

4. Historic Resources

Overview — *Historical resources are a key component to the town's image.*

The identification, preservation, renovation, and management of historical resources in the Town of Sandwich are key factors in developing policies and strategies to be embodied in the Town's Master Plan. Specifically, it is important to:

- Maintain the physical appearance of Sandwich, which defines most people's image of the Town;
- Attract vacationers and tourists, who, in turn, are significant customers for local business enterprises;
- Support the local construction industry;
- Maintain and improve the local tax base; and
- Enhance the quality of Town Boards' decision making in land use approval applications.

Based on the Historic Resource Survey conducted for the Historic District Commission in 2008, the Community Survey conducted by the Master Plan Update Committee in 2009, and the three public forums during 2009, the people of Sandwich have clearly indicated a high preference for protection of its natural and historic resources.

The historical landscape is a reflection of the town's agricultural past, including both the rural and village areas where agricultural products were milled and sold and supportive businesses and civic institutions thrived. The Town's historic architecture, cemeteries, stone walls, views and roadways are essential components of the charm which residents and visitors alike find so compelling. The identification, preservation, renovation, and management of historical resources are important not only to maintaining townspeople's image of the town, but also an opportunity to provide an important source of economic activity.

Much of the information and material for this chapter came from the following sources:

- *Sandwich, New Hampshire, 1763-1990—A Little World By Itself*, Sandwich Historical Society, 1995
- *Exposed, Unbanked, Weatherbeaten, Knowledge Box: the Schools of Sandwich, New Hampshire 1802-1950*, Compiled by Joan Cook, Sandwich Historical Society, 2004.
- Excursion Reports of the Sandwich Historical Society, various
- Personal communications: Matt Power, Director, Sandwich Historical Society; Sandwich Cemetery Board of Trustees; Joan Cook; Boone Porter.

Summary of History

In 1763 the royal governor at that time, Benning Wentworth, granted a group of Exeter residents a charter for a new town—Sandwich -- in honor of John Montague, the Fourth Earl of Sandwich. The grantees, or proprietors, were responsible for laying out the town and settling the new residents. The Proprietors formed a Settling Committee which visited the town and discovered the area to be so inaccessible that they appealed to the Governor for additional land. The Governor granted this request, and today Sandwich is one of the largest towns in the state—approximately 94 square miles.

The first settlers arrived in 1767, entering the town from the south through Moultonborough and settling in what is now Lower Corner and Wentworth Hill. Records show that by 1773 there were 204 inhabitants, and by 1790 the population of the town was 905. The first church meetinghouse (Congregational) was built in 1824, while the first two schools were built in 1800 (Elm Hill School) and 1825 (John Quincy Adams School). By 1830, Sandwich was a thriving community with farms, traders, mills, schools, churches, and local artisans, with a population reaching 2,744, far more than the current population of 1,366 (*NH OEP, 2007*). Even during this period the primary areas for settlement were Lower Corner, Center Sandwich and the Notch Road. The latter was in part the result of this road being on a primary trade route that was a major link between the Pemigewasset Valley and the Seacoast.

Based on current research and evidence there does not appear to have been any early Native American Indian settlements in Sandwich. There is evidence of such settlements around Ossipee Lake, Plymouth and Lake Winnepesaukee. It is believed that Indians traversed the town as part of their trading and migration pattern.

Most of the settled land area in town was devoted to agriculture. The form of the agricultural landscape was directly related to the original town survey that created a rectilinear pattern of land subdivision. Much of the original and current road system was constructed to access these agricultural lots. Today's rural landscape is a reflection of the original agricultural landscape—the layout of property lines, stone walls, fences and fields derive from the original survey. Almost all of the farms were below 1500 feet, and although the most desirable locations were on lower hilltops, such as Wentworth Hill, there were many on relatively steep hillsides in such locations as Sandwich Notch, Mt. Israel, and the Squam Mountains. These farms produced hay, corn, wheat, oats, and potatoes and kept primarily cattle, sheep and hogs.

Closely associated with the agricultural activity were the water powered mills that processed corn and grain produce, wool and timber. At one time there were 36 mills, with major clusters near Center Sandwich and Weeds Mills in North Sandwich.

By 1850, with a population of 2,577, there were 380 farmers, 32 shoemakers, 22 laborers, 10 carpenters and cabinetmakers, 8 blacksmiths, 4 millers and 4 clergy. There were also 9 physicians.

As opportunities for more suitable farm lands opened up in the mid-west and larger, more efficient mills grew in the larger urban centers of New Hampshire and Maine, residents began to migrate from Sandwich. This out-migration continued until the middle of the 20th century, when the town's population reached low point of 620 in 1960 (*US Census*).

Primary Historic Areas—Provide Sandwich's Historic Character

The Town of Sandwich is fortunate to have numerous historic assets, including the designation of two areas as National Register Historic Districts, so designated by the National Trust for Historic Preservation. These are Center Sandwich and Lower Corner.

National Register Historic Districts

Center Sandwich

This area was listed on the National Register in 1986 based on its well preserved 19th century New England Village and a high concentration of architecturally important 19th and early 20th century buildings. The village grew up at a major crossroad near the Red Hill River where the first grist mill and first sawmill were located. The major spur to the Center's growth was the completion of Sandwich Notch Road, which provided one of the few passable gaps in the White Mountains, allowing trade to the Seacoast. The current major roads in the village were constructed by the 19th century, including Main, Skinner, Grove, and Maple.

Today this district includes seventy-three (73) properties, including four (4) empty lots. Fifty-five of the sixty-five major buildings in the National Register District were erected before the Civil War. Only four buildings have been added since 1900. Unfortunately, many of the buildings cannot be dated with great precision. In addition, many of the Greek Revival structures that dominated Center Sandwich from the 1860's were lost to fire and destruction by the 1930's. See figure 4-1.

Figure 4-1. Historic Center Sandwich



The major historic buildings within this district include the Town Hall, Library, Post Office, Methodist Episcopal Church, the Baptist Church (the two now collectively constituting the Federated Church which holds services in both churches), the Red Mountain Masons Lodge, the Sandwich Historical Society, the Mount Israel Grange and Sandwich Home Industries.

The Sandwich Town Hall had been previously listed on the National Register as a single building. The Hansen's Annex Building (dates to 1839) had begun separate nomination papers, but then became incorporated in the Center Sandwich nomination. It is one of the remaining structures that retain Greek revival detailing.

In 1934 there was a major fire that destroyed seven historic buildings in the Center, mostly Greek revival buildings. The Sandwich House burned at an earlier date. The White house that used to be in front of the Quimby Barn was arson related. After the 1934 fire, there was a town wide survey conducted by the Quimby Trust to find out what the townspeople wanted. As a result, on lands controlled by the trust, the following were constructed: Quimby Field, Center Sandwich green, Home Industries, and several fire ponds. The trust also acquired a building that was converted into the Quimby School.

Lower Corner

This area was listed on the National Register in 1986. It is a small, attractive village located southeast of Center Sandwich that sits on Wentworth Hill, allowing views to the White Mountains, Ossipee Mountains and Red Hill. The village contains fine examples of 18th and 19th century buildings. It is also home to the original settlement in Sandwich by the Daniel Beede family. The village grew up primarily on what is Route 109 today and incorporates intersections with School House Road and Little Pond Road.

The Lower Corner National Register Historic District contains twelve properties which contain 32 buildings -- 12 major and 20 outbuildings. Of the 12 major buildings, nine were originally residences and the others included a saw mill, store and printing office. Today, the saw mill is used for storage, the former brick store is now a home with a craft studio and the rest are all residences.

The village is generally similar in its architectural style. With the exception of the original store building which has a brick exterior, all other building are wood construction, most of them with clapboard exterior construction. The major buildings all date from the 19th century and are also are similar in height (2 ½ stories). They represent the vernacular architecture of the 19th century and the Greek revival style.

Sandwich Notch

Although this road and surrounding historic landscape is currently incorporated into the White Mountain National Forest, in 1973 this area was nominated to be listed on the National Register of Historic Places. Although it was not officially listed, its historical significance is still very important to the Town of Sandwich. There are still remnants of early settlements, especially near Beede Hill Road and the Beebe River, as well as abandoned cellar holes, grown-over fields, and small family cemetery plots. The road maintains much of its initial engineering qualities, including layout, grading and log-and-plank bridges with fieldstone abutments.

National Register Individual Sites

Other significant historic resources that have been included on the National Register of Historic Places include the North Sandwich Meeting House (1986), the Bradbury Jewell House (1986) and the Durgin Bridge (1983)

North Sandwich Meeting House

The North Sandwich Meeting House, located on Quaker Whiteface Road, was built around 1881 as a gabled roof meeting house with clapboard walls set on a granite foundation. This building replaced the original structure that had been built in 1814. Most of the building is occupied by a large, tall auditorium, with a balcony overlooking the auditorium. This meeting house represents a late stage in the evolution of Quaker meetinghouses, since it no longer employed a separate entry for each sex. The single entry and undivided auditorium was clearly designed for an integrated congregation. The building is also a good example of the “plain style” of Quaker architecture, with limited ornamentation such as the entablature over the entry. This meetinghouse is now the only well preserved Quaker meetinghouse in Carroll County.

Bradbury Jewell House

The Bradbury Jewell House, built in 1803 by Bradbury Jewell, is located on Ferncroft Road in the Wonalancet section of Sandwich. It is a central chimney cape set on a cut granite foundation that is clad in clapboards, except for a lower course of shingles on the front façade and two sides. There is a 1 ½ story gable-roofed wing on its east gable end. This cape is characterized by a large brick chimney that rises from the center of the main gable roof. Also on the property is a tall, gable-roofed barn that was built in 1806. Jewell lived in the house all his life, and it was owned by his descendents until 1909. After this the house became an annex to the Ferncroft Inn and subsequently fell into disrepair until the 1960’s when the new owners renovated the home. The interior was largely restored to its’ original appearance. Today, this home represents a good example of an historic cape, notable for its good proportions, symmetry, and well preserved interiors.

Durgin Bridge

This bridge is the fourth to span the Cold River since 1820. The current bridge dates to 1870. The bridge is named for James Holman Durgin (1815-73) who ran a grist mill nearby and drove a stage from Sandwich to Farmington. The bridge was a link in the underground slave railroad, Sandwich to Conway. It is also the site of the town’s only state sponsored historic marker.

NH State Historic Register Sites

There are no designated state Historic Register sites in Sandwich

Other Significant Historic Resources

Cemeteries

A major historic resource within the Town of Sandwich is its cemeteries. Based on the 1995 publication *Sandwich, New Hampshire, 1763-1995*, there are 85 cemeteries. Some of these may have been a single headstone, but more likely they were a family grave site on the small farms scattered throughout the community. By the late 1800's, there were more formal cemeteries that were under the auspices of churches or associations or the Town of Sandwich itself. Much of the cataloging of cemeteries was done by Robert Burrows in 1975-76. He produced maps of cemetery locations and a history of the burial grounds. This process is described in the Sandwich 1976 Excursion Booklet. The first burial ground is in Lower Corner on Wentworth Hill, on the property first owned by one of the town's original inhabitants—the Beede family.

The town is directly responsible for three cemeteries: Grove Street, Elm Hill and North Sandwich. Separate private associations are responsible for five other cemeteries—the Rural Cemetery (Baptist Church), Vittum Hill, Little's Pond and two Quaker Cemeteries. The remainder are private burial grounds, approximately 60-70 of which have been abandoned. It has been reported that there is at least one Indian burial ground within Sandwich, although its location is not in the public records of the town.

The town has established the Sandwich Cemetery Trustees, in accordance with NH RSA: 289 and 290, who are responsible for the maintenance and upkeep of the town cemeteries and the abandoned private cemeteries. The Trustees are also responsible for managing and controlling the burial process for any Sandwich resident who may wish to be buried in a town cemetery. In addition to funds from the town's general fund there are a number of individual trusts that provided the necessary funds for maintenance.

Schools

The first school districts were established in 1794 and the first school was Elm Hill, as shown in Figure 4-2. Built about 1800, there is no record of when it was closed. The first schools in Lower Corner were Potash, later called Little Pond in 1808, and the John Quincy Adams School built in 1825. One of the first schools in Center Sandwich was the Center School,

Figure 4-2 Elm Hill School



built in 1806. The first schoolhouse in North Sandwich was built in 1810, and by 1847 there were 25 schools, all single rooms with one teacher. All of these schools have closed, and today there is just one school -- the Sandwich Central School in Center Sandwich on Squam Lake Road which serves as an elementary school with grades K –6. Built by the town in 1950, it was operated by the Sandwich School District as a grades 1-8 school until 1963 when it was merged into the Inter-Lakes School District. The auditorium/gymnasium and cafeteria were added in 1990.

While many of the original buildings have been lost, a number still remain. Almost all of the early schools were very crude and rustic. Most of the buildings standing today are the second and third building on the property, replacing the smaller, cruder buildings.

These include:

- Little Pond School—Originally built in 1806, the present building was constructed in 1825-26. Closed in 1890, this structure has been relocated to a site where it is situated between a house and barn, acting as a family room.
- Whiteface School—Built in approximately 1810, the present building was built in 1845. Closed in 1943, this structure now serves as a vacation home.
- North Sandwich School—The present building was built in 1856, although the original was constructed in 1810. It was closed in 1950, and since then it has had several owners and now acts as an art gallery.
- Center School—Originally built in 1806, the current structure was built in 1855 and closed in 1950. This building is part of the Sandwich Children’s Center, which added a major addition in 1999.
- Harmony School—Built in 1807, and after 1860-70 was turned into a residence.
- Chicks Corner School— Originally built in about 1806. The current building was built 1839 and closed in 1944. It is now a studio to go with the Thompkins house across the dirt road.
- Vittum Hill School—The original building was constructed in 1822. The current building was constructed in 1889 and closed in 1925. It is now a home.
- Great Rock School—Original building constructed in 1807. Current one built 1916 and closed 1920. In 1948 this structure was moved a half mile down the road and made into a garage.
- Thompson School—Built about 1831 and closed around 1910-20. It was moved to the Taylor home and became a blacksmith shop. Later the property was sold to the Speers family, who renovated it and it became the site of summer hymn sings.
- John Quincy Adams School—Now known as Lower Corner School, it was built in 1825 and closed in 1950. This original structure is the only one to have been built at that site. Currently owned by the Sandwich Historical Society and maintained as a historical school and open to visitors in the summer. The local 4th & 5th grades spend a day here every other year to reenact a day in the 1800s.

It is the only remaining school building that has not been converted to another use.

(Much of this section taken from *Exposed, Unbanked, Weatherbeaten, Knowledge Box: the Schools of Sandwich, New Hampshire 1802-1950*, Compiled by Joan Cook, Sandwich Historical Society, 2004 Also from personal communication with Joan Cook)

Churches

The history of Sandwich was closely tied to the formation of religious groups and the construction of church buildings or meeting houses. At one time or other there were eight churches, all of which were located in one of the three primary villages—Center Sandwich, North Sandwich and Lower Corner. There were also three churches in the Whiteface section of Sandwich.

The first church was built in the Center in 1793 by Free Will Baptists. Although renovated and reconstructed over the past 200 hundred years, this wood frame structure with a steeple and belfry still stands on Church Street. It has been incorporated into the Center Sandwich National Register Historic District.

A second meetinghouse was built in the Center by Quakers on the land owned by the Hoag's and was used until 1862 when it was burned to the ground during the Draft Riots when there was resentment of the Quakers. The foundation still remains at the back of the Hoag garage. Shortly afterward a third Quaker Meeting House was built in the Center and sold to the Grange in 1890. The Grange Hall, shown in Figure 4-3, is currently owned by the Sandwich Historical Society. At one point, during the middle of the 19th century, there were approximately 700 Quakers or almost 1/3 of the town's population. A fourth Quaker Meeting House was constructed in 1881 North Sandwich on the Quaker Whiteface Road. This structure still stands today, and is listed singly in the National Register of Historic Places. (Joan Cook, *Personal Communication*, 9-14-10)

Figure 4-3. Grange Hall



The Methodist Meeting House that still stands in Center Sandwich on Main Street was originally constructed in 1825 on Skinner Street and later moved to its present location. This wood frame structure with steeple has also been renovated several times during its history.

There were three churches in the Whiteface section of town. The White Church on corner of 113A and Wing Road was built 1825 by Freewill Baptists. The Brick Church built in 1832 by the Congregational Society of North Sandwich was dismantled in 1940. The foundation still exists. The Messiah Church built 1898-99 also known as the Baptist Evangelical was used only a few years, then fell into disrepair. It burned the night of July 4th 1940. (*Joan Cook, Personal Communication, 10-14-10*)

Local Efforts for Protection of Historic Resources

Sandwich Historical Society

The Sandwich Historical Society was established in 1917 to preserve “some of the early local furnishings, equipment for home and farm, records, and so forth, which were of historical interest to the town, things we were troubled to see being neglected, destroyed, or taken away from Sandwich.” Today, “the mission of the Sandwich Historical Society is to collect and preserve the material culture and historical record of the town of Sandwich, and to use these resources in service to the public through educational experiences and outreach to the community”. The Society has been active in preserving property, objects and vehicles, documents, photographs, and other ephemera, which represent the history of Sandwich. The Society’s signature event is the annual excursion to celebrate a particular aspect of Sandwich history, and the annual excursion bulletins document the people, places and times of Sandwich.

Although the Society does not actively search out properties to preserve their historical character, the Society has been fortunate to be gifted properties to be used to further the Society’s mission.

Elisha Marston House In 1927 the Society acquired the Emma Gilman property, formerly the Elisha Marston house, built circa 1850. In 1936, the Society opened the attached barn for an exhibit of collections of tools, herbs, and weaving. In 1941 Herbert Warner constructed a replica of a small country store in the converted woodshed. In 1972 an addition was constructed onto the museum. It opened in 1973 with a large exhibit room downstairs and room for meeting and a library upstairs.

Lower Corner School House. This school was created in 1825 as the John Quincy Adams School. After serving as a private summer home for many years, the Sandwich Historical Society obtained the building in March 1990. See School section above for further description.

Mt. Israel Grange No. 158. The Grange was organized on Dec. 22, 1890 and in 1891 the Grange voted to buy the Quaker Meeting House. The Grange Hall was remodeled in the early 1890’s by Hacker Hall of North Sandwich. A second floor was added with other improvements for its new use. By June 1994 the Grange sold the building to the Sandwich Historical Society for \$10. Since then a number of repairs have been undertaken including a new roof and rebuilt the

chimney in 1994. In 2008 the Society initiated a long-range plan to make the grange a place for programs and a home for the Jr. Historians. Grant money has been found to undertake a number of repairs.

Figure 4-4. Quimby Barn (Transportation Museum)

The Quimby Barn. The “Quimby” barn once belonged to Dr. Charles White in the nineteenth century and the site is referred to as part of the Dr. Charles White Homestead. The homestead was destroyed by fire on November 22, 1923. The barn (See Figure 4-4.) is the last remaining building on this historically significant site. In 1927, Ellen White (the doctor’s daughter) sold the land and barn to the Quimby Trustees for the Quimby School, which operated as



a high school between 1921 and 1963. When the school was closed, the structure and land were sold to the Sandwich Fair Association. The building is currently leased for \$1 per year by the Sandwich Historical Society from the Fair Association. The Quimby Barn became the home of the Transportation Museum in 1991.

Sandwich Coach. In 2006 the Board of Selectmen, the Sandwich Fair Association and the Sandwich Historical Society signed an agreement that the future maintenance, care and housing of the Concord Coach XVI would be a shared responsibility.

Forbes Building. The Forbes house was located on Main Street just north of the Red Hill River bridge. The building is an example of the Federalist style construction common in the historic district. In 2008, the Sandwich Fair Association bought the property from Keith Forbes and in the spring of 2009 the house was set to be demolished. At the request of the Sandwich HDC, the Sandwich Historical Society prepared a mitigation plan and budget to salvage the historical elements of the building. The Fair Association sold the historical elements to the Society for \$1. The historical elements of the Forbes building are currently in storage awaiting use.

The facilities owned or operated by the Society represent a key component of the history of Sandwich and also provide the infrastructure necessary for the Society to meet its mission. The future plans for the facilities of the Society are to make sure all buildings are well maintained and energy efficient, and to preserve the historic nature of the facilities and the collections while creating increased accessibility to the public. The Society believes in

setting an example by promoting the adaptive reuse of historic buildings while enhancing the historic quality of the village center.

Historic District Commission

The Sandwich Historic District Commission was established in 1983 to preserve the unusual concentration of structures and places of historic and architectural value within the locally defined Center Sandwich Historic District. In its guidelines the Commission states as its purpose to:

- Preserve the ambience of buildings and their setting in the Historic District
- Encourage the maintenance of such buildings
- Ensure that the exterior of existing and new buildings are in visual harmony and scale with the neighborhood, and
- Strengthen the local economy by conserving property values.

The Commission manages building activities within the district through a review process that requires an application for a Certificate of Appropriateness. If the applicant meets the Commission's guidelines, a certificate can be issued.

The strong presence of both the Sandwich Historical Society and the Historic District Commission is testimony to the town's support for the preservation and protection of the community's historical and cultural resources and landscapes.

Techniques for Protection of Historic and Cultural Resources

National Register of Historic Places

Structures, sites, and districts of important historical or architectural significance may be nominated to and listed on the National Register, a federal listing. Sandwich has already had a number of sites as well as districts listed through this process, as noted earlier. Such a listing provides protection to the property relating to federally approved or licensed actions. Any federal action, like constructing a federally aided highway near such a structure, would require an environmental impact assessment to determine if the listed property could be adversely impacted by the proposed Federal action. Listing on the National Register provides no protection against demolition or alteration by a private owner. Structures normally have to be at least 50 years old before being eligible for National Register status.

State Register of Historic Places

The New Hampshire State Register of Historic Places is one part of the state's efforts to recognize and encourage the identification and protection of historical, architectural, archeological and cultural resources. These irreplaceable resources may be buildings, districts, sites, landscapes, structures or objects that are meaningful in the history, architecture, archeology, engineering or traditions of New Hampshire residents and communities. The State Register is administered by the New Hampshire Division of Historical Resources (NHDHR), which is the state's Historic Preservation Office. Sandwich has not listed any sites through this program.

Neighborhood Heritage District

A neighborhood heritage district is an area within a community that is intended to focus on protecting the particular character of an area. It is usually intended for protection of historic heritage, but does not have to be. Such districts can be established through the zoning powers of a community. The chief objective is to protect *neighborhood* character and the shared features of buildings located there, rather than *details*, such as window sash, doors, and trim, pertaining to individual buildings. The term "character" implies the district will protect those significant features that define a property or setting. What those features might be are decided by the community. For more see: *Neighborhood Heritage Districts: A Handbook for New Hampshire Municipalities*, NH Division of Historic Resources, 2008.

Purpose

The potential purposes of a neighborhood heritage district are wide and varied and should be tailored to meet the goals of the community and the district in question. Typical purposes would include:

- to protect the distinctive characteristics of the district's setting, buildings, structures, landscape features, and public spaces in a manner that is supported by the Master Plan
- to encourage both traditional design and building forms
- to encourage contemporary design that enhances the district
- to retain traditional development patterns and allow for adaptive reuse of existing structures
- to retain a pedestrian-friendly, accessible environment
- to retain the diversity of uses that have traditionally existed in the district
- to serve as a buffer to a local historic district [or other zoning districts]

Designation as Certified Local Government (CLG)

The Certified Local Government (CLG) program is designed to provide an opportunity for local governments to become more directly involved in identifying, evaluating, protecting,

promoting and enhancing the educational and economic value of local properties of historic, architectural and archaeological significance. Created by the 1980 amendments to the National Historic Preservation Act, the CLG program requires that the Division of Historical Resources (DHR) designate at least 10 percent of its annual Historic Preservation Fund allocation from the Department of the Interior to local governments that have become Certified Local Governments. Sandwich has not been designated as a CLG.

Tax Incentives for Protection of Barns and Agricultural Buildings

NH RSA 79-D, creates a mechanism to encourage the preservation of historic New Hampshire barns and other agricultural buildings by authorizing municipalities to grant property tax relief to barn owners who (a) can demonstrate the public benefit of preserving their barns or other historic farm buildings, and (b) agree to maintain their structures throughout a minimum 10-year preservation easement. This voluntary program encourages barn owners to maintain and repair their buildings by granting them specific tax relief and assuring them that assessments will not be increased as a result of new repair work. The program provides a means to give new economic life to buildings which are architecturally or culturally important, but whose original economic function has ceased to exist. While requiring the historic preservation of the buildings' exteriors, the statute allows interiors to be retrofitted into retail, office, or other uses.

Undertaking this program could contribute to the historic landscape and economy of Sandwich by:

- making the Town more attractive to vacationers and tourists;
- creating employment opportunities for the local construction industry;
- providing opportunities for additional retail and office space, and
- reusing large, older structures for public benefit.

It is closely modeled after New Hampshire's open space discretionary easement program (RSA 79-C), which authorizes local governments to grant property tax relief to encourage the preservation of open land. The statewide guidelines include consideration of whether there is local interest and support for the structure's preservation, its historic and agricultural significance, and the degree to which tax relief will encourage its preservation.

The NH Preservation Alliance has established a program to assist landowners with maintenance of historic barn structures. The Historic Barn Assessment Grant Program was created by the NH Preservation Alliance, in conjunction with the Division of Historical Resources and the New Hampshire Historic Agricultural Structures Advisory Committee, to help barn owners assess the needs of their historic structures. The program offers competitive matching grants of \$250 or \$400 to hire a barn assessment consultant who determines what's required to stabilize, repair and reuse the structure.

Investment Tax Credits

An owner of income-producing property (not including an owner-occupied private residence) listed on the National Register may be eligible to apply for an investment tax credit of 20 percent of a certified rehabilitation project through the Federal Historic Preservation Tax Incentives program. The tax credit can provide a significant economic incentive for commercial developers to rehabilitate an historic property that otherwise would not get rehabilitated. The reason that this is important from an historic preservation standpoint is that the work must be done to federally approved standards. This program is administered through the State Historic Preservation Office.

Historic Districts by Local Governments

Another mechanism to provide protection for historic resources is the creation of a locally controlled historic district for areas with a distinctive historic and/or architectural character. Sandwich has adopted one such district—Center Sandwich. Under 674:45, "The preservation of structures and places of historic and architectural value is hereby declared to be a public purpose."

Historic districts include all the buildings within the district. They do not prevent the ordinary maintenance or repair of the buildings, nor do the districts prevent new construction within the district. Their purpose includes: "preserving (and reflecting) elements of...cultural, social, economic, political and architectural history, conserving property values, fostering civic beauty, strengthening the local economy and promoting the use of a historic district for the education, pleasure and welfare of the citizens of a municipality." (RSA 674:45 I-V).

Heritage Commissions

Under RSA 674:44 communities may establish heritage commissions that have similar powers and duties as conservation commissions. Unlike historic district commissions that have regulatory powers within specific areas of a community, the heritage commission advises and assists other local boards relative to the value of historical, cultural and archaeological resources throughout the community. Currently, if a project is located outside the boundaries of the current historic districts there is no official process to provide information regarding its impact on historical resources.

The commission may also accept and expend funds for the protection of heritage resources. This may be accomplished through a non-lapsing heritage fund similar to the conservation fund that may be established for conservation commissions. Sandwich has not designated such a commission.

Preservation Easements

Another method of providing protection for historic properties is to grant a preservation easement to insure the preservation of the character-defining features of a property for the public's benefit. The extent of the protection is dependent on the strength of the easement. Some easements protect just the façade of a building. Others protect the larger preservation values, including, but not limited to:

- the exterior and interior architectural features,
- materials,
- landscape features,
- outbuildings,
- fences, and
- archaeological resources of a property.

The easement is granted by the owner to either a governmental unit or a non-profit corporation in the historic preservation field. The New Hampshire Division of Historical Resources protects a variety of properties through preservation easements. Term easements (easements that expire after a predefined period of time) and perpetual easements (easements that never expire) have come through state and federal land transfers, mitigation through the review and compliance program, and substantial federal grants for building projects like the Save America's Treasures program.

Fee Simple Purchase/Gift

Either a governmental unit or a non-profit historic preservation organization might use this technique to purchase or receive a gift of a building for that entity to preserve and maintain for the public to view. Purchase of the Emma Gilman house and property by the Sandwich Historical Society is an example.

Preservation of Other Resources

Sandwich, because of its farming heritage, has an interesting array of natural vistas and landscape features that may be worthy of preservation. For example, there are surviving farmsteads, rolling fields, mature trees, stone walls and rural roads that all contribute to the historic and cultural character of the community. These features are not suitable for protection through historic districting techniques. In these circumstances other techniques might be suitable including:

Scenic Roads

Roads with attractive large trees and/or stone walls along the side may be designated as scenic roads under New Hampshire Statute RSA 235:157. Sandwich has already taken

advantage of this provision by designating almost all of its local roads as scenic. If a scenic road is designated by a Town Meeting vote, then no repair, maintenance, reconstruction or paving work may be done if it involves removal of certain size trees or demolition of stone walls unless the Planning Board has held a public hearing and has given its written consent. Additionally, the Planning Board, in its Subdivision and/or Site Plan Review procedures, may want to have a provision to modify its road standards if a designated scenic road is part of or adjacent to a proposed development. Such a provision would provide an opportunity to ensure that the standards of the subdivisions roads would be consistent with an existing scenic road. See also discussion of Scenic Roads in Transportation Chapter.

Scenic Easements

It is also possible for a landowner to grant an easement over his/her land in order to protect views, vistas or other features that are worthy of protection. When such easements are granted to a non-profit or governmental organization, if the fair market value of the property is reduced by these restrictions, then the owner may be eligible for a reduction in property taxes.

Assessment of Historic Landscapes

This technique for assessment of historic resources is used by the National Park Service to identify historic landscapes, not just buildings, structures or artifacts. It is based on the *General Guidelines for Identifying and Evaluating Historic Landscapes* prepared for the Federal Highway Administration by the Environmental Program of the Californian DOT

Such an assessment might provide Sandwich with the opportunity to integrate the natural and historic landscapes of the town as a basis for long-term management and protection. The definitions of the four original National Park Service landscape types can be useful in the process of identifying and analyzing a resource, although any such study could derive more locally relevant categories. While the specific historic landscape definitions may not directly apply to the town, they do provide a good starting point for such an assessment.

Historic vernacular landscapes have evolved through use. They have been shaped by human activities and reflect the physical circumstances and cultural character of daily lives. Examples include agricultural and mining areas.

Historic designed landscapes present a conscious work of creation. They were designed according to design principles or in a recognized style or tradition, and may be important in the field of landscape architecture. Examples include formal gardens, cemeteries, and parkway.

Ethnographic landscapes contain natural and cultural resources that people associated with these features define as heritage resources. Examples include contemporary settlements,

sacred sites, important topographic features, and can also include individual components, such as small plant communities or ceremonial grounds.

Historic sites are significant for association with a historic event, person, or activity, where the location itself possesses historic, cultural, or archeological value. They are usually small-scale, relatively simple landscapes, although substantial archeological resources or extensive areas where historic event occurred may cover larger areas. In addition to archeological sites, they include places associated with important events or individuals, such as a battlefield, birthplace, or ceremonial site.

Issues and Challenges

The Town of Sandwich is very cognizant of not only its history, but also the value of its remaining historic resources as part of its present day fabric. The fabric includes the interweaving of its historic, natural and scenic resources that is unique even among other New Hampshire communities. Through various recent surveys and community forums, it has been made clear that the community wishes to maintain and preserve the natural and historic heritage. This heritage includes numerous buildings, village areas, churches cemeteries, mill sites, scenic roads and National Register Historic sites.

While the community has done much to protect such resources such as through the designation of Center Sandwich as a local Historic District, there will be further challenges as the community grows and changes. Some of this can be done through such organizations as the Sandwich Historical Society, some can be accomplished through town programs and policies, while much can be done with through individual land owners who may own valuable historic buildings, structures or artifacts.

The key challenge will be to preserve the town's rural, historic and small town character while managing change and growth.

Action Plan

Vision Goals for Historic Resources

Protect Sandwich's historical resources, natural environment, scenic beauty, open space, clean water, and wildlife through well-managed growth and careful planning.

Preserve the town's rural, small town character and the traditional New England style of its villages.

Objective HR 1: Protect and preserve Sandwich's physical and structural historic and cultural resources.

Actions

HR1.1: Consider establishing a Heritage Commission under the provisions of RSA 674:44 that can advise the Planning Board or other community boards relative to the value of the town's heritage (historical, archaeological, and cultural) resources.

HR1.2: Prepare a comprehensive historic resources inventory—both written and photographic—of all historic sites and buildings in the Town of Sandwich based upon information collected and published for the Heritage Walks (ref HR 3.1) and other relevant documents.

At present, Sandwich has a remarkable library and archive of its history and historical/cultural assets. Except for the documentation done for the National Register historic district and historic site designations, much of this information is contained in town histories or publications like the annual Sandwich Historic Society excursion booklets. It would be helpful to organize and update this information into a living document of resources that describes, locates and maps each of the town's historic assets, such as by historic homes, churches, schools, cemeteries and mill sites.

HR 1.3: As a complement to Action HR 1.2, consider conducting a comprehensive historic landscape survey of Sandwich, including its villages and rural landscapes, based on the guidance document *General Guidelines for Identifying and Evaluating Historic Landscapes*.

HR 1.4 Apply to become a Certified Local Government (CLG) through the NH Division of Historic Resources to allow Sandwich greater opportunity to identify, evaluate, and protect local properties of historic, architectural and archaeological significance.

Objective HR 2: Preserve and enhance the scenic and historic quality of Sandwich's rural landscape and roadways.

Actions

HR 2.1: Manage the gateways into town, such as Squam Lakes Road, Skinner Street, Maple Street and Wentworth Hill Road, to protect their historic character and landscape quality; and also ensure that new development is consistent with this character.

HR 2.2: Work with the New Hampshire Division of Historic Resources and the Department of Transportation to manage location of road signs to avoid interference with the view of historic resources from public roads, and, where appropriate, to place historical markers to heighten awareness of historic resources.

Objective HR 3: Maintain historic educational programs that enhance citizen awareness of Sandwich's unique history and the numerous surviving artifacts of its history and culture.

Actions

HR 3.1: Establish permanent heritage walking trails in Center Sandwich and Lower Corner that would include a map and permanent interpretive markers for specific historic properties.