Raymond NH, Prescott Bridge on Prescott Road, documented after 1968.¹¹⁴

Scenic Byways Program

There are currently three National Scenic Byways in New Hampshire and 13 State Scenic Byways. A scenic byway is a designation that highlights the state's most beautiful vistas and landscapes based on the recognition of its scenic, historic cultural, natural, recreational, and archeological qualities. Furthermore, New Hampshire RSAs 231:157 and 231:158 allow towns to make scenic road designations.¹¹⁵ Any town road, other than a Class I or II highway, can be designated a scenic road by petition of 10 or more people. A local scenic road designation can be useful for the protection of natural landscapes,

¹¹² Visit <http://www.preserveamerica.gov/>

¹¹³ Visit Historic Landscapes Initiative

¹¹⁴ Visit http://memory.loc.gov/ammem/collections/habs_haer/

¹¹⁵ For the locations of the National and State scenic byways in NH visit www.byways.org/browse/states/NH/

since roadway repair or maintenance cannot disturb or harm trees or stone walls without written consent of the responsible board. Long Hill Road is a locally designated Scenic Road in Raymond NH. There are currently no State scenic byways or roads in Raymond; however, there may be stretches of land along the Lamprey River that could be considered for scenic byways designation.

Once a scenic byway receives state designation, the byway is eligible to seek federal funds (SAFETEA-LU) through the National Scenic Byways Program. For the 2006 fiscal year, there was 30 million dollars available to fund Scenic Byway related projects nationwide and 35 million dollars available for the 2007 fiscal year. Examples include corridor management plans, bicycle and pedestrian facilities, scenic overlooks, safety improvements, and marketing material.

Archaeological Sites and Programs

There has been human habitation in New Hampshire for at least the past 10,000 years. Our knowledge of settlements and archaeological sites is limited, because most of the state has not been fully explored. The New Hampshire State Conservation and Rescue Archaeology Program (NH SCRAP) is hesitant to describe known archaeological sites on a map because people have a tendency to assume that blank space on a map equates to the absence of archaeological significance. This is not the case in New Hampshire; the blank space simply means it has not yet been explored.

There are a few generalizations about potential archeological sites that communities can use to determine preservation efforts. Generally, SCRAP has found that sites tend to be within 300 feet of rivers or other water bodies. Areas near a waterfall or rapids pose a good chance of hosting former settlements. Certain soil types, such as well-drained alluvial soils are also indicators. Settlements have also been known to occur on high ground near wetlands or swamps because these areas provided good resources for hunters and gatherers. A slope grade of 20 percent or greater could rule out a site, since steep slopes are not attractive for habitation.

These environmental guidelines are imprecise indicators of settlement because the environmental landscape of the state has changed several times over the last 10,000 years. Unfortunately, there is no predictable model to determine settlement areas in New Hampshire. The Town of Raymond has identified significant archeological remains of at least one underground stone long house in Raymond. There were once other existing underground long houses referred to as beehives, and Indian mortars.

Design Guidelines

Design guidelines outline locally acceptable sites and architectural design and can be formulated to identify desirable community characteristics. They focus on the aesthetics and promote new development and substantial improvements to existing structures that is harmonious with the surrounding area, town center, or historic district. The guidelines

can specify locally desired architectural styles, construction materials, building scale, window and door design, sign size and design, awnings and canopies, lighting fixtures, landscaping, fencing, and screening methods.

These guidelines are typically incorporated within the communities' Site Plan Review or Land Use Development Regulations. These regulations can range from providing a general clause requiring the preservation and protection of historic features to location-specific guidelines for new development. In the SNHPC region, the towns of Chester, Goffstown, Hooksett, Londonderry and the City of Manchester have established design guidelines. These guidelines were created to ensure that future growth and development in their historic centers is compatible with its surroundings. Raymond should explore the possibility of creating guidelines which will address the preservation of historic buildings and the maintenance of the town's historic character.

Funding

Becoming a Certified Local Government (CLG) can provide funding sources to town's, particularly for historic resources surveys. The Certified Local Government (CLG) program is designed to provide an opportunity for local governments to become more directly involved in identifying, evaluating, protecting, promoting and enhancing the educational and economic value of local properties of historic, architectural and archaeological significance. Created by the 1980 amendments to the National Historic Preservation Act, the CLG program requires that the Division of Historical Resources (DHR) designate at least 10 percent of its annual Historic Preservation Fund allocation from the Department of the Interior to local governments that have become Certified Local Governments.

Although most people would agree that the preservation of their town or region's historic and cultural resources is desirable and important, funding is the largest impediment to preservation efforts. However, a variety of funding programs exist to assist historic preservation efforts.

The National Trust provides both grants and loans to non-profit organizations and public agencies. Some of the grants require that the property be designated a National Historic Landmark to qualify. Grant opportunities range from \$500 to \$10,000 and the money must typically be used for professional advice, public outreach, educational materials, preservation planning and land-use planning.¹¹⁶

The New Hampshire Preservation Alliance sponsors a Historic Barn Assessment Grant Program. This competitive grant program provides matching grants of \$250 to \$400 to barn owners for the hiring of a barn restoration expert, who will determine the required steps to stabilize, repair, and reuse the barn.¹¹⁷

¹¹⁶ Visit the National Trust at www.nationaltrust.org

¹¹⁷ Visit <http://www.nhpreservation.org/html/barns.htm>

Another local resource is the New Hampshire Land and Community Heritage Investment Program (LCHIP). This organization provides matching grants to NH communities and non-profit organizations for the preservation of local natural, cultural, and historic resources.

Since inception, LCHIP has funded 112 projects in 89 communities. Unfortunately, the state has reduced the allocated budget for LCHIP by 85 percent; meaning that over the next two years, only a small number of approved projects will be financed through the organization.¹¹⁸

The Federal Historic Preservation Tax Credit Program allows a 20 percent tax credit for the preservation of historic buildings. The tax credit is only available for income-producing structures, not individual private residences. To qualify for the tax credit, the structure has to be listed, (property must be listed on the NR either individually or in a listed district) as an individual structure or as part of a historic district. The structure must meet the ten Standards for Rehabilitation, set by the Secretary of the Interior and the rehabilitation efforts must be substantial. This means that the cost of the rehabilitation must exceed the pre-rehabilitation value of the structure. The National Park Service, along with the Internal Revenue Service and State Historic Preservation Offices, administer the tax credit.¹¹⁹

The American Association for State and Local History (AASLH) provides funding for historic preservation projects. The association provides a Save Our History Grant worth up to \$10,000. The AASLH has helped communities increase preservation awareness through partnering with the History Channel on the Save Our History Initiative. The Save Our History Initiative was established to support local history education and historic preservation efforts in communities across America.¹²⁰

The Preservation Services Grant Program provides assistance in conserving community landmarks and landscapes by providing local organizations with the assistance of preservation professionals within the preliminary stages of a preservation project. The types of professional assistance include preliminary condition assessments, fundraising planning, feasibility assessments, and organizational capacity building and mentoring historic commissions (Historic District Commission & Heritage Commission). Awards granted are typically around \$500 paid by the NH Preservation Alliance. This grant opportunity is open to non-profit organizations, municipalities and individuals working for the public benefit without a charitable status.¹²¹

The Barn Tax Incentive, RSA 79-D was created to assist the preservation of historic barns. The Barn Tax Incentive allows municipalities to grant a property tax relief to the owners of historic barns and additional agricultural buildings. In order to receive a tax relief benefit the historic barn owner is required to demonstrate the public benefit of

¹¹⁸ Visit www.lchip.org

¹¹⁹ Visit www.cr.nps.gov/hps/tps/tax/

¹²⁰ Visit <http://www.history.com/minisites/saveourhistory/>

¹²¹ Visit <http://www.nhpreservation.org/html/grants.htm>

preserving their barn and agree to maintain the building through a 10 year renewable easement.

In reward, the City Council or Board of Selectmen will provide the owner with a 25-75 percent tax relief of the assessed value of the land the historic structure lays on. Land assessments under the Barn Tax Incentive will not be subject to increase as a result of necessary improvements.

According to the 2007 NH Department of Revenue Administration Statistics, 67 New Hampshire communities are currently taking advantage of RSA 79-D. To join this effort today and receive your tax relief benefits on agricultural historic buildings, contact the NH Preservation Alliance.¹²²

Recommendations

To more effectively achieve the goal of historic and cultural preservation the Town of Raymond should consider the following recommendations:

- 1 Encourage the Raymond Historic District Commission to conduct an updated Historical and Cultural Resource Inventory of the town.
- 2 Investigate design guideline policies and regulations to better preserve historic resources within certain areas of Raymond, including the downtown.
- 3 Consider creating a Demolition Review Ordinance and a Village District Ordinance before downtown sewer/water improvements are made, to help preserve the scale and character of historical resources and provide tax incentives for preservation and restoration.
- 4 Consider creating a Conservation Subdivision Ordinance within the Conservation Overlay District including language stating that cultural and historical resources are high priorities when preserving conserved lands. See the New Durham 2006 Zoning Ordinance for an effective NH Conservation Subdivision Ordinance example.
- 5 Participate in the Main Street Program sponsored by the CDFR to encourage the revitalization of the downtown area and obtain assisted funding.
- 6 Seek National Registry of Historic Places found eligible (Deacon Ebenezer Prescott House & Jedidiah Brown House) and review all other historic sites for eligibility.
- 7 Review historic sites for State Historic Land Markers eligibility.

¹²² Visit www.nhpreservation.org

- 8 Participate in historic preservation programs mentioned such as the Scenic Byways, Preserve America Community, National Historic Landscape Initiative and exploit the options of the American Building Survey through both the existing eligible site (Prescott Bridge) and explore the eligibility of additional historical sites.
- 9 Participate in the Certified Local Government Program and the State Office of Energy & Planning Housing & Conservation Planning Program.
- 10 Support and encourage participation in the preservation of old New Hampshire Barns Program as authorized and encourage the preservation of other agricultural buildings.