



## NEW HAMPSHIRE DIVISION OF HISTORICAL RESOURCES

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July 30, 2012

Russell Stevenson  
A.D. Marble & Company  
375 East Elm Street, Suite 200  
Conshohocken, PA 19428

Re: ACOE, RPR 3291

Dear Mr. Stevenson;

Thank you for requesting a determination of National Register eligibility for the properties and areas listed below. As requested, the Division of Historical Resources' Determination of Eligibility Committee has reviewed the *DHR Inventory and Area Forms* prepared by your team; based on the information available, the DOE Committee's evaluations of National Register eligibility are:

TOWN/CITY	PROPERTY/AREA	DETERMINATION
Antrim	Dodge Family Farm, 15 Reed Carr Road, ANT0010	Eligible
Antrim	Pine Haven, 467 Clinton Road, ANT0011	Insufficient Info for Evaluation
Antrim	Antrim Center Historic District, ANT-AC	Incomplete Info or Evaluation
Antrim	White Birch Point Area Form, ANT-WBP	Incomplete Info or Evaluation
Antrim	Gregg Lake Area Form, ANT-GL	Not Eligible
Antrim	Clinton Village Area Form, ANT-CV	Incomplete Info or Evaluation

A copy of the DHR evaluation form is attached for your use. Please refer to the "Follow-up" sections for explanations of the additional data needed for the "more information" requests. The inventory data and the evaluations will also be added to the statewide survey database for historic properties in New Hampshire.

Please contact Mary Kate Ryan at 271-6435 or [MaryKate.Ryan@dcr.nh.gov](mailto:MaryKate.Ryan@dcr.nh.gov) if you have questions.

Sincerely,

Christina St. Louis  
Program Specialist

Enclosure

cc: Elizabeth Muzzey, Director / State Historic Preservation Officer  
ACOE  
NH DES  
Site Evaluation Committee  
Drew Kenworthy, Antrim Wind Energy



**Determination of Eligibility (DOE)**

**Inventory #: ANT0010**

Review Date: 7/11/2012 DOE Date: 7/5/2012

Final DOE Approved

DHR Staff: MKR

*Wynne Rya*

Property Name: Dodge Family Farm

Area:

Address: 15 Reed Carr Road

Town: Antrim

County: Hillsborough

Reviewed For: R&C

DOE Program(s):  
Army Corps of Engineers

**DETERMINATION OF ELIGIBILITY**

National Register eligible, individually  
State Register eligible, individually

Integrity: Yes

Level: Local

Criteria: A: Yes B: No C: Unknown  
D: Unknown E: N

**STATEMENT OF SIGNIFICANCE:**

The Dodge Family Farm was started by Amos Dodge, who amassed land starting in 1816, reaching 150 acres, the size of a local farm in Antrim, by 1850. Between 1854 and 1858, his son, Amos Dodge, Jr., a carpenter by trade, erected this connected farmhouse, fronted by a Greek Revival detailed "big house."

Though the consultant argues that the property lacks significance because it represents average agricultural returns in the area and lacks integrity due to a decrease in acreage and reforestation, the DHR disagrees. The Dodge Family Farm is an excellent local example of an average farm, the changing focus of which reflects changes in agricultural practices and markets, including the decline and reforestation common to farm land in New Hampshire, and is eligible for listing under criterion A. It seems likely that the property is also eligible under criterion C as a modest version of the New England connected farm house, but the photos are too dark to confirm details, and the comparable examples are listed as notable only for their size. More information would be needed to confirm this determination.

**AREAS OF SIGNIFICANCE(S)**

Agriculture

Period of Significance: 1858  
to 1945

Period not applicable

Boundary: TBD

**Follow Up:**

Notify appropriate parties.

A property map needs to be submitted to complete this form. The property map should show the entire parcel surveyed (34 acres, according to page 1), with all associated resources marked.

Comments:

**Determination of Eligibility (DOE)**

**Inventory #: ANT0011**

Review Date: 7/11/2012 DOE Date: 7/5/2012

Final DOE Approved

DHR Staff: LB

Property Name: Pine Haven

Area:

Address: 467 Clinton Road

Town: Antrim

County: Hillsborough

Reviewed For: R&C

DOE Program(s):  
Army Corps of Engineers

**DETERMINATION OF ELIGIBILITY**

Insufficient Information for Evaluat

Integrity:

Level:

Criteria:	A:	B:	C:
	D:	E:	

**STATEMENT OF SIGNIFICANCE:**

The property contains remnants of a nineteenth-century farm, but is most intact as a collection of tourist cabins called Pine Haven, located along Route 9. Pine Haven was established ca. 1939.

Prior to determining NR eligibility, three main discussions need to be provided.

--Firstly, the property was evaluated against a context of recreational cabin development, however based on the resource itself (i.e. services provided) and their location it seems more appropriate to evaluate the property within the context of motor lodge cabins and the development of automobile tourism. Context 88. Automobile highways and culture, 1900-present, may be considered appropriate.

--Secondly, related to above, please provide a comparative evaluation of similar resources with specific examples in the area.

--Thirdly, the discussion of integrity needs to be clarified. Demonstrate what materials the buildings originally had, when and what had been altered, and how that impacts the integrity of the overall complex.

**AREAS OF SIGNIFICANCE(S)**

Unknown

Period of Significance:  
to

Period not applicable

Boundary: Parcel 213/3&64

**Follow Up:**

- Provide discussions as noted above.
- Property map must follow inventory form instructions, including showing entire parcel boundary.
- UTM coordinate needs to be supplied.
- Survey boundary needs to be delineated on map.

**Comments:**



- In descriptions, language should be used carefully. "Replacement" materials added within the historic period should be called out differently, as non-original materials may be historic in their own right.
- Integrity needs to be assessed on a district level, rather than just for individual properties, following NR bulletin 15, including the information on form and massing underneath changed exterior materials. An understanding of district character-defining features and relationships, as well as significance, need to be part of that analysis.

#### Specific

- Surveying completely from the public right-of-way results in inventory holes, often sizable holes. If you know nothing about a property how can you justify including it within a historic district or justify the appropriateness of a historic district boundary? It is very rare that access to a property is completely restricted. A simple knock on the door and introduction will allow you the opportunity to take a few notes and photographs.
- The form includes a lot of inconsistent information. Some are very specific, such as many switches between ca. 1900 and ca. 1940 as an end date for a Period of Significance. Others are less specific, but inconsistent nonetheless, appearing to result from changes in the consultant's understanding of property history or analysis that don't get revised in earlier sections of the form. Make sure that the information provided or arguments made are consistent throughout the whole form.
- As a clear understanding of what types of buildings existed and are still extant in Antrim Center is necessary to determine the village's eligibility as a district, it is important to do whatever field or deed research is needed to confirm whether the property at 217 Clinton Road is the original school. The assumption should not be left as a "suspicion" for the reader to determine at a later date. This is also an example of inconsistent language that makes the form's arguments less defensible. The architectural description of the property leaves the identity of the building in question, however the Statement of Significance states, "as evidenced through the conversion of the former schoolhouse at 217 Clinton Road in to a dwelling."
- The form includes language that can be misleading to the reader, such as calling 1832 windows "replacement" windows. While they might have replaced original windows in the Grange building the nomenclature of "replacement" conveys that they are modern and/or a hit on integrity. This similarly applies to the use of the term "addition." If these alterations were done during the historic period they would be part of the historic evolution of the property. This should be very clear in reading the form.
- It is unclear from the comparative statement just what is/remains of North Branch village and what is Flint Estate. It's not clear how it/they are comparable to Antrim Center. What is the comparison to Antrim South?
- The Antrim Congregational Church was determined National and State Register-eligible. Remove the word "potentially." Note that the resource number is ANT0005 not ANT005.
- The consultants' arguments regarding eligibility need to be clarified. In their current form the consultant's argument for eligibility under Criterion C seems to be more appropriate as an argument for eligibility under Criterion A, or A and C, and the argument against eligibility under Criterion A seems to be contradicted in the Integrity statement.
- Determine appropriate Period of Significance based upon the history of the village of Antrim Center.
- The boundary description/justification should clarify how the resources that are "geographically close and within the line of site [ sic] of the village center" are historically associated with Antrim Center and included, and why "adjacent parcels of vacant land were not included" since farms were called out as part of the history of the village and included otherwise. What is different about these lands?

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Final DOE approved by:

*Yangkat Ryan (M)*

NH Division of Historical Resources  
Determination of Eligibility (DOE)

Date received: July 5, 2012                      Inventory #:     ANT-WBP  
Date of group review: July 18, 2012            Area:   White Birch Point  
DHR staff: Peter Michaud  
Property Name: White Birch Point              Town/City: Antrim  
Address: Trudeau Road                          County:     Hillsborough  
Reviewed for:    R&C PTI NR SR Survey Other  
Agency, if appropriate: ACOE

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Individual Properties

NR	SR
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Districts

NR	SR
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Integrity:  ALL ASPECTS  Location  Design  Setting  Materials  
 Workmanship  Feeling  Association

Criteria:  A. Event  B. Person  C. Architecture/Engineering  
 D. Archaeology  E. Exception

Level:  Local  State  National  
 IF THIS PROPERTY IS REVIEWED IN THE FUTURE, ADDITIONAL DOCUMENTATION IS NEEDED.

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**STATEMENT OF SIGNIFICANCE:**

Paul & Helen Thayer of Pennsylvania purchased a sawmill and surrounding land on White Point in 1905. A house builder by trade, Paul Thayer built 15 to 20 cottages using the sawmill to mill the lumber. In 1911, the Thayers paid to have the property surveyed and subdivided into approximately 149 lots by 1914. The majority of lots were never developed. Approximately a third of the property was developed as private housing that shared a beach and boat landing at "The Grove" located at Lot 1. Development of the property continued up through the 1950s.

ENTERED INTO DATABASE

ACREAGE:

PERIOD OF SIGNIFICANCE:

AREA OF SIGNIFICANCE:

BOUNDARY:

SURVEYOR:   Russell Stevenson, A.D. Marble & Company

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**FOLLOW-UP:**

Sketch maps need to show all structures, buildings, sites, landscapes, roads, and natural features. Properties should be labeled (which will require showing street addresses and/or property tax map lots) and contributing status shown visually.

The overall histories for all the area forms provide too much information for Antrim town, even when the context does not specifically relate to the area. History specific to the district should be better marked and supplied for EACH of the relevant contexts, with information for contexts not relevant (e.g. tourism for Clinton Village) removed.

When historic maps are heavily used as a basis for determinations of significance, they should be included where possible.

In descriptions, language should be used carefully. "Replacement" materials added within the historic period should be called out differently, as non-original materials may be historic in their own right.

Integrity needs to be assessed on a district level, rather than just for individual properties, following NR bulletin 15, including the information on form and massing underneath changed exterior materials. An understanding of district character-defining features and relationships, as well as significance, need to be part of that analysis.

On page 4 Section 19 early nineteenth-century community should be changed to early twentieth-century community.

An analysis of the development of the campground in the 20<sup>th</sup> century is needed. An excellent history of development of the pond for industrial use and its transfer to recreational use provides a solid background on why a camp was developed here in the early 20<sup>th</sup> century. The initial development by the Thayers is also well covered. The images and text hint at a development of property for privately owned camps that continued to develop and grow throughout the 20<sup>th</sup> century. More information is needed on what happened after 1914. The map comparison is a good start, but more analysis of the physical structures and deed research is needed to better understand development beyond pre-1929 or pre-1957. With an understanding of the 20<sup>th</sup> century history and the evolution of the historic character of White Birch Point, we can make determinations concerning its significance, better understand the integrity of the complex and discern what is lost integrity and what is historic change.

As part of the information on the 20<sup>th</sup> century development of the resource, clarification is needed on the role that Camp Greggmere/Birchmere played in the development of White Birch Point. Why did this camp have an ownership interest in "The Grove?" Is the camp part of White Birch Point or a separate entity?

In the integrity statement, you list the loss of numerous cottages and outbuildings such as a stable, garage, infirmary, a dining and recreation building, and bunkhouses. More information on the extent of these losses needs to be provided. The development of an infirmary, dining and recreation building, and bunkhouses is not covered in the form and are unusual buildings for a development like White Birch Point. Clarification is needed.

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Final DOE approved by:

*Kate Ryan (M)*

NH Division of Historical Resources  
Determination of Eligibility (DOE)

Date received: 7/5/12

Inventory #: ANT-GL

Date of group review: 7/18/12

Area: Gregg Lake

DHR staff: Nadine

Property Name: Gregg Lake

Town/City: Antrim

Address: north shore of Gregg Lake, 91-208 Gregg Lake Road County: Hillsborough

Reviewed for: R&C PTI NR SR Survey Other  
Agency, if appropriate: CORPS

Individual Properties

NR	SR
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Not evaluated for individual eligibility
<input type="checkbox"/>	<input type="checkbox"/> Eligible
<input type="checkbox"/>	<input type="checkbox"/> Eligible, also in district
<input type="checkbox"/>	<input type="checkbox"/> Eligible, in district
<input type="checkbox"/>	<input type="checkbox"/> Not eligible
<input type="checkbox"/>	<input type="checkbox"/> Incomplete information or evaluation

Districts

NR	SR
<input type="checkbox"/>	<input type="checkbox"/> Not evaluated @ district
<input type="checkbox"/>	<input type="checkbox"/> Eligible
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Not eligible
<input type="checkbox"/>	<input type="checkbox"/> Incomplete information or evaluation

Integrity:	<input type="checkbox"/> ALL ASPECTS	<input checked="" type="checkbox"/> Location	<input type="checkbox"/> Design	<input type="checkbox"/> Setting	<input type="checkbox"/> Materials
	<input type="checkbox"/> Workmanship	<input checked="" type="checkbox"/> Feeling	<input checked="" type="checkbox"/> Association		

Criteria:	<input type="checkbox"/> A. Event	<input type="checkbox"/> B. Person	<input type="checkbox"/> C. Architecture/Engineering
	<input type="checkbox"/> D. Archaeology	<input type="checkbox"/> E. Exception	

Level: Local State National

IF THIS PROPERTY IS REVIEWED IN THE FUTURE, ADDITIONAL DOCUMENTATION IS NEEDED.

STATEMENT OF SIGNIFICANCE:

The Gregg Lake community is located on the northeast side of Gregg Lake and is an example of a late nineteenth and twentieth century residential development. By the late nineteenth century, the focus of land use around Gregg Lake was no longer industry but was instead summer recreation with a number of summer boarding houses and cottages constructed along the lakefront. The boarding houses are either demolished or only remnants of them remain and what characterizes the area now are a variety of cottages from differing periods and with differing architectural styles. Few of the cottages retain integrity of materials, workmanship, and design. This translates into a community with a lack of cohesion as a historic summer cottage community. Gregg Lake is not eligible for listing in the National Register of Historic Places.

ENTERED INTO DATABASE

ACREAGE: approximately 41 acres

PERIOD OF SIGNIFICANCE: N/A

AREA OF SIGNIFICANCE: N/A

BOUNDARY: The survey boundary was limited to cottages that were constructed along the north shore and generally have a view of the lake.

SURVEYOR: Russell Stevenson

FOLLOW-UP: Notify appropriate parties. Please provide a revised sketch map that clearly delineates the properties identified in the survey area through the use of overlaying a tax map on the aerial and outlining the surveyed properties.

Final DOE approved by:

*Kyngkat Ryan (M)*

NH Division of Historical Resources  
Determination of Eligibility (DOE)

Date received: 5/July/2012 Inventory #: ANT-CV

Date of group review: 18/July/2012 Area: ANT-CV

DHR staff: Mary Kate Ryan

Property Name: Clinton Village Town/City: Antrim

Address: County: Hillsborough

Reviewed for:  R&C  PTI  NR  SR  Survey  Other  
Agency, if appropriate: ACOE

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**Individual Properties**

NR	SR
<input type="checkbox"/>	<input type="checkbox"/> Not evaluated for individual eligibility
<input type="checkbox"/>	<input type="checkbox"/> Eligible
<input type="checkbox"/>	<input type="checkbox"/> Eligible, also in district
<input type="checkbox"/>	<input type="checkbox"/> Eligible, in district
<input type="checkbox"/>	<input type="checkbox"/> Not eligible
<input type="checkbox"/>	<input type="checkbox"/> Incomplete information or evaluation

**Districts**

NR	SR
<input type="checkbox"/>	<input type="checkbox"/> Not evaluated @ district
<input type="checkbox"/>	<input type="checkbox"/> Eligible
<input type="checkbox"/>	<input type="checkbox"/> Not eligible
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Incomplete information or evaluation

Integrity:  ALL ASPECTS  Location  Design  Setting  Materials  
 Workmanship  Feeling  Association

Criteria:  A. Event  B. Person  C. Architecture/Engineering  
 D. Archaeology  E. Exception

Level:  Local  State  National

IF THIS PROPERTY IS REVIEWED IN THE FUTURE, ADDITIONAL DOCUMENTATION IS NEEDED.

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**STATEMENT OF SIGNIFICANCE:**

Clinton Village, settled primarily between the construction of Imla Wright's cotton mill in 1828 and the early 20<sup>th</sup> century, was an industrial village within a primarily agricultural town. The village contained many mills by 1877, as well as housing, but had next to nothing in the way of services. The post office closed in 1900, the town suffered a major fire in 1908, and in 2012 it is a primarily residential area.

ENTERED INTO DATABASE

ACREAGE: 96

PERIOD OF SIGNIFICANCE:

AREA OF SIGNIFICANCE:

BOUNDARY: tax parcel

SURVEYOR: Russell Stevenson, A.D. Marble

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FOLLOW-UP: Notify appropriate parties.

General:

Sketch maps need to show all structures, buildings, sites, landscapes, roads, and natural features. Properties should be labeled (which will require showing street addresses and/or property tax map lots) and contributing status shown visually. If the district is found eligible, the National Register boundary should be shown. Specific landmarks mentioned in the form should also be labeled.

The overall histories for all the area forms provide too much information for Antrim town, even when the context does not specifically relate to the area. History specific to the district should be

better marked and supplied for EACH of the relevant contexts, with information for contexts not relevant (e.g. tourism for Clinton Village) removed.

When historic maps are heavily used as a basis for determinations of significance, they should be included where possible.

In descriptions, language should be used carefully. "Replacement" materials added within the historic period should be called out differently, as non-original materials may be historic in their own right.

Integrity needs to be assessed on a district level, rather than just for individual properties, following NR bulletin 15, including the information on form and massing underneath changed exterior materials. An understanding of district character-defining features and relationships, as well as significance, need to be part of that analysis.

Specific to Clinton Village:

The form should address the overall nature and layout of Clinton Village in the architectural description section in order to eventually address integrity as a district. The impact of the fire and demolitions of the industrial area should be addressed specifically in this section as well as in the final analysis.

Because the analysis of integrity and significance focuses greatly on individual building integrity, and the actual effects of the 1908 fire aren't discussed, the DOE committee does not feel it can agree or disagree with the conclusions of the consultant at this time.

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Final DOE approved by:

*MaryKate Ryan (MI)*