

## Chapter II Historic and Cultural Resources

### Introduction

Daniel Webster once said, “A person who does not respect the past is not performing his or her duty to the future.” It is a community’s responsibility to plan a program of historical and cultural preservation and protection, and in Hopkinton this is a feeling voiced by a majority of the citizens in the Master Plan Community survey.

Gradual and pervasive erosion of the historical character can happen with the accumulation of incremental changes to buildings and places. It is our challenge to ensure that this does not happen in Hopkinton. Preservation should not be a reaction to a crisis, but part of the planning process. And, “preservation” does not have to be thought of as “prevention.”

Hopkinton settlement began in 1736 through a grant to citizens of Hopkinton, Massachusetts, and progressed into the incorporation of the Town in 1765. The presence of fertile land for farming and the proximity to waterpower for mills determined the location of three distinct areas: Hopkinton Village, Contoocook Village, and West Hopkinton.

Within two generations, Hopkinton became an influential town as farms prospered, mills were built, with churches, roads, and schools following. Trade and travel developed together. Political prominence emerged in Hopkinton, bringing with it twenty years of unprecedented prosperity as Hopkinton became a half-shire Town. The New Hampshire Legislature and the New Hampshire courts met in Hopkinton, and taverns, homes of distinction, a courthouse, and a jail were built.

This all changed when Concord became the permanent State Capital in 1814. By 1830, Hopkinton had lost the prominence it had once enjoyed, and over the course of the next century, the population dropped from a high of 2,474 in 1830 to a low of 1,438 in 1920. Nevertheless, it would be wrong to underestimate the importance of events, such as the railroads and business developments, which affected the Town in the intervening years. The Town never stopped moving forward.

This chapter looks to the past to highlight local historic and cultural resources, describes why they are significant, and looks to the future to provide the resources and tools to plan for the preservation, protection, and enhancement of those resources.

In this chapter, the following topics will be explored:

Key Findings	
Community Survey and Visioning Session Results	
Natural Register of Historic Places	Local Historic Markers
Covered Bridges	Cemeteries
Transportation Routes	Town-Owned Historic Structures
Privately-Owned Historic Structures	Architecture and Streetscapes
Historic Preservation and Information Resources	Cultural Resources
Summary	

## Key Findings

- Establish a Heritage Commission to have the responsibility for implementing many of the recommendations proposed throughout this Chapter.
- Move town-owned historic information to a permanent location where it can be safely stored.
- Continue to map, inventory and inspect important historic sites in Hopkinton.
- Design and implement a program to increase the public awareness of historic and cultural resources located in Town.
- Protect historical and cultural resources other than buildings, such as stone walls, open spaces, landscapes, and scenic vistas.
- Create a management plan for all Town-owned historic buildings that includes scheduled maintenance and rehabilitation, proposed uses, and funding sources.

## Community Survey and Visioning Session Results

In March 2000, a Master Plan community survey was sent out to all households and non-resident land-owners of the Town. A total of 2,700 surveys were distributed with 973 returned, for a 36% response rate. The following questions and responses were those on the survey that related to the historic and cultural resources in Hopkinton.

*What are the desirable qualities of Hopkinton? Check all that apply.*

Feature	Total
Small Town/Rural Atmosphere	852
Historical Character	487
Villages	370

*Does Hopkinton need to establish specific design or architectural requirements to regulate how buildings should look? Check all that apply.*

	Total
Residential	62
Non-Residential	239
Both	219
None	386
No Opinion	84

*If specific design or architectural requirements are desirable, what areas of Town would be most appropriate for such standards? Check all that apply.*

Area	Total
In Hopkinton Village	425
In Contoocook Village	342
Along Routes 9 and 202	99
Along Route 103	124
Along Route 127 (Maple St.)	126
In Rural Areas	35
Throughout Town	183
None	222

*Should the Town appropriate money to be used for the protection and preservation of natural, cultural, and historic resources?*

	Total	Percent
Yes	589	60.5 %
No	117	12.0 %
No Opinion	168	17.3 %
No Answer	99	10.2 %
Total	973	100 %

Although this low number would seem to indicate a lack of interest by respondents for cultural activities, it may actually mean that most people feel that the services currently being provided are meeting the needs of the community.

*In order to help Town Officials better direct their efforts to meet the needs of the community, we need your opinion on the relative importance/rating on the following Issues and Town Services*

Issues	Effort Should Be (Please Check)				
	More	Same	Less	No Opinion	No Answer
Preservation of Historic Sites and Buildings through Zoning	356	390	61	69	97

Town Services	Please "Rate" These Town Services				
	Good	Fair	No Opinion	Poor	No Answer
Cemetery Care	454	110	295	13	101
Historical Preservation	388	255	199	27	104

*Please indicate which community services and facilities you would like the Town to develop and/or improve in the future.*

<b>Community Service/Facility</b>	<b>Total</b>
Cultural Activities	227

The ideas and attitudes expressed in the Master Plan visioning session are compatible to the results from an earlier report. According to the *1998 Natural, Cultural, and Historical Resources Inventory of the Central New Hampshire Region*, the following were identified as historical resource priorities in Hopkinton.

- Early schoolhouses
- Putney Hill historic sites
- West Hopkinton mill
- Fairgrounds
- Town pound
- Old mill sites scattered throughout Town
- Cellar holes
- Broad Cove and King Pines
- Covered bridges
- Cemeteries
- Stone walls
- Village centers

In May 2000, a visioning session was held, in which all members of the public were invited to attend and voice their opinion and vision for the future of Hopkinton. The following list is of the questions asked and also individual participant responses from the visioning session that relate to the historic and cultural resources in Town.

*What are the Town's strengths and opportunities?*

- Rural atmosphere
- Historic architecture in Hopkinton Village
- Small rural town of Contoocook Village
- Covered bridges in Town
- National Register sites in Town
- Hopkinton and Contoocook Villages
- Historic residences on Class VI roads

The main issues identified in the vision session by participants were the high value placed on the rural atmosphere of Hopkinton, historic Village preservation, and architectural integrity.

**National Register of Historic Places**

Under the terms of the National Historic Preservation Act of 1966, the U.S. Department of Interior's National Park Service maintains the National Register, which lists the Nation's cultural resources worthy of preservation. The National Register is the Nation's roster of properties that are important in history, architecture, archeology, engineering, or culture. Properties may be nominated individually, in groups, or by Districts. The nomination process requires careful documentation as to a site's historical significance. In addition to buildings and bridges, other categories - such as Main Streets and roads, villages, parks, and monuments - can be listed. There are a number of benefits for properties listed on the National Register. These include the provision for special review and mitigation if a road widening, or other project using Federal funds, is undertaken in the vicinity, and the possible eligibility for Federal benefits. These include

charitable deductions for donations and easements, grants for preservation, and investment tax credits for the rehabilitation of income-producing buildings.

No additional regulative restrictions are placed upon those properties that are listed on the National Register; but instead, a listing in the Register recognizes the property's significance, encourages the stewardship of the property or resource, and stimulates local pride, appreciation, and commitment to preservation. Hopkinton currently has four exemplary sites located on the National Register, which are listed below. These can also be seen on the **National Register and Local Historical Marker Location Map**.

### **Rowell's Bridge**

Built in 1853, it is classified as a combination of Long truss with Burr arches. It is maintained by the Town and was rehabilitated in 1982 and again in the late 1990's by the New Hampshire Department of Transportation. It is located on Clement Hill Road, north of NH127, in West Hopkinton. It was listed on the Register on November 21, 1976.

### **Covered Railroad Bridge**

Built in 1849-1850, it is located in Contoocook Village on Route NH103, on the old Concord and Claremont Railroad line spanning the Contoocook River. There was reconstruction done to the bridge in 1889. The bridge was given to the New Hampshire Division on Historic Resources (NHDHR) in 1990 and is maintained by NHDHR. The site was listed on the Register on January 11, 1980.

### **William H. Long Memorial Building**

This building was built in 1890 and is owned and maintained by the New Hampshire Antiquarian Society (NHAS). It is located at 300 Main Street in Hopkinton Village. It met the Registry criteria for its significance of architecture and social historical importance and was placed on the Register in July 1977.

### **Howe-Quimby House**

This house was built around 1780 and is located at 861 Sugar Hill Road. It is currently a private residence. The reasons for qualification in the Register are numerous. The builder of the house, Howe, was a shipbuilder, and the framing in the attic reflects this profession. Half of the house represents the original construction. The second half of the house was updated by the son of the second owner. The site was placed on the Register on June 27, 1980.

### **Recommendations:**

- Research other sites for potential National Register designation.
- Educate the public on the four National Register sites currently in Town and what such designation means.
- Support individuals and organizations that are proposing sites in Town to be placed on the National Register by providing applicable information and resources.

### **Local Historic Markers**

At its Town Meeting in March 1892, Hopkinton voters approved the placing of nineteen historic markers at local sites of importance. The project was completed a year later. There were two original designs for the markers: one was an eight-sided marker that measured 18.5" long x 11.5" high, and a second style that was a four-sided marker that measured 20.5" long x 7.5" high.

The American Legion funded the placement of a marker, the 20<sup>th</sup>, in 1935, which measures 23 5/8" long x 7.5" high. Other markers, which are in other formats than those original twenty, have also been added, and are on a variety of granite posts and stones, monuments, and even a water trough.

Beginning in the early 1990's, the New Hampshire Antiquarian Society identified a need to replace damaged markers, restore others, remount some that were difficult to locate, and to research the placement of additional markers. Since 1892 a variety of sites have been marked: buildings, mill and garrisons, and meeting houses, for example. A complete list of these local markers can be found in **Appendix B**. These markers can also be seen on the **National Register and Local Historical Marker Location Map**.

**Recommendations:**

- Investigate the designation and placement of additional local historic markers at sites in Town.
- Establish a responsible organization and funding for the maintenance of existing local historic markers.
- Develop an informational brochure that outlines the locations and historical significance of each local historic marker, which can be displayed and distributed throughout Town.

**Covered Bridges**

Covered bridges were once an integral part of the transportation network of the 19<sup>th</sup> century. Today they are recognized for their beauty and uniqueness. Hopkinton is lucky in that it originally had five covered bridges, with two of the covered bridges still standing and listed on the National Register of Historic Places. The list of bridges can be seen below.

**List of Covered Bridges in Hopkinton**

<b>Covered Bridge Name/Location</b>	<b>Date Built</b>	<b>Date Removed/Destroyed</b>
Henniker Road	1862	1935
Contoocook Village	1853	1935
Tyler	1858	1938
Hopkinton Railroad Covered Bridge	1849-1850*	Standing
Rowell's Bridge	1853	Standing

\*1<sup>st</sup> version of the bridge, present bridge was constructed later

**Hopkinton Railroad Covered Bridge in Contoocook Village**

The Railroad Bridge is the oldest covered railroad bridge still standing in the United States. It is unknown who the builder was, but it is believed to be either Joseph Barnard of Contoocook or Dutton Woods of Henniker. The Railroad Bridge was originally built for the Concord and Claremont Railroad; by 1889 it became part of what was the Claremont Branch of the Boston and Maine Concord Division. The bridge washed off its abutments twice - once in 1936, when the river flooded and again in 1938, during a hurricane - and was brought back both times and restored. By 1962, the railroad was abandoned and the rails were torn up. The bridge was

privately owned and used as a warehouse from 1962 to 1990. The bridge is owned and protected by the NHDHR and is going to be part of a transportation museum planned for the near future.

### **Rowell's Bridge in West Hopkinton**

The Rowell Bridge was named for the Rowell family, who owned the property adjacent to the bridge. Two unusual features about the arches in this bridge are that they were constructed of solid timbers rather than boards laminated together, and each arch was embedded within the truss, instead of along one side of it, as was typically done. After the bridge was built, it was accidentally moved off its abutments by a herd of cattle being driven through it too fast, but was put back in place immediately. In 1930, a cement pier was constructed under the bridge's center in the middle of the river to lend additional support. However, arched bridges are not meant to be supported in this fashion and the pier caused the bridge to wobble as traffic passed over it. To solve this problem, the top of the pier was chiseled away and the bridge functioned better without it.

The New Hampshire Department of Transportation closed the Rowell Bridge from 1993-1996 to do major repair work. Much of the original wood, particularly on the bottom half of the bridge, had rotted away so badly that it had to be replaced, although some of the wood was retained. Native wood was used on the outside of the structure and a green aluminum roof replaced the original wooden roof.

### **Recommendations:**

- Highlight the fact, through public education and outreach, that these two bridges are in the community, their local history, and that they are listed on the National Register of Historic Places.
- Work to ensure that the historic nature of the areas around the bridges stay intact and that they are maintained to help contribute to the historic sense of place.
- Continue to take the necessary steps to preserve Rowell Bridge.

### **Cemeteries**

Cemeteries, both Town-owned and small private family plots, are an important and personal link to the past. The Town is very fortunate to have seven attractive Town country cemeteries. It also maintains three private cemeteries. The Hopkinton Cemetery Board of Trustees, which is an elected Town board, is responsible for the maintenance and care of the cemeteries. The table below lists the known cemeteries located and marked within the Town. These can be seen on the **Cemetery and Town-Owned Historic Structure Location Map**.

### Cemeteries Located in Hopkinton

Cemeteries	Owner	Location
Putney Hill (Oldest Cemetery in Town)	Town	E/S Putney Hill Road, about 4,000 feet south from Hopkinton Road in Contoocook. Includes 150 graves relocated from Stumpfield Cemetery.
Contoocook Village	Town	E/S Hopkinton Road, about 1/4 mile south of the Village in Contoocook
Old Hopkinton	Town	E/S Routes US202/NH9, NH103 and Main Street, adjacent to Town Hall, Hopkinton
New Hopkinton	Town	W/S Routes US202/NH, NH103 and Main Street, near exit 4, I-89 in Hopkinton
Blackwater	Town	N/S Dustin Road, about 900 feet west from Penacook Road, Contoocook
Stumpfield	Federal Govt.	End of Old Stumpfield Road. Graves relocated to Contoocook Cemetery in 1961.
Clement Hill	Town	W/S Clement Hill Road, about 1,000 feet south from Hopkinton Road in Contoocook
Hardy/Little	Private	W/S Bound Tree Road in Contoocook
Hues/Wilson/Koch	Private	S/S College Hill Road in Hopkinton
Putnam	Private	NE/S Kearsarge Avenue in Contoocook

#### Recommendations:

- Support the repair and maintenance of gravestones in the Town-owned cemeteries.
- Maintain a current inventory of gravesites and update cemetery maps.
- Create and follow a regular schedule for the cleaning of the headstones.
- Consider the historically significant areas of the existing cemeteries when expansion is proposed and try to ensure their preservation.
- Continue to photograph headstones and keep the file of records and photographs up-to-date.

### Transportation Routes

The early transportation routes that are still evident throughout the Town are the railroad right-of-way, covered bridges, and the various types of gravel and scenic roads. Since covered bridges were described earlier in the Chapter, we will not discuss them here.

#### Railroads

From 1850 up to the early 1900's, the B&M Railroad was the heart of Contoocook. The many daily trains, the freight business, and the mail deliveries were the stimulus, not only for the industries in the Village, but also for the farmers and owners of the tourist homes, hotels, and mills. The first train left Concord for Contoocookville (now Contoocook) on August 25, 1849. However, as was the case in most towns, when the railroad stopped running through Contoocook,

many businesses that were dependent on the railroad failed and some residents moved away to find more prosperous areas in which to work and live.

The old railroad route can still be seen throughout the Town because many private landowners purchased the railroad right-of-way from the railroad when the rail line was abandoned. These right-of-ways are used today mainly as an informal trail network by residents and as a reminder of the Town's railroad history.

### **Rural Roads**

One of the major components of Hopkinton's rural character is the abundance of "country" roads found throughout the Town. Some of them are still gravel, many have been formally declared Scenic Roads, and others are no longer maintained by the Town and have been classified as Class VI, subject to gates and bars. The rural roads are easily identified by their sometimes narrow character, by the stone walls that line them, by the lack of pavement, and by the forested canopy that covers them. At one time, these roads were very critical to the Town's livelihood as they were the only source of access to the outlying farms and water-powered mills. Due to the nature of the area's soils and topography, it was found that the farms could not sustain the families that owned them. The small water-powered mills were either replaced by bigger mills on the larger rivers or abandoned as the farms that made up their local markets disappeared. As a result, roads that no longer serviced mills or homesteads were abandoned. Fieldstone cellar holes and foundations can often be found along the Class VI roads in Town as a reminder of a time when the Town was almost self-sufficient. Some of the outlying farms shrank in size, but the houses remained occupied. Forests replaced the abandoned fields, and the roads once again became important to access the various woodlots that developed over time.

Because use of the rural roads was limited to access for the scattered homesteads and occasional timber harvesting, few of the roads were upgraded, allowing them to retain their 19<sup>th</sup> century character. Several roads have been declared Scenic Roads at Town Meeting in an attempt to retain their rural character. The unpaved roads have become ideal sites for a variety of recreational activities and provide a historical glimpse of the past. A complete list of designated Scenic Roads, Class V gravel roads, and Class VI roads in Hopkinton can be found in the Transportation Chapter.

### **Recommendations:**

- Educate the public about the Town's historic roads by republishing historic maps.
- Create a set of criteria with which to evaluate proposals for work to be done along the designated Scenic Roads within Town, with an emphasis on historic and cultural resource protection.
- Protect and preserve the gravel roads. Changes in these roads should not be made without considering the historic evidence that these roads provide.

### **Town-Owned Historic Structures**

The Town of Hopkinton currently owns five buildings of historic significance. These buildings, many of which house municipal departments and services, are key locations in Town. The Town-owned buildings are listed below with descriptions of their historic significance. These buildings can be seen on the **Cemetery and Town-Owned Historic Structure Location Map**.

### **The Horseshoe Trail Camps at Kimball Pond**

In 1936, a 31-acre pond was created and stocked with trout. Twelve cabins were built to accommodate guests, who paid \$1.50 per day per guest for their use. Boats could be rented for fishing and recreation. Currently, there are four Town-owned cabins at Kimball Pond that are used by various community organizations for meetings and by the Recreation Department for its summer programs.

### **John Derry Blacksmith Shop (Horseshoe Tavern)**

The original 19<sup>th</sup> century building on this site was burned down in 1912 and was rebuilt shortly thereafter. The building is currently rented to Sandy Heino & Associates by the Town and was long thought of as The Horseshoe Tavern. The present tenant has repeatedly voiced concern about the horseshoes being taken as souvenirs and the stack being damaged as heavy truck traffic moves past on Route 202. An early photo shows a stack of horseshoes on the property almost double in height of what can be seen today.

### **Town Hall**

The Town Hall was originally built as a court house in 1874 by Hillsborough County. It replaced an earlier structure that was destroyed by fire in 1873. The land it sits on was donated to the County by Benjamin Wiggin. It is built in the Greek Revival Style.

### **Columbia Hall**

Columbia Hall was, at one time, the carriage house for the Davis House, which is across Maple Street. The upstairs was used for plays, dances, and graduations, while the downstairs was once a blacksmith shop and stable.

### **Barns at Houston Park**

The original barns behind the Houston Farm were burned down in 1910-1912. The smaller of the two barns, referred to by the Houston family as the “red barn” is the older of the two and is thought to have been moved there from another location. A message carved on one of the beams in the “back barn” notes that the first load of hay was brought in 1913.

### **Recommendations:**

- Assure that all Town-owned buildings are regularly maintained.
- Respect these building’s historic significance in the way they are used and when alterations or construction is considered.
- Increase education about the importance of these buildings through the use of historic photographs and brochures to be displayed at the various historic buildings and in other public places.
- Create a management plan that includes scheduled maintenance and rehabilitation, proposed uses, and funding sources for the preservation of these buildings.

### **Privately-Owned Historic Structures**

Throughout the Town, there are many buildings, in addition to private homes, that have a variety of historic significance. The following list is a sampling of some of these buildings to illustrate the variety and importance of these structures. The following structures can be seen on the **Privately-Owned Historic Structure Location Map**.

### **One-Room Schoolhouses**

Also known as the rural school, these schoolhouses were the earliest educational systems in America. At the 1768 annual Town Meeting in Hopkinton, it was voted to construct two schoolhouses for the next year. This was accomplished in 1776. Eventually, 24 schoolhouses were erected in Town. Over the years they were closed, the last being in 1936. The remaining structures are privately owned and have been dramatically altered over the years from their original design.

### **Churches**

Hopkinton has a rich religious history, with numerous churches being established in the community and contributing to the historical nature of the Town. These buildings contain some of the most beautiful and unique architecture, art, and craftsmanship from earlier times. The list below highlights the historical nature and significance of the church buildings in Hopkinton still standing today.

#### Countryside Community Church

The Free Will Baptist Church of Contoocook was founded September 17, 1823. The Church consisted of twelve members and was known by its corporate name of the Union Baptist Church. The Society was incorporated on June 30, 1827, and a public meeting house was constructed and dedicated on October 29, 1827. A bell was installed in 1873, and the church structure was moved forward 8-12 feet and a brick basement was built in 1897. The Church was later called the Contoocook Baptist Church and is now the Countryside Community Church.

#### Saint Mary of the Assumption

Prior to 1911, there was no Roman Catholic Church in Hopkinton. Those wishing to attend services had to travel to Saint John's in Concord. In order to provide religious leadership, services were held at the Town Hall in Hopkinton during the winters and at Columbia Hall in Contoocook during the summers from 1911-1929. In 1929, the present church was completed.

#### First Baptist Church of Hopkinton

This Church dates back to 1895, when it was the Congregational Westerly Meeting House. Meetings were held there for several years until it was torn down in 1831. Much of the original structure of the Meeting House was used to build the Calvinist Baptist Church, which was located in Hopkinton Village. Several years later, the name was changed to the First Baptist Church of Hopkinton. The Church was closed in 1965. In 2001 it is in use as an apartment building.

#### Saint Andrew's Episcopal Church

Originally called Christ Church, the name was changed to Saint Andrew's when the present building was erected in 1827. This Church is one of the oldest stone churches of Gothic style in New England. The building has an ashlar (stone) façade, granite walls, and gable ends of wood sheathing. This is the first stone church, with Gothic styling, to be built in New Hampshire. Tradition says that the granite used to build the Church came from an area off of South Road in Hopkinton. The building is famous for the three remaining original windows of hand-rolled glass. The present spire, which was designed by the famous church architect Ralph Adams Cram, was added in 1930. In 1964, Saint Andrew's was chosen as one of twelve buildings in Merrimack and Hillsborough Counties to be added to the Historic American Building Survey, which is on register at the Library of Congress.

#### Contoocook United Methodist Church

The Church was dedicated on November 16, 1871, with thirty-five members at the service, although there were approximately two hundred people in the Church membership list. Changes

have been made to the structure over the years. These changes included raising the Church to add a vestry under it in 1892, building an addition in 1912 to accommodate and install an organ, and constructing an eight-room education building in 1963.

#### First Congregational Church of Hopkinton

A Meeting house was first built on this site by the Town in 1766, which was destroyed by fire in February 1789. In May 1789, the Town erected a new building to replace it. For years local support of the ministry and meeting house had rested upon the Town by mandate of the State. In 1818, the Legislature lifted that burden. The First Congregational Society of Hopkinton became incorporated in 1819. The Society began maintaining the meeting house, even though it was still owned by the Town. In 1839, the Town conveyed the meeting house to the Society. The original tower was built in 1809 and a Revere Bell, with the inscription "Revere and Son, 1811" was hung. The Revere Bell is the second oldest bell in New Hampshire.

#### Swedenborgian Church

In 1851 Rev. Abiel Silver began discourses in the Union House on the works and teachings of Emanuel Swedenborg. In 1857 a permanent building was secured for the church. By 1946 the congregation had dwindled. The building was sold to the American Legion. The building, which now houses Provan & Lorber, Inc., is a unique, mid-nineteenth century building that has many of the original exterior features intact.

#### **Farms and Barns**

Hopkinton, like most New England towns, was an agrarian-based society. The original settlers cleared the wilderness and began a life of subsistence farming. Most families kept cows for milk, sheep for wool, chickens for eggs, pigs for meat, and horses for transportation.

In the early days, most of the important farms in Town were "hill farms," perched on rolling hills with rock-strewn fields. "Hill farms" were located in every part of Town. In fact, most of the farms in Town remained small well into the 20<sup>th</sup> century, due to the amount of labor necessary to perform the work without the benefit of machinery. After the mid-1930's, most farmers moved to the rock-free river bottom land. This type of soil was infinitely better-suited to the use of the large machinery which was to come. The introduction of tractors, trucks, and mechanized tools forever changed the nature of farming across the nation.

In the 1908 Census, over 150 residents of Hopkinton listed their occupation as "farmer." Today farms and their associated structures are quickly being lost to development and disrepair. The New Hampshire Division of Historical Resources and the New Hampshire Preservation Alliance are currently conducting a barn survey, which will provide information on the remaining barns in the State, their historical nature, and current condition. To date, assessment grants have been awarded to two Hopkinton barn owners as a result of the survey. Resources like these are ones that preservation organizations consider to be under threat of being lost forever.

#### **Fire Station, Hopkinton Village**

The fire house was originally a barn belonging to the house at 357 Main Street. The house was built in 1799. The owners sold the barn to the Hopkinton Village Fire Department in 1898. The building now belongs to the Hopkinton Village Precinct.

#### **Contoocook Depot**

One of the oldest surviving railroad depots in New Hampshire, the station in the center of Contoocook Village was built in 1850. It was sold after the railroad left in 1959 and served as the home for Dodd Insurance and then as other offices. The Town of Hopkinton took it for back taxes

in 1998 and deeded it to the Contoocook Riverway Association. It is the only depot where you could watch a train emerge from a covered bridge. An early sign on the interior indicates that it also served as a post office at one time.

**Recommendations:**

- The Town should consider establishing a program, which will assure the preservation of privately owned historic structures.
- Support individuals and businesses that may want to purchase historic structures and make compatible changes with the building's historic nature and that of the Town.
- Make architectural and historical resource materials available to property owners who are interested in historic preservation to help them understand the historic and long-range value to the Town by protecting and preserving such pieces of property.

**Architecture and Streetscapes**

Hopkinton is the image of a typical early New Hampshire town. This results from the architecture of the individual houses, the streetscape, and the layout of the Town. The preservation of historical landscapes, vistas, and architectural resources are important in Hopkinton because they provide a link with the past that cannot be duplicated once altered. There are many buildings in Hopkinton that are relatively intact in that their architectural character has not been destroyed. On the other hand, there are other buildings that have been modified in ways that are not compatible with their original architecture.

Hopkinton Village has the appearance of New England in the 18<sup>th</sup> Century. Main Street in Hopkinton Village has a very strong sense of place because of the presence of unique architecture and streetscape design. The houses are roughly the same size and height, are set back from the road at similar distances, evenly spaced with side yards, and most date from the period 1790-1810. Together they comprise a remarkably intact historic grouping representative of the period. The few newer buildings on Main Street are not intrusive enough to disturb the historic appearance.

Contoocook Village represents the industrial revolution in New England and can be described as a busy center of business. Commerce revolves around a fountain where a wooden water pump once stood. It has been the location of mills on the Contoocook River, a hotel, department stores, hardware stores, doctors' offices, a newspaper printing house, post office, and railroad station. The homes and commercial buildings of varying architectural periods and styles are on small lots close to the street.

Many towns similar to Hopkinton, in that they have a rich architectural history, have developed design guidelines for development within specific sections of town. Design guidelines are to aid property owners, architects, and developers, by indicating how to remodel and update old structures for contemporary use without compromising the visual and historical character of the property. Guidelines outline appropriate materials, design, scale, and siting for new construction and for renovations. Guidelines may address the neglect of buildings and include measures to encourage and stimulate repair on the part of the property owner. Many towns have voluntary or suggested guidelines for new residential or commercial structures. Attempting to re-create architectural styles or the layout of a street once it has been altered is much more difficult to accomplish than preserving what is already existing.

**Recommendations:**

- Research development guidelines that are being used in towns similar to Hopkinton.
- Encourage the documentation of the Town’s architectural styles pictorially and with written descriptions.
- Keep renovations to Town-owned buildings consistent with original architectural style.
- Encourage the retention of existing historical architectural styles and streetscapes that currently exist in Town.
- Encourage the use of buildings in the Villages in a manner which maintains their historical architecture.
- Develop walking paths and sidewalks to help the Villages retain their small-town neighborly look.
- Research the idea of establishing Historic Districts in the Villages.
- Continue to make attempts to become part of the New Hampshire Main Street Program.

**Historic Preservation and Information Resources**

There are many sources of historical information available about the Town of Hopkinton both in the Town itself and in outside repositories. The following is a partial list of available organizations and their resources, as they relate to the historical resources of Hopkinton.

**Hopkinton Town Records**

The Town records, including maps, deeds, and photographs are currently located in the basement of the Town Clerk/Tax Collectors Office in the former Bates Library building on Main Street in Contoocook. The storage facility for these documents, which are irreplaceable and many are one-of-a-kind, is below flood level and are currently not being preserved and protected in a manner that will ensure that these records will be available and usable in the future.

A sampling of early Town records currently held in the Town vault include:

- |                                             |                               |
|---------------------------------------------|-------------------------------|
| Cattle Marks, 1766-1816                     | Dog Licenses, 1893            |
| Military enrollment records, 1871-1886      | Division of Fences, 1821-1902 |
| Fires, 1889-1993                            | Highways, 1827-1918           |
| State Surveyor Enoch Long's Field book 1805 | Early Tax Records             |
| Oaths of Office, 1809                       | Early Mortgage Records        |
| Perambulation of Town Lines, 1766           | School Records, 1851          |
| Hopkinton Village Precinct, 1849-1852       | Town Clerk's Records, 1765    |
| Birth, Marriage, and Death Records, 1737    | Selectmen's Accounts, 1774    |

**New Hampshire Antiquarian Society**

The services and resources the NHAS provides include photo collections, early Town maps, Town manuscripts, house files, and a material culture collection.

**New Hampshire Heritage Commissions**

These Commissions give local governments in New Hampshire the ability to recognize and protect historical and cultural resources. Heritage Commissions are intended to have a town-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; they can have equal powers and roles within a community. While their primary duties are to advise, educate, 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.

Municipalities can establish a non-lapsing heritage fund, which the Heritage Commission can spend, after a public hearing and subject to the approval of the local governing body. This purchase can happen without going back to Town Meeting to acquire property and property interests, such as easements. To protect private property rights, neither the municipality nor the commission can condemn property for acquisition with the heritage fund. The Heritage Commission would be responsible for the management and control of the acquired property, just as Conservation Commissions are required to manage and control the property it acquires.

In January 2001, there were twenty-five towns in New Hampshire that had established Heritage Commissions. See **Appendix C** for the New Hampshire guidelines on Establishing a Heritage Commission and an example of a warrant article for doing so.

### **New Hampshire Historical Society**

The New Hampshire Historical Society, Concord, NH, is an independent, nonprofit organization. It is accredited by the American Association of Museums. The services and resources the NHHS provides include the Museum of New Hampshire History, the Tuck Library, a museum store, a newsletter and quarterly calendar, and technical assistance to local libraries, historical organizations, and citizens.

### **New Hampshire Division of Historical Resources**

The Division of Historical Resources, Concord, NH, was established in 1974 as the "State Historic Preservation Office." The resources and materials available at the NHDHR include National Register of Historic Places criteria; New Hampshire historical marker programs; the offices of the State Architectural Historian, State Curator, State Archeologist; preservation tax incentive programs; historical survey programs; and grant programs.

### **New Hampshire State Library**

The New Hampshire State Library houses approximately 2,400 titles of published family histories for New Hampshire and New England. This collection is enhanced by the unique name index to early town records on microfilm. The town records, ranging in years for each town, but falling roughly between the years 1640-1830/1840, can provide birth, death, and marriage dates, as well as a listing of such items as tax inventories. Other major resources available include town and county histories, annual town reports, Federal census records for New Hampshire (1790-1920), local newspapers on microfilm, the genealogical column of the "Boston Transcript," legislative biographies (1890 +), city and county directories, and military records.

### **Recommendations:**

- Immediately move the Town-owned and maintained documents to a safe, secure, environmentally-controlled stable storage location.
- Create an up-to-date inventory and shelf list for all documents located in the Town vault.
- Reproduce all early Town records held at the Bates Building, Antiquarian Society, and other locations and have copies sent off-site for storage.
- Create a database of all information available on the Town's history that is held by the various organizations and Departments, both within the Town and at other State locations, and make it available to the public.

- Research the establishment of a Heritage Commission that would be responsible for the maintenance of Town historic records, among other duties.
- Transcribe handwritten records into modern print with annotations to explain early meaning of terms, interrelationships of people, places, etc.

## **Cultural Resources**

Cultural resources are difficult to isolate from historical resources because one is often, particularly in a Town like Hopkinton, part of the other. The following list highlights some of the Towns' resources, which are often described as being cultural. Some are functions specifically of the Town, while others have benefited from an association with the Town but are privately directed.

### **The New Hampshire Antiquarian Society**

A private organization that mounts exhibits and plans programs to teach the community about the Town's history and, therefore, its present culture.

### **Community Center**

The Hopkinton Community Center is located in the Town-owned turn-of-the-century Columbia Hall on Main Street in Contoocook. As a privately operated, non-profit organization, the Community Center provides a number of services to the residents of Hopkinton that range from preschool activities to senior citizen programs. Although many of the programs run by the Center are self-supporting, many others are based on the financial support of the Town, fund-raisers, and donations. Programs are offered based on demand and requests by members of the community.

### **Parks and Recreation Department**

The Hopkinton Recreation Department has sponsored trips of cultural interest, including "Spirit of the Dance," the Boston Pops, and the New England Flower Show. A special program is offered to the senior citizens of the community in which they are offered shows coordinated through the 'Best of Times' Travel and Entertainment Company. The children's summer camp participates in theater performances as well.

### **Town Library**

The Hopkinton Town Library, located on Houston Drive in Contoocook Village, was constructed in 1998 and is the successor to the Bates Library. The Library contains children's and adult texts, as well as audio books, periodical subscriptions, videocassettes, and compact discs. The summer reading program reaches over 200 children each year. Weekly story-time incorporates stories, songs, finger plays and crafts. There are discussion groups, as well as monthly programs sponsored by the Friends of the Library. These monthly programs have included magicians, chefs, musicians, puppeteers, slide shows, and on-site demonstrations. The New Hampshire Humanities Council sponsors one program every year at the library. In the past, these have included programs on spirituality, Celia Thaxter and the Isle of Shoals, public policy in the United States, and wildlife.

### **Contoocook Artisans**

The Artisans started as a small group of Hopkinton and Contoocook residents interested in selling their crafts and art to the public in 1977. Membership of the group is, on average, around thirty-five people and artists are juried for membership. The main mission of the group is to promote the crafts of local town residents, although there have been out-of-town artists as members. Over the past 24 years that the Contoocook Artisans have been together, over one hundred people

have participated as members. The Town should feel fortunate that a group like the Contoocook Artisans is located here to provide residents an opportunity to support the local artisans in the community.

### **Hopkinton Fair**

With the feeling that an agricultural fair was needed in Hopkinton, the Contoocook Board of Trade took the initiative to do just that. The first Fair was held at George's Park and it was a two-day event held on Tuesday and Wednesday, October 5 and 6, 1915. It was expected that the farmers would make this a success if the local agricultural interests gave the proper enthusiasm and support, which they did. The net profit for the two days was just under five dollars. With such a success, the event was made an annual affair becoming a three-day and then a five-day event.

These early Fairs were centered on the racetrack. In addition, baseball games, midway rides, livestock, fruits, vegetables and crafts were popular and still are today. The fair eventually outgrew the George's Park/High School location and moved to its present location in 1953.

Having had several names, the event is now called the "Hopkinton State Fair" and is considered to be one of the top-ranked agricultural fairs in the State.

### **Recommendations:**

- Work with cultural organizations to locate presentation and display spaces within Town to highlight their work and/or programs.
- Work with cultural organizations to explore ways to meet the needs of residents not currently being served.
- Consider using the Library as a permanent location in which to securely store town-owned historic documents in a stabilized, environmentally controlled area.

## **Strategies to Meet Historic and Cultural Resource Goals**

### **Aesthetics Based Land Use Regulations**

There must be a priority placed on preserving the appearance of the community. Simple things like tree lined streets, as well as scenic views of the mixed farm land, forests, historic buildings and water resources that largely define Hopkinton's traditional landscape, are so important to the fabric of the community. Planning regulations addressing lot size, placement of buildings, signage, and landscaping are typically used to preserve and enhance aesthetic elements of the community.

### **Citizens for New Hampshire's Land and Community Heritage**

A coalition of organizations that are working to protect the special places that define our state. Technical assistance, outreach, and education are available to communities.

### **Cooperative Ventures with Private Organizations**

When the interests of the Town to conserve historic or cultural resources match with the interests of a private organization, the potential for a cooperative partnership exists. This tactic will require some creative thinking and introductory discussions by Town officials with area organizations that have, or could develop, an interest in conserving such resources.

### **Grants from Foundations**

The Town should research available grants and develop proposals to seek funding to conserve particular pieces of property or types of historic resources within Town. Funding could be sought from foundations at the local, state, regional, and national level.

### **Heritage Commission**

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Municipalities can establish a non-lapsing heritage fund, which the Heritage Commission can spend, after a public hearing and subject to the approval of the local governing body. This purchase can happen without going back to Town Meeting to acquire property and property interests, such as easements. To protect private property rights, neither the municipality nor the commission can condemn property for acquisition with the heritage fund. The Heritage Commission would be responsible for the management and control of the acquired property, just as Conservation Commissions are required to manage and control the property it acquires.

### **Historic Districts**

Historic Districts have the virtues of stability and flexibility. They encourage continuity and the care of the existing properties, while respecting changes over time that add architectural richness and visual variety to townscapes. In 1963, the New Hampshire Legislature created historic district enabling legislation (RSA 31:89-a) which said:

*The preservation of structures and places of historic and architectural value is hereby declared to be a public purpose. The heritage of the municipality will be safeguarded by:*

- *Preserving a district in the municipality which reflects elements of its cultural, social, economic, political and architectural history*
- *Conserving property values in such districts*
- *Fostering civic beauty*
- *Strengthening the local economy*
- *Promoting the use of an historic district for the education, pleasure, and welfare of the citizens of the municipality*

In 1992, these purposes were broadened to include cultural resources and community history, and to recognize multiple districts. Historic districts are to be centers of civic and economic activity.

### **Land and Community Heritage Investment Program (LCHIP)**

This State fund is designed to assist communities that want to conserve prominent natural, historic, and cultural resources. There will be the requirement that the Towns match the State money from this fund with a 50% match from other sources, some of which can be an "in kind" match, as well as funds from other sources.

### **Land Trust**

The Town should support non-profit land trusts that accept and pursue property and easements for land of local historic and cultural concern.

### **New Hampshire Main Street Center**

Dedicated specifically to maintaining, strengthening, and revitalizing the physical, economic, and cultural characteristics of the state's traditional and historic downtown urban and village centers by supporting and working with Main Street programs. The Center provides technical assistance, education, and outreach to interested communities.

### **New Hampshire Preservation Alliance**

The Alliance was founded in 1985 and works to preserve New Hampshire's historic buildings, landscapes, and communities through leadership, advocacy, and education.

### **Overlay Districts**

Overlay districts can be used by communities to define and apply special regulations to a particular resource. Once resource areas of concern are identified, the planning board must establish what kind of special regulations apply to that particular resource.

### **Preservation Easements**

Preservation easements are initiated by landowners who wish to protect their land from future development, while still retaining owners rights. Farms, buildings and scenic and historic areas all have the right to be protected by an easement. Perpetual easements protect the land or structure through subsequent owners, while term easements have a set time period agreed to by the town and current owner. Perpetual easements often reduce the estate tax on large amounts of property, though the decision to award tax relief is officially decided by State Law, local officials, and town assessors.

### **Revolving Funds**

Revolving funds help protect and preserve publicly significant historic properties by using options to purchase, direct acquisition, or deed of gift to acquire threatened or endangered properties. Profit from the sales are rolled back into the fund to help save other endangered properties and perpetuate the fund. The National Preservation Loan provides loans to establish or expand local and statewide preservation revolving funds.

### **State Historic Markers**

The Historical Marker Program is one way that New Hampshire remembers its past. The New Hampshire Division of Historical Resources is responsible for approving the subject, location, wording, and accuracy of the state markers. The authorizing official of the historical marker program is the Commissioner of Transportation, who has the power to erect up to ten markers per year. The only way a marker can be placed in a Town is in response to a proposal and petition of twenty signatures from concerned citizens. These markers can be erected on State and local roads. However, the initial costs of the markers and on-going maintenance are local responsibilities.

### **Tax Rehabilitation Credits and Incentives**

Income tax deductions may be granted for two types of historic properties, a historically important area, or a certified historic structure. A twenty percent tax credit is given by the government for rehabilitation of certified historic structures. The Bank of America Historic Tax Credit Fund grants equity investments for the rehabilitation of historic commercial and residential properties eligible for the federal and state historic tax credit, as well as the 10% non-historic federal tax credit.

### **Transportation Enhancement Funds (TE)**

Transportation Enhancements Program (TE) is another viable source for improving roads in communities. Funding for the TE program is slightly more than \$3 million dollars annually. These funds are provided in an 80/20 match, with the State paying for the majority of the project cost. Typical examples of projects eligible for TE funds include:

- Acquisition of scenic easements and scenic or historic sites
- Scenic or historic highway programs
- Historic preservation
- Rehabilitation and operation of historic transportation buildings, structures, and facilities
- Preservation of abandoned railway corridors
- Archaeological planning and research
- Establishment of transportation museums

### **Summary**

The purpose of historic preservation is to enrich contemporary life by retaining historical assets and safeguard them for the future. Often when people think of historic resources they think of one handsome old house, a cemetery, or site of a famous event. The historic resources of Hopkinton are much broader than individual buildings or sites. "Historic" encompasses space as well as buildings. The term includes farms and barns, churches and town greens, streetscapes, bridges, streets, stonewalls - in short, the architectural, cultural, and aesthetic heritage of our community.

Historic resources are among a community's most significant and fragile assets. They give character and memory to a place. They are easily violated, blighted, or destroyed by intensive development. Street widening, asphalt parking lots, advertising signs, aluminum or vinyl siding, and increased development have all taken their toll on historic resources across New Hampshire, as well as here in Hopkinton. Hopkinton must be an advocate to ensure that its historic and cultural resources are protected, enhanced, maintained, and preserved. This Chapter is a first step in that process by outlining what resources currently exist in Town and what steps could be taken to enhance those resources for the future.