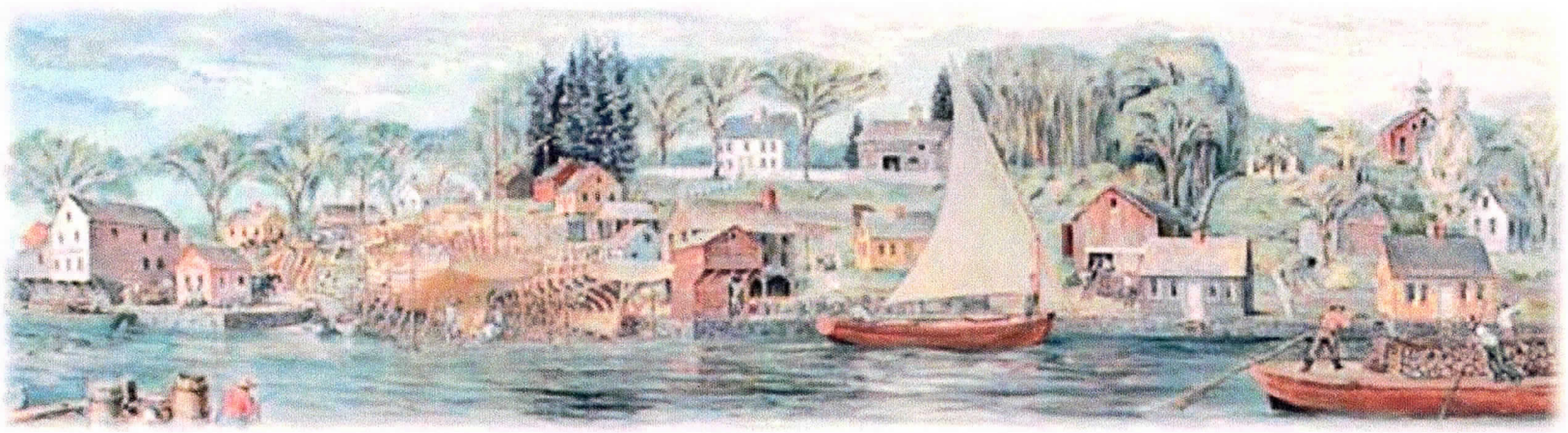
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A Vision for Durham

> "We shape our buildings; thereafter, our buildings shape us." - Winston Churchill

In Durham, we recognize that our historic resources contribute strongly to our quality of life and sense of place. Durham's small New England town character and its traditional historic architecture were identified in the May 2011 Master Plan Survey as among the most important characteristics to the town's residents. Through surveys conducted online and during a public forum in April and May 2013, the community envisioned a town where older buildings are preserved and repurposed, and preservation of significant historic resources exemplifies local pride. The Historic District Commission/ Heritage Commission are the primary protectors of this vision, ensuring that historic and archaeological resources are given due consideration in planning decisions. The Town of Durham's commitment to preservation is marked by these three milestones:

The vision promoted by the town's residents includes ways for neighborhoods, town departments, and community members to work together to ensure that Durham's historic resources continue to connect people with the nearly 400 years of heritage surrounding them. In this vision, awareness of the historic district and its importance are widespread.



"The Falls," a mural by revered local artist John Hatch depicting Durham's historic and bustling historic shipbuilding industry during the 18th and 19th centuries, painted 1954.

Executive Summary

This master plan represents the first time that Durham's historic resources are being honored and recognized with their own chapter. This chapter begins with a vision for the future of the town's historic resources, which was compiled from public input provided during the planning process. In order to understand the context of Durham's many and varied historic resources, a short historical narrative describing the development of the town is included in this chapter, followed by descriptions of physical resources categories that group resources according to neighborhood or property type. Special attention is afforded to the local historic district, which was created nearly 40 years ago. The last three sections of the chapter focus on ways in which these resources can be protected and enjoyed into the future. An examination of the major issues and challenges that threaten the preservation of these resources is followed by a summary of the many tools available to help face these challenges. The chapter concludes with the presentation of five major goals, with several specific activities under each goal, which synthesize the issues and tools into actions that will help achieve the community's vision. The public's input was key to the compilation of this chapter, and included a public forum, online surveys, and a series of interviews with Durham residents and public figures.

The **Historic District/ Heritage Commission** is made up of seven members who serve in both capacities as the HDC and the Heritage Commission:

- The HDC serves as the steward for the preservation of the Historic District
- The Heritage Commission works with the Planning Board, other land use boards, and other community entities to maintain the small town character of Durham, ensuring that areas beyond the Historic District respect the heritage of the surrounding area.

Several appendices are included with this chapter, beginning with Appendix I, the local historic district's "Guide for Property and Business Owners." Other appendices include ordinances specific to Durham's historic resources, public survey results, and an extensive list of additional references regarding Durham history, best practices, information for homeowners of older properties, and architecture.

Durham's Heritage and Legacies

The settlement of Durham has always been closely tied to its water resources. Native Americans lived in this area as early as 11,000 years ago, using the Oyster River (called "Shankhassick" by the Native Americans) and the Lamprey River for fishing and catching eels, as well as transporting their boats down to Little Bay. Well-drained soils and bedrock outcrops accommodated shelter, and fresh water streams, wetlands, and woodland attracted a variety of animals suitable for hunting. When European traders started exploring and mapping the New England coastline, they too saw the potential of the area's natural resources of fish and timber, which could be transported by the inland waterways to ships bound for Europe and the Caribbean.

Valentine Hill and General John Sullivan were both pivotal figures in Durham's history. For more information about these two men, see:

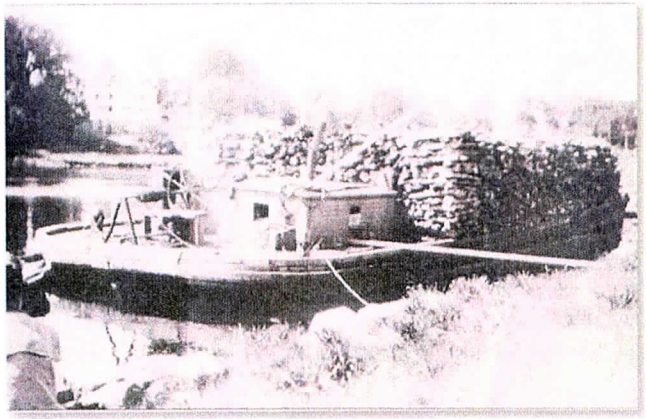
- Everett S. Stackpole, History of the Town of Durham, New Hampshire
- Durham Historic Association, *A Walking Tour*
- William E. Ross and Thomas M. House, Durham: A Century in Photographs (Images of America series)

Details about these publications are provided in the Bibliography section of the chapter.

Durham was originally known as the Oyster River Plantation, and was at that time part of the town of Dover. During its first 100 years the settlement was also referred to as Oyster River Parish and Oyster River Falls. The lowest falls of the Oyster River, at the head of the tide, became the center of the village after 1651 when the first sawmill was built there. Valentine Hill and Thomas Beard were granted the mill rights at the lowest falls by the town of Dover, along with a 500-acre land grant. The falls' location on the tidal river made the village an important vantage point for early shipping and trade. The 500-acre land grant, to the west of the falls, included much of the Durham Historic District, and it is thought that an early Hill homestead is preserved within the "Three Chimney's Inn" on Newmarket Road. In 1655, Hill received authorization to dig one of the earliest canals in New England to

bring water from the Lamprey River to the Mill Pond via the Long Marsh. In 1665, he built the first meeting house for Oyster River Plantation, on the south shore of the tidal Oyster River midway between the falls and Little Bay.

During the next century the first meeting house would be replaced by two others, in 1716 and 1792, situated on a hill near the falls, where the monument to General John Sullivan now stands. A town pound was built in 1709 nearby; the present structure at the intersection of Newmarket Road and Durham Point Road dates from 1808. The public landing was established east of the falls on the north shore of the Oyster River in 1701 near the ancient fording place. Durham separated from Dover and was incorporated as a town in 1732, and originally included parts of present-day Madbury, Lee, and Newmarket.



GUNDALOW – A shallow, wide boat for carrying cargo that was specific to this region. They were used into the early 20th century. *Image courtesy of Durham Historical Association*

In the late 17th century, tensions between the British settlers and Native Americans escalated, exacerbated by conflict between England and France. Several attacks by Native Americans against local settlers culminated July 18, 1694 with the Oyster River Massacre. Much of the settlement was destroyed; houses, barns and crops were burnt and cattle killed, people were killed or carried captive to French Canada and held for ransom.

Nearly a century later, Durham resident General John Sullivan gained fame for his support of the Revolutionary cause. He served as a delegate to the First Continental Congress in 1774 and was instrumental in the capture of powder and arms from Fort William and Mary at New Castle (now Fort Constitution), the first military action of the Revolutionary War. Later, he would serve under George Washington in many of the Revolutionary War's best-known campaigns. General Sullivan also served as the president, or governor, of New Hampshire and as a U.S. Federal Judge.

After the Revolutionary War, Durham continued to prosper, and gundalows carried goods to and from Portsmouth Harbor. Durham's main industry was shipbuilding for nearly 50 years near the landing below the falls. Merchants and shipbuilders made Durham their home, taking advantage of the area's abundant lumber and its proximity to Portsmouth by water. The contributions of 19th century shipbuilder Joseph Coe extended beyond his business enterprise. Coe built several modest houses on Broth Hill for his workers, as well as a distinctive brick Federal style commercial building which was purchased by Durham in 1840 to be used as the Town Hall. The building was later used for the District Courthouse. The 1794 Piscataqua Bridge was built, connecting Fox Point in Newington with Cedar Point in Durham. The First New Hampshire Turnpike (NH Route 4) was constructed shortly after, linking Portsmouth and Concord, making Durham a busy crossroads for east-west traffic as well as the north-south stage lines between Dover, Exeter and Boston.

Durham was an ideal location for shipbuilding, because the sawmills in Durham were so accessible – the river was shorter and deep enough for ships to reach the falls at most tides (The river silted in after the reservoir was built upstream in 1934).

The arrival of the railroad in 1841 resulted in less reliance on road and water transport, and after the Piscataqua Bridge was destroyed by ice flows in 1855, a decline in business activity in Durham. As the railroad grew more prominent, the town center shifted from the Mill Pond falls westward toward the railroad depot on Main Street. At the same time, Durham's major industries began to evolve, as the Oyster River flowage was not large enough to support mills of the type built at Dover and Newmarket before the Civil War. The larger Lamprey River provided water power for the T. H. Wiswall Paper Company, one of only two manufacturers of wallpaper in NH, as well as machine shops and sawmill. The Wiswall Paper Company operated from 1853 to 1883 (when it burned down). At

nearby Packers Falls, the Newmarket Manufacturing Company operated machine shops. During this time Durham continued its agricultural traditions, shipping hay, milk and apples to Boston by rail.
After the Civil War, brickmaking activity escalated along the local rivers, as loads of brick were shipped out to build cities up and down the coast. Local farmers struggled in the competitive environment created by the vast farms to the west of the Appalachians. The Grange movement was born for the benefit and support of local farmers during this time. Durham's scenic rural atmosphere attracted summer boarders who arrived by train from the city and enjoyed the bay, rivers, fields and woods for fishing, hunting, and boating.

In 1890, Durham resident Benjamin Thompson bequeathed his farm and other assets to the state "to promote the cause of agriculture", on condition that the College be relocated from Hanover to Durham. As a result, the College moved from Dartmouth to Durham in 1893, and was renamed as the University of New Hampshire (UNH in 1923. The college grew slowly; the total number of enrolled students reached 100 seven years later, and 199 students graduated in 1926. Total student enrollment reached 2,000 after World War II. After the War, an influx of students and faculty spurred new residential developments and the expansion of the campus to occupy more farmland and open space throughout Durham.

Known for its active community involvement, Durham famously defeated an oil refinery proposed by Aristotle Onassis in 1974, and voted to transition to a Council Town administration in 1987. Today, the continued community engagement exercised by Durham's residents recalls the town's colonial roots, when an enterprising group of families created the settlement of Oyster River Plantation.

The Town of Durham's commitment to preservation is marked by these milestones:

- 1975 – Historic District Commission and Historic District established through the zoning ordinance.
- 1995 – The Town of Durham achieves Certified Local Government status
- 2000 – The Town of Durham approves a Master Plan, including a chapter about Environmental and Cultural Resources
- 2006 – Heritage Commission established by Town Council

A Time-
when Oyster River town became Durham,
a village was built on a hill,
above a falls and mills by a pond and road.
When strangers became settlers,
And settlers inhabitants,
And graveyards paid ancestral due.

A Community-
of young and old,
and in between,
in house-dappled woods,
and clapboard kingdoms, bought and sold,
not too old, "Yes, Ma'am," but certainly historic,"
off the Dover Road.

-excerpts from "Durham, New Hampshire: A 250th Anniversary Poetic Commemoration" by Douglas Lanphier Wheeler, 1982

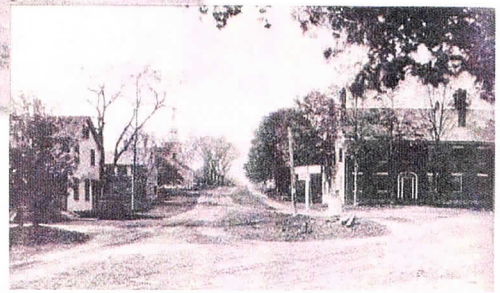
Durham's Historic District

The Durham Historic District is both a local historic district, under the oversight of the Historic District Commission, and a National Register-listed district. The boundaries of the two districts are nearly identical. While the district's National Register status is non-regulatory, its status as a local historic district means that changes to the district are regulated by the Historic District Commission, as laid out in Durham Zoning Ordinance – Article XVII. The district contains dozens of properties of architectural and historic significance to the town, dating from the earliest settlement of Oyster River Falls and through the early 20th century. The district's roots in the early days of settlement have resulted in pedestrian-friendly streetscapes and a village feel, and the early designation of the local historic district in 1975 is a testament to the commitment by Durham residents to their historic resources.

Residential, municipal, institutional, and industrial resources are all contained within the district, which is centered on the falls and runs approximately west and south from the intersection of Main Street and Newmarket Road. A portion of Valentine Hill's house is reported to have been incorporated into the Ffrost Sawyer Tavern (now the Three Chimneys Inn) at 17 Newmarket Road. The General John Sullivan House at 23 Newmarket Road (c. 1740) is a designated National Historic Landmark, representing the colonial Georgian style along with the Samuel Yeaton House on Old Landing Road (1789), "The Ledges" at Newmarket Road and Durham Point Road (c. 1750), and several other pre-Revolutionary War houses, such as the Lt. Col. Winborn Adams House at 22 Newmarket Road (c. 1750), located primarily on or near Newmarket Road.



Oyster River Bridge looking south, 1910. Image courtesy of Durham Historical Association.



Main Street and Newmarket Road, c. 1896. Image courtesy of Durham Historical Association.

The post-Revolutionary War Federal style is more widespread within the district, including residences such as the Joshua Ballard House at 28 Main Street (c. 1790) and the house at 6 Main Street that was once used as a library (c. 1800), along with the former Courthouse at the turn of Route 108 with its distinctive curved façade (c. 1825). This latter structure was built as a mercantile store and warehouse by shipbuilder Joseph Coe. The Town purchased the building from him in 1840 for a Town Hall. It is now home to the Durham Historic Association and Durham Recreation Department. Also from this time period is the stone Town Pound, which replaced an earlier structure in 1808. At the south end of the district, a group of four small houses on Broth Hill were also constructed by Joseph Coe.

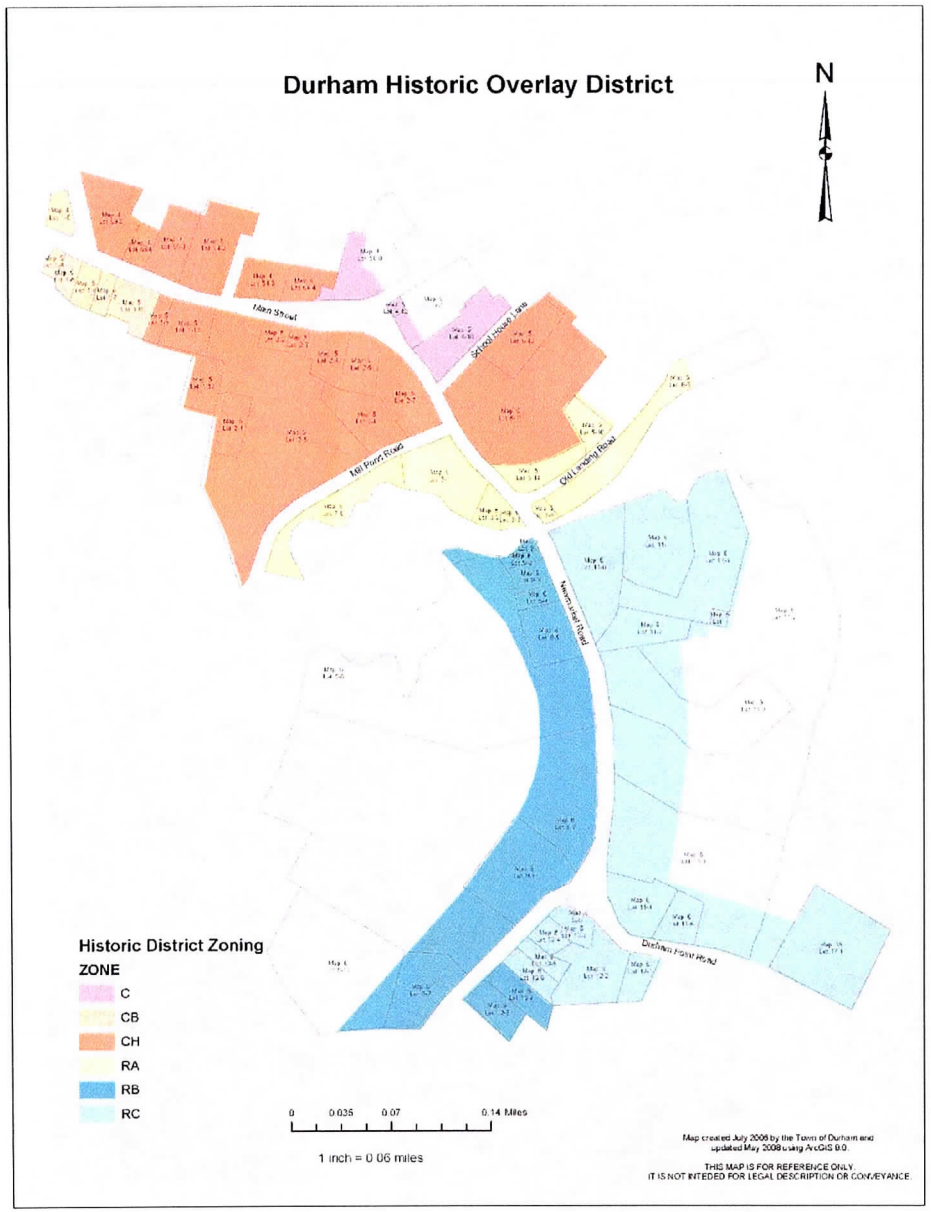
Mid-19th century revival architectural styles are not seen in large numbers in Durham, yet the district does have some notable examples, including the Greek Revival Durham Congregational Church on Main Street (1848-1849) and the less stylized, vernacular Moriarty House at 8 Durham Point Road (c. 1850). The Scammell Grange Hall was first built during this period as a one-story schoolhouse (c. 1860). Although the brackets along the roofline reflect the original Italianate style, the school was extensively renovated to serve as the grange in 1893. Representing the early 20th century are a few vernacular houses on Main Street near the Newmarket Road intersection, and several updates to older houses throughout the district, most notably at "Red Tower," the c. 1790 Blydenburgh house that received a Colonial Revival treatment in c. 1895 by well-known Durham philanthropist Hamilton Smith. In 1913, Hamilton Smith's stepdaughter Edith Angela Congreve Onderdonk financed the construction of an Ambursen dam (Mill Pond Dam on the Oyster River) in memory of Hamilton Smith.

Since the district's original documentation in 1980, several 20th century buildings that were considered not to contribute to its importance at the time have since become part of the evolving story of the village district, and may now prove to be worthy additions to the list of contributing buildings. These include the house at 26 Newmarket Road (1917), St. George's Episcopal Church on Main Street (1954), and the Post Office at the corner of Main Street and Madbury Road (1958).

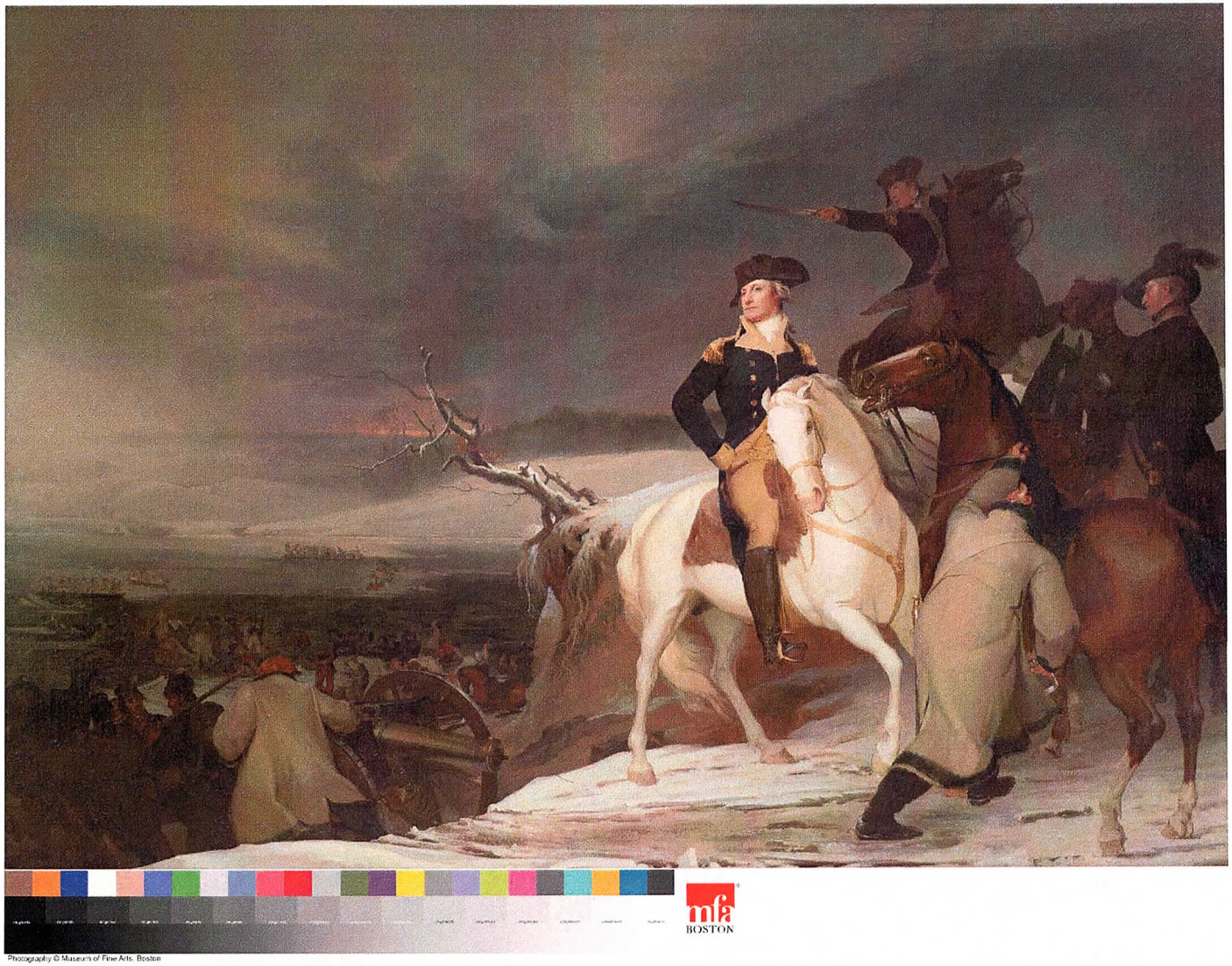
The tables below list buildings in the Durham National Register District (established 1980*) that are considered to be contributing structures, i.e. those that retain significant architectural integrity and met the 50-year age threshold as of 1980. Here are examples of some of the most iconic structures in the district, for a map of their locations see Appendix II.

Property	Location	Date Built
Joshua Ballard House	28 Main Street	c. 1790
Ebenezer Smith House	20 Main Street	c. 1785
Valentine Smith House	18 Main Street	c. 1740
St. George's Episcopal Church Rectory	15 Park Court	c. 1895
Federal style house	10 Main Street	c. 1800-1810
Richardson House	8 Main Street	c. 1780-1800
Federal style house	6 Main Street	c. 1800
Federal style house (extensive early 20th c. renovations)	39-41 Main Street	c. 1800-1810
Scammell Grange	37 Main Street	c. 1860
Federal style house (extensive early 20th c. renovations)	35 Main Street	c. 1800-1810
Vernacular house	29 Main Street	1897
Bungalow house	27 Main Street	1907
Federal style house	25 Main Street	c. 1800
Federal style house	21-23 Main Street	c. 1800
"Red Tower"	19 Main Street	c. 1895
"Red Tower" stables (now residence)	Smith Park Lane	c. 1895
Community Church of Durham	17 Main Street	c. 1848-1849
Vernacular house	Smith Park Lane	c. 1750
Vernacular house	15 Main Street	Early 20th c.
Vernacular house (extensive c. 1910 renovations)	9-11 Main Street	c. 1860
Federal style house (extensive 19th and 20th c. renovations)	5-7 Main Street	c. 1800
Federal/Greek Revival style house (extensive 20th c. renovations)	1-3 Main Street	c. 1830
Lydia Simpson House ("The Parsonage")	10 Newmarket Road	c. 1830-1840

Property	Location	Date Built
Runlett House	14 Newmarket Road	c. 1750-1770
Durham Town Hall (Courthouse)	Main Street and Dover Road	c. 1825
Durham Town Offices	13-15 Newmarket Road	c. 1860
School House Lane Cemetery	School House Lane	c. 1796
ffrost Sawyer Tavern/ Valentine Hill House (now the Three Chimneys Inn)	17 Newmarket Road	c. 1649
Samuel Yeaton House	17 Old Landing Road	1789
Winborn Adams House	20 Newmarket Road	c. 1750
James Paul House	24 Newmarket Road	c. 1830-1840
"Red School House" (now residence)	Newmarket Road	c. 1790
General John Sullivan House	23 Newmarket Road	c. 1740
John Mighell House	25 Newmarket Road	c. 1690
John Sullivan Monument	Newmarket Road	1894
"The Ledges"	Newmarket Road	c. 1750
Heald House	3 Durham Point Road	c. 1760-1770
Palmer House	7 Durham Point Road	c. 1760-1770
Moriarty House	8 Durham Point Road	c. 1830-1840
Mark Willey House	4 Durham Point Road	c. 1770
Town Pound	Newmarket Road and Durham Point Road	1808
Polk House	47 Newmarket Road	c. 1800
Hersey Trust House #1	49 Newmarket Road	c. 1800
Hersey Trust House #2	51 Newmarket Road	c. 1800
Fitzgerald House, 53 Newmarket Road	53 Newmarket Road	c. 1800
Lenharth House, 55 Newmarket Road	55 Newmarket Road	c. 1760
Prince House, 17 Durham Point Road	17 Durham Point Road	c. 1790
Oyster River Dam/ Mill Pond Dam - subsequently considered contributing	Newmarket Road	1913



Durham Local Historic District Overlay Map



Photography © Museum of Fine Arts, Boston

The Passage of the Delaware, 1819. Thomas Sully, American (born in England), 1783-1872. This famous depiction from the Revolutionary War of George Washington leading his troops across the Delaware River for a surprise attack on the British troops in Trenton, includes one of Durham's own. That is General John Sullivan, with the plume in his hat, seated on the horse on the right. Also shown are General Henry Knox, waving his sword, and General Nathaniel Greene, mounting his horse.

Oil on canvas. 372.11 x 525.78 cm (146-1/2x207 in.). Image courtesy of Museum of Fine Arts, Boston. Gift of the Owners of the old Boston Museum, 03.1079. Photograph © to be published 2015.

Durham's Historic Resources

Durham's long history of pre-contact and European settlement have resulted in the town's wide variety of historic resources both within and without the district, ranging across building types and time periods. Durham is fortunate in that many buildings, sites, and features are extant, having been recognized and preserved as an important connection to the past. Community input identified several categories of resources that are significant to the town's heritage, reflecting the full range of Durham's history. Each of these categories represents a building type, historical theme, or chronological period that has been important in the town's development. Each category presents a historic preservation opportunity, including resources that have long been recognized for their significance, as well as those that are just starting to gain the recognition they deserve. A full list of properties that currently have documentation on file at the New Hampshire Division of Historical Resources appears in Appendix I.

ELIGIBLE FOR THE NATIONAL REGISTER – This means a property or district has the qualities and physical integrity that allow for potential listing in the National Register, and it has been determined eligible by the NH Division of Historical Resources, usually for planning purposes. However, the property is not formally listed in the National Register and often, no nomination form has been prepared.

Neighborhoods and Enclaves

Durham contains several distinctive neighborhoods and small collections of buildings. Durham is especially rich in architecturally significant concentrations of buildings associated with 20th century growth and development, which is fast becoming an important historic resource category as these neighborhoods evolve and change.

Faculty Neighborhood (unsurveyed)

This fascinating neighborhood is located on the west side of the Oyster River and the Mill Pond, forming a loose grid of streets south of the intersection of Faculty Road and Mill Road. UNH planned this neighborhood between the 1940s and the 1960s when student enrollment was on the rise following World War II. Specifically developed for its growing number of faculty, the neighborhood has a suburban feel, with back and side yards, consistent house setbacks along each street, and several now-mature trees that provide a more tranquil setting than the adjacent bustling campus. UNH originally sold these lots to its faculty at moderate prices, with covenants specifying that the houses could only be sold to other university-affiliated residents. These covenants were removed during the 1970s. Contained within this neighborhood are several impressive houses associated with artists who were recruited for the UNH faculty by local architect and artist David Campbell. He also designed several of their homes in this neighborhood, which have mid-century modern features such as compound, asymmetrical layouts; low, overhanging roofs with varying rooflines; long horizontal bands of windows; deeply recessed entries; shade structures; and landscaping featuring open terraces and decks. Of particular interest is one of the earliest Campbell designs for well-known ceramicists Edwin and Mary Schiere. The 1941 house features a butterfly roof, a custom-designed studio, and a patio inlaid with some of the couple's famous mid-century modern tiles. Other Faculty Neighborhood houses feature similar mid-century modern details, which are likely also Campbell designs. The balance of the neighborhood is filled out with more traditional mid- and late-20th century styles, with split-level and ranch layouts, along with a pre-UNH farmhouse, a 1980s bermed house, and the recently National Register-listed Smith Chapel on the eastern edge. This combination of houses, developed specifically for university affiliates, is significant in the joint histories of both Durham and UNH.



Faculty Neighborhood, c. 1950. Garden Lane is in the foreground. Image courtesy of Durham Historical Association.

Madbury Road/ Bagdad Road/ Edgewood Road (unsurveyed)
This area is roughly triangular in configuration, and is similar in feel to the yard-friendly suburban Faculty Neighborhood with its tree-lined streets. Although it doesn't appear that UNH had a direct hand in the establishment of this neighborhood, it is likely that the 1920s expansion of the campus as it became the University of New Hampshire led to the neighborhood's development. The area was developed c. 1920 – 1940 on land once occupied by the large Ebenezer Thompson farm. The streetscapes in the Madbury Road area are slightly more densely developed, with a variety of two-story early 20th century single-family homes. Dutch Colonial, Tudor Revival, and Craftsman architectural elements are abundant, including several gambrel roofs, wide over-hanging eaves, and full-width porches. This well-preserved early 20th century neighborhood is a recognizable asset to the town.

Mathes Terrace (unsurveyed)
At the entrance to the Madbury Road area is a particularly distinctive enclave of five American Foursquare houses, in a small cul-de-sac. The American Foursquare is a house type that lent itself to a number of early 20th century styles, and is notable for its square floor plan and hipped roof with a similarly-hipped roof center dormer. This house form was common into the mid-20th century. Although changes have been made over the years, including modern cladding materials and additions to accommodate commercial uses, this small concentration of houses retain its special character.

Wiswall Falls (National Register expansion under review)
Although the industrial history of this area is well-documented, the housing associated with the manufacturing company has only recently become the subject of further study, and a recent expansion of the National Register district includes the extant residential village. Directly across the road from the site of the mill are houses, walls, and foundations related to those who worked at the complex. Most prominent is Thomas Wiswall's own 2 ½-story Italianate house (c. 1860), one of the very few examples of this style in Durham. The mill owner's house is accompanied by Greek Revival style houses for employees of the mill, and cellar holes and stone foundations indicate the former locations of houses that have been removed. The associated 1912 dam and the abutments of a former stone bridge are also considered important to the industrial history of this location.

Agricultural Properties
While the north portion of Durham is characterized by the UNH campus and small-town commercial and residential areas, south of the Oyster River the setting becomes much more rural. One of the character-defining elements of this area is the farmstead, several of which are still discernable even when the house and outbuildings are no longer associated with their surrounding fields. The stone walls that once divided fields and pastures can still be found throughout the entire town, with many stretches of well-maintained walls.

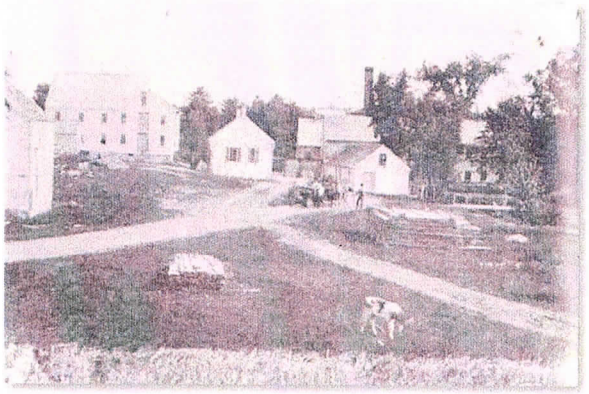
The most remarkable concentration of historic farmsteads occur in the area surrounding Bennett Road, Longmarsh Road, and Newmarket Road, which was identified as a National Register-eligible rural district in 2010. This area has been farmed since the 17th century, shortly after the settlement of the Oyster River Plantation along the river. The area's current farm boundaries are similar to the farm boundaries as they existed at that time.

The farms here retain historic houses, barns, and outbuildings, as well as fields that are often visible from the road, open woodland, and extensive series of stone walls. The relationships between the farm buildings and their settings are still intact, along with individual features such as cellar holes, family burial plots, and farm roads. This area also tells an immigration story, as nearly all of the farms were owned and operated by communities of French-Canadian, Polish, and Irish families during the early 20th century. The area's proximity to Newmarket provided opportunities for immigrant family members to farm and earn money by employment in that town's mills, while maintaining farms in Durham.

Other farmsteads, complete with carefully maintained and mowed fields, are located along and near Packers Falls Road. Entering Durham from Portsmouth and Newington, the popular Wagon Hill Farm greets locals and visitors coming from Dover. Near the south boundary of the town, the farmstead at 313 Newmarket Road has been determined eligible for the National Register and features a high-posted cape farmhouse (possibly mid-19th century), barns, and workshop.

Archaeological Sites

Oyster River Falls, one of the earliest settlements in New Hampshire, presents the potential for significant finds related to the post-contact European settlement of the area as well as the highly-charged transitional period when Native Americans and European settlers tried unsuccessfully to maintain their ways of life concurrently. There are 21 recorded archaeological sites in Durham that have been filed at the NH Division of Historical Resources. No comprehensive survey had been conducted in the town (spring 2014), covering the town's pre-contact and post-settlement history.



T.H. Wiswall Paper Company mill, c. 1880. Images courtesy of Durham Historical Association.

Among the best-known archaeological sites is Wiswall Falls, where the former T.H. Wiswall Paper Company mill site is marked by a series of interpretive panels adjacent to the 1912 concrete dam. This mill site is also listed in the National Register as the largest and most intact remnant of Durham's industrial past. Other archaeological sites represent a variety of pre-contact and post-contact sites, although the latter tend to be more heavily documented due to recent systematic excavations. The SCRAP field school (State Conservation and Rescue Archaeology Program) conducted excavations for three summers at the site of the Field-Bickford Tavern on Durham Point, a very early garrisoned house that survived the 1694 Oyster River Massacre and may be the oldest colonial site excavated in the state. The field school was associated with the Oyster River Environs Archaeology Project, which also studies this formative period when people first settled in New Hampshire, as well as the lives of the Native Americans who lived along the river they called "Shankhassick." "The Lost Campus: The Archaeology of UNH" course taught through the Anthropology Department at UNH provided an opportunity for students and experienced faculty to work together on hands-on investigations of the sites and events that shaped the campus and the wider community. Participants have excavated the original train depot, which was located in the middle of the original campus before the railroad was re-aligned in 1912; the site of the residence of Charles Holmes Pettee, a former professor and dean; and the site of army barracks set up on the campus during World War I.

At this time, pre-contact sites in Durham are less well-documented, but the town's geological and geographical advantages suggest a good potential for undiscovered sites.

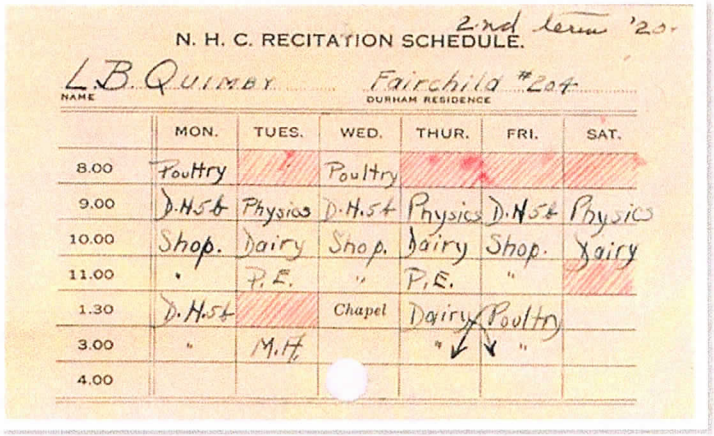
University of New Hampshire Campus

The first buildings on the campus were built in 1892, in anticipation of the opening of the school in 1893. This historic core consists of Thompson Hall, Conant Hall, Nesmith Hall, Hewitt Hall, and a non-extant College Barn that burned down shortly after construction. Thompson Hall is the hallmark building of the campus, a Romanesque Revival style building sited on a small hill, featuring a central bell tower that can be seen from much of the main campus. It is individually listed in the National Register. Although buildings were added steadily over the years, a major building campaign in the 1920s and 1930s, when the college became the University of New Hampshire, established the Georgian Revival style that distinguishes much of the campus. The campus's appearance during this period was largely due to the highly influential Eric Huddleston, who was brought to Durham to lead the architecture program, and who, as Supervising Architect designed or renovated nearly two dozen campus buildings.

The 1892 graduates of the NH College of Agriculture, still located in Hanover, were so eager to have a connection to the new campus in Durham that they chose to have their graduation in the College Barn, which was still under construction.

A traditionalist by nature, Huddleston sought a unified design for the campus, through common materials, scale, and form. Public amenities such as the Hamilton Smith Library and the University Pool helped connect the university to the larger community. During the mid- and late-20th century, large dormitory and classroom buildings helped define the building program as the student body increased. One of the most notable buildings is the 1968 New England Center for Continuing Education, a joint venture of the six New England state universities, designed by noted architect William Pereira. Set into a heavily wooded area, the tall vertical elements of the mid-century modern building are tempered by green bricks and expanses of glass that reflect the landscaped setting around the building.

The 2012 master plan for the university emphasizes reuse of its existing buildings in the future, citing a plateau in student enrollment and an appreciation of its architectural legacy. The campus reflects the careful planning associated with the school's exponential growth over the last century from its beginning as an agricultural college.



N. H. C. RECITATION SCHEDULE. 2nd term '20

NAME L.B. Quimby DURHAM RESIDENCE Fairchild #204

	MON.	TUES.	WED.	THUR.	FRI.	SAT.
8.00	Poultry		Poultry			
9.00	D.H.St	Physics	D.H.St	Physics	D.H.St	Physics
10.00	Shop.	Dairy	Shop.	Dairy	Shop.	Dairy
11.00	"	P.E.	"	P.E.	"	
1.30	D.H.St		Chapel	Dairy Poultry		
3.00	"	M.H.		" "		
4.00						

1919 New Hampshire College student schedule. Image courtesy of Bridget Finnegan, UNH.

Other Important Properties

Although the full extent of Durham's historic resources cannot be captured here, there are a few additional properties that don't easily fit into the above resource categories, but warrant mention.

Dams

There are several extant dams in Durham, which testify to the significance of water power to the town for nearly four centuries. Among the extant dams are:

- Oyster River Dam (Mill Pond Dam) at the site of the first mill at Oyster River Plantation, which was rebuilt by the Smith family in 1913. This is a well-preserved example of an Ambursen-type dam, with its characteristic open buttresses and spillway, which guides the water over a lip at the top of the dam. Although Ambursen dams were once quite popular across the country, this is the earliest intact example in New Hampshire. In addition, the dam is one of many examples of the Smith-Onderdonk family's philanthropic donations that shaped both the Town of Durham and the UNH campus. The dam is a contributing property to the Durham Historic District, is listed in the State Register, and is eligible for the National Register as an individual resource.
- The 1912 Wiswall Dam was constructed by the Newmarket Electric Light and Power Company on the Lamprey River, at the site of the former Wiswall Paper Company mill dam. It is currently owned by the Town of Durham, and the 1.5 mile long impoundment currently serves Durham's water system. This concrete gravity dam has been altered recently by raising the wing walls and dike, adding a fish ladder, and replacing the gates, but it remains a significant historic resource. Remains of a 19th c. timber crib dam are located nearby, and the foundation of the historic saw mill and the mill race are visible on the east side of the current dam. This resource is listed in the National Register.
- A 1934 dam on the Oyster River in College Woods was constructed to collect water for the growing population of Durham and the university. It is accompanied by a water treatment plant, and the facility is the largest source of drinking water for UNH and the downtown area north of the Oyster River.

Smith Chapel

This small, charming Gothic Revival stone chapel and family cemetery represents another contribution by the Smith-Onderdonk family, and was recently listed in the National Register as part of a community effort to restore the building. This private chapel was located on the edge of the Smith estate, and was constructed in memory of Hamilton Smith upon his death in 1900 by his

wife, Alice Jennings Congreve Smith. Despite being more than 100 years old, the chapel retains nearly all of its exterior and interior features, including stained glass windows, a wood chancel screen, and an altar table.

Highland House

This 19th century farmstead on Bennett Road served as a summer boarding house during the late 19th and early 20th centuries. Durham's proximity to the coast and Boston made it a popular destination, and several local farm owners opened their houses to summer boarders during this time. The Highland House featured wide, wraparound porches, a gazebo on an island in the Lamprey River, and additional inn and shop buildings west of Packers Falls Road, which kept guests entertained as the family continued to operate the farm. The farm and its land donated to UNH in the 1970s, but the farm house is currently undergoing restoration by a private party, who now owns the buildings, into a bed and breakfast with potential plans to develop a large outbuilding into a small function hall. That outbuilding had been a cider mill, and later included a dance floor and dormitory rooms on the second floor.

"There are things happening *today* that will become part of the history of Durham." – Peter Stanhope, HDC Chair

Issues and Challenges

Sometimes the very assets that set Durham apart embody the town's biggest hurdles. The challenges facing Durham's historic resources are often complex. Issues can be multi-faceted, and affect several community topics at once, such as natural resources, agriculture, energy, and planning.

Durham Historic District: Knowledge and Branding

Durham's historic district has the distinction of being both a National Register historic district and a local historic district. As a National Register district, it is recognized that the area is a significant historical resources, and allows the owners of income-producing properties to pursue certain federal tax incentives for rehabilitation. National Register status conveys limited protection to the district, associated with adverse effects from federal or state projects. There is much more oversight and protection of the district due to its status as a local historic district, however. This designation mandates that several categories of proposed changes in the district are reviewed for approval by the Historic District Commission.

The local historic district and the Historic District Commission (HDC) that oversees it were established in 1975, quite early compared to many other municipalities that have such districts. The HDC has overseen changes to the district, and has sponsored occasional programs highlighting its history. Owners of property in the district are required to obtain a Certificate of Approval from the HDC for new construction and additions, demolitions, alterations, and relocations to/of any property.

Despite efforts to reach out to property owners, the production of a district walking tour brochure during the 1990s, and two signs announcing the historic district's presence on Main Street, knowledge about the district remains limited. In a survey posted on the town's Friday Updates e-newsletter, more than half of the respondents admitted having little or no knowledge about the historic district. Periodically, a property owner or project proponent completes a renovation within the district, or is several phases into a project, before a Certificate of Approval is sought. These situations often result in higher expense and delayed schedules, and sometimes inferior projects, as the HDC struggles to work with the property owner or developer to find a solution "after the fact."

Absentee Landlords/ Property Maintenance

The advantages of being a college town include a well-educated, active, and vibrant community; a predictable revenue stream for local businesses; and institutional partnership opportunities. Unfortunately, those benefits come with a series of challenges, not least of which is the desire to house students throughout the town beyond the campus. When the school first moved to Durham in 1893, both the town and school administrators had difficulty providing housing for the small student body; this challenge continues in one form or another. The neighborhoods near the campus are full of buildings of historic significance, which contribute to the historic district or help define a neighborhood's historic character. However, student rentals in these neighborhoods are owned by people who do not live in their own buildings and who have no stake in the local community, in order to maximize rental profits from students. One of the frequent results is a cycle of deferred maintenance. Students

"The Town of Durham finds that:
1) Much of Durham reflects 18th, 19th, and 20th century architectural styles as it has evolved over time from a small village. The town contains a handsome, historic core that embodies a fine architectural tradition, a colorful history, and much visual appeal.

2) Preserving and enhancing this area is essential to maintaining the character and identity of our community."

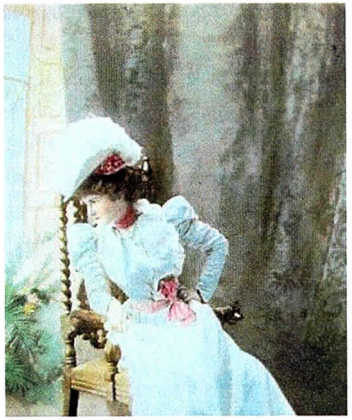
Durham Site Plan Review Regulations, Subsection 9.16 Architectural Design

are in ready supply, so landlords have little incentive to perform routine maintenance, much less renovations and upgrades of their properties. Meanwhile, occasionally students who are living on their own for the first time might be less sensitive about the damage their actions can have on a property, leading to an accelerated rate of deterioration. This situation affects nearby property values and quality of life. A recently-established housing inspection ordinance requires landlords to undergo a biannual inspection, and address issues that are not up to code standards. This ordinance will help slow the cycle of deferred maintenance and stem important safety concerns, but will not necessarily help retain a house's historic character.

> "This pretty New Hampshire seacoast-area town is consistently ranked as one of the best places to live and to raise a family in the nation; last year CNN Money also rated Durham No. 2 on its list of top places for 20-somethings to call home. **No wonder: the friendly, tight-knit community boasts historic homes and buildings, quiet neighborhoods, and plenty of picturesque places for outdoor adventures**."
>
> Diana Bair and Pamela Wright, "Durham, N.H., is a great place for the young at heart," *Boston Globe*, March 18, 2014.

Combined role of the Historic District Commission/ Heritage Commission

The members of the HDC also serve as members of the Heritage Commission (HC), which advises town administrators and commissions on issues and planning practices that affect historic resources. Commissioners can find it challenging to switch between their regulatory roles as direct overseers of the historic district, to their advisory role as members of the HC. Being members of both commissions requires a high degree of background knowledge about the full range of Durham's historic resources. There is an opportunity to expand the knowledge of the commissions' members through education, training, and a full library of available resources.



Edith Congreve Onderdonk, stepdaughter of Hamilton Smith who financed the 1913 Oyster River Dam in his memory. Image courtesy of Durham Historic Association

Campus and Student-Based Development vs. Small-Town New England Character

Town-gown tensions are not confined to housing problems in the neighborhoods. As the premier public university in the state, UNH has grown exponentially in terms of enrollment and program offerings. During the school year, the number of students rivals or exceeds Durham's resident population, and an increased catalog of classes requires more facilities for classrooms, offices, and research. Expansion of the campus, and recent private development of large private student housing complexes have caused concern among residents that the small-town character that has historically defined Durham is endangered. This concern is not peculiar to UNH and Durham; UNH professor Blake Gumprecht documented similar relationships between municipality and institution throughout the United States in his book The American College Town, and officials from Plymouth have reported similar tensions between town and university.

UNH is part of the University System of New Hampshire and consequently is largely autonomous; it does not come under the jurisdiction of the Town of Durham. Although local regulations such as zoning and building permits do not apply to University projects, NH State RSA 674:54 requires that any planned substantial changes in use, major construction, or development of land must be submitted to the Durham Planning Board 60 days before construction starts. This law is intended to allow time to host a public hearing and solicit non-binding input from the community. In its 2012 Campus Master Plan, UNH recognized that student enrollment appears to have reached a plateau and fiscal resources are decreasing; therefore the focus of future projects will be on the renovation and reuse of existing buildings rather than new construction. Regarding UNH's historic resources, as a state entity the university is required to submit many of its projects to the Division of Historical Resources for review (RSA 227-C:9)and some projects may require consultation with local entities like the Heritage Commission. Durham has an organized, active community network, and

people generally prefer to learn about and comment on projects during the early stages. The university and town maintain a positive relationship with shared goals and most UNH projects are not contentious. However, the difficult projects often remain at the forefront of people's minds.

Another issue is the pattern, typical in college towns, of students bypassing older housing stock in favor of large new private developments specifically oriented to their demographic. New developments have several benefits: they are constructed with student needs and amenities in mind; they avoid conflicts within older, established family neighborhoods; it is easier for police and other authorities to maintain relationships with large concentrations of students; and private developments bring greater tax revenue. However, for a town like Durham, appreciated for its village and rural settings, large apartment complexes may be out of scale, dwarfing the nearby 18th, 19th, and 20th century buildings. Also, locating them outside of the dense village area threatens the agricultural and rural settings, and raises concerns among residents about the ability of the town's infrastructure to support hundreds of new beds.

Tools and Resources

There are a number of entities, initiatives, and programs that promote the thoughtful preservation of historic resources on the local, state, and national level. In addition, tools specifically designed for other resource categories, such as natural and energy resources, may support preservation of historic resources as well. A summary of several of these tools is included here. While the tools presented here are not comprehensive, they are the tools that can best address the specific issues and challenges identified in Durham. An extensive list of resources can be found in the chapter's appendices.

DURHAM HISTORIC OVERLAY DISTRICT
Durham Zoning Ordinance – Article XVII
175-90. Purpose.

The purpose of the HOD is to preserve and promote the historic, cultural, educational, economic, and general welfare of the community by:

A. Preserving structures, places, and properties that reflect elements of the cultural, social, economic, and political heritage of the Town;
B. Promoting the preservation, restoration, rehabilitation, and adaptive reuse of structures and places o historical, architectural, and community value as well as vistas of significance within the HOD;
C. Conserving property values in the HOD;
D. Protecting and enhancing the attractiveness of the HOD;
E. Promoting the use of the HOD for the education, pleasure, and welfare of the citizens of the Town.

Image (background left): Ebenezer Smith House HABS, http://www.loc.gov

Local Resources

Most important for the protection of historic resources are the tools available at the town level. Durham has actively pursued policies and initiatives to preserve historic resources and promote responsible development.

Historic District Commission/ Heritage Commission (HDC/ HC)

The HDC and the HC consist of seven members who serve on a joint commission. They are appointed by the Town Council and charged with promoting the preservation of historic resources, and overseeing the maintenance of Durham's historic character throughout the town. Members must be residents of Durham, and the commission includes one member of the Town Council and one member of the Planning Board. Each appointment is for a three-year term. The HDC/HD has a number of powers and duties, including the review and approval of Certificates of Approval within the district; identification and nomination of significant historic resources to the National and State Registers of Historic Places; educating Durham administration, staff, and residents about the history and buildings of the town; and advising other local boards about projects and issues that involved the town's heritage and historic resources. The HDC was created in 1975, and assumed the duties of an HC in 2006.

DURHAM HISTORIC OVERLAY DISTRICT
Durham Zoning Ordinance – Article XVII
175-91-B.

Powers and Duties. The HDC shall have the following powers and duties:

1. Review and approve, approve with conditions, or deny applications for Certificates of Approval.
2. Call upon Town staff, citizens, abutters to applicants, and professionals, as it sees fit, for input, consultation, and recommendations on matters before the Commission.
3. Conduct small area or community-wide surveys of historic, architectural, and cultural resources.
4. Nominate structures and districts for listing in the New Hampshire State Register of Historic Places and National Register of Historic Places and review all proposed National Register nominations within the Town; keeping a record of all properties that are included in local historic districts, listed in the National Register, or determined eligible for National Register listing.
5. Prepare historic resources components of local master plans and ensure that the impacts on historical resources are considered at every level of local decision-making.
6. Advise other elements of local, state, and federal government regarding, and advocate on behalf of, the identification, protection, and preservation of local historical, architectural, archaeological, and cultural resources.
7. Consult on applications for zoning amendments, variances, conditional uses, and other approvals affecting property in the historic district.
8. Investigate and recommend to the Planning Board and Town Council amendments to these provisions and appropriate areas for designation as historic districts.
9. Act as a liaison between local government and individuals or organizations concerned with historic preservation.
10. Educate municipal officials, property owners, the public, and individual members of the Commission about the historic district and historic preservation.
11. Participate in informational, advisory, and policy setting meetings about historic preservation issues, historic district commissions, and Certified Local Governments.
12. Develop and administer a system of markers and monuments recognizing individual properties in the district and acknowledging special contributions toward historic preservation by members of the community.
13. Develop and submit an annual request for funds to the Town Council.
14. Subject to the availability of funds, the Commission may employ clerical and technical assistants and retain consultants as needed.
15. Adopt, and from time to time amend, rules and regulations that are consistent with the intent of this article and appropriate state statutes.
16. Coordinate with other Town boards in the review of items, such as lighting or parking areas, which might also be subject to review by those boards.
17. Undertake any other appropriate action or activity necessary to carry out its mission as embodied in this section.

DURHAM HISTORIC OVERLAY DISTRICT
Durham Zoning Ordinance – Article XVII
175-94. Purview Of Board.

A. Activity Within the Historic District Overlay District Subject to Review. Approval of the HDC is required for the following activity respecting structures within the HOD:

1. Modifications to the exterior architectural appearance of the property including erection of new structures, additions to existing structures, alterations to existing structures, demolition of existing structures or portions of existing structures, or relocation of any structure into, out of, or within the HOD

2. Installation, modification, or removal of exterior freestanding lighting structures.

3. Erection, alteration, or removal of any kind of wall, barrier or fence.

4. Installation of pavement or other impervious or semi impervious material on the ground or establishment of any parking or driveway area.

5. Installation of any new roofing material; provided that where failure to repair a roof will result in immediate damage to the structure the Code Enforcement Officer may grant approval for emergency temporary repairs and immediately notify the HDC of such action.

6. Signage (excluding political, contractor, and real estate signs), banners, flags, and similar displays, except for those of a temporary nature, i.e. those for which approval from the Town has been received to allow for display not to exceed two weeks at any one time.

7. Removal or destruction of any healthy tree with a diameter at breast height of 12" or more.

8. Any substantial change in topography (cuts and fills).

Elements Subject to Review

Approval from the HDC is required for any activity affecting the exterior architectural appearance of a building and other site changes within the district (except for exempted activities specified in the ordinance) including the following:

- the erection of new buildings;
- additions to existing buildings;
- alterations to existing buildings;
- demolition of existing buildings;
- relocation of a building;
- signs and lighting;
- walls and fences;
- driveways, parking, and paving;
- removal of 12" diameter trees

THE REVIEW PROCESS

An application for a **Certificate of Approval** must be submitted to the Durham Historic District Commission through the Planning Department, no fewer than 10 calendar days prior to a regular Commission meeting.

The HDC meets on the first Thursday of each month at 7:00 p.m. in the Council Chambers in Town Hall.

Once an application is submitted, the applicant will be placed on the agenda for the next regular meeting after the deadline. The Commission seeks to take action as soon as possible, which can be in one meeting if all of the necessary documentation and information is submitted in time. It is not required that applicants hire an architect. However, it may be difficult to provide appropriate drawings and to meet the objectives of the district without the use of an architect, particularly where new construction or additions are involved.

The HDC follows a set of criteria laid out in the ordinance when reviewing projects. All existing conditions are considered to be "grandfathered" and property owners are never required to bring any existing property into conformity with the ordinance. It is only when a property or business owner initiates a project that the proposal comes before the HDC, and only for the review of elements proposed by the property owner.

Applicants need to submit only those materials that the commission determines are necessary to conduct an appropriate review. On small or straightforward projects submission of the application form and one or more sketches drawn by the applicant may be sufficient.

Applicants are encouraged to talk with the Planning Department prior to preparing an application package to get a sense of which of the items below are not needed. The application package may include any or all of the items listed below as stipulated by the HDC:

1. **Application Form.**
2. **Elevations.** Elevation drawings to scale of each affected facade of the building clearly depicting existing conditions and proposed work.
3. **Details.** Detail drawings of appropriate elements (such as the balustrade for a handicap ramp).
4. **Plans.** Site plans drawn to scale clearly depicting existing conditions and proposed work.
5. **Photographs.** Photographs of the building, where impacted.
6. **Samples.** Material sample (such as a brick or the actual window), swatch (such as a piece of the proposed awning in the actual color), color boards, and/or manufacturer's cut sheet of materials to be used, as appropriate.
7. **Other Items.** Any other items which the Commission may reasonably need to conduct its review.

There are no application fees for the review. The historic district ordinance and application forms can be accessed via the Town's website.

Certified Local Government Program (CLG)
This nationwide initiative by the National Park Service requires that each State Historic Preservation Office reserve a minimum of 10% of its federal funding for grants directed at preservation activities in CLG municipalities. Each CLG has specific responsibilities, which are carried out by the town and its Heritage Commission or its Historic District Commission. Durham has demonstrated its commitment to preservation by participating in the CLG program, which promotes funding, technical assistance, and sustainability. At the state level, NHDHR defines the CLG program as a partnership between municipal governments and NHDHR "to encourage and expand local involvement in preservation-related activities." This also presents the opportunity to apply to the Division of Historical Resources for matching grants, in order to fund a variety of activities. Durham became a CLG in 1995, and is one of approximately two dozen CLGs currently in New Hampshire.

Durham Historic Association (DHA)
Founded in 1851, the DHA serves as the local historical society and repository of materials related to the history of Durham. Housed in the iconic curved Federal style former Courthouse within the historic district, the organization maintains an extensive collection of documents, photographs, books and ephemera, along with dolls, agricultural tools, and an 1875 hearse. The DHA is used as a source for archival and genealogical materials for people researching their families, houses, and the history of Durham. The DHA is in the beginning stages of cataloging and scanning its items into a computer-based system, with the goal of making the digital collection available online.

<u>State and Federal Resources</u>

The National Register of Historic Places (National Register)
The National Register was created in 1966 and consists of properties that are considered historically and/or architecturally significant on the local, state, or national level. These properties include districts, sites, buildings, structures and objects that contribute to the historical and cultural understanding of our heritage. In order to be eligible for the designation, properties must meet certain requirements and be approved for listing by the National Park Service. Inclusion in the National Register does not automatically protect a property; the only historic that directly affect National Register properties are those which involve state or federal permits, approvals, licenses, or funding. For private owners, the listing of a property in the National Register can also mean eligibility for federal historic tax credits, for the rehabilitation of an income-producing property.

State Register of Historic Places (State Register)
The New Hampshire State Register recognizes resources that "are meaningful in the history, architecture, archaeology, engineering or traditions of New Hampshire residents and their communities." The criteria for listing in and its level of protection are similar to those for the National Register, but are specifically focused on resources that tell the story of New Hampshire. State Register properties in public ownership may qualify for state funding for preservation (when funds are available), and listed properties can benefit from flexibility with building and safety codes.

PRESERVING HISTORIC FARMS

Many in the Seacoast area have been to Emery Farm to pick blueberries or wander the corn maze. This site is on Route 4 is one of the oldest continually operating farms in the country, and has been run by 11 generations of the same family since 1655. In 2006, 60 acres of the farm was put under protection as open agricultural space by conservation easements granted by the U.S. Department of Agriculture's Farm and Ranch Lands Protection Program and the Town of Durham.

Image (background) courtesy of UNH

20% Federal Historic Tax Credit

Federal historic tax credits are available for owners of income-producing properties listed in the National Register, who choose to rehabilitate their properties. This tax credit equals up to 20% of the amount spent in a certified rehabilitation of a historic building listed in the National Register, either individually or within a historic district. The proposed work must meet the Secretary of the Interior's Standards for Rehabilitation, which guide the preservation of a building's character-defining features while allowing the flexibility necessary to adapt the structure for a new use. These tax credits can prove particularly beneficial for the rehabilitation of structures that are currently under private ownership or which have significant private investment. Several historic tax credit projects in Rochester, Newmarket, Dover, and Northampton range in rehabilitation cost from $200,000 to more than $23 million.

10% Federal Historic Tax Credit

The 10% rehabilitation tax credit is similar to the 20% tax credit, but has less stringent requirements. It may be applied to projects for buildings placed into service before 1936 that are not listed in the National Register. The project must involve a non-residential, income-producing activity, and it is required that a certain percentage of existing walls and framework remain in place at the conclusion of the work. This tax credit can assist in the rehabilitation of buildings identified as culturally significant to the community, but which may not meet the qualifications for the 20% historic tax credit.

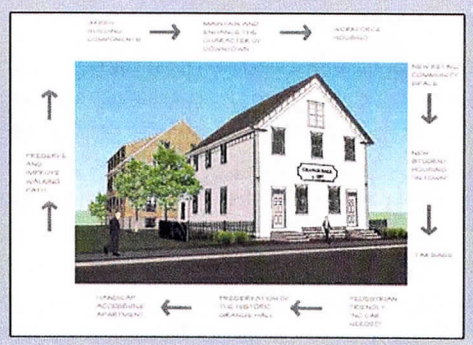
Neighborhood Heritage Districts (NHDs)

One of the fastest-growing categories of preservation tools, NHDs protect the historic character of certain neighborhoods but are often less restrictive than local historic districts, allowing greater flexibility for exterior alterations. These districts often have the same benefits of local historic districts, potentially controlling demolition, encouraging restoration and rehabilitation, and preventing oversized development. However, NHDs also recognize the diversity in some neighborhoods, and encourage contemporary design. The focus of protection is on the neighborhood level, rather than on specific building details. The community itself determines the special terms of NHDs, setting their own standards for the neighborhood they live in. Although the concept of NHDs is relatively new to New Hampshire, having been introduced in 2008 as a tool under the provisions of RSA 674:21, NHDs are becoming popular throughout the country. Among the municipalities instituting NHDs are two that are facing similar town-gown issues - Cambridge, Massachusetts and Chapel Hill, North Carolina. In many cases, and perhaps most appropriately for Durham, NHDs are initiated by the residents in a specific neighborhood who are concerned about recent incompatible developments in their own neighborhood.

REINVENTING AN OLD BUILDING. . .AGAIN

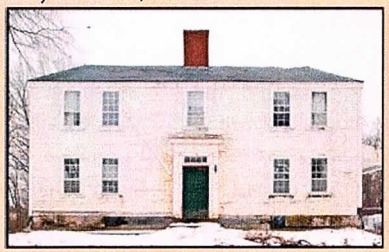


This handsome building is located on Main Street within the historic district, and served the residents of Durham for well over 100 years. Constructed in 1860 as a one-room schoolhouse, it was purchased in 1893 by Scammell Grange #122 as a meeting hall. The building was used as a community center at the end of the 20th century, and it sat empty for several years after being purchased by the town in 1982. In 2012, the building was rehabilitated into a mixed-use commercial and residential property, which involved moving the entire building forward to a prominent position along the sidewalk and building a large, but unobtrusive, addition at the rear. The project was awarded a "Best Adaptive Re-use Award" by the New Hampshire Housing Finance Authority and Plan New Hampshire.



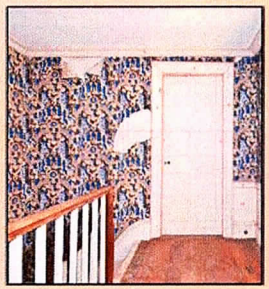
INNOVATIVE SOLUTIONS

Sometimes, a significant building simply cannot be saved. The Israel Demeritt-O'Kane House, a two-story Federal style house with a large center chimney, was built in 1808 and was recently dismantled. This was no ordinary demolition, however.



The house was taken apart piece-by-piece and fully documented by Preservation Timber Framing, a well-respected preservation carpentry firm founded by a UNH graduate and based in Berwick, Maine. Details such as original crown moldings, chair rails, window sash and shutters, and fireplace mantels have all been meticulously preserved. The house, in its entirety, is stored at Preservation Timber Framing and is currently for sale for complete reconstruction.

In 2001, the NH state historian, Jim Garvin, reported that this house "is the best example so far identified in Durham of a two-story, center chimney house in the federal style.



Images courtesy of Preservation Timber Framing

Section 106 (NHPA 1966, as amended (16 U.S.C. 470))

Section 106 of the National Historic Preservation Act of 1966 requires federal agencies to take into account the effects of their undertakings on historic properties. Under Section 106, projects that involve federal funding, approvals, or permits must undergo the Section 106 process. This identifies historic properties that may be affected by the project; evaluates how the project will affect these properties; and most importantly, identifies ways to avoid, minimize, or mitigate adverse effects of the project to identified historic properties. Adverse effects are defined as those that alter the characteristics of a property that make the property eligible for inclusion in the National Register. Agencies or their designees are required to submit proposed Section 106 projects to NHDHR for a determination of potential effects, and federal agencies are required to consider public input. As a CLG, the town is asked to participate in this process with NHDHR.

State Conservation and Rescue Archaeology Program (SCRAP, RSA 227-C:4&10)

The oldest program of its kind in the country, SCRAP brings the staff of the Archaeology Bureau of the Division of Historical Resources directly into communities, offering training, workshops, and field schools to residents and students. Archaeological sites can fill in substantial blanks in a community's history. For several years, SCRAP conducted a field school at the Field-Bickford Garrison on Dover Point, illuminating the first period of the Oyster River Village settlement. Archaeological sites are threatened by damage from development, looting, and ground disturbance. Once a site is disturbed, its ability to yield meaningful information and knowledge is diminished.

Demolition Review Ordinance (Demolition Delay)

Demolition delay provides a period of time before a significant building is demolished, so that alternatives can be explored. These ordinances generally cover an entire town, providing a measure of protection to historic resources located outside of local historic districts. The categories of buildings protected under such an ordinance and the time period of the delay itself vary, but often include buildings that are over 50 years old with local significance, and often cover periods of 30 days to 18 months. This policy has three goals: establish a waiting period prior to demolition during which alternatives to removal can be properly considered; allow opportunity for comment by members of the public; and help ensure that re-use plans are developed before demolition commences. A demolition delay ordinance can also include the HDC/HC approval of new building plans as part of the demolition permit approval process. This provides the opportunity for the HDC/HC to consider the effects on historic resources of both the demolition of existing buildings, and their replacement with new construction. The delay does not necessarily represent a significant obstacle in the timeline for developers and property owners, but allows the HDC/ HC, project proponents, and the public to understand the ramifications of each alternative.

New Hampshire Preservation Alliance Assessment Grants
These matching grants are available to non-profit organizations and municipalities for projects such as building and site assessments by qualified professionals, as part of the planning process for at-risk resources. One of the grant programs is funded through the New Hampshire Land and Community Heritage Investment Program (LCHIP), providing matching grants up to $4,500. A smaller mini-grant program provides up to $500 to entities seeking professional advice regarding a proposed project.

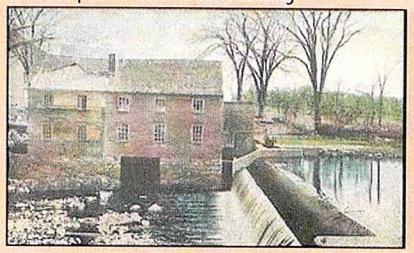
Barn Assessment Grant Program
Also administered by the New Hampshire Preservation Alliance, this historic barn matching grant program assists in the maintenance, restoration, or reuse of historically significant barns over 50 years old. Barns that still fulfill an agricultural role are given additional consideration, but grants may be used for activities ranging from general maintenance to planning studies examining the income potential of future business uses for the structure.

Community Revitalization Tax Relief Incentive (RSA 79-E:8)
This state law allows towns to grant up to five years of property tax assessment relief to owners of properties undergoing rehabilitation or new construction that provide a substantial public benefit. Durham has adopted this program and, to date, has used it for three projects in town, including two new buildings. One of the activities under "Public Benefit" is the substantial rehabilitation of a historic property that "...enhances and improves a structure that is culturally or historically important on a local, regional, state, or national level, either independently or within the context of an historic district, town center, or village center in which the building is located." The statute allows for up to an additional four years of tax relief for properties listed in, or eligible for, the National or State Registers that are undergoing rehabilitations in accordance with the Secretary of the Interior's Standards for Rehabilitation. Durham adopted this program in 2011, with local objectives including the revitalization of abandoned structures, a pedestrian-friendly environment, and mixed-use developments.

New Hampshire Land and Community Heritage Investment Program (LCHIP)
LCHIP is an independent state authority that makes matching grants to New Hampshire communities and non-profits to conserve and preserve New Hampshire's most important natural, cultural and historic resources. Over 200 grants have been awarded thus far, protecting nearly 150 historic properties and conserving more than 260,000 acres of land. Municipalities, counties, and certain non-profit organizations are eligible to apply for funding. In addition, the LCH register contains a list of projects in New Hampshire, whether they are eligible for LCHIP funding or not, to be shared with legislators and organizations in order to illustrate the needs of the state's cultural resources.

MARKING A CENTENNIAL

When the Oyster River Dam was threatened with removal in 2008, nearly 200 people attended Durham's public information meeting.



After much debate, the Town Council voted to save the dam, which is a defining feature of the town. The dam marks the place where Oyster River Village began, when Valentine Hill first established his mill in the 17th century. Since then, other mills have been lost, but the dam was always rebuilt. The current 1913 dam was financed by Edith Congreve Onderdonk in memory of her stepfather Hamilton Smith, continuing a long history of family philanthropy in Durham. The dam is the oldest New Hampshire example of an Ambursen-type dam, which is distinguished by the evenly-spaced buttresses visible at low water levels. Durham celebrated the dam's 100th birthday in 2013, and in early 2014 the dam was added to the State Register of Historic Places.

Image: Wikipedia Commons, CC 2.0

Goals and Recommendations

The Historic District Commission/ Heritage Commission, with input from the public, identified five key goals to pursue in order to protect and enhance Durham's historic resources. Accompanying each goal are several objectives and action items that represent steps for meeting each goal, address the issues that inform them, and fulfill the responsibilities of a Certified Local Government.



Photographer (headings): Michael Behrendt

1. Brand and Promote the Durham Historic District

The historic district is Durham's most prominent historic resource, but public knowledge of the district's history and significance is limited among the majority of Durham's residents and visitors. It is desirable to raise the level of the awareness and thereby the appreciation for this important resource.

a. *"Museum in the Streets"* – The historic district is announced by two understated signs, which can be easily missed by both pedestrians and drivers. There is no explanation of the district along the street itself. As a result, the meaning of the historic district (and even the fact that Durham has a historic district) is not evident. The Museum in the Streets program was founded to address similar issues, bringing history out of the archives and onto the sidewalk. The program takes the elements of a walking tour brochure and incorporates the information, stories, photos, and images into a set of interpretive panels along a prescribed tour path. More than two dozen Museum in the Streets exhibits have been installed in Maine, Connecticut, New York, Michigan, Minnesota, France, and Italy. This approach attracts interest from pedestrians and encourages people to linger in the area, which can benefit local businesses in the adjacent commercial core, and may be especially advantageous given the recent designation of Route 108 as a scenic byway. There are pre-designed templates for the panels and a process to develop an appropriate interpretive program, a more flexible independent exhibit format based on the same principles could be instituted in Durham. The existing walking tour brochure produced by the DHA and UNH's Kellogg Program Office in 1992 could form the basis for this undertaking.



Photographer: Flickr user Timothy Valentine, CC 2.0

b. *Historical Markers for Houses* – Research and facilitate a process for property owners to acquire attractive, inexpensive plaques for their houses.

c. *Guide for Property Owners* – Durham recently adopted architectural standards that apply throughout the core zoning districts, addressing issues like scale and massing in renovations to existing buildings and new construction. Similar documents have been helpful in historic districts, addressing owners' questions and offering design guidance that streamlines the review process. Producing a guidelines document for residential and commercial property owners in the district can serve as an important resource for these owners while advertising the district itself. Durham has developed several such brochures which could be expanded upon.



Photographer: Flickr use Carol, CC 2.0



2. Preserve and maintain sites and structures that serve as significant visible reminders of the town's social and architectural history

a. *Demolition Delay* – The institution of a demolition delay ordinance can help ensure that there is adequate time to explore alternatives to demolition of significant buildings or that a viable, appropriate replacement is agreed upon. Responses to surveys taken during the planning process indicated that there is support for establishing a demolition delay ordinance in Durham, which would consider buildings located outside of the local historic district (where proposed demolition is already reviewed by the HDC) and prioritize the buildings that are preferably preserved due to significance and physical integrity. Durham should explore establishing a demotion delay ordinance, with a time period of at least three months before a demolition permit is issued for worthy buildings. This ordinance should include a provision for HDC/HC approval of new building plans as part of the approval process for demolition permits.

b. *Seminars and Workshops* – Maintaining an older house or apartment building can be challenging. Many contractors are uninformed about how to approach maintenance and renovations in the historic buildings in Durham, and many property owners lack the knowledge to assess the choices presented to them. This situation can result in higher expenses that discourage property maintenance and improvements. There is an opportunity for the HDC/HC to help bridge this knowledge gap by hosting information sessions centered on topics such as appropriate materials, roof replacement, energy efficiency, or common problems with homes dating from a specific time period. Partnership with the Durham Landlord Association, whose members account for 20-30% of off-campus housing in the town, will help

MILLS SCENIC BYWAY

In May 2014, Route 108 (Dover Road and Newmarket Road) in Durham was included in the new Mills Scenic Byway, which highlights the cultural history of the mill villages of the Lamprey River and Oyster River, as well as the nearby Bellamy River, Salmon Falls River, and Cocheco River.

both the landlords and property owners struggling to maintain their properties, and allow the HDC/HC to extend its role as a resource for the community.

c. *Financial Incentives* – Rehabilitating and restoring historic properties can be expensive and daunting for individual building owners, even when it is their preferred choice. Incentives such as property tax relief or small grants make such an investment more attractive, and received widespread support in the public surveys. Exploring establishing a grant program to fund small projects like window restoration, may be helpful to property owners while providing long-term benefits to the town.

d. *Agricultural Easements* – Agriculture has always been an important component of Durham's heritage. As farmland disappears due to financial and development pressures, it is valuable to identify farmsteads that are part of Durham's story. Protecting historically significant farms with agricultural easements or accepting donations of land would provide benefits to property owners, while maintaining the open, rural landscapes which have historically defined a large portion of the town.

e. *Historic Tax Credits* – To date, there has been no utilization of the federal historic tax credit program in Durham, despite the number of National Register listed or eligible properties. One of the obstacles to using tax credits is the complexity of the process for individual property owners or small developers to undertake. Successful historic tax credit projects have been carried out in nearby municipalities, and there is an opportunity to take advantage of the knowledge gleaned by the proponents of these projects. The HDC/HC may be able to host informational seminars and assist (or arrange assistance) in the preparation of inventory forms and National Register nominations for properties that are not currently listed.

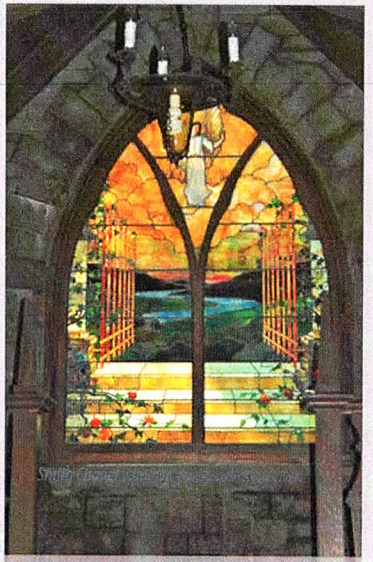


3. Educate the Community about Durham's Heritage and Resources

a. *Develop Co-Sponsored Programming* – In the past, programs such as a tour of the historic district and the centennial celebration of the Oyster River Dam have attracted a wide variety of residents. There is substantial potential to work with other local entities to host programs that address Durham's complex history, while reaching newer and broader audiences.

i. Town Commissions and Departments – We should continue to coordinate with the Parks and Recreation Department and the Cemetery Commission to develop programs that link Durham's historic resources with its recreational and natural assets. This introduces several possibilities for interactive programs, which received much interest by survey respondents: organized picnics at the mill pond can incorporate a discussion of the industrial history of the surrounding setting; bike tours along the Lamprey River can introduce riders to the history of the small mill villages; a presentation on current oyster farming can introduce historic farming practices at Durham Point; a tour of easily-accessed cemeteries and family burial grounds can offered to families at Halloween; and a treasure hunt through a neighborhood can encourage outside activity while promoting neighborhood history.

ii. UNH –There are several UNH professors who were, and are, pioneers in their chosen fields of study while living in and serving Durham's neighborhoods. Current faculty and staff could assist with exhibits, lectures, tours, or blog posts to advance the level of understanding in both communities. Potential subjects include Eric Huddleston, who defined the current vision of the UNH campus while designing homes and schools throughout Durham and the state, and Mary and Edwin Scheier, important ceramicists who worked and taught at UNH while adding their own decorative touches to their house in the Faculty Neighborhood.



b. *Build the HDC/HC Resource Library*– As the primary proponent and advocate for Durham's historic resources, the HDC/HC may be called upon to fill many roles, including answering questions regarding old windows, evaluating the significance and integrity of a house, or explaining complicated preservation terminology. Having an established set of resources regarding building and preservation topics would assist the HDC/HC in its role. Building a reference library and making it available on the Commission's website could reduce time spent researching a question, and allow residents and project proponents access to resources they may not already be aware of. Potential topics include weatherizing older buildings, guides to architectural styles, explanations of historic preservation laws, studies comparing building materials, and the financial benefits of local historic districts.

c. *HDC/HC Member Guidebook and provide education and training for its members* – There is an opportunity to enhance the education of the HDC/HC itself, especially new and prospective members. The members of this commission serve on a voluntary basis, and the level of knowledge about historic buildings and how to carry out the responsibilities of the HDC/HC can vary widely. There is an opportunity to develop specialized training for members of the HDC/HC, and several municipal historical commissions have developed a guidebook for members. The Division of Historical Resources can assist with training opportunities and the compilation of necessary materials.



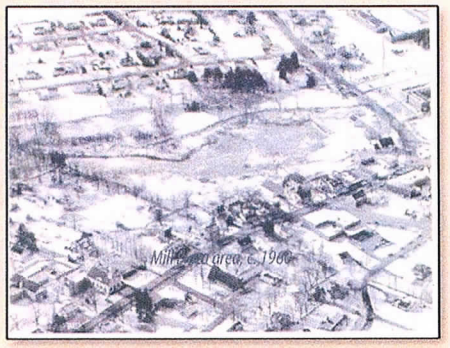
d. *Continue to Develop Relationships with UNH Students* –UNH students have worked in the town post office, served as volunteer fire fighters, volunteered as crossing guards, and helped to map the town's gravestones. The availability of amenities on campus has reduced much of the interactions between the community and the students, but there are possibilities to reach out to students in ways that will help them appreciate the historic town they live in. For example, the university publishes an annual "Community Guide: An Off-Campus Student Resource Booklet," with information about local businesses and tips on how to develop a good relationship with neighbors. The town could produce a short history of off-campus neighborhoods or a "top ten list" about Durham history in this booklet. Adding interesting facts about Durham's history to dining hall tentcards may also reach students who spend much of the year on campus, but don't reside in the town. The use of online resources can also be an important connection to students, such as a blog covering important historic buildings and events, or an Instagram account of photos highlighting the beauty and importance of the town's historic resources. Once the DHA's digital collections are available online, the use of QR codes on buildings or in publications can provide a direct link between the town's historic buildings and streetscapes, and the objects and documents that tell their stories. UNH students can assist in research projects affecting historic resources in town, or special HDC/HC projects.

e. *Coordinate with Local Institutions* – The Town can reach out to Oyster River students, the Durham arts community, and the Art and History Departments at UNH to educate residents about resources and for collaborative programming. For example, several classrooms in New Hampshire have assisted with the creation of Valley Quests, a series of place-based treasure hunts similar to geocaching, designed by and for schoolchildren to explore and appreciate their surroundings. They have proven to be a great way to link important places and the diverse people who call these places home.



4. Preserve the character of the neighborhoods of Durham

a. *Neighborhood Heritage Districts* – Durham is home to several architecturally and historically distinctive neighborhoods dating from the early and mid-20th century. As described earlier in this document and in the appendix, Neighborhood Heritage Districts can be effective to protect such neighborhoods against incompatible changes, where creation of a more restrictive historic district would not be suitable to the character of the neighborhood nor acceptable to the residents. If the community observes threats to such neighborhoods in the future, use of this tool could be explored.



b. *Encourage Owner Occupancy* – The large number of absentee landlords can have harmful effects on historic resources. While recent policies such as a housing inspection ordinance for rental properties address the physical maintenance of properties, policies that encourage owner occupancy for rental properties enhance the likelihood of property upkeep. Programs such as home maintenance seminars and resources for purchasing first homes can be developed in conjunction with the Code Enforcement Office and Planning Board to accompany such goals. The New Hampshire Housing Finance Authority, which promotes, finances, and supports affordable housing in the state, is also an important partner and resource for encouraging this endeavor.



5. Identify and inventory sites, properties, and areas that are significant to the history of Durham

a. *Survey Undocumented Neighborhoods* – One of the roles of the Heritage Commission is to survey and inventory properties that have not been previously recorded for their historic and architectural importance. The 2011-2015 State Preservation Plan indicates that survey is a top priority for current grants, demonstrating state-level support for such endeavors. The Faculty Neighborhood and Madbury Road/ Bagdad Road/ Edgewood Road Neighborhood (including Mathes Terrace) are excellent examples of survey subjects, which would enhance Durham's knowledge of its early 20th century resources and could be an early step in the examination of possible future Neighborhood Heritage Districts.

b. *Town-wide Archaeological Survey* – As one of the earliest European settlements in New Hampshire, Durham has been the subject of archaeological investigations exploring early European and Native American relations. A town-wide survey of archaeological sensitivity and resources has never been pursued, although the town's natural and geographical advantages make it a likely location for pre- and post-contact archaeological sites. Knowing a project site's archaeological sensitivity early in the planning process can benefit developers and state and local agencies by avoiding costly surprises and delays later.

c. *National and State Register Nominations* – In addition to surveys, the preparation of National and State Register nominations is a vital tool for documenting the buildings and districts that have shaped the history of Durham. A recent National Register nomination for the Smith Chapel and an updated nomination form for the Wiswall Falls Mill Site have helped explain the complex social history of the town. This story can be enhanced by sponsoring the preparation of a nomination form for the Newmarket and Bennett Roads Farms Historic District, based on the detailed 2010 inventory form prepared for the Division of Historical Resources, which would highlight the nearly 400-year history of agriculture in Durham as well as the history of early 20th century immigration into the town.

d. *Durham Historic Association Cataloging Project* – Inventory includes the documentation of, and accessibility to, the archival collections associated with these properties. DHA has an extensive collection of objects, documents, photos, and ephemera, which is of value to historic research. The DHA is cataloging and imaging the materials into a database that will eventually allow people from all over the world to view the records online. As this project is in the beginning stages, the support of volunteers, interns, or professional archivists will help complete this project.

e. *Cemetery Survey* – The students of Oyster River Middle School have been working with the Department of Public Works to map the town's cemeteries in GIS. This ambitious project to map the 60+ public and private burial grounds in the town teaches important geocoding skills while providing an importance service to the town. The mapping could also serve as the foundation for an inventory project documenting the burial practices and final resting places of Durham's well-known families.

Pointers to Other Chapters

The issues and challenges faced by Durham's historic resources often reflect those faced by other resources in the town, and activities intended to enhance one category of resources can have a positive or negative effect on other categories.

Economic Development

- Work with developers to encourage projects that are both financially feasible and respect their historic surroundings.

- Emphasize the link between historic resources and successful investment opportunities

Downtown and Commercial Core

- Having the local historic district adjacent to the commercial core means there is a lot of potential to mutually benefit one another. We can explore ways to encourage longer visits by people who enjoy both the historic atmosphere and the nearby amenities.

Natural Resources

- Historic resources are not just about buildings, they are landscape features and settings that still attract Durham's residents today, just as they attracted Native Americans and early European settlement centuries ago. Efforts to save Durham's natural resources, and promote their responsible use, reverberate in the ongoing heritage of the town.

Agricultural Resources

- Support the concept of a working landscape by teaming with local entities and organizations to preserve Durham's farmland.

- The evolution of farming tools and methods teaches the community about one of its most important industries. There are opportunities to coordinate with local farms to educate people about where their food comes from.

Recreation

- Encourage the incorporation of a historical component in town-sponsored recreational activities.

Energy

- Work with owners of historic properties to encourage the use of appropriate materials to make buildings more energy-efficient. Provide information on costs, statistics, suppliers, and local contractors and craftsmen.

- Encourage the use of innovations such as urban/rooftop gardening and solar panels in a way that respects the historic buildings and streetscapes. There is a growing body of literature about how to accomplish this, illustrated with successful examples.

Community Character

- Several characteristics that define Durham's communities are significant to the history of the town and its neighborhoods. Encouraging initiatives such as pedestrian-friendly streetscapes, walkability, and livability are shared goals.

- The small-town character that is important to Durham's population is inextricably tied to the scaling, density, and design of the historic buildings that are found throughout the town.

Housing and Demographics

- Work with UNH, developers, and zoning to identify ways to address the housing needs of current and future students in ways that respect both the historic district and the rural landscape of the town.

- Encouraging the diversity of the population with housing that is affordable across the spectrum is crucial to the future of Durham's historic resources. Community pride begins with pride in one's own property, no matter its age.



Photograph courtesy of Durham Historic Association

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Andrea Bodo, Durham Historic District Commission/ Heritage Commission

Julian Smith, Durham Town Council

Bruce Bragdon, Cemetery Commission

Nancy Sandberg, Durham Historic Association

Janet Mackie, Durham Historic Association

Douglas Bencks, University Architect and Director of Campus Planning

Thank you to the officers of the Durham Historic Association for their comments and contributions to this chapter.

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Appendix I

Durham Historic District – A Guide for Property and Business Owners

We appreciate your interest in developing property or making improvements within the Town of Durham Historic District. The Historic District Commission (HDC) and the Planning staff would like to make the application process as simple and pleasant for you as possible.

Please feel free to contact the Planning Department with any questions or comments. We encourage you to arrange a meeting with our department to discuss your proposal prior to formal submission.

Purpose

The goal of the Durham Historic District Ordinance is to foster the preservation of structures and places of historic, architectural, and community value. Through preservation efforts we hope to: a) enhance our sense of pride in this beautiful town; b) conserve property values; and c) enhance the attractiveness of Durham for homeowners, homebuyers, businesses, and tourists.

Elements Subject to Review

Approval from the HDC is required for any activity affecting the exterior architectural appearance of a building and other site changes within the district (except for exempted activities specified in the ordinance) including the following:

- the erection of new buildings;
- additions to existing buildings;
- alterations to existing buildings;
- demolition of existing buildings;
- relocation of a building;
- signs and lighting;
- walls and fences;
- driveways, parking, and paving;
- removal of 12" diameter trees

Process

An application for a Certificate of Approval must be submitted to the Durham Historic District Commission through the Planning Department, no fewer than 10 calendar days prior to a regular Commission meeting.

The HDC meets on the first Thursday of each month at 7:00 p.m. in the Council Chambers in Town Hall.

Once an application is submitted, the applicant will be placed on the agenda for the next regular meeting after the deadline. The Commission seeks to take action as soon as possible, which can be in one meeting if all of the necessary documentation and information is submitted in time.

It is not required that you hire an architect. However, it may be difficult to provide appropriate drawings and to meet the objectives of the district without the use of an architect, particularly where new construction or additions are involved.

Standards for Review

The HDC follows a set of criteria laid out in the ordinance when reviewing projects. All existing conditions are considered to be "grandfathered" and property owners are never required to bring any existing property into conformity with the ordinance. It is only when a property or business owner initiates a project that the proposal comes before the HDC, and only for the review of elements proposed by the property owner.

(over)

Submission Materials

You need to submit only those materials that the commission determines are necessary to conduct an appropriate review. On small or straightforward projects submission of the application form and one or more sketches drawn by the applicant may be sufficient.

Applicants are encouraged to talk with the Planning Department prior to preparing an application package to get a sense of which of the items below are not needed. The application package may include any or all of the items listed below as stipulated by the HDC:

1. Application Form.
2. Elevations. Elevation drawings to scale of each affected facade of the building clearly depicting existing conditions and proposed work.
3. Details. Detail drawings of appropriate elements (such as the balustrade for a handicap ramp).
4. Plans. Site plans drawn to scale clearly depicting existing conditions and proposed work.
5. Photographs. Photographs of the building, where impacted.
6. Samples. Material sample (such as a brick or the actual window), swatch (such as a piece of the proposed awning in the actual color), color boards, and/or manufacturer's cut sheet of materials to be used, as appropriate.
7. Other Items. Any other items which the Commission may reasonably need to conduct its review.

Note that there are *no application fees* for the review. The historic district ordinance and application forms can be accessed via the Town's website (below). Once again, please feel free to contact the Planning Department with any questions. Thank you for your cooperation!

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Town of Durham
Historic District

A Guide for Property and Business Owners

Appendix II

Selected Properties within the Durham Historic District

These descriptions are taken from "The Historic District of Durham, New Hampshire: A Walking Tour," prepared by the Durham Historical Association, June 1992. The language herein varies slightly from the original descriptions.

1 Scammell Grange

A one-story schoolhouse, built here in 1860, was purchased in 1893 by the Scammell Grange #122 for a meeting place. A second story, and a one-story extension in the rear for a stage, were added in 1897. The grange was named for General Alexander Scammell, a hero of the Revolution from Durham. When the grange disbanded in 1982, the Town of Durham bought the property. It housed an Infant Care Center and the Durham Art Association. The fine Italianate structure was recently rehabilitated by developer Pete Murphy for commercial use and housing. The building was moved forward on the site to accommodate a large new addition in the rear, also used for housing.

2 The Red Tower

The Reverend John Blydenburgh built this house in 1780. His daughter, Margaret, an anti-slavery advocate, lived here until her death in 1862. The property was purchased in 1895 by Hamilton Smith, a millionaire mining engineer, turned this modest home into a mansion with a three-story tower. He acquired land to the south and created a gentleman's farm estate with elaborate gardens and romantic trails along the banks of the Oyster River. A carriage house and stable, billiard house, tea house, and creamery supported his lifestyle. The Smith garden, across the road where the Episcopal Church now stands, surrounded a rustic covered well and was "free to all lovers of the beautiful." The estate was subdivided in the 1960's. The house was made into apartments and is now occupied by students.

3 Community Church

The Community Church of Durham has been described as "a superb example of the Greek Revival style as expressed in religious architecture." Built in 1848 by the Congregational Society with funds from the sale of pews, the site on the hill placed the church in the path of a growing village. This is the fourth meeting house constructed in Durham since 1655, when a crude shelter was located on the south bank of the Oyster River "half-way between the falls and the oyster beds." Alterations to the interior and additions since then have kept pace with the changing needs, without compromising the integrity of the original design.

4 Former Courthouse

Joseph Coe, Durham shipbuilder and merchant, built this excellent Federal style brick building in 1825. The unusual round corner door is a feature of only two other buildings in the area that were designed to provide two stories for mercantile use plus a shallow third-floor apartment. In 1840, after years of meeting in taverns and schoolhouses, the Town purchased the building for a Town Hall. In 1852 funds were allocated to convert the top two stories into one hall to be fitted out with chandelier, settees, and a stove. The hall was used in the 1930's and '40's by teenagers for basketball and dances. By the 1950's the Town Meeting was too large for the space. Since 1961, it has been the Durham Historic Associate Museum. The first floor was the Durham District Court and is now occupied by the Durham Recreation Department.

5 Three Chimneys Inn

Valentine Hill built a house on the north side of the Oyster River near the site of his mill in 1649. With a commanding view from the hill, it has held a position of prominence ever since. The two and one-half story ell, with large center chimney, is thought to be the original house. The property passed to George ffrost, who later became postmaster, sometime after 1796. Descendants of the ffrost family owned the house until the early 1980's. The property is now the Three Chimneys Inn.

6 General John Sullivan House

Dr. Samuel Adams built this Georgian style house in 1740. His widow sold the house and the three acres to John Sullivan, a young lawyer, in 1764. He added other structures to the property, including a small building in the rear thought to have housed slaves, a law office, a library, a dairy and stables. As a returning hero of the Revolution, who had fought alongside George Washington, General Sullivan kept council chambers here when he was elected Governor of this newly-formed State. Distinguished guests from all over the country and Europe were entertained in his home. With his widow's death in 1820, the property passed out of the family, to return almost a century later when Lynde Sullivan, a descendent, bought the house in a1912. The house is Durham's only National Historic Landmark. A monument to Sullivan stands on the site of the old meeting house.

7 Winborn Adams House

Lt. Colonel Winborn Adams is thought to have built this house c. 1750. He was a surveyor and innkeeper. Adams was with General John Sullivan in the 1774 raid on Fort William and Mary and was captain of the first company raised for the Revolution from Durham. He was killed while in command of the 2nd New Hampshire Regiment at the Battle of Bemis Heights in 1777.

8 James Paul House

This is the only stone house in the Historic District. It was built between 1830 and 1840, and is transitional Federal/Greek Revival in style. The four tall chimneys, granite lintels over the windows, and granite quoins at the corners add much to the elegance of the design.

9 The Ledges

This Georgian style house, known as The Ledges, was built c. 1750. Subsequent additions of a two-story wing and sun porch to the rear are compatible with the original structure. The handsome six-panel front door is flanked by fluted pilasters rising to a triangular pediment and surmounted by a four-panel transom light of bull's-eye glass. For a time, Phillips Academy in Andover owned the house and used it as a country retreat. Later, the George ffrost Sawyer family restored the house and grounds.

10 Broth Hill

The area known as Broth Hill, on the east side of Newmarket Road just beyond Durham Point Road, contains five modest, similar Georgian-type capes built c. 1800. Four of them were built by Joseph Coe as homes for his shipyard workers. In spite of numerous additions to the houses, the architectural integrity of these single-family homes remains intact.

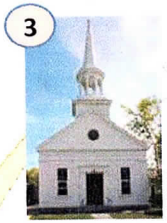




1 Scammell Grange
37 Main Street



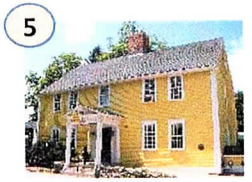
2 "Red Tower"
19 Main Street



3 Durham Community
Church
17 Main Street



4 Former Courthouse
Main Street and
Dover Road



5 Three Chimneys Inn
17 Newmarket Road



6 General Sullivan
House
23 Newmarket Road



7 Winborn Adams
House, 20
Newmarket Road



8 James Paul House
24 Newmarket Road



9 "The Ledges"
Newmarket Road

10 Broth Hill
Newmarket Road

Appendix III

Historic District Commission/ Heritage Commission Brochure

What is a Heritage Commission?

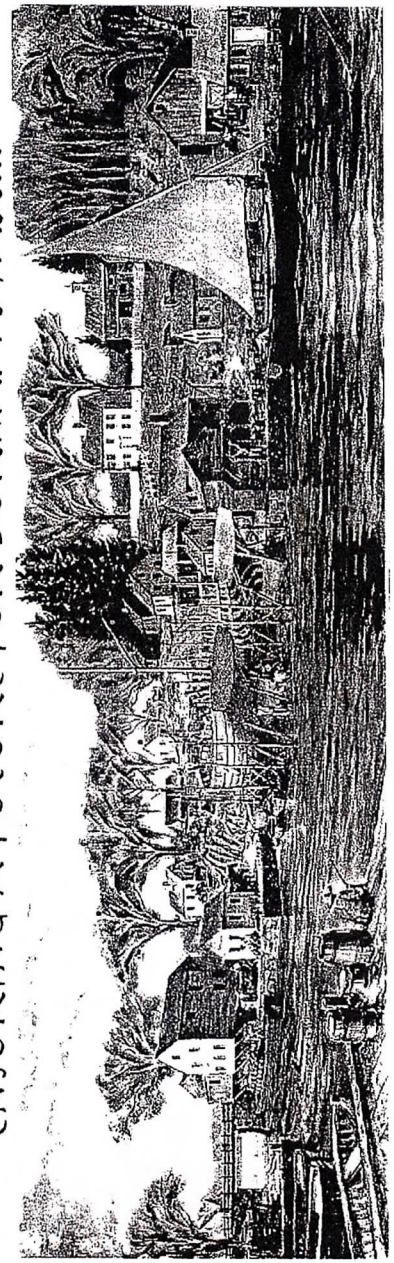
A Heritage Commission (HC) is an entity whose functions include the identification, recognition, and preservation of sites and structures of historic value. In Durham, the scope of the Heritage Commission extends over the entire town, border to border. It is a non-regulatory agency whose purpose is to help the wider community appreciate, protect, and ultimately enjoy Durham's historic character in individual and collective ways.

The Durham HC and HDC are comprised of seven appointed members, including one representative from the Council and one from the Planning Board. They meet the first Thursday of each month at 7:00pm in the Town Council Chambers.

What is an Historic District Commission?

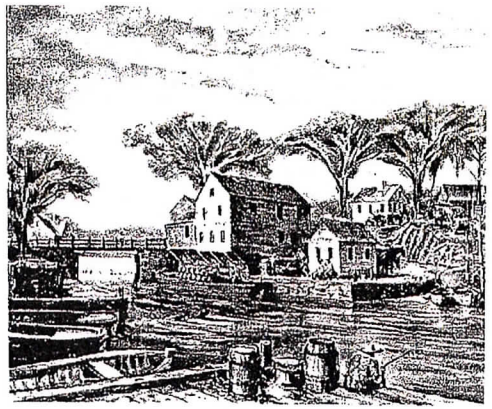
An Historic District Commission (HDC) is a governmental body whose purview is a distinctly delineated area known officially as the "Historic District". In Durham, this is a contiguous zone corresponding roughly to our downtown section, where the greatest concentration of historic sites is located. HDC regulates the preservation of historic properties within this district.

ENSURING A FUTURE FOR DURHAM'S PAST...



Durham's Waterfront in 1820, a mural by the late John Hatch, is reproduced with permission of the Durham Community Church. All rights reserved.

THE DURHAM HERITAGE & HISTORIC DISTRICT COMMISSIONS



PRESERVING HISTORY RIGHT BEFORE YOUR EYES

Goals and Objectives *of the* Durham Heritage *and* Historic District Commissions:

Educate residents about historic preservation

Assist and advise owners of historic properties in making history-friendly choices with respect to exterior renovations and changes

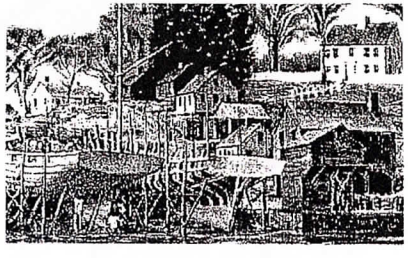
Expand the recognition of historic sites beyond the parameters of the downtown district

Conduct a comprehensive survey of Durham and create an Historic Properties database publicly accessible via the Town's website

Our Partners

The Durham Historic Association

Founded in 1851, The Durham Historic Association (DHA) is the oldest organization of its kind in the state of New Hampshire, and among the oldest in the nation. Its volunteer staff maintains archival and physical artefacts representing Durham's three and one-half centuries of material, social, and cultural history, many of which can be viewed in the DHA museum located in the historic courthouse. For more information, please call the DHA at 868-2700 or access their website link on the Community page at www.ci.durham.nh.us



The Durham Citizen

Yes, you!
Involve yourself in Historic Durham!
Attend a meeting or return the coupon.
Your input is welcomed!

I would like information on ways to preserve and maximize the historic value of my property and/or become involved with safe-keeping Durham's historic buildings and landscape.

_____
name

_____
address

_____
phone

_____
email

Please mail this form to:

Historic District Commission
15 Newmarket Road
Durham, NH 03824

Appendix IV

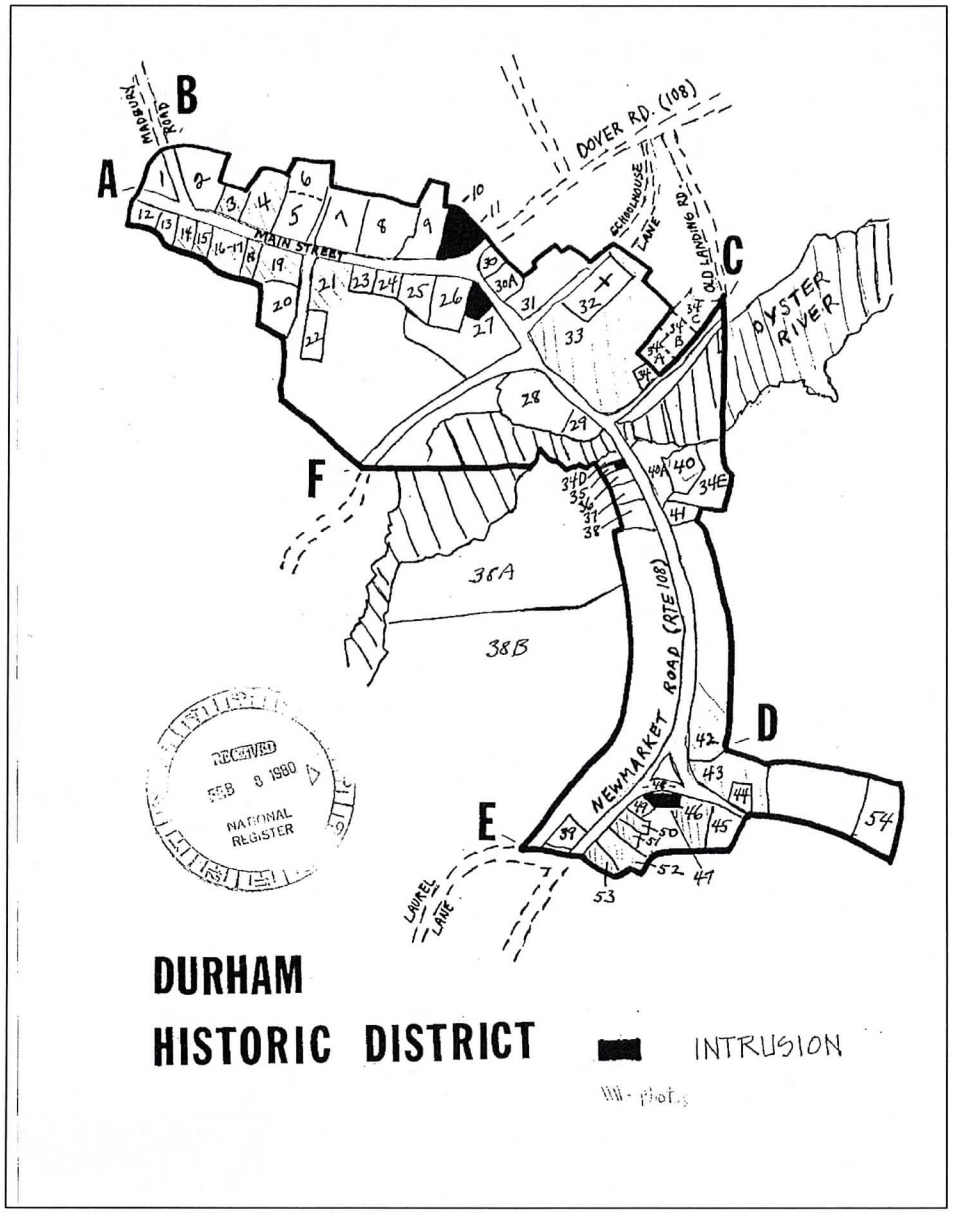
List of Durham Properties with Documentation at the NH Division of Historical Resources, Categorized by Designation

Resource	Location	Designation
Durham Historic District	Main Street and Newmarket Road	Local historic district and listed in the National Register
General John Sullivan House	23 Newmarket Road	National Historic Landmark
Smith Chapel	45 Mill Pond Road	National and State Register listed
Wiswall Falls Mill Site	Wiswall Road, Lamprey River	National Register listed
Thompson Hall	Main Street, UNH campus	National Register listed
Daniel Chesley House	92 Dover Road	National Register eligible
Morrill Hall	College Street and Main Street	National Register eligible
Rev. Hugh Adams House-Moses Thompson Farm-Pierre Hamel Farm	97 Newmarket Road	National Register eligible, both as an individual property and as part of the Newmarket and Bennett Roads Farms Historic District
Farm house	313 Newmarket Road	National Register eligible
Oyster River Dam	Newmarket Road and Oyster River	Listed within Durham Historic District, listed in State Register; also individually eligible for the National Register
UNH Outdoor Pool	5 Edgewood Road	National Register eligible
Newmarket and Bennett Roads Farms Historic District	Newmarket Road and Bennett Road	National Register eligible
Wiswall Falls Historic District	Wiswall Road	National Register eligible
Folsom's Tavern/ Odiorne Farm	1 Back River Road	Listed in State Register; eligible for National Register
Durham Pump Station	Old Landing Road	State Register eligible
Jones Farm	59 Piscataqua Road	Inventoried*
George Emerson House	77 Piscataqua Road	Inventoried
John Hauslein House	79 Piscataqua Road	Inventoried
Palmer House	82 Piscataqua Road	Inventoried
Newsky Farm	221 Dame Road	Inventoried
James M. Bunker House	3 Williams Way	Inventoried

*an inventoried property has been recorded on an inventory form at the NH Division of Historical Resources, but has no actual designation

Appendix V

Maps



Durham National Register Historic District Map (included in 1980 National Register form prepared for district)

(Additional maps to be prepared by SRPC based on GIS layer already provided by VHB)

Appendix VI

Suggested Resources

Organizations, Agencies, Community Groups

Durham Historic District Commission/ Heritage Commission, http://www.ci.durham.nh.us/boc_historic

Durham Historic Association, http://www.ci.durham.nh.us/community/come-visit-us-our-air-conditioned-museum

Strafford Regional Planning Commission, http://www.strafford.org/

New Hampshire Division of Historical Resources, http://www.nh.gov/nhdhr/

New Hampshire Preservation Alliance, http://www.nhpreservation.org/

New Hampshire Historical Society, http://www.nhhistory.org/

New Hampshire Division of Archives and Records Management, http://sos.nh.gov/arch_rec_mgmt.aspx

New Hampshire State Library, http://www.nh.gov/nhsl/

National Trust for Historic Preservation, http://www.preservationnation.org/

National Alliance of Preservation Commissions, http://napc.uga.edu/

Town of Durham

Durham Historic District Commission Application. http://www.ci.durham.nh.us/boc_historic/historic-district-commission-application

Durham Historic District Commission/ Heritage Commission Ordinance. http://www.ci.durham.nh.us/sites/default/files/fileattachments/zoning/article_17.pdf

Durham Historic District Commission, "Rules of Procedure." http://www.ci.durham.nh.us/boc_historic/historic-district-commission-rules-procedure

Durham Architectural Regulations. http://www.ci.durham.nh.us/boc_planning/architectural-regulations-adopted-november-14-2012

Local History, Memoirs, and Media Resources

Babcock, Donald C., History of the University of New Hampshire, (Durham, NH: University of New Hampshire, 1941).

Bardwell, John D. and Ronald P. Bergeron, Images of a University: A Photographic History of the University of New Hampshire, (Durham, NH: University of New Hampshire, 1984).

Durham Historic Association, Durham, New Hampshire: A History 1900-1985, (Canaan, NH: Phoenix Publishing, 1985).

Maynard, Joyce, Looking Back: A Chronicle of Growing Up Old in the Sixties. (New York: Doubleday, 1973).

Milne, Lorus Johnson and Margery Joan Greene Milne, The Valley: Meadow, Grove, and Stream. (New York: Harper and Row, 1959).

Ross, William E. and Thomas M. House, Durham: A Century in Photographs (Images of America series), (Dover, NH: Arcadia Publishing, 1996).

Stackpole, Everett S., Lucien Thompson and Winthrop S. Meserve, History of the Town of Durham New Hampshire, (rev. 1913 edition), (Somersworth, NH: New Hampshire Publishing Company, 1973).

Thompson, Mary Pickering, Landmarks in Ancient Dover. (Concord, NH: Republican Press Association, 1892). https://archive.org/details/landmarksinancie00thom

Film:

Lost Boundaries, directed by Alfred L. Werker, 1949.

Preservation General References

"The National Register of Historic Places." http://www.nps.gov/nr/publications/bulletins/brochure

"How to Apply the National Register Criteria for Evaluation." http://www.nps.gov/nr/publica-tions/bulletins/nrb15

"Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places." http://www.nps.gov/nr/publications/bulletins/suburbs/index.htm

Secretary of the Interior's Standards for the Treatment of Historic Properties, http://www.nps.gov/tps/standards.htm

"Protecting Historic Properties: A Citizen's Guide to Section 106 Review," Advisory Council on Historic Preservation. http://www.achp.gov/docs/CitizenGuide.pdf

Preservation Planning and Tools

"Preserving Community Character: A Preservation Planning Handbook for New Hampshire," New Hampshire Preservation Alliance. (excerpt: http://www.nhpreservation.org/images/stories/pdfs/planningtools%20handbook%20excerpt.pdf)

"Heritage Commissions for New Hampshire Communities," New Hampshire Division of Historical Resources. http://www.nh.gov/nhdhr/publications/documents/hc_factsheet.pdf

"Certified Local Governments Program in New Hampshire," New Hampshire Division of Historical Resources. http://www.nh.gov/nhdhr/publications/documents/clg_nh.pdf

"Certified Local Government Program Manual," New Hampshire Division of Historical Resources. http://www.nh.gov/nhdhr/programs/documents/clg_manual.pdf

"Protecting Older Neighborhoods Through Conservation District Programs," Julia Miller. National Trust for Historic Preservation, 2004.

"Protecting Historic Resources Through Demolition Review," New Hampshire Division of Historical Resources. http://www.nh.gov/nhdhr/publications/documents/demolition_review.pdf

"Neighborhood Heritage Districts: A Handbook for New Hampshire Municipalities," Elizabeth Durfee Hengen and Carolyn Baldwin, Esq. for the New Hampshire Division of Historical Resources. http://www.nh.gov/nhdhr/documents/neighborr_hert_handbook.pdf

"Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes," National Park Service. http://www.nps.gov/tps/how-to-preserve/briefs/36-cultural-landscapes.htm

"New Hampshire's Five Year Preservation Plan 2011-2015," New Hampshire Division of Historical Resources, http://www.nh.gov/nhdhr/programs/documents/nh_preservation_plan2011to2015.pdf

"Preservation of Scenic Areas and Viewsheds," New Hampshire Office of Energy and Planning, https://www.nh.gov/oep/planning/resources/documents/scenic-preservation.pdf

Information for Homeowners and Developers

"Weatherization Guide for Older and Historic Buildings" (four sections: Insulation, Roofing, Windows, Mechanical Systems), National Trust for Historic Preservation. http://www.preservationnation.org/information-center/sustainable-communities/buildings/weatherization/#.U7MmS_IdVn8

"Saving Windows, Saving Money: Evaluating the Energy Performance of Window Retrofit and Replacement," National Trust for Historic Preservation, National Center for Preservation Technology and Training, Cascadia Green Building Council and Ecotope Consulting Research Design. http://www.preservationnation.org/information-center/sustainable-communities/green-lab/saving-windows-saving-money/120919_NTHP_windows-analysis_v3lowres.pdf

"Historic Wood Windows," National Trust for Historic Preservation tip sheet. http://www.nhpreservation.org/images/stories/pdfs/2009_Revised_Window_Tip_Sheet.pdf

"A Guide to RSA 79-D/ Historic Barn Tax Incentive," New Hampshire Preservation Alliance. http://www.nhpreservation.org/images/stories/pdfs/barn_tax_incentive_packet3-08.pdf

"Historic Barn Assessment Grant Program – Application," New Hampshire Preservation Alliance, http://www.nhpreservation.org/images/stories/pdfs/Barnappwith_logo11-09.pdf

"Sustainable Historic Preservation," Whole Building Design Guide. http://www.wbdg.org/resources/sustainable_hp.php

"Preserving Historic Homes," U.S. Department of Energy. http://apps1.eere.energy.gov/buildings/publications/pdfs/building_america/historic_homes_guide.pdf

"Realizing the Energy Efficiency Potential of Small Buildings," National Trust for Historic Preservation and New Buildings Institute. http://www.preservationnation.org/information-center/sustainable-communities/green-lab/small-buildings/130604_NTHP_report_sm.pdf

Preservation Briefs, available on a variety of topics including lead paint hazards, exterior additions, and repairing mortar joints. National Park Service, http://www.nps.gov/tps/how-to-preserve/briefs.htm

Preservation Economics and Figures

"The Economics of Historic Preservation: A Community Leader's Guide," Donovan D. Rypkema, National Trust for Historic Preservation.

"A Guide to Tax-Advantaged Rehabilitation," Jayne F. Boyle, Stuart Ginsberg, Sally G. Oldham (rev. by Donovan Rypkema), National Trust for Historic Preservation.

"Benefits of Residential Historic District Designation for Property Owners," Jonathan Mabry, City of Tucson.
http://www.preservationnj.org/site/ExpEng/images/images/pdfs/Historic%20District%20benefits_Mabry_%206-7-07.pdf

"Measuring Economic Impacts of Historic Preservation," PlaceEconomics and University of Pennsylvania. http://www.placeeconomics.com/wp-content/uploads/2012/02/economic-impacts-of-hp.pdf

"The (Economic) Value of National Register Listing," Donovan Rypkema. http://www.placeeconomics.com/pub/placeeconomicspub2002.pdf

Presentation on preservation economics by Donovan Rypkema, March 20, 2014. https://www.youtube.com/watch?v=a4y5bZaaI7k

"Older, Smaller, Better: Measuring how the character of buildings and blocks influences urban vitality," National Trust for Historic Preservation. http://www.preservationnation.org/information-center/sustainable-communities/green-lab/oldersmallerbetter/

"The Economics of Historic Preservation," Randall Mason, The Brookings Institute. http://www.brookings.edu/research/reports/2005/09/metropolitanpolicy-mason

Architecture Style Guides

Howard, Hugh, How Old is this House?, (New York: The Noonday Press, 1989).

McAlester, Virginia Savage, A Field Guide to American Houses, (New York: Alfred A. Knopf, 2013). Original edition published 1994.

Poppeliers, John C. and S. Allen Chambers Jr., What Style is It, (Hoboken: John Wiley & Sons, 2003).

Thorson, Robert M., Exploring Stone Walls, (New York: Walker and Company, 2005).

Visser, Thomas Durant, Field Guide to New England Barns and Farm Buildings, (Hanover, NH: University Press of New England, 1997).

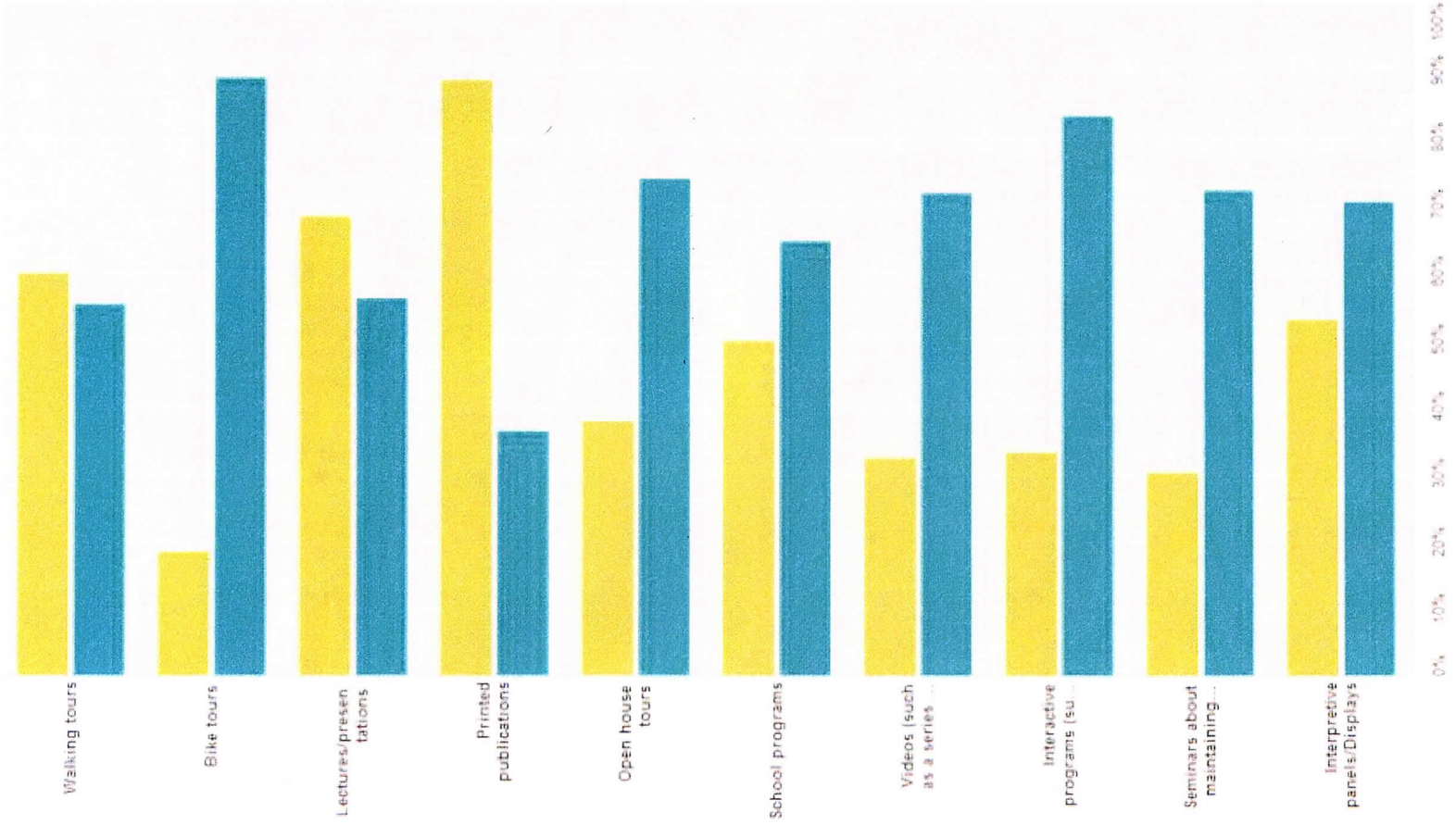
Appendix VII

Online Survey Results

Question 1. What history-related activities have you or your family recently participated in, or would enjoy in the future?

	in the past 2 years	future	Total Respondents
Walking tours	60.00% 39	55.38% 36	65
Bike tours	18.52% 5	88.89% 24	27
Lectures/presentations	68.18% 45	56.06% 37	66
Printed publications	88.46% 46	36.54% 19	52
Open house tours	38.00% 19	74.00% 37	50
School programs	50.00% 17	64.71% 22	34
Videos (such as a series on historic farms posted on YouTube)	32.61% 15	71.74% 33	46
Interactive programs (such as scavenger hunts, geocaching, hands-on demonstrations, Instagram photo contests, etc.)	33.33% 10	83.33% 25	30
Seminars about maintaining older houses and barns	30.56% 11	72.22% 26	36
Interpretive panels/Displays	52.94% 18	70.59% 24	34

Question 1 (con't.)



Question 2. Which historic resources in Durham are most important to you? This can include anything man-made, such as buildings, parks, fields, streets, neighborhoods, etc. (responses are unedited)

Historic homes, the dam, Jackson's Landing, churches, graveyards, Wagon Hill, land surrounding Gen Sullivan Monument/bridge park
Old Landing exactly as it is; rock walls; Broth Hill;
all historic buildings, all open space, parks, river access areas
The open space and trail system. Long-time farms.
The Community Church, Red Towers, Three Chimneys, Main Street area, Wagon Hill, Old Landing and surrounding area
The outdoor pool
Historic district homes and businesses, Mill Pond and Durham Landing
buildings, open land
None
All
Landing area

Older structures, like the Community Church and Courthouse
General Sullivan House
None
Streetsapes which are threatened (eg current town offices soon to be replaced), UNH Outdoor pool
Old landing and the display of its history
buildings and parks
Town hall
Wagon Hill, The Town Landing, Jackson Landing
Houses
Old homes, the stone chapel, dams
Thompson Hall, Wagon Hill Farm, Emery Farm, Whittemore Center
nature and natural resource sites
swimming pool, pond, dam

working farms
Wagon Hill
parks/public spaces
The Court House, Wagon Hill Farm, The Dam, all open space, all historic buildings (we have so few.)
The UNH Outdoor Pool
Open space, historic buildings
Buildings, homes, fields, rivers, oceans such as Great Bay and Little Bay
Buildings,homes
OR Dam, WPA Pool, Town Hall, Mill Pond, our Historic District, Mathes Terrace neighborhood
Town Hall, cemeteries
The unh pool
Wagon Hill, Courthouse, boat launch (now in disrepair!!!)

Colonial buildings, pre-industrial age sites (falls, dams, etc., Revolutionary War connections.
Smith Chapel, restoring historic structures and gardens in town and Adam's Point
Museum
Historic homes, historic rock walls, Mill Pond dam, Smith Chapel, historic downtown buildings
Parks, unh
Grange
Rivers, dams, great Bay commerce , transportation & usage
Open fields and old houses and barns, the Mill Pond Dam impoundment (for the skating, skiing, nature viewing it

provides) and the lands continguous to it, which provide some of the same wildlife habitats and recreation
DHA Museum, Historic District, Open Spaces, Historic Buildings
The dam on 108
Durham Community Church, Mill Pond and waterfall and bridge and park, the open field next to the Pillar's house
Preservation is interconnected through all resources. A sense of community evolves via this. Protecting neighborhoods for families is tantamount
The pool! The Old Reservoir, Littlehales pond on Bagdad Rd.
Durham Historic District, the old ATO (formerly UNH president's residence)

walkability to downtown from Wedgewood Neighborhood
all of the above
the UNH Outdoor Pool
I don't even know where the historic district is
UNH outdoor pool, Town landing, court house, smith chapel. mill pond
parks and conservation land,
NOTHING in the downtown core...please cont to revitalize.

Question 3. Which historic resources in Durham should more people know about? (responses are unedited)

see above
historic houses on Main Street, architecture that exemplifies a specific era other than "Colonial"
haven't lived in Durham long enough to be able to answer this.
Art of Durham houses, campus & people i.e. paintings at Town Hall, Post Office, & churches. These should be identified and an inventory made.
The outdoor pool
Town Class VI roads - some former stage coach roads with associated stone walls, old home foundations
Whatever their personal interest is.
Manufacturing places benefitting from various dams
General Sullivan House
None
DHA museum collection; historic houses
Picnic area near wiswald
Durham Historic Assoc.

all of them - seems there is not a lot talked about
development of town as community
working farms
parks/public spaces
ALL of them!
The UNH Outdoor Pool
Historic buildings
Historical Society
all
Remembrance of Durham citizens who served/died in armed forces.
Boat launch, Mill area at Town Landing and Mill Pond
Energy sources and uses prior to electrification
All of them! Every year we are losing more and more of our historic structures
Museum

I'd like to see the town's appreciation (and education for residents) of "historic" extend to the houses built in the 20th century as well - homes along Bagdad Rd, the Faculty Neighborhood, etc.
Walking trails
museum
See above
Mill Pond Center and surroundings for history, arts, scenery, natural resources; Mill Pond Dam; Wiswall Dam; numerous old houses and stone walls.
Durham Historic Association, Museum
The historical society and meeting could be posted more
Smith Chapel is a treasure and I wish Access was better for our disabled population as it would likely see more visitors. Consider using the chapel for small lectures, concerts, etc.
UNH has some photos of old Durham - maybe a slide show would be interesting.
The first canal in New England is in Durham. It connects the Lamphrey and the Oyster Rivers

Doe Farm
too many to list
the UNH Outdoor Pool
How & where we used to keep chickens, pigs, milk cows and graze cattle in Town.
UNH outdoor pool.
war related aspects (revolutionary/civil)

Question 4. Do you think preservation is currently a help or a hindrance to the quality of life and development in Durham? Please choose an option on this scale, with "1" meaning that preservation is nearly always a hindrance, and "5" meaning preservation is nearly always an asset.

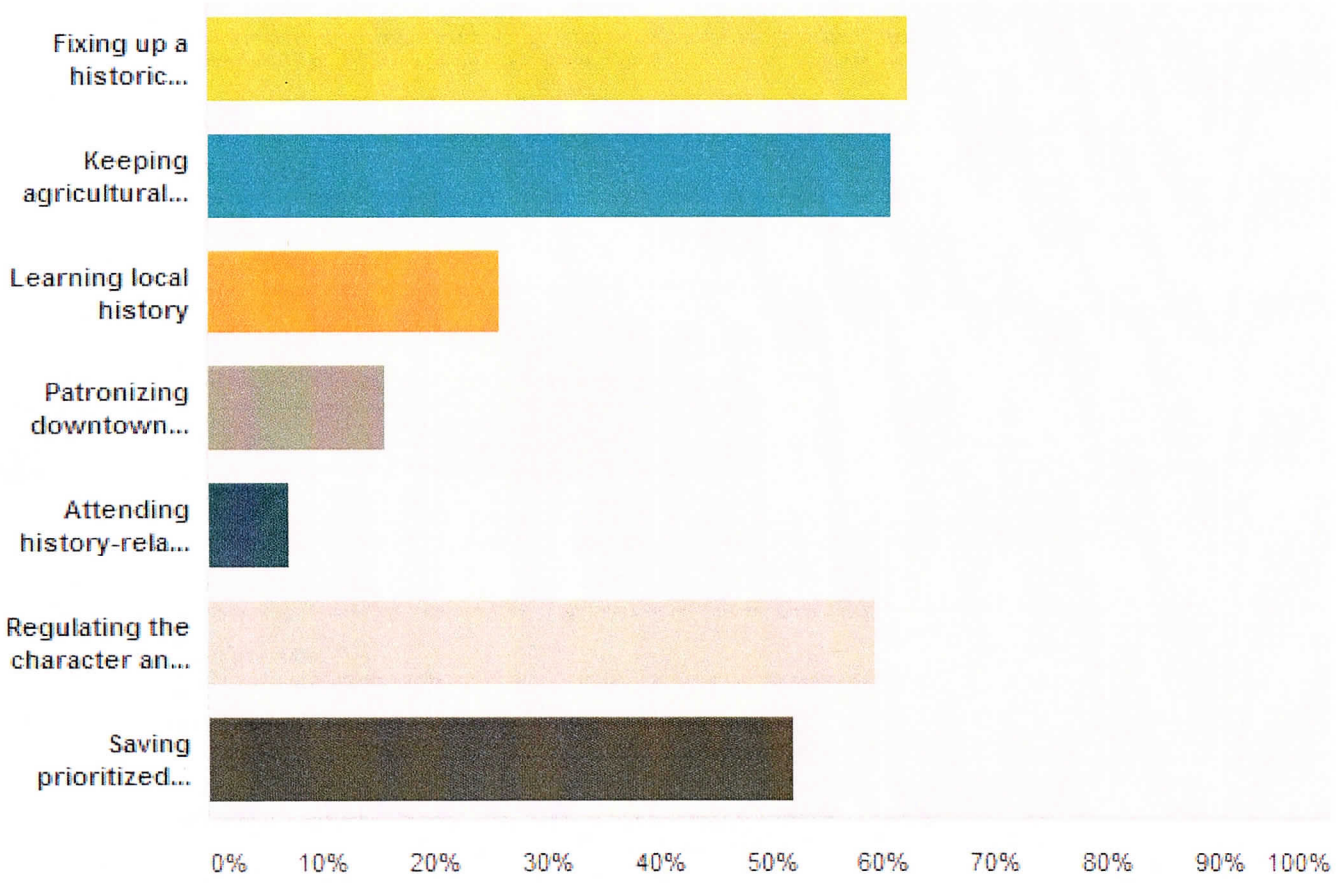


	1 (Hinderance)	2	3	4	5 (Help)	Total	Average Rating
(no label)	7.25% 5	10.14% 7	18.84% 13	15.94% 11	47.83% 33	69	3.87

Question 5. Which of the following activities do you consider to be preservation-related? Please choose your top three activities.

Answer Choices	Responses	
Fixing up a historic building	62.32%	43
Keeping agricultural/rural character intact	60.87%	42
Learning local history	26.09%	18
Patronizing downtown businesses	15.94%	11
Attending history-related programs	7.25%	5
Regulating the character and use of properties within a historic district	59.42%	41
Saving prioritized buildings from demolition	52.17%	36
Total Respondents: 69		

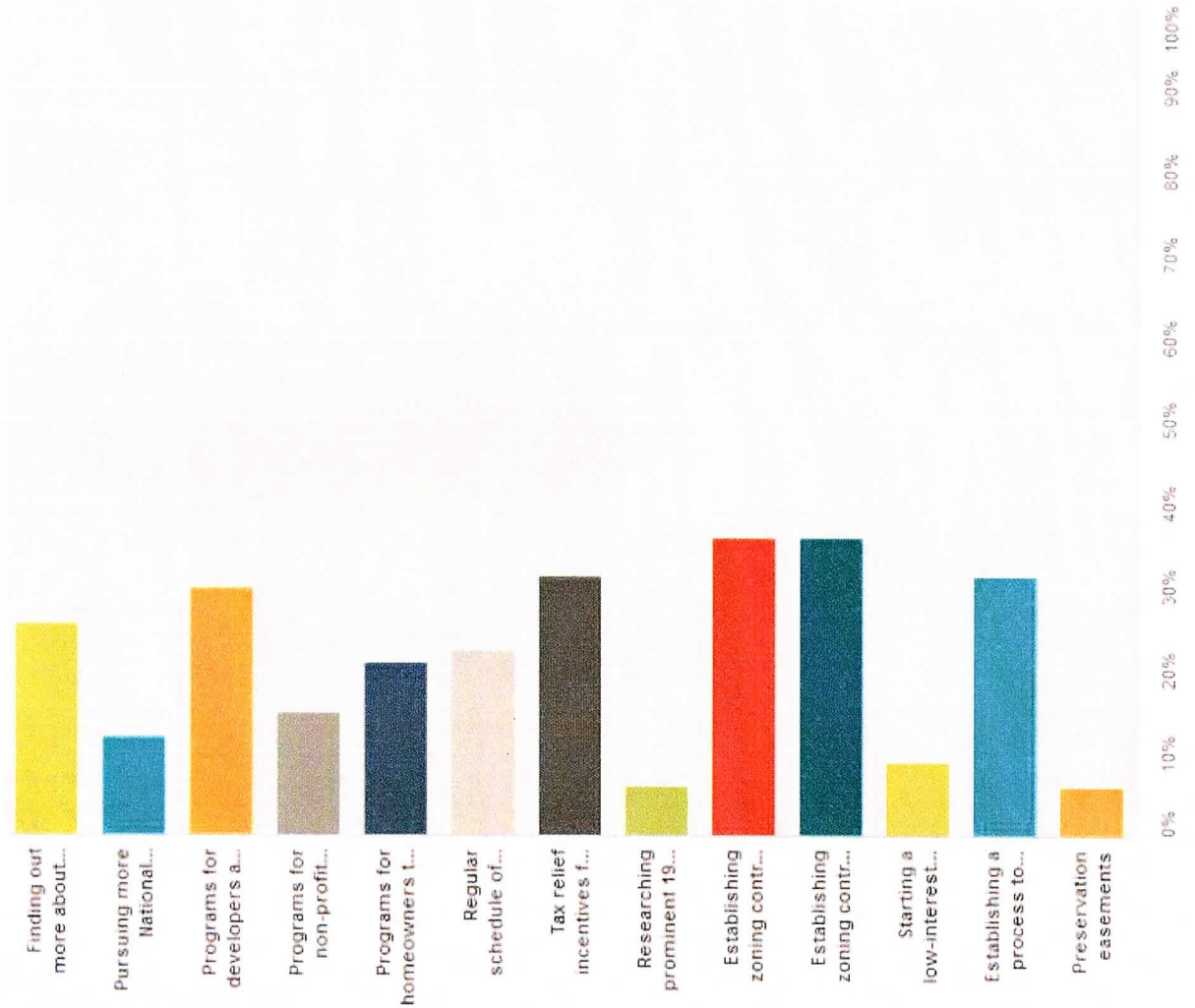
Question 5 (con't.)



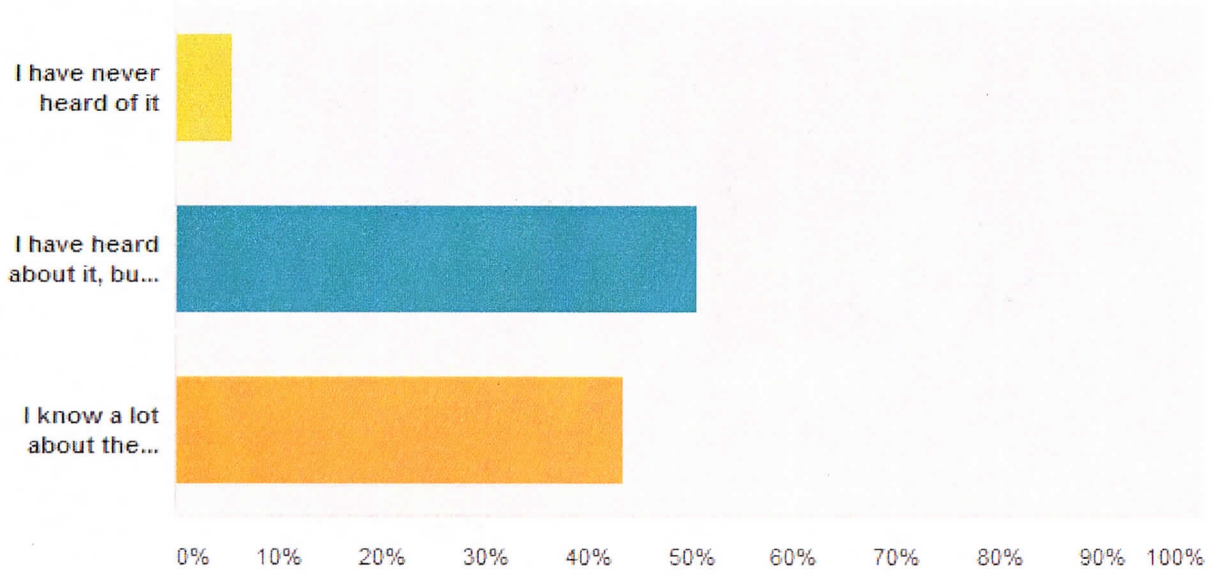
Question 6. Which of the following tools would most help preservation and educational efforts in Durham? Please choose up to three.

Answer Choices	Responses	
Finding out more about historic and archaeological resources in the town through survey and inventory	25.37%	17
Pursuing more National Register and State Register of Historic Places listings for recognition	11.94%	8
Programs for developers and business owners to learn about tax credits to fix up older buildings	29.85%	20
Programs for non-profit organizations to learn about funding available to save and reuse older buildings	14.93%	10
Programs for homeowners to learn about fixes for issues involved in maintaining older houses, outbuildings, and yards	20.90%	14
Regular schedule of programs about Durham's history	22.39%	15
Tax relief incentives for restored or rehabilitated properties (such as property tax abatements, property tax freezes, or a tax deferral program)	31.34%	21
Researching prominent 19th and 20th century residents of Durham	5.97%	4
Establishing zoning controls (use and density) to preserve the character and feel of an older neighborhood	35.82%	24
Establishing zoning controls (physical characteristics such as exterior building elements, setbacks, and additions) to preserve the character and feel of an older neighborhood	35.82%	24
Starting a low-interest revolving loan fund for maintenance projects on historic buildings	8.96%	6
Establishing a process to review demolitions before they happen, with a holding period for prioritized historic properties (commonly known as "demolition delay")	31.34%	21
Preservation easements	5.97%	4
Total Respondents: 67		

Question 6 (con't.)

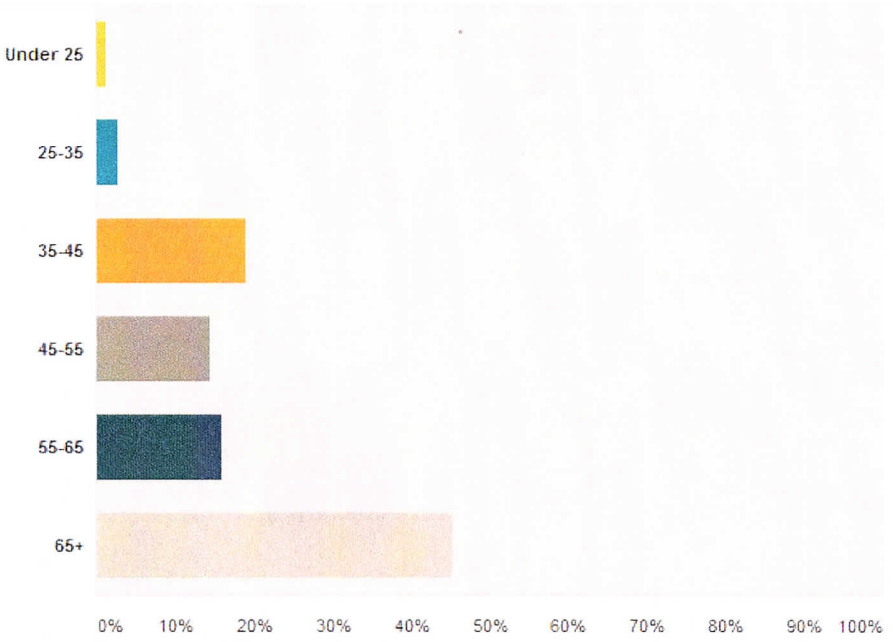


Question 7. Have you heard of the Durham Historic District?



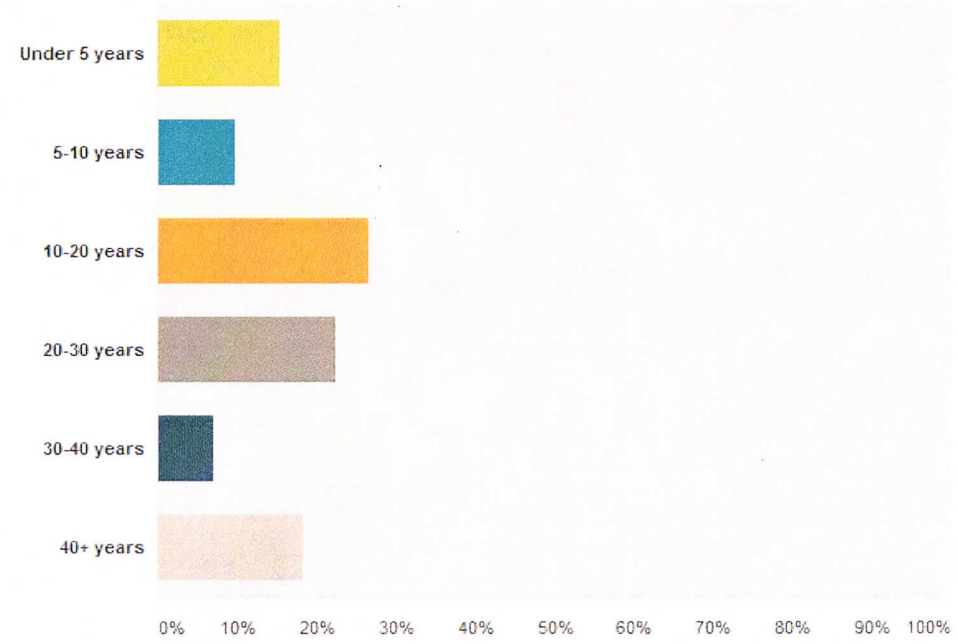
Answer Choices	Responses	
I have never heard of it	5.63%	4
I have heard about it, but I don't know much about it	50.70%	36
I know a lot about the historic district	43.66%	31
Total		71

Question 8. What is your age bracket?



Answer Choices	Responses	
Under 25	1.47%	1
25-35	2.94%	2
35-45	19.12%	13
45-55	14.71%	10
55-65	16.18%	11
65+	45.59%	31
Total		68

Question 9. How long have you lived in Durham?



Answer Choices	Responses	
Under 5 years	15.49%	11
5-10 years	9.86%	7
10-20 years	26.76%	19
20-30 years	22.54%	16
30-40 years	7.04%	5
40+ years	18.31%	13
Total		71

Appendix VIII

Public Forum Survey Results (May 8, 2014)

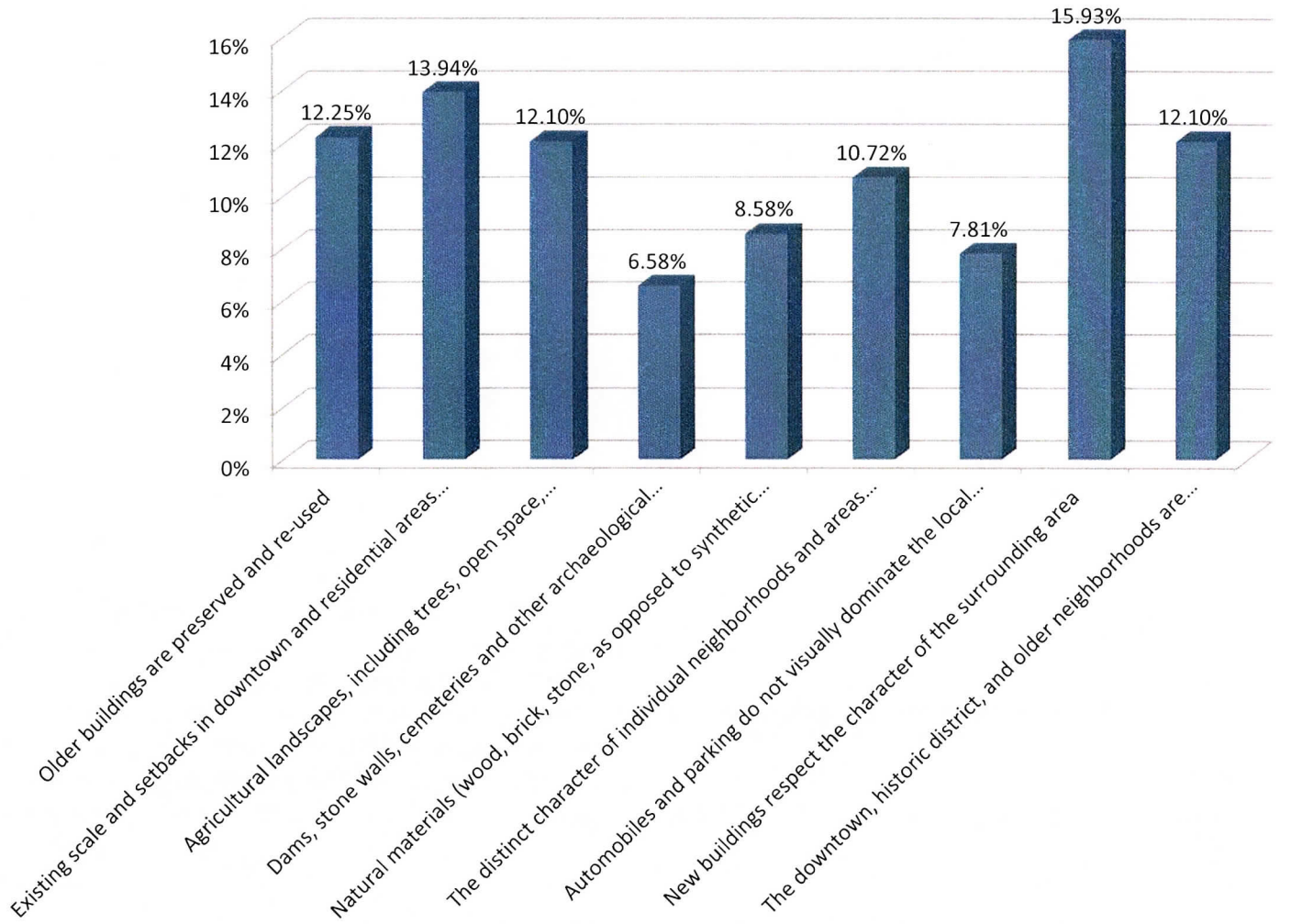
Question 1. What is your vision? What do you want for the historic resources of Durham (Appearance/ Physical Characteristics)?

Rank your top 5, in order:

A. Older buildings are preserved and re-used
B. Existing scale and setbacks in downtown and residential areas are maintained
C. Agricultural landscapes, including trees, open space, buildings, stone walls, and fields are preserved
D. Dams, stone walls, cemeteries and other archaeological features are retained
E. Natural materials (wood, brick, stone, as opposed to synthetic materials) are used for both rehabilitation of older buildings and new construction
F. The distinct character of individual neighborhoods and areas in the town is recognized and preserved
G. Automobiles and parking do not visually dominate the local historic district
H. New buildings respect the character of the surrounding area
I. The downtown, historic district, and older neighborhoods are walkable in scale and design

Question 1 (con't.) What is your vision? What do you want for the historic resources of Durham (Appearance/ Physical Characteristics)?

Rank your top 5, in order:



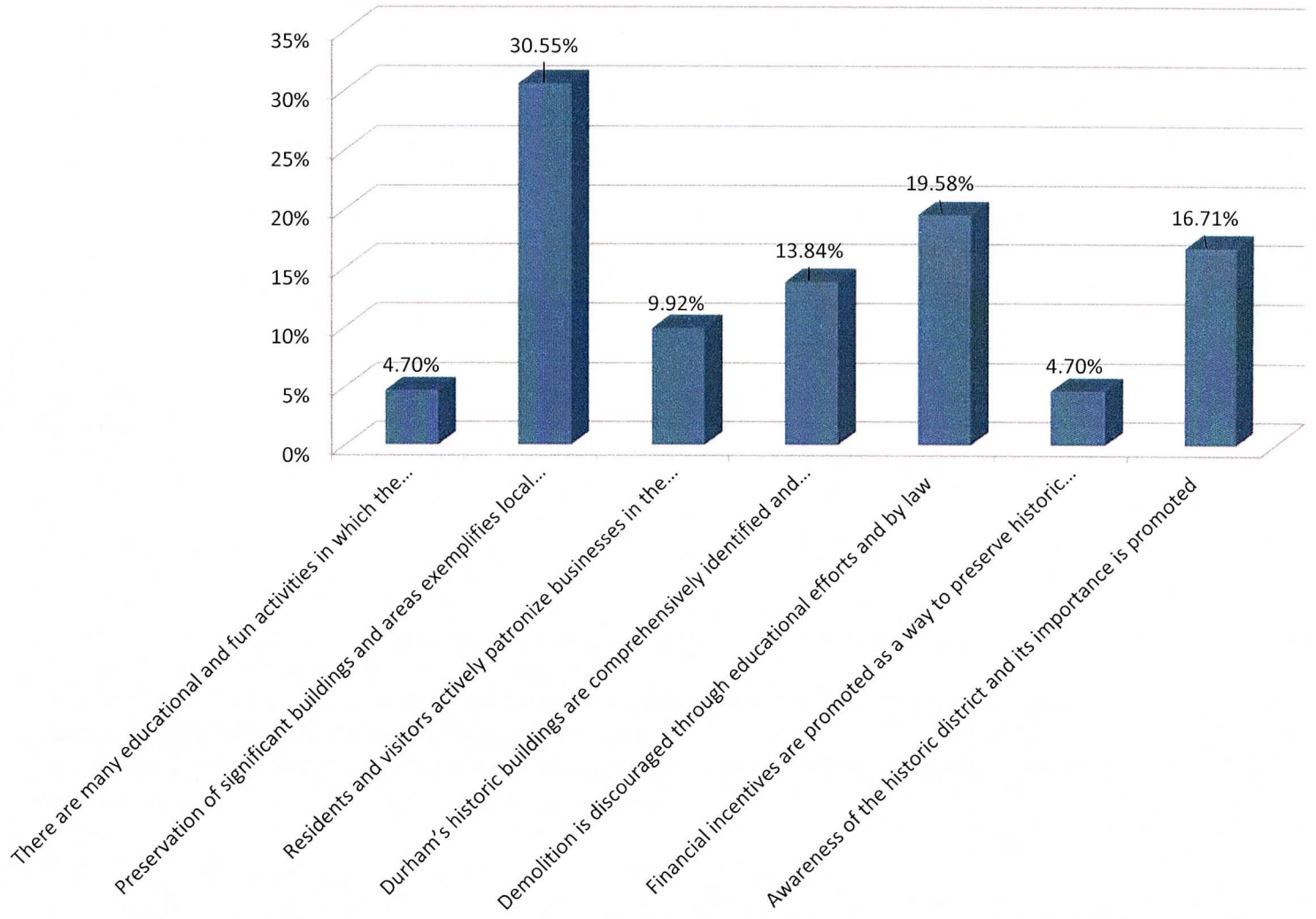
Question 2. What is your vision? What do you want for the historic resources of Durham (Activities)?

Rank your top 3, in order:

A. There are many educational and fun activities in which the community and visitors can participate that celebrate Durham's historic resources
B. Preservation of significant buildings and areas exemplifies local pride
C. Residents and visitors actively patronize businesses in the downtown
D. Durham's historic buildings are comprehensively identified and documented, and residents and visitors can easily find this information
E. Demolition is discouraged through educational efforts and by law
F. Financial incentives are promoted as a way to preserve historic buildings and areas
G. Awareness of the historic district and its importance is promoted

Question 2 (con't.) What is your vision? What do you want for the historic resources of Durham (Activities)?

Rank your top 3, in order:



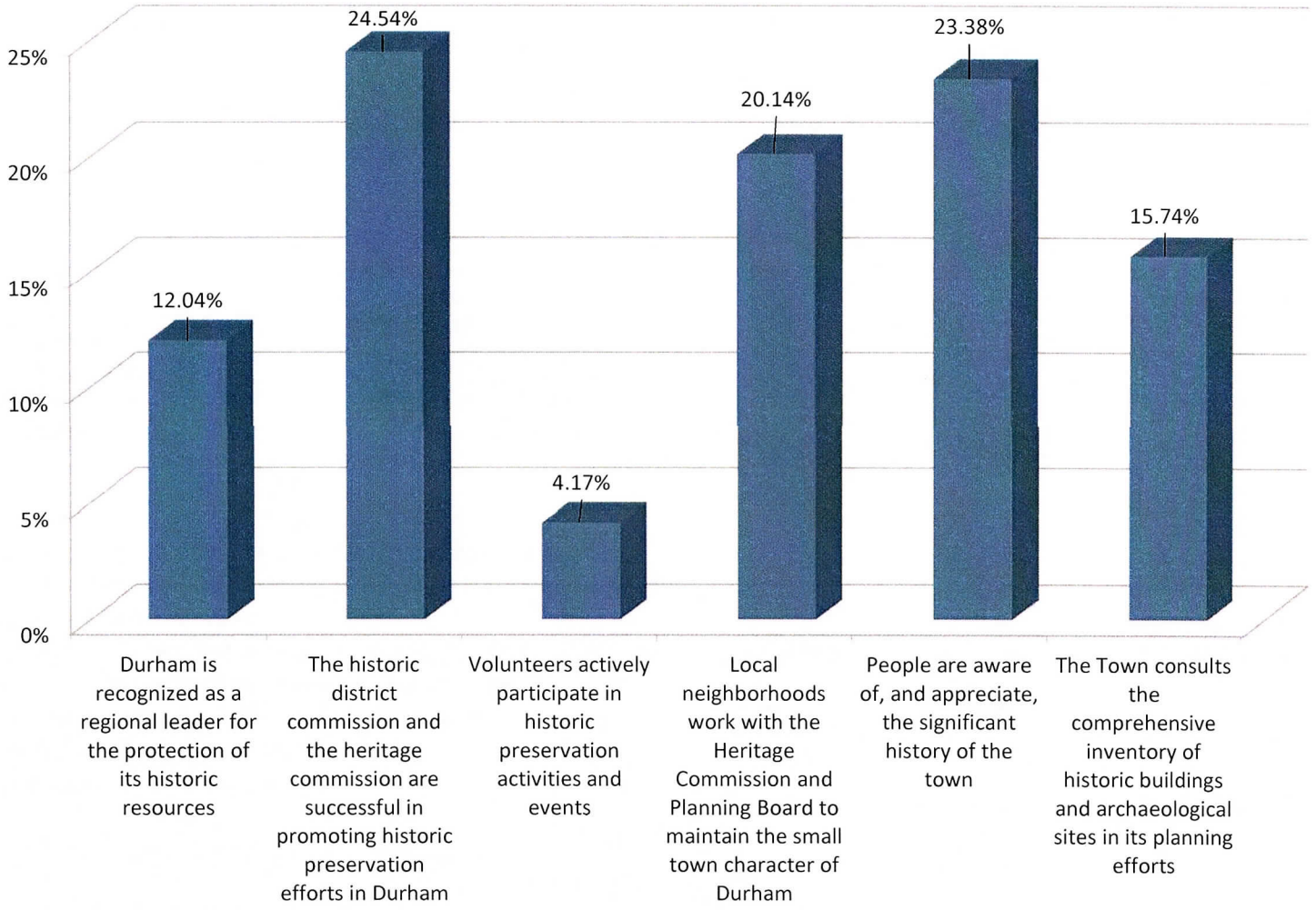
Question 3. What is your vision? What do you want for the historic resources of Durham (Level of community involvement in historic activities)?

Rank you top 3, in order:

A. Durham is recognized as a regional leader for the protection of its historic resources
B. The historic district commission and the heritage commission are successful in promoting historic preservation efforts in Durham
C. Volunteers actively participate in historic preservation activities and events
D. Local neighborhoods work with the Heritage Commission and Planning Board to maintain the small town character of Durham
E. People are aware of, and appreciate, the significant history of the town
F. The Town consults the comprehensive inventory of historic buildings and archaeological sites in its planning efforts

Question 3 (con't.) What is your vision? What do you want for the historic resources of Durham (Level of community involvement in historic activities)?

Rank you top 3, in order:



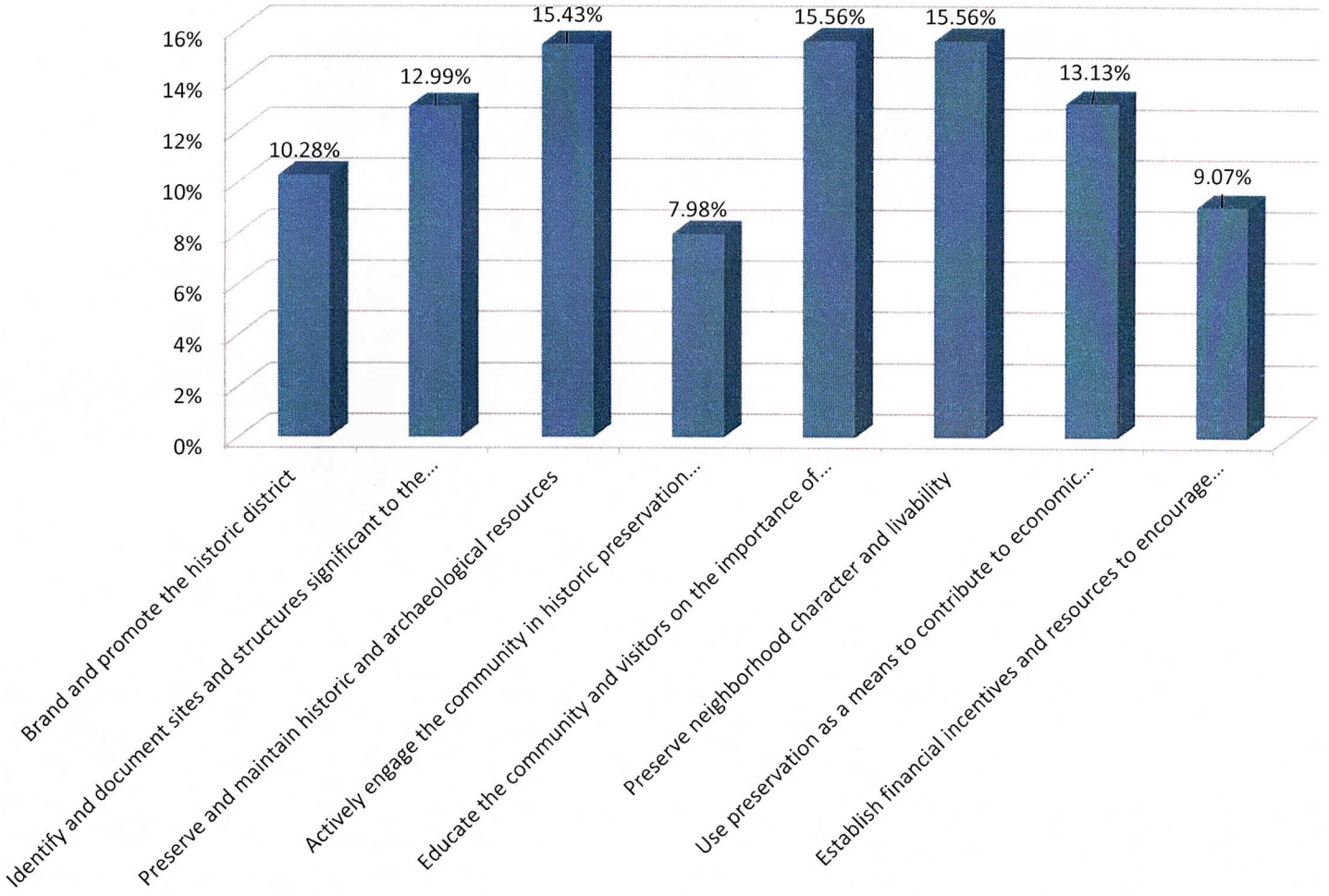
Question 4. What are your goals for historic resources in Durham?

Rank your choices from 1-8 (1 most preferred, 8 least preferred)

1. Brand and promote the historic district
2. Identify and document sites and structures significant to the Town's history
3. Preserve and maintain historic and archaeological resources
4. Actively engage the community in historic preservation efforts
5. Educate the community and visitors on the importance of Durham's history and associated resources
6. Preserve neighborhood character and livability
7. Use preservation as a means to contribute to economic development in the Town
8. Establish financial incentives and resources to encourage rehabilitation

Question 4 (con't.) What are your goals for historic resources in Durham?

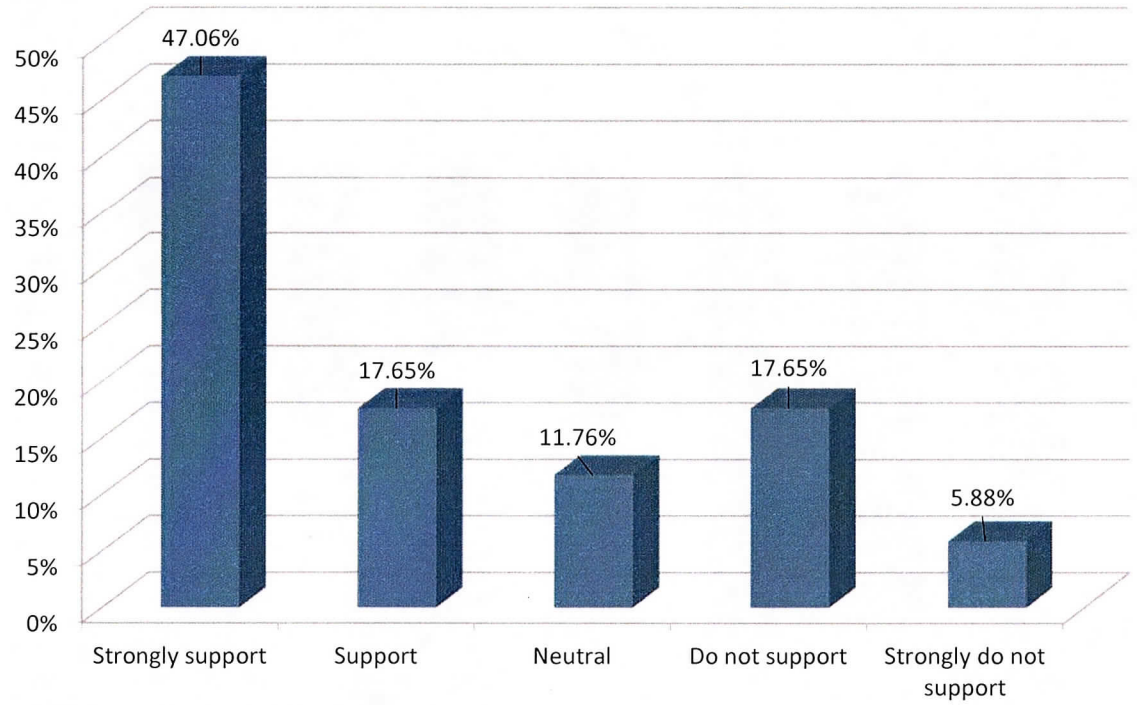
Rank your choices from 1-8 (1 most preferred, 8 least preferred)



Question 5. Do you support the idea of establishing a demolition delay ordinance throughout Durham?

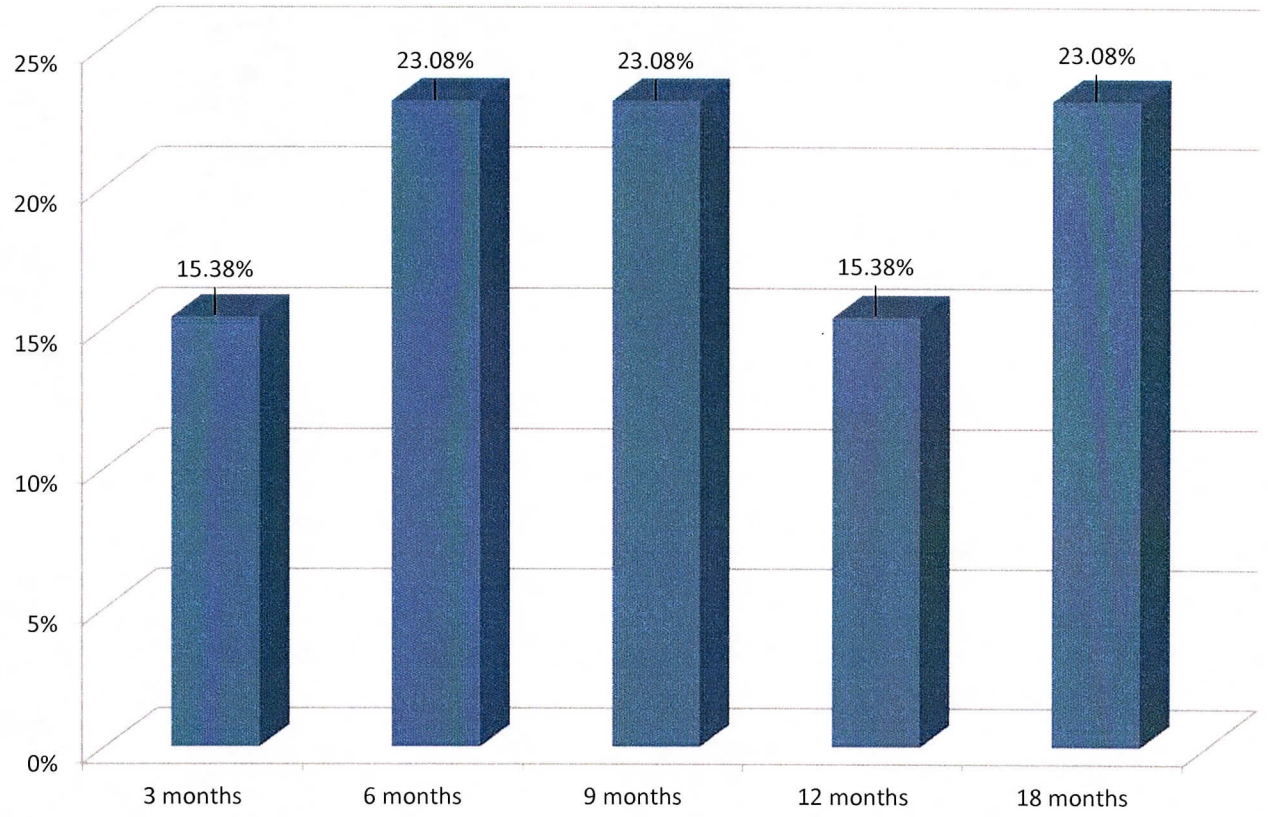
Level of Support

A. Strongly support
B. Support
C. Neutral
D. Do not support
E. Strongly do not support



Question 6. If you support the idea of a demolition delay ordinance, what is an appropriate delay period?

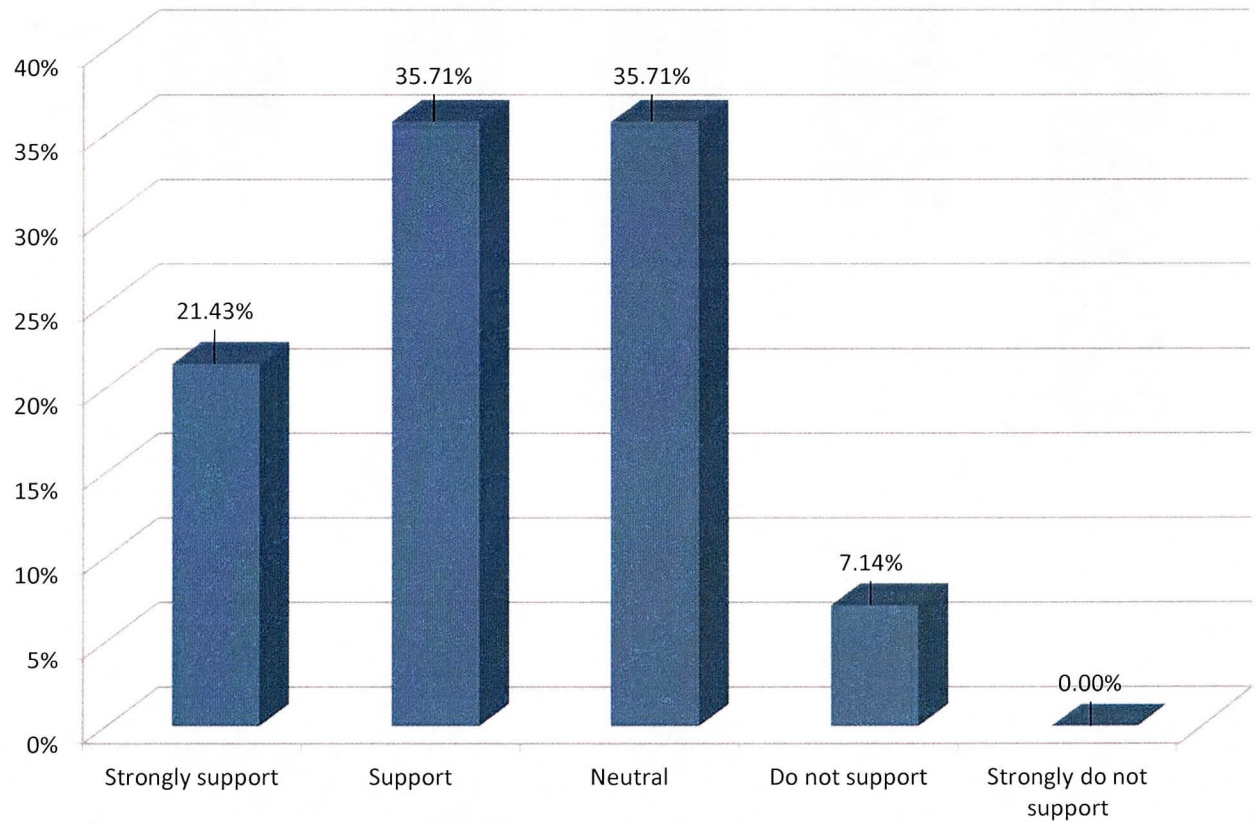
A. 3 months
B. 6 months
C. 9 months
D. 12 months
E. 18 months



Question 7. Do you support the idea of establishing Neighborhood Heritage Districts?

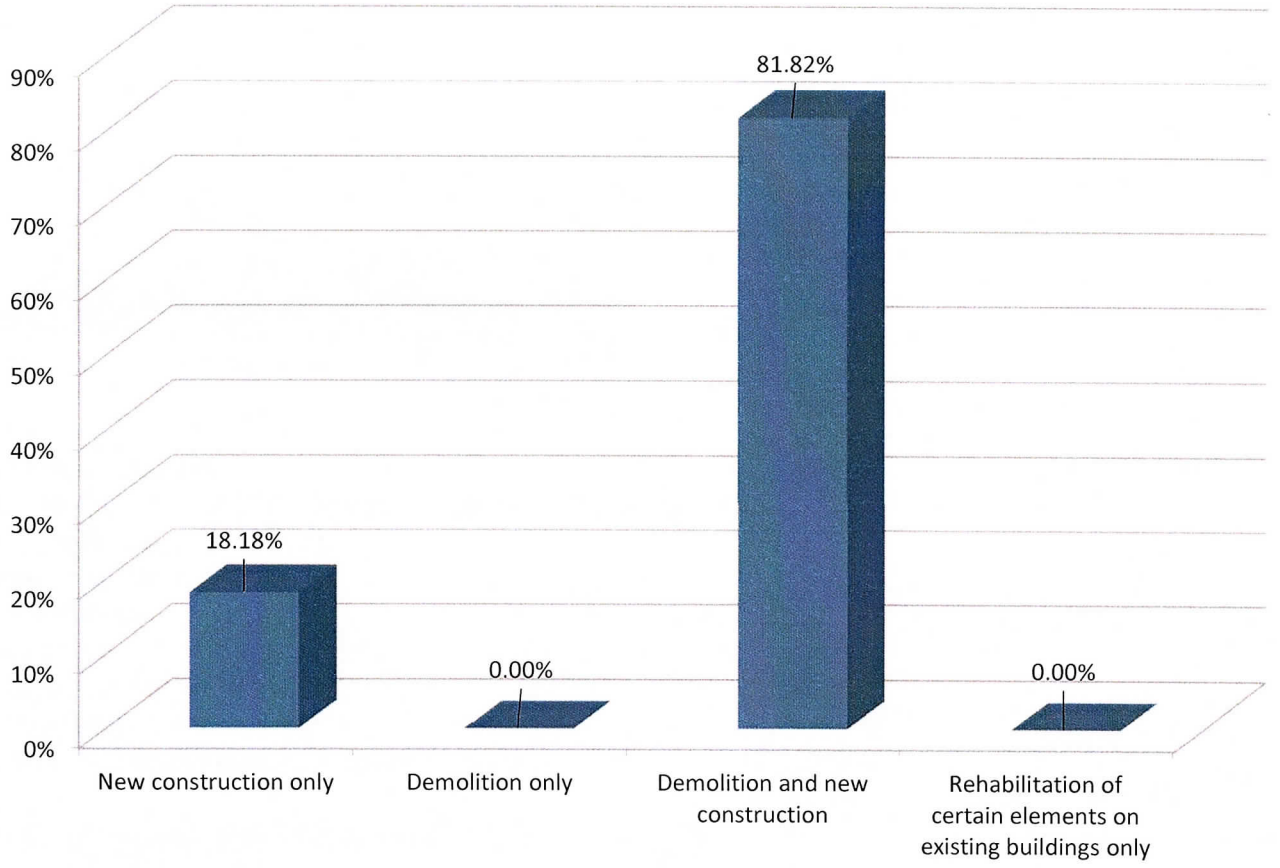
Level of Support

A. Strongly support
B. Support
C. Neutral
D. Do not support
E. Strongly do not support



Question 8. If you do support the idea of establishing Neighborhood Heritage Districts, what work should be reviewed?

A. New construction only
B. Demolition only
C. Demolition and new construction
D. Rehabilitation of certain elements on existing buildings only



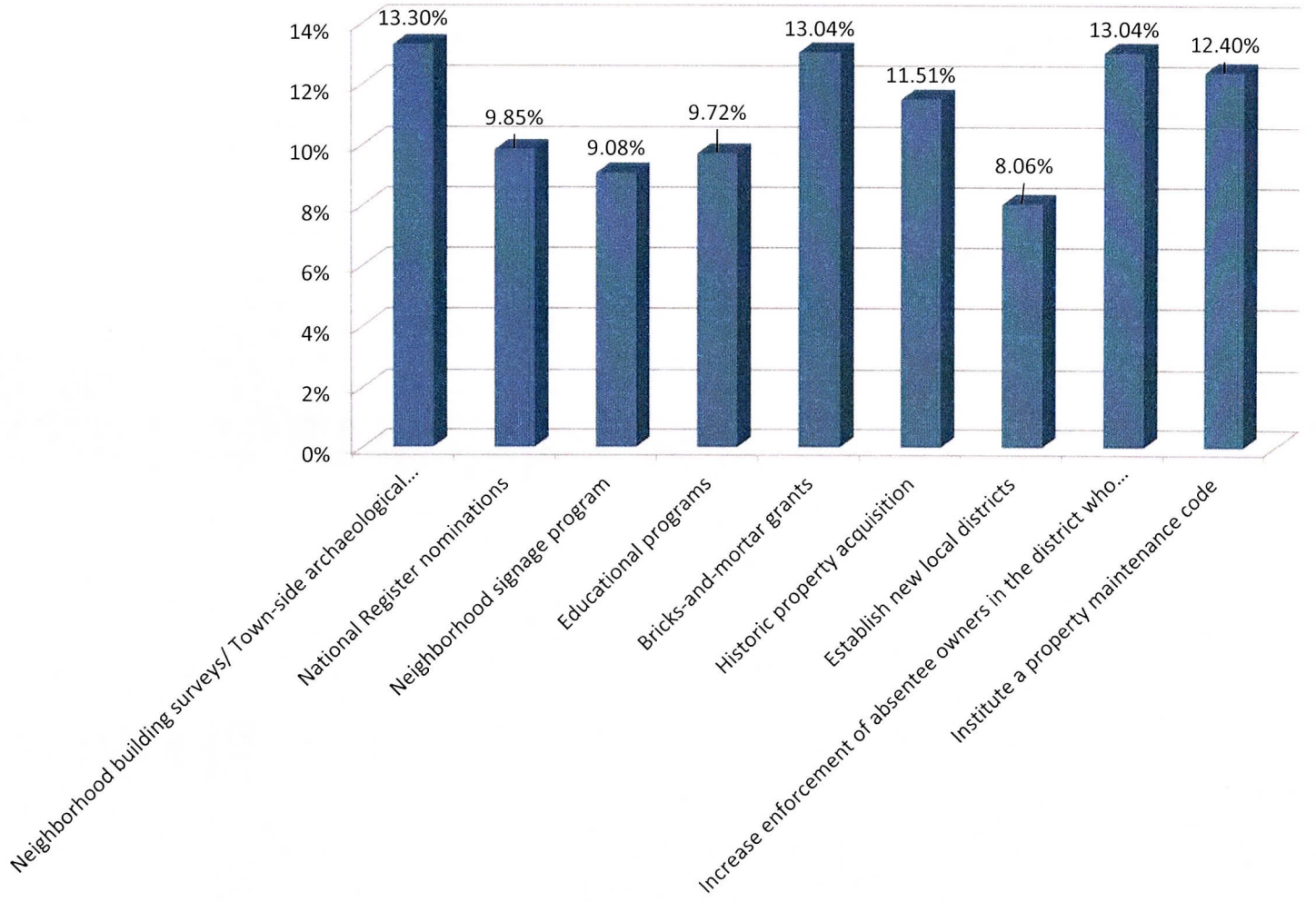
Question 9. What other historic preservation initiatives would you like to see in Durham?

Please rank your choices from 1-9 (1 most preferred, 9 least preferred)

1. Neighborhood building surveys/ Town-side archaeological survey
2. National Register nominations
3. Neighborhood signage program
4. Educational programs
5. Bricks-and-mortar grants
6. Historic property acquisition
7. Establish new local districts
8. Increase enforcement of absentee owners in the district who do not maintain their properties
9. Institute a property maintenance code

Question 9 (con't.) What other historic preservation initiatives would you like to see in Durham?

Please rank your choices from 1-9 (1 most preferred, 9 least preferred)



Appendix IX

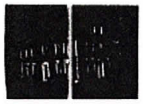
Historic District Walking Tour

The Historic District of Durham, New Hampshire

A Walking Tour



Detail of The Waterfront at the Falls of the Oyster River, Durham, New Hampshire, circa 1822
(by John Hatch, courtesy of the artist and the Community Church of Durham)



1 BALLARD HOUSE

In 1790 Joshua Ballard built a Federal Style house on a parcel of land first granted to Valentine Hill in 1651 for a farm. Located on the turnpike between Portsmouth and Concord, it was destined to become a favorite tavern stop in the early years of the village. Charles E. Hott acquired the property in the late 1800s and remodeled the old house to a home befitting his position in the community. He was a selectman for more than twenty years, a prominent "Granger" and a county commissioner all in spite of being Durham's only Democrat. It is said that "his popularity was due to his cordial way of meeting people and to honesty and economy in handling the people's money, the necessary expenses in a new college town demanding wise and strict calculation." The house currently contains two apartments and an insurance company founded by a graduate of the University of New Hampshire.



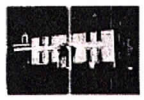
2 SCAMMELL GRANGE

A one-story schoolhouse, built here about 1866, was purchased in 1893 by the Scammell Grange #122 for a meeting place. To conform with the style of other Grange halls in the region, a second story, and a one-story extension in the rear for a stage, were added in 1897. Named for General Alexander Scammell, hero of the Revolution from Durham, this subordinate of the popular farm-oriented organization in New Hampshire disbanded in 1982. The Town of Durham bought the property and, by vote of the Town Meeting, renamed it the Henry A. Davis Memorial Building in honor of a former "Granger" and Selectman. It now houses an Infant Care Center, the Durham Art Association, and is available for other community activities.



3 EBENEZER SMITH HOUSE

Ebenezer Smith bought this property in 1784 after it had passed from Nathaniel Hill to several owners, one of whom had placed a dwelling on it in 1764. Prior to his marriage in 1785, he added a new section to the front of the existing structure. The gabled portico, with a round arched multifoiled entry way over an unusually wide door, is an architectural feature of particular interest on an otherwise simple Federal style facade. Mr. Smith studied law with General John Sullivan and became a prominent lawyer in this part of the state. He was a dedicated public servant and genial host. Ezekiel and Daniel Webster were frequent visitors, John Paul Jones waited here to take command of the ship *America*, and General Lafayette was a guest when he stopped in Durham in 1825. It has been divided into apartments for most of this century.



4 VALENTINE SMITH HOUSE

The Honorable Valentine Smith bought this house at auction in 1814. Tradition says it was built about 1735, perhaps by Valentine Hill's son, Nathaniel. Judge Smith was considered a "highly useful citizen" of his day, having held many town and state offices in addition to serving a long term as Justice of the Court. His son, Joshua, and daughter, Mary, lived here all of their lives and continued their father's "good works" and interest in the Durham Social Library. Joshua lived to be 101 and was Town Moderator and Selectman for many years. Mary was church organist, librarian, and benefactress of the poor. She feared for her home "should college people" inhabit it after her death. Professor and Mrs. Clifford Parker restored the house and tended it with loving care from the 1930s to the 1970s. Its rooms have since been student rentals.



5 M. P. THOMPSON HOUSE

Mary P. Thompson, Durham historian, genealogist, and European traveler, purchased the orange house in 1860 when it was a modest white cottage with barn and picket fence. Once her travels ceased, she spent the last 16 years of her life in this c.1800 home writing *Landmarks of Ancient Dover* and preparing material for *A History of Durham* which her nephew, Lucien, saw to completion in 1913. When Gene and Hattie Runlett joined house and barn for extra rooms in the 1920s, Mary's home became "Runlett House" – an inn offering the only lodging for hire in the village at that time. The small yellow bungalow to the west was built in 1907 by Lucien Thompson to provide a central location for the sole use of the post office. The blue building, next along, warehoused multiple uses for close to a century. All three are now student rentals in single ownership protesting, in high color, the regulations of the Historic District.



6 23 MAIN STREET

This center-chimney colonial poised over an exposed granite foundation and embellished with a carved lunette over the door, was probably built by ship carpenters. The house is unique in that it measures a foot less in width at the second story than at the foundation. When Mary and Joseph Page bought it in 1823, Mr. Page kept a store over the well between his house and Reverend Blydenburgh's to the east. He died in 1834 and his widow remained in the house for the next 48 years. She was appointed Postmistress for the years 1849 to 1853 and turned her west front parlor into the mail room. Until the 1960s, the property changed hands many times. Then, the George Findell family moved in, renovated the house, and made the east wing into a law office. Reverend Charles Gross, a young minister at the Community Church, and his bride lived here a few years before it was sold again in the 1970s. It has been rented to students ever since.



7 RED TOWER

The Reverend John Blydenburgh built this house in 1780. His daughter, Margaret, an anti-slavery advocate, lived here until her death in 1862. The property was purchased in 1895 by Hamilton Smith, a millionaire mining engineer, who returned to the scene of his childhood and turned this modest home into a mansion with a three-story tower. In addition, he acquired land to the south and created a gentleman's farm estate with elaborate gardens and romantic trails along the banks of the Oyster River. A carriage house and stable, billiard house, tea house, and creamery supported this life style. The smith garden across the road, where the Episcopal Church now stands, surrounded a rustic covered well and was "free to all lovers of the beautiful." Known as the Red Tower, the estate was subdivided in the 1960s. The house was made into apartments and is now occupied by students.



8 MELLEN HOUSE

Facing on Park Court, the main block of this house is Federal style, built c. 1800-1810. It is one of only two brick buildings remaining in the Historic District, in a town that had a significant brick-making industry through the last half of the 19th century. Major Henry Mellen, a Durham native who served with the cavalry in the Civil War, returned home in the 1870s as a hero with severe disability suffered in the line of duty. He and his wife lived here, near the library, where the Major volunteered as librarian for the rest of his days. Step-daughter, Caroline, inherited half the house and married Samuel B. Craig in 1895. He also was a decorated military man and was responsible for some of the first public works construction projects in Durham. Though additions have been made in recent years for apartments and office space, much of the character of the original house remains.



9 COMMUNITY CHURCH

The Community Church of Durham (U.C.C.) has been described as "a superb example of the Greek Revival style as expressed in religious architecture." Built in 1848 by the Congregational Society with funds from the sale of pews, the site on the hill placed the church in the path of a growing village. This is the fourth meeting house constructed in Durham since 1655 when a crude shelter was located on the south bank of the Oyster River "half-way between the falls and the oyster beds." Corner posts at the Sullivan Monument mark the foundations of the 1716 and 1792 meeting houses that overlooked a waterfront settlement clustered at the falls. With the arrival of New Hampshire College in 1893, the church was enlarged and community rooms added. Alterations to the interior and additions since then have kept pace with changing needs, without compromise to the integrity of the original design. The painting reproduced on the cover of this guide hangs in one of the community rooms.



10 RICHARDSON TAVERN

The Richardson Tavern, built between 1780 and 1800, was licensed as an inn and provided a place for town officials and juries to meet in the years after the Revolution before Durham had a Town Hall. In 1817, the Selectmen recorded payment of $30 to Joseph Richardson "for expenses of His Excellency James Monroe, Esq., President of the United States of America, with Selectmen and other Gentlemen." When Hamilton Smith's half-sister, Mary (Janin) Mendell, bought the old inn in the early 1900s, she also purchased the house across the road and demolished it to control her view of the mill pond. Such elegance was unaffordable by the late 1930s when Harold Loveren bought the house and divided it into attractive apartments.



11 DURHAM SOCIAL LIBRARY

Squire Richardson used the upper floor of this small building, c.1800, for his law office. The lower floor, with double doors facing the street at that time, was the local carriage painter's shop. The Durham Social Library occupied a corner of the law office when it incorporated in 1815, but moved to the Congregational Church as more space was needed. In 1883, the Durham Library Association was organized to sell membership shares and buy Richardson's building. Ten years later, the Town voted to establish a "free" library which New Hampshire College students also used until 1906 when Durham's library was consolidated with the library on campus in an agreement that townspeople would always have access to the collection. The building was converted to apartments after that, and they rent as such today.



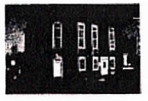
12 STEVENS-MATHES HOUSE

The ell connecting this house and barn as one building suggests that Nathaniel Stevens had a working farm when he occupied this building built c.1830. The original gable front orientation to the street has both late Federal and early Greek Revival influences that have been hidden behind turn-of-the-century verandas and other alterations. The square, glazed cupola with horse weathervane remains an interesting feature of the barn. Hamilton Augustus Mathes and wife, Belle, moved here from Durham Point in 1883. He was a prominent citizen and business man—having begun the manufacture of bricks on Durham Point in 1862, owning 5 yards, and employing 200 men—at his death in 1891. Belle kept the operation going into the 1900s. The house was divided into apartments when Tom Moriarty bought it so he could use the barn for a shop. With apartments added to the ell, it remains a rental property.



13 SMITH CHAPEL

Though it is not included in the bounds of the Historic District, Smith Chapel is closely tied to it. When Hamilton Smith died, while sailing on the Oyster River in 1900, his widow selected a favored spot on the bank of the river flowing by their estate for a memorial chapel and graveyard. Built and consecrated in the Anglican tradition, the stone facade and stained glass windows are reminiscent of the years they lived in England. Hamilton, his wife, Alice, and other members of the family—including their beloved dogs—are buried beside the chapel. Now owned by the Town of Durham and maintained by the Trustees of Trust Funds, the chapel has been restored to its former elegance and is available for small gatherings, on request. It is frequently the scene of summer weddings.



14 DURHAM TOWN HALL

Joseph Coe, Durham shipbuilder and merchant, built this excellent example of Federal style brick architecture in 1825. The unusual round corner door is a feature of only two other buildings in the area that were designed to provide two stories for mercantile use plus a shallow third-floor apartment. After years of meeting in taverns and schoolhouses, the Selectmen convinced the Town in 1840 to purchase Coe's brick store for a suitable Town Hall—provided it could be acquired "for 1,000 dollars or less." In 1852, funds were voted to make the top two stories into one usable hall to be fitted out with chandelier, settees, and stove. Durham's teenagers of the 1930s and '40s used the hall for basketball and dances. By the 1950s, the Town Meeting was too large for the space. Since 1961, it has been the Durham Historic Association Museum. The first floor is now occupied by the Durham District Court.



15 DURHAM TOWN OFFICES

Sometime before 1893, Joseph Burnham built twin houses next door to his family home. They were mirror image two and one-half-story frame structures on separate small lots. Harrie Rand bought them for rental properties in 1924 and they were still single-family dwellings when the Town bought the house nearest the Town Hall for office space in 1972. Later, the Town Meeting voted to purchase the house to the south and the two structures were connected in 1978 by a two-story ell in a "contemporary but sympathetic design" that won an architectural award the next year. The building contains a meeting room, the Town Clerk-Tax Collector's office, Business Office, Public Works and Planning, the Town Administrator, the Trustees of Trust Funds, and the Police Department. A large three-dimensional map of the Town of Durham, created by John Hatch in 1965, commands the lobby and is updated frequently to keep information about the Town current.



16 THE PARSONAGE

Captain Andrew Lapish Simpson built this house for his bride, Lydia Kelley, before 1848. It is L-shaped in plan with the ell connecting to an old barn that was originally a house owned by William Odiorne, the shipbuilder. It is thought to be one of the oldest structures in Durham.

Andrew Simpson, a noted sea captain who "doubled Cape Horn twenty-six times," died in 1870. His widow survived him by 25 years. She was a devoted member of the church and bequeathed her home to the Congregational Society and the Durham Library Association. The house was used as a parsonage from 1895 to the 1950s. Through part of the 1970s and '80s, it was the Parsonage Gallery and Frame Shop where local artists and craftsmen were encouraged to exhibit and sell their work. It is, presently, the home office of an environmental management institute.



17 HILL-WOODMAN-FFROST

It is recorded that Valentine Hill built a house on the north side of the Oyster River near the site of his mill in 1649. With a commanding view from the hill, it has ever since held a position of prominence in the town. The two and one-half-story ell, with large center chimney, is thought to be the original house. Later Georgian additions may have been made when Nathaniel Hill occupied the house in the 1680s. The property passed to Jonathan Woodman, who sold it to George Ffrost sometime after 1796. He was named Postmaster in 1808; thus the Ffrost store on the northeast side of the falls bridge was also the Post Office for the 40 years of his appointment. Descendents of the Ffrost family owned the house until the early 1980s. Presently, it is awaiting renovation with the hope that its proud elegance will soon again grace the hill.



18 RUNDLETT HOUSE

Old photographs show this house partially hidden by the Rundlett Mill on the northwest bank of the Oyster River by the falls, and deeds dating back to 1790 verify that a Rundlett owned the house in the 1800s. Whether he lived here to be near his saw and grist mill, or if it was a mill-workers cottage, is not known. It is presumed the house was built c.1750-70. The small, simple structure has little detailing except for turned posts on a porch that extends the length of the facade overlooking the falls. Although it is often ignored in a discussion of historic houses, it clearly retains the honest charm of a modest dwelling typical of its day. Douglas Worthen's Grandmother Phair bought the house in 1927. He and his family now enjoy living with an unobstructed view of the Mill Pond and dam.



19 SAMUEL YEATON HOUSE

In 1789, Samuel Yeaton bought "for 17 pounds, 5 shillings lawful money" 23 sq. rods of land just north of the ways at the shipyard landing, where he worked as a cooper. He built his house in the style of a center chimney Georgian Cape with two rooms and a sleeping loft. Drinking water was carried from across the river because the nearby well was of poor quality. A white road paved with oyster shells went directly by his front door as it turned up over the hill to the village; thus, the house is no longer square with the present road. When the widow Furness acquired the property, she bought more land from the Ffrosts on the promise she would "always plow the last furrow up against their stone wall." This additional land made it possible for later owners to add several wings to the house. Durham's long-time historians, Philip and Dorothy Wilcox, enjoyed caring for this house and its grounds for many years.



20 WINBORN ADAMS HOUSE

Lt. Colonel Winborn Adams is thought to have built this house c.1750. He was a surveyor and innkeeper. Prior to the Revolution, his inn was the scene of many political and social affairs. Adams was with General John Sullivan in the 1774 raid on Fort William and Mary and was Captain of the first company raised for the Revolution from Durham. He was killed while in command of the 2nd New Hampshire Regiment at the Battle of Bemis Heights in 1777. His wife, Sarah, continued to keep the inn through the 18th century. Members of the Fred E. Jenkins family, owners of the mill on the southwest end of the bridge at the falls, lived here until the 1990s. The small cottage they built between the old Adams place and their mill is being replaced by the present owners with an architectural design in character with the Historic District.



21 JAMES PAUL HOUSE

This is the only stone house in the Historic District. Built between 1830 and 1840, it is transitional Federal/Greek Revival in style. There are four tall chimneys, two on the interior of both ends of the building. Granite lintels over the windows and granite quoins at the corners add much to the elegance of the design. The house was early marked with tragedy when, in taking down the staging, James Paul was killed. Early residents of the Paul House included the Reverend Barnum who it is said, *walked to Town as going to a funeral*, and the Reverend C.H. Chapin, his successor, who *ran all the way to the Post Office and back*. University professors John Kendall, Sylvester Bingham, and their families lived here in the mid-20th century. The property is presently a single-family residence.



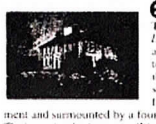
22 GENERAL JOHN SULLIVAN

Dr. Samuel Adams built this Georgian style house in 1740 on land deeded to him by his father, Reverend Hugh Adams. In 1764, Samuel Adams' widow sold the house and 3 acres to John Sullivan, a young lawyer. In time, he added other structures to the property, such as a small building in the rear thought to have housed slaves, a law office and library, a dairy, and stables. As a returning hero of the Revolution, General Sullivan kept council chambers here when he was elected Governor of this newly-formed State. Distinguished guests from all over the country and Europe were entertained in his home. With his widow's death in 1820, the property passed out of the family, to return almost a century later when Lynde Sullivan, a descendent, bought the house in 1912. (A monument to Sullivan stands on the site of the old meeting house.) Dr. John Read bought the house prior to its 1973 listing on the National Register of Historic Places.



23 JOHN MIGHELL HOUSE

There was a structure on this property when John Mighell sold it to Samuel Burnham in 1682. A 30-foot well under the floor of what is now the oldest part of the house was probably built there to assure the availability of water during an Indian raid. While such wells were not uncommon elsewhere at that time, this is the only one known to exist in Durham. The present appearance of the house is in the Georgian style and numerous additions to the rear of the building have not compromised the integrity of the structure. Dr. Jonathan Crosby, Captain Daniel Rogers, the blacksmith, and Mrs. Anna Merrill, can be counted among the many owners of this property. Alexander Graham Bell is said to have visited here in the 1920s while discussing one of his research projects with Professor Ernest G. Ritzman who lived in the house then. The Robert Congdons, present owners of the property, moved here from Durham Point in the 1960s.



24 THE LEDGES

This Georgian style house, known as *The Ledges*, was built c.1750. Subsequent additions of a two-story wing and sunporch to the rear of the house are fully compatible with the original structure. The handsome six panel front door is flanked by fluted pilasters rising to a triangular pediment and surmounted by a four-panel transom light of bull's-eye glass. The house has had many well known occupants – Crosby, Edgerly, Paul, Murphy, etc. For a time, Phillips Academy in Andover owned the house and used it as a country retreat. In recent years, the George Ffrost Sawyer family has restored the house and grounds with a keen sensitivity to tradition, elegance, and comfort for living in the 20th century. Its fine state of preservation reflects their commitment to perpetuating the history of Durham.



25 HEALD HOUSE

This small house, built c.1760, was first located on the south side of Durham Point Road near the Town Pound, where it was crowded next to Mark Willey's home. Federal B. Stevens bought the dwelling and then married Mary Willey, the girl next door. When widowed, she sold the house to James Sawyer who bought a small lot of land across Durham Point Road then rolled the house out of its cramped location to a place of its own. Additions made to the house in the early 1900s somewhat altered its Georgian character, but the house is now situated in a favorable position and has much charm. Interior irregularities, where rooms have been connected, create a surprise at every turn. The house was occupied by university faculty for several years. Frank Heald, Durham's volunteer photographer and Town Moderator, and his wife Helen, bought the property in the 1950s. Both remain active in local affairs.



26 WILLEY HOUSE

The Mark Willey House, built c.1770, is considered a transitional two and one-half story Georgian/Federal style structure. Its front entrance is flanked by side-lights with a plain entablature over the door. Military rolls for 1812-14 show that Mark Willey served in Captain Wiggins' Company. In September of 1814, the company was activated to serve with other companies from the area when it was feared the British would attempt the capture of Portsmouth. There is no further record of his involvement in the military, but he did serve a term as representative to the General Court in 1843. He is thought to have been a carpenter and related to Thomas *Wille*, Durham's clockmaker of the 1750s. The house has seen a variety of uses but is now a single-family dwelling. The Town Pound is close by to the west. In the early settlement this must have been the center of much activity and noise while animals waited within the stone enclosure to be claimed by their owners.



27 BROTH HILL

The area known as Broth Hill, on the east side of Newmarket Road just beyond Durham Point Road, is a compact unit of 5 modest, similar Georgian-type capes built c.1800. Four of them were built by Joseph Coe as homes for his shipyard workers. The fifth (Lenhath house) was built in 1761, perhaps for the cobbler who had his shop in a separate building in the back. This last house is extremely simple compared to the rest. At the other extreme, the first (Polk) house is more elaborately detailed than the other center-chimney homes. In spite of numerous additions to all of the houses, the architectural integrity of these single-family homes remains intact. A rhyme was composed on the occasion of an epidemic on the hill:

"Broth Hill, the City of Sein,
Were it not for Joe Coe
They would all starve to death"



28 THE RED SCHOOL HOUSE

The Red School House is no longer red, but it remains that color in the memory of all older Durham residents. Of a modest early Federal design, it was built c.1790 and was the District #8 one-room school from the date of its construction through the latter part of the 19th century. The original one and one-half story structure has been extensively renovated in recent years so that what was an *all-but-abandoned* set of buildings is now a handsome whole of connected ells and additional rooms. The main school room has retained its original character throughout the restoration effort. The lane just north leads to a c.1700 Public House and a c.1900 barn now serving the arts in the seacoast as Mill Pond Center.

Durham, New Hampshire

Incorporated 1732

A Chronological Perspective...

1623 English colonists establish first settlement at Dover Neck.

1633 Settlers spread out to nearby tidal shores of Oyster River and are in "recognized possession" of lands up to the falls line by 1640.

1649 Valentine Hill is granted "the fall of the Oyster River" and sets up a saw mill by 1651.

1655 A Meeting House is built, and taxes paid to the Dover Parish allow a separate minister for Oyster River.

1694 Indians, led by the French, "fall upon Oyster River, taking 3 garrisons, killing or carrying away 94 persons and burning 14 houses."

1716 Oyster River Plantation is granted rights as an independent parish.

1732 Oyster River Parish is incorporated as a township and named **DURHAM**.

1774 In one of the first acts of the American Revolution, Durham men bring arms and powder (by gundalow from Fort William and Mary to the Meeting House at the falls) which were later used at the Battle of Bunker Hill.

1776 – 1829 Seventy-four ocean-going vessels (46 being of 200-399 ton) are produced in the peak years of shipbuilding at the Town ways.

1794 – 1855 Piscataqua Bridge, a 2,363 foot wooden wonder, links Durham east to Newington and west to the New Hampshire Turnpike.

1841 The Boston & Maine Railroad is extended through Durham from Exeter to Dover.

1893 New Hampshire College of Agriculture and Mechanic Arts moves from Hanover to Durham on land willed by Benjamin Thompson.

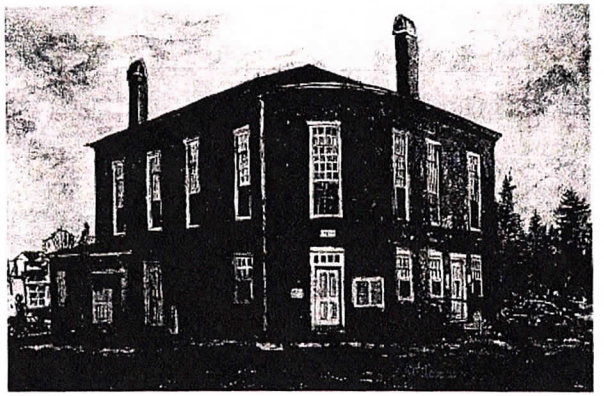
1923 New Hampshire College becomes the University of New Hampshire (UNH) with the addition of a College of Liberal Arts.

1946 An influx of WW II students on the G.I. Bill sparks continuing growth of UNH and the Town of Durham.

1973 Durham Town Meeting votes *NO* to an oil refinery proposed for Durham Point by Aristotle Onassis.

1987 After 255 years of Town Meetings and Selectmen, Durham votes *YES* for a Charter change to a Council-Town Administrator form of government.

1992 Durham is 260 years incorporated — 359 years old since settled.



The Town Hall, circa 1825
(original water color by C.J. Manuel hangs in the Durham Historic Association Museum)

The Durham Historic Association...

The Durham Historic Association was originally incorporated in 1851. It was re-activated in 1946 and the constitution still reads that it was chartered "... for the purpose of preserving the remembrance of events connected with the history of the Town of Durham, or of individuals who may have resided there, by the erection of a monument or monuments, or in other suitable ways..."

Since 1961, the Association has maintained a museum on the second floor of the old Town Hall which houses a growing collection of objects related to Durham as well as archives of local and genealogical interest. It has also sponsored the publication and re-printing of local histories sold through the museum. Meetings of the Association are held four times a year with scheduled programs or lectures that are always open to the public.

It should be noted here, that this Walking Tour Brochure is not a complete survey of Durham's Historic District. Rather, it is an attempt to highlight those structures easily seen from the road.

The museum is free and open to the public every weekday from 1:00 P.M. – 4:00 P.M. from June to September. Winter hours are Tuesday and Thursday from 2:00 P.M. – 4:00 P.M. or by calling **(603) 868-5436** for an appointment.

Richard M. Fitts, President
Durham Historic Association, 1992

The Kellogg Program Office...

The Kellogg Program Office was established with a grant from the W.K. Kellogg Foundation of Battle Creek, Michigan, in 1968, and is an integral part of The New England Center. A Kellogg Center for Continuing Education. The Kellogg Foundation funded ten such centers across the country on University campuses, but the New England Center was the only one to bring together several land-grant universities to serve a major geographic region – New England.

The mission of the Kellogg Program Office is to *"provide leadership in creating innovative adult education programs."* This mission is expressed in residential programs and projects which focus on the dissemination of existing knowledge and the creation of opportunities for adult learners to explore and expand their horizons.

The Kellogg Program Office is focused on three major themes in its efforts to reflect the strengths of the communities it serves.

- New England Culture
- Experiential Learning
- International Issues

For more information about programs and projects, please call **(603) 862-1900**.

Eileen M. Rogers, Director
Kellogg Program Office

This publication was made possible through collaborative efforts by the ***Durham Historic Association*** *and the University of New Hampshire* ***Kellogg Program Office*** *in the New England Center. Special thanks go to Maryanna Hatch (historic research, structure descriptions, chronology and editing), John Hatch (photographs, maps), and Cynthia Hurlburt (design, layout, desktop publishing). Printed Puritan Press, 6/92.*

Appendix X

Properties Important to the History of Durham

Town of Durham Historic District
(Virtually identical to the Durham Historic District on the National Register)

National Historic Landmark
General John Sullivan House – 22 Newmarket Road (listed 1972)

National Register of Historic Places
Durham Historic District – district along Main Street and Newmarket Road (listed 1980)
General John Sullivan House - 22 Newmarket Road (National Historic Landmarks are also listed in the National Register)
Smith Chapel – 45 Mill Pond Road (listed 2013)
Thompson Hall, University of New Hampshire - Main Street (listed 1996)
Wiswall Falls Mills Site - Wiswall Road (listed 1988)

Eligible for listing in the National Register of Historic Places
Doe-Mooney-Dame-Stevens Farms historic district
Mill Pond Dam – Newmarket Road
University of New Hampshire Outdoor Pool – Edgewood Road (2013)

New Hampshire State Register
Folsom's Tavern - 1 Back River Road (listed 2006)
Oyster River Dam – Newmarket Road (listed 2014)

Eligibility for listing in the New Hampshire State Register
Smith Chapel - 45 Mill Pond Road

One time listing on the New Hampshire Preservation Alliance's Annual Seven to Save
New England Center, UNH - Strafford Avenue (2009)
Mill Pond Dam – Newmarket Road (2010)
University of New Hampshire Outdoor Pool – Edgewood Road (2013)

Historic American Buildings Survey
Ebenezer Smith House - 20 Main Street
General John Sullivan House - 22Newmarket Road
Old Courthouse - Newmarket Road and Dover Road
Pendergast Garrison - Packer's Falls Road
Town Pound - Newmarket Road
Woodman Garrison – destroyed by fire in 1896

New Hampshire Architecture: An Illustrated Guide (by Bryant F. Tolles, Jr., published by University Press of New England, 1979)
Durham Community Church - Main Street
Memorial Union Building, UNH - Main Street
New England Center, UNH - Strafford Avenue
Residence Hall Complex, UNH (Christensen, Philbrook, and Williamson buildings) - Evergreen
Drive
Thompson Hall, UNH - Main Street

Durham – A Century in Photographs (book published by Arcadia Publishing in 1996)
Numerous properties included in the book

A Walking Tour of Durham (booklet developed by the Durham Historic Association and the UNH Kellogg Program Office. Published by Puritan Press June, 1992)
28 properties are highlighted. All of them are part of the Durham Historic District except for Smith Chapel.

Appendix XI

Local Historic Districts – Frequently Asked Questions (NHDHR)

LOCAL HISTORIC DISTRICTS: FREQUENTLY ASKED QUESTIONS

What is a local historic district?
A local historic district is an area in which the majority of residents have decided they want to keep the look and feel of the place they call "home" by adopting a local preservation ordinance, and then creating a local preservation commission to administer it. This local legislation is one of the best ways to protect the historic character of buildings, streetscapes, and neighborhoods from inappropriate alterations and incompatible new construction, as well as outright demolition. A local historic district does not freeze an area in time. Local historic districts are about guiding change and preserving community character as an area grows and evolves over time.

What are the advantages to owning property in a local historic district?
Historic districts encourage reinvestment. When you are part of an historic district, you have some certainty that any new construction or renovation activity will be respectful of the existing character of the community and its architecture. Historic district regulations are quality assurance standards, so that if you invest in your building, you are assured that your investment won't be negated by a thoughtless renovation next door. Real estate agents in many communities use historic district status as a marketing tool to sell properties, because buyers are assured that the aspects that make a particular area attractive will be protected over a period of time.

Local historic districts encourage better design. There is generally a greater sense of cohesion, more innovative use of materials, and greater public appeal within historic districts than in areas without historic designations.

Studies show that districts are a useful tool in stabilizing, even increasing property values and stimulating new investment. A community that values its history and architecture is generally one that is attractive to live and work in.

Finally, and less quantifiable, older buildings give us tangible links with our past. They tell stories of earlier times and become part of our lives. They are a record of ourselves and our communities. They provide a richness and depth to everyday life that cannot be replicated by new construction and is lost when renovated beyond recognition.

What are the disadvantages?
Many of the horror stories about historic districts are myths that circulate in communities that *don't* have a district. Once a district is adopted, criticism almost always dies down, as the realities and advantages of the district become evident. It is also important to remember that districts in New Hampshire follow New Hampshire laws and are administered by people in your own town.

For any district to be effective, it needs to properly administered. Criticism often focuses on procedural due process and fair treatment. Additionally, there may be a perception that the regulations or design guidelines are not applied consistently. To help eliminate this, recognition that a historic district commission's role is both regulatory and educational should be advocated. The commission should provide information that helps property owners understand preservation issues and encourages them to be proper stewards of their historic resources. The more clear and carefully defined the standards are, the more the public will understand the standards and review process. Commission members should also receive regular training, so they can learn to visualize design alternatives and develop a more sound understanding of the theoretical issues in an abstract setting, rather than in the heat of community decision making.

Will my taxes go up?
Property taxes are tied to real estate values. Property taxes for buildings in historic districts are taxed no differently than those outside the district.

My town looks just fine the way it is – what is the value in having a historic district?
As population grows and development pressure increases, local citizens actually have less influence on how their communities evolve – unless there is some sort of local design review in place that oversees development. Historic districts have been used successfully throughout the country as a means to protect community character, and most vibrant towns have some form of historic design review in place. In New Hampshire alone, we have over 60 local historic districts in cities as large as Concord and Somersworth and towns as small as Canaan and Hancock.

Developers known for quality work frequently seek out properties in historic districts. They know up front what the ground rules are; their investment is protected; and there is an open public process already in place for reviewing site and building plans. They also recognize that history is an effective marketing tool. Creating an historic district is a way of singling out the special places within a town or city. It ensures that those unique attributes will remain for future generations. It prevents the gradual erosion of those places that help define those special places.

Any community that has an historic district and survey in process can apply for "certified local government" status. "CLGs" become part of a state network for sharing information and are able to apply for federal matching grants available only to CLGs. There are also tax advantages to rehabilitating buildings in historic districts for commercial purposes.

Do we really need more regulations? Isn't this just zoning in disguise?
Zoning regulates use; historic districts do not. Local historic districts also *do not* restrict the sale of the property, require improvements or restoration of the property, require approval for interior changes or alterations, prevent new construction within historic areas, or require approval for ordinary repair or maintenance.

Who will be making decisions once the district is in place?
Historic districts are administered by either an historic district commission or the heritage commission, and members are appointed in the same manner as other commissions. Ideally, a commission overseeing a district includes people with design experience, such as an architect, planner, landscape architect, and/or builder, as well as those with a demonstrated interest in local history.

The commission will use its own regulations as well as the historical survey of the properties within the district to guide its decisions. This survey will also provide useful information to property owners on the history and architectural character of their buildings, and will also help to develop design guidelines to assist both applicants and the commission in making decisions.

Am I going to be told what color I can paint my house?
Probably not. Most historic districts do not regulate paint color – or many other changes that are considered cosmetic and can be readily reversed. Historic districts that regulate paint color normally only do so upon the overwhelming desire of the residents within the district, and in many cases, the review is only advisory.

Is it going to cost me more now to make alterations to my property?
It shouldn't. Historic districts are not adopted to impose hardships on people. Nor do commissions insist that buildings be "restored" or become museum structures. The purpose of a district is to keep as much of the historic fabric as is feasible, and when alterations are necessary, that the underlying historic character of the building not be lost in the process.

Prepared by the New Hampshire Division of Historical Resources, 200

Appendix XII

Heritage Commission Fact Guide (NHDHR)



NEW HAMPSHIRE DIVISION OF HISTORICAL RESOURCES

State of New Hampshire, Department of Cultural Resources
19 Pillsbury Street, Concord NH 03301-3570
TDD Access: Relay NH 1-800-735-2964
www.nh.gov/nhdhr

603-271-3483
603-271-3558
FAX 603-271-3433
preservation@dcr.state.nh.us

HERITAGE COMMISSIONS FOR NEW HAMPSHIRE COMMUNITIES

HERITAGE COMMISSIONS *give local governments in New Hampshire new abilities to recognize and protect historical and cultural resources.*

Unlike historic district commissions, whose responsibilities are limited to specific parts of a community, heritage commissions are intended to have a town-wide or city-wide scope, and a range of activities that is determined by each individual municipality. Heritage commissions do for cultural resources what conservation commissions do for natural resources. Functionally, heritage commissions are somewhere between historical societies and historic district commissions, with their precise role determined locally. And while their primary duties are to advise and assist other local boards and commissions, including the planning board, heritage commissions are also empowered to accept and expend funds for a non-lapsing heritage fund, and to acquire and manage property and property rights.

Some communities may have heritage commissions that are only advisory, but others will want their commissions to take a much more active role, and to assume the responsibilities of a historic district commission. And all of these are local decisions, authorized by the state enabling legislation: it gives communities A MENU, NOT A MANDATE.

The "heritage commission" concept provides communities with broader choices for the form and function of a municipal heritage body:

- **no entity (nothing at all);**
- **a heritage commission only, with community-wide but non-regulatory responsibilities;**
- **a historic district commission only, with regulatory responsibilities limited to designated district/s;**
- **both a broadly focused non-regulatory heritage commission and a more narrowly focused, regulatory historic district commission; or**
- **a heritage commission (or historic district commission) that *combines* the functions of *both* entities.**

The heritage commission statutes are "local option" legislation. They enable communities to establish heritage commissions with educational, advisory, and technical responsibilities; and, *if desired*, to merge an existing historic district commission with the heritage commission (or to give an existing historic district commission the additional responsibilities of a heritage commission), so that the commission would also have regulatory powers within locally-designated historic districts.

1995 legislation brought the membership requirements of conservation commissions, historic district commissions, and heritage commissions into conformity; it also specifically stated that members of these commissions may serve on other municipal boards and commissions. This clarification was made to help communities--especially those with few available volunteers--that wish to establish parallel conservation and preservation commissions, and it will also make citizens' expertise more widely available to a broader range of local decisionmaking bodies.

For the first time, New Hampshire's municipalities can choose a level of official involvement in heritage activity that each community is comfortable with. And they will also be able, if they wish, to start out with a heritage commission and then, as local preservation sentiment grows, assign historic district responsibilities to the commission.

One of the other innovations of the heritage commission legislation is that it allows municipalities to establish a non-lapsing HERITAGE FUND which the heritage commission can spend--after a public hearing and subject to approval of the local governing body, without going back to the town meeting or citywide balloting--to acquire property and property interests (easements, etc.). However, to protect private property rights, neither the municipality nor the commission can condemn property for acquisition with the Heritage Fund.

This is an exact analogue to the conservation fund provisions (RSA 36-A:4 and RSA 36-A:5) which have been in effect, very successfully, for municipal conservation commissions for over thirty years. The heritage commission is also responsible to "manage and control" the acquired property, just as the conservation commission manages and controls the property it acquires under RSA 36:A:4 and RSA 36:A-5.

New Hampshire Revised Statutes Annotated (RSA)

TITLE 64
Planning And Zoning

CHAPTER 674
Local Land Use Planning And Regulatory Powers

Heritage Commission

§ 673:4-a & § 674:44-b

§ 673:4-a Heritage Commissions.

I. The heritage commission shall consist of not less than 3 members and no more than 7 members who shall be appointed in a manner as prescribed by the local legislative body.

II. Each heritage commission member shall be a resident of the city or town which establishes the commission. One commission member shall be a member of the local governing body. One commission member may be a member of the planning board. Not more than 5 alternate members may be appointed. When an alternate sits in absence or disqualification of a regular member, the alternate shall have full voting powers. If there is a historic district commission, one member of this commission shall be an ex officio member of the heritage commission. In determining each member's qualifications, the appointing authority shall take into consideration the appointee's demonstrated interest and ability to understand, appreciate and promote the purpose of the heritage commission.

III. Members of a heritage commission also may serve on other municipal boards and commissions, including but not limited to a conservation commission established under RSA 36-A, and a historic district commission established under RSA 673:4.

Source. 1992, 64:6. 1995, 138:4. *eff.* July 23, 1995.

SECTION 674:44-b

§ 674:44-b Powers.

I. Generally. Heritage commissions shall have advisory and review authority, specifically, as follows:

(a) Survey and inventory all cultural resources.
(b) Conduct research and publish findings, including reports to establish the legal basis for a district and preparation of historic district ordinances within the municipality prior to its adoption or amendment as provided in RSA 675:6.
(c) Assist the planning board, as requested, in the development and review of those sections of the master plan which address cultural and historic resources.
(d) Advise, upon request, local agencies and other local boards in their review of requests on matters affecting or potentially affecting cultural and historic resources.
(e) Coordinate activities with appropriate service organizations and nonprofit groups.
(f) Publicize its activities.
(g) Hire consultants and contractors as needed.
(h) Receive gifts of money and property, both real and personal, in the name of the city or town, subject to the approval of the city council in a city or the board of selectmen in a town, such gifts to be managed and controlled by the commission for its proper purposes.
(i) Hold meetings and hearings necessary to carry out its duties.

II. Property. The commission may acquire, in the name of the town or city, subject to the approval of the local governing body, by gift, purchase, grant, bequest, devise, lease, or otherwise, a fee or lesser interest, development rights, covenant, or other contractual right, including conveyances with conditions, limitations, or reversions, as may be necessary to acquire, maintain, improve, protect, limit the future use of, or otherwise conserve and properly use the cultural resources of the city or town, and shall manage and control the same; provided, however, that the city, town, or commission shall not have the right to condemn property for these purposes.

III. Historic District Commission. Heritage commissions also may assume, if authorized by the local legislative body, the composition and duties of historic district commissions.

Source. 1992, 64:2. 1993, 32:1. 1995, 138:5. *eff.* July 23, 1995.

Appendix XIII

State Laws Affecting Historic Resources

KEY NH LAWS (REVISED STATUTES ANNOTATED) REFERENCING HISTORIC DISTRICT & HERITAGE COMMISSIONS

Definition of historic district commission as a local land use board

672:7	Local land use board

Establishment of local land use boards

673:1,II.	Authority for a heritage commission or historic district commission
673:4	Criteria for membership of a historic district commission
673:4-a	Criteria for membership of a heritage commission
673:5	Terms of local land use board members
673:6	Appointment of alternate members
673:7(c)	Planning board member serving on heritage commission and/or historic district commission

Operational procedures

673:10,I.	Scheduling of meetings
673:11	Designation of alternate members
673:12	Filling vacancies in membership
673:13	Removal of members
673:14	Disqualification of member / conflict of interest provisions
673:16	Staff and finances; acceptance of gifts, grants, and contributions
673:17	Requirements for open meetings and records, referencing RSA 91-A ("the Right-to-Know Law")

Abolition of a heritage commission or historic district commission

673:18	Procedure for abolishing a heritage commission or historic district commission
673:20	Cessation of authority if commission is abolished
673:21	Requirements for transfer of documents upon abolition

Purpose and authority of heritage commissions

674:44-a	Purposes
674:44-b	Powers and duties
674:44-b,III.	Allows heritage commissions to assume the composition and duties of historic district commissions, if authorized by the local legislative body
674:44-c	Allows municipalities to maintain separate heritage commissions and historic district commissions
674:44-d	Appropriations authorized / creation and use of a heritage fund

Purpose and authority of historic districts

674:45	Purposes
674:46	Authority granted
674:46-a	Powers and duties
674:46-a,V.	Allows historic district commissions to assume the composition and duties of heritage commissions, if authorized by the local legislative body
674:47	Procedure for abolishing a historic district
674:48	Limitations of authority
674:49	Enforcement
674:50	Remedies for violations / authority for historic district commission to "institute any appropriate action or proceedings" against violations

Enactment and adoption procedures for historic district ordinances and regulations

675:1,I.(d)	Requirements for adoption of historic district regulations (referencing 674:46-a)
675:1,II.	Requirements for adoption of historic district ordinances (referencing 674:46)
675:2	Method of enactment in municipalities governed by a council
675:3	Method of enactment in municipalities not governed by a council
675:4	Method of enactment by petition
675:6	Method for adoption of historic district regulations
675:7	Notice requirements
675:8-9	Requirements for filing ordinances, regulations, and amendments

Administration and enforcement procedures

676:1	Method for adopting rules of procedure
676:2	Procedures for joint meetings and hearings
676:3	Requirements for issuing decisions
676:5	Appeal to the zoning board of adjustment (ZBA)
676:6	Effect of appeal to the ZBA – stays any action and maintains the status quo pending decision by the ZBA
676:8-a	Requirements for reviewing and acting on building permits / consultations with officials, groups, and persons
676:10	Procedures for enforcement in municipalities without other land use boards and/or land use officials
676:12	Building permits to be withheld while changes in the zoning ordinance or building code are pending
676:14	Determination of precedence of local ordinances and regulations
676:15	Authority to institute injunctions and other remedies or relief
676:17	Criteria for imposing fines or penalties and recovering costs
676:17-a,b	Cease and desist orders and citations

Rehearings and appeals

677:2	Motion for rehearing of ZBA decision
677:3	Procedure on motion for rehearing
677:4-14	Appeal to superior court on any decision of the ZBA
677:17	Procedure for appealing decisions in municipalities with zoning
677:18	Procedure for appeals in municipalities without zoning

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Appendix XIV

District Designations
(New Hampshire Preservation Alliance)

The following can be found on the New Hampshire Preservation Alliance's website, www.nhpreservation.org. Permission to use this material has been granted by the organization. It is excerpted from *Preserving Community Character: A Preservation Planning Handbook for New Hampshire,* which is available to order on the organization's website.

When it comes to recognizing or protecting historic character in a specific area of the community, municipalities have three options, each of which is distinctively different: (1) National Register historic districts, (2) locally designated historic districts, and (3) neighborhood heritage districts. The districts can be separate designations or can overlap with each other. The town's historical resources survey will identify areas within the community where a particular type of district might be appropriate.

1. National Register Historic District

A National Register district is initiated at the local level for ultimate approval by both the state and federal government. Such districts are strictly honorary, and impose no review or restrictions on the use or alterations to properties in the district--unless state or federal funds, permits or licenses are involved. Then a consulting review process must be followed, called Section 106, that aims to eliminate, minimize, or mitigate adverse effects to historic resources brought about by the federally funded, licensed, or permitted action.

Detailed information on National Register historic districts or the Section 106 process may be obtained by consulting the **NH Division of Historical Resources.**

2. Locally Designated Historic District

A locally designated historic district is a zoning district (usually an overlay), created at the municipal level and administered by a local citizen commission. Historic District Commissions review proposals for exterior alterations, new construction and demolition on properties within the district, using regulations and guidelines developed by the community. Property-owner's plans must meet with the approval of the Historic District Commission before construction can begin.

3. Neighborhood Heritage District

A neighborhood heritage district (also known as a neighborhood conservation district) is similar to a locally designated historic district in that both are zoning districts, but the heritage district operates under more flexible, less stringent standards. A heritage district is a group of buildings and their settings that are architecturally and/or historically distinctive and worthy of protection based on their contribution to the architectural, cultural, political, economic or social history of the community. Sometimes a heritage district lacks sufficient significance or integrity to be designated as a traditional historic district. In other cases, the neighborhood or political climate favors looser standards.

Within a neighborhood heritage district, some degree of change is subject to mandatory review and approval. In most instances, the change is defined as major alterations, additions, new construction, demolition or relocation. Some communities have binding review over major changes and advisory review over minor changes, such as window replacement, applying synthetic siding, removing architectural trim and demolition of a part of a building, such as a porch. Overall, heritage districts seek to limit the detrimental effect of alterations, additions, demolitions and new construction on the character of the community through a combination of binding and non-binding regulatory review.

Nationally, towns and cities with heritage districts report that they have helped to reduce teardowns, increased or preserved the supply of affordable housing, revitalized neighborhoods close to downtowns, guided small business expansion into residential areas, and prevented larger commercial encroachment.

There is a high degree of citizen participation in creating a heritage district. The neighborhood initiates the process, with support and assistance from the heritage commission and planning board/staff. Residents develop the standards under which the district is administered by deciding what the special qualities of the neighborhood are and what type of change they wish to avoid. Once the district is established, neighborhood representatives sit on the review board.

Advantages:

- Offers an alternative when a locally designated historic district is not likely to be well-received
- Those most affected are responsible for creating, tailoring and administering it
- It is less stringent than a locally designated historic district

Disadvantages:

- Less restrictive nature may not provide adequate protection, particularly if the district contains highly significant or architecturally distinctive buildings
- May not prevent major remodeling and loss of important architectural details