



Part 1: Regulatory Preservation Tools and Strategies

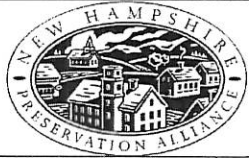
(alphabetical order)

Draft August 8, 2014

Tool	Regulates	Benefits	Type / Extent	Adoption	Administration	Examples	Statute or Authority
Barn Easement RSA 79-D	Municipality grants property tax relief to owners of historic barns in exchange for preservation easement	Public benefit in preserving historic agricultural structures. Assessed value of barn is reduced, reducing property tax.	Authorized by state statute	Barn owner applies to selectmen or city council by April 15 of year in which tax relief is desired.	Board of selectmen, heritage commission, or other.	87 towns in NH now have at least one. Hopkinton, Cornish, Jaffrey,	RSA 79-D
Demolition Review Ordinance	Provides for a process in a fixed period of time (usu 30 – 90 days) to explore alternatives to demolition for significant historic structures.	Provides collaborative forum, early on in building permit process, to respond to immediate threat of loss and work with owner toward better outcomes.	May apply to entire community or to limited designated area (local Historic District or NHD would have similar provision)	Usually adopted as amendment to Building Code; review triggered in several ways linked to building permit or site plan review.	Usually administered by Heritage Commission. Allows time (30 - 90 days) to evaluate significance, hold public hearing, work with owner, and if necessary, document and salvage building elements.	Concord, Keene, Exeter, Laconia, Stratham, Weare, Windham	
Design Review (Architectural Review)	Provides level of design review at beginning of building process to maintain uniform design standards; especially helpful to developers	Manages the appearance of new construction and rehabilitation, protects existing character, and articulates community vision	Process is same within local historic district		Design review committee reviews applications and makes recommendation to Planning Board.	Concord, Meredith	
Community Revitalization Tax Relief Incentive RSA 79-E	Offers tax incentive for redevelopment and new investment when project preserves historic	Helps restore deteriorated downtown properties to active use, creates new	Limited to downtowns or village centers unless 2013 amended	State enabling legislation in place; must be adopted locally.	Applicant projects subject to individual review and approval by ?	Berlin, Concord, Groveton, Hopkinton, Hooksett,	

	character; may also include energy investments.	housing, improves energy efficiency of historic properties.	version has been adopted, then to entire municipality.			Manchester, Moultonborough, Pittsfield, Rochester, Stratham, Warner.	
Form-Based Code	Maintains setbacks, form, massing, height, and to some extent materials, without regulating specific architectural features.	For new construction, infill and major additions, helps maintain harmonious streetscape without regulating detailed aspects of historic character.	Provides alternate to traditional zoning in that form, rather than use, is specified and regulated.	Adopted as part of municipal building code. Requires less specific knowledge of historic buildings than other tools.			
Local Historic District		Manages the appearance of new construction and rehabilitation, protects existing character. Often tailored very specifically to individual locale.	Zoning Overlay or				
Neighborhood Heritage District (elsewhere known as Conservation District)	Focuses more on "character" rather than specific architectural details. Reviews major alternations, additions, new construction, demolition, or relocation. May also review landscape changes. Flexible scope determined by residents of district.	Responds to local desire for means to protect existing character. High degree of citizen participation. Less restrictive than historic district. Guides new investment, manages tear-downs, protects existing character	Zoning overlay district	Local group proposes and presents draft ordinance; town meeting or City Council votes (new zoning req. 60% majority).	Advisory Committee comprised of at least one resident of District meets with applicants to discuss changes. Adv. Comm. submits their recommendation to Planning Board which issues decisions.	Greenfield is only town to have proposed one in NH; did not pass in 2014. May be proposed again in 2015. Hooksett also explored concept.	

Preservation Easement	Provides term or perpetual protection for architectural features or elements, as specified. May cover interior or exterior or both.	May prohibit or restrict alterations, additions, incompatible uses, commercial development or subdivision. Owner may qualify for tax deduction.	Individually crafted between property owner and easement holder; property owner generally pays all costs.	Legally binding on current and future owners. Recorded at County Registry of Deeds	Easement holder responsible for working in cooperation with property owner. monitoring and enforcement.	NH Preservation Alliance, Historic New England, other entities. May be in tandem with a conservation easement.	
Scenic Roads	Local designation protects trees and stone walls situated in the public right-of-way from municipal, state or utility actions (except on Class I and II highways. These may be designated as state or national scenic byways).			By citizen petition, town meeting vote.	Planning Board has authority to grant permission for requested cutting or changes.	National Scenic Byways are Kancamagus and White Mountains loop. State byways include Coastal Byway and Amoskeag Millyard. Local scenic roads are in ? and ?.	
Site Plan Review		Allows site-specific control of commercial development projects or residential units of 3 or more.					



Part 2: Honorary, Voluntary, and Non-Regulatory Preservation Tools and Strategies

(alphabetical order) DRAFT August 8, 2014

Tool	Purpose	Benefits	Type	Adoption or Authority	Administration	Examples	Statute or Authority
Heritage Commission	Town appointed body that advises other town boards, educates citizens, and advocates for historic resources. May own property on behalf of the town; often manages a non-lapsing Heritage Fund.	A voice for preservation that can speak on behalf of the town and can be an action and decision-making resource for the town. (Historical Societies are private non-profits and do not serve this role.)	Municipally appointed Commission, analogous to a Conservation Commission	Authorized by municipal vote	Commissions generally meets monthly	X towns including Stratham,	
Historical Resources Survey	Lists and describes all types of historic resources 50 years old or older, including buildings, bridges, cemeteries, statues, etc. or may focus on a single resource type, e.g. barns or cellar holes.	Essential tool to plan protection strategies	Reconnaissance or Intensive Level;	Usually carried out with NH Division of Historical Resources. Often limited by funding constraints.	Local Heritage Commission or Historic District Commission works with paid preservation consultant.	Lyme, Bow, Merrimack	
Master Plan Chapter on Historic and Cultural Resources						Durham, Moultonborough,	

National Historic Landmark		Recognizes properties of exceptional significance to the history of the nation. Provides some protections from federally funded, licensed, or permitted actions.		Administered by the NH Division of Historical Resources working with the national Park Service		NH has x including Mt. Washington Hotel, Robert Frost Farm in Derry, and the village of Harrisville.	
National Register of Historic Places (District or Individual Listing)		Recognizes properties of significance to the history of the nation. Provides some protections from federally funded, licensed, or permitted actions		Administered by the NH Division of Historical Resources working with the national Park Service		Portsmouth, Exeter, Amherst, Hebron,	
State Register of Historic Places				Administered by the NH Division of Historical Resources			
Voluntary Design Review			May apply to entire municipality or to limited area		Part of site plan review process administered by Planning board	Wolfeboro	