

Property ID: CONC55

Property Name/Address: Potter Family Farm/89 and 91 Appleton Street, Concord, NH

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**The area/district does not appear to have potential for National Register eligibility based on visually related areas of significance.** ☐

**GO NO FURTHER**

**The area/district appears to have potential for National Register eligibility based on visually related areas of significance.** ☒

### **c. Boundary Discussion**

*How much of the parcel of land associated with the historic structures appears to be part of the eligible area/district?*

As the area appears to no longer have significance for its agricultural association under Criterion A only the land immediately around the buildings is necessary to convey their potential significance under Criterion C.

### **III. ASSESSMENT OF POTENTIAL VISUAL EFFECTS**

*What is the visual relationship of the Project to the area/district? Will the Project noticeably alter or diminish aspects of the historic setting that might contribute to the significance of the area/district? Check as applicable:*

**The Project will be substantially visible in the main public views of the historic resources.** ☐

**The Project will create a focal point that distracts from the appreciation of the historic resources.** ☐

**The Project will be substantially visible in historically significant views from the historic resources.** ☐

**The Project will isolate the historic resources from the historic setting.** ☐

*If none are checked, then:*

**The Project does not appear to have an adverse effect on the area/district.** ☒

*If one or more of the above are checked, then:*

**The Project appears to have an adverse effect on the area/district.** ☐

*Additional comments relating to effects:*

The Project will not be significantly visible in the main public views of the historic resources nor will it create a focal point that distracts from the historic resources. The buildings face southerly with views towards fields on the southerly side of the road that also includes a view of a modern house. The Project is located roughly one-tenth of a mile to the west of the historic resources. The

Property ID: CONC55

Property Name/Address: Potter Family Farm/89 and 91 Appleton Street, Concord, NH

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Project is visible in views of the historic resources as they are approached along the road but these are indirect views and not the main public views.

The viewshed map shows views from the front yard of each of the houses and outbuildings and greater views from the rear of the buildings. These views are indirect and intermittent to the southwest in the direction of the Project. The Project will not be directly visible in views from the historic resources. The Project is to the west of and at a slightly lower elevation than the historic resources and traverses a corridor mostly flanked by woods. Views from the rear or sides of the buildings are secondary locations that are not historically significant and are intermittent due to tree screening.

Though 89 Appleton Street was a historically significant agricultural property with views of its fields on the south side of the street, it no longer retains that significance. Because the significance of both of the properties in this area or group relate to their building forms and styles and their methods of construction, visibility of the Project does not significantly diminish those characteristics, which are confined to the domestic setting.



Property ID: CONC55

Property Name/Address: Potter Family Farm/89 and 91 Appleton Street, Concord, NH

#### IV. SUPPORTING MATERIALS



Key to Photos 1-6 (Google Earth)



Photo 1) 89 and 91 Appleton Street, facing westerly towards Project, northerly, and easterly [2015 Field Photo: Pano\_306-310]



*Historic Resource Assessment*

Property ID: CONC55

Property Name/Address: Potter Family Farm/89 and 91 Appleton Street, Concord, NH

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Photo 2) Potter connected farmstead (big house, little house), 89 Appleton Street, facing northerly [2015 Field Photo: IMG\_325]



Photo 3) Potter connected farmstead (big house, little house, back house) 89 Appleton Street, facing northerly [2015 Field Photo: Pano\_323-324]



Photo 4) Connected dairy barn and house, 89 Appleton Street, facing northerly [2015 Field Photo: Pano\_320-322]

*Historic Resource Assessment*

Property ID: CONC55

Property Name/Address: Potter Family Farm/89 and 91 Appleton Street, Concord, NH

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Photo 5) 91 Appleton Street, facing northerly [2015 Field Photo: IMG\_328]



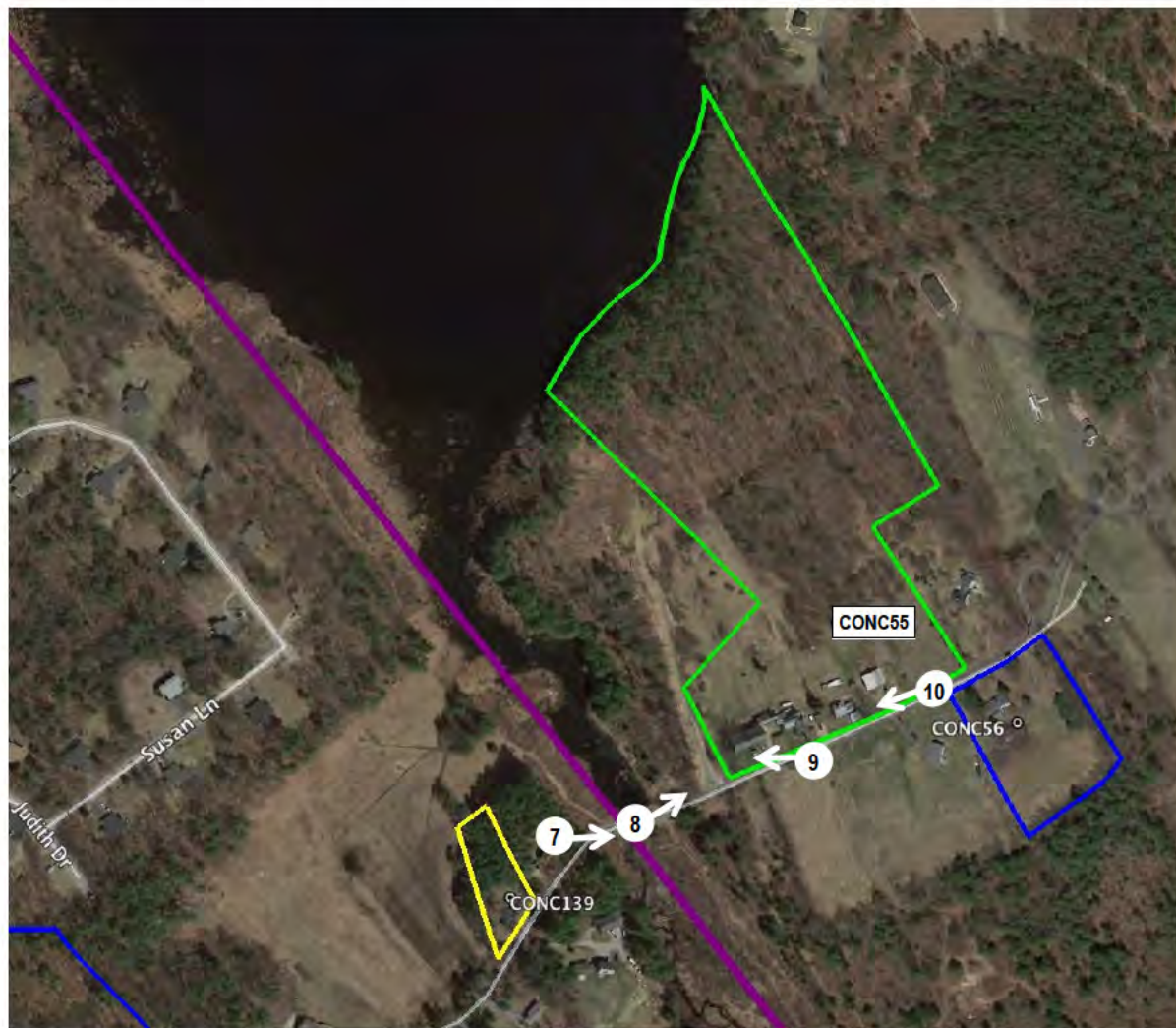
Photo 6) Pole Barn, 91 Appleton Street, facing northerly [2015 Field Photo: IMG\_329]



*Historic Resource Assessment*











Property ID: CONC55

Property Name/Address: Potter Family Farm/89 and 91 Appleton Street, Concord, NH



**Map Key**

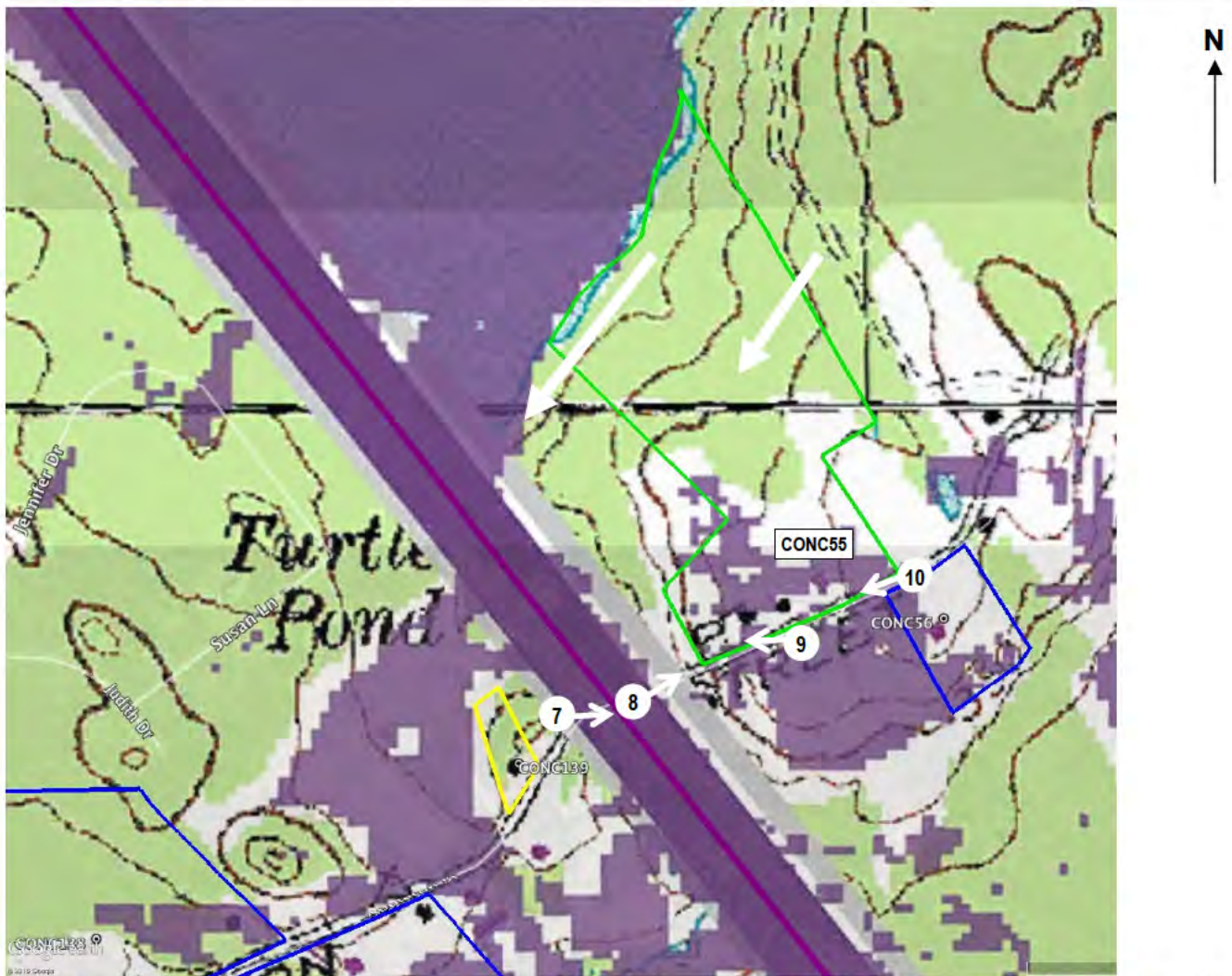
Parcel boundaries of pre-1968 properties:

	Properties with no views of the Project		Project
	Properties with views that are so isolated, limited, or minimal that no effect is possible (see database)		Limit of APE for Historic Resources
	Properties assessed with more than minimal views of the Project		Town Boundaries (thin yellow line)
	Properties assessed and considered to be potentially National Register-eligible and potentially adversely affected by the Project		Photo Numbers
	Properties listed on the National Register, the NH State Register, or National Historic Landmarks (see database for other previously identified historic properties)		
	Properties dated 1966-1968 that currently do not meet the National Register fifty-year age-eligibility criterion (see database)		



Property ID: CONC55

Property Name/Address: Potter Family Farm/89 and 91 Appleton Street, Concord, NH



Viewshed map showing CONC55 (white arrow), Limit of APE for Historic Resources ——— and Project ———



Photo7) View towards the Project and west end of dairy barn (89 Appleton Street) as traveling easterly, approaching the properties, facing easterly from westerly side of ROW [2015 Field Photo: Pano\_312-317]



*Historic Resource Assessment*

Property ID: CONC55

Property Name/Address: Potter Family Farm/89 and 91 Appleton Street, Concord, NH

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Photo 8) Potter dairy barn, 89 Appleton Street, facing northeast from where the road passes under the Project [2015 Field Photo: IMG\_318]



Photo 9) Looking westerly towards the Project from in front of the Potter Farm houses, facing westerly [2015 Field Photo: Pano\_300-305]



Photo 10) Looking westerly towards the Project from easterly end of Appleton Street [2015 Field Photo: Pano\_294-298]



# Northern Pass Project Historic Resource Assessment

## *Individual Property Analysis*

*This analysis is part of a survey of historic (pre-1965) properties located in the Visual APE for the Northern Pass Project in New Hampshire, as shown on Project viewshed maps. It was prepared as part of a study for the Project's SEC application. See Methodology Statement for more information.*

Property ID: CONC57

Property Name/Address:

14 Graham Road, Concord, NH



### **I. PROPERTY DESCRIPTION AND SETTING**

This is a former farm comprised of 7.5-acre asymmetrical parcel on the easterly side of the road. The late eighteenth-century farmhouse faces south and is set back slightly from the road on a slight rise. The land is cleared or open. The Project runs diagonally from southeast to northwest at a lower elevation through mostly wooded land and is as much as 1.25 miles southwest of the house to roughly two-thirds of a mile away to the west. The existing ROW dates to no later than 1929.

The setting is a former rural local road with encroaching late-twentieth and early twenty-first-century residential development, to the north, east, and south. A small pond straddles the southerly parcel boundary, adjacent to wetlands. While the land around the buildings remains open it does not appear to be in agricultural use.

The connected farmstead consists of a substantial c.1770 wood-shingled Georgian house with interior flue chimneys, a one-story wing, and large connected gable-front barn. The house appears to retain its historic 9/6 window sash. The entry entablature appears to be Greek Revival, added well within the historic period (possibly by mid-nineteenth-century owner and joiner/farmer Charles Graham). A gable-roofed outbuilding is located south of the connected buildings.

This former farm appears to be the Charles Graham property on the 1858 Walling map. Charles Graham (1809-1880) was a prominent farmer and one of three Graham family members who owned homes along the road that now bears their name. He is also known to have been a prominent joiner whose work includes the Bridges House on Mountain Road (NR 2006). Graham's widow sold the house in 1883 after her husband's death. This is likely the W. Abbot property on the 1892 Hurd atlas. Merrimack County deeds show that in 1894 Elvira M. Abbott (who had just acquired it in 1890) sold the property to Mary R. Hook in whose family it remained until the mid-twentieth century.



Property ID: CONC57

Property Name/Address: 14 Graham Road, Concord, NH

## II. NATIONAL REGISTER ELIGIBILITY ANALYSIS

### a. Significance:

*Does the property have potential significance under National Register of Historic Places Areas of Significance that have a visual component such as Agriculture, Architecture, Community Planning and Development, Conservation, Landscape Architecture, Recreation?*

Y ☒ N ☐

The property appears to possess significance under Criterion C for Architecture as embodying the distinctive characteristics of a type, period, or method of construction. The property no longer appears to possess significance under Criterion A for agriculture though much of the land remains open. See "Agriculture" context in the 2015 *Northern Pass – Merrimack Valley Project Area Form* by SEARCH.

The 2008 Concord Master Plan included this property within the potentially eligible Graham Road Historic Rural Neighborhood, around the intersection of Graham and Snow Pond roads. Since that time there has been new housing development along the north side of Snow Pond Road, compromising the historic setting and the agricultural association for the area.

### b. Integrity:

*Is the property able to convey its significance through its physical appearance? Does the property appear to retain the aspects of integrity necessary to convey its historic significance? Including:*

**Design:** Y ☒ N ☐ **Setting:** Y ☒ N ☐ **Materials:** Y ☒ N ☐ **Workmanship:** Y ☒ N ☐

**Feeling:** Y ☒ N ☐ **Location:** Y ☒ N ☐ **Association:** Y ☒ N ☐

The property appears to retain sufficient aspects of integrity necessary to convey its historic significance with no additions or notable replacement materials. Though the property remains open and is not reforested, the intrusion of modern housing in the vicinity of the property diminishes the setting, feeling, and association of a rural farmstead.

**The property does not appear to have potential for National Register eligibility based on visually related areas of significance.** ☐

**GO NO FURTHER**

**The property appears to have potential for National Register eligibility based on visually related areas of significance.** ☒



Property ID: CONC57

Property Name/Address: 14 Graham Road, Concord, NH

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### c. Boundary Discussion

*How much of the parcel of land associated with the historic structures appears to be part of the eligible property?*

As the property appears to no longer have significance for its agricultural association under Criterion A only the land immediately around the buildings is necessary to convey their potential significance under Criterion C.

### III. ASSESSMENT OF POTENTIAL VISUAL EFFECTS

*What is the visual relationship of the Project to the property? Will the Project noticeably alter or diminish aspects of the historic setting that might contribute to the significance of the property? Check as applicable:*

**The Project will be substantially visible in the main public views of the historic resource.** ☐

**The Project will create a focal point that distracts from the appreciation of the historic resource.** ☐

**The Project will be substantially visible in historically significant views from the historic resource.** ☐

**The Project will isolate the historic resource from its historic setting.** ☐

*If none are checked, then:*

**The Project does not appear to have an adverse effect on the property.** ☒

*If one or more of the above are checked, then:*

**The Project appears to have an adverse effect on the property.** ☐

*Additional comments relating to effects:*

The viewshed map indicates views of the Project from the open areas in the easterly half of the parcel. That area, however, does not contribute to the historic significance of the property as it no longer retains its agricultural associations.

There are no views shown around the farmhouse and outbuildings. The main historic view from the house to the south, in the direction of the Project which is as much as 1.25 miles away to the southwest, now includes multiple modern intrusions in the form of late twentieth-century housing. Vegetation screening and topography would prevent any distant views. Though the line also runs two-thirds of a mile west of the property, wooded land between the property and the Project (which is at a lower elevation) screens any indirect views.



Property ID: CONC57

Property Name/Address: 14 Graham Road, Concord, NH

The Project will not be visible in the main public views of the historic resource as the house faces southerly nor will it create a focal point that distracts from the appreciation of the historic resource.

#### IV. SUPPORTING MATERIALS



Key to Photos 1-3 (Google Earth)

Property ID: CONC57

Property Name/Address: 14 Graham Road, Concord, NH

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Photo 1) Façade (southerly elevation) of farmhouse from public right-of-way, facing easterly [2014 Field Photo: IMG\_4411]



Photo 2) Rear (northerly) elevation of farmhouse and connected outbuildings from public right-of-way, facing southeasterly [2014 Field Photo: IMG\_4409]



Property ID: CONC57

Property Name/Address: 14 Graham Road, Concord, NH

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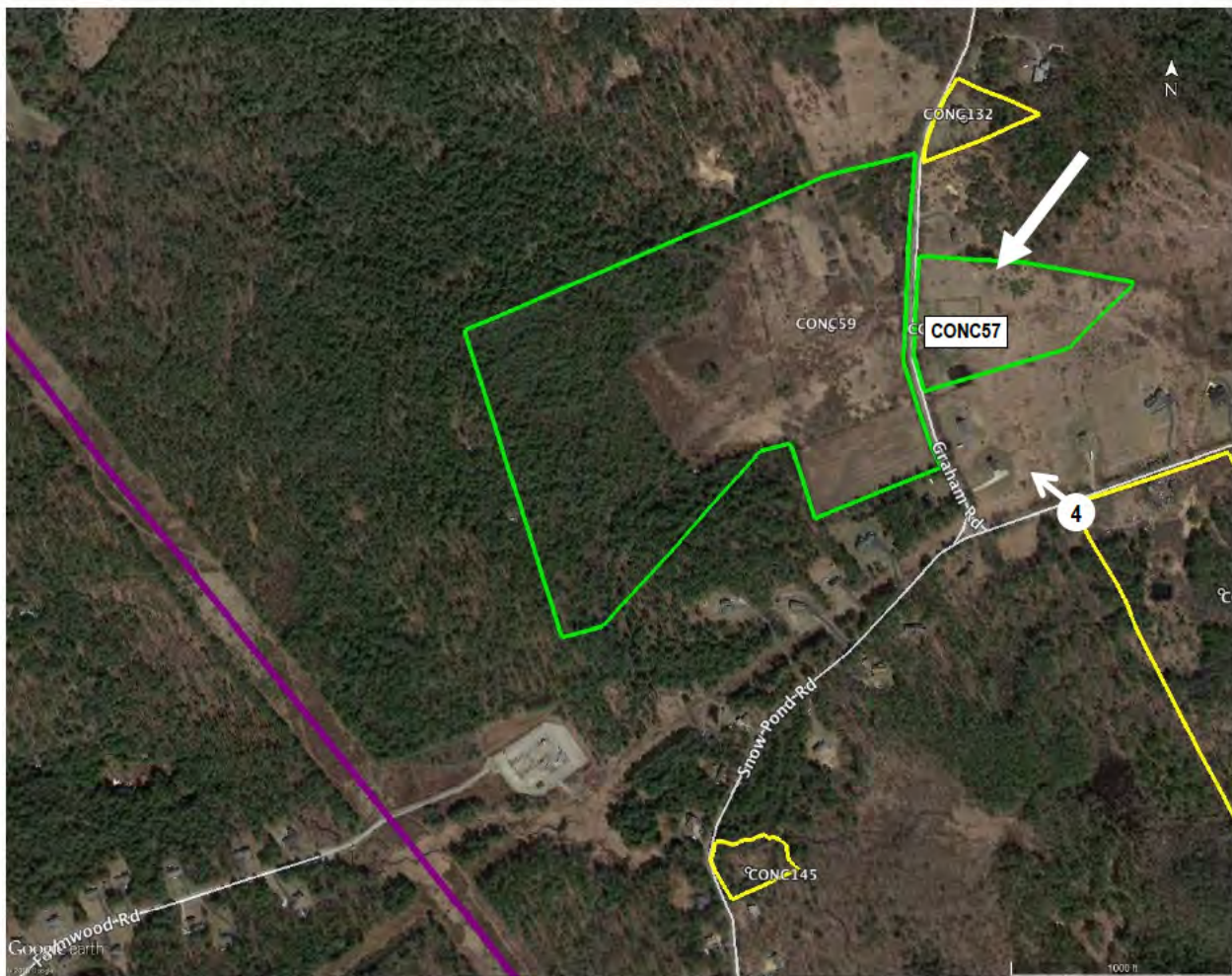
Photo 3) Siting of farmhouse on slight rise above road, facing easterly [2014 Field Photo: IMG\_4410]



# *Historic Resource Assessment*

Property ID: CONC57

Property Name/Address: 14 Graham Road, Concord, NH



## **Map Key**

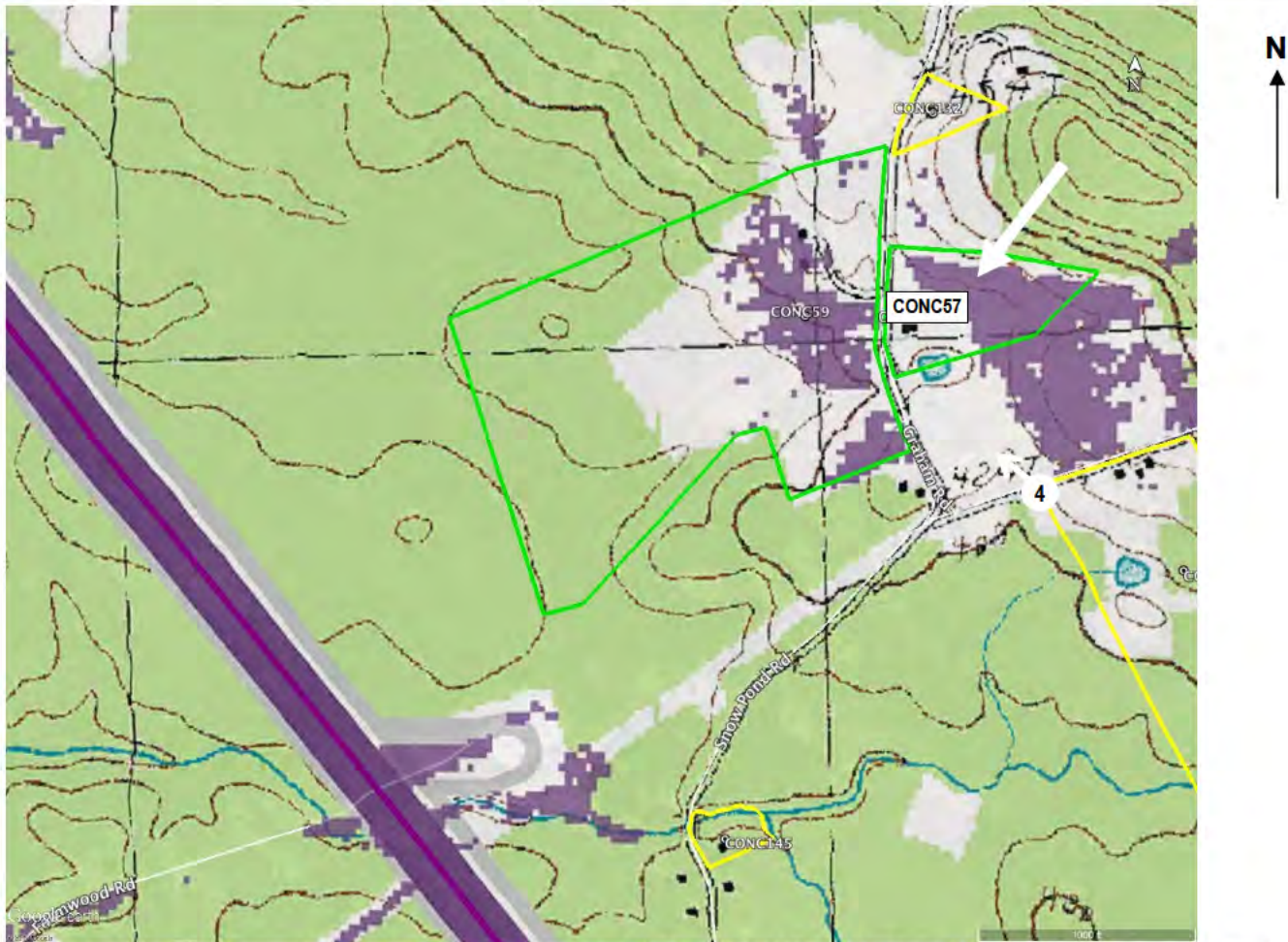
Parcel boundaries of pre-1968 properties:



<b>Yellow</b>	Properties with no views of the Project		Project
<b>Blue</b>	Properties with views that are so isolated, limited, or minimal that no effect is possible (see database)		Limit of APE for Historic Resources
<b>Green</b>	Properties assessed with more than minimal views of the Project		Town Boundaries (thin yellow line)
<b>Red</b>	Properties assessed and considered to be potentially National Register-eligible and potentially adversely affected by the Project		Photo Numbers
<b>Aqua</b>	Properties listed on the National Register, the NH State Register, or National Historic Landmarks (see database for other previously identified historic properties)		
<b>Brown</b>	Properties dated 1966-1968 that currently do not meet the National Register fifty-year age-eligibility criterion (see database)		



Property ID: CONC57

Property Name/Address: 14 Graham Road, Concord, NH



Viewshed map showing CONC57 (white arrow), Limit of APE for Historic Resources  and Project 



Property ID: CONC57

Property Name/Address: 14 Graham Road, Concord, NH

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Photo 4) View of 14 Graham Road (arrow) from Snow Pond Road, with modern housing intruding in its historic view southerly, facing northwesterly. [2014 Field Photo: IMG\_4412]





# Northern Pass Project Historic Resource Assessment

## *Individual Property Analysis*

*This analysis is part of a survey of historic (pre-1965) properties located in the Visual APE for the Northern Pass Project in New Hampshire, as shown on Project viewshed maps. It was prepared as part of a study for the Project's SEC application. See Methodology Statement for more information.*

Property ID: CONC59

Property Name/Address:

59 Graham Road, Concord, NH



### I. PROPERTY DESCRIPTION AND SETTING

This is a former farm comprised of an altered cape and altered gable-front barn on a large, 70.6-acre property. The existing transmission line is located more than one-half mile to the west at a lower elevation within a wooded area. The buildings face east, away from the Project. The existing ROW dates to no later than 1929.

The property is one of the few remaining large former agricultural properties in the immediate area. The buildings are set back from the road on a rise and not readily visible from the public right-of-way due to the setback and the presence of stands of mature trees between the buildings and road. The buildings stand in a cleared area with an open lawn to the west or rear of them. A second open area surrounded by mature trees is between the house and road. Much of the remainder of property is wooded or becoming reforested with the exception of one farmed field at the southeast corner, far from the buildings. Graham Road is a former rural local road with encroaching late-twentieth and early twenty-first-century residential development, to the north, east, and south of this property. A generator station is located on an abutting PSNH-owned parcel to the southwest.

The farmhouse is an altered c.1778 cape (clad with asbestos shingles) with historic wing additions on the south gable end. The gable-roofed barn of unknown date has been altered. The doorways on the east gable end and south elevation have been filled and have pairs of small fixed-light windows. A twentieth-century gable-front garage south of the house recently has been removed.

This appears to be the John C. Ewer property on the 1858 Walling map. On Ancestry.com the 1860 U.S. Census listed the occupants as John Ewer, a farmer, his wife, two children (ages 12 and 16), a farm laborer, and two other individuals. This is likely the R. Bell property on the 1892 Hurd atlas.

Viewshed mapping shows views to the north, west, and south of the buildings and in the field in the south corner of the property. These views from the house are not historically significant views for this property. [The Project will not be visible in the main public views of the historic resource or be visible in historically significant views from the historic resources.] Both buildings face east, away from the Project which is more than one-half mile away to the west from the buildings and at a lower



Property ID: CONC59

Property Name/Address: 17 Graham Road, Concord, NH

elevation. The buildings are set on a slight rise in an open area with a back lawn extending for a way behind them. Much of the land between the lawn and the Project is forested or becoming so, screening any views of the Project.

## II. NATIONAL REGISTER ELIGIBILITY ANALYSIS

### a. Significance:

*Does the property have potential significance under National Register of Historic Places Areas of Significance that have a visual component such as Agriculture, Architecture, Community Planning and Development, Conservation, Landscape Architecture, Recreation?*

Y ☐ N ☒

The property appears to no longer possess significance under any criterion. Alterations to the house compromise its ability to embody distinctive characteristics of an eighteenth-century Cape. The alterations to the barn comprise its historic association as a nineteenth-century barn. The property is no longer in agricultural use and the land is reforesting, compromising its historic association with agriculture. See "Agriculture" context in the 2015 *Northern Pass – Merrimack Valley Project Area Form* by SEARCH.

The 2008 Concord Master Plan included this property within the potentially eligible Graham Road Historic Rural Neighborhood, around the intersection of Graham and Snow Pond roads. Since that time there has been new housing development along the north side of Snow Pond Road, compromising the agricultural association for the area.

### b. Integrity:

*Is the property able to convey its significance through its physical appearance? Does the property appear to retain the aspects of integrity necessary to convey its historic significance? Including:*

**Design:** Y ☐ N ☒ **Setting:** Y ☐ N ☒ **Materials:** Y ☐ N ☒ **Workmanship:** Y ☐ N ☒

**Feeling:** Y ☐ N ☒ **Location:** Y ☒ N ☐ **Association:** Y ☐ N ☒

The historic resources no longer retain integrity of design, setting, materials, workmanship, feeling, and association due to application of replacement siding and altered fenestration and use.

**The property does not appear to have potential for National Register eligibility based on visually related areas of significance.** ☒

**GO NO FURTHER**

**The property appears to have potential for National Register eligibility based on visually related areas of significance.** ☐



Property ID: CONC59

Property Name/Address: 17 Graham Road, Concord, NH

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### c. Boundary Discussion

*How much of the parcel of land associated with the historic structures appears to be part of the eligible property?*

### III. ASSESSMENT OF POTENTIAL VISUAL EFFECTS

*What is the visual relationship of the Project to the property? Will the Project noticeably alter or diminish aspects of the historic setting that might contribute to the significance of the property? Check as applicable:*

**The Project will be substantially visible in the main public views of the historic resource.** ☐

**The Project will create a focal point that distracts from the appreciation of the historic resource.** ☐

**The Project will be substantially visible in historically significant views from the historic resource.** ☐

**The Project will isolate the historic resource from its historic setting.** ☐

*If none are checked, then:*

**The Project does not appear to have an adverse effect on the property.** ☐

*If one or more of the above are checked, then:*

**The Project appears to have an adverse effect on the property.** ☐

*Additional comments relating to effects:*

Property ID: CONC59

Property Name/Address: 17 Graham Road, Concord, NH

#### IV. SUPPORTING MATERIALS



Key to Photo 1 (Google Earth)



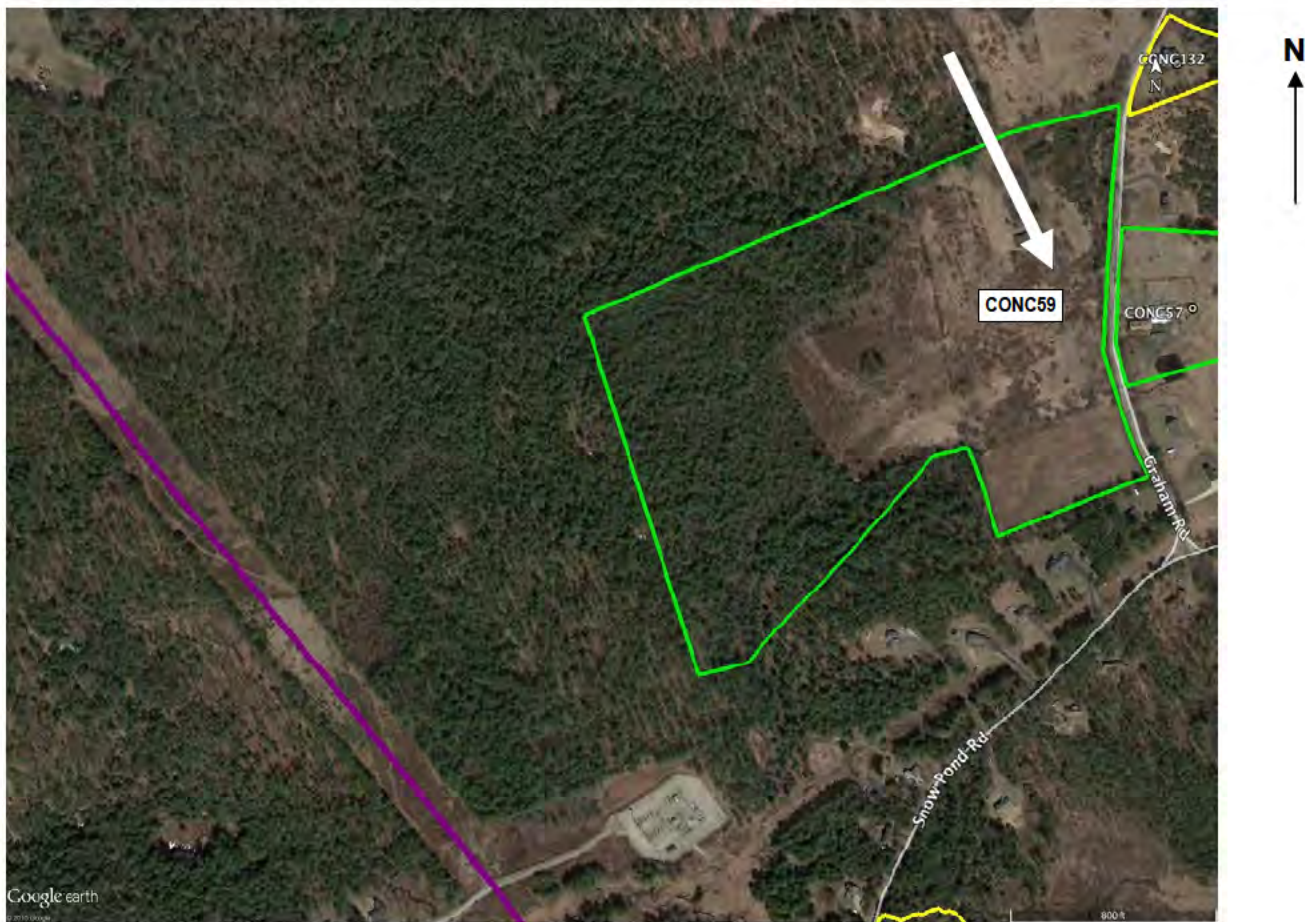
Photo 1) Barn and house, facing northwest [2014 Field Photo: IMG\_4416]



*Historic Resource Assessment*











Property ID: CONC59

Property Name/Address: 17 Graham Road, Concord, NH



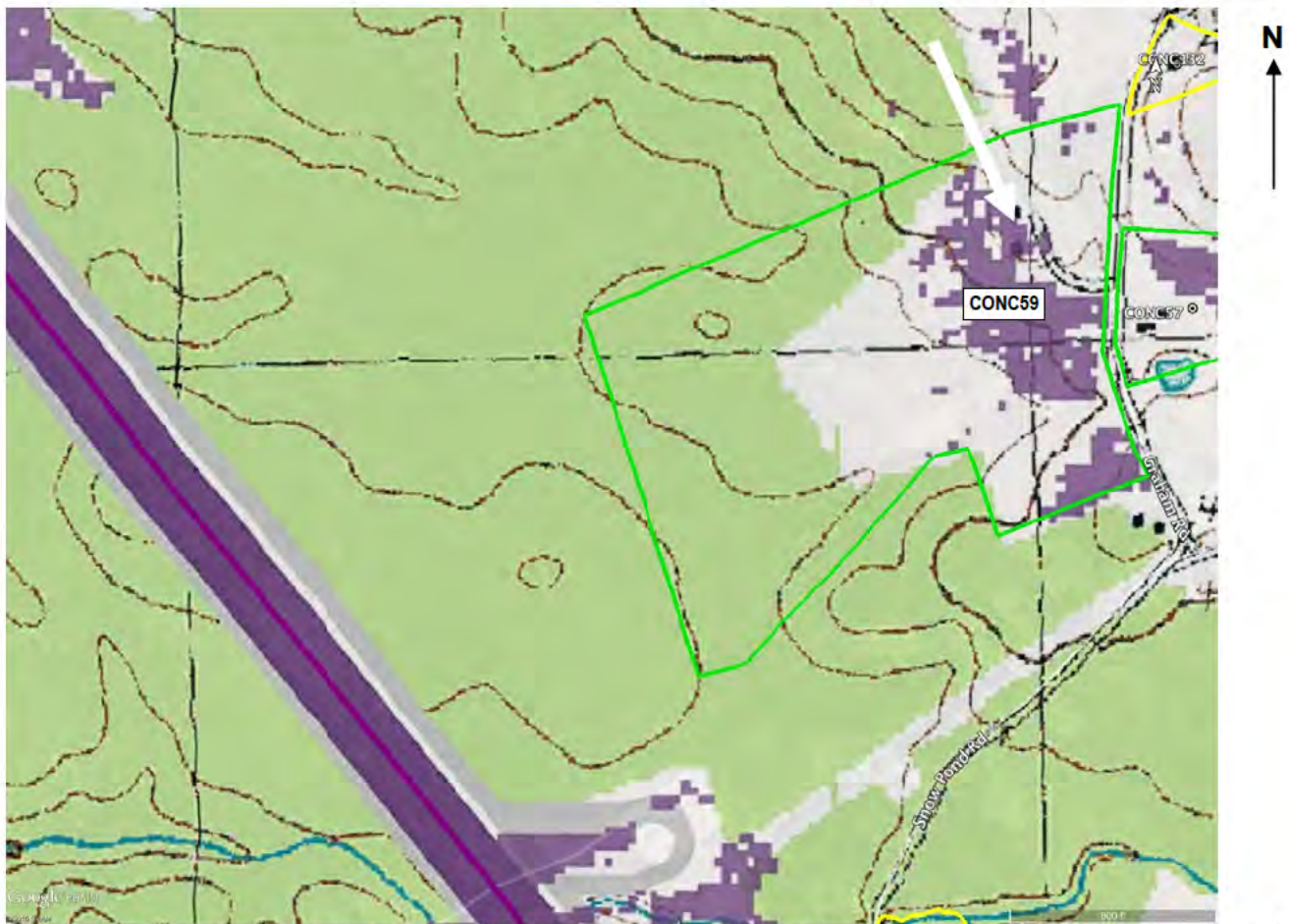
**Map Key**


Parcel boundaries of pre-1968 properties:

	Properties with no views of the Project		Project
	Properties with views that are so isolated, limited, or minimal that no effect is possible (see database)		Limit of APE for Historic Resources
	Properties assessed with more than minimal views of the Project		Town Boundaries (thin yellow line)
	Properties assessed and considered to be potentially National Register-eligible and potentially adversely affected by the Project		Photo Numbers
	Properties listed on the National Register, the NH State Register, or National Historic Landmarks (see database for other previously identified historic properties)		
	Properties dated 1966-1968 that currently do not meet the National Register fifty-year age-eligibility criterion (see database)		

Property ID: CONC59

Property Name/Address: 17 Graham Road, Concord, NH



Viewshed map showing CONC59 (white arrow), Limit of APE for Historic Resources  and Project 



# Northern Pass Project Historic Resource Assessment

## Individual Property Analysis

*This analysis is part of a survey of historic (pre-1965) properties located in the Visual APE for the Northern Pass Project in New Hampshire, as shown on Project viewshed maps. It was prepared as part of a study for the Project's SEC application. See Methodology Statement for more information.*

Property ID: CONC70

Property Name/Address:

Kibby Slopes/  
Snow Pond Road, Concord, NH



### I. PROPERTY DESCRIPTION AND SETTING

This is a former small ski area, used from the 1950s to the 1970s, located on the easterly and northeasterly side of one of the higher elevations in East Concord. The now wooded 32.8-acre parcel rises several hundred feet and surrounds a 0.27-acre parcel with a City of Concord owned water tower at the summit. If historically the trails had scenic views to the east and northeast as they descended the hillside they would have included the existing transmission lines at the base. The ROW dates to no later than 1929.

The existing transmission lines traverse the entire easterly side of the parcel, just west of Snow Pond Road. The property is privately owned and only the base of the hill is visible from a few points along the road, adjacent to the existing ROW. The setting is a rural local road with some scattered encroaching modern residential development to the southwest and east. Snow Pond is located northeast of the property on the other side of the road. The southeast corner of the property abuts one of East Concord's connected farmsteads with an exceptionally high level of integrity.

Viewshed mapping only shows views along the ROW as it crosses the parcel. No views are shown anywhere else on the property. It is heavily wooded, except within the ROW.

According to a website on lost ski areas in New Hampshire, the Kibby Slopes/Snow Pond Ski Area was located along the easterly slopes of the hill, just off Snow Pond Road. It was operated for over twenty years from the 1950s into the late 1970s, owned by an Elgin Kibby. The area included a large rope tow area, at least three or four trails, and one or two, possibly tandem, rope tows. As of the early 2000s the area still contained abandoned evidence of the rope tow. As noted by some contributors on the website: "Parts of the rope tow are standing, with other tow towers cast into the woods. The old engine chassis still exists near the summit.... The rope tow line is quite clear, as to the bottom portion of the main slope. Other slopes and trails have grown in quite a bit, but are noticeable." Only the foundation of the base lodge remains. Another contributor observed "a rope tow that fed a steep main slope, a dog-leg trail and two small jumps...." That same contributor indicated the original owner was an engineer with the state highway department and a ski coach at the Concord High School, likely David A. Sayward (died 2015). The area also included part of a cross-country trail that extended over to the East Concord golf course and back.



Property ID: CONC70

Property Name/Address: Kibby Slopes/Snow Pond Road, Concord, NH

Though privately owned, the property appears to be used for hiking and snowmobiling.

## II. NATIONAL REGISTER ELIGIBILITY ANALYSIS

### a. Significance:

*Does the property have potential significance under National Register of Historic Places Areas of Significance that have a visual component such as Agriculture, Architecture, Community Planning and Development, Conservation, Landscape Architecture, Recreation?*

Y ☐ N ☒

The property no longer conveys its historic associations with Recreation under Criterion A. The trails are overgrown and the historic components such as the base lodge and rope tows are absent or in pieces. See "Recreation" context in the 2015 *Northern Pass – Merrimack Valley Project Area Form* by SEARCH.

### b. Integrity:

*Is the property able to convey its significance through its physical appearance? Does the property appear to retain the aspects of integrity necessary to convey its historic significance? Including:*

**Design:** Y ☐ N ☒ **Setting:** Y ☐ N ☒ **Materials:** Y ☐ N ☒ **Workmanship:** Y ☐ N ☒

**Feeling:** Y ☐ N ☒ **Location:** Y ☒ N ☐ **Association:** Y ☐ N ☒

The property no longer retains integrity to convey its historic significance as a mid-twentieth-century ski slope. The trails are overgrown. Only the foundation of the base lodge remains. Though traces of the trails can be deduced amidst the wooded hillside (as they are now used for hiking) all the historic operating components of the ski slope such as the rope tows are no longer intact.

**The property does not appear to have potential for National Register eligibility based on visually related areas of significance.** ☒

**GO NO FURTHER**

**The property appears to have potential for National Register eligibility based on visually related areas of significance.** ☐

### c. Boundary Discussion

*How much of the parcel of land associated with the historic structures appears to be part of the eligible property?*



Property ID: CONC70

Property Name/Address: Kibby Slopes/Snow Pond Road, Concord, NH

### III. ASSESSMENT OF POTENTIAL VISUAL EFFECTS

*What is the visual relationship of the Project to the property? Will the Project noticeably alter or diminish aspects of the historic setting that might contribute to the significance of the property? Check as applicable:*

**The Project will be substantially visible in the main public views of the historic resource.** ☐

**The Project will create a focal point that distracts from the appreciation of the historic resource.** ☐

**The Project will be substantially visible in historically significant views from the historic resource.** ☐

**The Project will isolate the historic resource from its historic setting.** ☐

*If none are checked, then:*

**The Project does not appear to have an adverse effect on the property.** ☐

*If one or more of the above are checked, then:*

**The Project appears to have an adverse effect on the property.** ☐

*Additional comments relating to effects:*

Property ID: CONC70

Property Name/Address: Kibby Slopes/Snow Pond Road, Concord, NH

#### IV. SUPPORTING MATERIALS



Key to Photo 1 (Google Earth)



Photo 1) Easterly portion of property with existing ROW from public right of way adjacent to Snow Pond Road, facing northwesterly [2014 Field Photo: IMG\_4408]



Property ID: CONC70

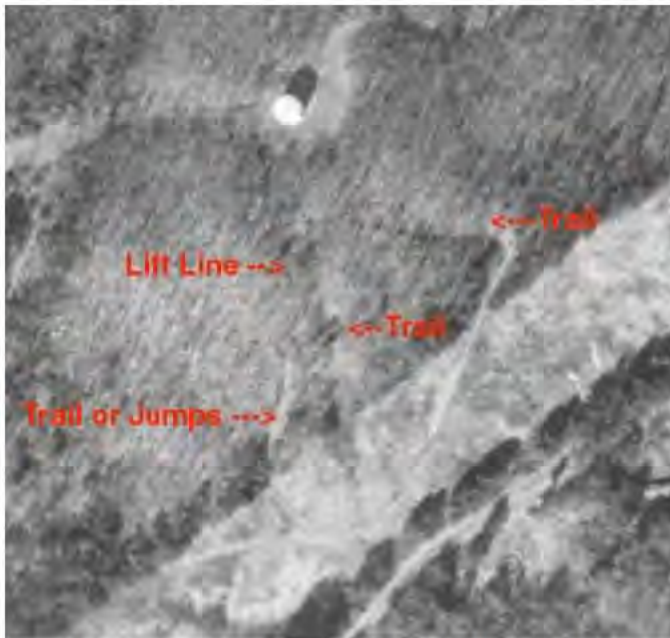
Property Name/Address: Kibby Slopes/Snow Pond Road, Concord, NH

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Aerial with trail (upper arrow) and chassis remains (lower arrow) (Google Earth)

Following all from New England Lost Ski Areas Project at <http://www.nelsap.org/nh/snowpond.html>:



Looking westerly with transmission line in foreground; "A view of the slopes from above, late 1990's" (New England Lost Ski Areas Project at <http://www.nelsap.org/nh/snowpond.html>)

Property ID: CONC70

Property Name/Address: Kibby Slopes/Snow Pond Road, Concord, NH

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From bottom looking up (New England Lost Ski Areas Project at <http://www.nelsap.org/nh/snowpond.html>)



Lift line near top (New England Lost Ski Areas Project at <http://www.nelsap.org/nh/snowpond.html>)



Property ID: CONC70

Property Name/Address: Kibby Slopes/Snow Pond Road, Concord, NH

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Cast-away rope-tow tower and wheel (New England Lost Ski Areas Project at <http://www.nelsap.org/nh/snowpond.html>)



Near top, old lift shack next to rope-tow tower with water tower in background (New England Lost Ski Areas Project at <http://www.nelsap.org/nh/snowpond.html>)

Property ID: CONC70

Property Name/Address: Kibby Slopes/Snow Pond Road, Concord, NH

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Old truck chassis used to run lift (New England Lost Ski Areas Project at <http://www.nelsap.org/nh/snowpond.html>)



# Historic Resource Assessment





Property ID: CONC70

Property Name/Address: Kibby Slopes/Snow Pond Road, Concord, NH



## Map Key



Parcel boundaries of pre-1968 properties:

<b>Yellow</b>	Properties with no views of the Project		Project
<b>Blue</b>	Properties with views that are so isolated, limited, or minimal that no effect is possible (see database)		Limit of APE for Historic Resources
<b>Green</b>	Properties assessed with more than minimal views of the Project		Town Boundaries (thin yellow line)
<b>Red</b>	Properties assessed and considered to be potentially National Register-eligible and potentially adversely affected by the Project		Photo Numbers
<b>Aqua</b>	Properties listed on the National Register, the NH State Register, or National Historic Landmarks (see database for other previously identified historic properties)		
<b>Brown</b>	Properties dated 1966-1968 that currently do not meet the National Register fifty-year age-eligibility criterion (see database)		

Property ID: CONC70

Property Name/Address: Kibby Slopes/Snow Pond Road, Concord, NH



Viewshed map showing CONC70 (white arrow), Limit of APE for Historic Resources  and Project 



# Northern Pass Project Historic Resource Assessment

## Large Area/District Analysis

*This analysis is part of a survey of historic (pre-1965) properties located in the Visual APE for the Northern Pass Project in New Hampshire, as shown on Project viewshed maps. It was prepared as part of a study for the Project's SEC application. See Methodology Statement for more information.*

Property ID: CONC78

Property Name/Addresses:

Industrial Zone Area/  
212 Pembroke Road and 243 Sheep Davis Road,  
Concord, NH



### I. PROPERTY DESCRIPTION AND SETTING

This small area includes a pair of altered late 1950s/early 1960s warehouse/light industrial buildings located on the edge of the area northeast of the airport that was established by the city as an industrial park in the late 1950s. 212 Pembroke Road faces northerly and 243 Sheep Davis Road faces southerly. Scenic views were not part of the design intent or architectural character of these utilitarian buildings. The existing transmission lines are nearly four-tenths of a mile away to the west and roughly two-tenths of a mile away to the southwest where the corridor changes direction. The existing ROW dates to no later than 1929.

The original building at 212 Pembroke Road is an altered warehouse/light industrial one-story, cinder block building with brick veneer with a later steel frame, corrugated steel sided addition. The property includes two other steel framed, corrugated steel sided buildings, one a multi-bay loading dock, and the other a modern building occupied by an auto collision shop. The building at 243 Sheep Davis Road is one story with a gable roof with office space in the easterly half and light industrial space in the westerly half. It is metal-framed with brick veneer on the east end where the office is located, sited with the gable end to the road.

Until this area was developed, it was covered with pitch pines, as were much of the Plains well into the twentieth century. The city began to designate industrial zones in the vicinity of the Concord Municipal Airport beginning in the late 1950s. A 2011 Project Area Form of one such zone along Airport Road noted that the city also established an industrial park northeast of the airport, in addition to an industrial/business zone along Airport Road on the west side of the airport. Though the tax records suggest several other buildings in the industrial area along Industrial Park Drive are more than fifty years of age, a 1967 aerial photo viewable on Historic Aerials.com shows just these two buildings to have been present by that date.



Property ID: CONC78

Property Name/Address: 212 Pembroke Road, 243 Sheep Davis Road, Concord, NH

Research on Ancestry.com and in the Merrimack County Registry of Deeds suggests that 212 Pembroke Road was built by H. P. Hood & Son, possibly as an ice cream manufactory. The early history of 243 Sheep Davis Road has not been established.

## II. NATIONAL REGISTER ELIGIBILITY ANALYSIS

### a. Significance:

*Does the area/district have potential significance under National Register of Historic Places Areas of Significance that have a visual component such as Agriculture, Architecture, Community Planning and Development, Conservation, Landscape Architecture, Recreation?*

Y ☐ N ☒

These two buildings are of interest as they are among the earliest buildings erected in this part of Concord after it was designated by the city as an industrial zone beginning in the late 1950s, and as such they might have significance under Criterion A for Community Planning and Development. They no longer retain integrity for that significance, however, because of the many alterations to them and construction of many new buildings in the vicinity which have altered the c.1960 character of the area. See "Industry" context in the 2015 *Northern Pass – Merrimack Valley Project Area Form* by SEARCH.

### b. Integrity:

*Is the property able to convey its significance through its physical appearance? Does the property appear to retain the aspects of integrity necessary to convey its historic significance? Including:*

**Design:** Y ☐ N ☒ **Setting:** Y ☒ N ☐ **Materials:** Y ☐ N ☒ **Workmanship:** Y ☐ N ☒

**Feeling:** Y ☒ N ☐ **Location:** Y ☒ N ☐ **Association:** Y ☒ N ☐

The area does not retain sufficient integrity to convey its significance. The buildings no longer retain integrity for design, materials, and workmanship because of additions and alterations. The area, though it retains integrity of setting, feeling, and association as a group of buildings in an industrial zone of the 1950s/1960s, the alterations to the buildings and the construction of modern buildings in the overall setting compromises the integrity of the area.

**The area/district does not appear to have potential for National Register eligibility based on visually related areas of significance.** ☒

**GO NO FURTHER**

**The area/district appears to have potential for National Register eligibility based on visually related areas of significance.** ☐



Property ID: CONC78

Property Name/Address: 212 Pembroke Road, 243 Sheep Davis Road, Concord, NH

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### c. Boundary Discussion

*How much of the parcels of land associated with the historic structures appears to be part of the eligible property?*

### III. ASSESSMENT OF POTENTIAL VISUAL EFFECTS

*What is the visual relationship of the Project to the property? Will the Project noticeably alter or diminish aspects of the historic setting that might contribute to the significance of the property? Check as applicable:*

**The Project will be substantially visible in the main public views of the historic resource.** ☐

**The Project will create a focal point that distracts from the appreciation of the historic resource.** ☐

**The Project will be substantially visible in historically significant views from the historic resource.** ☐

**The Project will isolate the historic resource from its historic setting.** ☐

*If none are checked, then:*

**The Project does not appear to have an adverse effect on the property.** ☐

*If one or more of the above are checked, then:*

**The Project appears to have an adverse effect on the property.** ☐

*Additional comments relating to effects:*

Property ID: CONC78

Property Name/Address: 212 Pembroke Road, 243 Sheep Davis Road, Concord, NH

#### IV. SUPPORTING MATERIALS



Key to Photos 1-7 (Google Earth)



*Historic Resource Assessment*

Property ID: CONC78

Property Name/Address: 212 Pembroke Road, 243 Sheep Davis Road, Concord, NH

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Photo 1) 212 Pembroke Road, northeasterly and northwesterly elevations of original c.1960 building, facing southeast [2015 Field Photo: IMG\_0032]



Photo 2) 212 Pembroke Road, northeast elevation with loading bays and later addition, facing southwesterly [2015 Field Photo: IMG\_0025]

*Historic Resource Assessment*

Property ID: CONC78

Property Name/Address: 212 Pembroke Road, 243 Sheep Davis Road, Concord, NH

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Photo 3) 212 Pembroke Road, northwesterly and southwesterly elevations and later addition, facing northeast [2015 Field Photo: IMG\_0027]



Photo 4) 212 Pembroke Road, facing southwesterly (Google Earth)



*Historic Resource Assessment*

Property ID: CONC78

Property Name/Address: 212 Pembroke Road, 243 Sheep Davis Road, Concord, NH

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Photo 5) 243 Sheep Davis Road, facing northeast [2015 Field Photo: IMG\_0021]



Photo 6) Buildings to west of 243 Sheep Davis Road (8 Industrial Drive), facing northwesterly [2015 Field Photo: IMG\_0022]

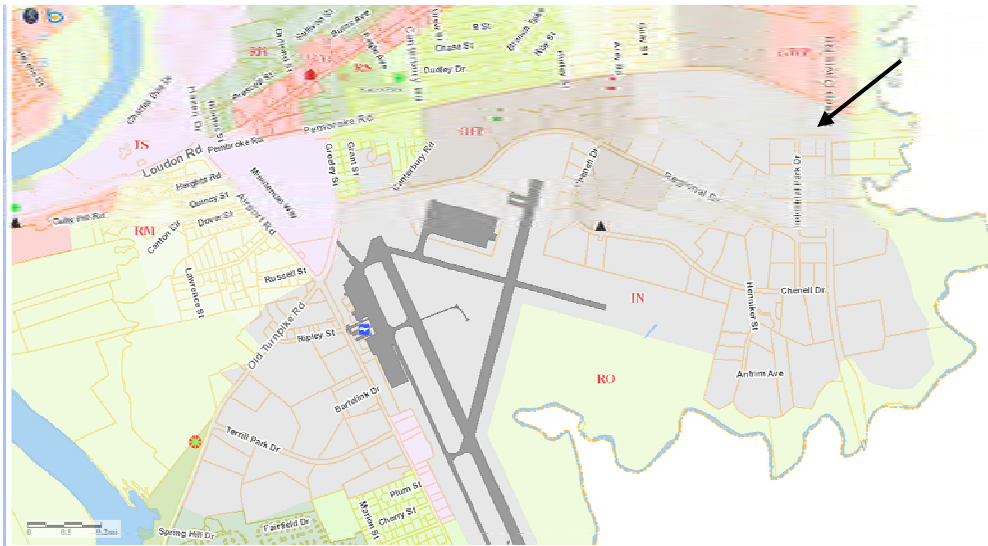
*Historic Resource Assessment*

Property ID: CONC78

Property Name/Address: 212 Pembroke Road, 243 Sheep Davis Road, Concord, NH



Photo 7) 243 Sheep Davis Drive, facing west-northwesterly (Google Earth)



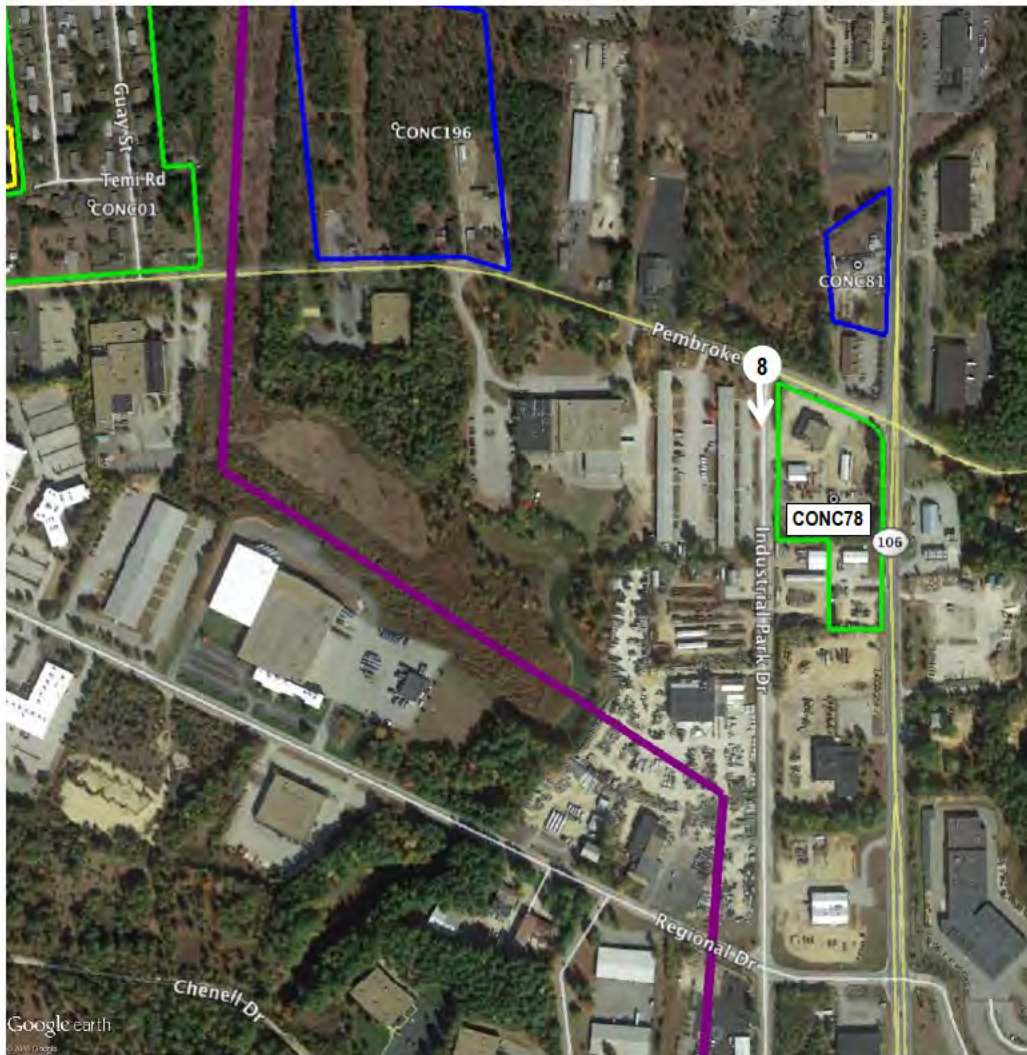
The grey area is most of the large area zoned for industry east of the Concord Airport and includes this area (arrow) (Concord GIS)



## Historic Resource Assessment











Property ID: CONC78

Property Name/Address: 212 Pembroke Road, 243 Sheep Davis Road, Concord, NH



### Map Key

Parcel boundaries of pre-1968 properties:

	Properties with no views of the Project		Project
	Properties with views that are so isolated, limited, or minimal that no effect is possible (see database)		Limit of APE for Historic Resources
	Properties assessed with more than minimal views of the Project		Town Boundaries (thin yellow line)
	Properties assessed and considered to be potentially National Register-eligible and potentially adversely affected by the Project		Photo Numbers
	Properties listed on the National Register, the NH State Register, or National Historic Landmarks (see database for other previously identified historic properties)		
	Properties dated 1966-1968 that currently do not meet the National Register fifty-year age-eligibility criterion (see database)		

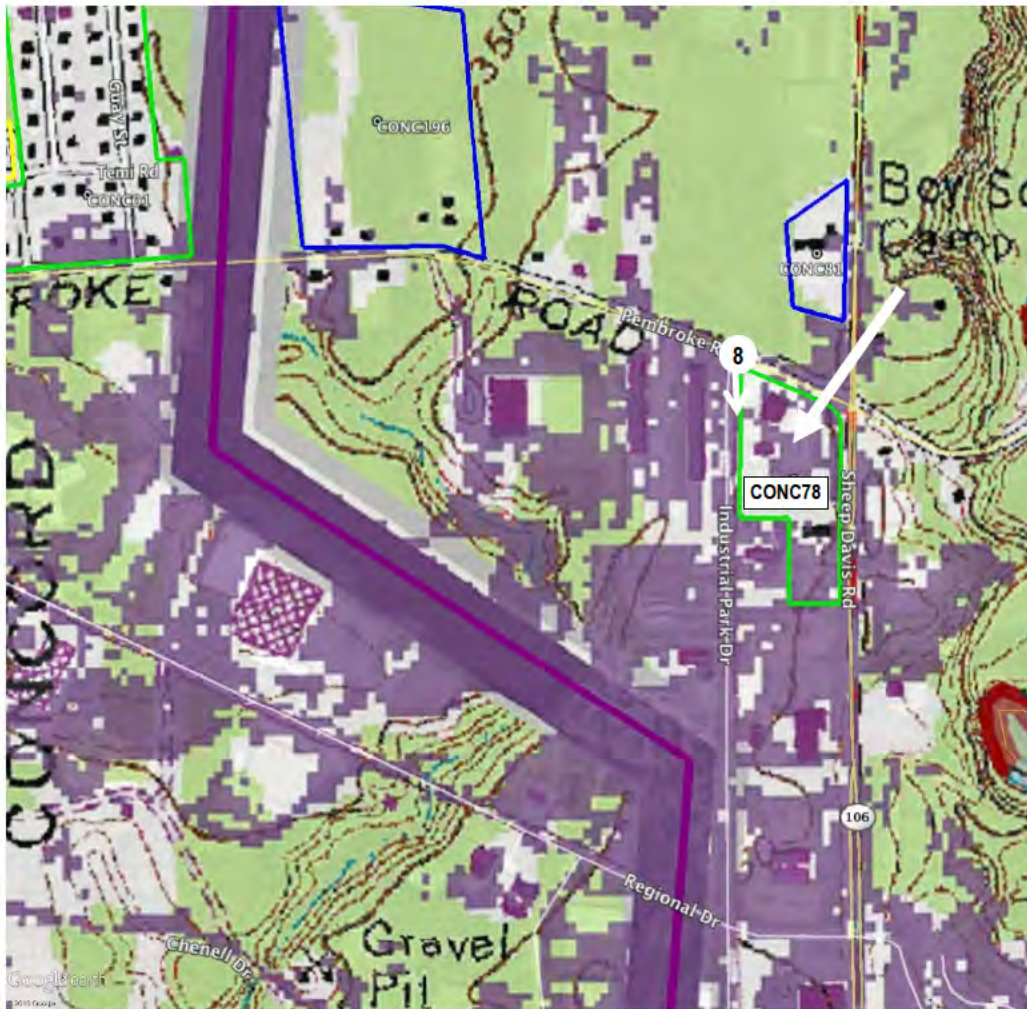




*Historic Resource Assessment*

Property ID: CONC78

Property Name/Address: 212 Pembroke Road, 243 Sheep Davis Road, Concord, NH

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Viewshed map showing CONC78 (white arrow), Limit of APE for Historic Resources  and Project 



Property ID: CONC78

Property Name/Address: 212 Pembroke Road, 243 Sheep Davis Road, Concord, NH

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Photo 8) View south towards existing transmission line on Industrial Drive, facing south from Pembroke Road [2015 Field Photo: IMG\_0035]





# Northern Pass Project Historic Resource Assessment

## *Individual Property Analysis*

*This analysis is part of a survey of historic (pre-1965) properties located in the Visual APE for the Northern Pass Project in New Hampshire, as shown on Project viewshed maps. It was prepared as part of a study for the Project's SEC application. See Methodology Statement for more information.*

Property ID: CONC86

Property Name/Address:

51 Old Loudon Road, Concord, NH



### **I. PROPERTY DESCRIPTION AND SETTING**

This is an early twentieth-century house located on a 1.19-acre parcel on the northwesterly side of Old Loudon Road, a mixed-use road, just south of its intersection with Portsmouth Street, which abuts its northerly boundary. The house is oriented toward the road without any scenic views from the house. The existing transmission lines are roughly one-quarter of a mile away to the west on the far side of the large adjoining parcel which is wooded on its westerly half. The existing ROW dates to no later than 1929.

The c.1914 house is a one-and-a-half story end house or gable-front house in the Classical style with a one-story rear ell. As noted in the 2015 *Northern Pass – Merrimack Valley Project Area Form* by SEARCH, this house form first became popular in rural areas but also more densely settled areas in New Hampshire by the middle of the nineteenth century. Many of the windows contain 2/2 sash. Each roof slope is augmented with shed dormers. Classical detailing includes cornice returns and columns supporting the hip-roofed entry porch. On the easterly side of the house is a gable-front garage.

The house faces a large, relatively recent shopping plaza and parking lot located between Old Loudon and Loudon roads. Interstate 395 is located less than one-quarter mile away to the north. The adjoining parcel to the west includes a low-lying wetland area and pond on the easterly half adjacent to this property. Mature trees are planted in front of and to the east and north of the house and garage. The westerly half of the trapezoidal parcel is an open mowed land with some mature shrubs along the westerly boundary.

This area of Concord, known historically as “The Plains,” featured sandy soil that promoted dense growths of Pitch Pines. It remained sparsely developed until the middle of the twentieth century.



Property ID: CONC86

Property Name/Address: 51 Old Loudon Road, Concord, NH

## II. NATIONAL REGISTER ELIGIBILITY ANALYSIS

### a. Significance:

*Does the property have potential significance under National Register of Historic Places Areas of Significance that have a visual component such as Agriculture, Architecture, Community Planning and Development, Conservation, Landscape Architecture, Recreation?*

Y ☒ N ☐

The house could be significant in the Area of Architecture under Criterion C as an example of a common house type, an end house, popular from the 1830s to the early twentieth century. The house has the characteristic form and detailing such as fenestration pattern and massing. The 2/2 windows and dormers are characteristic of early twentieth-century houses. The property does not convey agricultural or other visual contexts for significance under Criterion A.

### b. Integrity:

*Is the property able to convey its significance through its physical appearance? Does the property appear to retain the aspects of integrity necessary to convey its historic significance? Including:*

**Design:** Y ☒ N ☐ **Setting:** Y ☐ N ☒ **Materials:** Y ☒ N ☐ **Workmanship:** Y ☒ N ☐

**Feeling:** Y ☒ N ☐ **Location:** Y ☒ N ☐ **Association:** Y ☒ N ☐

The house has integrity of historic design, materials, and workmanship and feeling and association as an early twentieth-century house. The property has integrity of location. The overall setting has been altered by the extensive modern commercial development to the south along Loudon Road.

**The property does not appear to have potential for National Register eligibility based on visually related areas of significance.** ☐

**GO NO FURTHER**

**The property appears to have potential for National Register eligibility based on visually related areas of significance.** ☒

### c. Boundary Discussion

*How much of the parcel of land associated with the historic structures appears to be part of the eligible property?*

Only the land immediately around the house is necessary to convey its potential significance under Criterion C.



Property ID: CONC86

Property Name/Address: 51 Old Loudon Road, Concord, NH

### III. ASSESSMENT OF POTENTIAL VISUAL EFFECTS

*What is the visual relationship of the Project to the property? Will the Project noticeably alter or diminish aspects of the historic setting that might contribute to the significance of the property? Check as applicable:*

**The Project will be substantially visible in the main public views of the historic resource.** ☐

**The Project will create a focal point that distracts from the appreciation of the historic resource.** ☐

**The Project will be substantially visible in historically significant views from the historic resource.** ☐

**The Project will isolate the historic resource from its historic setting.** ☐

*If none are checked, then:*

**The Project does not appear to have an adverse effect on the property.** ☒

*If one or more of the above are checked, then:*

**The Project appears to have an adverse effect on the property.** ☐

*Additional comments relating to effects:*

There are no scenic views from the house and views were not part of its intention or architectural character. Viewshed maps indicate the Project could be visible from scattered locations on the west side of and to the rear of the house and on the northerly part of the property but any view would be indirect and unlikely due to angle of view and vegetation. The Project is nearly three-tenths of a mile away to the west on the far side of and at a lower elevation than a large wooded area on the adjoining parcel.

The Project will not be visible in the main public views of the historic resource. The house faces south and the Project is to the west.

Property ID: CONC86

Property Name/Address: 51 Old Loudon Road, Concord, NH

#### IV. SUPPORTING MATERIALS



Key to Photo 1 (Google Earth)



Photo 1) Façade and westerly elevation, facing northerly [Field Photo 2014: IMG\_4298]



*Historic Resource Assessment*

Property ID: CONC86

Property Name/Address: 51 Old Loudon Road, Concord, NH

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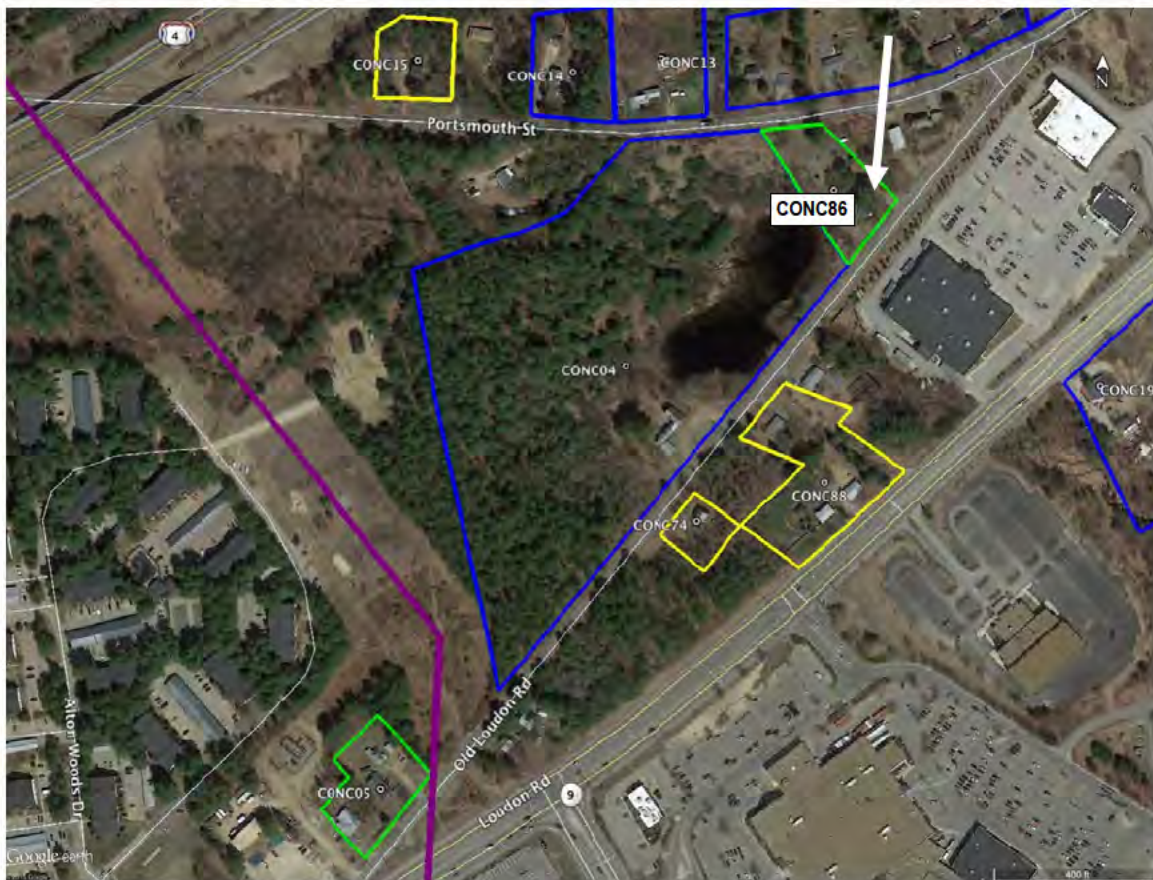


Bing Maps bird's-eye of 51 Old Loudon Road and its setting. The house faces towards the modern development to the south.

## Historic Resource Assessment











Property ID: CONC86

Property Name/Address: 51 Old Loudon Road, Concord, NH



### Map Key

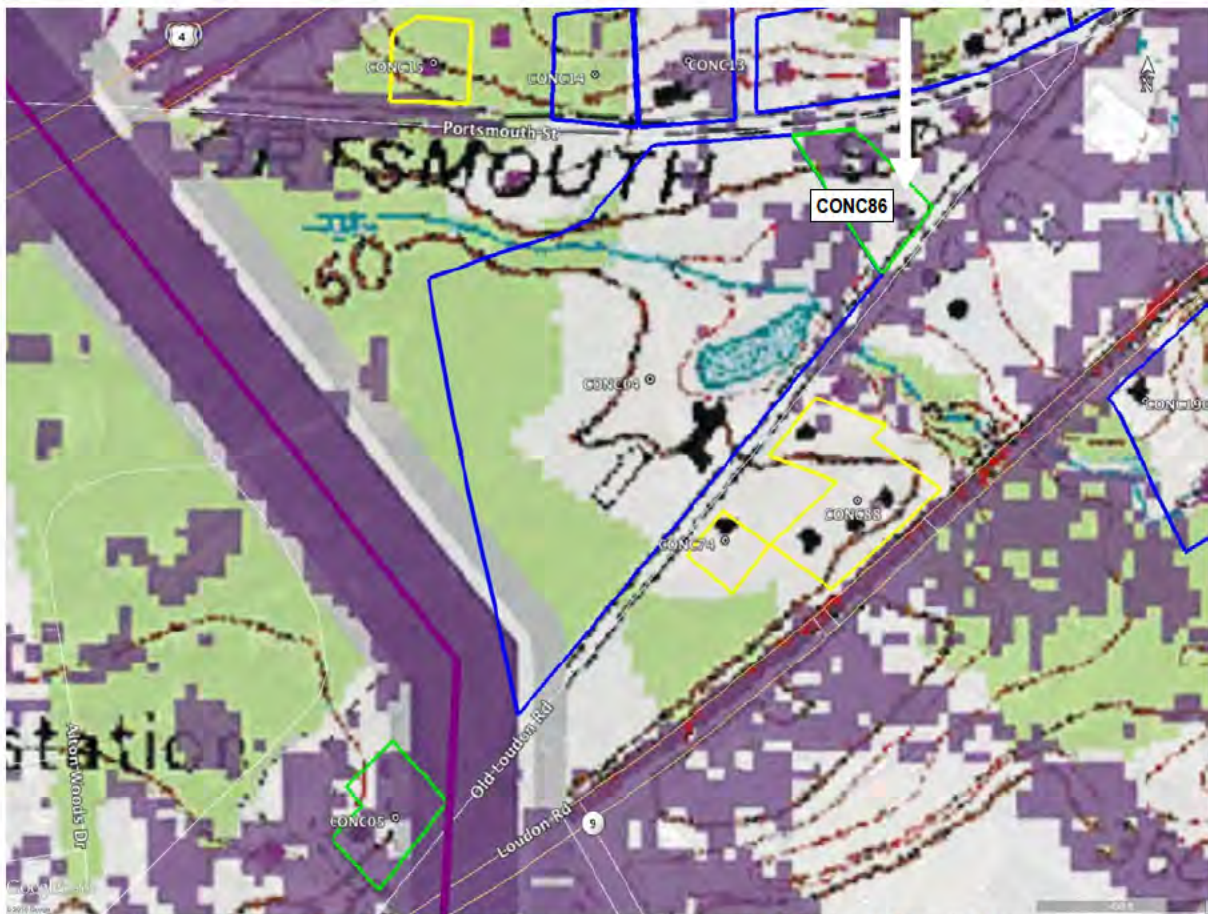
Parcel boundaries of pre-1968 properties:

	Properties with no views of the Project		Project
	Properties with views that are so isolated, limited, or minimal that no effect is possible (see database)		Limit of APE for Historic Resources
	Properties assessed with more than minimal views of the Project		Town Boundaries (thin yellow line)
	Properties assessed and considered to be potentially National Register-eligible and potentially adversely affected by the Project		Photo Numbers
	Properties listed on the National Register, the NH State Register, or National Historic Landmarks (see database for other previously identified historic properties)		
	Properties dated 1966-1968 that currently do not meet the National Register fifty-year age-eligibility criterion (see database)		



Property ID: CONC86

Property Name/Address: 51 Old Loudon Road, Concord, NH



Viewshed map showing CONC86 (white arrow), Limit of APE for Historic Resources ----- and Project —————





# Northern Pass Project Historic Resource Assessment

## Individual Property Analysis

*This analysis is part of a survey of historic (pre-1965) properties located in the Visual APE for the Northern Pass Project in New Hampshire, as shown on Project viewshed maps. It was prepared as part of a study for the Project's SEC application. See Methodology Statement for more information.*

Property ID: CONC129

Property Name/Address:

549 Mountain Road, Concord, NH



### I. PROPERTY DESCRIPTION AND SETTING

549 Mountain Road is a c.1957 Transitional Ranch set back slightly from the road in a wooded area on a flat lot. Scenic views from the house are not part of its architectural design intent or character. The existing transmission lines ROW traverses the westerly (rear) half of the property and crosses the road just southeast of it. The ROW dates to no later than 1929, so considerably before the construction of this southeasterly facing house.

The house consists of a main block with a characteristic wide chimney and three-part picture window, attached breezeway, and gable-front two-car garage (with replacement overhead doors). The house appears to retain its historic footprint, massing, fenestration pattern, windows, and exterior cladding.

The portion of the 1.61-acre lot now occupied by the ROW is wooded, mostly with mature evergreen trees, providing some screening of the existing transmission lines south of and behind the house from the road. In the vicinity of the house are mostly twentieth-century houses, often sited on wooded lots, arranged along this local road that crosses the road into neighboring Canterbury. Also nearby is one late eighteenth or early nineteenth-century center-chimney farmhouse, arranged laterally along the road.

### II. NATIONAL REGISTER ELIGIBILITY ANALYSIS

#### a. Significance:

*Does the property have potential significance under National Register of Historic Places Areas of Significance that have a visual component such as Agriculture, Architecture, Community Planning and Development, Conservation, Landscape Architecture, Recreation?*

Y ☒ N ☐

549 Mountain Road appears to possess significance under Criterion C for Architecture as embodying the distinctive characteristics of a type, a mid-century transitional ranch house.



Property ID: CONC129

Property Name/Address: 549 Mountain Road, Concord, NH

**b. Integrity:**

*Is the property able to convey its significance through its physical appearance? Does the property appear to retain the aspects of integrity necessary to convey its historic significance? Including:*

**Design:** Y ☒ N ☐ **Setting:** Y ☒ N ☐ **Materials:** Y ☒ N ☐ **Workmanship:** Y ☒ N ☐

**Feeling:** Y ☒ N ☐ **Location:** Y ☒ N ☐ **Association:** Y ☒ N ☐

The replacement garage doors and breezeway door do not seriously detract from the building's integrity which otherwise retains its historic design, materials, and workmanship. The proximity and visibility of the existing transmission line is part of the historic setting as the ROW predates the construction of the house.

**The property does not appear to have potential for National Register eligibility based on visually related areas of significance.** ☐

**GO NO FURTHER**

**The property appears to have potential for National Register eligibility based on visually related areas of significance.** ☒

**c. Boundary Discussion**

*How much of the parcel of land associated with the historic structures appears to be part of the eligible property?*

The historic setting includes only the domestic setting of the house.

**III. ASSESSMENT OF POTENTIAL VISUAL EFFECTS**

*What is the visual relationship of the Project to the property? Will the Project noticeably alter or diminish aspects of the historic setting that might contribute to the significance of the property? Check as applicable:*

**The Project will be substantially visible in the main public views of the historic resource.** ☐

**The Project will create a focal point that distracts from the appreciation of the historic resource.** ☐

**The Project will be substantially visible in historically significant views from the historic resource.** ☐

**The Project will isolate the historic resource from its historic setting.** ☐

*If none are checked, then:*

**The Project does not appear to have an adverse effect on the property.** ☒



Property ID: CONC129

Property Name/Address: 549 Mountain Road, Concord, NH

If one or more of the above are checked, then:

**The Project appears to have an adverse effect on the property.**

☐

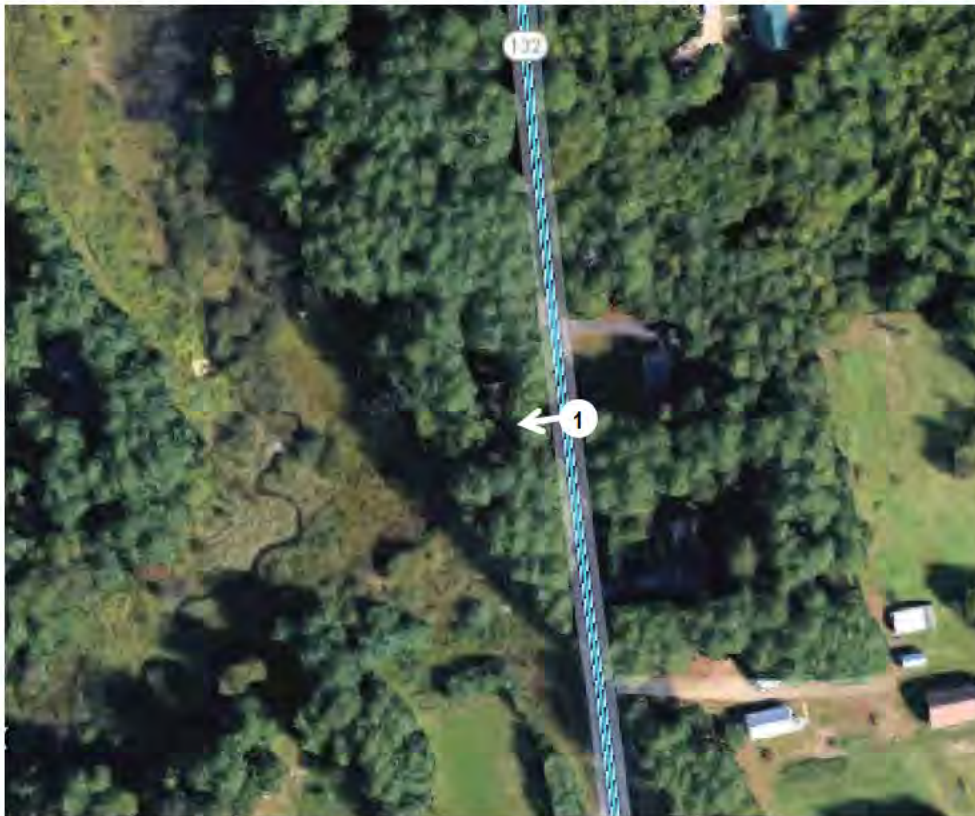
Additional comments relating to effects:

Viewshed mapping indicates views only within the right-of-way. No views are shown around the house. On-site survey shows the Project will be visible in the main public views of the historic resource but they will be intermittent, as seen through the mature evergreens between the house and the Project. Because the existing transmission line predates the house, such views have been a part of the house's historic setting since its construction.

The Project will not create a focal point that distracts from the appreciation of the historic resource because of the screening between the house and the ROW.

Scenic views from the house are not part of its architectural design intent or character. The house faces east, towards the road, and not in the direction of the Project.

#### IV. SUPPORTING MATERIALS



Key to Photo 1 (Google Earth)

Property ID: CONC129

Property Name/Address: 549 Mountain Road, Concord, NH

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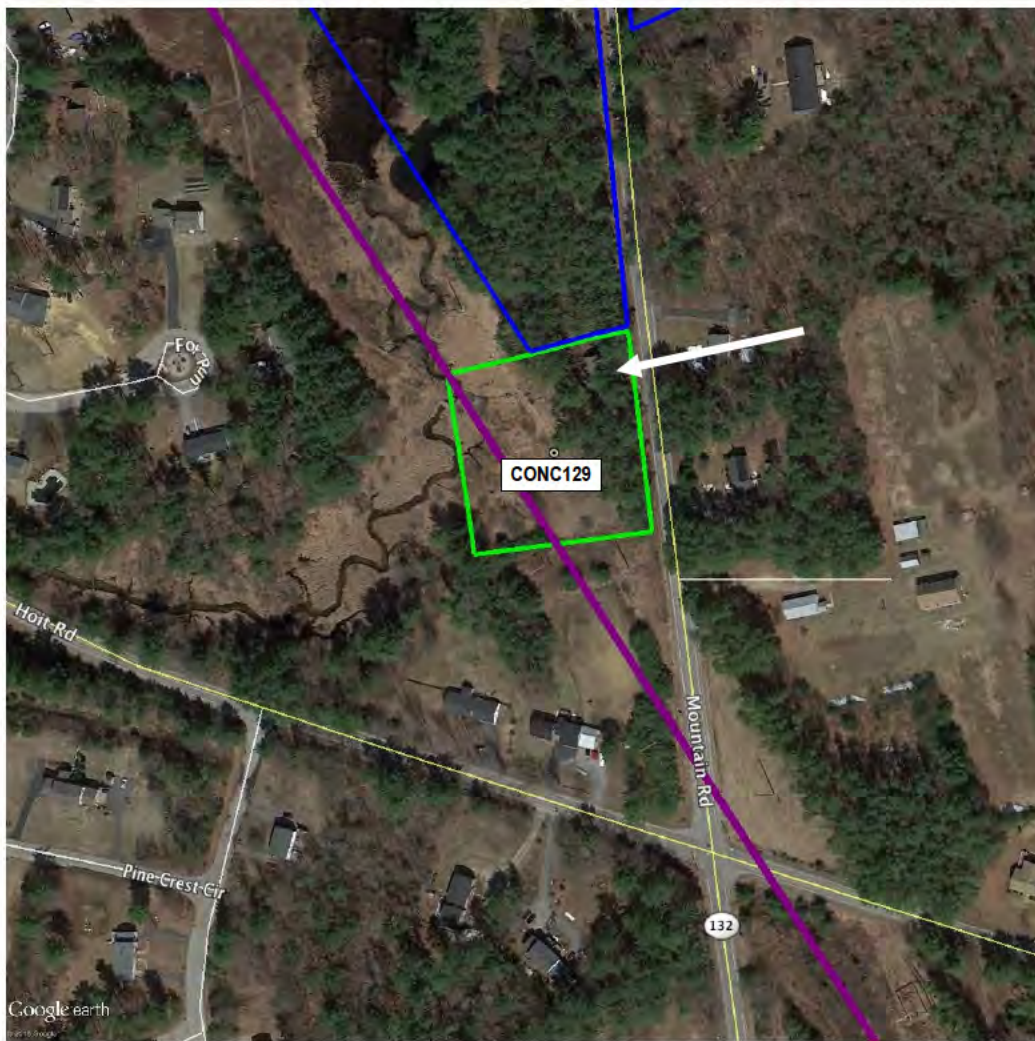
Photo 1) Façade (easterly) elevation from road with ROW in the background, facing westerly [2014 Field Photo: IMG\_4417]



# Historic Resources Assessment











Property ID: CONC129

Property Name/Address: 549 Mountain Road, Concord, NH



## Map Key

Parcel boundaries of pre-1968 properties:

	Properties with no views of the Project		Project
	Properties with views that are so isolated, limited, or minimal that no effect is possible (see database)		Limit of APE for Historic Resources
	Properties assessed with more than minimal views of the Project		Town Boundaries (thin yellow line)
	Properties assessed and considered to be potentially National Register-eligible and potentially adversely affected by the Project		Photo Numbers
	Properties listed on the National Register, the NH State Register, or National Historic Landmarks (see database for other previously identified historic properties)		
	Properties dated 1966-1968 that currently do not meet the National Register fifty-year age-eligibility criterion (see database)		

Property ID: CONC129

Property Name/Address: 549 Mountain Road, Concord, NH



Viewshed map showing CONC129 (white arrow), Limit of APE for Historic Resources - - - - - and Project - - - - -



# Northern Pass Project Historic Resource Assessment

## Large Area/District Analysis

*This analysis is part of a survey of historic (pre-1965) properties located in the Visual APE for the Northern Pass Project in New Hampshire, as shown on Project viewshed maps. It was prepared as part of a study for the Project's SEC application. See Methodology Statement for more information.*

Property ID: CONC136

Property Name/Addresses:

New Hampshire State Military Reservation/  
24 Pembroke Road, Concord, NH



### I. PROPERTY DESCRIPTION AND SETTING

The New Hampshire State Military Reservation, the headquarters of the state's National Guard, occupies a large, generally level site of nearly forty-two acres between Pembroke Road to the north and the Concord Municipal Airport to the south. The area contains about fifteen buildings that date between c.1886 and c.2009. Scenic views were not part of the design intent or architectural character of the buildings.

Much of the area is located at the westerly edge of or outside the APE of the Project. The existing transmission lines run in a north-south direction roughly one-and-one-third miles away to the east of the area. Southeast of the area the Project traverses a hillside and is visible against the sky in indirect views. The existing ROW dates to no later than 1929. The Military Reservation is located in the Concord Heights neighborhood near the four-way intersection of Pembroke and Loudon roads, Airport Road, and Hazen Drive. The setting is a heavily trafficked, mixed-use area that includes the city airport, late twentieth-century malls, corporate offices, light industry, warehouses, and nineteenth- and twentieth-century housing.

The buildings in the New Hampshire State Military Reservation include offices, garages, and shops around the perimeter and a recent central administration building in the center of the complex. The oldest building in the area is the Arsenal (Building B), completed in 1886, a two-story brick building with a brick roof with several additions along the north perimeter, which was previously determined individually eligible in 2005. In the northeast portion of the area, setback from but facing Pembroke Road is the Concord National Guard Armory, or Readiness Center, designed by Irving Hersey in 1959 and completed in 1960-61. The two- and one-story, T-shaped building features a porcelain enameled panel curtain wall façade. Extending to the rear is the large, two-story drill or assembly hall.

The viewshed maps indicate scattered and intermittent views of the Project throughout the area, which is largely located just outside the APE. These are not historically significant or character-defining views. All but two of the resources lack integrity or are of insufficient age and thus do not meet the fifty-year cut off for the National Register.

Property ID: CONC136

Property Name/Address: New Hampshire State Military Reservation/24 Pembroke Road, Concord, NH

## II. NATIONAL REGISTER ELIGIBILITY ANALYSIS

### a. Significance:

*Does the area/district have potential significance under National Register of Historic Places Areas of Significance that have a visual component such as Agriculture, Architecture, Community Planning and Development, Conservation, Landscape Architecture, Recreation?*

Y ☐ N ☒

The State Military Reservation was previously determined not eligible for the National Register of Historic Places. In 2005, the Louis Berger Group prepared a Historic District Area Form on the State Military Reservation (CONC-SMR) and the area was found to lack integrity for an earlier historic period, owing to alterations of the older buildings and construction of new buildings. The four structures of sufficient age at that time were determined to have been altered such that they no longer expressed their historical or architectural character. As the 2006 DOE noted, the large number of buildings in the area less than fifty years of age at that time and the number of alterations, along with the demolition of earlier structures “has changed the fabric and appearance of the State Military Reservation to be that of the late 20<sup>th</sup> century.”

In 2009, as a result of additional research and inventory a more complete historical context statement of the National Guard’s role in New Hampshire history had been created. In 2009 an updated inventory form was prepared to individually evaluate one building, the 1885-1886 Arsenal (Building B) (CONC136), which is located just outside the APE. It was determined to be individually eligible for the National and State Registers under Criterion A “as the first permanent National Guard building in the state and as representative of the late nineteenth-century transformation of the state’s military installation from a militia to a National Guard.”

In 2011, the 1960-1961 Armory (Building M), which straddles the westerly edge of the APE, was individually surveyed by Preservation Company (CONC104) as it had achieved fifty years of age for consideration for eligibility for the National Register of Historic Places. It was determined individually eligible for the National and State Registers under Criterion A for its associations with the military in Concord but was not eligible under Criterion C for architecture “as its character-defining curtain wall façade has been altered.”

Neither of the resources was determined eligible for associations with a visual component. Scenic views were not part of the design intent or architectural character of the buildings.

Views from these previously determined individually eligible buildings are not character-defining as their significance does not have a visual component. Like the other buildings in the area, scenic views were not part of the design intent or architectural character of either building. Neither of these two buildings has views of the Project or they are only indirect and intermittent. The older Arsenal building faces southerly and the Armory faces northerly. Nor is the Project, which is a mile or more away to the east, in the main public views of either of these historic resources. The Project does not appear to have an adverse effect on either of these buildings.

See the Public and Educational Institutions context in the 2015 *Northern Pass – Merrimack Valley Project Area Form* by SEARCH.



Property ID: CONC136

Property Name/Address: New Hampshire State Military Reservation/24 Pembroke Road, Concord, NH

**b. Integrity:**

*Is the area/district able to convey its significance through its physical appearance? Does the area/district appear to retain the aspects of integrity necessary to convey its historic significance? Including:*

**Design:** Y ☐ N ☒ **Setting:** Y ☐ N ☒ **Materials:** Y ☐ N ☒ **Workmanship:** Y ☐ N ☒

**Feeling:** Y ☐ N ☒ **Location:** Y ☒ N ☐ **Association:** Y ☒ N ☐

With the exception of the 1885-1886 Arsenal and the 1960-61 Concord Armory the area has been determined to lack sufficient integrity for an earlier historic period.

**The area/district does not appear to have potential for National Register eligibility based on visually related areas of significance.** ☒

**GO NO FURTHER**

**The area/district appears to have potential for National Register eligibility based on visually related areas of significance.** ☐

**c. Boundary Discussion**

*How much of the parcel of land associated with the historic structures appears to be part of the eligible area/district?*

**III. ASSESSMENT OF POTENTIAL VISUAL EFFECTS**

*What is the visual relationship of the Project to the area/district? Will the Project noticeably alter or diminish aspects of the historic setting that might contribute to the significance of the area/district? Check as applicable:*

**The Project will be substantially visible in the main public views of the historic resources.** ☐

**The Project will create a focal point that distracts from the appreciation of the historic resources.** ☐

**The Project will be substantially visible in historically significant views from the historic resources.** ☐

**The Project will isolate the historic resources from the historic setting.** ☐

*If none are checked, then:*

**The Project does not appear to have an adverse effect on the area/district.** ☐



*Historic Resource Assessment*

Property ID: CONC136

Property Name/Address: New Hampshire State Military Reservation/24 Pembroke Road, Concord, NH

*If one or more of the above are checked, then:*

**The Project appears to have an adverse effect on the area/district.**

☐

*Additional comments relating to effects:*

#### IV. SUPPORTING MATERIALS

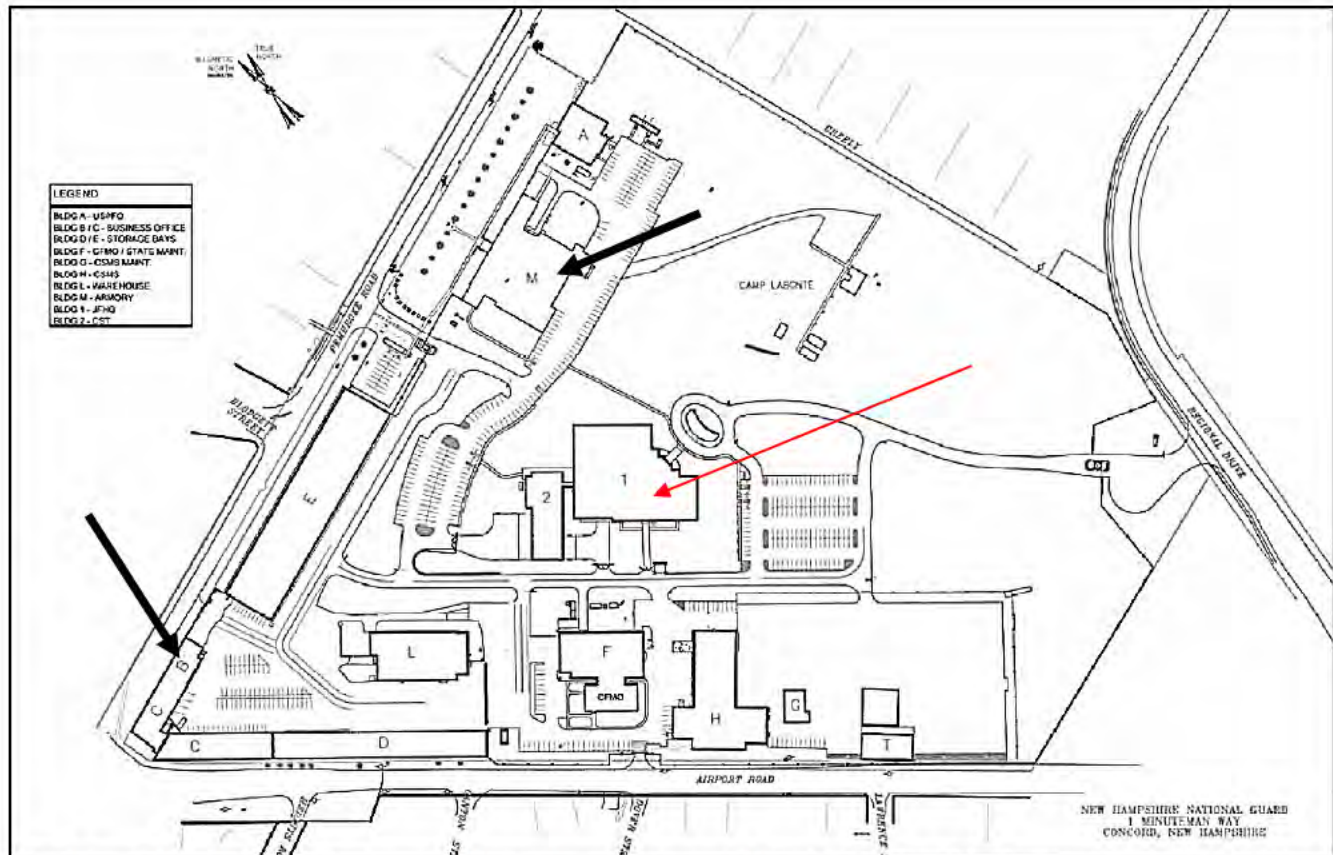


Key to Photos 1-5 (Google Earth)



Property ID: CONC136

Property Name/Address: New Hampshire State Military Reservation/24 Pembroke Road, Concord, NH



Site Map, New Hampshire State Military Reservation, 6 May 2010. Top black arrow is the 1960-61 Concord Armory (Building M) and the lower black arrow is the 1885-1886 Arsenal (Building B), both determined individually eligible but not for significance with a visual component. Buildings 1 & 2 (red arrow) built 2006; Building Q removed early 2011 (small, ca. 1950 building next to Building D); Building F (below Buildings 1 & 2) addition/alteration in 2009



Photo 1) Concord New Hampshire National Guard Armory (now the Concord Readiness Center) (Building M) (CONC104), completed 1961, facing southeasterly in direction of Project [2011 Field Photo: IMG\_2060a]

*Historic Resource Assessment*

Property ID: CONC136

Property Name/Address: New Hampshire State Military Reservation/24 Pembroke Road, Concord, NH

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Photo 2) Concord New Hampshire National Guard Armory (now the Concord Readiness Center) (Building M), completed 1961, facing southeasterly from Airport Road [2013 Field Photo: IMG\_2060]



Photo 3) Arsenal (Building B, completed 1886) (CONC104), facing southwesterly [2013 Field Photo: IMG\_2061]



Property ID: CONC136

Property Name/Address: New Hampshire State Military Reservation/24 Pembroke Road, Concord, NH

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Photo 4) Arsenal and Building C (built c.1925, altered 1970s) along Pembroke Road, facing southerly [2014 Field Photo: IMG\_4268]



Photo 5) Building C, Pembroke Road at Airport Road, looking southerly [2013 Field Photo: IMG\_2078]

# Historic Resource Assessment

Property ID: CONC136

Property Name/Address: New Hampshire State Military Reservation/24 Pembroke Road, Concord, NH

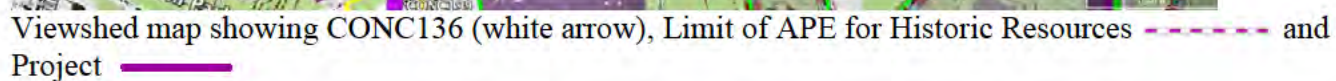


## Map Key

Parcel boundaries of pre-1968 properties:

<b>Yellow</b>	Properties with no views of the Project	<b>Project</b>
<b>Blue</b>	Properties with views that are so isolated, limited, or minimal that no effect is possible (see database)	<b>Limit of APE for Historic Resources</b>
<b>Green</b>	Properties assessed with more than minimal views of the Project	<b>Town Boundaries (thin yellow line)</b>
<b>Red</b>	Properties assessed and considered to be potentially National Register-eligible and potentially adversely affected by the Project	<b>Photo Numbers</b>
<b>Aqua</b>	Properties listed on the National Register, the NH State Register, or National Historic Landmarks (see database for other previously identified historic properties)	
<b>Brown</b>	Properties dated 1966-1968 that currently do not meet the National Register fifty-year age-eligibility criterion (see database)	









# Northern Pass Project Historic Resource Assessment

## *Town Summary*

### CANTERBURY

#### *Summary of Historic Resources and Effects*

Eighty-six (86) properties or areas/districts with buildings estimated to be fifty years of age or more were identified in the two-mile wide APE in Canterbury. Eight (8) properties were shown on the viewshed maps and confirmed in the field to have potential views of the Project. Seven (7) Individual Historic Resource Assessment and one (1) Large Area/District Historic Resource Assessment forms were completed for those resources. None of these eight (8) properties previously have been determined eligible. No individual property resource appears to be National Register of Historic Places eligible and also to have potentially adverse effects from the Project. Three (3) individual resources and the one (1) area/district resource appear not to be National Register eligible. Within that area one individual resource is likely eligible individually, but it does not have potential adverse effects from the Project.

#### *Previous Historic Resources Documentation*

One property in Canterbury is listed in the National Register of Historic Places. Canterbury Shaker Village was listed in 1975, and in 1992 was designated a National Historic Landmark for its architectural integrity and significance. Shaker Village is located nearly 4.5 miles east of the APE. No properties are listed in the New Hampshire State Register of Historic Places. Just two properties have been previously documented in Canterbury, of which only one is located in the APE. The c.1830 Smith Sanborn House, 260 West Road (CANT38) straddles the west edge of the APE. The Boston, Concord, & Montreal Railroad, which runs through Canterbury, has been partially documented and determined eligible. In Canterbury, the railroad corridor includes a stone arch culvert where it crosses Bryant Brook just east of the Project. The two Canterbury Crossing stations have been moved and converted to residences, though the c.1840 one was recently returned to its historic site but completely renovated for use as a commercial space.

The Canterbury Master Plan of 2010 does not list specific historic resources within the town, but recognizes the historic and cultural significance of its natural and scenic resources and rural landscapes and the significance of the Shaker community.

#### *Geographical and Historical Context*

Relevant historical contexts for the town of Canterbury are discussed in the 2015 *Northern Pass – Merrimack Valley Project Area Form* by SEARCH. Property types within the APE in Canterbury include residential, agricultural, educational, cemeteries, recreational, and transportation-related resources.

The town of Canterbury is located in northeastern Merrimack County within the Merrimack River Valley. The population of over 2,350 is concentrated in three main parts of town: in Canterbury Center (a site of early and concentrated settlement), the central historic village,

located more than 0.5 miles east of the APE; in the southwest corner of town near the Concord town line, within the APE; and near the historic Upland Village around New and Lyford ponds (now known as the Sherwood Forest development) in the northeast corner of town, over seven miles northeast of the APE. The other historic village is the previously mentioned Shaker Village.

The geography of Canterbury is characterized by gently rolling terrain to the east of the Merrimack River which defines its westerly boundary with Boscawen. Multiple streams feed into the river over its course within the town. The confluence of the Merrimack and Contoocook rivers is just north of the town boundary with Concord. Scattered throughout the uplands are multiple ponds and streams and brooks, some of which flow into the Merrimack and others which flow easterly towards the Soucook River. None of the ponds fall within the APE.

The western town boundary, which is largely in the APE, is formed by a historic transportation corridor that parallels the meandering Merrimack River and remains a major transportation corridor. Over the course of the nineteenth century, the terraces or plains flanking the Merrimack River were developed with new transportation corridors. The first expansion involved the arrival of railroads. In Canterbury, the Boston, Concord, and Maine Railroad, first established in the 1840s, ran along the east side of the river with one station just north of the Concord town line at Boyce Road (known initially as the North Concord Depot and later the Boyce Road Depot) and a second at Canterbury Crossing at the intersection with West Road. The Northern Railroad ran along the west side of the river in Boscawen. In the twentieth century that corridor expanded further with the construction of US Route 3 and US Route 4 on the west side of the river, also in Boscawen. The last expansion was the construction of Interstate 93, which runs just east of the river the length of Canterbury within the APE, crossing the Project in the northern part of town and subsequently passing out of the APE at the Northfield town line. It includes two exit ramps within the town limits, at the south end of town around the town line with Concord and at West Road. The only other major road is NH Route 132 which traverses the uplands in the easterly part of the APE the length of the town. Otherwise the town is crisscrossed with multiple local roads; West Road is a major east-west connector and the west end is located within the APE.

The town is historically an agricultural community and it remains so. According to the master plan, agricultural activities include maple syrup production, apple orchards, sod farming, livestock production, dairy production, fiber production, produce, horticulture, equine industries, forage crops, and timber harvesting. The Shakers in Shaker Village (established 1792), during its height in the nineteenth century, operated a substantial farm and several mills. The Village extended along what is now Shaker Road and consisted of three groupings of buildings known respectively as the Church family group, the Middle family, the North family, and the West family. The Church family complex is the only survivor of the four families according to the 1992 National Historic Landmark nomination. The traditional Shaker landscape consisted of complexes of communal religious, residential, and workshop buildings surrounded by fields and woodlots. No such communal architectural resources were found in APE. Throughout the twentieth century, residential development has



occurred, along Route 132, near the town center, at the southern edge of town by Concord, where many residents commute to work, and in the northeast corner.

The APE contains a mix of eighteenth- and nineteenth-century farms interspersed with twentieth-century residential development. The house forms, common in most New England significant agricultural communities close to urban areas, include center-chimney houses, L-houses, gable-block houses, end houses, modern capes, and ranch houses. A number of the farmhouses have connected outbuildings. The APE also contains one small family cemetery. There may be places in the area where groups of resources might represent an underlying cultural landscape, but individual assessment was appropriate to best determine the eligibility and Project effect. There is little commercial development within the APE, aside from one or two near I-93 and there is no industrial development. Because the APE does not go through or near any of the village centers, there are no religious buildings and the one or two historic schoolhouses have been converted to residential use.

### *History of the Transmission Line in Canterbury and Existing and Proposed Structures*

The first power company line easements in this section date from c.1928 through c.1969, with the earliest transmission line dating to c.1929, later replaced by new lines c.1951 and c.1966. Additional easements were acquired between c.1949 and c.1957. The existing transmission corridor runs 5.9 miles north-south across the west side of Canterbury and contains two 115-kV lines with structures ranging in height from 38.5' to 83'.

The 115-kV line on the east side of the corridor will remain in place and the 115-kV line to the west will be relocated further west to make room for the proposed 345-kV line in the center of the corridor. The relocated 115-kV line will be supported by structures ranging from 74.5' to 124'. The proposed 345-kV line will be supported on proposed structures ranging in height from 65' to 115'.

### *Route Description*

In Canterbury the APE is runs 5.9 miles north-south across the west side of Canterbury. The Project is east of the river on upland above the river's broad intervalle.

The Project runs along an existing right-of-way and historic resources within the APE include primarily a mix of nineteenth-century farms and twentieth-century residential development along local roads. Except in the northwest corner, the Project largely parallels the easterly side of Interstate 93 that also runs much of the length of the town before turning more northeasterly as it crosses into Northfield. In no place does the Project run through the center of any villages. The ROW crosses a number of large agricultural properties with late eighteenth and nineteenth-century farmhouses and outbuildings but typically far removed from the historic buildings. The historic buildings on these properties tend to be built on rises above the fields that slope to the west in the direction of the Project (though these do not appear to be ridge farms).

The Project runs along the uplands east of the river intervalle and west of properties along NH Route 132, crossing various roads that intersect with that main travel corridor. For much of the length of Canterbury the properties along NH Route 132 do not have views, except for an

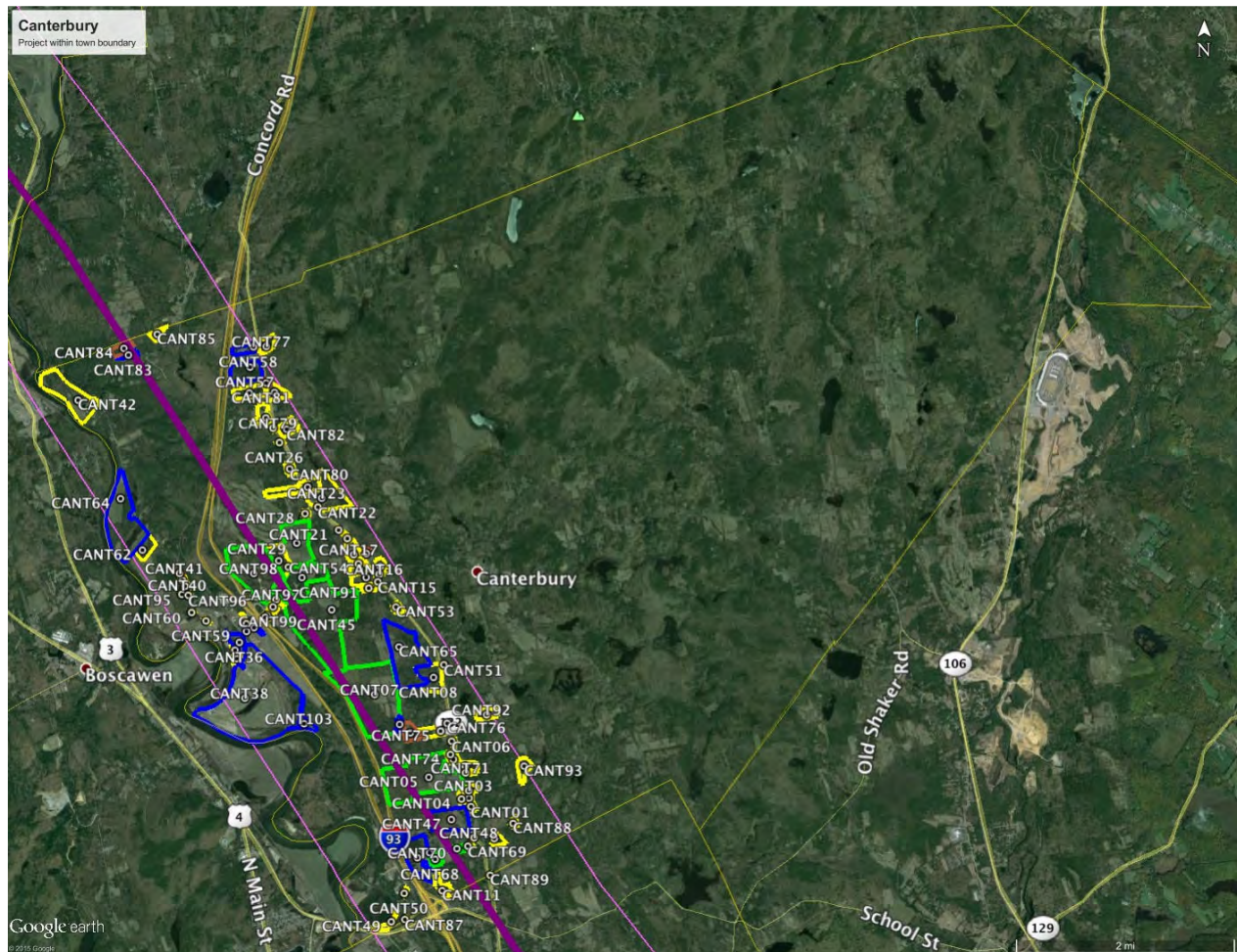
occasional minimal and distant view in an open field of properties on the west side of the road.

After crossing the town border with Concord the Project crosses Boyce Road which is developed with a mix of altered nineteenth and twentieth-century houses and farmhouses, most with only isolated views from open fields, except for one property with views from secondary open areas. As the Project continues north it crosses near the east end of Old Schoolhouse Road and across a large agricultural parcel where there are secondary and indirect views in open areas but not from the historic buildings. As the Project continues north it crosses western part of another large agricultural property on Wilson Road. There are views in secondary locations around the historic buildings and from some of the fields, but these are not historically significant views. The same is true for properties to the north on Fife Road east of the Project and on Carter Hill Road. To the west on West Road are several properties in the intervalle with distant and minimal views in secondary locations on the properties. After the Project crosses West Road it passes to the west of another large agricultural property where there are views from open fields and from secondary locations around the historic buildings. After that farm the only additional historic resource is the Boston, Concord, & Montreal railroad which the Project crosses just northwest of Interstate 93. From there the Project continues northeast, crossing Intervale Road just before crossing into Northfield.












Canterbury

Mapping – Project within Town Boundary Map



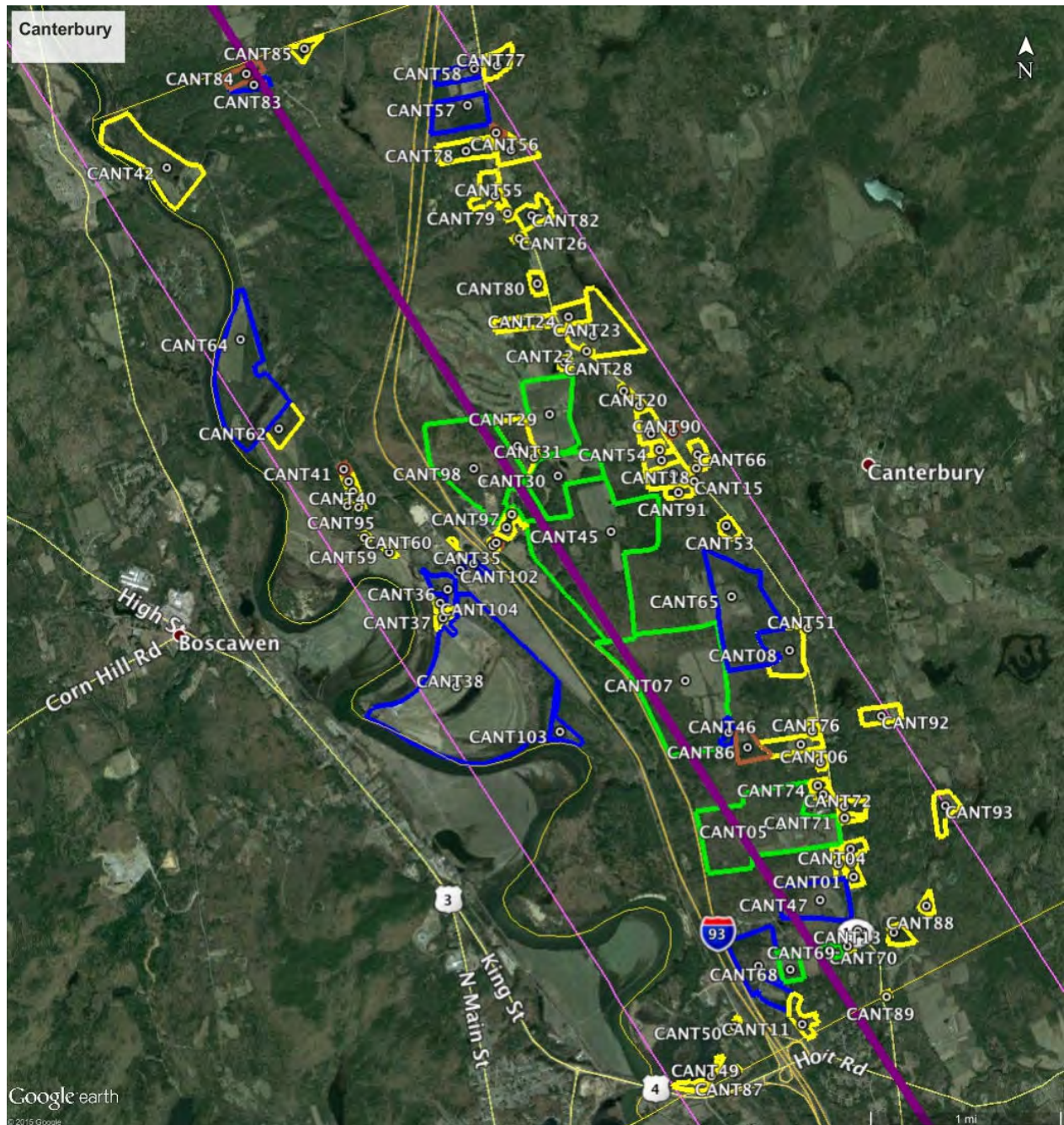
Map Key

Parcel boundaries of pre-1968 properties:

	Properties with no views of the Project		Project
	Properties with views that are so isolated, limited, or minimal that no effect is possible (see database)		Limit of APE for Historic Resources
	Properties assessed with more than minimal views of the Project (see Historic Resources Assessment)		Town Boundaries (thin yellow line)
	Properties assessed and considered to be potentially National Register-eligible and potentially adversely affected by the Project (see Historic Resources Assessment)		
	Properties listed on the National Register, the NH State Register, or National Historic Landmarks (see database for other previously identified historic properties)		
	Properties dated 1966-1968 that currently do not meet the National Register fifty-year age-eligibility criterion (see database)		

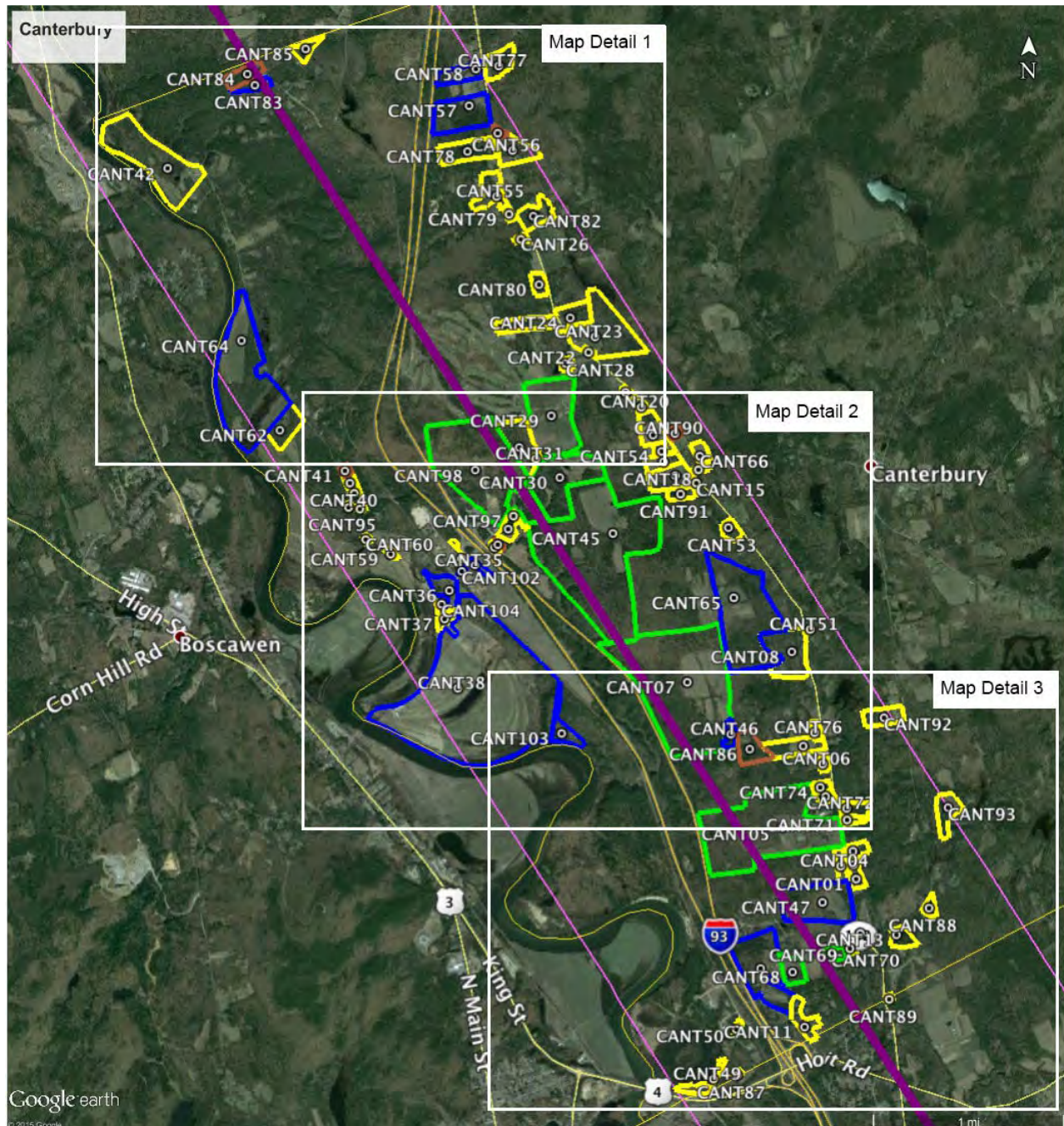


Mapping – Overall Project Map



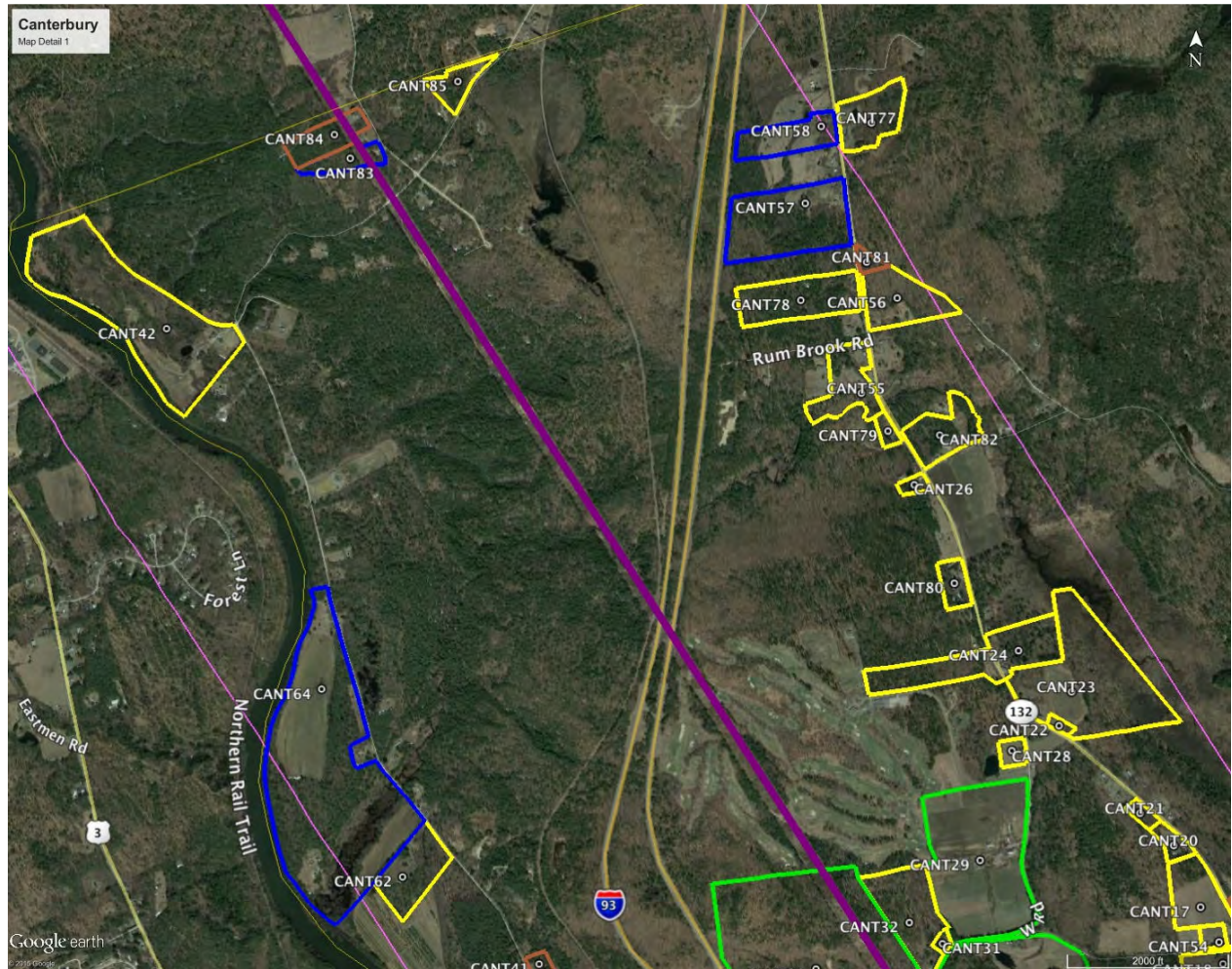


Mapping – Key to Detail Maps



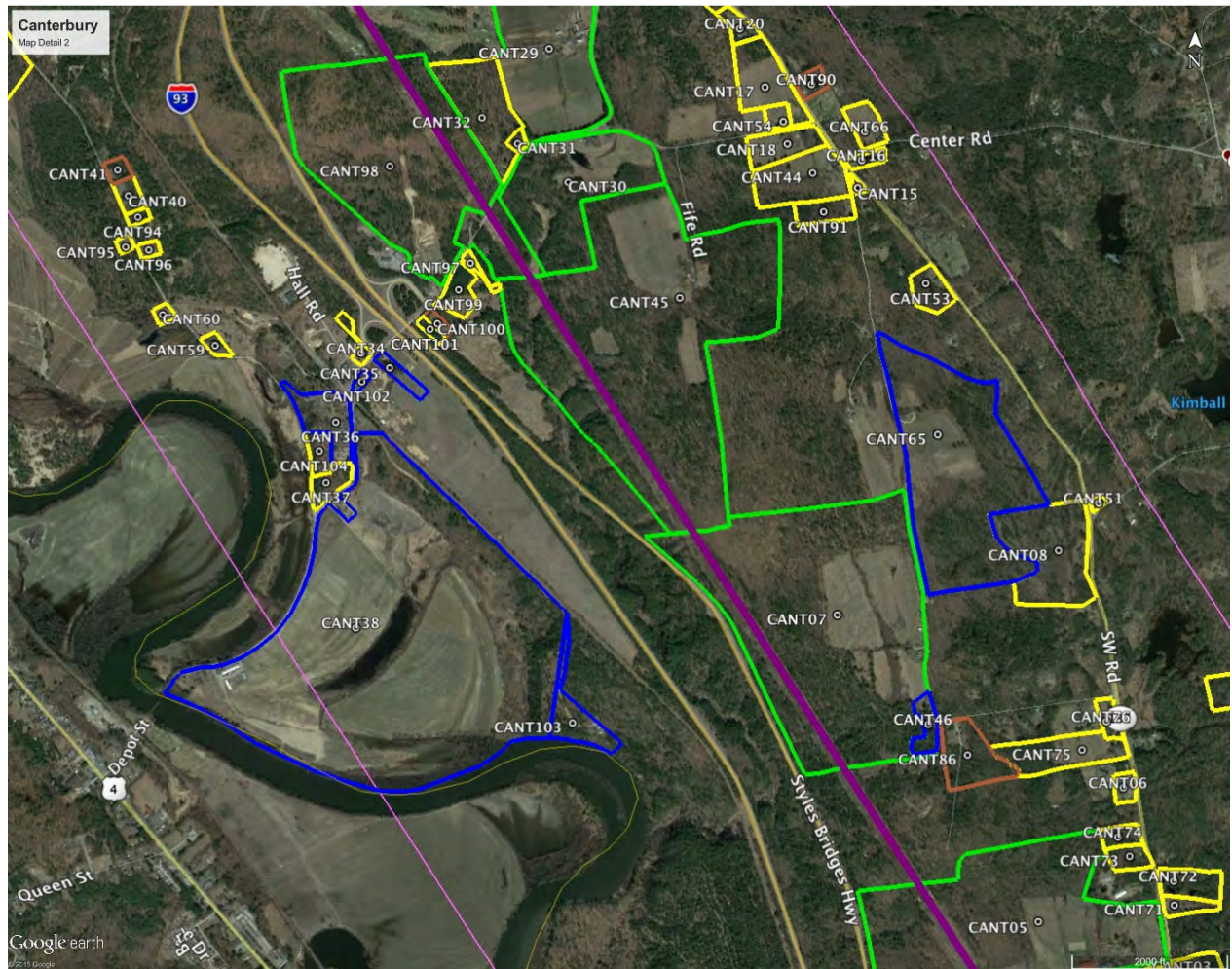


Mapping – Detail Maps from North to South



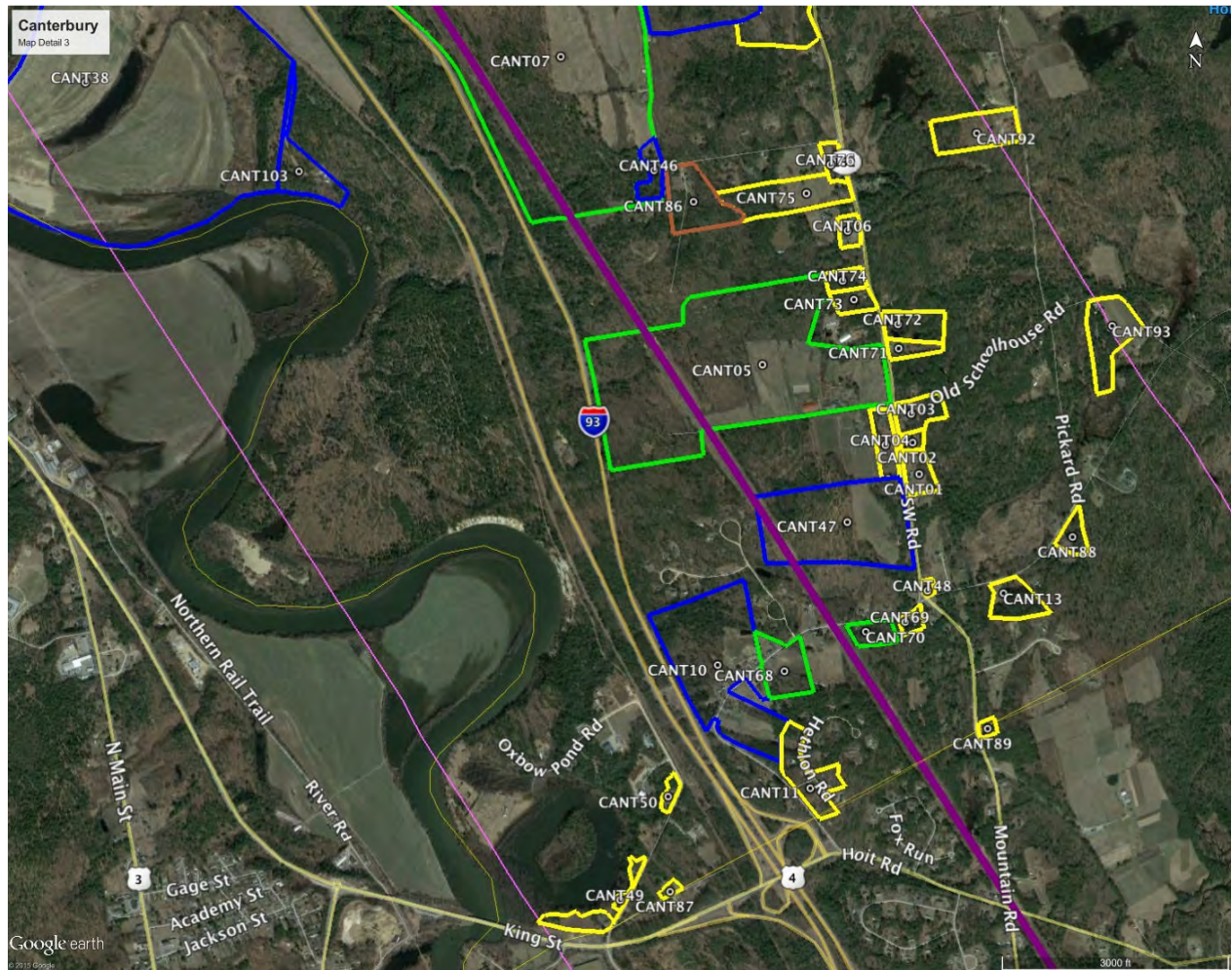


Canterbury





Canterbury





# Northern Pass Project Historic Resource Assessment

## *Table of Historic Resources*

### CANTERBURY

#### Key to Categories



Properties with no views of the Project



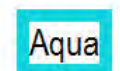
Properties with views that are so isolated, limited, or minimal that no effect is possible



Properties assessed with more than minimal views of the Project (see Historic Resources Assessment)



Properties assessed and considered to be potentially National Register-eligible and potentially adversely affected by the Project (see Historic Resources Assessment)



Properties listed on the National Register, the NH State Register, or National Historic Landmarks



Properties dated 1966-1968 that currently do not meet the National Register fifty-year age-eligibility criterion





Category	Town	Address	ID	Latitude	Longitude	Single or Multiple Property	Name	PROPERTY INFORMATION	Photo ID	PREVIOUS HISTORIC RESOURCES DOCUMENTATION	Visual Relationship to Project
	Canterbury	75 Southwest Road/Route 132	CANT01	43 306218	-71 56714	S		c.1953 house on 4.70 acre parcel.			Viewshed maps and field review indicate the Project will not be visible.
	Canterbury	85 Southwest Road/Route 132	CANT02	43 307416	-71.567398	S		c.1965 Cape on 1.70 acre parcel.			Viewshed maps and field review indicate the Project will not be visible.
	Canterbury	91 Southwest Road/Route 132	CANT03	43 308404	-71.567591	S	Thistle Hill Farm	c.1750 farmhouse with barn on 5.08 acre parcel.			Viewshed maps and field review indicate the Project will not be visible.
	Canterbury	90 Southwest Road/Route 132	CANT04	43 308268	-71.567981	S	Echo Rock Farm	c.1748 connected farmstead on 5 27 acre parcel.			Viewshed maps and field review indicate the Project will not be visible.
	Canterbury	63 Old Schoolhouse Road	CANT05	43 308654	-71.571491	S	Windswept Farm	SEE FORM	4441-4449		SEE FORM
	Canterbury	154 Southwest Road/Route 132	CANT06	43 316356	-71.570168	M	Snoe-Shoe Hill	c.1810 Cape on 13.48 acre parcel.	4452		Viewshed maps and field review indicate the Project will not be visible.
	Canterbury	64 Wilson Road	CANT07	43 31971	-71.579818	S		SEE FORM	4453-4457		SEE FORM
	Canterbury	204 South West Road/Route 132	CANT08	43 323297	-71.572157	S		c.1747 connected farmstead on 10.89 acre parcel.			Viewshed maps and field review indicate the Project will not be visible.
	Canterbury	34 Boyce Road	CANT09	43 300646	-71.571347	S		DEMOLISHED	2379-2394; 4435-4436 (gone)		SEE FORM
	Canterbury	49, 51, 52, 61, 62 Boyce Road	CANT10	43 299654	-71.573949	M	Boyce Road Area	Neighborhood group with five residences comprised of earlier farmhouses and mid-20th century houses (the latter possibly individually eligible). Interstate 93 is immediately west of group. 49 Boyce Road (c.1966) ranch and 51 Boyce Road (c.1900) house, Quonset hut garage, outbuildings on 6 acre parcel. 52 Boyce Road (c.1952) altered ranch on 1.4 acre parcel (no integrity). 61 Boyce Road (c.1950) Cape and garage on 7.8 acre parcel. 62 Boyce Road (c.1850) connected farmstead on 10.7 acre parcel.	2397, 2404-2408, 2418-2426; 4432-4433, 4439--4440		The Project is roughly 1/4 mile east of area. Interstate 93 abuts area to the west. Viewshed maps indicate intermittent views from isolated portions of open spaces away from historic resources or in views from sides of resources. On-site survey showed the views to be intermittent and minimal and none with historic resources in the views. Vegetation screening prevents or limits potential views of Project.
	Canterbury	1, 2, 4, 5, 8, 12, 16 Hethlon Road; 106 Boyce Road	CANT11	43 294994	-71.571722	M		Group of houses built c.1960-1969 between Hethlon and Boyce roads. 1 Hethlon Road (c.1967) Ranch; 2 Hethlon Road (c.1960) contemporary house with attached garage; 4 Hethlon Road (c.1965) Modern brick house; 5 Hethlon Road (c.1964) Raised Ranch; 8 Hethlon Road (c.1963) Raised Ranch; 12 Hethlon Road (c.1969) Raised Ranch; 16 Hethlon Road (c.1968) Cape; 106 Boyce Road (c.1962) Raised Ranch			Viewshed maps and field review indicate the Project will not be visible.
	Canterbury	19 New Road	CANT13	43 302359	-71.562429	S		c.1930 Cape on 5.86 acre parcel			Viewshed maps and field review indicate the Project will not be visible.
	Canterbury	8 Cogswell Hill Road	CANT15	43 33598	-71.583144	S		c.1948 Cape on 0.52 acre parcel.			Viewshed maps and field review indicate the Project will not be visible.
	Canterbury	325 Southwest Road	CANT16	43 337003	-71.583423	S		c.1780 Cape with attached barn on 1.8 acre parcel			Viewshed maps and field review indicate the Project will not be visible.
	Canterbury	1 Carter Hill Road	CANT17	43 338473	-71 58576	S		c.1840 Greek Revival center entry end house, attached barn on 13.76 acre parcel.			Viewshed maps and field review indicate the Project will not be visible.
	Canterbury	6 Carter Hill Road	CANT18	43 337978	-71.586154	S		c.1890 high-posted cape on 7.7 acre parcel.			Viewshed maps and field review indicate the Project will not be visible.
	Canterbury	368 Northwest Road	CANT20	43 341647	-71.588228	S		c.1780 Cape with a shed dormer and attached barn on 3.1 acre parcel.			Viewshed maps and field review indicate the Project will not be visible.

Category	Town	Address	ID	Latitude	Longitude	Single or Multiple Property	Name	PROPERTY INFORMATION	Photo ID	PREVIOUS HISTORIC RESOURCES DOCUMENTATION	Visual Relationship to Project
	Canterbury	386 Northwest Road	CANT21	43 343141	-71.590602	S		c.1780 Cape on 1.9 acre parcel.			Viewshed maps and field review indicate the Project will not be visible.
	Canterbury	415 Northwest Road	CANT22	43 345885	-71.594671	S		c.1785 Cape with an attached barn on 1.1 acre parcel.			Viewshed maps and field review indicate the Project will not be visible.
	Canterbury	427 Northwest Road	CANT23	43 346732	-71 59579	S		Poultry Farm with connected farmstead including c.1790 Cape, attached barn with chicken coop, several outbuildings on 48 acre parcel.			Viewshed maps and field review indicate the Project will not be visible.
	Canterbury	435 Northwest Road	CANT24	43 347892	-71.596837	S		c.1814 Federal L house with end chimneys, barn, and outbuildings on 12 acre parcel, plus 12 34 acre parcel across the street.			Viewshed maps and field review indicate the Project will not be visible.
	Canterbury	490 Northwest Road	CANT26	43 354677	-71.600978	S	Aldoized Triangular Building	c.1959 Ranch on 1.8 acre parcel.			Viewshed maps and field review indicate the Project will not be visible.
	Canterbury	7 West Road	CANT28	43 345103	-71.596049	S		c.1780 Cape with added enclosed porch, gabled dormers, and rear ell on 2.6 acre parcel.			Viewshed maps and field review indicate the Project will not be visible.
	Canterbury	31 West Road	CANT29	43 341873	-71.596125	S	Sloping Acres Farm	SEE FORM	118-132; 4471-4472		SEE FORM
	Canterbury	62 West Road	CANT30	43 338031	-71.596088	S		SEE FORM	4469-4470		SEE FORM
	Canterbury	79 West Road	CANT31	43 33794	-71.599605	S		c.1850 Cottage on 1.1 acre parcel.			Viewshed maps and field review indicate the Project will not be visible.
	Canterbury	87 West Road	CANT32	43 336983	-71.600333	S		c.1900 end house with rear ell on 22 acre parcel.			Viewshed maps and field review indicate the Project will not be visible.
	Canterbury	147, 149 West Road	CANT34	43 330231	-71.607217	M		Pair of mid-twentieth century Capes. 147 West Road (c.1950) Cape with attached garage on 1.4 acre parcel. 149 West Road (c.1961) Cape with shed roof addition located on 0.41 acre parcel.			Viewshed maps and field review indicate the Project will not be visible.
	Canterbury	146 West Road	CANT35	43 330373	-71.606611	S		c.1939 altered gable block house on 2 9 acre parcel.			The Project is four-tenths of a mile east of property. Interstate 93 between property and Project and is visible from portions of the property. Viewshed maps indicate views from various locations of parcel, especially in open areas on rear half of lot. Interstate 93, heavy vegetation, varied topography and modern intrusions prevent or limit these views and compromise setting.
	Canterbury	167, 169, 173, 175 West Road	CANT36	43 327787	-71.608635	M		Area just east of Merrimack River with pair of mid-20th-century Capes with outbuildings, an altered 19th-century house with connected outbuildings, and mobile home. 167 West Road (c.1945) Cape on 5.7 acre parcel. 169 West Road (c.1965) mobile home shared on parcel with 167. 173 West Road (c.1946) Cape on 1.2 acre parcel. 175 West Road (c.1825) altered house and outbuildings on 1.2 acre parcel.			The Project is over one-half mile east of the area. I-93 is between area and Project. Viewshed maps indicate minimal views in a few locations within area. Distance, vegetation screening, and modern intrusions prevent views.
	Canterbury	190, 197 West Road	CANT37	43 325157	-71.609136	M		190 West Road (c.1880) house with wing and large dairy barn on 1.17 acre parcel. 197 West Road (c.1940) Cottage on 4 2 acre parcel			Viewshed maps and field review indicate the Project will not be visible.
	Canterbury	250, 260 West Road	CANT38	43 318528	-71.613947	M	Brookford Farm/Gold Star Tree & Turf Farm/Smith Sanborn House	250 West Road farm owned by town with Ranch (c.1955), barns, and outbuildings on 300-acre parcel. 260 West Road farm with vacant early 19th-century brick 1.5-story house on 13-acre parcel		CNT0002	Area on Intervale and extends beyond APE to Merrimack River. Buildings all outside APE so Project more than one mile east of historic resources. Interstate 93 is between property and Project. Viewshed maps indicate intermittent views from various locations on properties including open areas, around buildings. Varied topography, vegetation screening, and modern intrusions limit views.
	Canterbury	105 Intervale Road	CANT40	43 336182	-71.619372	S		c.1960 transitional ranch on 3 acre parcel.			Viewshed maps and field review indicate the Project will not be visible.
	Canterbury	111 Intervale Road	CANT41	43 336811	-71.619721	S		c.1967 Raised Ranch on 2.1 acre parcel			This property has not achieved fifty years of age but viewshed maps indicate the Project will not be visible.
	Canterbury	304 Intervale Road	CANT42	43 359693	-71.635696	S		Farm with c.1760 Georgian Colonial house with ell and several barns on 48 acre parcel.			Viewshed maps and field review indicate the Project will not be visible.



Category	Town	Address	ID	Latitude	Longitude	Single or Multiple Property	Name	PROPERTY INFORMATION	Photo ID	PREVIOUS HISTORIC RESOURCES DOCUMENTATION	Visual Relationship to Project
	Canterbury	328 Southwest Road,	CANT44	43 33696	-71.584067	S		c.1840 cottage with wing addition, outbuildings on a 16 acre parcel.			Viewshed maps and field review indicate the Project will not be visible.
	Canterbury	35 Fife Road	CANT45	43 333059	-71.591173	S	Grand View Farm	SEE FORM	4458-4468		SEE FORM
	Canterbury	48 Wilson Road	CANT46	43 317362	-71.579171	S		c.1959 mobile home used for storage and several greenhouses on a 4 acre parcel.			Viewshed maps one minimal view in northeast corner of property, removed from buildings. Project is one-quarter mile west of buildings at lower elevation. Property heavily wooded, no chance of views due to vegetation, distance, and topography
	Canterbury	68 Southwest Road	CANT47	43 304072	-71.567674	S		c.1823 Cottage with rear ell, added stone end chimney, detached barn on a 43 acre parcel.			The Project is over one-quarter mile west of historic buildings at lower elevation. Viewshed maps indicate views in open area south of house but none from house which faces east. Any potential views from field unlikely due to topography and mature vegetation on westerly part of property between buildings and Project
	Canterbury	45 Southwest Road	CANT48	43 302065	-71.565947	S		c.1947 Ranch on 0.72 acre parcel.			Viewshed maps and field review indicate the Project will not be visible.
	Canterbury	4, 6, 12, 14, 20, 24 Old Boyce Road	CANT49	43 289694	-71.582066	M		Group of five houses (1930s-1960s) and mobile home near Concord town line and west edge of APE on intervals by river. 4 Old Boyce Road (c.1960) cottage on 3.5 acre parcel. 6 Old Boyce Road (c.1968) double wide mobile home with addition on 0.8 acre parcel. 12 Old Boyce Road c.1940 Cottage with shed dormer on 0.42 acre parcel. 14 Old Boyce Road c.1938 Ranch on 0.29 acre parcel. 20 Old Boyce Road c.1930 2 story gable-roofed building on 0.25 acre parcel. 24 Old Boyce Road c.1932 Bungalow with detached garage on 0.54 acre parcel.			Viewshed maps and field review indicate the Project will not be visible.
	Canterbury	44 Old Boyce Road	CANT50	43 294579	-71.578391	S		c.1880 2-story cottage with center gable and porch on 1.2 acre parcel.			Viewshed maps and field review indicate the Project will not be visible.
	Canterbury	15 Kimball Pond Road	CANT51	43 325059	-71.571253	S		Detached historic New England barn and c.1995 Cape with gabled dormers on a 0.80 acre parcel			Viewshed maps and field review indicate the Project will not be visible.
	Canterbury	288 Southwest Road	CANT53	43 332945	-71.579404	S		c.1769 Colonial with Federal style detailing and ell on 5 acre lot.			Viewshed maps and field review indicate the Project will not be visible.
	Canterbury	7 Carter Hill Road	CANT54	43 338315	-71.586737	S		c.1851 1-story former schoolhouse with an ell, converted to a residence, on 2-acre parcel.			Viewshed maps and field review indicate the Project will not be visible.
	Canterbury	516 and 526 Northwest Road	CANT55	43 359115	-71.603502	M	Parkinson Manse (516 Northwest Road)	516 Northwest Road c.1795 center chimney Federal style house with detached garage and several outbuildings on 10.16 acre parcel. 526 Northwest c.1900 side-gable cottage with façade dormer, full-width front porch on 1.9 acre parcel.			Viewshed maps and field review indicate the Project will not be visible.
	Canterbury	533 Northwest Road	CANT56	43 36022	-71.603548	S		c.1800 Cape with attached barn on 14.24 acre parcel.			Viewshed maps and field review indicate the Project will not be visible.
	Canterbury	568 Northwest Road	CANT57	43 364899	-71.605255	S		c.1780 Cape with additions and attached barn, on 29.97 acre parcel.			The Project is over nine-tenths of mile west of historic buildings at lower elevation. Interstate 93 abuts west end of property and is intrusion between Project and property. Viewshed maps indicate isolated views west of historic buildings. House faces east, away from Project. Due to distance, topography, and mature vegetation no views possible.
	Canterbury	588 Northwest Road	CANT58	43 367427	-71.60565	S		c.1800 Cape with additions and enclosed front porch, attached farmhouse, detached garage on 11.06 acre parcel.			The Project is over one mile west of historic buildings at lower elevation. Interstate 93 abuts west end of property and is intrusion between Project and property. Viewshed maps indicate scattered views in open areas west of historic buildings. House faces east, away from Project. Due to distance, topography, and mature vegetation no views possible.
	Canterbury	57 Intervale Road	CANT59	43 33059	-71.614975	S		c.1950 Cape and detached barn on 1.4 acre parcel.			Viewshed maps and field review indicate the Project will not be visible.

Category	Town	Address	ID	Latitude	Longitude	Single or Multiple Property	Name	PROPERTY INFORMATION	Photo ID	PREVIOUS HISTORIC RESOURCES DOCUMENTATION	Visual Relationship to Project
	Canterbury	76 Intervale Road	CANT60	43 33221	-71.617351	S		c.1880 one story, upright and wing house on 2 acre parcel.			Viewshed maps and field review indicate the Project will not be visible.
	Canterbury	162 Intervale Road	CANT62	43 341342	-71.626201	S		c. 1945 Cape on 15 acre parcel.			Viewshed maps and field review indicate the Project will not be visible.
	Canterbury	222 Intervale Road	CANT64	43 349671	-71.630026	S		c. 1860 end with wing on 107 acre parcel along Merrimack River			The Project is nearly seven-tenths of a mile east of the historic buildings on far side of a wooded hill. Viewshed maps indicate views from open fields two-tenths of mile southeast of buildings, which face east. Due to mature vegetation, topography, and distance no views from historic house.
	Canterbury	66 Cogswell Hill Road	CANT65	43 32814	-71.580871	S		c.1840 Cape with large gable-roofed addition on 91.84 acre parcel.			The Project is roughly six-tenths of a mile west of property. Viewshed maps indicate intermittent indirect views from cleared areas southeast of historic resources. The altered house faces south, perpendicular to Project. Distance and vegetation screening to the west make any indirect views minimal and intermittent.
	Canterbury	97 Center Road	CANT66	43 337689	-71.582329	S		c.1946 cottage with several outbuildings on a 4.6 acre parcel. Includes Clough Cemetery.			Viewshed maps and field review indicate the Project will not be visible.
	Canterbury	43, 48 Boyce Road	CANT68	43.299383	-71.573917	M		SEE FORM	2396-2403, 2409-2413; 4430-4431, 4434, 4437-4438		SEE FORM
	Canterbury	8 Boyce Road	CANT69	43.301101	-71.566991	S		c.1940 Cottage with ell on 1.8 acre parcel			Viewshed maps and field review indicate the Project will not be visible.
	Canterbury	18 Boyce Road	CANT70	43.300820	-71.569314	S		SEE FORM	2373, 2375-2376, 2414-2416; 4424-4429		SEE FORM
	Canterbury	109 Southwest Road	CANT71	43 310761	-71.567804	S		c.1954, ranch and shop on 3.1 acre parcel	4450		Viewshed maps and field review indicate the Project will not be visible.
	Canterbury	115 Southwest Road	CANT72	43 311642	-71.567599	S		c. 1950 ranch on 6.6 acre parcel			Viewshed maps and field review indicate the Project will not be visible.
	Canterbury	126 Southwest Road	CANT73	43 312539	-71.569139	S		c. 1960 cape on 3.5 acre parcel	4451		Viewshed maps and field review indicate the Project will not be visible.
	Canterbury	130 Southwest Road	CANT74	43 313066	-71.569472	S		c. 1956 cape on 3.0 acre parcel			Viewshed maps and field review indicate the Project will not be visible.
	Canterbury	154 Southwest Road	CANT75	43 316157	-71.570417	S		c. 1810 cape and barn on 13.8 acre parcel			Viewshed maps and field review indicate the Project will not be visible.
	Canterbury	158 Southwest Road	CANT76	43 316859	-71.570635	S		c. 1952 cape on 2.9 acre parcel			Viewshed maps and field review indicate the Project will not be visible.
	Canterbury	581 Northwest Road	CANT77	43 366829	-71.604769	S		c.1775 Side gable farmhouse with additions, garage, on 11.66 acre parcel on east edge of APE			Viewshed maps and field review indicate the Project will not be visible.
	Canterbury	544 Northwest Road	CANT78	43 361585	-71.604183	S		c. 1850 high-posted Cape with shed dormer, additions, on 18.49 acre parcel.			Viewshed maps and field review indicate the Project will not be visible.
	Canterbury	502 Northwest Road	CANT79	43 356168	-71.602131	S		c.1950 Ranch on 2.0 acre parcel			Viewshed maps and field review indicate the Project will not be visible.
	Canterbury	462 Northwest Road	CANT80	43 350992	-71.599375	S		c. 1860 brick Greek Revival/ talianate gable block house with attached garage on 5.1 acre parcel			Viewshed maps and field review indicate the Project will not be visible.
	Canterbury	294 Old Tilton Road	CANT81	43 362548	-71.603781	S		c. 1967 Cape with attached garage on 1.7 acre parcel			This property has not achieved fifty years of age but viewshed maps indicate the Project will not be visible.



Category	Town	Address	ID	Latitude	Longitude	Single or Multiple Property	Name	PROPERTY INFORMATION	Photo ID	PREVIOUS HISTORIC RESOURCES DOCUMENTATION	Visual Relationship to Project
	Canterbury	6 Randall Road	CANT82	43 355487	-71.599943	S		c.1800 Cape on 12.26 acre parcel			Viewshed maps and field review indicate the Project will not be visible.
	Canterbury	10 Oak Hill Road	CANT83	43 366271	-71.627507	S		c.1946 Ranch on 6.0 acre parcel			The Project traverses property. Viewshed maps indicates no views on house which faces northeast away from Project. House has no integrity/significance. Construction after ROW. Woods around house screens any views.
	Canterbury	22 Oak Hill Road	CANT84	43 367557	-71.628633	S		c.1965 Ranch on 9.7 acre parcel			This property may have views of the Project so when the property achieves fifty years of age it should be assessed for potential visual effects.
	Canterbury	404 Intervale Road	CANT85	43 369206	-71.62285	S		c.1925 altered cape on 5.86 acre parcel			Viewshed maps and field review indicate the Project will not be visible.
	Canterbury	42 Wilson Road	CANT86	43 316939	-71.577833	S		c.1968 transitional ranch on 12.9 acre parcel			This property has not achieved fifty years of age but viewshed maps indicate the Project will not be visible.
	Canterbury	19 Shoestring Road	CANT87	43 291114	-71.578589	S		c.1860 altered Cape on 0.93 acre parcel			Viewshed maps and field review indicate the Project will not be visible.
	Canterbury	39 New Road	CANT88	43 303882	-71.559222	S		c.1955 Ranch with below-ground garage on 3.0 acre parcel			Viewshed maps and field review indicate the Project will not be visible.
	Canterbury	1 Southwest Road	CANT89	43 297024	-71.563219	S		c.1950 Cape on 0.92 acre parcel			Viewshed maps and field review indicate the Project will not be visible.
	Canterbury	347 Northwest Road	CANT90	43 339489	-71.585756	S		c.1966 Ranch on 2.8 acre parcel			This property has not achieved fifty years of age but viewshed maps indicate the Project will not be visible.
	Canterbury	11 Cogswell Hill Road	CANT91	43 335409	-71.583695	S		c.1965 Ranch on 5.1 acre parcel			Viewshed maps and field review indicate the Project will not be visible.
	Canterbury	65 Pickard Road	CANT92	43 31863	-71.562015	S		Farm on east edge of APE with c.1750 modified cape, several barns on 11.0 acre parcel			Viewshed maps and field review indicate the Project will not be visible.
	Canterbury	13 Scales Road	CANT93	43 312331	-71.557638	S		c.1959 Ranch with outbuildings on 12.09 acre parcel			Viewshed maps and field review indicate the Project will not be visible.
	Canterbury	101 Intervale Road	CANT94	43 335355	-71.619096	S		c.1952 Ranch on 1.2 acre parcel			Viewshed maps and field review indicate the Project will not be visible.
	Canterbury	94 Intervale Road	CANT95	43 334326	-71.619311	S		c.1956 split-level ranch on 0.99 acre parcel			Viewshed maps and field review indicate the Project will not be visible.
	Canterbury	91 Invervale Road	CANT96	43 334161	-71.618286	S		c.1959 Cape on 1.1 acre parcel			Viewshed maps and field review indicate the Project will not be visible.
	Canterbury	112 West	CANT97	43 33366	-71.602029	S		c.1965 mobile home on 1.2 acre parcel			Viewshed maps and field review indicate the Project will not be visible.
	Canterbury	117 West	CANT98	43 333343	-71.603692	S	Sunset Mountain Fish & Game Club	SEE FORM			SEE FORM
	Canterbury	118 West	CANT99	43 33324	-71.602694	S		c.1955 cape on 2.07 acre parcel			Viewshed maps and field review indicate the Project will not be visible.
	Canterbury	130 West	CANT100	43 331623	-71.603775	S		c.1968 gambrel-roofed cape with dormers on 1.4 acre parcel			This property has not achieved fifty years of age but viewshed maps indicate the Project will not be visible.
	Canterbury	134 West	CANT101	43 331493	-71.604507	S		c.1943 Tudor cottage on 1.2 acre parcel			Viewshed maps and field review indicate the Project will not be visible.
	Canterbury	156 West	CANT102	43 329226	-71.607597	S		c.1840 former railroad station on 0.83 acre parcel, recently moved back to historic site but completely renovated for use as commercial space			The Project is located nearly 0.5 miles to the east. Viewshed maps indicated isolated and minimal views in southwest corner of property. Building faces north away from Project. I-93 is between the property and Project. No possibility of views.
	Canterbury	170 West	CANT103	43 31691	-71.595733	S		c.1948 cabin on 12.77 acre parcel along the Merrimack River			The Project is located nearly 0.5 miles to the east. Viewshed maps indicated isolated and minimal views in one or two places on property. Building faces southwest away from Project. I-93 is between the property and Project. The cabin is located in a wooded area near the Merrimack River. No possibility of views.
	Canterbury	171 West Road	CANT104	43 327153	-71.609327	S		c.1964 transitional ranch on 4.3 acre parcel			Viewshed maps and field review indicate the Project will not be visible.





# Northern Pass Project Historic Resource Assessment

## Individual Property Analysis

*This analysis is part of a survey of historic (pre-1965) properties located in the Visual APE for the Northern Pass Project in New Hampshire, as shown on Project viewshed maps. It was prepared as part of a study for the Project's SEC application. See Methodology Statement for more information.*

Property ID: CANT05

Property Name/Address:

Windswept Farm/  
63 Old Schoolhouse Road, Canterbury, NH



### I. PROPERTY DESCRIPTION AND SETTING

Windswept Farm, a large equestrian center, is a nineteenth-century farm with a connected farmstead, barn, indoor and outdoor arenas, fenced pastures, and stables for boarding horses located on two adjoining parcels (easterly farm lot and westerly wood lot) totaling more than 130 acres that deeds show were combined in the 1970s. The house is sited on a slight rise facing south onto Old Schoolhouse Road, perpendicular to the existing transmission line which is roughly one-third of a mile to the west. The ROW traverses roughly thirty feet of the southwest corner of the farm lot; I-93 abuts the wooded lot (historically known as the Lyman Fellowes lot) to the west. The ROW dates to no later than 1929. Located on the northwest corner of Old Schoolhouse Road, a rural local road, and NH Route 132/Southwest Road, the area includes expanses of open fields and wood lots but also several early nineteenth-century farmhouses and some mid- and late twentieth-century houses arrayed laterally along Southwest Road.

The large gable block house in the Greek Revival/Italianate style has a pair of interior flue chimneys, a two-story rear ell, attached backhouse/carriage shed, and large east-facing New England barn with shed addition. The tax card and property website date it to 1743 but the finish details suggest a mid- to late-nineteenth-century house. Period details include corner pilasters, cornice returns, door frontispiece with three-quarter sidelights, and 2/2 sash windows on the first floor and 2/1 sash in the second story windows. Some Colonial Revival additions include an enclosed porch on the east gable end and a gable-roofed entry porch with Tuscan columns. A front porch spanning the façade was recently removed. Detached outbuildings include a small shed, modern indoor riding arena (both located to the west of the barn) and horse stalls in the different fenced pastures.

All but the horse stalls are arrayed along the road. To the east, north, and northwest are open fields. Much of the westerly half of the property, except for an open field along the road, is wooded with a mix of evergreens and deciduous trees. This open area leads to the existing transmission line right-of-way and trails used for riding on the other side of the line. The northerly half of the farm lot property is also wooded with a mix of evergreens and deciduous trees. The westerly parcel is entirely forested.



Property ID: CANT05

Property Name/Address: Windswept Farm/63 Old Schoolhouse Road, Canterbury, NH

Known nineteenth-century owners of this historic farm property include James and Mary Greenough (1831-1857), Amos Stone and then his son Warren A. Stone, a carpenter (1864-1886, 1892-1902). Inexplicably the house is not on the 1892 Hurd map.

## II. NATIONAL REGISTER ELIGIBILITY ANALYSIS

### a. Significance:

*Does the property have potential significance under National Register of Historic Places Areas of Significance that have a visual component such as Agriculture, Architecture, Community Planning and Development, Conservation, Landscape Architecture, Recreation?*

Y ☒ N ☐

The property appears to possess significance under Criterion A for Agriculture and early owners/local history. The property also appears to possess significance under Criterion C for Architecture as embodying the distinctive characteristics of a type, period, or method of construction.

See the Agriculture Context in the 2015 *Northern Pass—Merrimack Valley Project Area Form* by SEARCH.

### b. Integrity:

*Is the property able to convey its significance through its physical appearance? Does the property appear to retain the aspects of integrity necessary to convey its historic significance? Including:*

**Design:** Y ☒ N ☐ **Setting:** Y ☒ N ☐ **Materials:** Y ☒ N ☐ **Workmanship:** Y ☒ N ☐

**Feeling:** Y ☒ N ☐ **Location:** Y ☒ N ☐ **Association:** Y ☒ N ☐

The several additions such as side porch and modified outbuildings do not detract from the building's integrity as they likely occurred within the historic period.

**The property does not appear to have potential for National Register eligibility based on visually related areas of significance.** ☐

**GO NO FURTHER**

**The property appears to have potential for National Register eligibility based on visually related areas of significance.** ☒

### c. Boundary Discussion

*How much of the parcels of land associated with the historic structures appears to be part of the eligible property?*

The boundaries would encompass only the portion of the property that includes the domestic setting of the house, historic outbuildings, and some of the open fields in the immediate vicinity.



Property ID: CANT05

Property Name/Address: Windswept Farm/63 Old Schoolhouse Road, Canterbury, NH

### III. ASSESSMENT OF POTENTIAL VISUAL EFFECTS

*What is the visual relationship of the Project to the property? Will the Project noticeably alter or diminish aspects of the historic setting that might contribute to the significance of the property?*

*Check as applicable:*

**The Project will be substantially visible in the main public views of the historic resource.** ☐

**The Project will create a focal point that distracts from the appreciation of the historic resource.** ☐

**The Project will be substantially visible in historically significant views from the historic resource.** ☐

**The Project will isolate the historic resource from its historic setting.** ☐

*If none are checked, then:*

**The Project does not appear to have an adverse effect on the property.** ☒

*If one or more of the above are checked, then:*

**The Project appears to have an adverse effect on the property.** ☐

*Additional comments relating to effects:*

Viewshed mapping indicates views from the open area northwest of the house, along the road to the southwest of the barn, from the shed west of the barn, and from the open field west of the buildings and adjacent to the ROW, but not from the house or barnyard.

Viewshed mapping and on-site survey confirmed that the Project will not be visible in the main public views of the historic resource which are to the north. The Project is a third of a mile away to the west, running northerly-southerly.

The Project will not be visible in historically significant views from the historic resource. The house faces south and the barn which is west of the house faces east toward the historic barnyard. Though the Project runs southeast-northwest, it will not be visible from the house to the southwest because of a raised wooded area in that direction along the ROW. Any views from the historic resources to the west in the direction of the Project would not be directly from primary places on the façade or yard, and therefore would be indirect and include a modern intrusion, the modern indoor equestrian arena in the foreground. Though that indirect view across the open field west of the buildings now includes an existing transmission line structure, it appears that with the proposed relocation of the existing transmission line and structures, that structure will no longer be visible across the open field as the proposed new ones will be situated further north, screened by woods.



Property ID: CANT05

Property Name/Address: Windswept Farm/63 Old Schoolhouse Road, Canterbury, NH

#### IV. SUPPORTING MATERIALS



Key to Photos 1-9 (Google Earth)



*Historic Resource Assessment*

Property ID: CANT05

Property Name/Address: Windswept Farm/63 Old Schoolhouse Road, Canterbury, NH

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Photo 1) Farmhouse, façade and east elevation, facing northwest [2014 Field Photo: IMG\_4447]



Photo 2) West elevation and façade of house, facing northeast [2014 Field Photo: IMG\_4446]

*Historic Resource Assessment*

Property ID: CANT05

Property Name/Address: Windswept Farm/63 Old Schoolhouse Road, Canterbury, NH

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Photo 3) Connected outbuilding west of house, facing north [2014 Field Photo: IMG\_4445]



Façade (with recently removed porch) and east elevation, view west towards line (tax card photo)



*Historic Resource Assessment*

Property ID: CANT05

Property Name/Address: Windswept Farm/63 Old Schoolhouse Road, Canterbury, NH

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Photo 4) North (rear) elevation (Windswept Farm website)



Photo 5) West and south elevations of barn, facing northeast [2014 Field Photo: IMG\_4444]

Property ID: CANT05

Property Name/Address: Windswept Farm/63 Old Schoolhouse Road, Canterbury, NH

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Photo 6) East or barnyard elevation of New England barn (Windswept Farm website)



Photo 7) Modern riding arena and shed, facing northeast [2014 Field Photo: IMG\_4442]



*Historic Resource Assessment*

Property ID: CANT05

Property Name/Address: Windswept Farm/63 Old Schoolhouse Road, Canterbury, NH

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Photo 8) Granite fence posts along road east of house, facing northwest [2014 Field Photo: IMG\_4448]



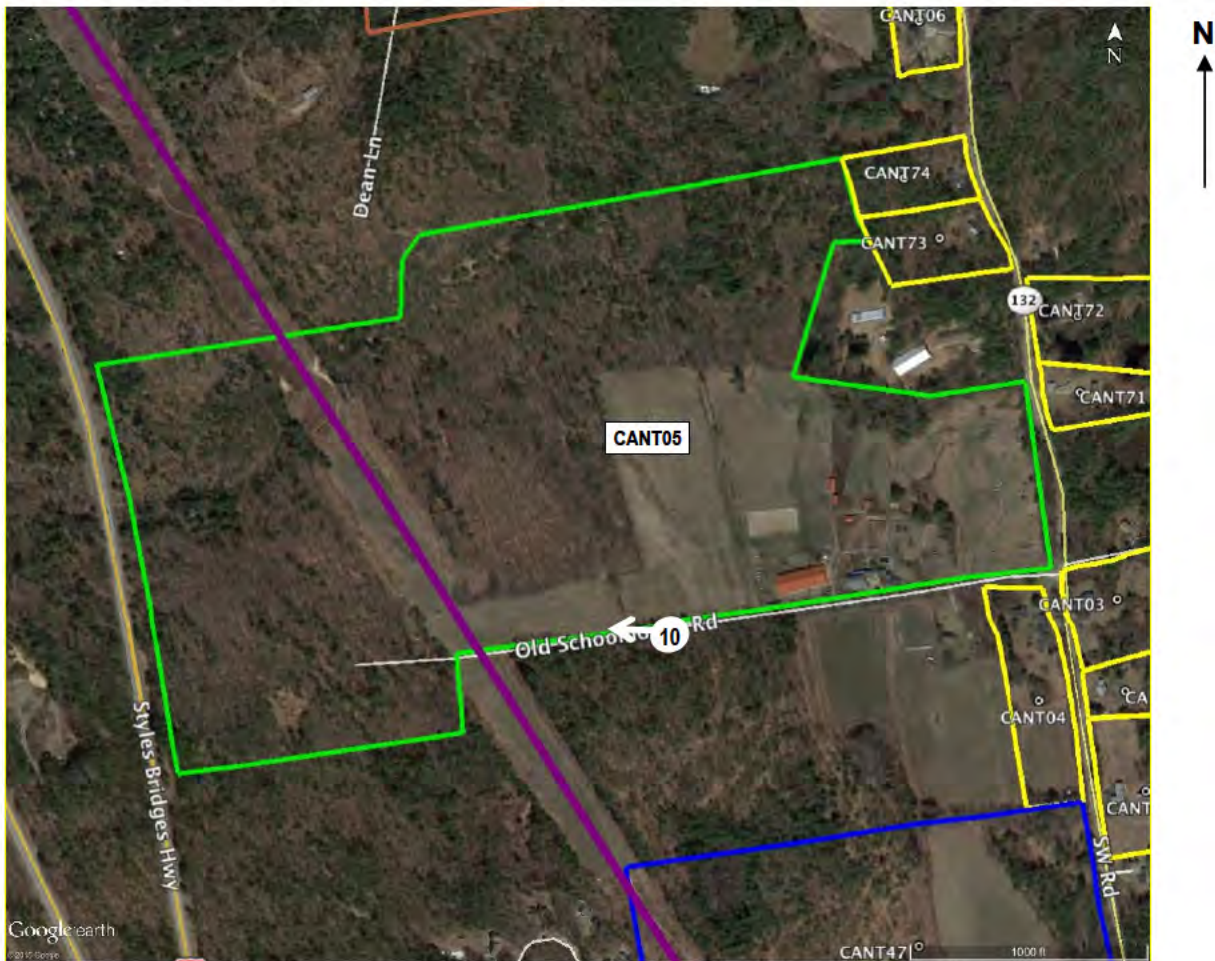
Photo 9) pastures and horse stables east and north of house visible from road, facing northwest [2014 Field Photo: IMG\_4449]



# Historic Resource Assessment











Property ID: CANT05

Property Name/Address: Windswept Farm/63 Old Schoolhouse Road, Canterbury, NH



## Map Key

Parcel boundaries of pre-1968 properties:

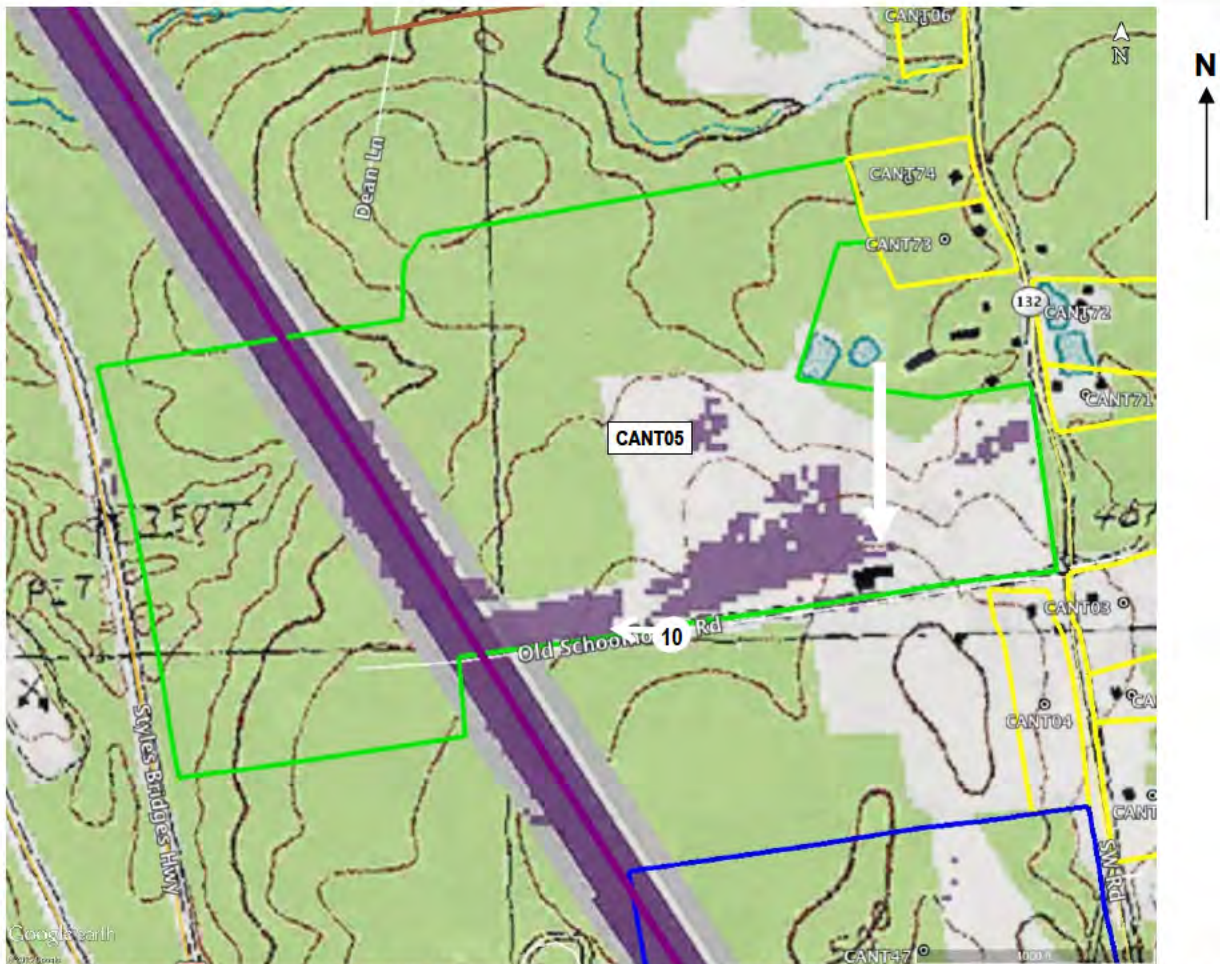
	Properties with no views of the Project		Project
	Properties with views that are so isolated, limited, or minimal that no effect is possible (see database)		Limit of APE for Historic Resources
	Properties assessed with more than minimal views of the Project		Town Boundaries (thin yellow line)
	Properties assessed and considered to be potentially National Register-eligible and potentially adversely affected by the Project		Photo Numbers
	Properties listed on the National Register, the NH State Register, or National Historic Landmarks (see database for other previously identified historic properties)		
	Properties dated 1966-1968 that currently do not meet the National Register fifty-year age-eligibility criterion (see database)		



*Historic Resource Assessment*

Property ID: CANT05

Property Name/Address: Windswept Farm/63 Old Schoolhouse Road, Canterbury, NH



Viewshed map showing CANT05 (white arrow), Limit of APE for Historic Resources ----- and Project -----

Property ID: CANT05

Property Name/Address: Windswept Farm/63 Old Schoolhouse Road, Canterbury, NH

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Photo 10) Indirect view of existing structure visible at far end of open field, roughly one-third of a mile to the west, facing west [2014 Field Photo: IMG\_4441]



# Northern Pass Project Historic Resource Assessment

## Individual Property Analysis

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Property ID: CANT07

Property Name/Address:

64 Wilson Road, Canterbury, NH



### I. PROPERTY DESCRIPTION AND SETTING

This late eighteenth-century connected farmstead is located on a large property comprised of three parcels totaling nearly 230 acres on the westerly side of Wilson Road. The house faces south and connected New England barn faces east, away from the Project which is roughly one-third of a mile away to the west at a lower elevation in a densely wooded area on the westerly side of the property. The ROW dates to no later than 1929. West of the transmission line and abutting the wooded parcel is I-93. The farm is located at the north end of Wilson Road, an L-shaped road with some scattered late twentieth-century small houses along the east section on wooded parcels.

The c.1790 cape now has a pair of modern chimneys and an added entry centered on the east gable end, shielded by a hip-roofed porch. A wide one-story rear ell has an added shed-roofed porch along the east elevation. The connected New England barn connects to a gable-front barn. A second, large banked barn (40' x 65') located northwest of the connected farmstead was removed in 2013 and was replaced with a smaller one in the same location (tax card). This new barn is a modern intrusion between the connected farmstead and the Project.

The house is sited on elevated land that continues to rise to the north. To the south of the house the open field drops away from the house; an above ground swimming is located just south of the house within this view. Open fields extend to the north and northwest of the house. To the west of all the fields are mature woods, mostly evergreens, on land that gently slopes away from the buildings. The three parcels making up this property include a five-acre house lot, an 87.43-acre parcel of cleared and/or farmed land, and a 92.12-acre parcel of managed woods, mostly evergreens through which the ROW runs, at a lower elevation.

This farm appears to be the Alvin J. Dearborn property on the 1892 Hurd atlas. In the 1900 Census the household consisted of Alvin, his wife, four children (ages 8-16), and a farm laborer. On the 1858 Walling map appears to be the Enoch Gibson and Enoch Gibson, Jr., property. In 1860 Census the household included Enoch Jr., his wife, a 9-year-old son, his parents, and two farm laborers.



Property ID: CANT07

Property Name/Address: 64 Wilson Road, Canterbury, NH

## II. NATIONAL REGISTER ELIGIBILITY ANALYSIS

### a. Significance:

*Does the property have potential significance under National Register of Historic Places Areas of Significance that have a visual component such as Agriculture, Architecture, Community Planning and Development, Conservation, Landscape Architecture, Recreation?*

Y ☒ N ☐

The property appears to possess significance under Criterion A for Agriculture and possibly for its early owners/local history. The property also appears to possess significance under Criterion C for Architecture as embodying the distinctive characteristics of a type, period, or method of construction.

See the Agriculture Context in the 2015 *Northern Pass—Merrimack Valley Project Area Form* by SEARCH.

### b. Integrity:

*Is the property able to convey its significance through its physical appearance? Does the property appear to retain the aspects of integrity necessary to convey its historic significance? Including:*

**Design:** Y ☒ N ☐ **Setting:** Y ☒ N ☐ **Materials:** Y ☒ N ☐ **Workmanship:** Y ☒ N ☐

**Feeling:** Y ☒ N ☐ **Location:** Y ☒ N ☐ **Association:** Y ☒ N ☐

The modifications to the connected farmstead are characteristic of changes to a building over time and do not diminish the integrity of design, materials, and workmanship. The removal of the historic detached barn which contributed to the agricultural significance of the property does not fully compromise its integrity as it retains other outbuildings and continues to be in agricultural use. The property retains integrity of setting with open fields and managed wood lots.

**The property does not appear to have potential for National Register eligibility based on visually related areas of significance.** ☐

**GO NO FURTHER**

**The property appears to have potential for National Register eligibility based on visually related areas of significance.** ☒

### c. Boundary Discussion

*How much of the parcels of land associated with the historic structures appears to be part of the eligible property?*

The boundary would likely include the house lot (5.0 acres) and farmed parcel (87.43 acres). Both the house lot and the cleared area of the farmed parcel relate to the property's significance.



Property ID: CANT07

Property Name/Address: 64 Wilson Road, Canterbury, NH

### III. ASSESSMENT OF POTENTIAL VISUAL EFFECTS

*What is the visual relationship of the Project to the property? Will the Project noticeably alter or diminish aspects of the historic setting that might contribute to the significance of the property? Check as applicable:*

**The Project will be substantially visible in the main public views of the historic resource.** ☐

**The Project will create a focal point that distracts from the appreciation of the historic resource.** ☐

**The Project will be substantially visible in historically significant views from the historic resource.** ☐

**The Project will isolate the historic resource from its historic setting.** ☐

*If none are checked, then:*

**The Project does not appear to have an adverse effect on the property.** ☒

*If one or more of the above are checked, then:*

**The Project appears to have an adverse effect on the property.** ☐

*Additional comments relating to effects:*

Viewshed mapping indicates views along the west side of the connected farmstead and in open fields to the south and north of the connected farmstead.

On-site survey showed the Project will not be visible in the main public views of the historic resource. The main public view is to the northwest as the property is approached along the ascending road. The Project is located nearly one-third of a mile away to the west at a lower elevation within a heavily wooded area.

The Project will not be visible in historically significant views from the historic resource. The house faces south and the barnyard faces east perpendicularly to or away from the Project. The westerly side of the fields is flanked by mature trees so any secondary views from the open fields are unlikely. Any distant view of a top of a structure would not detract from the historic setting of the property where the historically significant views are to the south and east. Any secondary views from the west side of the connected farmstead include a modern intrusion, the new barn.



Property ID: CANT07

Property Name/Address: 64 Wilson Road, Canterbury, NH

#### IV. SUPPORTING MATERIALS



Key to Photos 1-2 (Google Earth)



Property ID: CANT07

Property Name/Address: 64 Wilson Road, Canterbury, NH

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Photo 1) Façade (south elevation) with above ground pool in front as seen on approaching house along road, facing northwest [2014 Field Photo: IMG\_4456]

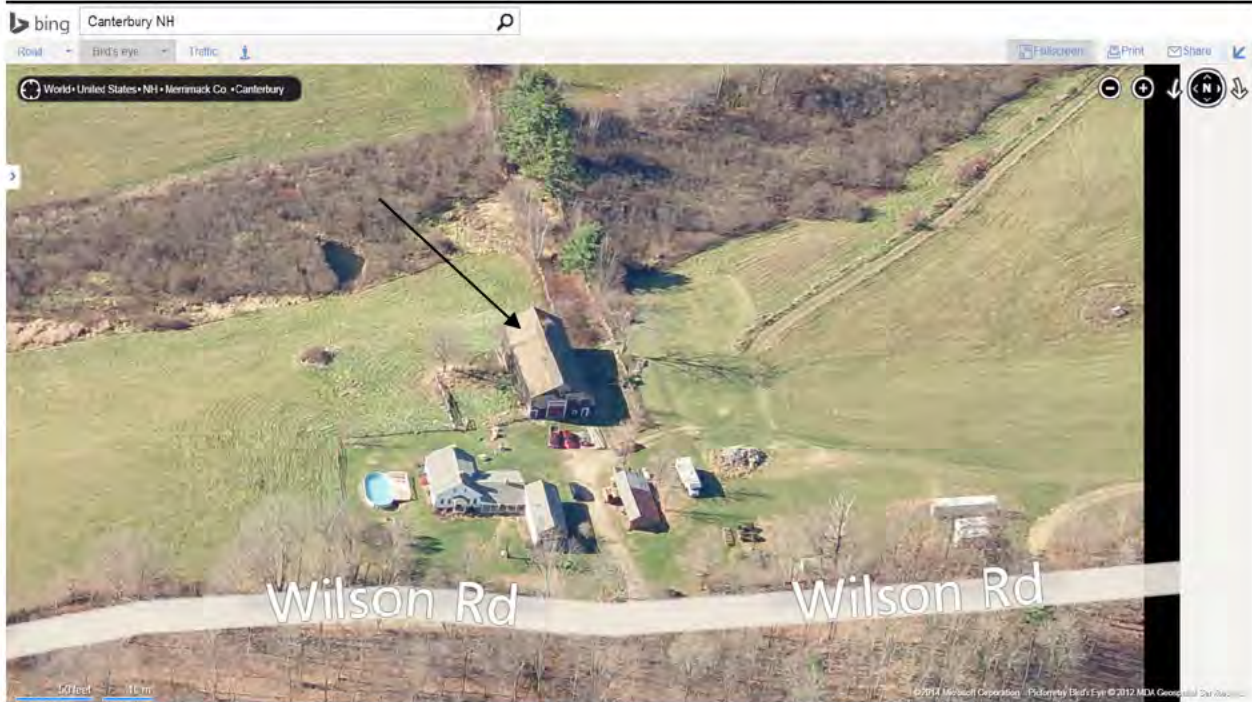


Photo 2) East elevation of connected farmstead with new barn partially visible in background, facing west [2014 Field Photo: IMG\_4457]

*Historic Resource Assessment*

Property ID: CANT07

Property Name/Address: 64 Wilson Road, Canterbury, NH



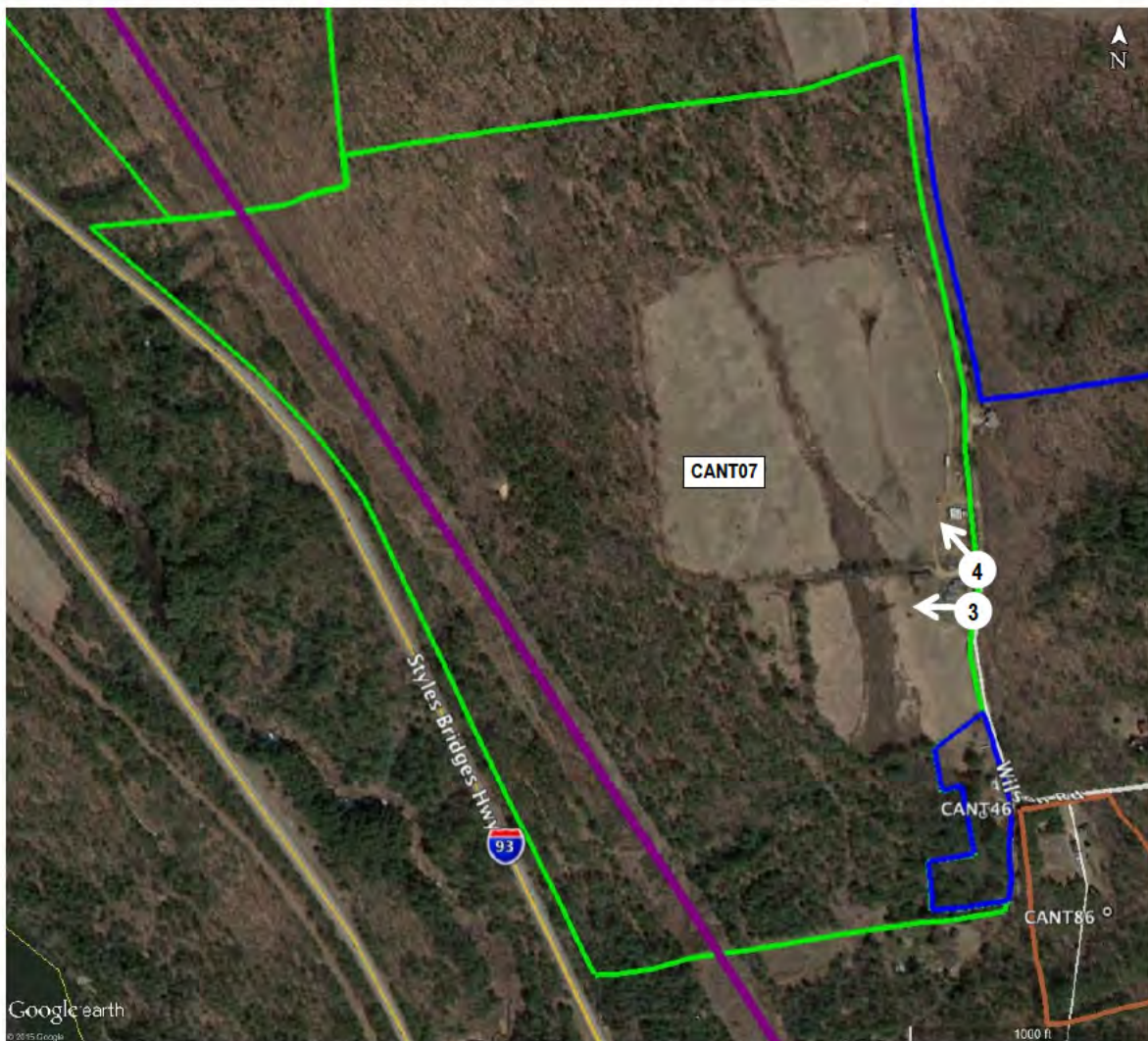
Bing Map view, looking west, showing older barn (recently replaced) (black arrow)



*Historic Resource Assessment*











Property ID: CANT07

Property Name/Address: 64 Wilson Road, Canterbury, NH



**Map Key**

Parcel boundaries of pre-1968 properties:

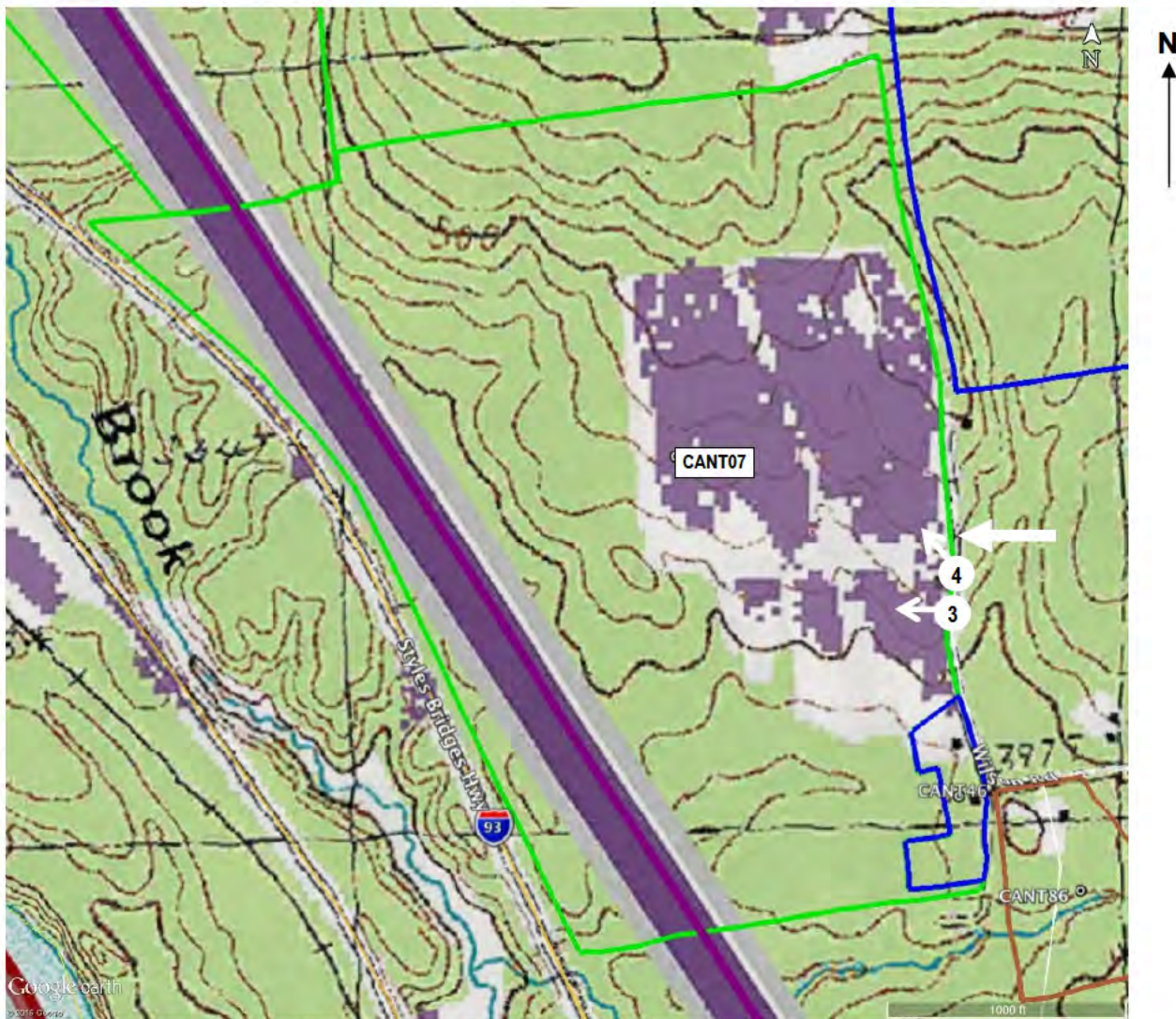
	Properties with no views of the Project		Project
	Properties with views that are so isolated, limited, or minimal that no effect is possible (see database)		Limit of APE for Historic Resources
	Properties assessed with more than minimal views of the Project		Town Boundaries (thin yellow line)
	Properties assessed and considered to be potentially National Register-eligible and potentially adversely affected by the Project		Photo Numbers
	Properties listed on the National Register, the NH State Register, or National Historic Landmarks (see database for other previously identified historic properties)		
	Properties dated 1966-1968 that currently do not meet the National Register fifty-year age-eligibility criterion (see database)		



*Historic Resource Assessment*

Property ID: CANT07

Property Name/Address: 64 Wilson Road, Canterbury, NH



Viewshed map showing CANT07 (white arrow), Limit of APE for Historic Resources - - - - - and Project - - - - -



Property ID: CANT07

Property Name/Address: 64 Wilson Road, Canterbury, NH

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Photo 3) View across fields in direction of Project, facing west [2014 Field Photo: IMG\_4454]



Photo 4) View of southerly field with new barn in background, facing northwest [2014 Field Photo: IMG\_4453]





# Northern Pass Project Historic Resource Assessment

## *Individual Property Analysis*

*This analysis is part of a survey of historic (pre-1965) properties located in the Visual APE for the Northern Pass Project in New Hampshire, as shown on Project viewshed maps. It was prepared as part of a study for the Project's SEC application. See Methodology Statement for more information.*

Property ID: CANT29

Property Name/Address:



Sloping Acres Farm/31 West Road, Canterbury, NH

### **I. PROPERTY DESCRIPTION AND SETTING**

Sloping Acres Farm is a dairy and crop farm on an elevated fifty-eight-acre site that slopes to the south and west. The buildings include a connected farmstead, two dairy barns, and a variety of other agricultural buildings surrounded on three sides by open fields. The house and barn face east on West Road, away from the existing transmission lines which are nearly one-half of a mile to the west. Immediately west of the existing transmission lines is I-93. The existing ROW dates to no later than 1929. West Road is a rural local road. This section of Canterbury displays farms or former farms comprised of fields and wooded areas with only scattered development with the exception of the abutting c.2002 Canterbury Woods Country Club on land subdivided from the historic farm property. It is possible that a larger grouping of farms might be considered as a rural agricultural district, but this option was not explored as the effect if any would only have involved this property.

In characteristic fashion of a nineteenth-century farmhouse owned by multiple generations of the same family, the connected farmstead has been altered and expanded over the years with additions, mostly in the historic period. The c.1853 farmhouse is a cape with later additional massing elements, including a full-width shed dormer on the front roof slope and polygonal bay window on the south gable end. The one-story rear ell is augmented with a side porch and shed-roofed dormers on the south elevation and connects to an east facing New England barn with shed additions, creating the historic barnyard to the south of the house. Other outbuildings and agricultural structures include two gambrel-roofed dairy barns northwest of the farmstead, a gable-front garage/barn/workshop, silos, and various attached and detached sheds.

All of the property is open fields except for rows of trees along the road to the east and south. Woods with a mix of evergreens and deciduous trees abuts the southwesterly half of the property, providing vegetation screening in the direction of the Project. The northwest half of the property abuts the country club eighteen-hole golf course with scattered stands of trees that run west to the existing transmission lines. Deed research shows the country club land was subdivided from the historic Sloping Acres Farm property c.2000.

The farm, owned by the Glines family since at least the mid-nineteenth century, is one of Canterbury's well-known farms. As shown on the 1858 Walling map and the 1892 Hurd Atlas, Charles Glines (1820-1902) owned the property for the second half of the nineteenth century. The 1860 Census lists Charles, his wife Mary, their two young daughters (ages 2 and 6), and a farm



Property ID: CANT29

Property Name/Address: Sloping Acres Farm/31 West Road, Canterbury, NH

laborer living in the house. By 1900 the Census lists only the widowed Charles and his adult son Leroy A. (born 1867), who would marry later than year, living in the house.

## II. NATIONAL REGISTER ELIGIBILITY ANALYSIS

### a. Significance:

*Does the property have potential significance under National Register of Historic Places Areas of Significance that have a visual component such as Agriculture, Architecture, Community Planning and Development, Conservation, Landscape Architecture, Recreation?*

Y ☒ N ☐

The property appears to possess significance under Criterion A for Agriculture and for its early owners/local history. The property also appears to possess significance under Criterion C for Architecture as embodying the distinctive characteristics of a type, period, or method of construction.

See the Agriculture Context in the 2015 *Northern Pass—Merrimack Valley Project Area Form* by SEARCH.

### b. Integrity:

*Is the property able to convey its significance through its physical appearance? Does the property appear to retain the aspects of integrity necessary to convey its historic significance? Including:*

**Design:** Y ☒ N ☐ **Setting:** Y ☒ N ☐ **Materials:** Y ☒ N ☐ **Workmanship:** Y ☒ N ☐

**Feeling:** Y ☒ N ☐ **Location:** Y ☒ N ☐ **Association:** Y ☒ N ☐

The connected farmstead retains integrity of design, materials, and workmanship. The additions over time are largely within the historic period and characteristic of an evolving farmstead. The property retains integrity of feeling and association as a nineteenth- and twentieth-century farm. The modern intrusion of the country club to the northwest of the property does not seriously detract from the property's setting, as the property remains in active use and mostly surrounded by fields and wooded land characteristic of its historic setting.

**The property does not appear to have potential for National Register eligibility based on visually related areas of significance.** ☐

**GO NO FURTHER**

**The property appears to have potential for National Register eligibility based on visually related areas of significance.** ☒



Property ID: CANT29

Property Name/Address: Sloping Acres Farm/31 West Road, Canterbury, NH

### c. Boundary Discussion

*How much of the parcels of land associated with the historic structures appears to be part of the eligible property?*

It is possible the full parcel would be eligible for the National Register as it appears to retain its historic uses.

### III. ASSESSMENT OF POTENTIAL VISUAL EFFECTS

*What is the visual relationship of the Project to the property? Will the Project noticeably alter or diminish aspects of the historic setting that might contribute to the significance of the property? Check as applicable:*

**The Project will be substantially visible in the main public views of the historic resource.** ☐

**The Project will create a focal point that distracts from the appreciation of the historic resource.** ☐

**The Project will be substantially visible in historically significant views from the historic resource.** ☐

**The Project will isolate the historic resource from its historic setting.** ☐

*If none are checked, then:*

**The Project does not appear to have an adverse effect on the property.** ☒

*If one or more of the above are checked, then:*

**The Project appears to have an adverse effect on the property.** ☐

*Additional comments relating to effects:*

Viewshed mapping indicates scattered views from the open fields to the north, west, and south of the historic buildings, but not on the connected farmstead or the historic south barnyard.

On-site survey indicates that the Project will not be visible in the main public views of the historic buildings. The buildings are located on an elevated site, facing east on West Road. The Project is more than one-half mile to the west, beyond vegetation screening, and at times at a lower elevation. In one location from the road, roughly two-tenths of a mile to the south of the historic buildings, in a view west across the south field, there is a small and incidental view of the top of one existing structure, above the tree line. This is not a historically significant view and is seen through trees lining the road. That structure will remain in place and the structures of the new and relocated transmission lines will be largely in alignment with it, though of different heights. It would not detract from the historic setting of the property.

The Project will not be visible in the historically significant views from the historic resources. Such views are to the east and secondarily or indirectly to the south. Small and minimal views may be



Property ID: CANT29

Property Name/Address: Sloping Acres Farm/31 West Road, Canterbury, NH

present from the rear portions of the northerly barn yard but they are not part of the historically significant views from the historic resources.

#### IV. SUPPORTING MATERIALS



Aerial of area, showing CANT29, road to country club to north, golf course to west, and panorama photo 1



Photo 1) Sloping Acres Farm, as seen from the road to the Country Club, facing south and southwest [2013 Field Photos: Pano\_0118-0121]



*Historic Resource Assessment*

Property ID: CANT29

Property Name/Address: Sloping Acres Farm/31 West Road, Canterbury, NH

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Key to Photos 2- 6 (Google Earth)

*Historic Resource Assessment*

Property ID: CANT29

Property Name/Address: Sloping Acres Farm/31 West Road, Canterbury, NH

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Photo 2) Farmhouse, rear ell, and New England barn, facing northwest [2014 Field Photo: IMG\_4471]



Photo 3) House and rear ell, facing northwest [2013 Field Photo: IMG\_0122]



Property ID: CANT29

Property Name/Address: Sloping Acres Farm/31 West Road, Canterbury, NH

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Photo 4) Historic south barnyard with garage/barn/workshop, shed, and connected New England barn with shed additions southeast of house, facing west [2013 Field Photo: IMG\_0123]



Photo 5) Connected gambrel-roofed dairy barns to northwest of house, facing west [2013 Field Photo: IMG\_0124]

Property ID: CANT29

Property Name/Address: Sloping Acres Farm/31 West Road, Canterbury, NH

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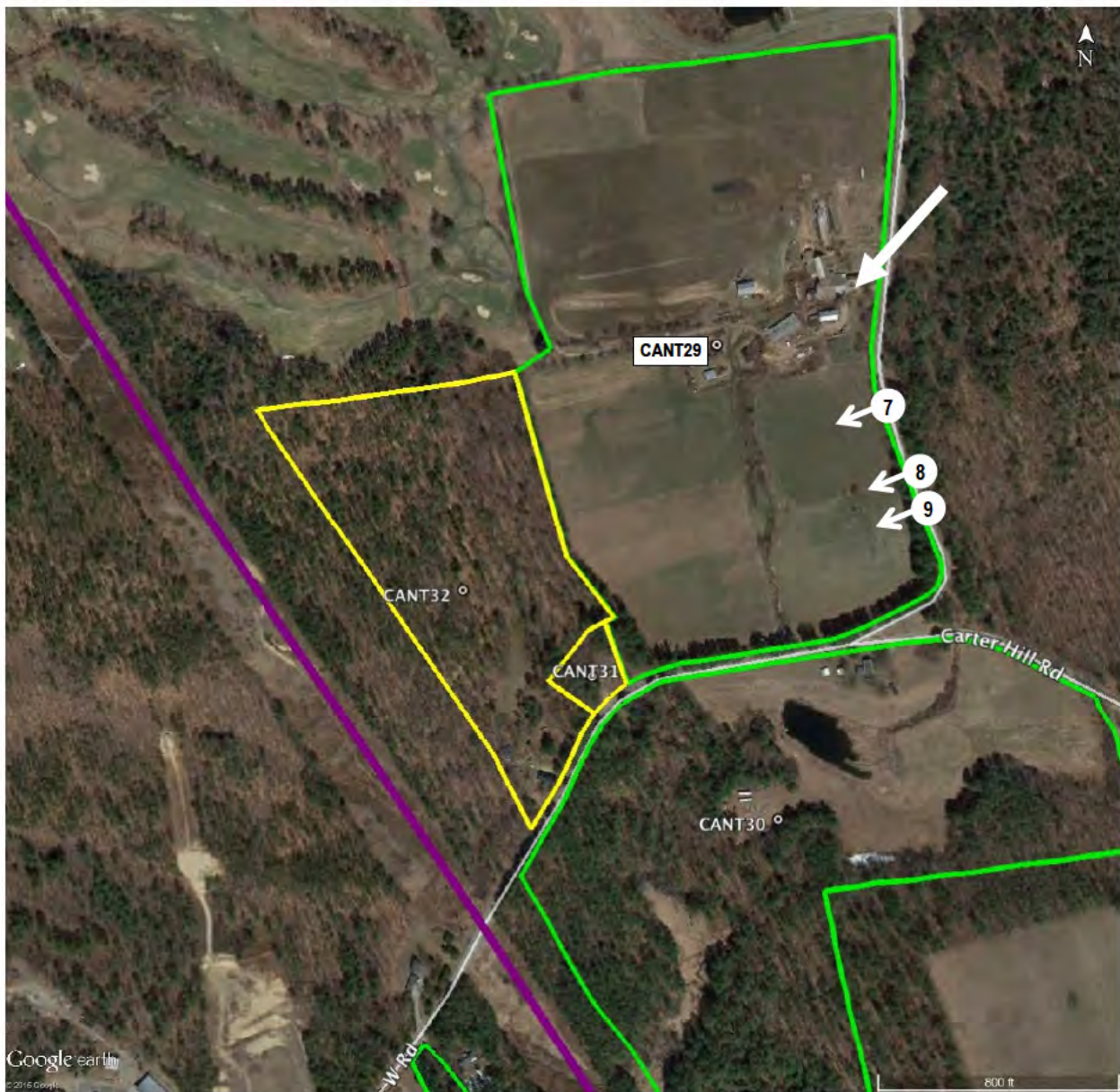


Photo 6) Connected gambrel-roof barns and various outbuildings and shed, facing south [2014 Field Photo: IMG\_4472]



Property ID: CANT29

Property Name/Address: Sloping Acres Farm/31 West Road, Canterbury, NH













## Historic Resource Assessment

Property ID: CANT29

Property Name/Address: Sloping Acres Farm/31 West Road, Canterbury, NH

### Map Key

Parcel boundaries of pre-1968 properties:

	Properties with no views of the Project		Project
	Properties with views that are so isolated, limited, or minimal that no effect is possible (see database)		Limit of APE for Historic Resources
	Properties assessed with more than minimal views of the Project		Town Boundaries (thin yellow line)
	Properties assessed and considered to be potentially National Register-eligible and potentially adversely affected by the Project		Photo Numbers
	Properties listed on the National Register, the NH State Register, or National Historic Landmarks (see database for other previously identified historic properties)		
	Properties dated 1966-1968 that currently do not meet the National Register fifty-year age-eligibility criterion (see database)		



Property ID: CANT29

Property Name/Address: Sloping Acres Farm/31 West Road, Canterbury, NH





Viewshed map showing CANT29 (white arrow), Limit of APE for Historic Resources  and Project 



Photo 7) View across southerly field towards the Project, with the top of one existing structure in the far distance above the tree line (arrow), facing southwesterly to northwesterly [2013 Field Photos: Pano\_0128-0132]



Property ID: CANT29

Property Name/Address: Sloping Acres Farm/31 West Road, Canterbury, NH

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Photo 8) View from West Road across southerly field in direction of Project, facing westerly; the view includes the top of one existing structure in the far distance above the tree line (arrow) [2013 Field Photo: IMG\_0125]



Photo 9) View from West Road across southerly field in direction of Project, facing westerly; the view includes the top of the same existing structure in the far distance above the tree line (arrow) as seen in previous photo [2013 Field Photo: IMG\_0126]



# Northern Pass Project Historic Resource Assessment

## *Individual Property Analysis*

*This analysis is part of a survey of historic (pre-1965) properties located in the Visual APE for the Northern Pass Project in New Hampshire, as shown on Project viewshed maps. It was prepared as part of a study for the Project's SEC application. See Methodology Statement for more information.*

Property ID: CANT30

Property Name/Address:

62 West Road, Canterbury, NH



### **I. PROPERTY DESCRIPTION AND SETTING**

This former farm consists of a forty-acre parcel located on the southerly side of West Road at its intersection with Carter Hill Road and Fife Road. The altered eighteenth-century center-chimney house faces east towards the intersection of Carter Hill and Fife road (with the gable end oriented towards West Road) and away from the existing ROW which runs near the westerly edge of the property at a lower elevation in a heavily wooded area, nearly one-third of a mile away from the house. The existing ROW dates to no later than 1929. The setting is a rural local road with scattered farms and small late twentieth-century houses.

The c.1750 two-story, center-chimney house has a one-story rear ell. A fire in 1960, mentioned in the tax card, required an unknown number of renovations but appears to have altered the roof profile. While the second-story front windows appear to retain their historic profile and configuration, the first story and side windows are replacements with altered frame profiles and sash configurations. The property includes several small outbuildings in the vicinity of the house, but no large barn.

The parcel includes roughly four acres of cleared land (not in agricultural use) around the house and several shed buildings and roughly six acres of wetland including a small pond. Much of the remainder of the property, including the westerly half adjacent to the ROW, is wooded mostly with mature evergreens intermixed with some deciduous trees.

Viewshed mapping indicates views from the open fields to the west, south, and east of the house but not from the house itself. On-site survey indicates that the Project will not be visible in the main public views of the house from West or Carter Hill roads. Views are possible indirectly from the side and rear yards but these are not historically significant views and trees and distance from the Project makes any views small and incidental. Views from Fife Road to the east of the property (which are not the main public views) do include views of the tops of two existing structures to the northwest rising above the tree line but these are in the distance and do not detract from the historic setting of the property.

The 1858 Walling Map of Merrimack County identifies Mrs. Hannah C. Smart as the property owner. In the 1860 Census the Smart household consisted of Hannah, her husband Peter (a farmer),



Property ID: CANT30

Property Name/Address: 62 West Road, Canterbury, NH

their thirteen-year-old daughter, and a farm laborer. Per the 1892 Hurd atlas, Hiram Miles (died 1897) owned the property in the 1890s. By the 1900 Census the household consisted of his widow Annie and two daughters (ages 12, 19).

## II. NATIONAL REGISTER ELIGIBILITY ANALYSIS

### a. Significance:

*Does the property have potential significance under National Register of Historic Places Areas of Significance that have a visual component such as Agriculture, Architecture, Community Planning and Development, Conservation, Landscape Architecture, Recreation?*

Y ☐ N ☒

This property does not appear to possess significance under any criterion. Due to the 1960 fire and various modifications to the roof line and some of the window frames and window sash it no longer appears to embody the characteristics of an eighteenth-century, center-chimney house, a common New England house type, of which there are many examples in Canterbury with greater integrity. The absence of its historic agricultural associations such as a historic barn and historic land use comprises its significance for that association.

### b. Integrity:

*Is the property able to convey its significance through its physical appearance? Does the property appear to retain the aspects of integrity necessary to convey its historic significance? Including:*

**Design:** Y ☐ N ☒ **Setting:** Y ☒ N ☐ **Materials:** Y ☐ N ☒ **Workmanship:** Y ☐ N ☒

**Feeling:** Y ☐ N ☒ **Location:** Y ☒ N ☐ **Association:** Y ☐ N ☒

The property no longer retains sufficient aspects of integrity necessary to convey its historic significance either as a farm or as an eighteenth-century center-chimney farmhouse. While the house retains a number of features common to this type of house, including the center chimney and 8/6 window sash in some locations, changes such as the replacement sash and window frames on the façade at the first story and the altered roof profile diminish its integrity to embody the characters of this common New England house type. Other better preserved examples are present throughout the town. The setting remains rural but the absence of a large barn diminishes the integrity of feeling and association as a historic farm.

**The property does not appear to have potential for National Register eligibility based on visually related areas of significance.** ☒

**GO NO FURTHER**

**The property appears to have potential for National Register eligibility based on visually related areas of significance.** ☐



Property ID: CANT30

Property Name/Address: 62 West Road, Canterbury, NH

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### c. Boundary Discussion

*How much of the parcels of land associated with the historic structures appears to be part of the eligible property?*

### III. ASSESSMENT OF POTENTIAL VISUAL EFFECTS

*What is the visual relationship of the Project to the property? Will the Project noticeably alter or diminish aspects of the historic setting that might contribute to the significance of the property? Check as applicable:*

**The Project will be substantially visible in the main public views of the historic resource.** ☐

**The Project will create a focal point that distracts from the appreciation of the historic resource.** ☐

**The Project will be substantially visible in historically significant views from the historic resource.** ☐

**The Project will isolate the historic resource from its historic setting.** ☐

*If none are checked, then:*

**The Project does not appear to have an adverse effect on the property.** ☐

*If one or more of the above are checked, then:*

**The Project appears to have an adverse effect on the property.** ☐

*Additional comments relating to effects:*

Property ID: CANT30

Property Name/Address: 62 West Road, Canterbury, NH

#### IV. SUPPORTING MATERIALS



Key to Photos 1-2 (Google Earth)



Photo 1) Main public view of house from West Road, facing southwest [2014 Field Photo: IMG\_4470]



Property ID: CANT30

Property Name/Address: 62 West Road, Canterbury, NH

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Photo 2) North gable end, fronting on West Road, and small offset rear ell (from Tax Card)

# Historic Resource Assessment











Property ID: CANT30

Property Name/Address: 62 West Road, Canterbury, NH



## Map Key

Parcel boundaries of pre-1968 properties:

	Properties with no views of the Project		Project
	Properties with views that are so isolated, limited, or minimal that no effect is possible (see database)		Limit of APE for Historic Resources
	Properties assessed with more than minimal views of the Project		Town Boundaries (thin yellow line)
	Properties assessed and considered to be potentially National Register-eligible and potentially adversely affected by the Project		Photo Numbers
	Properties listed on the National Register, the NH State Register, or National Historic Landmarks (see database for other previously identified historic properties)		
	Properties dated 1966-1968 that currently do not meet the National Register fifty-year age-eligibility criterion (see database)		



*Historic Resource Assessment*

Property ID: CANT30

Property Name/Address: 62 West Road, Canterbury, NH



Viewshed map showing CANT30 (white arrow), Limit of APE for Historic Resources ----- and Project ————

Property ID: CANT30

Property Name/Address: 62 West Road, Canterbury, NH

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Photo 3) View of property from Fife Road (which is just east of the property) in direction of Project, where the tops of two existing structures are visible against a wooded background, facing northwest. These are not visible in the main public views of the house from West Road [2014 Field Photo: IMG\_4469]



# Northern Pass Project Historic Resource Assessment

## *Individual Property Analysis*

*This analysis is part of a survey of historic (pre-1965) properties located in the Visual APE for the Northern Pass Project in New Hampshire, as shown on Project viewshed maps. It was prepared as part of a study for the Project's SEC application. See Methodology Statement for more information.*

Property ID: CANT45

Property Name/Address:

Grand View Farm/  
35 Fife Road, Canterbury, NH



### I. PROPERTY DESCRIPTION AND SETTING

Grand View Farm is a connected farmstead with a late eighteenth-century cape with connected and detached outbuildings located on an elevated site along both sides of the southerly end of Fife Road, and comprised of three parcels. The house faces north, perpendicularly to the Project which is more one-third of a mile away to the west, crossing the westerly portion property at a lower elevation, within a heavily wooded area. The ROW dates to no later than 1929. Fife Road is a short, dead end road that leads only to this property. The area in the vicinity of the property remains rural with a mix of farms, former farmhouses, and small late twentieth-century houses.

The connected farmstead is sited on a slight rise on the west side of the road with views to the north. The connected farmstead includes a c.1790 cape with interior stove-flue chimneys, a one-and-a-half-story rear ell with shed-roofed wall dormers on each side elevation, a back house, and a nineteenth-century New England banked barn. The house appears to retain its historic 12/8 historic window sash, at least on the first story. The pair of double windows on the upper story of the east gable end appears to be a later modification. In the re-entrant angle between the main block and ell is an added shed-roofed screened porch. The property includes an additional number of outbuildings of varying size and age, mostly on the east side of the road. To the northwest of the house, in the open field is an open green house, no longer in use.

Fields extend to the north, west, and south of the connected farmstead, used to grow vegetables and hay for horses; the farm also harvests maple syrup, possibly from the woods to the west of the farmhouse. Plantings in the front yard of the house include some mature deciduous trees, and several evergreens. Within that area is a small outbuilding. Because of the elevated site, the open fields to the north allow for views in that direction; secondary views are present to the west because of the open fields where the land slopes down to a large expanse of woods and the existing ROW on the western part of the property. Woods are also present to the north though the land also slopes down in that direction. The west side of the road adjacent to the north field is lined with a row of mature trees.



Property ID: CANT45

Property Name/Address: Grand View Farm/35 Fife Road, Canterbury, NH

The property was owned by Wiggin Family from at least the mid-nineteenth century until the early twentieth century. According to the 1858 Walling map, James M. Wiggin owned the farm. In the 1860 Census the household included James, his wife Eliza, their four young children (ages 7 months to 13), and a farm laborer. By 1892 the Hurd Atlas identifies James' son George E. as the owner. In the 1900 Census the household included George, his wife Flora, and her two sons from a previous marriage. According the 1908-1909 City Directory, George moved to Woburn, Massachusetts, c.1908. By 1940 it appears the Clarence E. Fife family had acquired the property. A Fife daughter and her husband now own and run the farm.

## II. NATIONAL REGISTER ELIGIBILITY ANALYSIS

### a. Significance:

*Does the property have potential significance under National Register of Historic Places Areas of Significance that have a visual component such as Agriculture, Architecture, Community Planning and Development, Conservation, Landscape Architecture, Recreation?*

Y ☒ N ☐

The property appears to possess significance under Criterion A for Agriculture and for its early owners/local history. The property also appears to possess significance under Criterion C for Architecture as embodying the distinctive characteristics of a type, period, or method of construction.

See the Agriculture Context in the 2015 *Northern Pass—Merrimack Valley Project Area Form* by SEARCH.

### b. Integrity:

*Is the property able to convey its significance through its physical appearance? Does the property appear to retain the aspects of integrity necessary to convey its historic significance? Including:*

**Design:** Y ☒ N ☐ **Setting:** Y ☒ N ☐ **Materials:** Y ☒ N ☐ **Workmanship:** Y ☒ N ☐

**Feeling:** Y ☒ N ☐ **Location:** Y ☒ N ☐ **Association:** Y ☒ N ☐

The property appears to retain all the aspects of integrity necessary to convey its historic significance. Any additions and alterations are likely largely within the historic period and characteristic of the evolution of a historic farmstead. The property remains in agricultural use.

**The property does not appear to have potential for National Register eligibility based on visually related areas of significance.** ☐

**GO NO FURTHER**

**The property appears to have potential for National Register eligibility based on visually related areas of significance.** ☒



Property ID: CANT45

Property Name/Address: Grand View Farm/35 Fife Road, Canterbury, NH

### c. Boundary Discussion

*How much of the parcels of land associated with the historic structures appears to be part of the eligible property?*

The boundaries likely would encompass only the portion of the property that includes the open fields that remain in agricultural use and the domestic setting of the house, outbuildings, and various landscape elements in the immediate vicinity.

### III. ASSESSMENT OF POTENTIAL VISUAL EFFECTS

*What is the visual relationship of the Project to the property? Will the Project noticeably alter or diminish aspects of the historic setting that might contribute to the significance of the property? Check as applicable:*

**The Project will be substantially visible in the main public views of the historic resource.** ☐

**The Project will create a focal point that distracts from the appreciation of the historic resource.** ☐

**The Project will be substantially visible in historically significant views from the historic resource.** ☐

**The Project will isolate the historic resource from its historic setting.** ☐

*If none are checked, then:*

**The Project does not appear to have an adverse effect on the property.** ☒

*If one or more of the above are checked, then:*

**The Project appears to have an adverse effect on the property.** ☐

*Additional comments relating to effects:*

Viewshed mapping indicates views from the open fields to the north and west of the connected farmstead but not from the historic buildings.

The Project will not be substantially visible in views from the historic resource. The house faces north and the historic barnyard are on the east and south sides of the historic buildings. There are indirect and distant views of the tops of three existing structures as they ascend a wooded hillside on the north side of West Road, six-tenths of a mile or more away from the west side of the house or from the ell to the northwest. Although the new structures will be taller, these distant and minimal indirect views will not detract from the historic setting of the property. They are not scenic views that were part of the design intent or architectural character of the farmhouse.

The Project will not be visible in the main public views of the historic resource. The Project is one-third of a mile west of the buildings at a lower elevation within a wooded ROW on the western part of the property. The tops of three structures are currently visible against a background of trees from



Property ID: CANT45

Property Name/Address: Grand View Farm/35 Fife Road, Canterbury, NH

Fife Road across the north field to the northwest in the distance and the new line will be visible in the same area. The three new structures will be taller and therefore more visible, but they will not appear in the main public view of the historic resource.

#### IV. SUPPORTING MATERIALS



Key to Photos 1-3 (Google Earth)



*Historic Resource Assessment*

Property ID: CANT45

Property Name/Address: Grand View Farm/35 Fife Road, Canterbury, NH

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Photo 1) Farmhouse, facing southwest [2014 Field Photo: IMG\_4462]



Photo 2) Historic barnyard (east elevation) of connected farmstead with connected New England bank barn, facing west [2014 Field Photos: Pano\_4459-4461]

Property ID: CANT45

Property Name/Address: Grand View Farm/35 Fife Road, Canterbury, NH

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3) Outbuilding southeast of connected farmstead, facing east [2014 Field Photo: IMG\_4458]



Property ID: CANT45

Property Name/Address: Grand View Farm/35 Fife Road, Canterbury, NH













## Historic Resource Assessment

Property ID: CANT45

Property Name/Address: Grand View Farm/35 Fife Road, Canterbury, NH

### Map Key

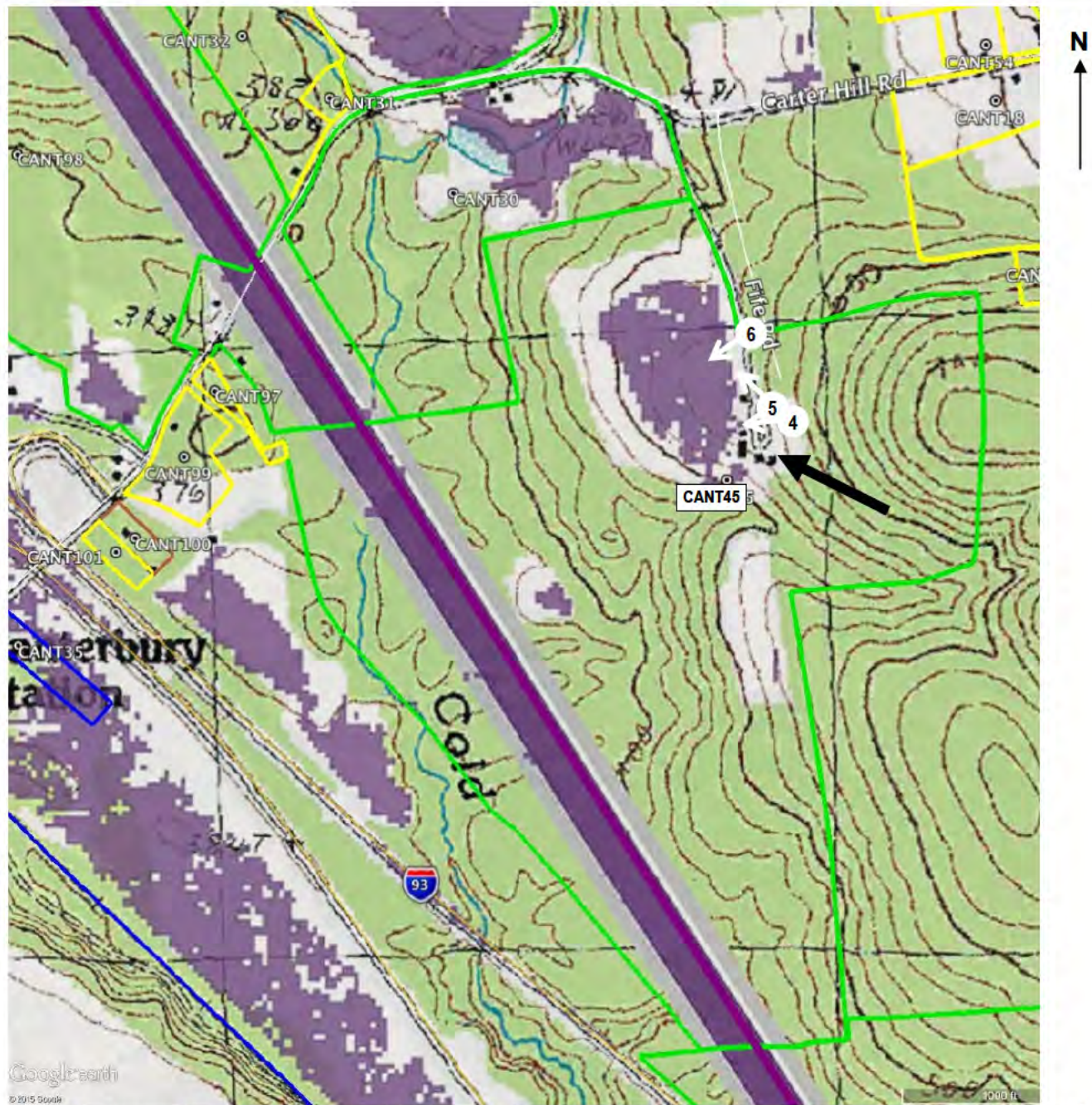
Parcel boundaries of pre-1968 properties:

 Yellow	Properties with no views of the Project	 Project	
 Blue	Properties with views that are so isolated, limited, or minimal that no effect is possible (see database)	 Limit of APE for Historic Resources	
 Green	Properties assessed with more than minimal views of the Project	 Town Boundaries (thin yellow line)	
 Red	Properties assessed and considered to be potentially National Register-eligible and potentially adversely affected by the Project		
 Aqua	Properties listed on the National Register, the NH State Register, or National Historic Landmarks (see database for other previously identified historic properties)		Photo Numbers
 Brown	Properties dated 1966-1968 that currently do not meet the National Register fifty-year age-eligibility criterion (see database)		



Property ID: CANT45

Property Name/Address: Grand View Farm/35 Fife Road, Canterbury, NH



Viewshed map showing CANT45 (black arrow), Limit of APE for Historic Resources ----- and Project -----



Property ID: CANT45

Property Name/Address: Grand View Farm/35 Fife Road, Canterbury, NH

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Photo 4) Front yard with mature plantings and small outbuilding from road, facing westerly in direction of Project [2014 Field Photo: IMG\_4463]



Photo 5) View from road north-northwest across field to north of house in direction of Project with tops of structures visible in far distance [IMG\_4464]



Property ID: CANT45

Property Name/Address: Grand View Farm/35 Fife Road, Canterbury, NH

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Photo 6) View across north field in direction of Project where it traverses wooded area at lower elevation, facing southwest; this view also includes a cell tower set atop the ridge in the distant background [2014 Field Photo: IMG\_4467]





# Northern Pass Project Historic Resource Assessment

## Large Area/District Analysis

*This analysis is part of a survey of historic (pre-1965) properties located in the Visual APE for the Northern Pass Project in New Hampshire, as shown on Project viewshed maps. It was prepared as part of a study for the Project's SEC application. See Methodology Statement for more information.*

Property ID:  
CANT68



Property Name/Addresses:

John Clark Currier Farm/43, 48 Boyce Road, Canterbury, NH

### I. PROPERTY DESCRIPTION AND SETTING

This small area consists of two properties that, until the early twentieth century, were part of the nineteenth-century, nearly eighty-acre John Clark Currier Farm that straddled both sides of Boyce Road, as shown by deed research. In the early twentieth century the farm was subdivided, creating a triangular house lot (1.6 acres) on the north side of the road (43 Boyce Road) and a barn lot (7.8 acres) on the south side (48 Boyce Road). 43 Boyce Road includes the Currier farmhouse, an altered mid-eighteenth-century cape (tax card says 1750) and detached twentieth-century gambrel-roofed garage/barn. 48 Boyce Road includes the nineteenth-century Currier barn, a New England barn, with a shed addition and the Matott farmhouse, an early twentieth-century end house.

The buildings all face the road, away from the existing transmission lines which are nearly two-tenths of a mile away to the east at a slightly higher elevation. The ROW dates to no later than 1929. One of the existing wooden monopoles located to the southwest of the area, which will remain in place on the east side of the ROW, is visible in peripheral views of the west side of the barn from the road to the east across open areas east of the barn. The historic setting was a nineteenth-century agricultural landscape but that has been altered by encroaching twentieth-century development on both sides of the road. An altered 1950s ranch occupies the adjoining property to the west. Late twentieth-century residential development including a 1970s subdivision development is located just northeast of the area. The property to the east between the barn and the Project has been subdivided recently and the nineteenth-century house and barn were demolished in 2014. Interstate 93 is located just over two-tenths of a mile to the west of the area, at a lower elevation.

The south-facing Currier Farmhouse is an altered cape with several additions including gabled dormers on the front roof slope, a full-width shed dormer on the rear elevation and a one-story wing with a shed-roofed rear addition. Replacement wood shingles cover the exterior and the windows are all replacement 1/1 vinyl sash windows. The center chimney of the main block has been replaced with a stove flue chimney and a brick stove flue chimney straddles the roof ridge of the wing addition. Located to the east of the house is a gambrel-roofed garage/outbuilding.

The Currier Barn, a nineteenth-century New England barn, is sited nearly opposite the Currier farmhouse on the south side of and directly adjacent to the road. It has sliding doorways on the south

Property ID: CANT68

Property Name/Address: John Clark Currier Farm/43, 48 Boyce Road, Canterbury, NH

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(barnyard) and north (street) elevations. On the north elevation in the gable is a double window to illuminate the hay loft. The west elevation has an added window and a small door at the southeast corner. The likely historic shed addition on the west elevation has been altered with expanded window openings and an added concrete-block stove flue chimney. The barn is clad with shingles, likely added in the historic period.

The north facing Matott Farmhouse (built c.1903) is set back from the road, near the west side of the 7.8 acre parcel. An enclosed front porch (with vinyl windows with 6/6 inserts) spans the façade of the three bay, one-and-a-half-story end house, a popular New England house type beginning in the second quarter of the nineteenth century and remaining so into the early twentieth century. A one-story ell augments the rear elevation. An added exterior brick chimney rises along the west elevation and an added exterior concrete-block flue chimney rises along the east elevation. Other alterations include replacement 1/1 windows and a non-original standing seam metal roof. The replacement vinyl siding obscures any historic detailing or trim.

While the land around the Currier farmhouse on the north side remains cleared, the acreage is insufficient for agricultural use. The northeast third of the Currier Barn lot remains open, but does not appear to be in agricultural use. The open field to the southeast of the barn extends to the property line and a low row of hedges and young trees. The adjoining property is also an open field allowing for views through to the ROW, especially in leaf-off conditions, where there is some mature vegetation screening but also some open areas.

Viewshed mapping indicates views to the southeast from in front of the Currier farmhouse and in the back yard around the house. Views are also indicated from the road to the southeast in a peripheral view of the Currier barn across the open fields to the southeast of the barn and also to the east of the Matott farmhouse across the same open area to the side of the farmhouse. Views from the buildings were not part of the design intent or architectural character of the buildings in this area. The significant views of this area would be the public views of the buildings, and in particular only of the barn as the historic agricultural landscape no longer retains its agricultural associations.

All the buildings face the road, away from the Project, so any views from the Currier farmhouse and Matott farmhouse are peripheral views from the sides of the buildings or from secondary locations on the property.

On-site survey indicated views of one existing wooden monopole structure that will remain in place. This one public view from the road to the southeast is across the open area to the rear or south of the barn. This view is present briefly while traveling west to east along the road and is not a scenic view. Within the existing ROW to the east of the area, the Project will consist of one existing 115-kV line on the east side of the ROW, a relocated 115-kV line on proposed new structures on the west side of the ROW (but generally similar in height to the one that is remaining in place), and the new proposed 345-kV structure in the center (also generally similar in height to the one that is remaining in place). 3D modeling indicated that the two proposed new structures in this one peripheral view across the open area to the southeast of the barn will not be visible due to the presence of mature evergreen screening. Because the area does not retain significance or integrity for its agricultural association this is not a historically significant view. In the main public view of the barn to the south the Project is not visible as it is two-tenths of a mile to the east from the barn.



Property ID: CANT68

Property Name/Address: John Clark Currier Farm/43, 48 Boyce Road, Canterbury, NH

Clearing is proposed along the west side of the ROW to either side of the open section through which the existing wooden monopole is now visible in peripheral public views of the area. This clearing could potentially increase the visibility of the proposed structures in that location on the ROW.

Deed research shows the Currier family sold the farm property, totaling nearly eighty acres on both sides of Boyce Road, in 1901. At the time, the north pasture land extended west to the Boston, Concord, & Montreal Railroad and east to Southwest Road. The 1857 Walling map of Merrimack County shows the property was owned by John Clark Currier (1813-1895) and his father Samuel by that time. The 1912 town history suggests the farm had been owned by Currier family members for several generations before John Clark Currier. The town history identifies several other historic farmsteads along Boyce Road, none of which appear to remain in unaltered condition or with an intact historic agricultural landscape.

By 1901, when Currier's widow sold the farm, the deeds refer to the property as the Currier farm and the subdivided parcels are described as part of the Currier farm, including the Currier Barn. The buyer, a Concord resident, subdivided the farm into three parcels, keeping the largest, nearly seventy acres known as the Currier Pasture for himself until the 1940s. He immediately sold the newly created triangular house lot to Joseph Matott (died 1904) and two years later the barn lot to Matott and his son George H., a farmer. After Joseph's death George acquired both properties, owning them until 1919. Presumably George built the end house on the barn lot and rented out the old Currier farmhouse. The next two owners after George maintained small poultry farms and a fruit orchard. Between 1947 and 2013, when the barn lot was sold separately from the Currier farmhouse lot, the several different owners appear not to have farmed the land.

## II. NATIONAL REGISTER ELIGIBILITY ANALYSIS

### a. Significance:

*Does the area/district have potential significance under National Register of Historic Places Areas of Significance that have a visual component such as Agriculture, Architecture, Community Planning and Development, Conservation, Landscape Architecture, Recreation?*

Y ☐ N ☒

The Currier Farm area does not appear to possess significance under Criterion A for agriculture. Though the area retains the nineteenth-century Currier barn it otherwise no longer conveys its significance as a nineteenth-century farm totaling nearly eighty acres of land on both sides of the road due to its subdivision in the early twentieth century with the large pasture land totaling nearly seventy acres separated from the remainder of the farm property and now largely developed with twentieth-century housing. Nor does the area convey its historic agricultural association as a small, early twentieth-century poultry and fruit farm. Though the 7.8 acre parcel with the nineteenth-century Currier Barn and c.1903 Matott farmhouse retains some open mowed land it no longer retains the historic agricultural landscape and resources necessary to convey that historic association such as chicken coops and orchards. The southerly half of the property has become wooded with a mix of mature deciduous and evergreen trees.

Property ID: CANT68

Property Name/Address: John Clark Currier Farm/43, 48 Boyce Road, Canterbury, NH

The Currier Farm area does not appear to possess significance under Criterion C for Architecture. The Currier farmhouse and the Matott farmhouse no longer embody distinctive characteristics of types, periods, or methods of construction due to alterations to their footprints, massing, and finish details.

However, the Currier Barn individually likely possesses significance under Criterion C for its Architecture for embodying the distinctive characteristics of a type, period, and method of construction, a nineteenth-century New England barn with a shed addition. The barn appears to retain its historic massing, general historic finishes, and likely historic framing on the interior. Any changes or alterations were likely done within the historic period and are reflective of basic changes to utilitarian structure of such age.

See the Agricultural context in the 2015 *Northern Pass – Merrimack Valley Project Area Form* by SEARCH.

## b. Integrity:

*Is the area/district able to convey its significance through its physical appearance? Does the area/district appear to retain the aspects of integrity necessary to convey its historic significance? Including:*

**Design:** Y ☐ N ☒ **Setting:** Y ☐ N ☒ **Materials:** Y ☐ N ☒ **Workmanship:** Y ☐ N ☒

**Feeling:** Y ☐ N ☒ **Location:** Y ☒ N ☐ **Association:** Y ☐ N ☒

The area no longer retains integrity of setting, feeling, and association as either a nineteenth- or an early twentieth-century agricultural landscape. The subdivision of the Currier Farm in the early twentieth century compromised the setting of a nineteenth-century farm with a farmhouse and large pasture on one side of the road and a barn on the other side of the road. Though the barn lot property continued to be used for agricultural purposes until the mid-1940s as a poultry and fruit farm, it no longer retains the historic landscape and historic resources associated with that association as a small early twentieth-century farm. There are no historic resources such as chicken coops present nor is there any evidence of an orchard. In addition the southerly half of the parcel has returned to woods with a mix of mature deciduous and evergreen trees. Furthermore, the integrity of the place where the historic properties were constructed and the character of the place in which the properties played their historical role is compromised by the presence of modern intrusions to the area, including a late twentieth-century residential development northeast of the area and other mid-twentieth-century residential development along the road west of the area. The historic house and barn to the east between the area and the Project were recently demolished and the land has been subdivided from the larger parcel that extends to the east of the ROW.

The Currier farmhouse no longer retains integrity of design, materials, or workmanship due to the multiple additions to the historic footprint, replacements materials that obscure any historic finishes, and the replacement of the center chimney, one of the defining characteristic of a historic cape. While the Matott farmhouse retains some of its historic character such as its footprint and massing, the replacement siding and enclosed front porch obscures any historic detailing and finishes characteristic of early twentieth-century workmanship.

Though in poor condition, the Currier barn generally appears to retain integrity of design, materials, and workmanship. It appears to have most of its historic finishes, details, and massing and likely



Property ID: CANT68

Property Name/Address: John Clark Currier Farm/43, 48 Boyce Road, Canterbury, NH

retains its historic framing on the interior. The separation from its historic farmhouse, though still extant across the street but in altered form, compromises its integrity of feeling and association with a nineteenth-century farm. The encroachment of modern development near the area compromises the integrity of setting in which the barn was constructed and played its historic role.

**The area/district does not appear to have potential for National Register eligibility based on visually related areas of significance.** ☒

**GO NO FURTHER**

**The area/district appears to have potential for National Register eligibility based on visually related areas of significance.** ☐

### **c. Boundary Discussion**

*How much of the parcels of land associated with the historic structures appears to be part of the eligible area/district?*

## **III. ASSESSMENT OF POTENTIAL VISUAL EFFECTS**

*What is the visual relationship of the Project to the area/district? Will the Project noticeably alter or diminish aspects of the historic setting that might contribute to the significance of the area/district? Check as applicable:*

**The Project will be substantially visible in the main public views of the historic resources.** ☐

**The Project will create a focal point that distracts from the appreciation of historic resources.** ☐

**The Project will be substantially visible in historically significant views from the historic resources.** ☐

**The Project will isolate the historic resources from the historic setting.** ☐

*If none are checked, then:*

**The Project does not appear to have an adverse effect on the area/district.** ☐

*If one or more of the above are checked, then:*

**The Project appears to have an adverse effect on the area/district.** ☐



Property ID: CANT68

Property Name/Address: John Clark Currier Farm/43, 48 Boyce Road, Canterbury, NH

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*Additional comments relating to effects:*

#### IV. SUPPORTING MATERIALS



Key to Photos 1-5 (Google Earth)



Photo 1) Panoramic of altered Currier farmhouse (c.1750), Currier barn (nineteenth century), and Matott farmhouse (c.1903) facing northeasterly to south, including in direction of Project Panoramic of Currier barn lot with nineteenth-century New England barn and c.1900 farmhouse, facing northeasterly to southeasterly [2013 Field Photos: Pano\_2397-2403]



*Historic Resource Assessment*

Property ID: CANT68

Property Name/Address: John Clark Currier Farm/43, 48 Boyce Road, Canterbury, NH

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Photo 2) Currier Farmhouse, c.1750, facing north [2014 Field Photo: IMG\_4434]



Photo 3) East elevation of nineteenth-century New England barn, facing south [2014 Field Photos: IMG\_4437]

Property ID: CANT68

Property Name/Address: John Clark Currier Farm/43, 48 Boyce Road, Canterbury, NH

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Photo 4) Barn with altered shed addition on southwest elevation, facing east [2013 Field Photo: IMG\_2399]



Photo 5) Matott Farmhouse, facing south [2014 Field Photo: IMG\_4438]



# *Historic Resource Assessment*











Property ID: CANT68

Property Name/Address: John Clark Currier Farm/43, 48 Boyce Road, Canterbury, NH



## Map Key

Parcel boundaries of pre-1968 properties:


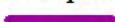
	Properties with no views of the Project		Project
	Properties with views that are so isolated, limited, or minimal that no effect is possible (see database)		Limit of APE for Historic Resources
	Properties assessed with more than minimal views of the Project		Town Boundaries (thin yellow line)
	Properties assessed and considered to be potentially National Register-eligible and potentially adversely affected by the Project		Photo Numbers
	Properties listed on the National Register, the NH State Register, or National Historic Landmarks (see database for other previously identified historic properties)		
	Properties dated 1966-1968 that currently do not meet the National Register fifty-year age-eligibility criterion (see database)		

Property ID: CANT68

Property Name/Address: John Clark Currier Farm/43, 48 Boyce Road, Canterbury, NH

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Viewshed map showing CANT68 (black arrow), Limit of APE for Historic Resources  and Project 



Property ID: CANT68

Property Name/Address: John Clark Currier Farm/43, 48 Boyce Road, Canterbury, NH

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Photo 6) 49 Boyce Road, built c.1966, facing north [2013 Field Photo: IMG\_2408]



Photo 7) 35 Boyce Road, built c.2002, modern development in area (and what appears to have been historically part of the Currier Farm pasture land) located less than two-tenths of a mile northeast of Currier farmhouse, facing northeast [2013 Field Photo: IMG\_2387]

Property ID: CANT68

Property Name/Address: John Clark Currier Farm/43, 48 Boyce Road, Canterbury, NH

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Photo 8) Peripheral view to east from west of 48 Boyce Road with modern intrusion in view (52 Boyce Road), facing east [2013 Field Photo: IMG\_2424]



Photo 9) Panoramic view of area in direction of existing ROW, facing easterly; one existing structure is visible to east roughly two-tenths of a mile away on the far side of open fields [2013 Field Photos: Pano\_2409-2413]



# Northern Pass Project Historic Resource Assessment

## Individual Property Analysis

*This analysis is part of a survey of historic (pre-1965) properties located in the Visual APE for the Northern Pass Project in New Hampshire, as shown on Project viewshed maps. It was prepared as part of a study for the Project's SEC application. See Methodology Statement for more information.*

Property ID: CANT70

Property Name/Address:

18 Boyce Road, Canterbury, NH



### I. PROPERTY DESCRIPTION AND SETTING

This 3.83-acre parcel with a c.1959 ranch house and detached two-car garage is immediately adjacent to the existing ROW. The house is sited on a slight rise above the roadway and faces somewhat northeast, slightly away from the existing transmission lines. The ROW dates to no later than 1929, so well before the construction of the house. The setting is a local residential road with a mix of nineteenth- and twentieth-century houses and some former agricultural properties.

This ranch house embodies many features common to this house type such as picture windows, deep eaves, recessed center entry, clapboard siding, and a low, broad chimney. Located southwest of the house is a detached garage. The existing transmission lines are screened by mature deciduous and evergreen trees paralleling the ROW.

Deed research suggests Frank L. and Virginia Maxfield may have built the house.

### II. NATIONAL REGISTER ELIGIBILITY ANALYSIS

#### a. Significance:

*Does the property have potential significance under National Register of Historic Places Areas of Significance that have a visual component such as Agriculture, Architecture, Community Planning and Development, Conservation, Landscape Architecture, Recreation?*

Y ☒ N ☐

The property appears to possess significance under Criterion C for Architecture as embodying the distinctive characteristics of a type, period, or method of construction, a ranch house type popular in the 1950s and 1960s.

#### b. Integrity:

*Is the property able to convey its significance through its physical appearance? Does the property appear to retain the aspects of integrity necessary to convey its historic significance? Including:*

**Design:** Y ☒ N ☐ **Setting:** Y ☒ N ☐ **Materials:** Y ☒ N ☐ **Workmanship:** Y ☒ N ☐



*Historic Resource Assessment*

Property ID: CANT70

Property Name/Address: 18 Boyce Road, Canterbury, NH

**Feeling:** Y ☒ N ☐ **Location:** Y ☒ N ☐ **Association:** Y ☒ N ☐

Any alterations are minimal and do not detract from the building's integrity.

**The property does not appear to have potential for National Register eligibility based on visually related areas of significance.** ☐

**GO NO FURTHER**

**The property appears to have potential for National Register eligibility based on visually related areas of significance.** ☒

**c. Boundary Discussion**

*How much of the parcels of land associated with the historic structures appears to be part of the eligible property?*

The boundary would likely consist of the domestic setting of the house and garage.

**III. ASSESSMENT OF POTENTIAL VISUAL EFFECTS**

*What is the visual relationship of the Project to the property? Will the Project noticeably alter or diminish aspects of the historic setting that might contribute to the significance of the property? Check as applicable:*

**The Project will be substantially visible in the main public views of the historic resource.** ☐

**The Project will create a focal point that distracts from the appreciation of the historic resource.** ☐

**The Project will be substantially visible in historically significant views from the historic resource.** ☐

**The Project will isolate the historic resource from its historic setting.** ☐

*If none are checked, then:*

**The Project does not appear to have an adverse effect on the property.** ☒

*If one or more of the above are checked, then:*

**The Project appears to have an adverse effect on the property.** ☐

*Additional comments relating to effects:*

Viewshed mapping does not indicate any views on the parcel or the house.



Property ID: CANT70

Property Name/Address: 18 Boyce Road, Canterbury, NH

On-site survey confirmed that at this time the ROW, which parallels the west side of the property, is well screened from any views to the west and south of the house with mature evergreen and deciduous trees.

The Project will not be visible in the main public views of the historic resource. The existing mature vegetation screens any views.

The Project will not be visible in historically significant views from the house. Views from ranch houses are a character-defining feature because of the picture windows in the public spaces. This house faces north, perpendicular to the Project which runs at a slight angle to the west of the property. The mature vegetation all around the house screens any secondary or indirect views from the house also.

#### **IV. Supporting Materials**



Key to Photos 1-2 (Google Earth)



*Historic Resource Assessment*

Property ID: CANT70

Property Name/Address: 18 Boyce Road, Canterbury, NH

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Photo 1) House and garage, facing southeast [2014 Field Photo: IMG\_4429]



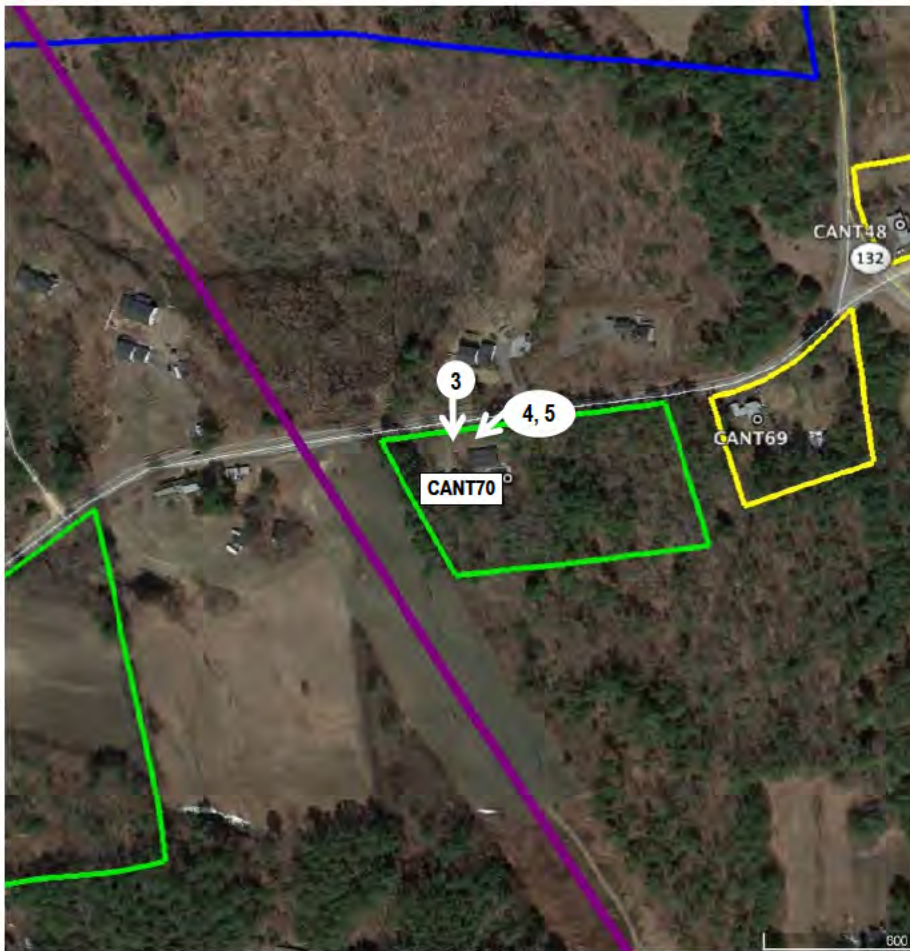
Photo 2) House, facing southeast [2013 Field Photo: IMG\_2373]



## Historic Resource Assessment











Property ID: CANT70

Property Name/Address: 18 Boyce Road, Canterbury, NH



### Map Key

Parcel boundaries of pre-1968 properties:

	Properties with no views of the Project		Project
	Properties with views that are so isolated, limited, or minimal that no effect is possible (see database)		Limit of APE for Historic Resources
	Properties assessed with more than minimal views of the Project		Town Boundaries (thin yellow line)
	Properties assessed and considered to be potentially National Register-eligible and potentially adversely affected by the Project		Photo Numbers
	Properties listed on the National Register, the NH State Register, or National Historic Landmarks (see database for other previously identified historic properties)		
	Properties dated 1966-1968 that currently do not meet the National Register fifty-year age-eligibility criterion (see database)		



Property ID: CANT70

Property Name/Address: 18 Boyce Road, Canterbury, NH



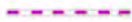

Viewshed map showing CANT70 (white arrow), Limit of APE for Historic Resources  and Project 



Photo 3) House and garage, facing south in direction of Project [2013 Field Photos: Pano\_2375-2376]



*Historic Resource Assessment*

Property ID: CANT70

Property Name/Address: 18 Boyce Road, Canterbury, NH

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Photo 4) Facing southwest in direction of Project, leaf-on conditions [2013 Field Photos: Pano\_2414-2416]



Photo 5) Facing southwest in direction of Project, leaf-off conditions [2014 Field Photos: Pano\_4424-4427]





# Northern Pass Project Historic Resource Assessment

## Individual Property Analysis

*This analysis is part of a survey of historic (pre-1968) properties located in the Visual APE for the Northern Pass Project in New Hampshire, as shown on Project viewshed maps. It was prepared as part of a study for the Project's SEC application. See Methodology Statement for more information.*

Property ID: CANT98

Property Name/Address:

Sunset Mountain Fish & Game Club/  
117 West Road, Canterbury, NH



### I. PROPERTY DESCRIPTION AND SETTING

The Sunset Mountain Fish & Game Club occupies more than 100 acres on West Road through which the existing transmission line runs. Most of the buildings on the property are less than fifty years of age but one building located at the southwest corner of the property dates to c.1955 according to the tax card. The A-frame building faces south and away from the existing ROW which is nearly two-tenths of a mile to the east. The existing ROW dates to no later than 1929. The property is located just east of an exit and entry ramps to Interstate 93 and the historic buildings in the vicinity are a mix of residential, commercial, and transportation resources.

Viewshed maps indicate views from the historic building and in the open area to the north of the building. Scenic views were not part of the design intent or architectural character of this building.

The rectangular A-frame building sits on a raised concrete-block foundation. A gabled enclosed entry is centered on the south gable end. A gabled dormer augments the east roof slope and a shed extends from the rear gable end. The shooting range appears to be located to the north of the building where the large open area is with two open outbuildings.

Large portions of the property are wooded, especially to the north and east in the direction of the Project. An open area to the north of the historic building includes several long rectangular outbuildings. Intrusions on the setting include I-93 and a New Hampshire Department of Transportation complex with two garages on the abutting parcel to the southwest.

### II. NATIONAL REGISTER ELIGIBILITY ANALYSIS

#### a. Significance:

*Does the property have potential significance under National Register of Historic Places Areas of Significance that have a visual component such as Agriculture, Architecture, Community Planning and Development, Conservation, Landscape Architecture, Recreation?*

Y ☐

N ☒



Property ID: CANT98

Property Name/Address: Sunset Mountain Fish & Game Club/117 West Road, Canterbury, NH

This property does not appear to possess significance under any criterion. The building does not embody the distinctive characteristics of a type, period, or method of construction nor does it convey its historic significance as a fish and game club.

**b. Integrity:**

*Is the property able to convey its significance through its physical appearance? Does the property appear to retain the aspects of integrity necessary to convey its historic significance? Including:*

**Design:** Y ☐ N ☒ **Setting:** Y ☐ N ☒ **Materials:** Y ☐ N ☒ **Workmanship:** Y ☐ N ☒

**Feeling:** Y ☐ N ☒ **Location:** Y ☒ N ☐ **Association:** Y ☐ N ☒

The property no longer retains integrity to convey its historic significance. The roof, exterior cladding, and windows are all replacements compromising integrity of design, material, or workmanship. The historic setting is compromised due to the presence of modern buildings on the property and the proximity of I-93 and modern state transportation buildings.

**The property does not appear to have potential for National Register eligibility based on visually related areas of significance.** ☒

**GO NO FURTHER**

**The property appears to have potential for National Register eligibility based on visually related areas of significance.** ☐

**c. Boundary Discussion**

*How much of the parcels of land associated with the historic structures appears to be part of the eligible property?*



Property ID: CANT98

Property Name/Address: Sunset Mountain Fish & Game Club/117 West Road, Canterbury, NH

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### III. ASSESSMENT OF POTENTIAL VISUAL EFFECTS

*What is the visual relationship of the Project to the property? Will the Project noticeably alter or diminish aspects of the historic setting that might contribute to the significance of the property? Check as applicable:*

**The Project will be substantially visible in the main public views of the historic resource.**

☐

**The Project will create a focal point that distracts from the appreciation of an historic resource.**

☐

**The Project will be substantially visible in historically significant views from the historic resource.**

☐

**The Project will isolate the historic resource from its historic setting.**

☐

*If none are checked, then:*

**The Project does not appear to have an adverse effect on the property.**

☐

*If one or more of the above are checked, then:*

**The Project appears to have an adverse effect on the property.**

☐

*Additional comments relating to effects:*

Property ID: CANT98

Property Name/Address: Sunset Mountain Fish & Game Club/117 West Road, Canterbury, NH

#### IV. SUPPORTING MATERIALS



Key to Photos 1-2 (Google Earth)



Photo 1) Club house, facing northwest (Tax Card photo)



*Historic Resource Assessment*

Property ID: CANT98

Property Name/Address: Sunset Mountain Fish & Game Club/117 West Road, Canterbury, NH

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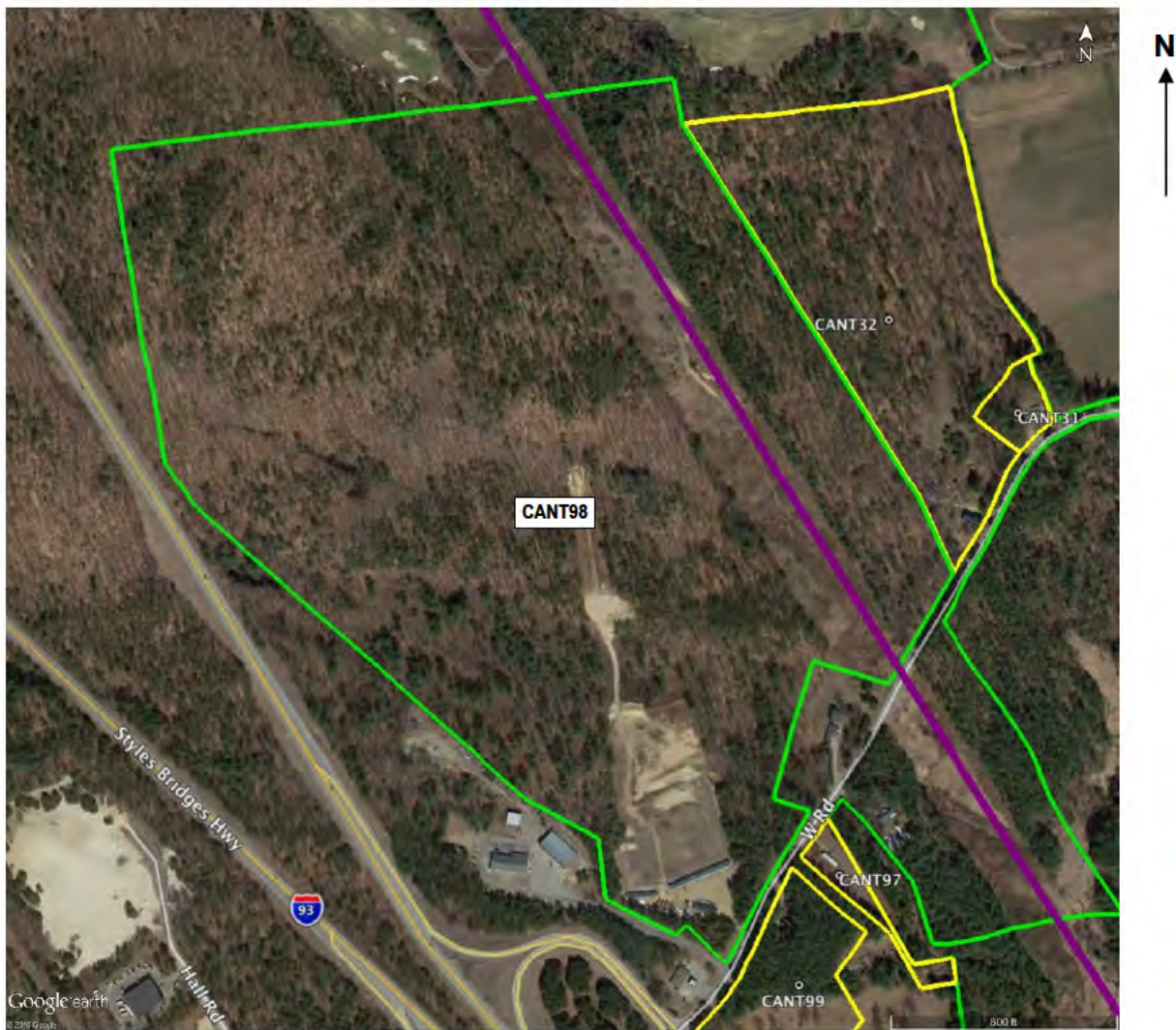


Photo 2) Club house, facing northwest (Tax Card photo)

# Historic Resource Assessment










Property ID: CANT98

Property Name/Address: Sunset Mountain Fish & Game Club/117 West Road, Canterbury, NH



## Map Key

Parcel boundaries of pre-1968 properties:

	Properties with no views of the Project		Project
	Properties with views that are so isolated, limited, or minimal that no effect is possible (see database)		APE for Historic Resources
	Properties with more than minimal views of the Project (see Historic Resources Assessment)		Photo Numbers
	Properties assessed and considered to be potentially National Register-eligible and potentially adversely affected by the Project (see Historic Resources Assessment)		
	Properties listed on the National Register, the NH State Register, or National Historic Landmarks (see database for other previously identified historic properties)		
	Properties dated 1966-1968 that currently do not meet the National Register 50-year cut off period (see database)		



Property ID: CANT98

Property Name/Address: Sunset Mountain Fish & Game Club/117 West Road, Canterbury, NH



Viewshed map showing CANT98 (white arrow), Limit of APE for Historic Resources ----- and Project -----





# Northern Pass Project Historic Resource Assessment

## *Town Summary*

### BOSCAWEN

#### *Summary of Historic Resources and Effects*

Four (4) properties or areas/districts with buildings estimated to be fifty years of age or more were identified in Boscawen within the two-mile-wide APE where the Project runs through neighboring Canterbury and Northfield. Two (2) properties were shown both on the viewshed maps and confirmed in the field to have potential views of the Project. Individual Historic Resource Assessment forms were completed for those resources, one of which appears to be National Register of Historic Places eligible but not to have potentially adverse effects from the Project. The other resource was previously determined National Register of Historic Places eligible; it also appears not to have potentially adverse effects from the Project.

#### *Previous Historic Resources Documentation*

Only the northeast corner and portions of land on the eastern edge of town adjacent to the Merrimack River are within the APE. Consequently, the majority of Boscawen's historic buildings and historic villages lie outside of the APE. The town has four properties listed in the National Register of Historic Places and one in the New Hampshire State Register of Historic Places, all on or adjacent to King Street within the historic town center of Boscawen Plains. The four listed properties are: Boscawen Academy and Much-I-Do Hose House (both added 1980), Boscawen Public Library (added 1981); the First Congregational Church (added 1982), and the Morrill-Lassonde House (added 1984). These properties are located four-tenths of a mile west of the APE and have no views. The Penacook Academy on North Main Street in Penacook Village is listed in the New Hampshire State Register of Historic Places (added 2002). Now the Boscawen Municipal Facility, it is located nearly a mile west of the APE. The 1874 Hannah Duston Memorial, located on Hannah Duston Island at the confluence of the Merrimack and Contoocook rivers, is a state historic site, maintained by the New Hampshire Parks and Recreation Department. Located just west of the APE, it has no views. Two other historic resources within or immediately adjacent to the APE have been previously documented. The Merrimack County Home and Farm, a complex of nineteenth- and twentieth-century county facilities, was determined eligible as a district in 2005. The Northern Railroad was recorded initially on an Area Form in 1995 and again in 2013 and determined eligible as a historic district for the length of the corridor. Now the Northern Rail Trail, portions of the corridor run just within or just west of the APE and includes the oldest surviving Northern Railroad depot, the North Boscawen Station (renamed the Gerrish station in the early twentieth century), which is within the APE, but has no views.

#### *Geographical and Historical Context*

Relevant historical contexts for the town of Boscawen are discussed in the 2015 *Northern Pass – Merrimack Valley Project Area Form* by SEARCH. Property types within or

immediately adjacent to the APE in Boscawen include residential, agricultural, industrial, religious, civic, public, educational, and transportation-related resources.

The town of Boscawen is located in central Merrimack County within the Merrimack River Valley. The meandering Merrimack River, which runs in and out of the west edge of the APE, is a historic transportation corridor that defines the eastern edge of the town. Multiple streams feed into the river over its course within the town. The confluence of the Contoocook River, which runs through the southeast corner of town, and the Merrimack is just north of the town boundary with Concord.

The population of roughly 4,000 is concentrated in the eastern part of town, in the three historic villages that developed along the intervals of the two rivers. The town center, Boscawen Plains, just west of the APE, contains many of the town's historic institutional buildings along with eighteenth- and nineteenth-century residences arranged linearly along U.S. Route 3/U.S. Route 4. The Valley of Industry area developed at its northern edge in the second half of the nineteenth century. The largest village, Penacook (historically known as Fisherville), which straddles the border with Concord, grew up along the Contoocook River and is also outside the APE. Only North Boscawen (later renamed Gerrish), the smallest of the villages, is located at the western edge of the APE. The rolling terrain of the westerly two-thirds of the town remains largely rural and agricultural, with dispersed farms on the uplands.

Over the course of the nineteenth century, the terraces or plains flanking the Merrimack River were developed with new transportation corridors in the wake of new technologies. First was the arrival of the railroad. Within Boscawen, the Northern Railroad (established 1840s) ran along the west side of the river the length of the town. The Boston, Concord, and Maine Railroad ran along the east side of the river in neighboring Canterbury. In the twentieth century, the transportation corridor was expanded further with the construction of the Daniel Webster Highway/U.S. Route 3 on the west side and U.S. Route 4 (some of which followed the historic Fourth New Hampshire Turnpike) which crosses into Boscawen from the east side at the western edge of the APE, passes through Penacook Village, briefly parallels Route 3, and then diverges to the northwest at the north end of Boscawen Plains. Interstate 93, the last of the routes added to this historic transportation corridor, parallels the river in neighboring Canterbury.

Boscawen was and still is a predominantly agricultural town. Historically it had some local manufactories that utilized the significant water power provided by the Merrimack and Contoocook rivers or some of their tributaries. Lumber and wood products predominated but also included textiles. Boscawen is the site of the Merrimack County facilities (Merrimack County Home/Farm and Department of Corrections), located at the southern edge of Gerrish village. First established in 1865 with the County Almshouse and Poor Farm, it is largely located just west of the APE.

### *History of the Transmission Line near Boscawen and Existing and Proposed Structures*

The Project does not run through the town of Boscawen. Instead, the area of Boscawen that falls within the APE relates to the Project's corridor to the east in the neighboring towns of Canterbury and Northfield.



In Canterbury, the existing transmission line corridor runs 5.9 miles north-south across the west side of town. The easements for the current right-of-way were acquired beginning c.1928 with expansions c.1949-51, c.1957, and up to c.1969. Lines were constructed in the right-of-way c.1929, c.1966, and c.1951. The existing ROW contains two 115-kV lines with existing structures ranging in height from 38.5' to 83'. The 115-kV line on the east side of the corridor will remain in place and the 115-kV line to the west will be relocated further west to make room for the 345-kV line in the center of the corridor. The proposed structures for the relocated 115-kV line will range in height from 74.5' to 124'. The structures for the proposed 345-kV line will range in height from 65' to 115'.

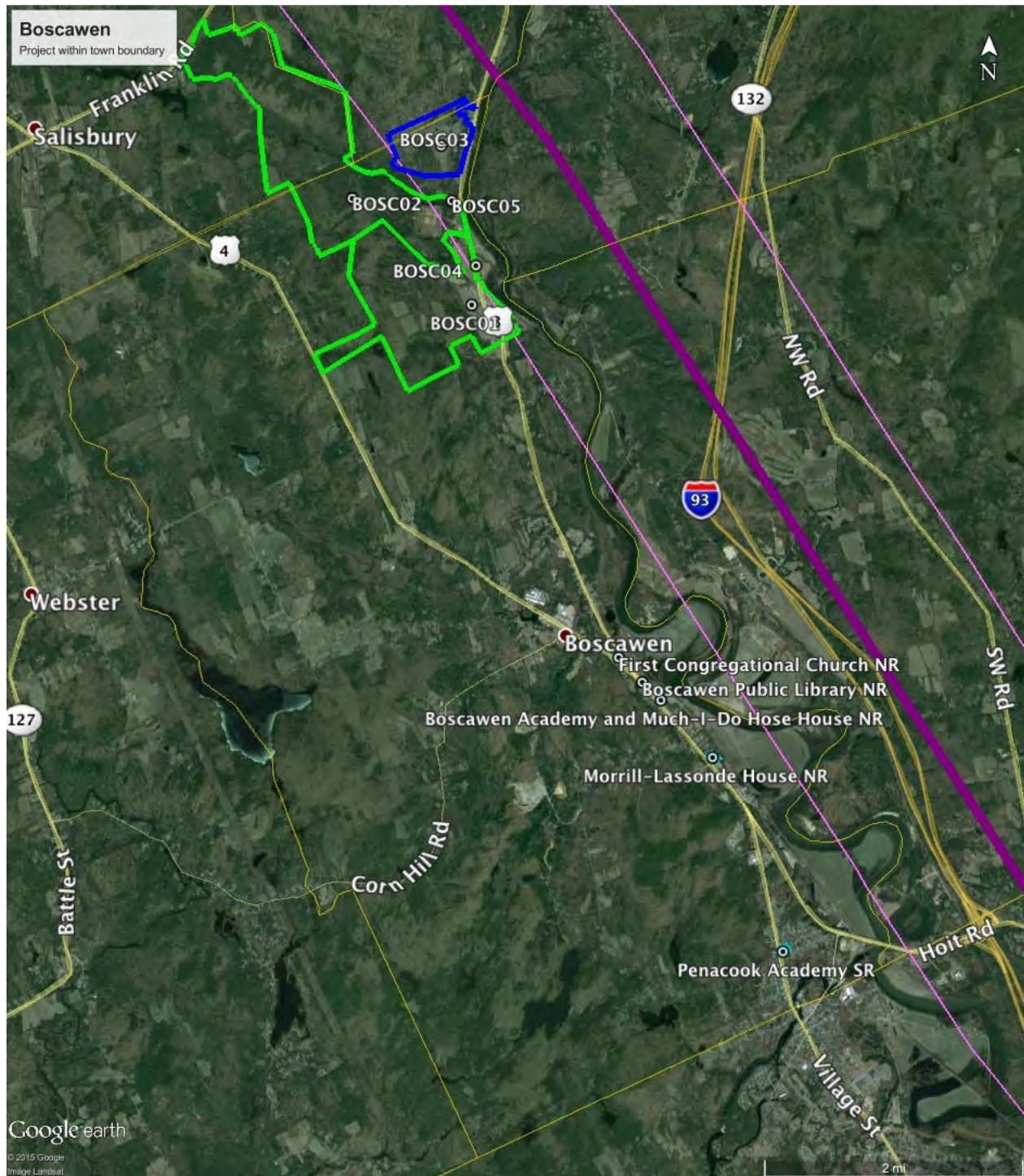
In Northfield, the existing transmission line corridor runs 1.5 miles north-south across the southwest corner of town. The easements for the current right-of-way were acquired beginning c.1928 with expansions c.1949-51, c.1957, and up to c.1969. Lines were constructed in the right-of-way c.1929, c.1966, and c.1951. The existing ROW contains two 115-kV lines with existing structures ranging in height from 43' to 83.5'. The 115-kV line on the east side of the corridor will remain in place and the 115-kV line to the west will be relocated further west to make room for the 345-kV line in the center of the corridor. The proposed structures for the relocated 115-kV line will range in height from 79' to 100'. The structures for the proposed 345-kV line will range in height from 70' to 100'.

### *Route Description*

Only small parts of the easterly edge of Boscawen are in the viewshed of the Project as it traverses Canterbury and Northfield. The largest part of Boscawen within the APE is concentrated along a very narrow section of the northeast corner of the town, adjacent to the Merrimack River. A few places further south along the river, where there are no historic resources, are also within the APE.

Boscawen

Mapping – Project within Town Boundary Map














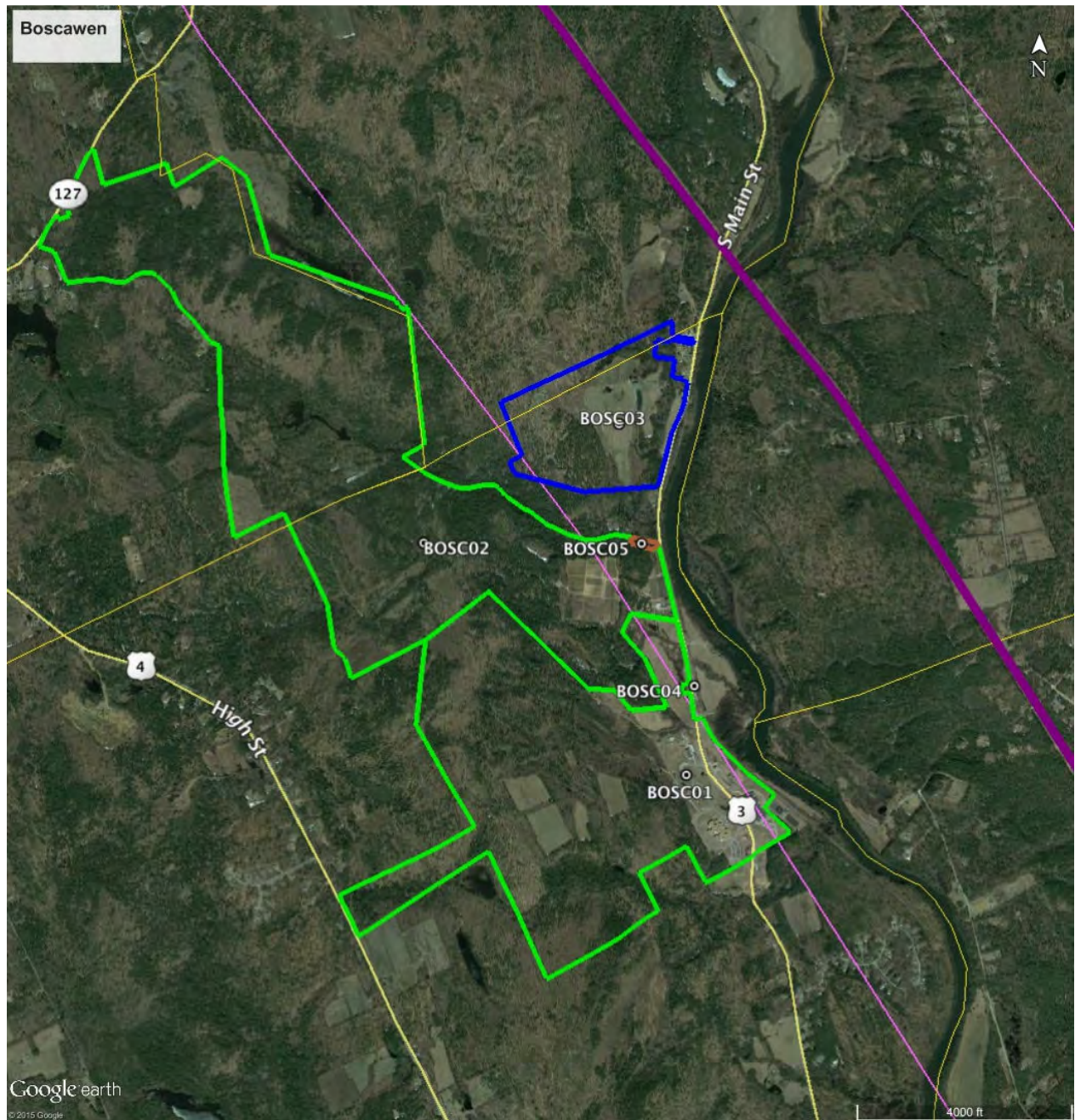
Boscawen

**Map Key**

Parcel boundaries of pre-1968 properties:

	Properties with no views of the Project		Project
	Properties with views that are so isolated, limited, or minimal that no effect is possible (see database)		Limit of APE for Historic Resources
	Properties assessed with more than minimal views of the Project (see Historic Resources Assessment)		
	Properties assessed and considered to be potentially National Register-eligible and potentially adversely affected by the Project (see Historic Resources Assessment)		Town Boundaries (thin yellow line)
	Properties listed on the National Register, the NH State Register, or National Historic Landmarks (see database for other previously identified historic properties)		
	Properties dated 1966-1968 that currently do not meet the National Register fifty-year age-eligibility criterion (see database)		

Mapping – Overall Project Map





# Northern Pass Project Historic Resource Assessment

## *Table of Historic Resources*

### BOSCAWEN

#### Key to Categories



Properties with no views of the Project



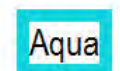
Properties with views that are so isolated, limited, or minimal that no effect is possible



Properties assessed with more than minimal views of the Project (see Historic Resources Assessment)



Properties assessed and considered to be potentially National Register-eligible and potentially adversely affected by the Project (see Historic Resources Assessment)



Properties listed on the National Register, the NH State Register, or National Historic Landmarks



Properties dated 1966-1968 that currently do not meet the National Register fifty-year age-eligibility criterion





Category	Town	Address	ID	Latitude	Longitude	Single or Multiple Property	Name	PROPERTY INFORMATION	Photo ID	PREVIOUS HISTORIC RESOURCES DOCUMENTATION	Visual Relationship to Project
	Boscawen	302-326 Daniel Webster Highway/U.S. Route 3	BOSC01	43.359379	-71.647487	M	Merrimack County Farm/Merrimack County Jail/State Nursing Home	SEE FORM	4510-4527	Determination of Eligibility (eligible): District 2005	SEE FORM
	Boscawen	405 Daniel Webster Highway/U.S. Route 3	BOSC02	43.369615	-71.652592	S	NH State Forest Nursery/Jacob Gerrish House	SEE FORM	4530-4542		SEE FORM
	Boscawen	451, 459 Daniel Webster Highway/U.S. Route 3	BOSC03	43.381117	-71.654958	M	McKerley Farm	459: c.1958 altered Cape on 2.880 acre parcel subdivided from 451 with c.1980 house on 152.73 acre parcel	483		The Project is more than 0.5 miles east of the historic property. Viewshed maps indicate views around an outbuilding and open areas on hillside and on open areas by garage near road. Not historically significant views. The historic property (c.1958) not visible from public right-of-way but does not appear eligible for National Register (integrity). House set back from road, only non-historic garage on highway. Any views from house, which has five dormers on west elevation, are to the west. Merrimack River located between property and Project. Distance and vegetation prevent any indirect views of Project.
	Boscawen	Daniel Webster Highway	BOSC04	43.365617	-71.650436	S	Gerrish RR Depot	Former mid-19th century Boston & Maine railroad depot and c.1950 garage/utility building.	4528-4529		Viewshed maps and field review indicate the Project will not be visible.
	Boscawen	425 Daniel Webster Highway	BOSC05	43.372834	-71.65414	S		c.1967 Mobile Home on 1.15 acre parcel			This property has not achieved fifty years of age but viewshed maps indicate the Project will not be visible.





# Northern Pass Project Historic Resource Assessment

## Large Area/District Analysis

*This analysis is part of a survey of historic (pre-1965) properties located in the Visual APE for the Northern Pass Project in New Hampshire, as shown on Project viewshed maps. It was prepared as part of a study for the Project's SEC application. See Methodology Statement for more information.*

**Property ID: BOSC01**

**Property Name/Addresses:**

Merrimack County Home and Farm/Merrimack County Jail/State Nursing Home/325 Daniel Webster Highway (Route 3), Boscawen, NH



### I. PROPERTY DESCRIPTION AND SETTING

The Merrimack County Home and Farm and House of Corrections Area is a collection of county buildings (most less than fifty years of age) situated along both sides of Daniel Webster Highway/U.S. Route 3 just west of the Merrimack River. The primary buildings of this county facility include a nursing home, county farm, and county jail located on an intervalle. All but a small sliver of the 568-acre property is located just west of the APE and extends west up the hillside. The buildings are concentrated along the eastern portion of the property while the remainder of the property on the hillside is fields or wooded.

The existing transmission lines are more than one mile away to the east from the several historic buildings, on the other side of the river in neighboring Canterbury and Northfield. Several of the historic buildings are associated with the Merrimack County Farm at the northerly end of the property and include a barn on the east side of the road and a 1950 Dairy Barn/Hay Barn on the west side. Other historic buildings in the area include the former North Boscawen Schoolhouse (built 1898) acquired by the county in 1919 and a small late nineteenth-century dwelling also acquired by the county in 1919. Scenic views were not part of the design intent or architectural character of these historic buildings. All of the other county buildings in the area are less than fifty years of age.

The 2008 Merrimack County Nursing Home was completed in 2008 from designs by Warrenstreet Architects. In advance of its construction all but one section of the historic Merrimack County Nursing Home that consisted of the 1902 Almshouse with additions and expansions in 1909, 1934, 1967, and 1975 were demolished. Only the 1976 J. Kenneth McLeod Building addition remains of that historic complex and it is not of sufficient age. The main county correctional facility buildings on the east side of the road were completed in 1983 and c.2006. An additional correctional facility building is an altered brick-faced gable-front building that faces west and appears to have been a chapel originally.



Property ID: BOSC01

Property Name/Address: Merrimack County Home and Farm/Merrimack County Jail/State Nursing Home/325 Daniel Webster Highway (Route 3), Boscawen, NH

The most intact group of historic buildings is the several farm-related buildings. On the east side of the road is an early twentieth-century long rectangular cow barn sited parallel to the road with the main entry on the south gable end. The wood clapboarded building has stall windows on the north half of the west elevation, facing the road. A square ventilator with pyramidal roof is centered on the standing seam metal roof, straddling the ridge. A small cross gable is above an entry on the west elevation. A one-story gable-front building is sited north of and perpendicularly to the barn, with an entry on the west gable end. On the west side of the road is the 1950 Dairy Barn, a long, one-story, gable-roofed building constructed of concrete blocks with clapboarded gable ends under the replacement standing seam metal roof. Two square ventilators with pyramidal caps straddle the ridge. A one-story milk house extends from the east elevation at the south end and is of similar construction. Sited perpendicular to the cow barn at the north end is the two-story hay barn, also built in 1950. Constructed of dimensioned lumber with a vertical board exterior, the building also has a standing seam metal roof. Located just east of the cow barn is the 1975 sawdust storage building. East of that is a prefabricated metal, single-story building with a gable roof, built in 1985 as the Machinery Storage building.

The former North Boscawen Schoolhouse (built 1898) is an altered one-and-a-half story gable front building sheathed with clapboards. The easterly facing building is located on the west side of the road outside the APE. Two additions extend from the south elevation. Several mature evergreens are planted directly in front of the east elevation screening any views in that direction. 309 Daniel Webster Highway is an altered late nineteenth-century, one-and-a-half story side-gable dwelling used by the county for different purposes over the years including as the Superintendent's residence and now by the County Department of Corrections. The building faces south and is also located outside the APE.

The Merrimack County Farm was established in 1865 when the county acquired a 250-acre property in Boscawen. As the 2004 Project Area Form noted, the farm "was to provide a place where paupers could be comfortably supported at lesser expense than under the old system." By the 1870s the farm which had been expanded to 500 acres not only had some of the best pasturage in the area but also one of the best orchards." As the 2004 Determination of Eligibility noted, such county complexes were important not only in New Hampshire history but also for "their place in the development of humane treatment for the aged, infirm, insane, and their roles in agriculture and forest management...." The buildings associated with the three main functions of such County complexes, home, farm, and correctional facilities underwent frequent change, due to loss by fire or through additions to accommodate increased demand for additional space.

## II. NATIONAL REGISTER ELIGIBILITY ANALYSIS

### a. Significance:

*Does the area/district have potential significance under National Register of Historic Places Areas of Significance that have a visual component such as Agriculture, Architecture, Community Planning and Development, Conservation, Landscape Architecture, Recreation?*

Y ☒ N ☐

In 2004 and 2005 the resources on the west side of the highway were documented in a Project Area Form. In 2005 NHDHR determined the Merrimack County Farm eligible under Criterion A for



Property ID: BOSC01

Property Name/Address: Merrimack County Home and Farm/Merrimack County Jail/State Nursing Home/325 Daniel Webster Highway (Route 3), Boscawen, NH

Agriculture and Social History and under Criterion C for Architecture for embodying “the distinctive characteristics of a type, period, or method of construction...[and] that represent a significant and distinguishable entity whose components may lack individual distinction’....”

Since that determination of eligibility the historic 1902 almshouse along with its 1909, 1934, 1967, and 1975 additions have been demolished, leaving only the 1976 J. Kenneth McLeod Building section addition on the east side of the road. A new nursing home was completed in 2008 on a site to the south of the older facility. In addition, a new House of Corrections was completed c.2006 on the east side of the road, to the southeast of the earlier house of corrections 1983 facility.

See “Public and Educational Institutions” and “Agricultural” contexts in the 2015 *Northern Pass – Merrimack Valley Project Area Form* by SEARCH.

## b. Integrity:

*Is the area/district able to convey its significance through its physical appearance? Does the area/district appear to retain the aspects of integrity necessary to convey its historic significance? Including:*

**Design:** Y ☒ N ☐ **Setting:** Y ☒ N ☐ **Materials:** Y ☒ N ☐ **Workmanship:** Y ☒ N ☐

**Feeling:** Y ☒ N ☐ **Location:** Y ☒ N ☐ **Association:** Y ☒ N ☐

The 2005 Determination of Eligibility noted that “there is a consensus that at the Merrimack County Farm ‘the overall property and landscape does retain a general sense of integrity,’ and the Merrimack complex is comparable” to two other county complexes “in the nature and extent of retained land, and surviving historic resources and building types. Fires and constant alterations have been a regrettable but characteristic component of county farms and similar public institutions, shaping their history and their development just as other events and trends have done. As a whole, the Merrimack County complex conveys a message of thoughtful stewardship for the human and natural resources in its care through time, as well as a continuum of creative and adaptive responses to new circumstances, opportunities, and constraints.”

Since that determination of eligibility much of the historic home building has been demolished. The historic farm buildings and landscape remain however.

**The area/district does not appear to have potential for National Register eligibility based on visually related areas of significance.** ☐

**GO NO FURTHER**

**The area/district has met National Register eligibility based on visually related areas of significance.** ☒

Property ID: BOSC01

Property Name/Address: Merrimack County Home and Farm/Merrimack County Jail/State Nursing Home/325 Daniel Webster Highway (Route 3), Boscawen, NH

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### c. Boundary Discussion

*How much of the parcels of land associated with the historic structures appears to be part of the eligible area/district?*

The Determination of Eligibility identified the boundaries at the Merrimack County property in maps/parcels 49/16, 17, 17A, 18, 19, 20, 21A, and 21B.

### III. ASSESSMENT OF POTENTIAL VISUAL EFFECTS

*What is the visual relationship of the Project to the area/district? Will the Project noticeably alter or diminish aspects of the historic setting that might contribute to the significance of the area/district? Check as applicable:*

**The Project will be substantially visible in the main public views of the historic resources.**

☐

**The Project will create a focal point that distracts from the appreciation of historic resources.**

☐

**The Project will be substantially visible in historically significant views from the historic resources.**

☐

**The Project will isolate the historic resources from the historic setting.**

☐

*If none are checked, then:*

**The Project does not appear to have an adverse effect on the area/district.**

☒

*If one or more of the above are checked, then:*

**The Project appears to have an adverse effect on the area/district.**

☐

*Additional comments relating to effects:*

Viewshed maps indicate distant views from most of the buildings and the land around them. The Merrimack River is located between the district and Project and the historic resources are located just west of the APE on an interval of the Merrimack River. The historically significant views are the public views of the historic resources in relationship to the surrounding land. Scenic views were not part of the design intent or architectural character of the historic resources. On site survey showed the Project will not be visible in the main public views of the historic resources, notably the barns, altered schoolhouse, and altered nineteenth-century dwelling due to distance, topography, and mature vegetation screening between the property and the Project. A densely wooded hill is located to the east between the historic resources and the Project which is over one mile away.



Property ID: BOSC01

Property Name/Address: Merrimack County Home and Farm/Merrimack County Jail/State Nursing Home/325 Daniel Webster Highway (Route 3), Boscawen, NH

Though not of sufficient age for consideration for the National Register, the 2008 nursing home may have distant and intermittent views to the east in some locations from the building because of its elevated siting and gabled roof features. These views, however, include modern intrusions such as the c.2006 jail in the middle ground.

#### IV. SUPPORTING MATERIALS



Key to Photos 1-5 (Google Earth)

Property ID: BOSC01

Property Name/Address: Merrimack County Home and Farm/Merrimack County Jail/State Nursing Home/325 Daniel Webster Highway (Route 3), Boscawen, NH

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Photo 1) Merrimack County Farm buildings on east side of road including early twentieth-century barn, facing north [2014 Field Photo: IMG\_4516]



Photo 2) Merrimack County Farm buildings on west side of road including 1950 Dairy Barn/Hay Barn with 1975 Sawdust Storage Building and 1987 Machinery Storage Building, facing northwest [2014 Field Photo: IMG\_4515]



*Historic Resource Assessment*

Property ID: BOSC01

Property Name/Address: Merrimack County Home and Farm/Merrimack County Jail/State Nursing Home/325 Daniel Webster Highway (Route 3), Boscawen, NH

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Photo 3) Merrimack County Department of Correction buildings, east side of road, facing southeast [2014 Field Photo: IMG\_4523]



Photo 4) Merrimack County Home 2008 and 1975 buildings, facing southwest and west [2014 Field Photos: Pano\_4521-4522]

*Historic Resource Assessment*

Property ID: BOSC01

Property Name/Address: Merrimack County Home and Farm/Merrimack County Jail/State Nursing Home/325 Daniel Webster Highway (Route 3), Boscawen, NH

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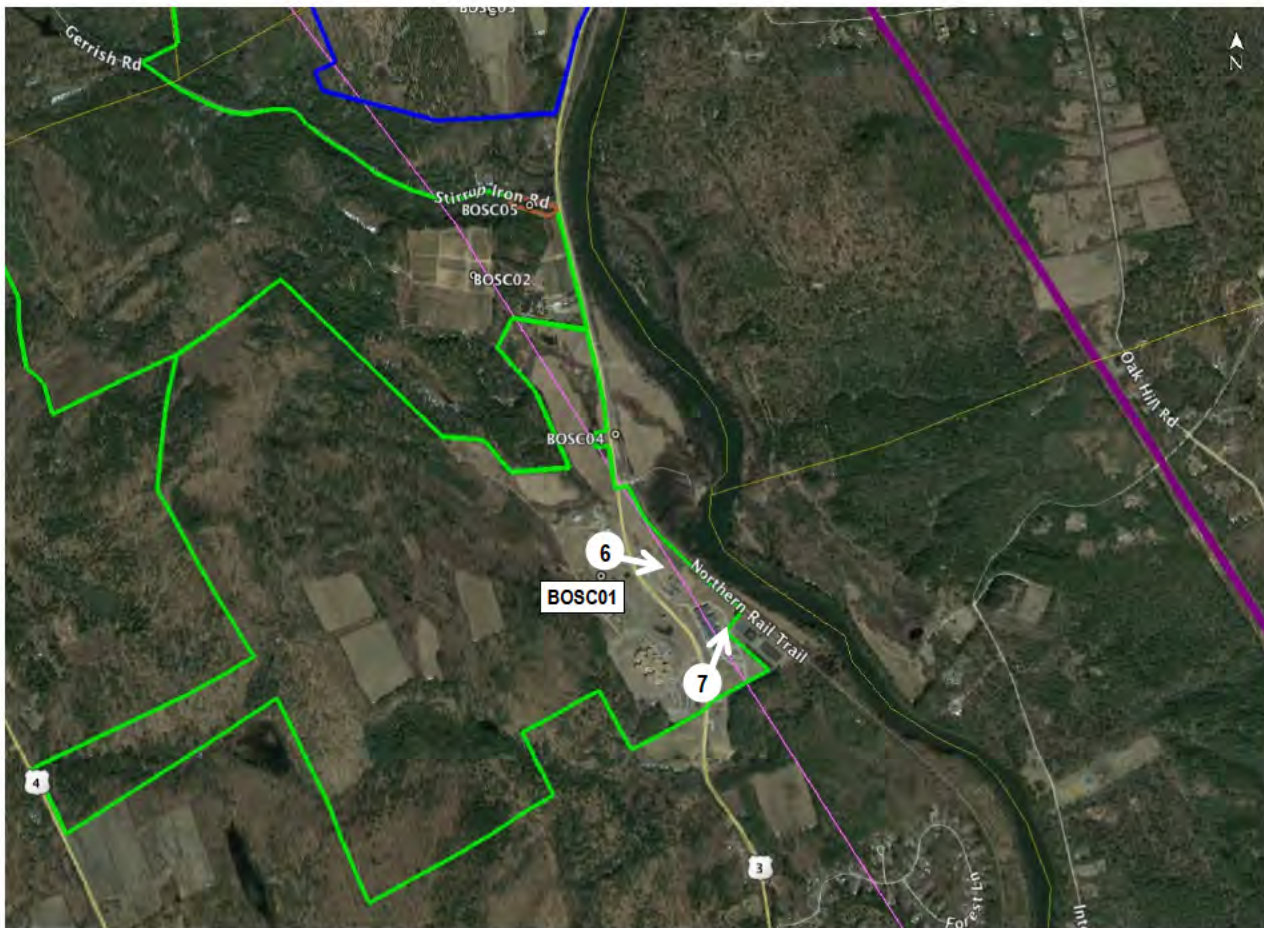
Photo 5) Merrimack County Home, built 2008, and 315 Daniel Webster Highway, a 1970 split-level house originally occupied by the Superintendent of the County Home, facing northwest [2014 Field Photo: IMG\_4510]



## Historic Resource Assessment











Property ID: BOSC01

Property Name/Address: Merrimack County Home and Farm/Merrimack County Jail/State Nursing Home/325 Daniel Webster Highway (Route 3), Boscawen, NH



### Map Key

Parcel boundaries of pre-1968 properties:

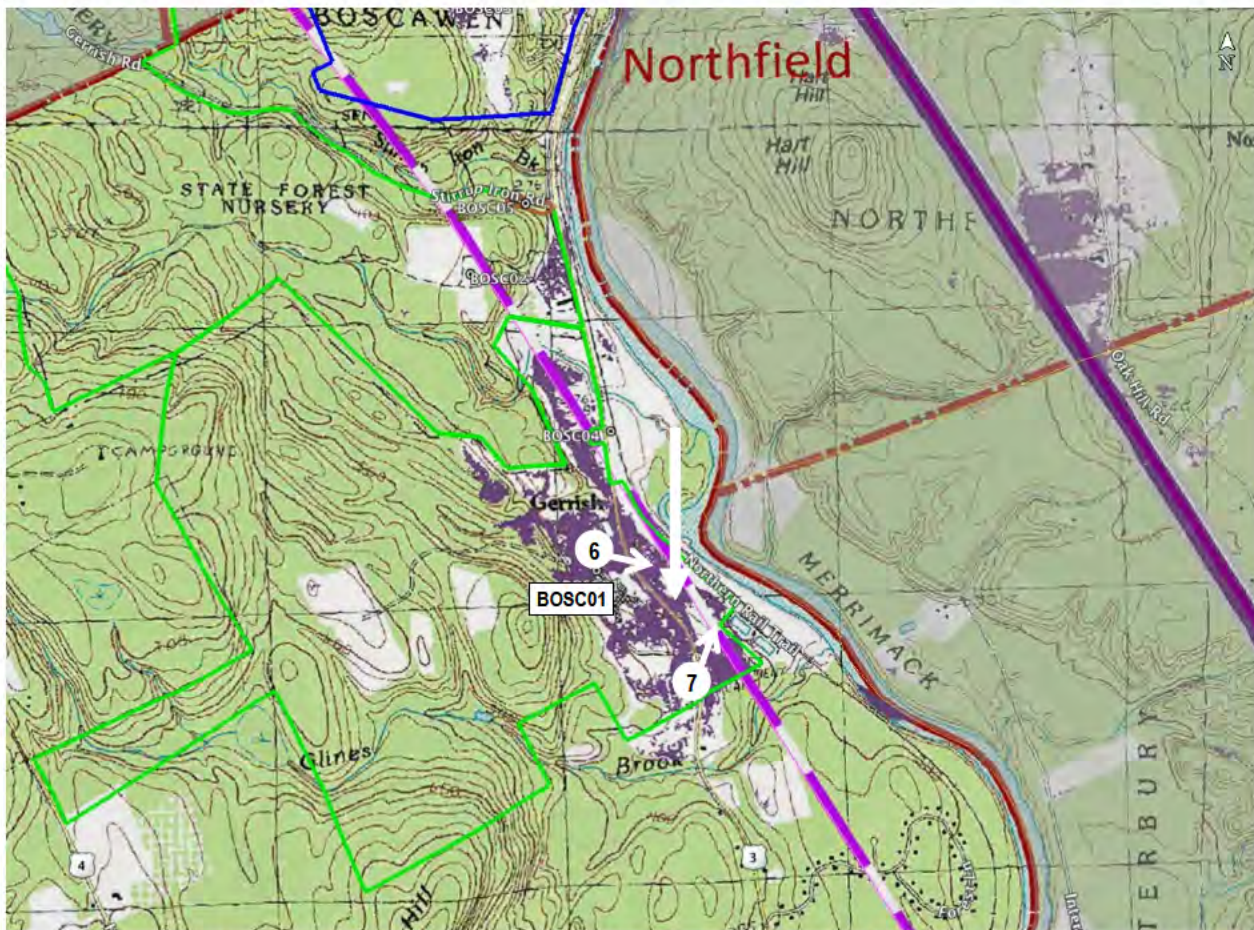
	Properties with no views of the Project		Project
	Properties with views that are so isolated, limited, or minimal that no effect is possible (see database)		Limit of APE for Historic Resources
	Properties assessed with more than minimal views of the Project		Town Boundaries (thin yellow line)
	Properties assessed and considered to be potentially National Register-eligible and potentially adversely affected by the Project		Photo Numbers
	Properties listed on the National Register, the NH State Register, or National Historic Landmarks (see database for other previously identified historic properties)		
	Properties dated 1966-1968 that currently do not meet the National Register fifty-year age-eligibility criterion (see database)		



*Historic Resource Assessment*

Property ID: BOSC01

Property Name/Address: Merrimack County Home and Farm/Merrimack County Jail/State Nursing Home/325 Daniel Webster Highway (Route 3), Boscawen, NH



Viewshed map showing BOSC01 (white arrow), Limit of APE for Historic Resources ----- and Project -----



Photo 6) Panoramic of Merrimack County Department of Corrections buildings on east side of road and 2008 and 1975 Merrimack County Home buildings on west side of road, facing easterly to westerly [2014 Field Photos: Pano\_4524-4527]



*Historic Resource Assessment*

Property ID: BOSC01

Property Name/Address: Merrimack County Home and Farm/Merrimack County Jail/State Nursing Home/325 Daniel Webster Highway (Route 3), Boscawen, NH

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Photo 7) Panoramic view in direction of Project from east side of road at south end of Merrimack County property, facing northerly and easterly [2014 Field Photos: Pano\_4511-4513]





# Northern Pass Project Historic Resource Assessment

## *Individual Property Analysis*

*This analysis is part of a survey of historic (pre-1965) properties located in Visual APE for the Northern Pass Project in New Hampshire, as shown on Project viewshed maps. It was prepared as part of a study for the Project's SEC application. See Methodology Statement for more information.*

**Property ID: BOSC02**

**Property Name/Address:**

New Hampshire State Forest Nursery-Jacob  
Gerrish House/405 Daniel Webster Highway  
(Route 3), Boscawen, NH



### **I. PROPERTY DESCRIPTION AND SETTING**

The New Hampshire State Forest Nursery (established 1909 and at this location since 1911) occupies a more than 500-acre site that borders the westerly edge of a Merrimack River terrace and extends west up the hillside and northwest into neighboring Salisbury, much of it outside the APE. In addition to a significant landscape component (timber, mixed growth) and state nursery planting beds, the property includes a nineteenth-century connected farmstead and a number of twentieth-century outbuildings erected by the state nursery. The views are not a character-defining feature of the buildings or the setting. The existing transmission lines are nearly one mile away to the east on the other side of the river in neighboring Northfield. The earliest ROW dates to no later than 1929.

Only the easterly portion of the property fronting on the Daniel Webster Highway/Route 3 which includes several of the historic buildings and the lower tree seedling planting beds are in the APE. The westerly portion includes the upper planting beds, several buildings but otherwise is largely forested and outside of the APE.

Eight of the eleven built resources on the nursery property are fifty years of age or older. According to a 1997 report by James Garvin, the oldest is the c.1835 Jacob Gerrish House, a brick cape in the Greek Revival style, with a one-and-a-half story frame rear ell, sited close to the highway and facing easterly. The connected farmstead includes a back house or equipment shed and substantial New England barn, partially rebuilt in 1935 after a fire according to a NHDHR report prepared in 2013. The farmyard also includes the 1975-76 gambrel-roofed office building, several small ancillary outbuildings, and two modern buildings (the 1987 Pole barn and the 1996 Hoop Greenhouse). Located near the upper planting beds up on the hill at the west edge of the APE, or just outside of it, are the c.1949-50 Upper Field Barn and the c.1950 Fertilizer Storage Barn. Also near the upper planting beds are two small c.1950 outbuildings.

According to Garvin's 1997 report (and quoting from a local history book), the house is attributed to Jacob Gerrish (1779-1861), a farmer who also purportedly operated a hotel or inn in the house for many years. The house remained in Gerrish family hands until 1867. Subsequent owners included Hollis Towne, Richard Pevere, Oscar Shaw, and Lou Shaw, who sold it to the state for a nursery in 1914.



Property ID: BOSC02

Property Name/Address: New Hampshire State Forest Nursery-Jacob Gerrish House/405 Daniel Webster Highway (Route 3), Boscawen, NH

According to a 2013 NHDHR report, the State Forest Nursery was first established in 1909. By 1911, the nursery had leased a small parcel in Boscawen. They increased their acreage significantly in 1914 with the purchase of a 142-acre parcel that included the historic Gerrish Farmstead, open fields, and wooded land. The State Forest Nursery land has been expanded over the years to total 887 acres of state forest nursery and state forest land.

## II. NATIONAL REGISTER ELIGIBILITY ANALYSIS

### a. Significance:

*Does the property have potential significance under National Register of Historic Places Areas of Significance that have a visual component such as Agriculture, Architecture, Community Planning and Development, Conservation, Landscape Architecture, Recreation?*

Y ☒ N ☐

The property appears to possess significance under Criterion A for Agriculture, Conservation, and local history. The property also appears to possess significance under Criterion C for Architecture as embodying the distinctive characteristics of a type, period, or method of construction.

### b. Integrity:

*Is the property able to convey its significance through its physical appearance? Does the property appear to retain the aspects of integrity necessary to convey its historic significance? Including:*

**Design:** Y ☒ N ☐ **Setting:** Y ☒ N ☐ **Materials:** Y ☒ N ☐ **Workmanship:** Y ☒ N ☐

**Feeling:** Y ☒ N ☐ **Location:** Y ☒ N ☐ **Association:** Y ☒ N ☐

The property remains actively in use as a state nursery, providing native New Hampshire species for cooperative planting and reforestation efforts throughout the state. The Gerrish House retains sufficient elements characteristic of a connected farmstead, a popular farm type in New Hampshire in the nineteenth century. The buildings retain their historic residential and agricultural uses and characteristics. The few alterations and additions are consistent with the occupation of such buildings since their construction and do not diminish the property's integrity.

**The property does not appear to have potential for National Register eligibility based on visually related areas of significance.** ☐

**GO NO FURTHER**

**The property appears to have potential for National Register eligibility based on visually related areas of significance.** ☒



Property ID: BOSC02

Property Name/Address: New Hampshire State Forest Nursery-Jacob Gerrish House/405 Daniel Webster Highway (Route 3), Boscawen, NH

### c. Boundary Discussion

*How much of the parcels of land associated with the historic structures appears to be part of the eligible property?*

The boundary would likely include the extent of the property associated with the historic structures but also would likely encompass that portion of the property in active use for growing seedlings as that contributes the significance of the property.

### III. ASSESSMENT OF POTENTIAL VISUAL EFFECTS

*What is the visual relationship of the Project to the property? Will the Project noticeably alter or diminish aspects of the historic setting that might contribute to the significance of the property? Check as applicable:*

**The Project will be substantially visible in the main public views of the historic resource.** ☐

**The Project will create a focal point that distracts from the appreciation of the historic resource.** ☐

**The Project will be substantially visible in historically significant views from the historic resource.** ☐

**The Project will isolate the historic resource from its historic setting.** ☐

*If none are checked, then:*

**The Project does not appear to have an adverse effect on the property.** ☒

*If one or more of the above are checked, then:*

**The Project appears to have an adverse effect on the property.** ☐

*Additional comments relating to effects:*

Viewshed mapping indicates scattered views only from the open areas and lower planting beds north of the Gerrish farmstead. No views are indicated around the buildings.

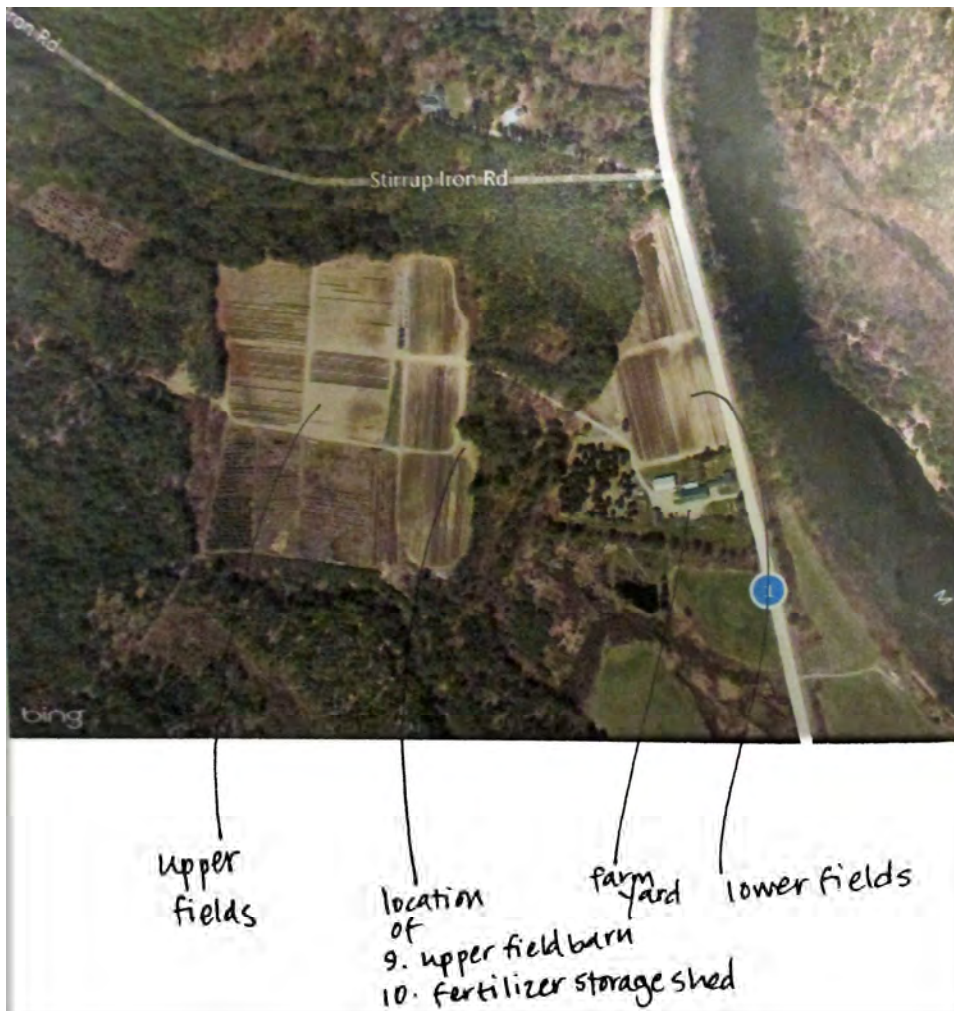
On-site survey confirmed the Project will not be visible in the views from the house or connected outbuildings; these are not character-defining views. The Project is nearly a mile away to the east in Northfield where it runs along the easterly slope of Hart Hill and so would not be visible. Further screening is present due to mature trees along the easterly side of the highway across from the buildings. There may be views from the property to the northeast where the Project crosses Route 3, nearly 1.25 miles away. These views would be distant, indirect, and intermittent and are not historically significant views or a character-defining feature of the setting.

The Project will not be visible in the main public views of the historic resources as the buildings face east in the direction of the Project.

Property ID: BOSC02

Property Name/Address: New Hampshire State Forest Nursery-Jacob Gerrish House/405 Daniel Webster Highway (Route 3), Boscawen, NH

#### IV. SUPPORTING MATERIALS



Sketch showing location of buildings and fields (2013 NHDHR Report on the State Forest Nursery Property)



*Historic Resource Assessment*

Property ID: BOSC02

Property Name/Address: New Hampshire State Forest Nursery-Jacob Gerrish House/405 Daniel Webster Highway (Route 3), Boscawen, NH



Key to Photos 1-3 (Google Earth)



Photo 1) 1970s gambrel-roofed office building, partially rebuilt New England barn, and Gerrish connected farmstead, facing westerly and northerly [2014 Field Photos: Pano\_4535-4531]



*Historic Resource Assessment*

Property ID: BOSC02

Property Name/Address: New Hampshire State Forest Nursery-Jacob Gerrish House/405 Daniel Webster Highway (Route 3), Boscawen, NH

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Photo 2) Gerrish farmstead, facing southwest [2014 Field Photo: IMG\_4538]



Photo 3) Lower planting bed, facing west [2014 Field Photo: IMG\_4539]



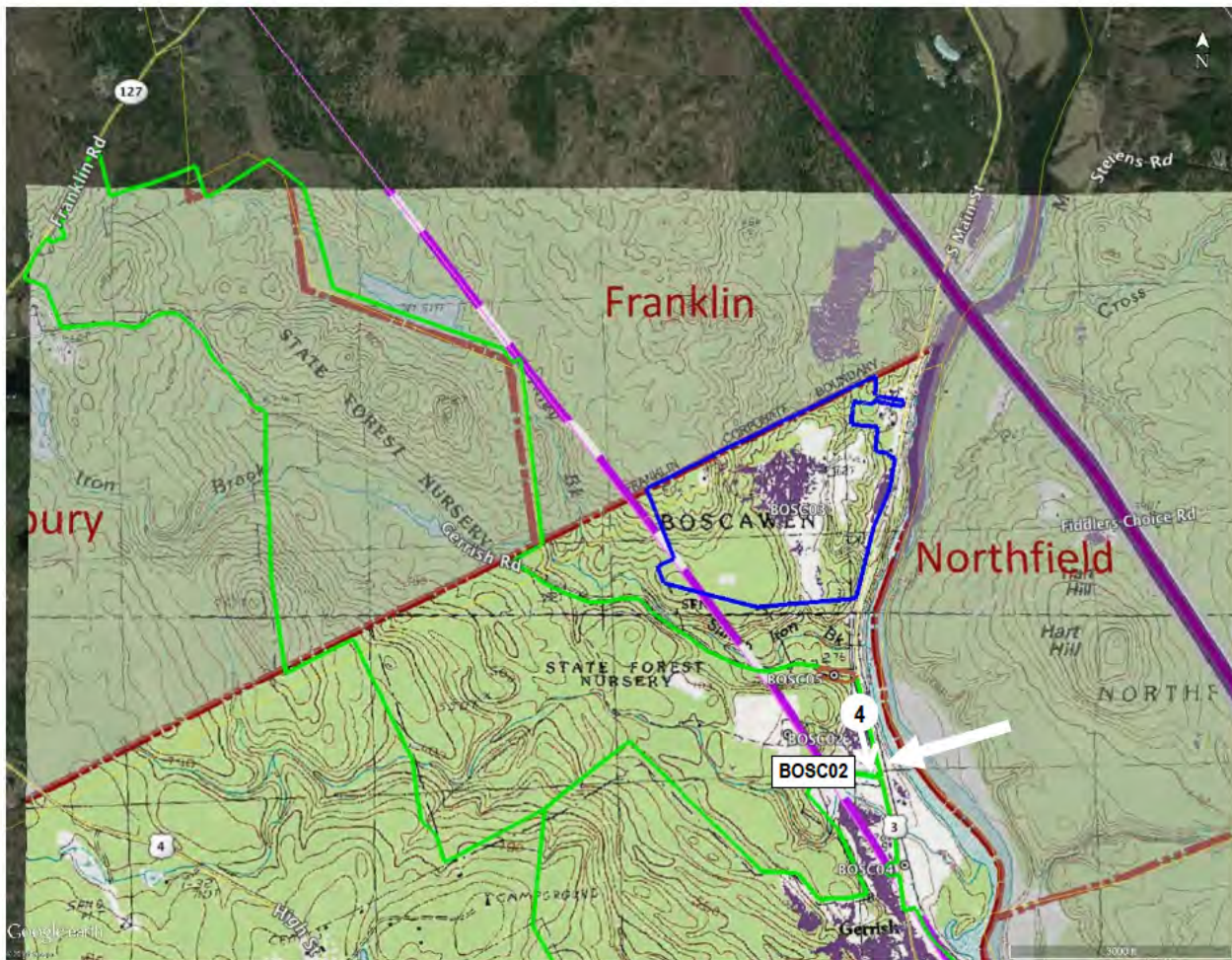
Property Name/Address: New Hampshire State Forest Nursery-Jacob Gerrish House/405 Daniel Webster Highway (Route 3), Boscaawen, NH



*Historic Resource Assessment*

Property ID: BOSC02

Property Name/Address: New Hampshire State Forest Nursery-Jacob Gerrish House/405 Daniel Webster Highway (Route 3), Boscawen, NH



Viewshed map showing BOSC02 (white arrow), Limit of APE for Historic Resources ----- and Project ————



*Historic Resource Assessment*

Property ID: BOSC02

Property Name/Address: New Hampshire State Forest Nursery-Jacob Gerrish House/405 Daniel Webster Highway (Route 3), Boscaawen, NH

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Photo 4) Gerrish House and tree screening across the road from the house, facing south from opposite lower planting beds [2014 Field Photo: IMG\_4541]





# Northern Pass Project Historic Resource Assessment

## *Town Summary*

### NORTHFIELD

#### *Summary of Historic Resources and Effects*

In Northfield, the Project's 1.5 miles of overhead transmission lines would be constructed in existing rights-of-way. Preservation Company identified eighteen (18) pre-1966 resources in the APE, consisting of areas (one of which included a previously identified historic resource) and individual properties. Two (2) of the properties have potential views of the Project and were further documented on Historic Resources Assessment forms. Preservation Company did not identify any potentially National Register-eligible historic resources in the visual APE that may be adversely affected by the Project.

#### *Previous Historic Resources Documentation*

The only previously identified historic resource within the APE is the Northfield Union Church (1883) (346 Sandogardy Road) which was listed on the National Register in 1984. It is included in the Northfield Depot Area (NFLD01). It is not in view of the Project.

#### *Geographical and Historical Context*

Relevant historical contexts for the town of Northfield are included in the 2015 *Northern Pass - Lakes Region Project Area Form* by SEARCH. Originally part of Canterbury, Northfield became independent in 1780. It was largely a farming community, with the Oak Hill area, parts of which slope up from the Merrimack River near the Project, considered some of the town's best farmland. In 1848, the Boston Concord & Montreal Railroad opened to Northfield; its route cut through the entire town running from the southern boundary with Canterbury (roughly a half mile east of the Project) north to Northfield Center and Tilton. The railroad led to the establishment of Northfield Depot roughly 0.9 miles east of the Project and to further industrial development of the already-established Northfield Center/Tilton area (outside of the APE, roughly four (4) miles from the Project). The railroad line is still extant in the town. Route 132 later paralleled much of the railroad's route and eventually I-93 was constructed along much of the same corridor. The interstate bisects the town running largely north/south.

#### *History of the Transmission Line in Northfield and Existing and Proposed Structures*

The easement for the current right-of-way was acquired beginning c.1928 and was expanded c.1949-51, c.1957, and up to c.1969. Lines were constructed in the right-of-way c.1929 (66 line, not extant), c.1951, and c.1966. The existing transmission corridor contains two 115-kV lines supported by wood monopole and H-frame structures which range in height from 43' to 83.5'. The proposed 345-kV line will be located in the center of the corridor on structures ranging in height from 70' to 100'. The 115-kV line on the east side of the corridor will remain in place and the 115-kV line to the west will be relocated further west to make room

for the 345-kV line in the center of the corridor. The relocated 115-kV line will be supported by structures ranging from 79' to 100'.

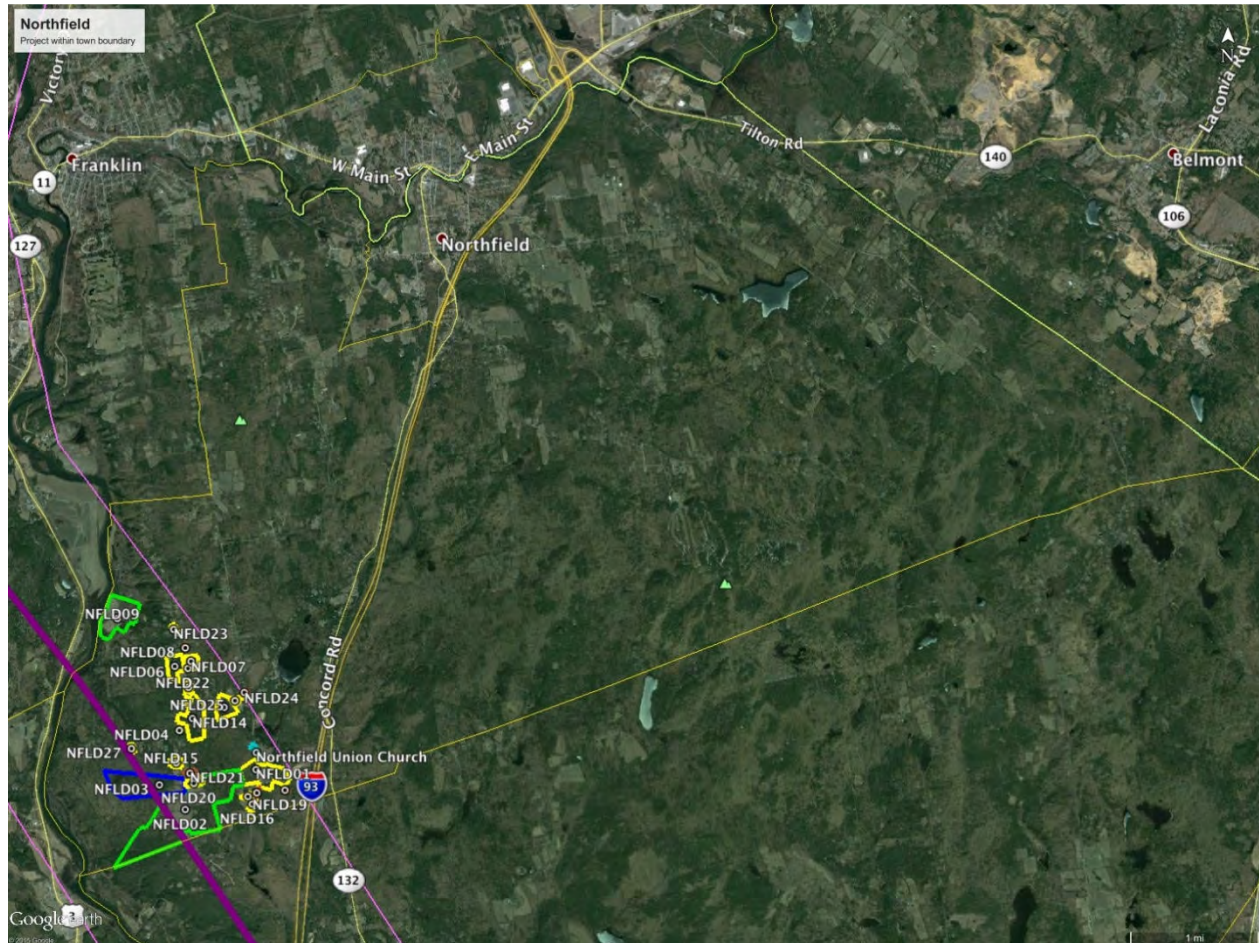
*Route Description*

The Project goes through the far southwestern corner of Northfield, a rural, largely forested area of the town, roughly five miles southwest of the town's main settlement (historically "Northfield Center"). The line enters the town from Canterbury near Oak Hill Road and runs north-northwest. There are a few surviving historic farms in this area set along the southern end of Oak Hill Road (NFLD02, NFLD03). The line runs 0.17 miles to the west (behind) NFLD02, an early to mid-19th century farmhouse and farm property where the line will present in views of the resource from Oak Hill Road. Further north along the road historic farmsteads have largely lost their historic landholdings. The line in this area is roughly a mile west of Northfield Depot, a nineteenth-century community that grew up around a depot of the Boston, Concord, & Montreal railroad line (located near the intersection of Sandogardy Pond Road and Lampert Road). Today the depot area (NFLD01) consists of a handful of houses, the historic depot (now a private residence) and the Union Church. None will be in view of the Project. The line skirts Hart Hill and continues on the same heading across Fiddlers Choice Road; it then crosses the Merrimack River to enter Franklin. To the north of the river crossing, the APE includes a group of older homes off of Stevens Road set on agricultural land that runs west to the Merrimack River (NFLD09).



Northfield

Mapping – Project within Town Boundary Map



Map Key

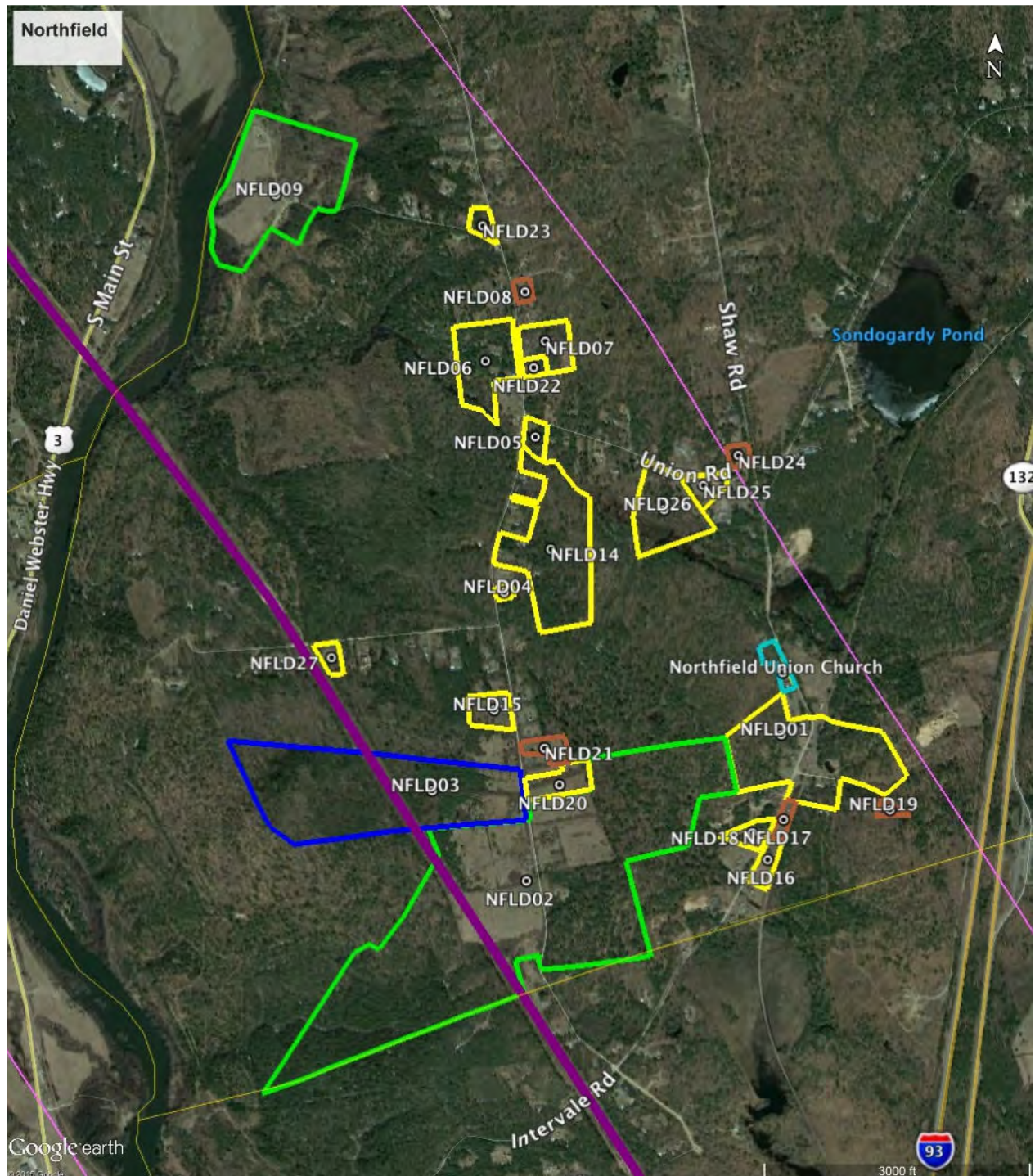
Parcel boundaries of pre-1968 properties:

<b>Yellow</b>	Properties with no views of the Project		Project
<b>Blue</b>	Properties with views that are so isolated, limited, or minimal that no effect is possible (see database)		Limit of APE for Historic Resources
<b>Green</b>	Properties assessed with more than minimal views of the Project (see Historic Resources Assessment)		Town Boundaries (thin yellow line)
<b>Red</b>	Properties assessed and considered to be potentially National Register-eligible and potentially adversely affected by the Project (see Historic Resources Assessment)		
<b>Aqua</b>	Properties listed on the National Register, the NH State Register, or National Historic Landmarks (see database for other previously identified historic properties)		
<b>Brown</b>	Properties dated 1966-1968 that currently do not meet the National Register fifty-year age-eligibility criterion (see database)		



Northfield

Mapping – Overall Project Map





# Northern Pass Project Historic Resource Assessment

## *Table of Historic Resources*

### NORTHFIELD

#### Key to Categories



Yellow

Properties with no views of the Project



Blue

Properties with views that are so isolated, limited, or minimal that no effect is possible



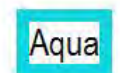
Green

Properties assessed with more than minimal views of the Project (see Historic Resources Assessment)



Red

Properties assessed and considered to be potentially National Register-eligible and potentially adversely affected by the Project (see Historic Resources Assessment)



Aqua

Properties listed on the National Register, the NH State Register, or National Historic Landmarks



Brown

Properties dated 1966-1968 that currently do not meet the National Register fifty-year age-eligibility criterion





Category	Town	Address	ID	Latitude	Longitude	Single or Multiple Property	Name	PROPERTY INFORMATION	Photo ID	PREVIOUS HISTORIC RESOURCES DOCUMENTATION	Visual Relationship to Project
	Northfield	15 Lambert Road, 385, 374 and 327 Sandogardy Pond Road	NFLD01	43.37568	-71.617476	M	Northfield Depot Area	This area consists of the historic railroad station, nearby houses and the Northfield Union Church (1883) (327 Sandogardy Pond Rd: c.1883 Church; 15 Lambert Rd: c.1880 house on 2.5 acres plus 13 acres and barn across road. 385 Sandogardy Pond Rd: abandoned historic house in front, mobile home in rear, 14.66 acres. 374 Sandogardy Pond Rd: c.1860		Northfield Union Church listed NR - 1984	Viewshed maps and field review indicate the Project will not be visible.
	Northfield	631 Oak Hill Road	NFLD02	43.371066	-71.629185	S	Phelps-Yeaton Homestead	SEE FORM	139-140; 4473-		SEE FORM
	Northfield	575 Oak Hill Road	NFLD03	43.373617	-71.629627	S	Rich Farm	c.1850 Greek Revival located on a 57.69 acre parcel.	134-138		The transmission lines run southeast/northwest to the west of this parcel. Viewshed maps indicate intermittent views from isolated portions of the property. The building shows a loss of integrity due to extensive modern alterations. Factors such as dense vegetation, modern intrusions and varied topography prevent potential views of Project. This property was sited facing away from the transmission lines. The view is not related to the significance of the property.
	Northfield	Near junction of Fiddler's Choice and Oak Hill Road	NFLD04	43.380256	-71.630727	S	Hart Hill Cemetery				Viewshed maps and field review indicate the Project will not be visible.
	Northfield	402 Oak Hill Road	NFLD05	43.385489	-71.629363	S		c.1910 Cape located on a 2.14 acre parcel.			Viewshed maps and field review indicate the Project will not be visible.
	Northfield	285 Oak Hill Road	NFLD06	43.386933	-71.63007	S		c.1900 building with vinyl siding and asphalt shingle roof located on a 12.88 acre parcel.			Viewshed maps and field review indicate the Project will not be visible.
	Northfield	272 Oak Hill Road	NFLD07	43.387762	-71.629653	S		c.1947 building located on a 2.75 acre parcel			Viewshed maps and field review indicate the Project will not be visible.
	Northfield	240 Oak Hill Road	NFLD08	43.389497	-71.629518	S		c.1968 Raised Ranch on 1.14 acre parcel			Viewshed maps and field review indicate the Project will not be visible.
	Northfield	110, 125, 99, 95 Stevens Road	NFLD09	43.392355	-71.639982	M	Stevens Road Intervale	SEE FORM	4481-4489		SEE FORM
	Northfield	456 Oak Hill Road	NFLD14	44.580739	-71.489152	S		c.1947 cabin located on a 29.82 acre parcel			Viewshed maps and field review indicate the Project will not be visible.
	Northfield	533 Oak Hill Road	NFLD15	43.376687	-71.630819	S		c.1855 building on 4.03 acre parcel			Viewshed maps and field review indicate the Project will not be visible.
	Northfield	418 Sandogardy Pond Road	NFLD16	43.372209	-71.619171	S		c.1958 Ranch on 3.0 acre parcel			Viewshed maps and field review indicate the Project will not be visible.
	Northfield	404 Sandogardy Pond Road	NFLD17	43.373262	-71.61854	S		c.1966 Split-level on 1.0 acre parcel			Viewshed maps and field review indicate the Project will not be visible.
	Northfield	417 Sandogardy Pond Road	NFLD18	43.373038	-71.619719	S		c.1932 Cape on 2.46 acre parcel			Viewshed maps and field review indicate the Project will not be visible.
	Northfield	45 Lambert Road	NFLD19	43.37361	-71.614132	S		c.1966 Ranch on 0.80 acre parcel			Viewshed maps and field review indicate the Project will not be visible.
	Northfield	560 Oak Hill Road	NFLD20	43.374388	-71.629194	S		c.1940 mobile home on 5.02 acre parcel			Viewshed maps and field review indicate the Project will not be visible.
	Northfield	550 Oak Hill Road	NFLD21	43.375562	-71.629373	S		c.1967 Split-level on 2.49 acre parcel			Viewshed maps and field review indicate the Project will not be visible.
	Northfield	282 Oak Hill Road	NFLD22	43.387127	-71.629432	S		c.1940 Ranch/cabin on 1.30 acre parcel			Viewshed maps and field review indicate the Project will not be visible.
	Northfield	9 Stevens Road	NFLD23	43.3915	-71.631213	S		c.1960 Ranch on 1.15 acre parcel			Viewshed maps and field review indicate the Project will not be visible.
	Northfield	15 Union Road	NFLD24	43.384489	-71.620468	S		c.1968 Ranch on 1.06 acre parcel			Viewshed maps and field review indicate the Project will not be visible.
	Northfield	30 Union Road	NFLD25	43.383569	-71.621942	S		c.1850 modified Cape with outbuildings on 2.86 acre parcel			Viewshed maps and field review indicate the Project will not be visible.
	Northfield	48 Union Road	NFLD26	43.383662	-71.623046	S		c.1955 Ranch with garage on 11.0 acre parcel			Viewshed maps and field review indicate the Project will not be visible.
	Northfield	76 Fiddler's Choice Road	NFLD27	43.378304	-71.637672	S		c.1960 cabin on 2.33 acre parcel, abutting the project			Viewshed maps and field review indicate the Project will not be visible.





# Northern Pass Project Historic Resource Assessment

## *Individual Property Analysis*

*This analysis is part of a survey of historic (pre-1965) properties located in the Visual APE for the Northern Pass Project in New Hampshire, as shown on Project viewshed maps. It was prepared as part of a study for the Project's SEC application. See Methodology Statement for more information.*

Property ID: NFLD02

Property Name/Address:

Phelps-Yeaton Homestead/  
631 Oak Hill Road, Northfield, NH



### I. PROPERTY DESCRIPTION AND SETTING

This property consists of a connected farmstead with large barn, assorted farm buildings (including a tenant house), and mixed open land and forested areas on five adjacent lots straddling Oak Hill Road. The transmission line right of way, which likely dates to the late 1920s, crosses the open part of the farmhouse lot, roughly 860' (0.17 miles) to the west (behind) the house. There is a local distribution line which runs between the house and the existing transmission line; it is roughly 25' west of the end of the attached barn and 483' east of the existing transmission line.

The farmhouse, which is located on a slight rise and faces east onto Oak Hill Road (away from the existing transmission line), appears to be an unusual, likely brick-veneered, center chimney high-posted cape with a rear ell and large gable-front connected barn (positioned perpendicular to the road). The five-bay house has a center chimney, frieze band-like windows and an entrance flanked by sidelights. Other farm structures are located on the lot to the north of the house lot (595 Oak Hill) and include a barn and what appears to be a tenant house (not visible from aerial views). The adjacent lots on the east side of Oak Hill do not have improvements.

According to the town history, the farm was in the Phelps family beginning c.1814, with the original homestead being located on the opposite side of the road. The property passed down through a Phelps daughter [Hattie] who married John B. Yeaton after 1871. Phelps transferred parts of the property to the Yeatons in 1878 and 1890. Yeaton was an "all round" farmer, specializing in fruit, and who "remodeled the house and built a modern barn." After Yeaton died, the tracts were sold for taxes in the 1930s. The property entered the Colby family and then was sold to the George Risley family in the 1950s. The tax card date for the property is 1870 and the house's Greek Revival details (frieze band windows) would suggest an early-to-mid-19<sup>th</sup>-century date. However, according to a local source, the house suffered a large fire c.1990 and extensive changes were made at that time. According to the same source, the current barn (which is attached to the house) is relatively new and was made from materials of four older barns.

Views from the façade and sides of the house are to the east toward the road, or to the south or north, and so would not include the Project. The view of the Project from the back of the house would be



Property ID: NFLD02

Property Name/Address: Phelps-Yeaton Homestead/631 Oak Hill Road, Northfield, NH

blocked by the intervening attached barn. Both viewshed mapping and onsite survey indicate that the Project will be visible from the open field area as it abuts the Project. Viewshed mapping and onsite survey also indicate intermittent views of the Project when looking toward the property from Oak Hill Road. An irregular line of deciduous trees along the west side of the road will prevent some views of the Project, particularly in the summer. However because the area around the house is generally open, it is clear that the Project will be visible in some public views of the historic house along Oak Hill.

The property currently in common ownership consists of a total of five parcels containing approximately 170 acres.

## II. NATIONAL REGISTER ELIGIBILITY ANALYSIS

### a. Significance:

*Does the property have potential significance under National Register of Historic Places Areas of Significance that have a visual component such as Agriculture, Architecture, Community Planning and Development, Conservation, Landscape Architecture, Recreation?*

Y ☒ N ☐

The property would have significance under Criterion A for farming (approximately 200 year use in farming) and potentially other areas relating to local history. Given the alterations to the house and the new barn, however, it appears likely that the property would not retain sufficient integrity.

### b. Integrity:

*Is the property able to convey its significance through its physical appearance? Does the property appear to retain the aspects of integrity necessary to convey its historic significance? Including:*

**Design:** Y ☐ N ☒ **Setting:** Y ☒ N ☐ **Materials:** Y ☐ N ☒ **Workmanship:** Y ☐ N ☒

**Feeling:** Y ☒ N ☐ **Location:** Y ☒ N ☐ **Association:** Y ☒ N ☐

Given the information that the house was significantly altered after the c.1990 fire, its overall appearance (including thin profiles at windows and doors) and the modern-looking mixture of varied-colored bricks, the house appears to have been significantly altered. (The tax card lists the exterior materials of the house as "brick on masonry.") These alterations (namely what is assumed to be brick facing) to the original farmhouse appear to significantly reduce the integrity of the entire property. [According to the National Register, "Properties eligible under Criteria A, B, and C must not only retain their essential physical features, but the features must be visible enough to convey their significance. This means that even if a property is physically intact, its integrity is questionable if its significant features are concealed under modern construction."] In addition, the presence of the large modern attached barn also detracts from the farmstead's overall integrity.

The other farm buildings are in varying states of upkeep. Farm buildings on other parcels are in poor physical condition but likely retain enough original materials to have integrity. The proximity of the existing distribution and transmission lines affects, but does not eliminate, the integrity of the property's setting, which is open fields and a small orchard.



Property ID: NFLD02

Property Name/Address: Phelps-Yeaton Homestead/631 Oak Hill Road, Northfield, NH

**The property does not appear to have potential for National Register eligibility based on visually related areas of significance.** ☒

**GO NO FURTHER**

**The property appears to have potential for National Register eligibility based on visually related areas of significance.** ☐

**c. Boundary Discussion**

*How much of the parcels of land associated with the historic structures appears to be part of the eligible property?*

**III. ASSESSMENT OF POTENTIAL VISUAL EFFECTS**

*What is the visual relationship of the Project to the property? Will the Project noticeably alter or diminish aspects of the historic setting that might contribute to the significance of the property? Check as applicable:*

**The Project will be substantially visible in the main public views of the historic resource.** ☐

**The Project will create a focal point that distracts from the appreciation of the historic resource.** ☐

**The Project will be substantially visible in historically significant views from the historic resource.** ☐

**The Project will isolate the historic resource from its historic setting.** ☐

*If none are checked, then:*

**The Project does not appear to have an adverse effect on the property.** ☐

*If one or more of the above are checked, then:*

**The Project appears to have an adverse effect on the property.** ☐

*Additional comments relating to effects:*



Property ID: NFLD02

Property Name/Address: Phelps-Yeaton Homestead/631 Oak Hill Road, Northfield, NH

#### IV. SUPPORTING MATERIALS



Key to Photos (Google Earth)



Photo 1) View from Oak Hill Road showing south side of building and part of modern barn [2014 Field Photo: IMG\_4473]



*Historic Resource Assessment*

Property ID: NFLD02

Property Name/Address: Phelps-Yeaton Homestead/631 Oak Hill Road, Northfield, NH

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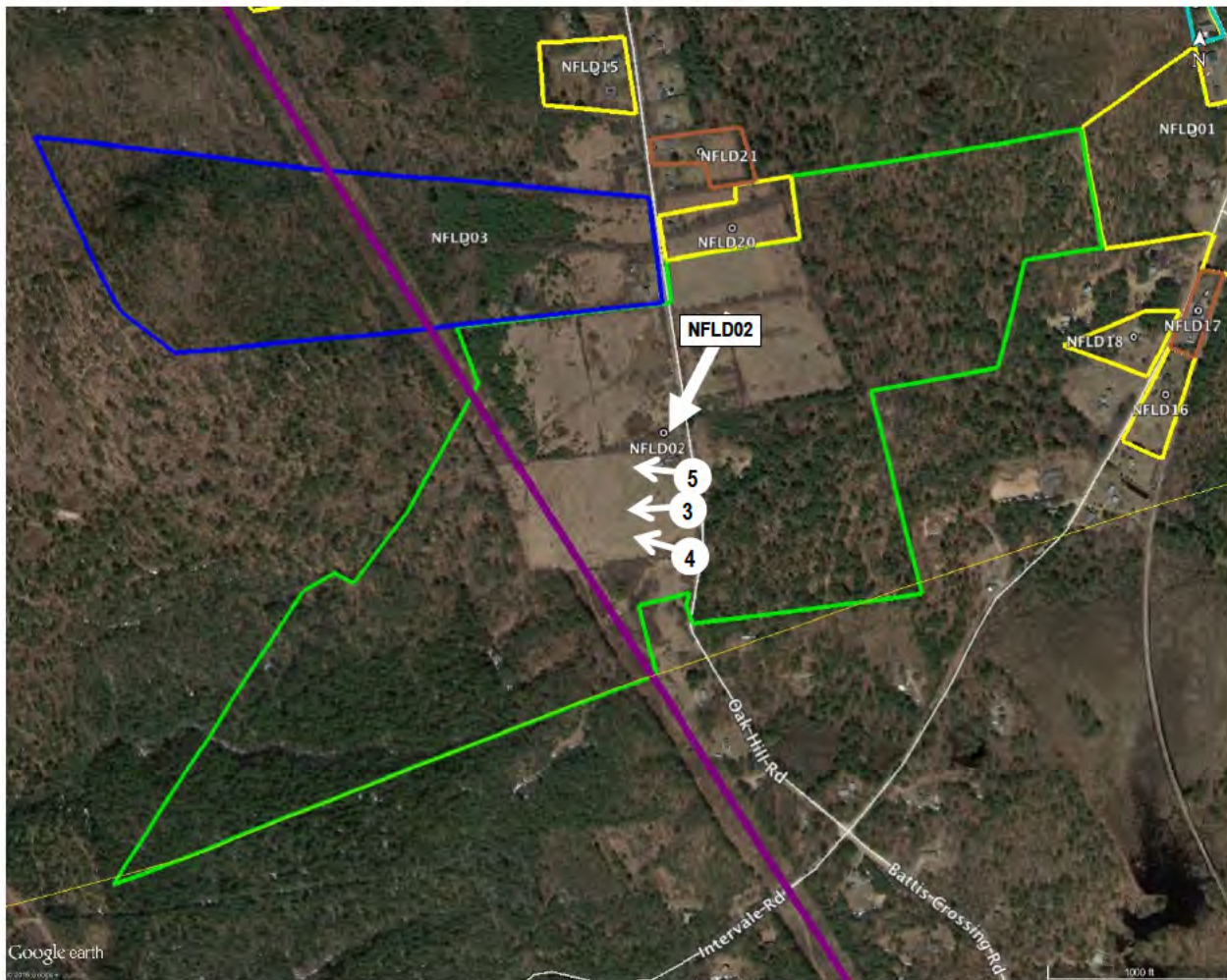


Photo 2) View from Oak Hill Road showing north side of building and distribution and transmission lines beyond [2014 Field Photo: IMG\_4474]

*Historic Resource Assessment*











Property ID: NFLD02

Property Name/Address: Phelps-Yeaton Homestead/631 Oak Hill Road, Northfield, NH



**Map Key**

Parcel boundaries of pre-1968 properties:

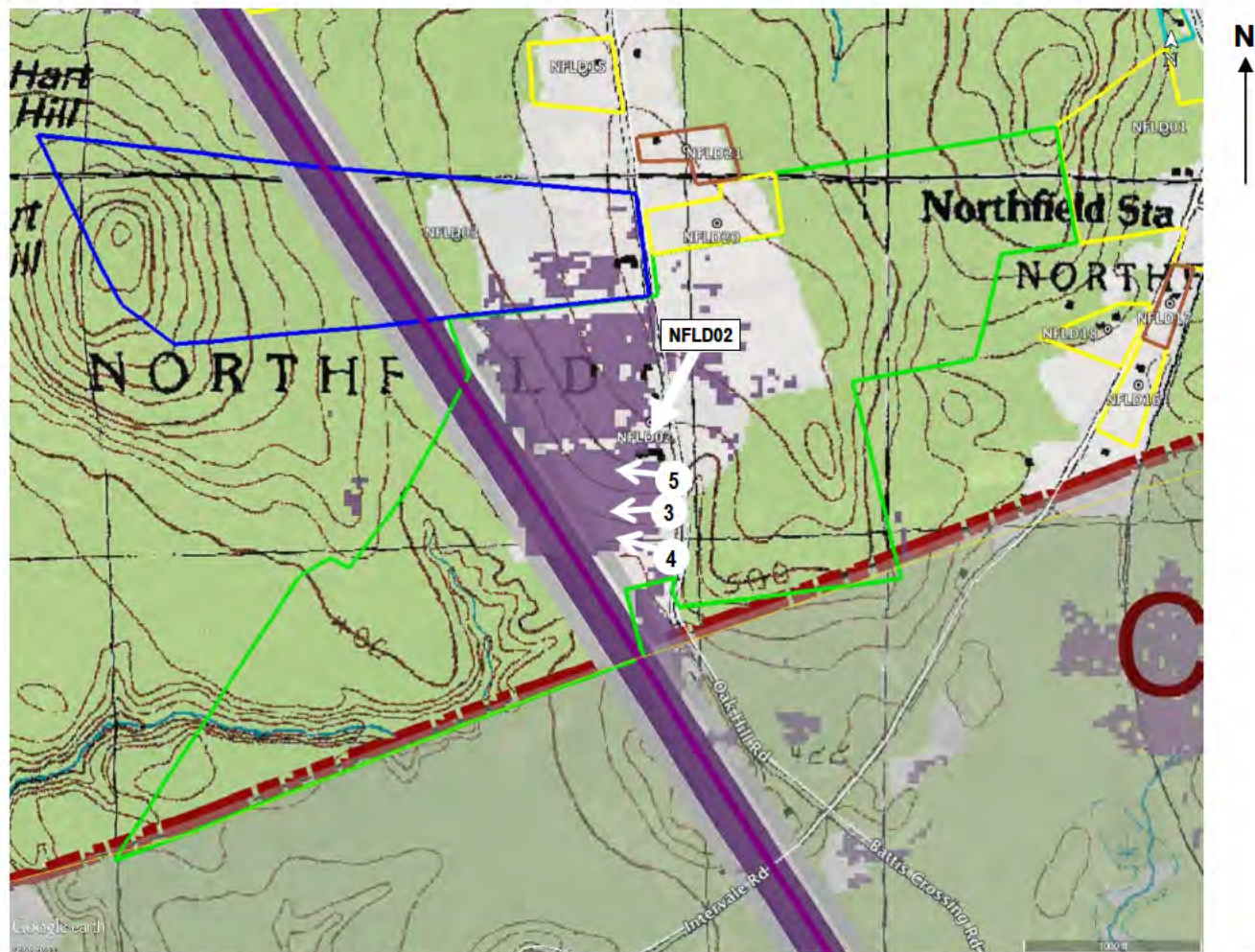
	Properties with no views of the Project		Project
	Properties with views that are so isolated, limited, or minimal that no effect is possible (see database)		Limit of APE for Historic Resources
	Properties assessed with more than minimal views of the Project		Town Boundaries (thin yellow line)
	Properties assessed and considered to be potentially National Register-eligible and potentially adversely affected by the Project		Photo Numbers
	Properties listed on the National Register, the NH State Register, or National Historic Landmarks (see database for other previously identified historic properties)		
	Properties dated 1966-1968 that currently do not meet the National Register fifty-year age-eligibility criterion (see database)		





*Historic Resource Assessment*

Property ID: NFLD02

Property Name/Address: Phelps-Yeaton Homestead/631 Oak Hill Road, Northfield, NH



Viewshed map showing NFLD02 (white arrow), Limit of APE for Historic Resources  and Project 

Property ID: NFLD02

Property Name/Address: Phelps-Yeaton Homestead/631 Oak Hill Road, Northfield, NH

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Photo 3) View towards the distribution line with transmission line beyond [2013 Field Photo: IMG\_0138]



Photo 4) View towards the distribution line with transmission line beyond [2013 Field Photo: IMG\_0137]



Property ID: NFLD02

Property Name/Address: Phelps-Yeaton Homestead/631 Oak Hill Road, Northfield, NH

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Photo 5) View towards the distribution line with transmission line beyond [2013 Field Photo: IMG\_4479]





# Northern Pass Project Historic Resource Assessment

## *Large Area/District Analysis*

*This analysis is part of a survey of historic (pre-1965) properties located in the Visual APE for the Northern Pass Project in New Hampshire, as shown on Project viewshed maps. It was prepared as part of a study for the Project's SEC application. See Methodology Statement for more information.*

**Property ID: NFLD09**

**Property Names/Addresses:**

95, 99, 110, 125 Stevens Road, Northfield,  
NH



### **I. PROPERTY DESCRIPTION AND SETTING**

This grouping of three historic houses and one c.2000 house is located in a rural/agricultural area near the Merrimack River at the west end of Stevens Road. The modern house is located on the far north end of the area, while the historic houses are located in the central section of the grouping. The existing transmission line runs northwest/southeast in this area so it is both south and west of the grouping. It is closest to the southernmost house (125 Stevens) roughly 0.41 miles to its south. The Converter Terminal is located roughly the same distance away (again on the opposite side of the river). Only one of the historic houses faces towards the Project.

This settlement is shown on the 1858 Walling Map with three houses which appear to correspond to the locations of 95 Stevens (A. & A.F. Plummer House), 110 Stevens (W.G. Plummer House) and 125 Stevens (T. & T.H. Piper House). Maps and tax cards date 99 Stevens to roughly 2000. Historic maps indicate that the south end of Stevens Road originally extended south along the river to Cross Brook, where the Plummer family operated a sawmill.

The historic houses in the grouping include a five-bay cape with additions (95 Stevens), a gable-front side-entrance with large rear addition (110 Stevens) and a two-story center-chimney, side gable house with various additions and a complex footprint (125 Stevens). (125 Stevens has an accessory building located north of the main house on Stevens Road and an outbuilding located in the fields close to the river.) 95 Stevens faces west toward the river and 110 Stevens and 125 Stevens face south towards forested areas. 125 Stevens has additions of unknown dates that likely are oriented to take advantage of river views. Open fields which run to the river are located to the west of the three historic houses; they are currently farmed and on the parcels associated with 125, and 110 and 99 Stevens. This area consists of a total of five lots. The southern tip of the area and the eastern part of the area are forested.



Property ID: NFLD02

Property Name/Address: 95, 99, 110, 125 Stevens Road, Northfield, NH

## II. NATIONAL REGISTER ELIGIBILITY ANALYSIS

### a. Significance:

*Does the area/district have potential significance under National Register of Historic Places Areas of Significance that have a visual component such as Agriculture, Architecture, Community Planning and Development, Conservation, Landscape Architecture, Recreation?*

Y ☒ N ☐

For purposes of the Project, this grouping is assumed to have significance under Criterion A for settlement/early history of the town; it may also possibly have significance under Criterion C for architecture. Significance relating to agriculture is more problematic; although there are agricultural fields around this grouping, the main farm buildings are newer and located adjacent to 99 Stevens Road, which because of its date, would not be a contributing building to the area. See Agriculture context in the "Historical Background" section of in the 2015 *Northern Pass Lakes Region Project Area Form* by SEARCH.

### b. Integrity:

*Is the area/district able to convey its significance through its physical appearance? Does the area/district appear to retain the aspects of integrity necessary to convey its historic significance? Including:*

**Design:** Y ☒ N ☐ **Setting:** Y ☒ N ☐ **Materials:** Y ☒ N ☐ **Workmanship:** Y ☒ N ☐  
**Feeling:** Y ☒ N ☐ **Location:** Y ☒ N ☐ **Association:** Y ☒ N ☐

Overall, these properties generally appear to retain integrity. Additions to the properties do not appear to significantly detract from their overall integrity. As discussed above, 99 Stevens is recent and does not contribute to the grouping.

**The area/district does not appear to have potential for National Register eligibility based on visually related areas of significance.** ☐

**GO NO FURTHER**

**The area/district appears to have potential for National Register eligibility based on visually related areas of significance.** ☒

### c. Boundary Discussion

*How much of the parcels of land associated with the historic structures appears to be part of the eligible area/district?*

Wooded areas on the house lots may not relate to the properties' significance and 99 Stevens would not contribute to this grouping.



Property ID: NFLD02

Property Name/Address: 95, 99, 110, 125 Stevens Road, Northfield, NH

### III. ASSESSMENT OF POTENTIAL VISUAL EFFECTS

*What is the visual relationship of the Project to the area/district? Will the Project noticeably alter or diminish aspects of the historic setting that might contribute to the significance of the area/district? Check as applicable:*

**The Project will be substantially visible in the main public views of the historic resources.** ☐

**The Project will create a focal point that distracts from the appreciation of the historic resources.** ☐

**The Project will be substantially visible in historically significant views from the historic resources.** ☐

**The Project will isolate the historic resources from the historic setting.** ☐

*If none are checked, then:*

**The Project does not appear to have an adverse effect on the area/district.** ☒

*If one or more of the above are checked, then:*

**The Project appears to have an adverse effect on the area/district.** ☐

*Additional comments relating to effects:*

The Project would not be visible from any of the houses or in public views of the houses. Viewshed mapping indicates that the Project may be in view of portions of the agricultural fields associated with this grouping to the west and north of the contributing buildings. 3-D modeling and further investigation shows that intervening wooded areas, the topography and the distance from the transmission line mean that any views of the Project would be minor and would be so far in the distance that they would not in any way impact the properties' integrity/significance.

Property ID: NFLD02

Property Name/Address: 95, 99, 110, 125 Stevens Road, Northfield, NH

#### **IV. SUPPORTING MATERIALS**



Bing Maps



*Historic Resource Assessment*

Property ID: NFLD02

Property Name/Address: 95, 99, 110, 125 Stevens Road, Northfield, NH



Key to Photos (Google Earth)

*Historic Resource Assessment*

Property ID: NFLD02

Property Name/Address: 95, 99, 110, 125 Stevens Road, Northfield, NH

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Photo 1) 95 Stevens [2014 Field Photo: IMG\_4489]



Photo 2) View of 99 Stevens Road (built c. 2000)

Trulia Website [http://www.trulia.com/homes/New\\_Hampshire/Northfield/sold/1000072575-99-Stevens-Rd-Northfield-NH-03276#photo-1](http://www.trulia.com/homes/New_Hampshire/Northfield/sold/1000072575-99-Stevens-Rd-Northfield-NH-03276#photo-1)



*Historic Resource Assessment*

Property ID: NFLD02

Property Name/Address: 95, 99, 110, 125 Stevens Road, Northfield, NH

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Photo 3) View of shed/farm building associated with 99 Stevens Road  
Trulia Website



Photo 4) 110 Stevens [2014 Field Photo: IMG\_4487]

*Historic Resource Assessment*

Property ID: NFLD02

Property Name/Address: 95, 99, 110, 125 Stevens Road, Northfield, NH

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Photo 5) 125 Stevens [2014 Field Photo: IMG\_4485]



Photo 6) 125 Stevens (Google)



*Historic Resource Assessment*

Property ID: NFLD02

Property Name/Address: 95, 99, 110, 125 Stevens Road, Northfield, NH

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Photo 7) Assessor's building on same lot as 125 Stevens [2014 Field Photo: IMG\_4486]

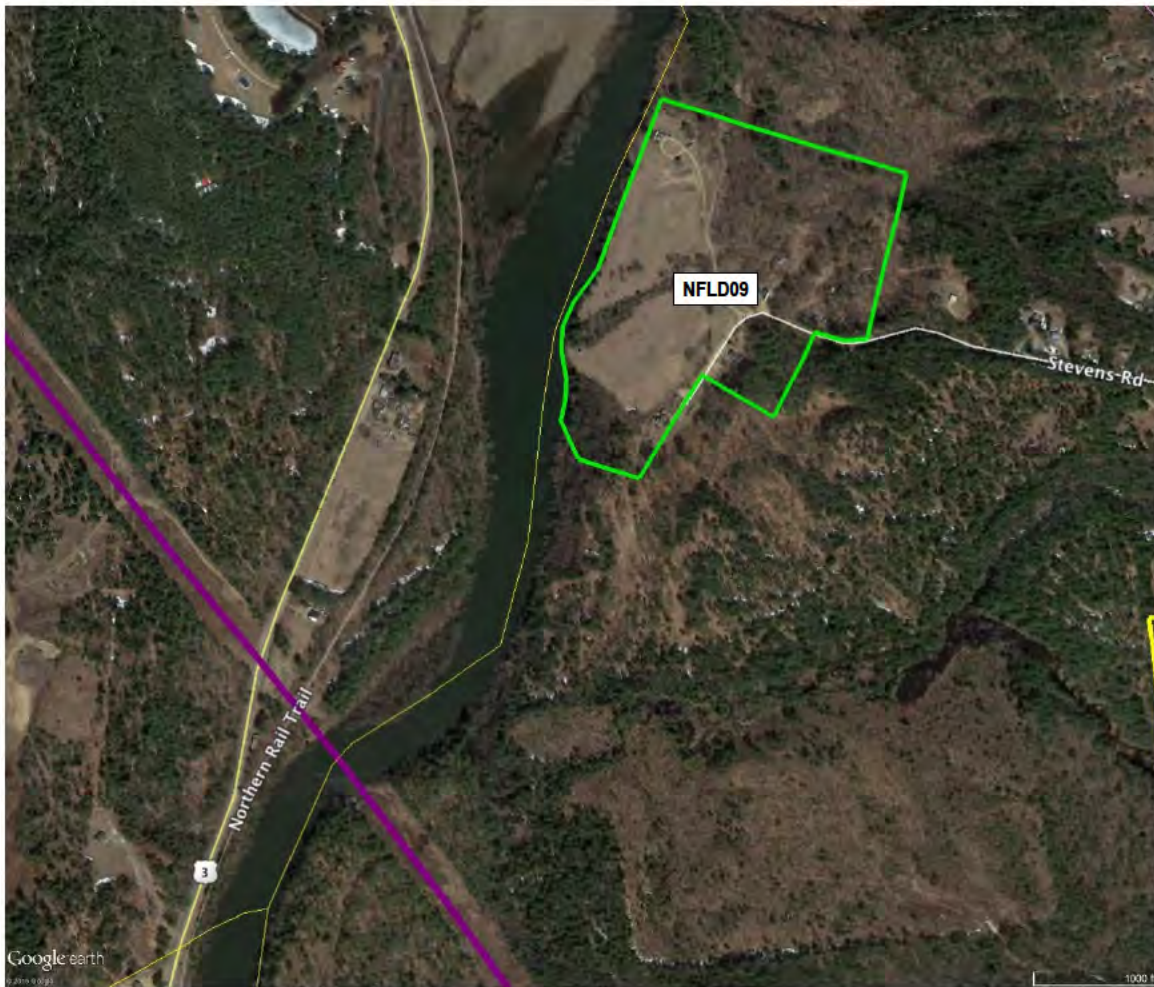


Photo 8) View looking towards Stevens Road houses [2014 Field Photo: IMG\_4482]

*Historic Resource Assessment*

Property ID: NFLD02

Property Name/Address: 95, 99, 110, 125 Stevens Road, Northfield, NH



**Map Key**

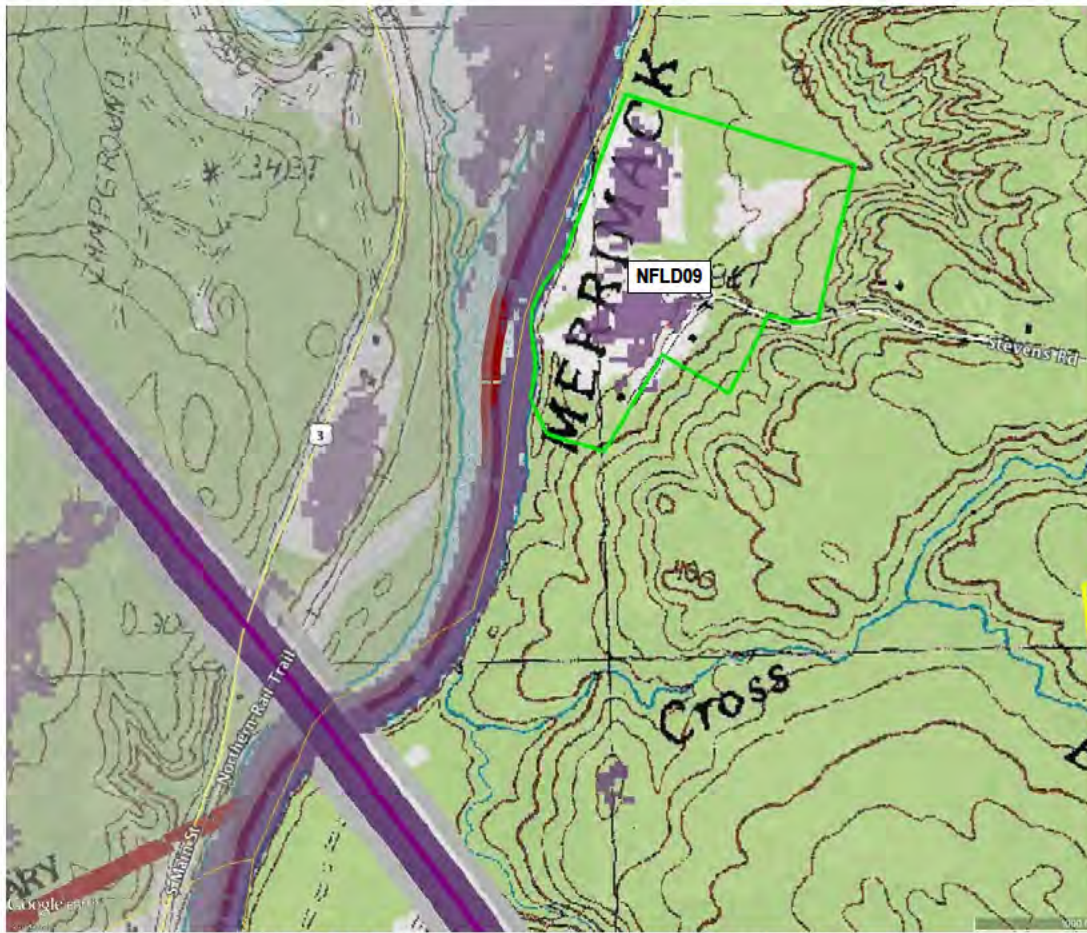
Parcel boundaries of pre-1968 properties:

<b>Yellow</b>	Properties with no views of the Project		Project
<b>Blue</b>	Properties with views that are so isolated, limited, or minimal that no effect is possible (see database)		Limit of APE for Historic Resources
<b>Green</b>	Properties assessed with more than minimal views of the Project		Town Boundaries (thin yellow line)
<b>Red</b>	Properties assessed and considered to be potentially National Register-eligible and potentially adversely affected by the Project		Photo Numbers
<b>Aqua</b>	Properties listed on the National Register, the NH State Register, or National Historic Landmarks (see database for other previously identified historic properties)		
<b>Brown</b>	Properties dated 1966-1968 that currently do not meet the National Register fifty-year age-eligibility criterion (see database)		



Property ID: NFLD02

Property Name/Address: 95, 99, 110, 125 Stevens Road, Northfield, NH



Viewshed map showing NFLD09, Limit of APE for Historic Resources - - - - - and Project - - - - -





# Northern Pass Project Historic Resource Assessment

## *Town Summary*

### FRANKLIN

#### *Summary of Historic Resources and Effects*

In Franklin, the proposed line consists of ten miles of overhead line constructed in existing rights-of-way. A 320-kV line will be constructed from the north town boundary to the proposed Franklin Converter Terminal where it will be converted from a 320-kV DC line to 345-kV AC line. The Franklin Converter Terminal will be constructed on a 119-acre lot on Route 3/South Main Street near Franklin's southern boundary (the site of FRAN02).

Within the APE, Preservation Company identified 126 pre-1966 resources, comprised of areas and individual properties. Approximately eight (8) of these are, or include, previously identified historic resources. (Some of the properties include more than one previously identified historic resources.) Thirteen (13) of the properties have potential views of the Project and were further documented on Historic Resource Assessment Forms. Of these, none appear to be potentially adversely affected by the Project.

At the Converter Terminal site (1079 South Main Street - FRAN02) the Project will require the demolition of one recent outbuilding. It is associated with a campground which operated between c.1964 and 2011 and which does not contribute to the significance of the site; for this reason the demolition will not adversely affect the property's historic significance.

#### *Previous Historic Resources Documentation*

The most prominent previously identified historic resource in the APE is the Daniel Webster Family Home/The Elms situated on South Main Street (Route 3) in West Franklin near the Merrimack River. It is a National Historic Landmark and a larger "Webster Farm" area around it has also been determined eligible for the National Register (see FRAN01). Although there may be distant views of the tops of a few structures from the field area (near the cemetery) of the property, overall the Project will not adversely affect the property.

Because the transmission line is located within a mile of Franklin's Main Street/Rt. 3, many previously identified historic resources in the city fall within the APE, including the large West Franklin Historic District (FRAN44) (which incorporates many individually eligible historic resources). Also within the APE is the Aiken Family Webster Lake Complex (FRAN21) located on the southwest side of Webster Lake. None of these previously identified historic properties will have views of the Project and thus none will be affected by the Project. An NHDHR Project Area Form (Webster Lake Road Project Area Form - Preservation Company 1998) also covered part of this area.

Part of the mainline of the Northern Railroad (now a rail trail) which has been determined eligible for the National Register also falls within the APE. In Franklin, the Northern runs from the Boscawen/Franklin town line north (roughly paralleling Route 3/the Merrimack River) and turns west near Chance Pond Road. It then runs along the south side of Webster Lake Road to the Andover Town line. Although the existing transmission line and the Project

cross the line twice, the significance of this resource relates to Transportation and Technology/Engineering, rather than visual areas of significance and it will likely not be affected by the Project. See RAIL7 for a complete discussion of the rail line and its relationship to the Project.

The Franklin Falls Historic District and the Daniel Webster Birthplace Historic Site (operated by the New Hampshire Division of Parks and Recreation) both just outside of the APE, will also not have views of the Project.

### *Geographical and Historical Context*

Relevant historical contexts for the town of Franklin are included in the 2015 *Northern Pass - Lakes Region Project Area Form* by SEARCH. Franklin was settled beginning in the 1750s, incorporated in 1828 and became a city in 1894. Its history and geography are defined by its three rivers. To the north, the Pemigewasset River runs into the center of the city; there it merges with the Winnepesaukee River to form the Merrimack River which flows through the southern half of the town. The rivers themselves were early transportation routes; later railroads (the Northern/ B & M; Franklin & Bristol/Northern and Franklin & Tilton) and roads (Route 3) followed the same paths. The waterpower of the rivers gave rise to industrialization and the development of three villages: Franklin (later West Franklin, on the west side of the Pemigewasset), Franklin Falls (later Franklin east of the Merrimack, south of the Pemigewasset) and Lower Village/Webster Place, (east side of Merrimack River south of Franklin). The Project will not be in view of Franklin or Franklin Falls Villages; there will be very limited views of the Project from the Webster Place Area (see FRAN01). The transmission line roughly parallels the Pemigewasset and Merrimack rivers, varying from a third of a mile to a mile west of the rivers. The line skirts the major developed areas of the city, and is located to the east of Webster Lake, the location of mid-to-late-nineteenth-century recreational properties.

### *History of the Transmission Line in Franklin and Existing and Proposed Structures*

In Franklin, for the portion of the line north of the Webster substation, easements were acquired in 1928-1930, 1940-42, 1949-52, 1975, 1976 and 1923-1975. Lines in this area were constructed c.1929 (66 line - not extant) and c.1952 (A-111 line). In this area, the existing 115-kV line is carried on structures ranging in height from 41' to 92.5'. The proposed Project calls for the 115-kV line to remain in place on the east side of the corridor and the new 320-kV line to be located on the west side of the corridor.

South of Webster substation, easements were acquired c.1950, c.1957, c.1949-51 and from c.1923-1975. The transmission lines in this area were built in c.1929 (66 line- not extant), c.1951 (V-182 line), and c.1966 (P-145/F-139 line). South of the Webster Substation, the two existing 115-kV transmission lines range in height from 40' to 95'.

From the Webster Substation south to the proposed Franklin Converter Terminal, the 115-kV line on the east side of the corridor will remain in place and the 115-kV line to the west will be relocated further east to make room for the 320-kV line on the west side of the corridor. From the Converter Station south to the town boundary, the 345-kV line will be located in the center of the corridor. The 115-kV line on the east side of the corridor will remain in place



Franklin

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and the 115-kV line to the west will be relocated further west to make room for the 320-kV line in the center of the corridor.

For the area south of the Webster substation, the new 320-kV line will be supported by structures ranging in height from 65' to 130'. The new 345-kV line will be supported by structures ranging in height from 90' to 120'. The relocated 115-kV lines will be supported by structures ranging in height from 42' to 105'.

*Route Description*

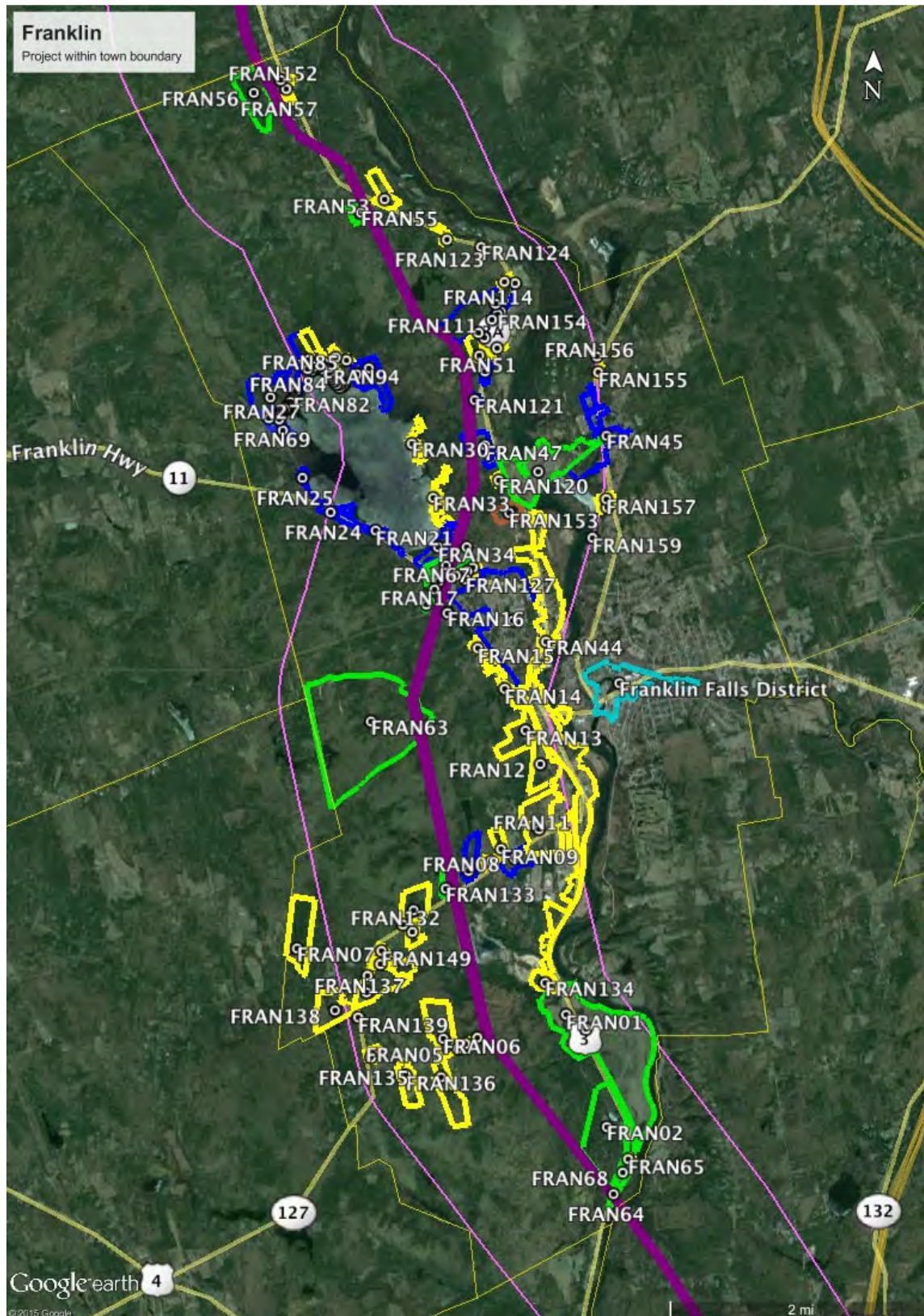
Coming from the south, the transmission line enters Franklin at the Merrimack River and immediately crosses the rail grade for the former Northern Railroad (1846) and US Route 3 before reaching the proposed location of the new Franklin Converter Terminal. The proposed Terminal would be located on the same parcel as the Burleigh House and the former Thousand Acres Family Campground (see FRAN02). The Terminal would be sited to the south and west of the existing buildings in a forested area. Plans call for the Terminal to be set back from, and not visible along, Route 3. It is in this location that the line comes closest to the Webster Farm/Daniel Webster Family Home/ Webster Place (FRAN01). Running north-northwest, the line is roughly 0.41 miles from the closest section of the larger Webster Place area, roughly 0.63 miles from the closest portion of the area previously determined as National Register-eligible and slightly further from the area designated in the National Historic Landmark Nomination. As discussed above, there will be slight views of the tips of a few Project structures in the fields near the cemetery, an area included in the 141-acre area determined eligible for the National Register in 2005. (See photo simulation in FRAN01 Form). There will be no views from any of the buildings on the site.

The line continues running northwest crossing Smith Hill Road, and Punch Brook Road (near the transfer station) and Salisbury Road. Here it crosses the parcel associated with Franklin Veterans Memorial Recreation Area (FRAN63) at Flagpole Road but because of its distance will likely not affect the visual significance of this resource. In this area the line is on the west side of Route 3/South Main Street roughly a mile west of the West Franklin Historic District (FRAN116) however there will be no views of the line from this built-up urban district. (The Franklin Falls Historic District is further to the east and outside of the APE.)

The line then angles more northeast to cross Chance Pond Road and Chance Pond Brook. It passes close to a grouping of later suburban houses at Garneau Road (FRAN18), crosses the Northern Railroad right-of-way and then passes to the adjacent Franklin Substation. After crossing Route 11 the line passes through the center of Webster Lake Terrace subdivision (including Oriole, Wren, Robin, Lark and Lake Streets) (FRAN35). This subdivision was developed beginning c.1930 however it lacks integrity as a district. The line passes to the east of the Lake City/Webster Avenue District (FRAN34), an area of older lakeside resources near Webster Lake. The line then goes between the lake and Route 3A and is 0.44 miles west of the Franklin Falls Dam (FRAN62). At the dam crest, the Project will be visible in views of a small area to the west. However views will be distant and not substantial enough to affect the historic resource. The line continues northward eventually crossing Route 3A/ Hill Road twice then crossing Bennett Brook Road south of the Hill town line.

Franklin

Mapping – Project within Town Boundary Map














## Franklin

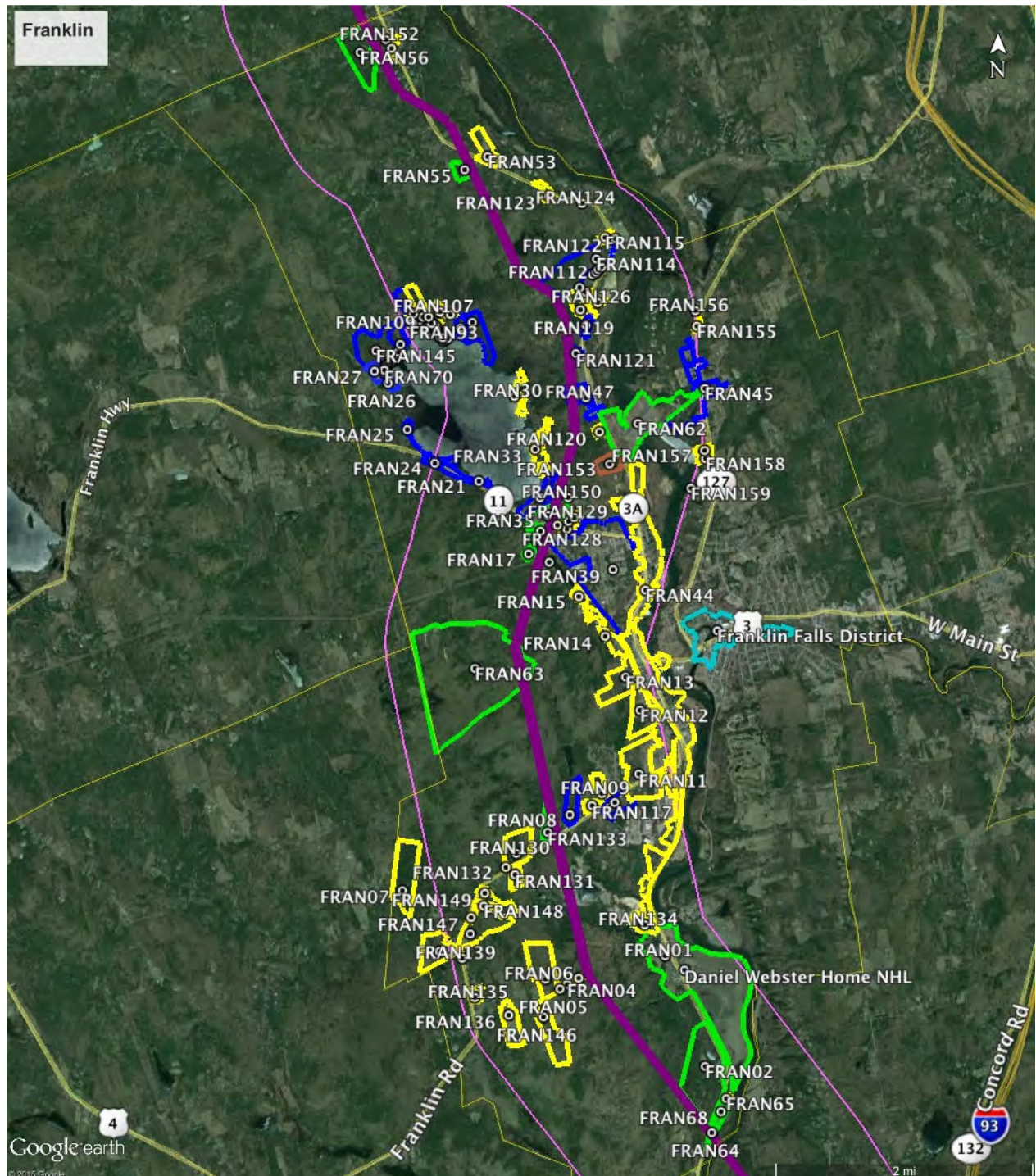
### Map Key

Parcel boundaries of pre-1968 properties:

	Properties with no views of the Project		Project
	Properties with views that are so isolated, limited, or minimal that no effect is possible (see database)		Limit of APE for Historic Resources
	Properties assessed with more than minimal views of the Project (see Historic Resources Assessment)		Town Boundaries (thin yellow line)
	Properties assessed and considered to be potentially National Register-eligible and potentially adversely affected by the Project (see Historic Resources Assessment)		
	Properties listed on the National Register, the NH State Register, or National Historic Landmarks (see database for other previously identified historic properties)		
	Properties dated 1966-1968 that currently do not meet the National Register fifty-year age-eligibility criterion (see database)		

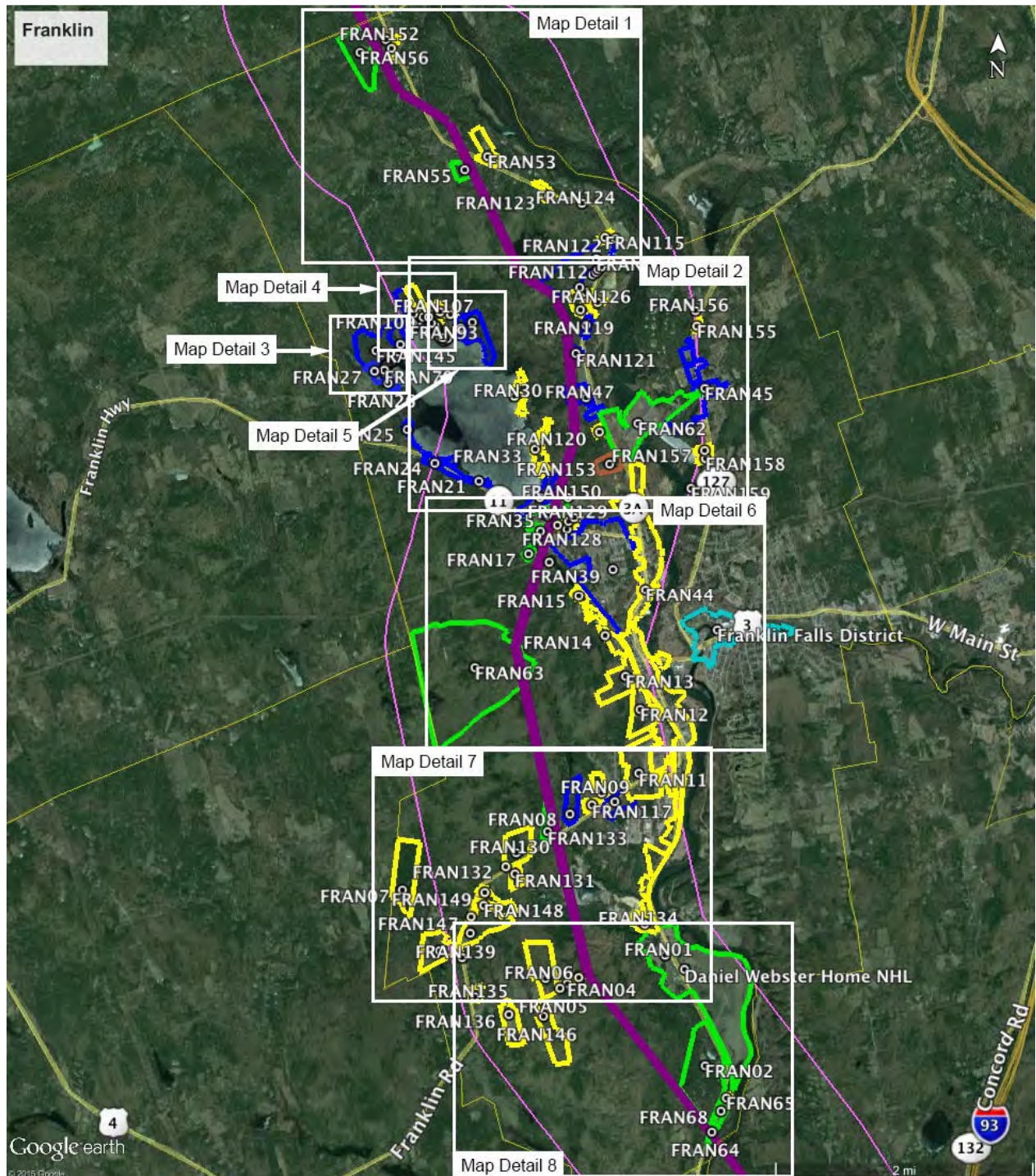
Franklin

Mapping – Overall Project Map





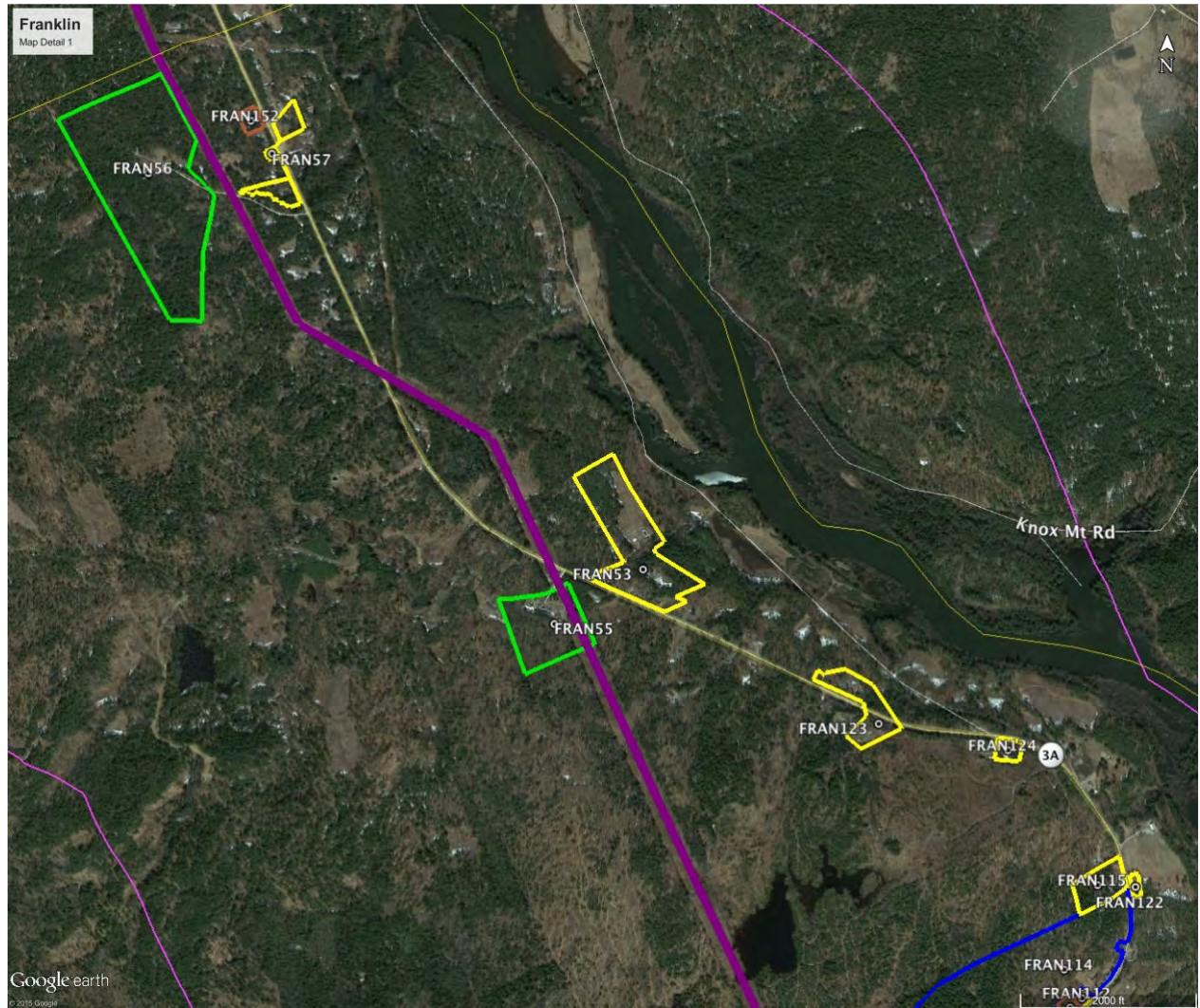
Mapping – Key to Detail Maps



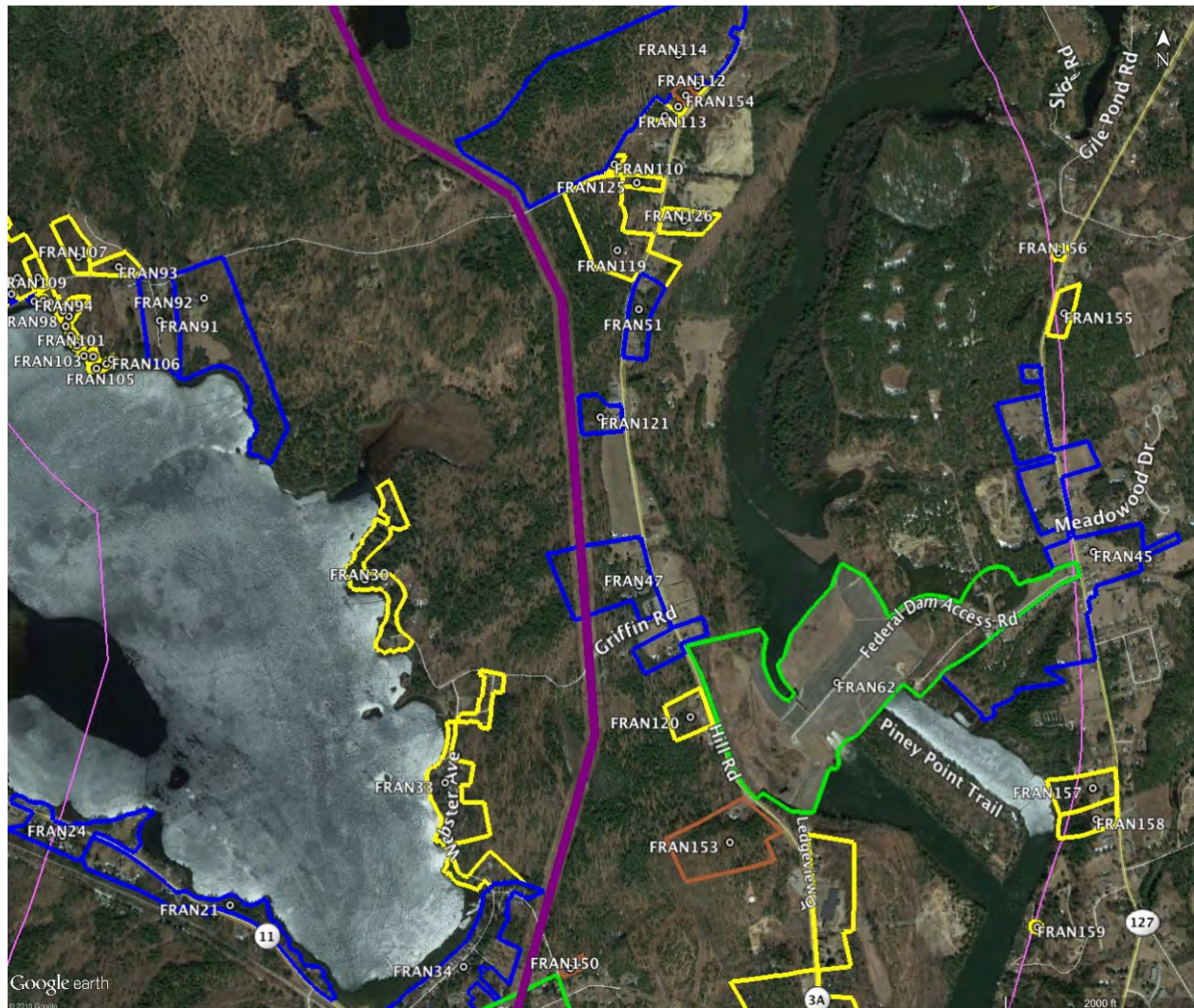


Franklin

Mapping – Detail Maps from North to South







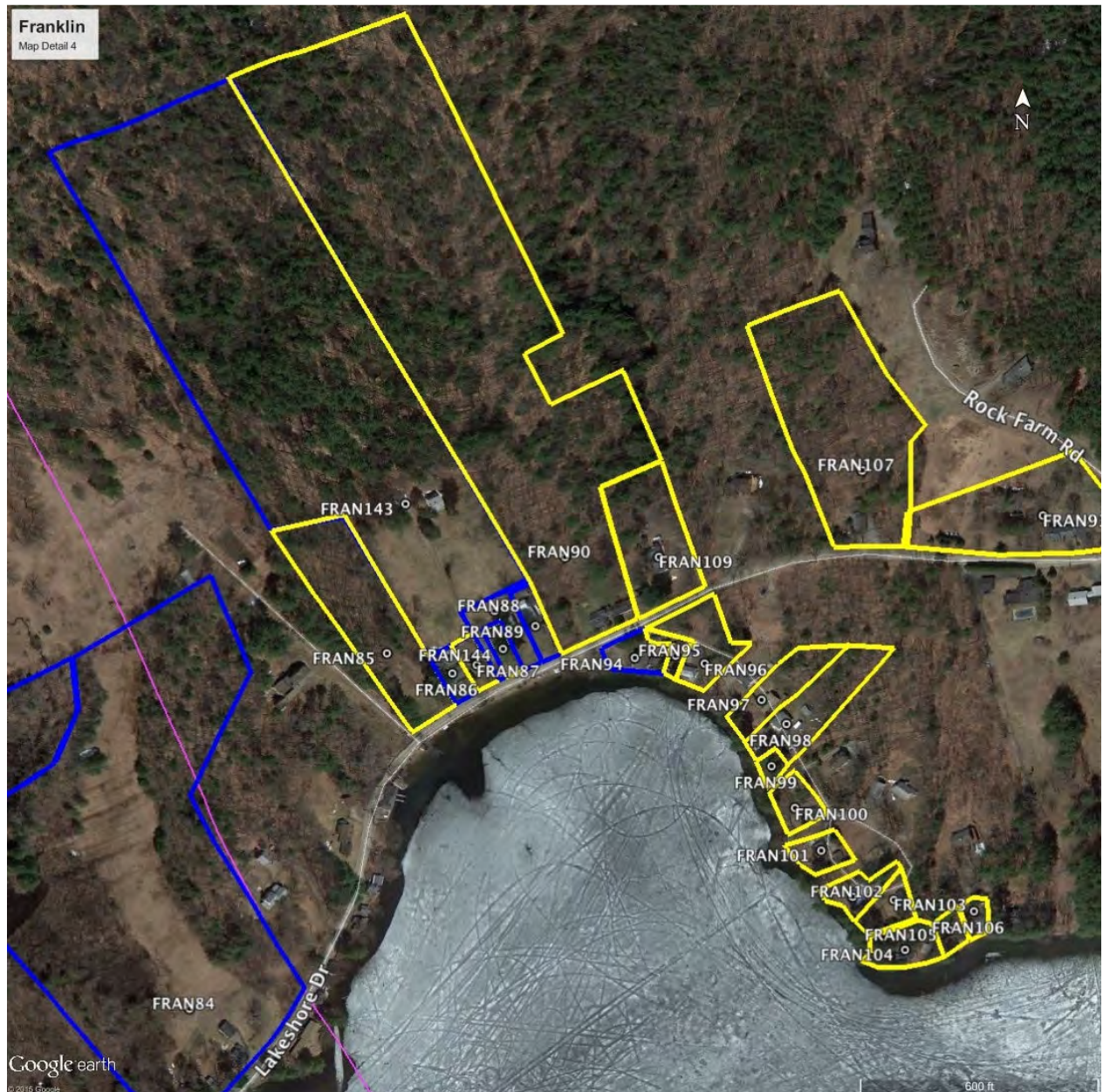


Franklin





Franklin





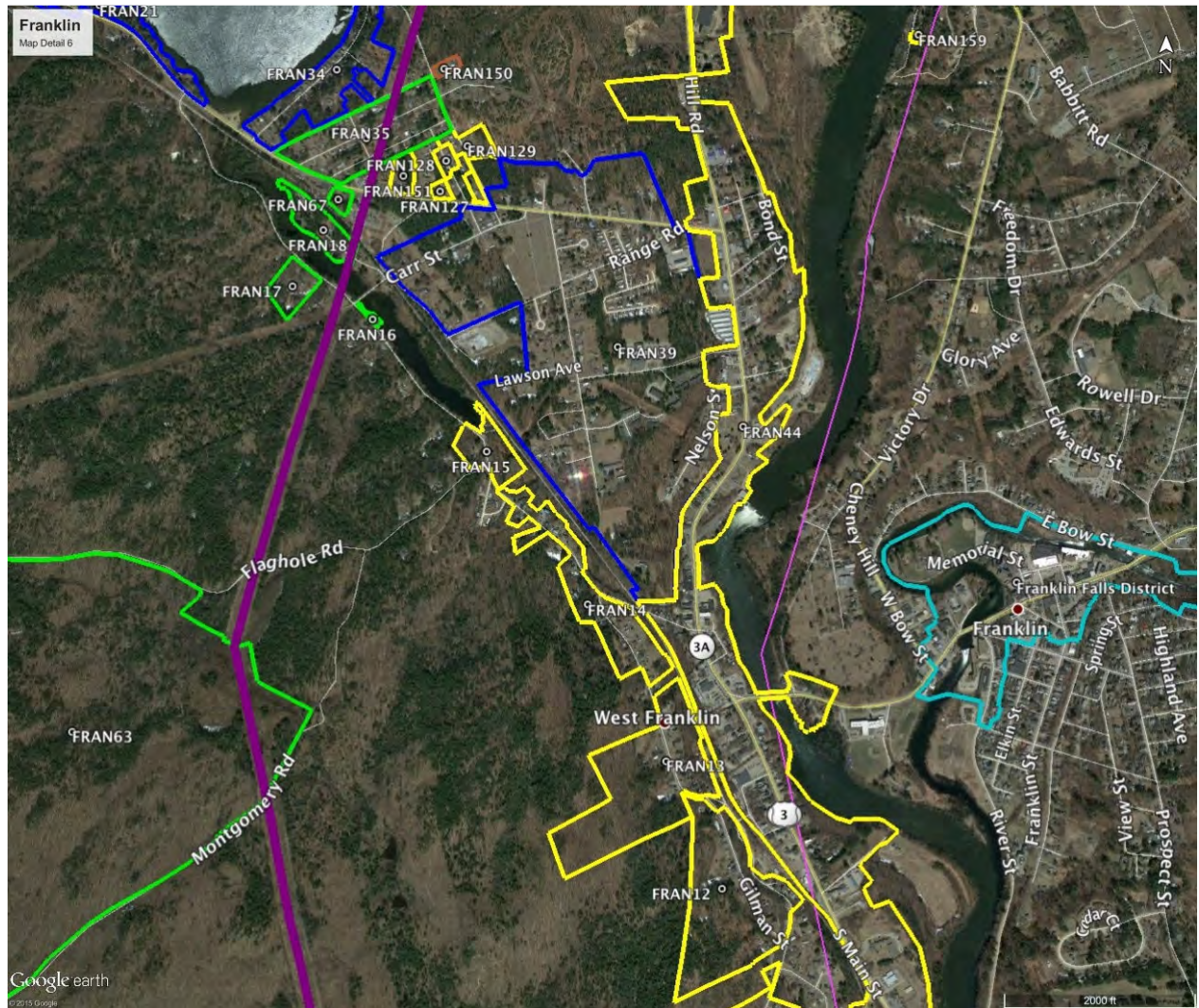
Franklin





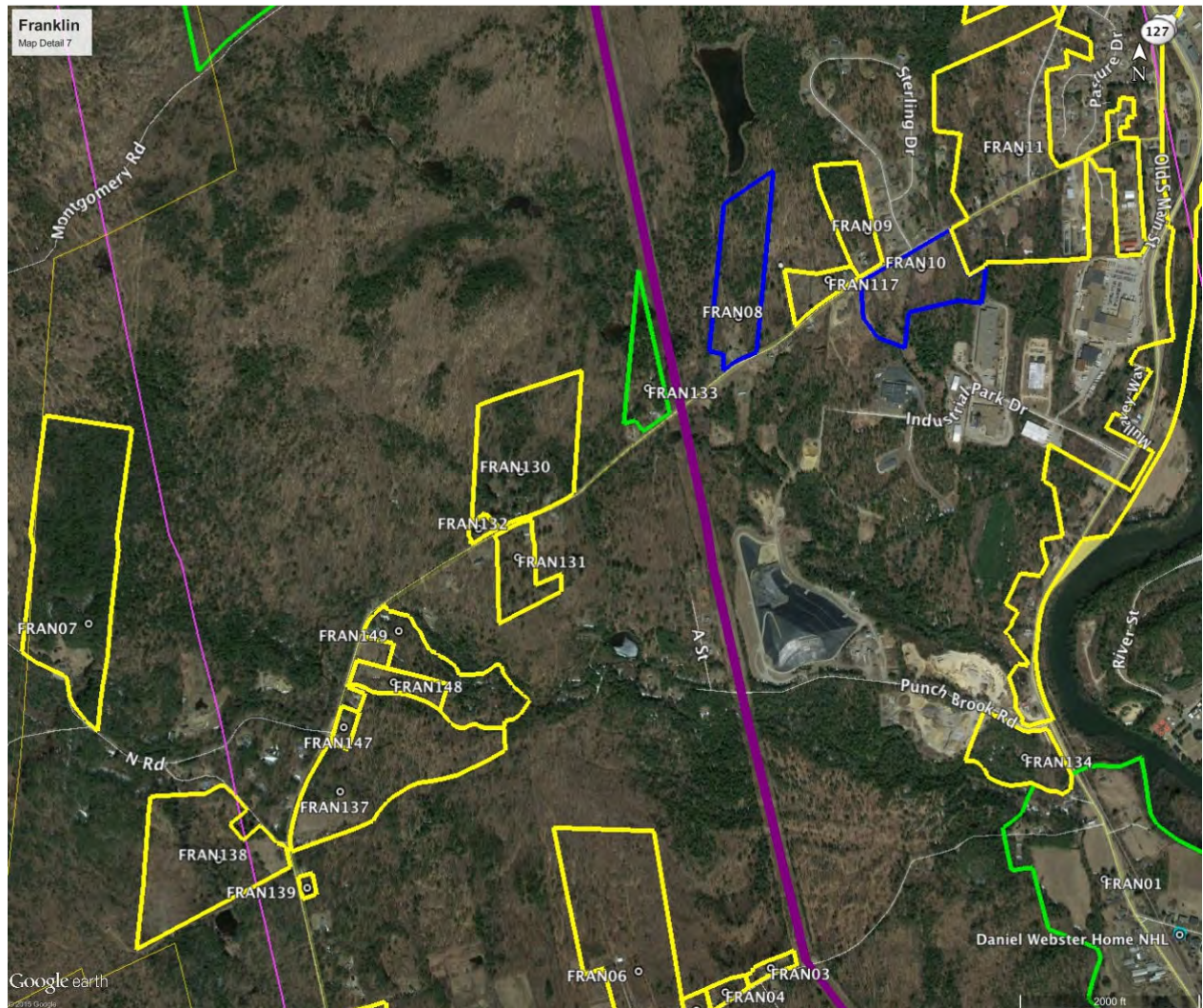
*Town Summary*

Franklin



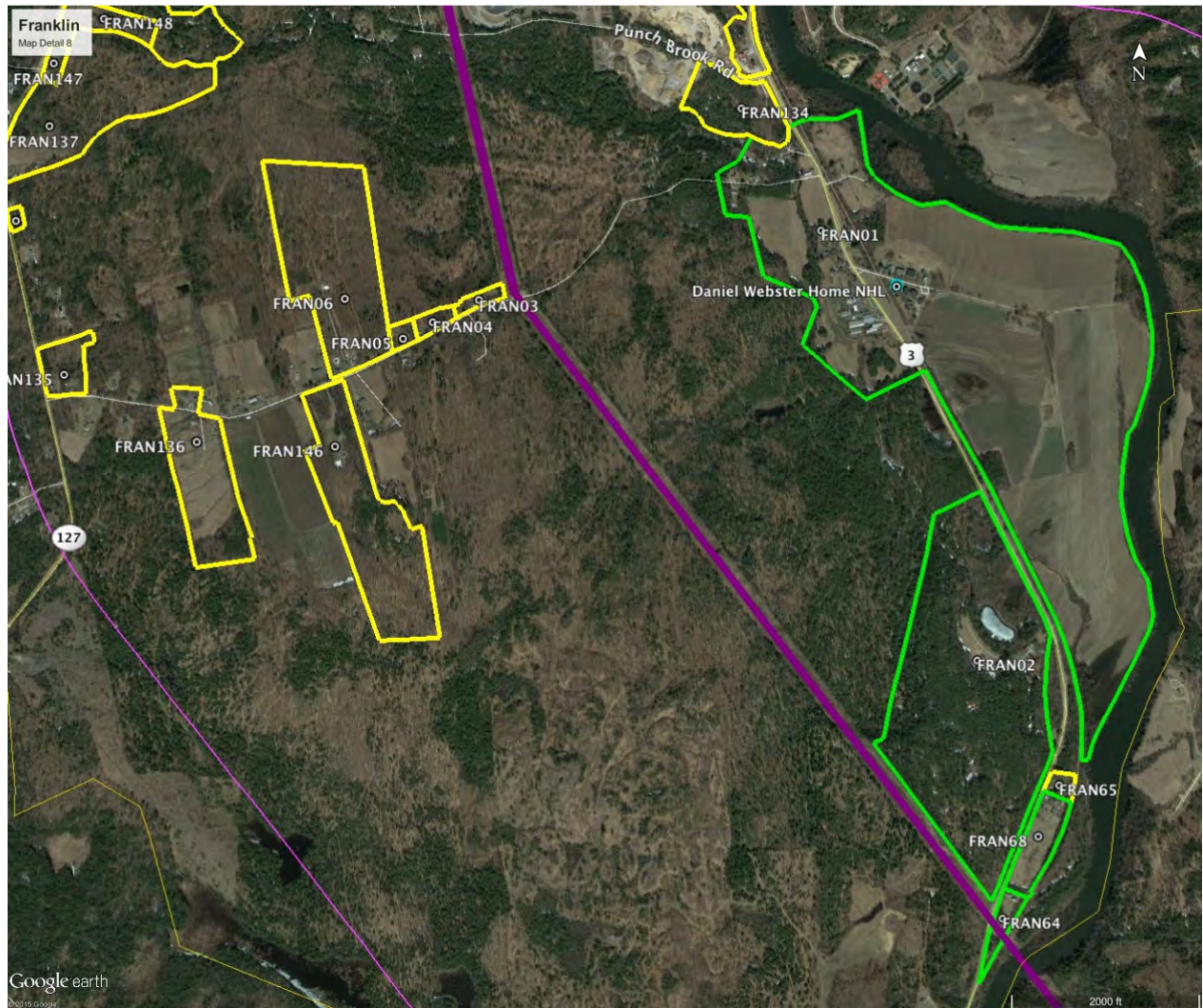


Franklin





Franklin







# Northern Pass Project Historic Resource Assessment

## *Table of Historic Resources*

### FRANKLIN

#### Key to Categories



Yellow

Properties with no views of the Project



Blue

Properties with views that are so isolated, limited, or minimal that no effect is possible



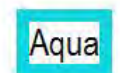
Green

Properties assessed with more than minimal views of the Project (see Historic Resources Assessment)



Red

Properties assessed and considered to be potentially National Register-eligible and potentially adversely affected by the Project (see Historic Resources Assessment)



Aqua

Properties listed on the National Register, the NH State Register, or National Historic Landmarks



Brown

Properties dated 1966-1968 that currently do not meet the National Register fifty-year age-eligibility criterion





Category	Town	Address	ID	Latitude	Longitude	Single or Multiple Property	Name	PROPERTY INFORMATION	Photo ID	PREVIOUS HISTORIC RESOURCES DOCUMENTATION	Visual Relationship to Project
	Franklin	911, 913*, 916, 917, 921, 923, 925 S. Main St., Holy Cross Rd., Doucette Dr., Sophie Rd., 3-39 Smith Hill Rd.	FRAN01	43.406541	-71.652102	S	Webster Farm/Daniel Webster Family Home and Webster Place	SEE FORM; Aqua is DOE boundary	164-170	NHL (part) * SR + Determination of Eligibility (NHDHR Survey FRA0028-30)	SEE FORM
	Franklin	1079 South Main Street	FRAN02	43.396012	-71.648236	S	Thousand Acres Family Campground	SEE FORM	2009-2032		Planned location of NP Converter Terminal [SEE FORM]
	Franklin	177 Smith Hill Road	FRAN03	43.405673	-71.669017	S		c.1940 Cape located on a 1.96 acre parcel.			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	203 Smith Hill Road	FRAN04	43.403754	-71.67466	S		c.1960 building located on a 1.77 acre parcel.			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	213 Smith Hill Road	FRAN05	43.404652	-71.67196	S		c.1960 building located on a 1.62 acre parcel.			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	247 Smith Hill Road	FRAN06	43.40367	-71.674244	S	Smith Hill Farm	c.1900 building located on a 44.87 acre parcel.			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	131 North Road	FRAN07	43.414199	-71.696839	S	Daniel Webster Birthplace State Historic Site (not in APE)	State historic site at location of Webster's birthplace. According to park website: "In 1910 the [Webster birthplace site] was acquired by the Webster Birthplace Association, the original cellar hole was located and cleared, and the frame house [reportedly his birthplace] moved back to its original foundation. In 1917 the restored house and 155 of the farm's original acres were deeded to the State of New Hampshire. However reportedly much or all of the standing structure is a reconstruction.			Outside APE. The Project is located 1.3 miles to the east of this parcel and would not be visible.
	Franklin	203 Salisbury Road	FRAN08	43.423173	-71.6703	S		Late-19th or early-20th c. Foursquare			The Project is located approximately .15 miles west of this parcel. Viewshed maps indicate intermittent views of the Project from parts of this parcel. However there is a forested area to the west and the house faces south. Views of the Project would be likely only from the driveway.
	Franklin	133 Salisbury Road	FRAN09	43.425908	-71.665201	S		Late 19th-c. farmhouse on 10.37 acre parcel			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	100, 110, 116, 122, 134 Salisbury Road	FRAN10	43.425601	-71.664781	M	South side Salisbury Road, near Sterling Dr.	This grouping includes houses of varying eras, mostly small frame structures including a high-posted cape and early-to-mid 20th century cottage. 134 Salisbury is a connected farmhouse with a tax card date of 1791, the main house has been altered.		New Hampshire State Historic Site	The transmission line is located roughly a half mile west of this area. Viewshed maps indicate a potential view from behind 134 and 122 Salisbury both of which face north, away from the line. Intervening topography, and vegetation will prevent any but the most minor views of the Project.
	Franklin	10-83 Salisbury Rd., 23-103 Thunder Rd, 1-12 Fair St.	FRAN11	43.427937	-71.659281	M	Salisbury Rd, Thunder Rd and Fair St. Grouping	Residential area consisting of late-19th to mid-20th century resources: Capes, Gable Fronts, Gable and Wings, small one-story cabins			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	Gilman Street; northern Thunder Road	FRAN12	43.435943	-71.658116	M	Gilman Street	Includes 90 Gilman St (1978); 87 Gilman Street (1985); 86 Gilman Street (red clapboard, 1981); 83 Gilman St (1890); 71 Gilman Street (1890); 65 Gilman St (1930); 57 Gilman St (1870); 39 Gilman St (1890)			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	Southern Summit Street, Valley Street	FRAN13	43.439392	-71.661355	M		Includes south half of Summit Street and Valley Street			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	191-207 Chance Pond Road, northern Summit Street	FRAN14	43.444297	-71.664456	M	Chance Pond Road	Includes upper Summit Street, 191 Chance Pond Road (1900); 197 Chance Pond Road (1890); 207 Chance Pond Road (1800).			Viewshed maps and field review indicate the Project will not be visible.

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	Franklin	208 Chance Pond Road	FRAN15	43.449255	-71.669049	M		c.1843 building located on a 1.42 acre parcel.			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	269 Chance Pond Road	FRAN16	43.452817	-71.673633	S		SEE FORM	2065-2072 (taken 2014)		SEE FORM
	Franklin	302 Chance Pond Road	FRAN17	43.453991	-71.676541	S		SEE FORM	0174-0187		SEE FORM
	Franklin	2, 3, 5 and 7 Garneau Road	FRAN18	43.454821	-71.675238	M	Garneau Road Area	SEE FORM	0180; 2073-2075 (taken 2014)		SEE FORM
	Franklin	201, 196, 199 Webster Lake Road, Log Cabin Road	FRAN21	43.45978	-71.681297	M	Aiken Family Webster Lake Complex	5 Acre site, significant complex of log cabins and wood cottages (1870-1950) that functioned as a summer home for the Aiken family and as a tourist business. (See NHDHR form)		Determination of Eligibility (NHDHR Survey FRAN003)	Viewshed maps indicate intermittent views of the Project from this resource, particularly to the south (where it is closest to the line). Topography and extensive vegetation in between will minimize potential views of the project. Houses face northeast towards the lake, where the distance from the line (.6 mile) would mean any views would be distant.
	Franklin	299, 301, 305, 309, 312, 316, 320, 324, 326, 333, 339, 341 Webster Lake Road	FRAN24	43.464294	-71.691337	M	Webster Lake Road Area	Originally predominantly seasonal houses of various types and vintages, many lack integrity. Predominantly mid-to late 20th century			Part of this resource is outside of the APE. The transmission line runs south/north 1 mile to the east. Viewshed maps indicate views of the Project from the adjacent water, however they were not observable on site and distance, vegetation and varied topography prevent or limit these potential views..
	Franklin	3-46 Lake Shore Drive	FRAN25	43.465956	-71.694647	M	Lower Lake Shore Drive	Originally seasonal houses of mixed types and eras. Although a number of the houses are turn-of-the century vintage many have been significantly enlarged/alterd so they no longer have integrity.			Outside of the APE. Viewshed maps indicate intermittent views of the Project from from different parts of this property and from the adjacent water, however views of the existing line were not observable onsite and distance, vegetation and varied topography will prevent or limit these potential views..
	Franklin	119 Lake Shore Drive	FRAN26	43.473036	-71.699207	S		c.1947 building located on a 5.2 acre parcel.			Outside of the APE. Viewshed maps indicate intermittent views of the Project from this property and from the adjacent water, however views were not observable onsite and distance, vegetation and varied topography will prevent or limit these potential views..
	Franklin	7 Apple Farm Road	FRAN27	43.474344	-71.701272	S		This is a c.1820 (tax card date) connected farmstead, set on a hill at the corner of Apple Farm Road and Lake Shore Drive. It is set far back from either road on a 10.56 acre parcel.			Outside of the APE. Viewshed maps indicate intermittent views of the Project from the south slope of this property (no views are shown from the house). However, any views would be so far in the distance that they would be insignificant.
	Franklin	28, 32, 34, 36, 46, 56, 62, 68, 72, 78, 82, 86, 90, 98, 100 Pine Colony Road	FRAN30	43.47388	-71.678043	M	Pine Colony	Seasonal dwellings set in a forested area along the east side of Webster Lake. Generally smaller lots, tax card dates for the houses go from 1914 (90 Pine Colony) to 1961 (56 & 62 Pine Colony).			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	2-24 Smiling Hill Road	FRAN32	43.468393	-71.673944	M	Smiling Hill Road	11 Smiling Hill (c.1952 Cottage); 20 Smiling Hill (c.1960 house); 22 Smiling Hill Road (c.1950 cottage); 24 Smiling Hill Road (c.1965 Ranch).			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	176, 179, 182, 186, 202, 229, 252, 255, 266, 269, 272, 276, 281, 284 Webster Avenue	FRAN33	43.464149	-71.675805	M	East Webster Lake	176 Webster Avenue (c.1890); 179 Webster Avenue (c.1958); 182 Webster Avenue (c.1890); 186 Webster Avenue (c.1890); 202 Webster Avenue (c.1912); 229 Webster Avenue (c.1940); 252 Webster Ave (c.1940); 255 Webster Ave (c.1963); 266 Webster Ave (c.1940); 269 Webster Ave (c.1965); 272 Webster Ave (c.1927); 276 Webster Ave (c.1930); 281 Webster Ave (c.1955); 284 Webster Ave (c.1900)			Viewshed maps and field review indicate the Project will not be visible.



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	Franklin	6-134 Webster Avenue, 2-22 Arna Lane, 53, 57, 75 Lark St.	FRAN34	43.459341	-71.676375	M	Lake City/Webster Avenue District	This group of older lakeside resources along Webster Avenue ("called "Lake City" on Hurd Map) was a turn-of-the-century summer colony. Earliest houses were located along the water, later houses were built on the other side of Webster Avenue. By the 1950s cabins were being built in the woods behind Webster Avenue (access via Arna Ln and Lark St). reservation Company 1998)		See Webster Lake Road Area Project Area Form (Preservation Company 1998)	The transmission line runs to the east of this area. Viewshed maps generally indicate no views from this area with the exception of 100 Lake Ave., 75 Lark St. and 10 Arna Ln. where the Project is adjacent to the rear lot lines. For these properties, varied topography and vegetation will minimize or prevent significant views from the historic resources. Orientation of the resources is away from the line.
	Franklin	South side Lark St, Robin St, Oriole St, Wren St bounded by Webster Lake Rd and Lake Ave	FRAN35	43.456963	-71.674851	M	Webster Lake Terrace Subdivision	SEE FORM	195, 198, 199-209	Not recommend for further study, see Webster Lake Road Area Project Area Form (Preservation Company 1998). 376 Lark St. Determination of Eligibility (not eligible, NHDHR Survey FRA0021)	SEE FORM
	Franklin	Parts of Webster Lake Road (Rt.11) Carr, Colby Streets, Lake and Kidder Avenues. All of Daniel Webster Drive, Lawson Avenue, Range Road, Morrill Court, Franklin Knolls, Kimball Road, Hillside Circle, Spruce Court, Plains Court, Daisy Lane, Rose Lane, Lily Lane, Lilac Lane, Ivy Lane, Laxon Avenue, Pinecrest Circle and Kidder Avenue.	FRAN39	43.452575	-71.665299	M	West Side neighborhood	This area of mixed, largely mid-20 <sup>th</sup> century single-family, and later multi-family dwellings was included in the Webster Lake Road Area Project Area Form (Preservation Company 1998). The form did not recommend any further study of the area. (In general the area lacked both significance and integrity.) The area was developed largely after 1928-29 when this part of Route 11 was constructed. According to the form, Holy Cross Cemetery (1873) may have significance linked to French Canadians in the city. The J.B. Tilton House at 57 Carr Street may also have historical significance			The transmission line runs southwest/northeast west of this area. Viewshed maps indicate intermittent views of the Project from isolated portions of this area (possibly including Holy Cross Cemetery). The area was analyzed in a 1998 cultural resource survey and considered not to warrant further study due to its lack of integrity. There is a large existing transmission line that runs through the west side of this area.
	Franklin	Central Street between Daniel Point Road and E. Bow Street		43.445046	-71.644763	M	Franklin Falls (outside of APE)	Franklin Falls Historic District is outside of the APE		A number of resources in the district were previously surveyed for Determination of Eligibility or listed on the NR	Viewshed maps and field review indicate the Project will not be visible.
	Franklin	Main Street between Webster Place and Webster Dam	FRAN44	43.416639	-71.657856	M	Main Street Corridor (includes West Franklin Historic District)	This is a large mixed grouping of resources located along Main Street. It includes residential, commercial and light industrial structures from a variety of different eras. The resources are related only by their location. Aside from the already existing HD (West Franklin HD) there are no obvious districts in the grouping. There are a handful of individual historic resources previously determined eligible and potentially eligible individual buildings.		Numerous Determinations of Eligibility include: NHDHR Survey FRA0001, 101-103, 105,106, 115,116,123-129 West Franklin District includes: FRA0013, 104,107-114, 117-122, 130-134,139-150	Viewshed maps and field review indicate the Project will not be visible.
	Franklin	122-236 New Hampton Road	FRAN45	43.474708	-71.650874	M	New Hampton Road Area	This area consists of a number of mid 19th to early 20th Century houses, set largely in an open setting (with later in ill). Some originally associated w/farms. Most have smaller (average 3-acre) parcels which are not farmed. Houses include capes, gable-fronts etc.			The transmission line is located roughly a mile from this grouping (part of it is outside the APE). Viewshed maps indicate a few intermittent views of the Project from scattered sites in the area. Given the distance from the line and factors such as topography and vegetation it is unlikely views will be appreciable.

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	Franklin	215, 216, 234, 246, 250, 254 Hill Road	FRAN47	43.472668	-71.667799	M	Hill Road Houses	Mixed grouping of frame houses including a small one-story side gable with full porch, a gable front and capes. Most date from the early to mid 20th century. Also includes one commercial building.			The transmission line is located approximately .15 mile west (across the street) of the more southern house in this grouping. Viewshed maps indicate intermittent views of the Project near the southern house, however there is an intervening forested hill on the west side of road which should block views of the line.
	Franklin	341, 373 Hill Road	FRAN51	43.48057	-71.667906	M		Both c.1950 houses			The transmission line is located approximately .1 mile west (behind) the houses on the west side of the street (the line runs through the
	Franklin	Hill Road and Old Call Road	FRAN53	43.498178	-71.683473	M		3 Old Call Road (c.1955); 28 Old Call Road (c.1940); 767 Hill Road (c.1960); 761 Hill Road (c.1960); 751 Hill Road (c.1940)(houses)			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	14 Timberland Drive	FRAN55	43.497581	-71.686761	S	Former Pine Grove	SEE FORM	0149-0153		SEE FORM
	Franklin	68 Bennett Brook Road	FRAN56	43.511026	-71.703051	S		SEE FORM	217-226		SEE FORM
	Franklin	1008, 1024, 1029 Hill Road	FRAN57	43.511315	-71.69825	M		1029 Hill Road (c.1940); 1024 Hill Road (c.1950); 1008 Hill Road (c.1940) (houses)			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	Federal Dam Access Road [location of dam] . 46 Granite Dr., Franklin, NH [Administrative Offices] both sides of Pemi River	FRAN62	43.468977	-71.659312	S	Franklin Falls Dam [Recreation Area] (Army Corps of Engineers)	SEE FORM	154-157, 465-479	ACE Inventory Survey CRM plan for dam (?)	SEE FORM
	Franklin	266 Flag Hole Road	FRAN63	43.444923	-71.691129	S	Franklin Veterans Memorial Recreation [Ski] Area	SEE FORM	480-482; 2047-2059, 2060 (taken 2014)		SEE FORM
	Franklin	1300 South Main Street	FRAN64	43.386774	-71.648762	S		SEE FORM	484-489; 2001-2007 (taken 2014)		SEE FORM
	Franklin	1200 South Main Street	FRAN65	43.391864	-71.646165	S		Brick Federal house on a 1.55 acre parcel.	490 - 492		Viewshed maps and field review indicate the Project will not be visible.
	Franklin	136 Webster Lake Rd	FRAN67	43.456533	-71.674759	S		SEE FORM	2076-2078 (taken 2014)		SEE FORM
	Franklin	1204 South Main Street	FRAN68	43.391292	-71.64633	S		SEE FORM	2009-2013 (taken 2014)		SEE FORM
	Franklin	123 Lake Shore Drive	FRAN69	43.474393	-71.69949	S	Crowley Cabin Remains				Viewshed maps and field review indicate the Project will not be visible.
	Franklin	143 Lake Shore Drive	FRAN70	43.474797	-71.699777	S		c.1935 house on a 6,971 sqft parcel.			Outside of the APE. Viewshed maps indicate intermittent views of the Project from the adjacent water, however views were not observable on site and distance, vegetation and varied topography
	Franklin	147 Lake Shore Drive	FRAN71	43.474753	-71.699399	S		c.1950 House on a 0.26 acre parcel.			Outside of the APE. Viewshed maps indicate intermittent views of the Project from the adjacent water, however views were not observable on site and distance, vegetation and varied topography
	Franklin	151 Lake Shore Drive	FRAN72	43.475063	-71.699237	S		c.1950 house on a 9,583 sqft parcel.			Outside of the APE. Viewshed maps indicate intermittent views of the Project from the adjacent water, however views were not observable on site and distance, vegetation and varied topography



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	Franklin	153 Lake Shore Drive	FRAN73	43.475172	-71.699103	S		c.1930 house on a 4,356 sqft parcel.			Outside of the APE. Viewshed maps indicate intermittent views of the Project from the adjacent water, however views were not observable on site and distance, vegetation and varied topography
	Franklin	155 Lake Shore Drive	FRAN74	43.475268	-71.698984	S		c.1930 house on 4,317 sqft parcel.			Outside of the APE. Viewshed maps indicate intermittent views of the Project from the adjacent water, however views were not observable on site and distance, vegetation and varied topography
	Franklin	161 Lake Shore Drive	FRAN75	43.475513	-71.698554	S		c.1960 house located on a .13 acre parcel.			Outside of the APE. Viewshed maps indicate intermittent views of the Project from the adjacent water, however views were not observable on site and distance, vegetation and varied topography
	Franklin	163 Lake Shore Drive	FRAN76	43.475564	-71.698397	S		c.1950 house located on a 8,276 sqft parcel.			Outside of the APE. Viewshed maps indicate intermittent views of the Project from the adjacent water, however views were not observable on site and distance, vegetation and varied topography
	Franklin	165 Lake Shore Drive	FRAN77	43.47569	-71.69821	S		c.1950 house			Outside of the APE. Viewshed maps indicate intermittent views of the Project from the adjacent water, however views were not observable on site and distance, vegetation and varied topography
	Franklin	167 Lake Shore Drive	FRAN78	43.475817	-71.698016	S		c.1960 House located on a 7,405 sqft parcel.			Outside of the APE. Viewshed maps indicate intermittent views of the Project from the adjacent water, however views were not observable on site and distance, vegetation and varied topography
	Franklin	169 Lake Shore Drive	FRAN79	43.475931	-71.697831	S		c.1965 house located on a 7,405 sqft parcel.			Outside of the APE. Viewshed maps indicate intermittent views of the Project from the adjacent water, however views were not observable on site and distance, vegetation and varied topography
	Franklin	174 Lake Shore Drive	FRAN80	43.476291	-71.697588	S		c.1945 house located on a 8,712 sqft parcel.			Outside of the APE. Viewshed maps indicate intermittent views of the Project from the adjacent water, however views were not observable on site and distance, vegetation and varied topography
	Franklin	178 Lake Shore Drive	FRAN81	43.476417	-71.697407	S		c.1936 house located on a 0.35 acre parcel. It has a closed in front porch, tin roof and dormer.			Outside of the APE. Viewshed maps indicate intermittent views of the Project from the adjacent water, however views were not observable on site and distance, vegetation and varied topography
	Franklin	184 Lake Shore Drive	FRAN82	43.476766	-71.697094	S		This parcel consists of two c.1935 cabins with closed in porches and hipped roofs. It is located on a 8,276 sqft parcel.			Outside of the APE. Viewshed maps indicate intermittent views of the Project from the adjacent water, however views were not observable on site and distance, vegetation and varied topography
	Franklin	175 Lake Shore Drive	FRAN83	43.476133	-71.697458	S		c.1927 cabin located on a 1,742 sqft parcel			Outside of the APE. Viewshed maps indicate intermittent views of the Project from the adjacent water, however views were not observable on site and distance, vegetation and varied topography
	Franklin	186-188 Lake Shore Drive	FRAN84	43.477421	-71.696579	S		This parcel includes two residential structures. The buildings are located on a 14.75 acre parcel.			Outside of the APE. Viewshed maps indicate intermittent views of the Project from the adjacent water, however views were not
	Franklin	234 Lake Shore Drive	FRAN85	43.479807	-71.694971	S		One story ranch built c.1950 located on 2.13 acre parcel.			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	238 Lake Shore Drive	FRAN86	43.479832	-71.694384	S		c.1960 cottage			Viewshed mapping indicates intermittent views of the Project from near the house. Distance, vegetation and varied topography
	Franklin	240 Lake Shore Drive	FRAN87	43.479894	-71.694204	S		c.1935 cabin located on a 8,276 sqft parcel.			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	246 Lake Shore Drive	FRAN88	43.48025	-71.6939	S		c.1946 cabin with a closed in porch, located on a 0.39 acre parcel.			Viewshed mapping indicates intermittent views of the Project from near the water. Distance, vegetation and varied topography
	Franklin	248 Lake Shore Drive	FRAN89	43.480351	-71.693778	S		c.1940 building on a 9,148 sqft parcel.			Viewshed mapping indicates intermittent views of the Project from near the water. Distance, vegetation and varied topography
	Franklin	256 Lake Shore Drive	FRAN90	43.480305	-71.692965	S		c.1840 Cape with an ell and separate barn. It is located on a 10.6 acre parcel.			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	307, 315, 319 Lake Shore Drive	FRAN91	43.48067	-71.687881	M		All c.1950 houses.			Viewshed mapping indicates a few intermittent views of the Project from west of the southern house in this grouping (no views from
	Franklin	321 Lake Shore Drive	FRAN92	43.48039	-71.686341	S		This property is set back from the road and cannot be seen from the public right-of-way. It includes a main house (c.1780 according to tax cards) and ancillary buildings (including one on the shore) on a 27 32- acre parcel.			Viewshed mapping indicates a few intermittent views of the Project from behind the house. Distance, vegetation and varied topography prevent or limit these potential views.

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	Franklin	302 Lake Shore Drive	FRAN93	43.48088	-71.688864	S		c.1820 Federal Style building with dormer windows, central entrance and center chimney. It is located on a 2.09 acre parcel.			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	253 Lake Shore Drive	FRAN94	43.479938	-71.692657	S		c.1960 house on a 0.3 acre parcel.			Viewshed mapping indicates intermittent views of the Project from near the water. Distance, vegetation and varied topography
	Franklin	3 North Shore Lane	FRAN95	43.480017	-71.692338	S		c.1935 cabin with a detached garage located on a 6,534 sqft parcel.			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	5 North Shore Lane	FRAN96	43.4799	-71.692221	S		c.1920 cottage on a 0.66 acre parcel.			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	14 North Shore Lane	FRAN97	43.479687	-71.691492	S		c.1950 cottage on a 0.53 acre parcel.			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	16 North Shore Lane	FRAN98	43.479548	-71.691373	S		c.1960 building on a 0.87 acre parcel.			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	19 North Shore Lane	FRAN99	43.479216	-71.691502	S		c.1950 cottage on a 5,663 sqft parcel.			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	25 North Shore Lane	FRAN100	43.478911	-71.691116	S		c.1950 cottage on a 0.3 acre parcel.			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	27 North Shore Lane	FRAN101	43.478678	-71.690989	S		c.1950 cottage on a 0.26 acre parcel.			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	35 North Shore Lane	FRAN102	43.478376	-71.690644	S		c.1950 cottage on a 0.27 acre parcel.			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	39 North Shore Lane	FRAN103	43.478362	-71.690248	S		c.1950 cottage on a 0.3 acre parcel.			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	41 North Shore Lane	FRAN104	43.47801	-71.69018	S		c.1940 cottage on a 0.44 acre parcel.			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	43 North Shore Lane	FRAN105	43.478059	-71.689762	S		c.1950 cottage on a 7,405 sqft parcel.			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	45 North Shore Lane	FRAN106	43.478191	-71.689499	S		c.1950 cottage on a 5,663 sqft parcel.			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	280 Lake Shore Drive	FRAN107	43.4809	-71.690703	S		c.1964 cottage on a 3.189 parcel.			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	264 Lake Shore Drive	FRAN109	43.48064	-71.692534	S		c.1940 house on a 1.066 acre parcel.			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	522 Lake Shore Drive	FRAN110	43.483984	-71.668848	S		c.1950 Ranch on a 0.55 acre parcel.			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	442 Hill Road	FRAN111	43.485508	-71.666456	S		c.1940 Cape on a 1.38 acre parcel.			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	460 Hill Road	FRAN112	43.486289	-71.665334	S		c.1945 cottage on a 0.52 acre parcel.			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	448 Hill Road	FRAN113	43.485691	-71.666119	S		c.1950 Cape on a 0.6 acre parcel.			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	470 Hill Road	FRAN114	43.487022	-71.66451	S		Cape (tax card date: 1945) with one story connecting section (possibly older) and attached gambrel-roofed garage, set on a large (65.97-acre) forested parcel. (Parcel has frontage on both Lake Shore Dr. and Hill Rd.)			The SW corner of this large lot adjoins the existing transmission line. However, viewshed mapping and onsite survey indicate that there would only be views of the Project from very near the line due to topography and vegetation.
	Franklin	518 Hill Road	FRAN115	43.489867	-71.664143	S		c.1950 Cape on a 4.86 acre parcel.			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	145 Salisbury Road	FRAN117	43.425409	-71.665705	S		c.1870 building located on a 4.77 acre parcel.			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	376, 379 Hill Road	FRAN119	43.480975	-71.667863	M		376 Hill Road (c.1886); 379 Hill Road (c.1900) (houses)			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	180, 190 Hill Road	FRAN120	43.467805	-71.66509	M		180 Hill Road (c.1947); 190 Hill Road (c.1950) (houses)			Viewshed maps and field review indicate the Project will not be visible.



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	Franklin	314 Hill Road	FRAN121	43.476498	-71.66868	S		Altered, large 4-bay side gable house with multiple additions including a prominent full length shed roof dormer on the front.			Property adjoins the transmission line in the rear, (house is roughly 500 feet from the line). Viewshed mapping shows views from near house however forested hill behind will likely block most views.
	Franklin	Hill Road	FRAN122	43.489759	-71.663342	S	Hill Road Cemetery				Viewshed maps and field review indicate the Project will not be visible.
	Franklin	656, 671, 685 Hill Road	FRAN123	43.495177	-71.674752	M		685 Hill Road (c.1930); 671 Hill Road (c.1940); 656 Hill Road (c.1950) (houses)			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	602 Hill Road	FRAN124	43.493921	-71.668625	S		c.1942 House			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	543 Lake Shore Drive	FRAN125	43.483549	-71.667084	S		c.1900 house			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	397 Hill Road	FRAN126	43.482132	-71.666934	S		c.1960 house			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	85 Webster Lake Road	FRAN127	43.456542	-71.670847	S		c.1950 house			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	15, 16, 17 Colby Ave	FRAN128	43.457604	-71.670727	M		c.1930 cottages			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	17, 30, 33, 37 Lake Ave	FRAN129	43.458042	-71.670075	M		37 Lake Ave (c.1957); 33 Lake Ave (c.1940); 30 Lake Ave (c.1920); 17 Lake Ave (c.1950); 7 Lake Ave (c.1945)			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	321 Salisbury Road	FRAN130	43.418647	-71.678902	S	Tarbin Gardens	c.1928 house, 31.48 acres, 5 acres have been turned into garden for visitors and events			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	308 Salisbury Road	FRAN131	43.418203	-71.678586	S		c.1940 house on a 1.066 acre parcel.			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	345 Salisbury Road	FRAN132	43.418071	-71.680479	S		c.1928 house			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	247 Salisbury Road	FRAN133	43.421533	-71.673491	S	House at 247 Salisbury Road	SEE FORM	2035-2046 (taken 2014)		SEE FORM
	Franklin	2 Punch Brook Road	FRAN134	43.411534	-71.658619	S	Morning Dove Farm	c.1780 house, 13.66 acres			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	604 Salisbury Road, 373 Smith Hill Road	FRAN135	43.403219	-71.685841	M		604 Salisbury (c.1945, 5.09 acres); 373 Smith Hill (c.1900, 1.02 acres) (houses)			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	314, 317 Smith Hill Road	FRAN136	43.402554	-71.680197	M		317 Smith Hill (c.1940, 1.48 acres); 314 Smith Hill (unknown date, on 1956 USGS) (Houses)			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	512 Salisbury Road	FRAN137	43.409329	-71.687712	S		c.1948 house, 38.63 acres, several outbuildings			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	515 Salisbury Road	FRAN138	43.408963	-71.688076	S		c.1940 house, 32.64 acres			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	532 Salisbury Road	FRAN139	43.408069	-71.687409	S		c.1940 house, 0.8 acres			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	53, 57 Lark Street	FRAN142	43.459366	-71.675312	M		53 Lark St (c.1955), 57 Lark St (c.1925) (houses)			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	242 Lake Shore Drive	FRAN143	43.480958	-71.694784	S		c.1933 house			Viewshed mapping indicates a few intermittent views of the Project from near the house. Distance, vegetation and varied topography
	Franklin	244 Lake Shore Drive	FRAN144	43.48	-71.693934	S		c.1950 house			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	160 Lake Shore Drive	FRAN145	43.475657	-71.699029	S	Log House	This is a rare example of an early New Hampshire log house. See 2009 Report by James Garvin; <a href="http://www.nh.gov/nhdhr/publications/documents/franklin_log_house.pdf">http://www.nh.gov/nhdhr/publications/documents/franklin_log_house.pdf</a> . At the time it was surveyed, the building was open to the elements and seemingly abandoned and deteriorating.			OUTSIDE OF THE APE. The Project is located 1.5 miles to the east of this parcel. Viewshed maps indicate intermittent views of the Project from parts of this parcel but distance, vegetation and varied topography prevent or limit these potential views..

Category	Town	Address	ID	Latitude	Longitude	Single or Multiple Property	Name	PROPERTY INFORMATION	Photo ID	PREVIOUS HISTORIC RESOURCES DOCUMENTATION	Visual Relationship to Project
	Franklin	252 Smith Hill Road	FRAN146	43.401597	-71.674536	S		c.1965 house on 40.74 acre parcel			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	456 Salisbury Road	FRAN147	43.412577	-71.685812	S		c.1956 house on 1.92 acre parcel			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	428 Salisbury Road	FRAN148	43.414248	-71.685248	S		c.1965 house on 5.31 acre parcel			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	418 Salisbury Road	FRAN149	43.415366	-71.684448	S		c.1940 Ranch on 17.88 acre parcel			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	70 Lake Avenue	FRAN150	43.460192	-71.670672	S		c.1967 Modern style house and garage			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	123 Webster Lake Road	FRAN151	43.456774	-71.672605	S		c.1950 Ranch			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	1040 Hill Road	FRAN152	43.512218	-71.699102	S		c.1968 Cape on 1.14 acre parcel			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	142 Hill Road	FRAN153	43.464731	-71.663992	S		c.1967 Ranch on 15.01 acre parcel			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	454 Hill Road	FRAN154	43.485982	-71.665889	S		c.1968 Raised Ranch on 0.87 acre parcel			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	261 New Hampton Road	FRAN155	43.479612	-71.650866	S		c.1850 altered Greek Revival farmhouse			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	288 New Hampton Road	FRAN156	43.481383	-71.650744	S		c.1870 Cape with attached garage			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	54, 60 New Hampton Road	FRAN157	43.465749	-71.648625	S		54 New Hampton Rd is a c.1950 modified Cape on 2.61 acre parcel; 60 New Hampton Rd is a c.1950 Cape on 2.68 acre parcel			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	44 New Hampton Road	FRAN158	43.464632	-71.64851	S		c.1924 Sidehall house with garage on 3.52 acre parcel			Viewshed maps and field review indicate the Project will not be visible.
	Franklin	12 Chase Drive	FRAN159	43.461272	-71.651361	S		c.1959 mobile home on 0.27 acre parcel			Viewshed maps and field review indicate the Project will not be visible.



# Northern Pass Project Historic Resource Assessment

## Large Area/District Analysis

*This analysis is part of a survey of historic (pre-1965) properties located in the Visual APE for the Northern Pass Project in New Hampshire, as shown on Project viewshed maps. It was prepared as part of a study for the Project's SEC application. See Methodology Statement for more information.*

### Property ID: FRAN01

#### Property Name/Addresses:

Webster Place Area including: Webster Farm/Daniel Webster Family Home ("The Elms") and New Hampshire Orphans' Home on Holy Cross Road; 911, 913 ("Rumford House"), 916, 917, 921, 923, 925 South Main Street; Doucette Drive; Sophie Drive, and 3-39 Smith Hill Road



## I. PROPERTY DESCRIPTION AND SETTING

FRAN01 encompasses the remnants of a 19<sup>th</sup> century settlement known as "Webster Place." "Webster" refers to Daniel Webster's home which is within this area.

Located on a bend in the Merrimack River in southern Franklin, this was the site of a stop on the Northern Railroad. In addition to the Webster Home, a number of the parcels included in this area have, or may have, significance relating to the Webster Family. (See attached Walling, Hurd and USGS Maps.) The area is from 0.38 to 1.12 miles east of the existing transmission line and from 0.2 to 1.26 miles south/east of the Project's Converter Terminal. It includes houses, farm houses and farm-related buildings, institutional buildings (associated with the New Hampshire Orphans' Home), and open agricultural lands.

The 141-acre Daniel Webster Farm, the "core" of the area, was determined eligible for the National Register in 2005 (Muzzey 2005, see map below). A small portion of that area (the "Daniel Webster Family Home"/"The Elms" and its immediate domestic setting) had previously been listed on the National Register and designated a National Historic Landmark (1974). The 2005 Determination of Eligibility (DOE) expanded the areas of significance from those of the National Historic Landmark (NHL)-designated property to include the adjacent area's use as the New Hampshire Orphans' Home and to incorporate additional acreage and buildings. Other adjacent land to the south and west, although not included in the DOE, was recommended for study as possible additions to the National Register-eligible area.<sup>1</sup> These areas are included in this form as they were associated with the greater "Webster Place" area. The parcels included in this form were not selected based on their relationship to the Webster property (i.e., deed research relating to the Webster family or NH Orphan's' Home ownership was not done), but instead on visual analysis. Included in this group is 913 South Main

<sup>1</sup> "[F]urther evaluation is needed of the properties west and south of the 141.6 acres Webster Farm, to determine their historical associations, integrity and potential as contributing properties to the Webster Farm district....Deed research will clarify whether and when these properties were part of Webster Farm."

Property ID: FRAN01

Property Name/Address: Webster Place District including Daniel Webster Family Home

Street, which is listed on the NH State Register of Historical Places.<sup>2</sup> The Northern Railroad right-of-way which runs along the west boundary of this property has also been determined eligible for the National Register (see RAIL07).

The Daniel Webster Family Home is located on Holy Cross Road, a short road running southeast off of South Main Street in the southern end of Franklin. It is roughly 0.7 mile from the Project. The field area to the south is located roughly a half mile from the Project and is the closest part of the area included in this form to the Project. The field area is closer to the planned location of the Northern Pass Converter Terminal (FRAN02). Most of the built resources included in this area are roughly one half mile from the existing transmission line.

Historical Background (from 2005 DOE and 1974 National Register Nomination)<sup>3</sup>

The Elms Farm is a 141-acre site located between the former route of the Northern Railroad and the Merrimack River in Franklin. It was owned by Daniel Webster's father from 1800 until his death in 1806, then passed to Daniel Webster and his brother Ezekiel. Daniel Webster purchased his brother's share of the property at the time of his brother's death in 1829 and owned the property until his own death in 1852. In 1846 the Northern Railroad was completed which cut through the Webster Property.

According to the 1974 National Register/NHL nomination:

"The Elms was Webster's experimental farm, vacation retreat, home and gravesite of his parents and his four brothers and sisters—'his solace to the end of his days.' He decided to enlarge and develop the family farm into a prosperous stock farm. His visits to The Elms were seldom longer than two weeks, but by 1847, with completion of the railroad lines, he could travel there from Boston in three hours. On these trips he would visit and entertain- old friends, review the farm, hunt and fish."

In a reminiscence written shortly after Webster's death in 1852, his friend Charles Lanman described Elms Farm at its peak of size and prosperity:

"It contains one thousand acres, lies directly in a bend of the Merrimack, and is one of the finest farms in New Hampshire... A portion of it is interval [alluvial] land, while the remainder comprehends a number of picturesque hills, from some of which may be seen the White Mountains, including the grand summit of Mount Washington, and, between Kearsarge and Ragged Mountains, the picturesque peak of Ascutney, in Vermont. It is pre-eminently a grazing farm, and one of the meadow fields alone contains nearly one hundred acres, and as it is encircled and occasionally dotted with graceful elms, it presents a truly charming appearance; especially so during the haying season, when a score or two of men are wielding the scythe in a kind of cavalcade; or when, as in autumn, it is the pasturing ground of herds composed of the Devon, Ayrshire, and Hereford breeds of cattle."

In the spring of 1846, Webster wrote of the farm and its dwelling, "This house faces due north. Its front windows look toward the River Merrimack. But then the river soon turns to the south, so that the eastern windows look toward the river also... Looking out the eastern windows at this moment (2 P.M.), with a beautiful sun just breaking out, my eye sweeps a rich and level field of 100 acres. At the end of it, a third of a mile off, I see plain marble grave-stones, designating the places where

<sup>2</sup> Built in 1732 in Concord, the Rumford House was moved to Franklin in 1925 by antiques dealer Clyde Brown; it was listed on the State Register in 2011.

<sup>3</sup>See also Kelly Kilcrease "Daniel Webster as Farm Manager" (*Historical New Hampshire* Vol. 66 No.2).



Property ID: FRAN01

Property Name/Address: Webster Place District including Daniel Webster Family Home

repose my father, my mother, my brother Joseph, and my sisters Mehetabel, Abigail, and Sarah—good and Scripture names inherited from their Puritan ancestors.”

Daniel Webster was an active farmer of the site and took a direct role in the management of the farm during his lifetime. The land came out of Webster family ownership after Webster’s death in 1852, but in 1871 was purchased to be the New Hampshire Orphans’ Home, the first orphanage in New Hampshire and an early example of a rural orphanage. In 1960 the property was purchased by adjacent landowner Clarence Fife who sold it to the Sisters of the Holy Cross; they used it for a variety of purposes including as a rest home for Sisters of the Order. Fife leased back and farmed the open acreage including the fields to the south.

When the Order put the property up for sale in 2000, it was threatened with development and a coalition of non-profit groups came together to ensure the protection of the site and place preservation easements on it. Today much of the site continues to be farmed and the 11 historic buildings are used by Webster Place, a non-profit drug and alcohol treatment center and the Webster Historical Society.

In terms of the greater “Webster Place” area, beginning after 1892, improvements were made in the route of Main Street/Route 3 in the area. In the early 1900s (1908-11) Holy Cross Road was bypassed and Daniel Webster Highway was reoriented to parallel the Northern Railroad. By this time the resources associated with the Webster Place community had coalesced to include roughly the resources included in this form; properties further north along the railroad/main route were no longer extant. In 1992 the Northern railroad tracks were removed and the site of the tracks became part of the Northern Rail Trail.

## II. NATIONAL REGISTER ELIGIBILITY ANALYSIS

### a. Significance:

*Does the area/district have potential significance under National Register of Historic Places Areas of Significance that have a visual component such as Agriculture, Architecture, Community Planning and Development, Conservation, Landscape Architecture, Recreation?*

Y ☒ N ☐

According to the 2005 DOE and accompanying NHDHR Green Sheet, Webster Farm qualifies for the National Register under Criteria A, B, and possibly C and D. It is significant for its relationship to Daniel Webster, its significance as “one of the area’s largest and most successful farms,” and as an early orphanage. The form lists 18 NHDHR historic contexts associated with the property.

The additional parcels included in this assessment would likely be eligible under Criterion A (areas of significance would include agriculture) and possibly Criterion B. As called for in the DOE, more research would be necessary to establish these properties’ ties to the Webster family. The agricultural areas on the west side of Main Street alternatively could also qualify under Criterion A as a separate intact historic agricultural district.

Because of Webster’s active farming of the associated fields and close relationship to the entire area and its views, it is clear that the fields and open space are not only contributing elements to the site, but important elements of the site’s significance.

Property ID: FRAN01

Property Name/Address: Webster Place District including Daniel Webster Family Home

See "Agriculture" context in the "Historical Background" section and "Agricultural Resources" and "Civic, Public, and Commercial Buildings" in the "Architectural Description" of the 2015 *Northern Pass – Lakes Region Project Area Form* by SEARCH.

**b. Integrity:**

*Is the property able to convey its significance through its physical appearance? Does the property appear to retain the aspects of integrity necessary to convey its historic significance? Including:*

**Design:** Y ☒ N ☐ **Setting:** Y ☒ N ☐ **Materials:** Y ☒ N ☐ **Workmanship:** Y ☒ N ☐

**Feeling:** Y ☒ N ☐ **Location:** Y ☒ N ☐ **Association:** Y ☒ N ☐

The area is largely intact without significant non-contributing intrusions. The existing transmission line is not visible so is not an intrusion.

**The area/district does not appear to have potential for National Register eligibility based on visually related areas of significance.** ☐

**GO NO FURTHER**

**The area/district appears to have potential for National Register eligibility based on visually related areas of significance.** ☒

**c. Boundary Discussion**

*How much of the parcels of land associated with the historic structures appears to be part of the eligible property?*

The boundaries of the larger Webster Place area, as shown on the attached map were selected based on a windshield assessment and should be considered preliminary. A more thorough survey and historical research would need to be done to determine actual National Register boundaries.



Property ID: FRAN01

Property Name/Address: Webster Place District including Daniel Webster Family Home

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### III. ASSESSMENT OF POTENTIAL VISUAL EFFECTS

*What is the visual relationship of the Project to the property? Will the Project noticeably alter or diminish aspects of the historic setting that might contribute to the significance of the property? Check as applicable:*

**The Project will be substantially visible in the main public views of the historic resource.**

☐

**The Project will create a focal point that distracts from the appreciation of the historic resource.**

☐

**The Project will be substantially visible in historically significant views from the historic resource.**

☐

**The Project will isolate the historic resource from its historic setting.**

☐

*If none are checked, then:*

**The Project does not appear to have an adverse effect on the property.**

☒

*If one or more of the above are checked, then:*

**The Project appears to have an adverse effect on the property.**

☐

*Additional comments relating to effects:*

Nearly all of the resources included in this grouping are roughly a half mile away from the Project and separated from it by one or more forested lots. (The Daniel Webster Family Home is roughly seven-tenths of a mile from the closest side of the Project right-of-way.) Based on viewshed maps, 3-D modeling, and on-site survey, due to topography and existing vegetation there will not be views of the Project, from the National Register-eligible *buildings* on the Webster Farm site on Holy Cross Road, or from the neighboring agriculture properties to west. The Project also will not be visible in views of any of the historic properties from public rights of ways. The Project will not be in any way visible from the building or in views of the building of the National Historic Landmark-designated Daniel Webster Family Home and

Viewshed mapping does show views of the Project from open areas on the National Register-eligible Webster Farm and from the adjacent agricultural fields to the south of the farm (see viewshed mapping below). As discussed above, these are contributing elements to the significance of the Farm. Onsite inspections by both Northern Pass's visual and historical consultants found that the current transmission line was not visible with the naked eye from these areas.

To address Project visibility from the field area, the Project's visual consultant, Terry DeWan & Associates prepared a photosimulation for the site which indicates that the tops of three structures

Property ID: FRAN01

Property Name/Address: Webster Place District including Daniel Webster Family Home

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likely would be visible in views looking to the west from near the cemetery (in the *DOE'd* area) which is roughly 0.8 mile from the Project. However, because of their distance, these structures would be small and difficult to see in the tree line from Webster Farm. (See visual simulation at included at the end of this assessment.) These same structures (and a similar view) may be visible from other field areas.

The southern fields are also across South Main Street/DW Highway/Route 3 from 1079 South Main Street/Thousand Acres Family Campground (FRAN02) a 118-acre site which is the planned location of the Northern Pass Converter Terminal. The Terminal itself will be at the back of the property and not visible from Route 3 or from any part of Webster Place District (including the Webster Family Home and the National Register-eligible area). However, the tops of two or three structures at the Converter Terminal likely will be visible from the field area (including the National Register-eligible area near the cemetery) looking south. Depending on where one is standing in the field, the structures at the converter terminal will be from 0.5 to 1 mile away. The views of the structures at the converter terminal from the field area would be similar in scale (or smaller) to those modeled in the photosimulation.

The structures that may be visible to the west and south from the field area of Webster Farm would not: 1) be visible in the main public views of any historic resource; 2) create a focal point that distracts from the appreciation of any historic resource; 3) be substantially visible in historically significant views from any historic resource; 4) isolate any historic resource from its historic setting or 5) be in view of the National Historic Landmark-listed Daniel Webster Family Home.

Given the likelihood that these structures will be difficult to perceive by the average viewer, it appears that these views of the Project transmission line structures will not noticeably alter or diminish aspects of the property's historic setting that might contribute to its significance.



Property ID: FRAN01

Property Name/Address: Webster Place District including Daniel Webster Family Home

#### IV. SUPPORTING MATERIALS



Key to Photos 1-2 (Google)



Photo 1) Daniel Webster Family Home/The Elms (National Historic Landmark) from Holy Cross Road [2013 Field Photo: IMG\_0169]

Property ID: FRAN01

Property Name/Address: Webster Place District including Daniel Webster Family Home

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Photo 2) Holy Cross Road with view of Franklin Home and New Hampshire Orphans' Home Buildings (Google streetview)



Property ID: FRAN01

Property Name/Address: Webster Place District including Daniel Webster Family Home

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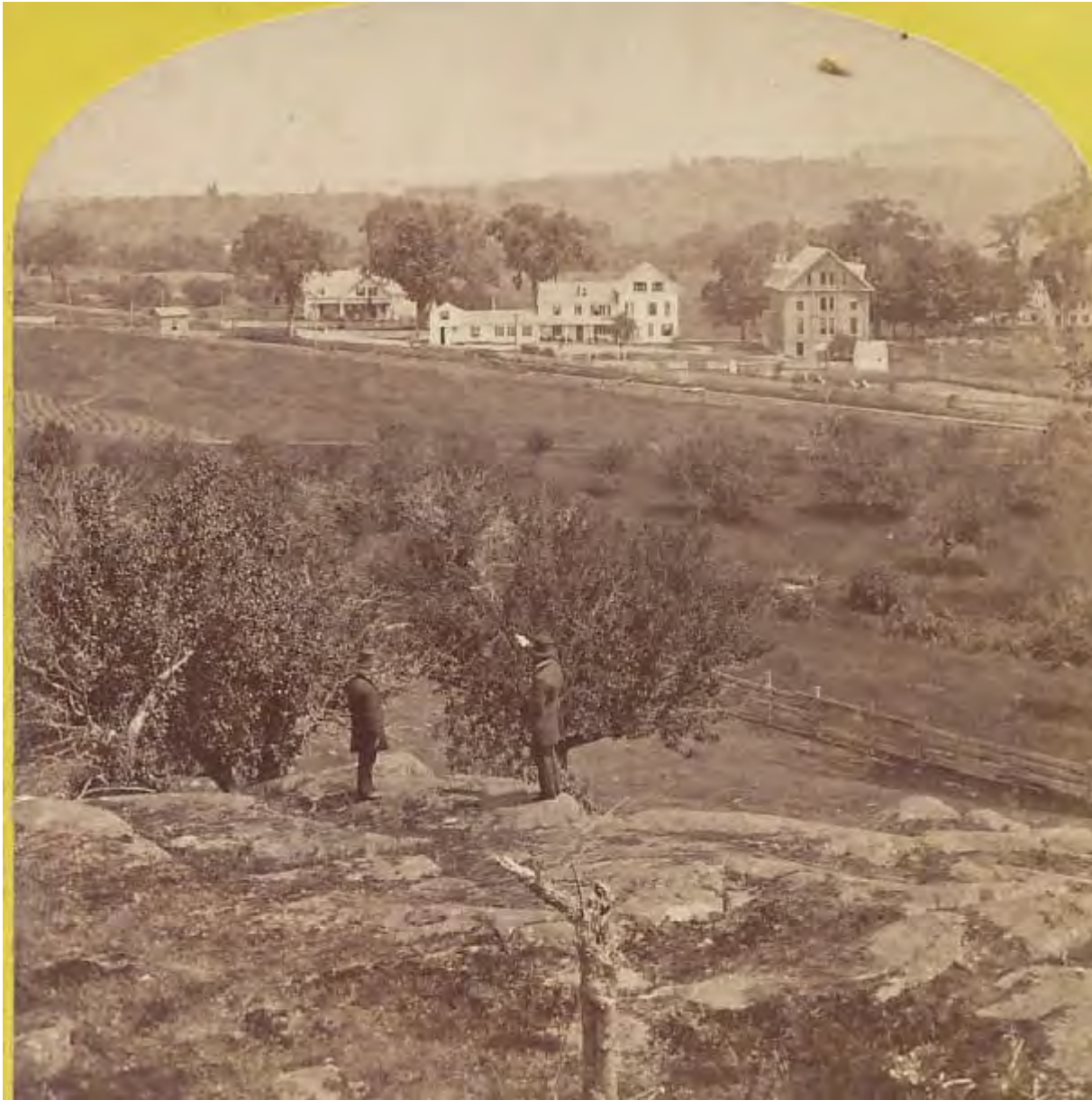
Undated View of the Webster Home from the southeast

(<http://digitalcollections.nypl.org/items/510d47e1-8db4-a3d9-e040-e00a18064a99>)

Property ID: FRAN01

Property Name/Address: Webster Place District including Daniel Webster Family Home

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Undated view from the south of the Orphanage and Webster Home (center of image); Northern Railroad (and flagstop), in mid-ground (Annual Reports of the New Hampshire Orphans' Home: [https://books.google.com/books?id=B\\_pFAQAAMAAJ&printsec=frontcover&source=gbs\\_ge\\_summary\\_r&cad=0#v=onepage&q&f=false](https://books.google.com/books?id=B_pFAQAAMAAJ&printsec=frontcover&source=gbs_ge_summary_r&cad=0#v=onepage&q&f=false))



Property ID: FRAN01

Property Name/Address: Webster Place District including Daniel Webster Family Home

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BIRD'S-EYE VIEW OF NEW HAMPSHIRE ORPHANS' HOME.

c.1918 View of Orphanage, and Farm (Barns at 925 South Main Street in foreground.) (Annual Reports of the New Hampshire Orphans Home:

[https://books.google.com/books?id=B\\_pFAQAAMAAJ&printsec=frontcover&source=gbg\\_ge\\_summary\\_r&cad=0#v=onepage&q&f=false](https://books.google.com/books?id=B_pFAQAAMAAJ&printsec=frontcover&source=gbg_ge_summary_r&cad=0#v=onepage&q&f=false))

Property ID: FRAN01

Property Name/Address: Webster Place District including Daniel Webster Family Home

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Webster at Elms Farm

Image of Daniel Webster at Farm (Annual Reports of the New Hampshire Orphans Home:  
[https://books.google.com/books?id=B\\_pFAQAAMAAJ&printsec=frontcover&source=gbg\\_summary\\_r&cad=0#v=onepage&q&f=false](https://books.google.com/books?id=B_pFAQAAMAAJ&printsec=frontcover&source=gbg_summary_r&cad=0#v=onepage&q&f=false))

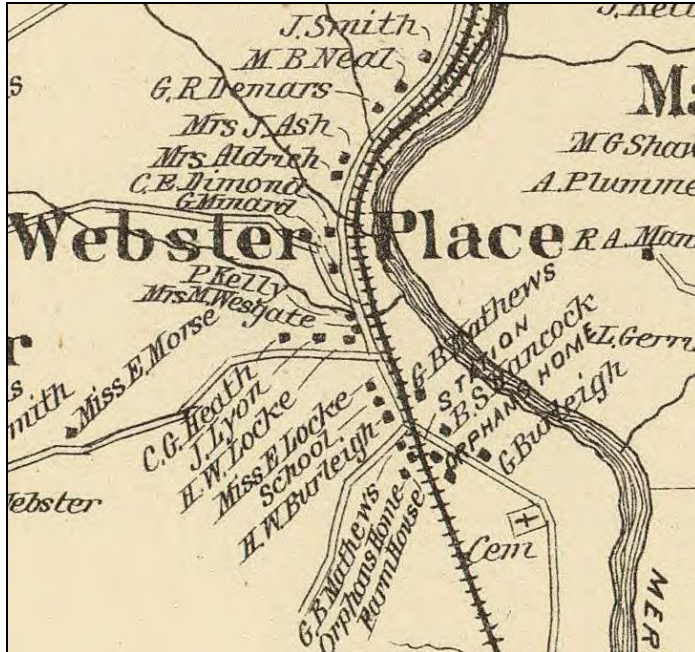


Property ID: FRAN01

Property Name/Address: Webster Place District including Daniel Webster Family Home



Walling 1858 map showing Northern Railroad (and Webster Place Station), original route of Daniel Webster Highway, and Webster property on the west side of Route 3



(Hurd 1892)



1927 USGS (Penacook Quadrangle) showing the rerouting of Route 3



Property ID: FRAN01

Property Name/Address: Webster Place District including Daniel Webster Family Home



Area outlined in black corresponds to the boundaries of the 2005 Determination of Eligibility (DOE), aqua circle is the 1974 NHL. White arrows point to the two adjacent areas outside of the DOE area included in this property. Yellow arrow indicates the location of FRAN02, site of the Northern Pass Converter Terminal.



## Historic Resource Assessment











Property ID: FRAN01

Property Name/Address: Webster Place District including Daniel Webster Family Home

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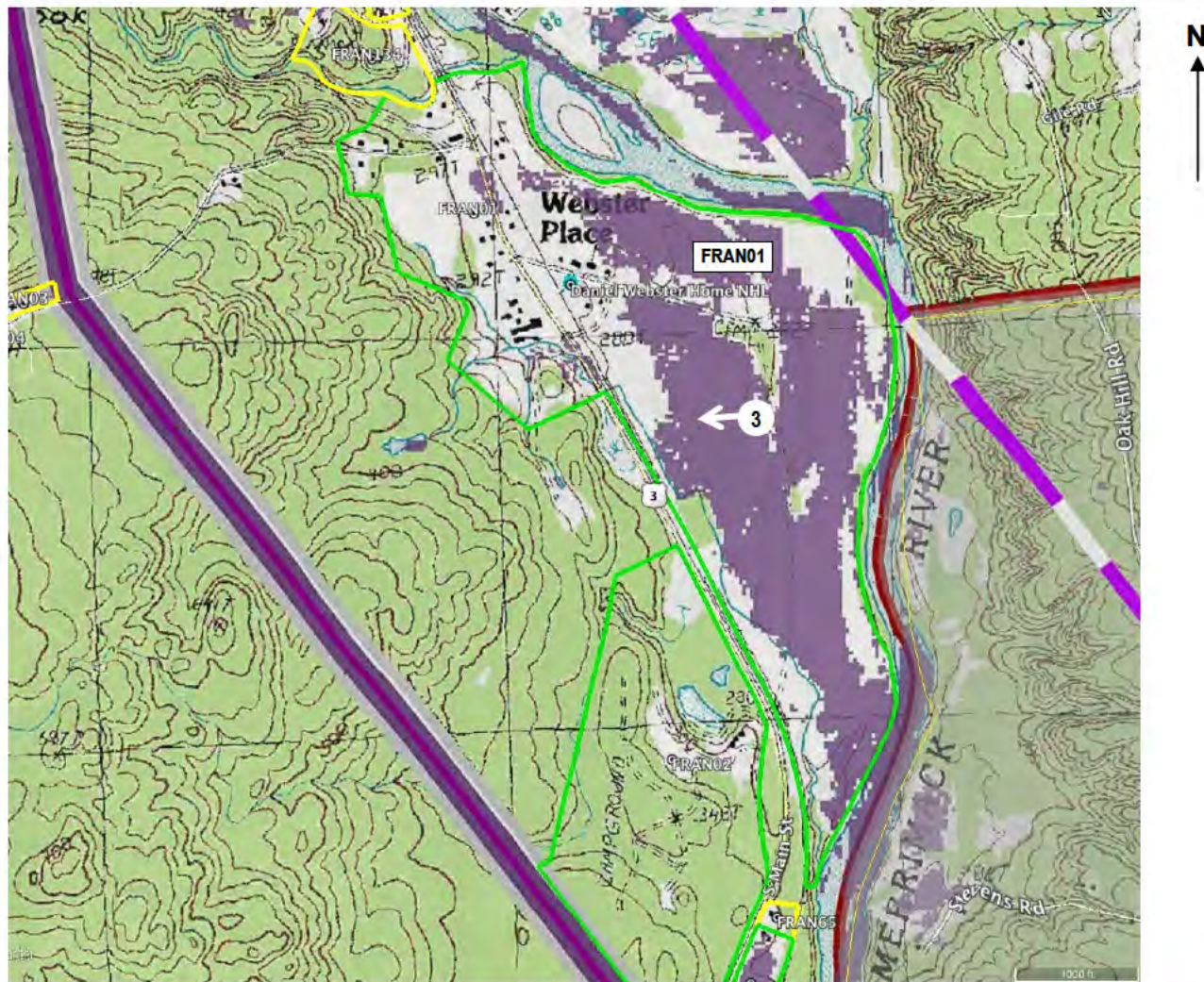
### Map Key

Parcel boundaries of pre-1968 properties:

 Yellow	Properties with no views of the Project	 Project	
 Blue	Properties with views that are so isolated, limited, or minimal that no effect is possible (see database)	 Limit of APE for Historic Resources	
 Green	Properties with more than minimal views of the Project	 Town Boundaries (thin yellow line)	
 Red	Properties assessed and considered to be potentially National Register-eligible and potentially adversely affected by the Project		
 Aqua	Properties listed on the National Register, the NH State Register, or National Historic Landmarks (see database for other previously identified historic properties)	 Photo Numbers	
 Brown	Properties dated 1966-1968 that currently do not meet the National Register fifty-year age-eligibility criterion (see database)		

Property ID: FRAN01

Property Name/Address: Webster Place District including Daniel Webster Family Home



Viewshed map showing FRAN01 (green outline), Limit of APE for Historic Resources - - - - - and Project ———



Photo 3) Farm land located south of, and associated with, the Daniel Webster Home. View west toward the Project; this is the closest part of the property to the Project [2013 Field Photo: Pano\_0165-0167]



Property ID: FRAN01

Property Name/Address: Webster Place District including Daniel Webster Family Home



Area outlined in black corresponds to the boundaries of the 2005 Determination of Eligibility (DOE), aqua circle is the 1974 National Historic Landmark (NHL)

Google Earth Images A-F are of Selected Webster Place District buildings outside of DOE area

Property ID: FRAN01

Property Name/Address: Webster Place District including Daniel Webster Family Home

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Photo A) 925 South Main Street ("Daniel Webster/Fife Farm) west side of Route 3 (Some buildings on this site originally part of Webster Farm/Orphans' Home)



Photo B) 923 South Main Street



Property ID: FRAN01

Property Name/Address: Webster Place District including Daniel Webster Family Home

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Photo C) 921 South Main Street



Photo D) 916 South Main Street

Property ID: FRAN01

Property Name/Address: Webster Place District including Daniel Webster Family Home

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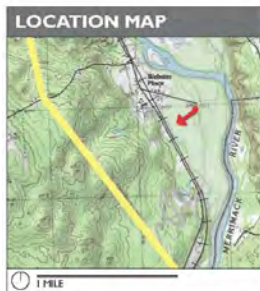


Photo E) Rumford House - 913 South Main Street



Photo F) 3 Smith Hill Road (corner of Smith Hill and South Main Streets)



**WEBSTER FARM, FRANKLIN**  
 EXISTING CONDITIONS: PANORAMA

**TECHNICAL INFORMATION**

TRANSMISSION LINE		EXISTING	PROPOSED
	115-kV structure type	Wood H-Frame (not visible)	Galvanized Steel Monopole
	Height range of visible 115-kV structures	43 feet (not visible)	74.5 feet
	320-kV structure type	N/A	Galvanized Steel Lattice
	Height range of visible 320-kV structures	N/A	85 - 100 feet
	Right-of-way width	225 feet	225 feet

PHOTOGRAPH	Date and time: 8/20/14 at 11:55am	Location: 43.404894° N, -71.646576° W	Viewing Direction: West
	Distance to visible structures: 0.87 to 0.90 mile	Number of transmission structures visible in the photosimulation: 3	
	Camera Focal length (50mm equivalent): 35mm	Camera Make/Model: Nikon D7100	Photo Source: TJD&A

**NOTES**
**GENERAL NOTES**

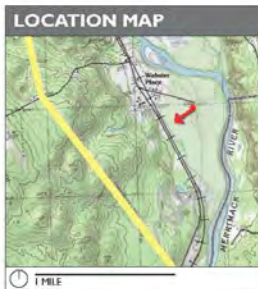
Simulation is based upon preliminary design plans. Structure design and location will be finalized during the detail design and permitting process.

**PHOTOSIMULATION PRODUCTION**

By Terrence J. DeWan & Associates. Published July 23, 2015.

**VIEW DESCRIPTION**

View from cemetery at Webster Farm.

**WEBSTER FARM, FRANKLIN**  
 PHOTOSIMULATION: PANORAMA


TECHNICAL INFORMATION			
TRANSMISSION LINE		EXISTING	PROPOSED
	115-kV structure type	Wood H-Frame (not visible)	Galvanized Steel Monopole
	Height range of visible 115-kV structures	43 feet (not visible)	74.5 feet
	320-kV structure type	N/A	Galvanized Steel Lattice
	Height range of visible 320-kV structures	N/A	85 - 100 feet
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NOTES
<b>GENERAL NOTES</b> Simulation is based upon preliminary design plans. Structure design and location will be finalized during the detail design and permitting process.
<b>PHOTOSIMULATION PRODUCTION</b> By Terrence J. DeWan & Associates. Published July 23, 2015.
<b>VIEW DESCRIPTION</b> View from cemetery at Webster Farm.



**WEBSTER FARM, FRANKLIN**  
EXISTING CONDITIONS: NORMAL VIEW



**VIEW NOTE**

When printed on 11x17" paper, viewer should hold this image approximately 17" from eye to replicate actual view.



**WEBSTER FARM, FRANKLIN**  
PHOTOSIMULATION: NORMAL VIEW



**VIEW NOTE**

When printed on 11x17" paper, viewer should hold this image approximately 17" from eye to replicate actual view.



# Northern Pass Project Historic Resource Assessment

## *Individual Property Analysis*

*This analysis is part of a survey of historic (pre-1965) properties located in the Visual APE for the Northern Pass Project in New Hampshire, as shown on Project viewshed maps. It was prepared as part of a study for the Project's SEC application. See Methodology Statement for more information.*

Property ID: FRAN02

Property Name/Address:

W. Burleigh House/  
1079 South Main Street, Franklin, NH



### I. PROPERTY DESCRIPTION AND SETTING

This 118.57-acre wooded parcel includes the W. Burleigh house (1800 tax card date), and several outbuildings as well as campground-related landscape features which relate to the property's more recent history as the Thousand Acres Family Campground (c.1964- 2011).

The historic house is located 0.41 mile east of the existing transmission line but will be slightly closer to the Northern Pass Converter Terminal, which will be built on the southwest part of this parcel adjacent to the existing transmission line. The main building is an altered five-bay hipped-roof Federal house with vinyl siding and replacement door surrounds and trim. The original five-bay front elevation of the house faces east toward the access road and away from the Project. It has an extended wing and multiple other additions to the south side of the building. The main part of the south elevation, with wing, is nine bays long. A one-story addition connects the wing to a series of sheds, shops and a barn/carriage house. These additions as well as the frame buildings located in the same cluster appear to date from the early to mid-20<sup>th</sup> century; none seemingly are from the era of the house. The access drive to the house (the former path of Route 3) is lined with maples and stonewalls.

The area to the west and north of the house reflects the property's use as a campground and dirt campground roads, camping sites, bathrooms, septic system, horseshoe pits, a playground, playing field, all are relics of this later (likely late 20<sup>th</sup> and early 21<sup>st</sup> century) era of the property's history. (A swimming pool and manmade lake have been filled in within the past 3 years.) As part of the construction of the Converter Terminal, a campground bathhouse/bathroom building located 0.17 miles southwest of the Burleigh house will be demolished. The bathhouse is located off of a former campground road in a heavily forested area of the property. A gable-front frame structure with board and batten siding, it is currently boarded up. The front elevation features a grouping of small fixed windows. Based on its materials and general appearance, it appears to post-date 1965 (likely 1980s-2010s). There is at least one other bathroom still extant, a T-111 structure also dating from 1980s-2010s.

Property ID: FRAN02

Property Name/Address: 1079 South Main Street, Franklin, NH

The main historic house appears on the 1858 Walling map of Franklin as the "H. & W. & W. Burley" residence with the H. Burley residence being slightly to the south on (what is today) the same parcel. The 1892 Hurd map of Franklin shows the house as the residence of W. Burleigh, and also indicates it as the location of a Steam Mill and Machine Shop, with the residence of G.C. Goodhue corresponding to the location of the H. Burley residence on the earlier map. (During archeological fieldwork Victoria Bunker Inc., the project archeologist, located a cellar hole corresponding to the location of the H. Burley/ G.C. Goodhue house to the south of the main house.) The Burleigh (or Burley) family was a prominent one in the neighborhood; a number of family members were buried in the nearby Webster Cemetery. The next house south of this on Route 3 is shown as another "W. Burleigh" house on the Hurd Map. That house and this belonged to twin brothers Walter (1831-1912) and Wallace (1831-1911) Burleigh, both of whom served in the state legislature. The original route of Daniel Webster Highway ran on what is now part of the driveway for this property (it cut through the adjacent fields associated with FRANK01). The road was re-routed between 1927 and 1956.

The property was occupied by the 1950s by Donald and Ruth Kimball and a 1955 City Directory lists Kimball's occupation at the time as charcoal producer. The Kimballs started the Thousand Acre Campground in the 1960s; it appears in the 1964 City Directory. The Kimball's daughter Marian Kolbe ran the campground from 1980 to 2011 when it was purchased by Renewable Properties, which is associated with the Northern Pass Project. Current plans call for the converter terminal to use 30-40 acres of the parcel, with the new construction set far back away near the existing transmission line and not visible from Route 3.

Because of the extensive tree cover, viewshed mapping and onsite assessment do not indicate any views of the new transmission line from the main house or the drive. Plans for the Converter Terminal call for the facility to be set back a distance from the house and it seems likely that views of it too will be blocked by the heavy tree cover.

## II. NATIONAL REGISTER ELIGIBILITY ANALYSIS

### a. Significance:

*Does the property have potential significance under National Register of Historic Places Areas of Significance that have a visual component such as Agriculture, Architecture, Community Planning and Development, Conservation, Landscape Architecture, Recreation?*

Y ☒ N ☐

The historic Burleigh house could possibly have significance under Criterion A relating to its relationship to Franklin's early history/the Burleigh family and potentially Criterion C architectural significance (although as discussed below the property's integrity is problematic). The property's use as a campground, although just meeting the National Register fifty-year age-eligibility criterion, does not possess sufficient integrity for the theme of Recreation under Criterion A. (See integrity section below.)



Property ID: FRAN02

Property Name/Address: 1079 South Main Street, Franklin, NH

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**b. Integrity:**

*Is the property able to convey its significance through its physical appearance? Does the property appear to retain the aspects of integrity necessary to convey its historic significance? Including:*

**Design:** Y ☐ N ☒ **Setting:** Y ☒ N ☐ **Materials:** Y ☐ N ☒ **Workmanship:** Y ☐ N ☒

**Feeling:** Y ☒ N ☐ **Location:** Y ☒ N ☐ **Association:** Y ☒ N ☐

The Burleigh house appears to have suffered considerable loss of integrity. The house has vinyl siding and has lost original molding and architectural details. The first floor of the front elevation has an applied brick facing as well as non-original detailing at the front and side doors. There appear to have been many additional non-historic additions and alterations to the south end of the house. However, for purposes of this Project we will assume that it retains enough integrity to qualify for the National Register under Criterion C and A. (Detailed investigation/building archeology would be necessary to determine the condition/quantity of original fabric in the building.)

There are not sufficient historic elements of the campground extant to retain integrity for the theme of recreation. The extant built components which relate to that theme (two bathrooms) appear to post-date the fifty year cutoff. Landscape features that relate to this theme are recent or do not retain integrity.

**The property does not appear to have potential for National Register eligibility based on visually related areas of significance.** ☐

**GO NO FURTHER**

**The property appears to have potential for National Register eligibility based on visually related areas of significance.** ☒

**c. Boundary Discussion**

*How much of the parcels of land associated with the historic structures appears to be part of the eligible property?*

The eligible area likely would include the house and its immediate domestic space as well as the entrance drive.

Property ID: FRAN02

Property Name/Address: 1079 South Main Street, Franklin, NH

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### III. ASSESSMENT OF POTENTIAL VISUAL EFFECTS

*What is the visual relationship of the Project to the property? Will the Project noticeably alter or diminish aspects of the historic setting that might contribute to the significance of the property? Check as applicable:*

**The Project will be substantially visible in the main public views of the historic resource.** ☐

**The Project will create a focal point that distracts from the appreciation of the historic resource.** ☐

**The Project will be substantially visible in historically significant views from the historic resource.** ☐

**The Project will isolate the historic resource from its historic setting.** ☐

*If none are checked, then:*

**The Project does not appear to have an adverse effect on the property.** ☒

*If one or more of the above are checked, then:*

**The Project appears to have an adverse effect on the property.** ☐

*Additional comments relating to effects:*

As mentioned above, viewshed mapping and onsite review do not indicate any views of the Project (including the converter terminal and transmission line) from either the house or from the entrance drive. There will also be no views of the Project in public views of the Burleigh house. The areas that will be in view of the Project do not appear to directly relate to the areas of historical significance of the house.



Property ID: FRAN02

Property Name/Address: 1079 South Main Street, Franklin, NH

#### IV. SUPPORTING MATERIALS



Key to Photos 1-6 (Google)



Photo 1) View of the front elevation of the house from the east [2014 Field Photo: IMG\_2030]



Property ID: FRAN02

Property Name/Address: 1079 South Main Street, Franklin, NH

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Photo 2) Close up of the house from the east [2014 Field Photo: IMG\_2031]



Photo 3) Sheds, shops, etc. adjacent to the house [2014 Field Photo: IMG\_2024]



*Historic Resource Assessment*

Property ID: FRAN02

Property Name/Address: 1079 South Main Street, Franklin, NH

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Same view c.2010-12 prior to windows being boarded up (Victoria Bunker)

Property ID: FRAN02

Property Name/Address: 1079 South Main Street, Franklin, NH

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4) Recreation Area/pool area in 2015 [2015 Field Photo: IMG\_2042]



Photo 5) Bathhouse which will be demolished for construction of the Converter Terminal



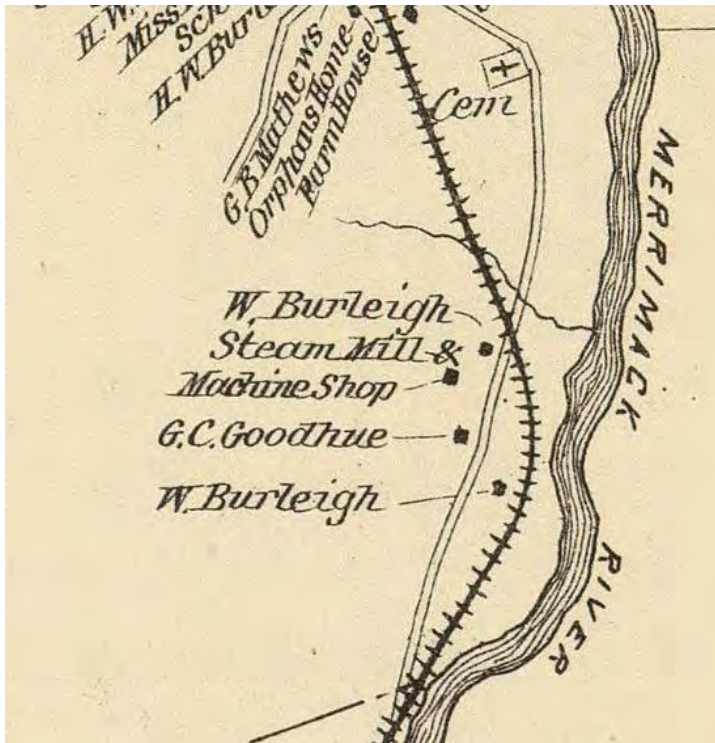
Property ID: FRAN02

Property Name/Address: 1079 South Main Street, Franklin, NH

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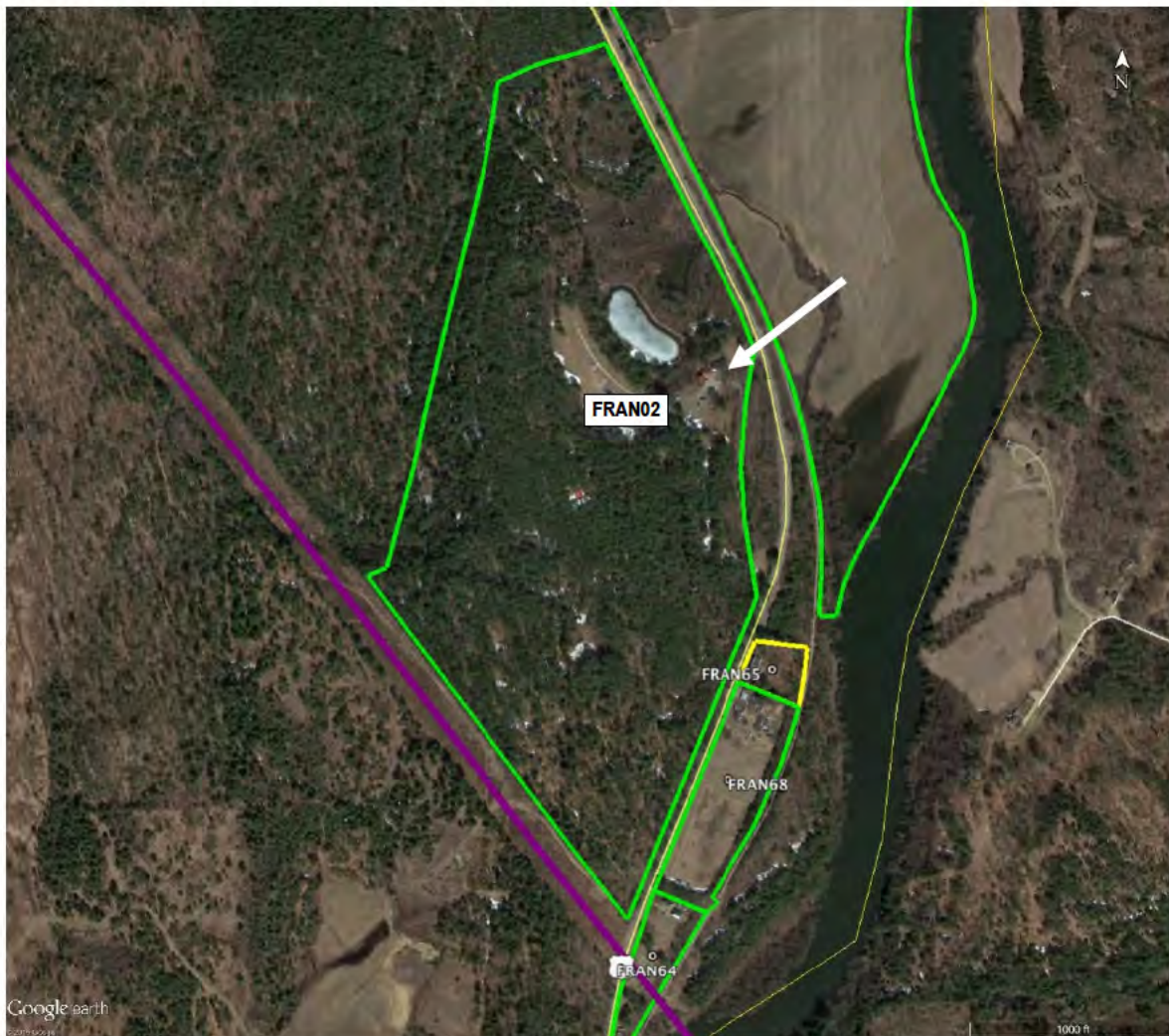
Photo 6) Bathhouse close up (Cornerstone Energy Services, Inc.)



1892 Hurd Map











Property ID: FRAN02

Property Name/Address: 1079 South Main Street, Franklin, NH



#### Map Key

Parcel boundaries of pre-1968 properties:



	Properties with no views of the Project		Project
	Properties with views that are so isolated, limited, or minimal that no effect is possible (see database)		Limit of APE for Historic Resources
	Properties assessed with more than minimal views of the Project		Town Boundaries (thin yellow line)
	Properties assessed and considered to be potentially National Register-eligible and potentially adversely affected by the Project		Photo Numbers
	Properties listed on the National Register, the NH State Register, or National Historic Landmarks (see database for other previously identified historic properties)		
	Properties dated 1966-1968 that currently do not meet the National Register fifty-year age-eligibility criterion (see database)		



Property ID: FRAN02

Property Name/Address: 1079 South Main Street, Franklin, NH



Viewshed map showing FRAN02 (white arrow), Limit of APE for Historic Resources  and Project 

Bold dotted lines on parcel show approximate location of Converter Terminal





# Northern Pass Project Historic Resource Assessment

## Individual Property Analysis

*This analysis is part of a survey of historic (pre-1965) properties located in the Visual APE for the Northern Pass Project in New Hampshire, as shown on Project viewshed maps. It was prepared as part of a study for the Project's SEC application. See Methodology Statement for more information.*

Property ID: FRAN16

Property Name/Address:

269 Chance Pond Road, Franklin, NH



### I. PROPERTY DESCRIPTION AND SETTING

This extended ranch house is set on a narrow 0.35-acre lot at the intersection of Chance Pond Road and Carr Road (Its rear elevation faces Chance Pond Brook). It is located approximately 400' southeast of the transmission line.

Viewshed mapping and field survey indicates that there will be views of the Project both from the house (views would be peripheral) and in certain views of the resource along Chance Pond Road. Views from the resource straight across Chance Pond Brook would not be affected. The current transmission line is present in existing views from the property toward the north.

The resource consists of a six-bay by single-bay wood ranch house with rear addition and separate two-bay garage. It is located in a largely residential area along Chance Pond Brook. The property appears to be shown on the 1956 USGS (Penacook Quadrangle) Map and does not appear on earlier maps. Tax records list the property with an 1880 date; this seems unlikely, although it is possible that the house has been so altered that its original form can no longer be read.

### II. NATIONAL REGISTER ELIGIBILITY ANALYSIS

#### a. Significance:

*Does the property have potential significance under National Register of Historic Places Areas of Significance that have a visual component such as Agriculture, Architecture, Community Planning and Development, Conservation, Landscape Architecture, Recreation?*

Y ☐ N ☒

It does not appear that 269 Chance Pond Road possesses sufficient significance to qualify for listing in the National Register. It does not rise to the requisite level of integrity and significance required under Criterion C for Architecture. It is also not a part of a grouping of historic resources that collectively would have significance. Compared to other houses of its type in the area it does not appear to stand out as embodying the distinctive characteristics of the type, period, or method of construction.



Property ID: FRAN16

Property Name/Address: 269 Chance Pond Road, Franklin, NH

**b. Integrity:**

*Is the property able to convey its significance through its physical appearance? Does the property appear to retain the aspects of integrity necessary to convey its historic significance? Including:*

**Design:** Y ☐ N ☒ **Setting:** Y ☒ N ☐ **Materials:** Y ☒ N ☐ **Workmanship:** Y ☒ N ☐

**Feeling:** Y ☒ N ☐ **Location:** Y ☒ N ☐ **Association:** Y ☒ N ☐

The unusual length of this ranch suggests that it may have been added on to. There is also a large addition to the rear, fronting on Chance Pond Brook.

**The property does not appear to have potential for National Register eligibility based on visually related areas of significance.** ☒

**GO NO FURTHER**

**The property appears to have potential for National Register eligibility based on visually related areas of significance.** ☐

**c. Boundary Discussion**

*How much of the parcels of land associated with the historic structures appears to be part of the eligible property?*

**III. ASSESSMENT OF POTENTIAL VISUAL EFFECTS**

*What is the visual relationship of the Project to the property? Will the Project noticeably alter or diminish aspects of the historic setting that might contribute to the significance of the property? Check as applicable:*

**The Project will be substantially visible in the main public views of the historic resource.** ☐

**The Project will create a focal point that distracts from the appreciation of the historic resource.** ☐

**The Project will be substantially visible in historically significant views from the historic resource.** ☐

**The Project will isolate the historic resource from its historic setting.** ☐

*If none are checked, then:*

**The Project does not appear to have an adverse effect on the property.** ☐

*If one or more of the above are checked, then:*



*Historic Resource Assessment*

Property ID: FRAN16

Property Name/Address: 269 Chance Pond Road, Franklin, NH

**The Project appears to have an adverse effect on the property.**

☐

*Additional comments relating to effects:*

**IV. SUPPORTING MATERIALS**



Key to Photos 1-2 (Google)



*Historic Resource Assessment*

Property ID: FRAN16

Property Name/Address: 269 Chance Pond Road, Franklin, NH

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Photo 1) View of the property from Chance Pond Road, looking southwest [2014 Field Photo: IMG\_2065]



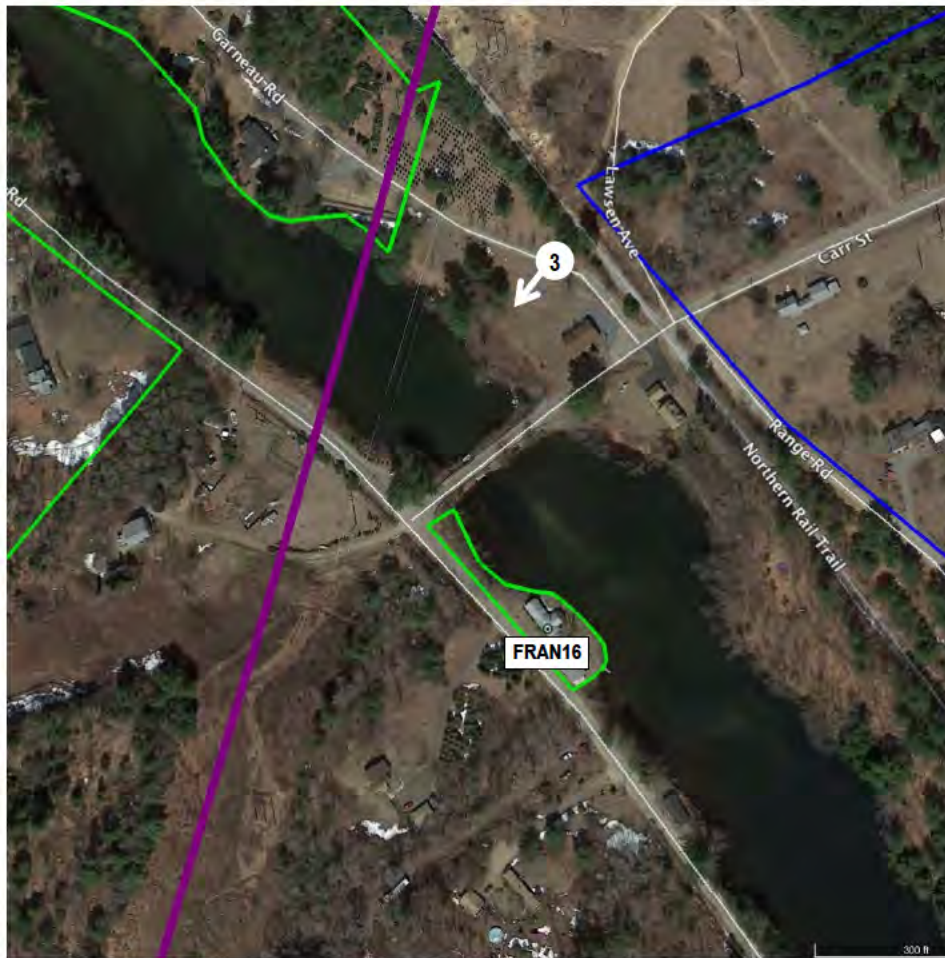
Photo 2) View of property toward the Carr Street intersection and Project (local delivery lines in photo), showing Chance Pond to right of house (Google)



# Historic Resource Assessment











Property ID: FRAN16

Property Name/Address: 269 Chance Pond Road, Franklin, NH



## Map Key

Parcel boundaries of pre-1968 properties:

	Properties with no views of the Project		Project
	Properties with views that are so isolated, limited, or minimal that no effect is possible (see database)		Limit of APE for Historic Resources
	Properties assessed with more than minimal views of the Project		Town Boundaries (thin yellow line)
	Properties assessed and considered to be potentially National Register-eligible and potentially adversely affected by the Project		Photo Numbers
	Properties listed on the National Register, the NH State Register, or National Historic Landmarks (see database for other previously identified historic properties)		
	Properties dated 1966-1968 that currently do not meet the National Register fifty-year age-eligibility criterion (see database)		



PRESERVATION COMPANY



# Northern Pass Project Historic Resource Assessment

## Individual Property Analysis

*This analysis is part of a survey of historic (pre-1965) properties located in the Visual APE for the Northern Pass Project in New Hampshire, as shown on Project viewshed maps. It was prepared as part of a study for the Project's SEC application. See Methodology Statement for more information.*

Property ID: FRAN17

Property Name/Address:

302 Chance Pond Road, Franklin, NH



### I. PROPERTY DESCRIPTION AND SETTING

This 4.69-acre property is located on a slight prominence overlooking Chance Pond Brook (the outlet of Webster Lake). It consists of a house with additions and small shed/garage located behind the house. The house faces east and the Project is, at its closest, 0.08 mile (roughly 437') southeast of the house. The main axial view of the line from the house is roughly a tenth of a mile away over Chance Pond Brook. Views from the house towards Chance Pond Brook are historically significant.

The five-bay side-gable house has a full one-story porch, multiple linear additions to the north and a prominent central gabled dormer on the front and back. The house likely was sited to take advantage of views over Chance Pond Brook. The house does not appear on the Hurd Map of 1892 but is shown on the 1927 USGS map.

A different existing right of way and transmission line is located south of the historic property and the southern-most corner of the property's lot adjoins that transmission line. That transmission line merges with the existing Project right-of-way and the two lines cross Chance Pond Brook together on their way to the nearby Webster substation. The lot is largely open in the front (east) towards Chance Pond Brook, while the rear portion of the lot is forested. There is heavy mixed deciduous and coniferous vegetation to the south of the lot between the house and the Project, largely on the neighboring lot (292 Chance Pond Road). There is also a line of trees along Chance Pond Brook and on the northern portion of the historic property. Because of these forested areas, viewshed mapping and onsite survey do not indicate that the Project would be visible in these views. The Project will also not be visible in views of the house from Chance Pond Road.

### II. NATIONAL REGISTER ELIGIBILITY ANALYSIS

#### a. Significance:

*Does the property have potential significance under National Register of Historic Places Areas of Significance that have a visual component such as Agriculture, Architecture, Community Planning and Development, Conservation, Landscape Architecture, Recreation?*

Y ☒ N ☐



Property ID: FRAN17

Property Name/Address: 302 Chance Pond Road, Franklin, NH

The property may qualify for listing on the National Register under Criterion A and possibly Criterion C. The property could have significance as one of a number of 19<sup>th</sup> and 20<sup>th</sup> century houses – likely seasonal – located along Chance Pond Road. Most are no longer extant. Although the building has been altered it could possibly retain enough integrity to qualify under Criterion C for architecture. See "Recreation" context in the "Historical Background" section of the 2015 *Northern Pass – Lakes Region Project Area Form* by SEARCH.

**b. Integrity:**

*Is the property able to convey its significance through its physical appearance? Does the property appear to retain the aspects of integrity necessary to convey its historic significance? Including:*

**Design:** Y ☒ N ☐ **Setting:** Y ☒ N ☐ **Materials:** Y ☒ N ☐ **Workmanship:** Y ☒ N ☐

**Feeling:** Y ☒ N ☐ **Location:** Y ☒ N ☐ **Association:** Y ☒ N ☐

Newer single story additions are located to the north of the original section of the house. (The adjacent additions are flush with the original section). Original fenestration may have been replaced. There is new siding. These alterations likely would not jeopardize integrity, at least under Criterion A.

**The property does not appear to have potential for National Register eligibility based on visually related areas of significance.** ☐

**GO NO FURTHER**

**The property appears to have potential for National Register eligibility based on visually related areas of significance.** ☒

**c. Boundary Discussion**

*How much of the parcels of land associated with the historic structures appears to be part of the eligible property?*

The boundary of the property likely would be coextensive with the current parcel boundary.



Property ID: FRAN17

Property Name/Address: 302 Chance Pond Road, Franklin, NH

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### III. ASSESSMENT OF POTENTIAL VISUAL EFFECTS

*What is the visual relationship of the Project to the property? Will the Project noticeably alter or diminish aspects of the historic setting that might contribute to the significance of the property? Check as applicable:*

**The Project will be substantially visible in the main public views of the historic resource.** ☐

**The Project will create a focal point that distracts from the appreciation of the historic resource.** ☐

**The Project will be substantially visible in historically significant views from the historic resource.** ☐

**The Project will isolate the historic resource from its historic setting.** ☐

*If none are checked, then:*

**The Project does not appear to have an adverse effect on the property.** ☒

*If one or more of the above are checked, then:*

**The Project appears to have an adverse effect on the property.** ☐

*Additional comments relating to effects:*

The property is located approximately 0.08 miles west of the Project and according to viewshed mapping the Project will not be in the main public views *of* the property or *from* the property. Because of the stand of trees along Chance Pond Brook and on the north corner of the lot and the buffer of mixed deciduous and coniferous trees on the neighboring lot, it does not appear that the Project will result in an adverse effect to the property.

Although views from the property northeast toward Chance Brook Pond could include distant views of the new lines (not structures) these views will be little changed from current views.



Property ID: FRAN17

Property Name/Address: 302 Chance Pond Road, Franklin, NH

#### IV. SUPPORTING MATERIALS



Key to Photo 1 (Google)



Photo 1) 302 Chance Pond Road, view south [2013 Field Photo: IMG\_0174]







Property ID: FRAN17

Property Name/Address: 302 Chance Pond Road, Franklin, NH





Viewshed map showing FRAN17 (white arrow), Limit of APE for Historic Resources  and Project 



Photo 2) View southeast along Chance Pond Road, existing transmission line not in view [2013 Field Photo: Pano\_0175-0177]



*Historic Resource Assessment*

Property ID: FRAN17

Property Name/Address: 302 Chance Pond Road, Franklin, NH

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Photo 3) Looking southeast towards the Project, (existing transmission line appears in background over brook), showing tree buffer between the property and Chance Pond Brook [2013 Field Photo: Pano\_0181-0183]





# Northern Pass Project Historic Resource Assessment

## Large Area/District Analysis

*This analysis is part of a survey of historic (pre-1965) properties located in the Visual APE for the Northern Pass Project in New Hampshire, as shown on Project viewshed maps. It was prepared as part of a study for the Project's SEC application. See Methodology Statement for more information.*

Property ID: FRAN18

Property Name/Addresses:

Garneau Road Area/  
2, 3, 5 and 7 Garneau Road, Franklin, NH



### I. PROPERTY DESCRIPTION AND SETTING

This is a small subdivision/family compound consisting of three lots which span Garneau Road. #2, 3, and 5 Garneau are houses while 7 Garneau (on the same lot as 5 Garneau) is a shop.

The existing transmission line runs through the eastern lot (2 Garneau Road); it is roughly 100' east of the house. The line is 0.15 miles away from the most western building (7 Garneau Road).

The lots in this subdivision border Chance Pond Brook to the south and west and front on the former Northern Railroad right of way to the north. The existing PSNH substation is located immediately east of the railroad right of way.

The houses in the subdivision are mid-to-late-20<sup>th</sup> century homes. 2 Garneau has a tax card date of 1976, 3 Garneau Road has a tax card date of 1955, and 5 Garneau has a tax card date of 1954. The 1956 USGS Map (Penacook Quad) confirms two resources extant at that time on Garneau Road. The closest resource to the line (2 Garneau) is a five-bay ranch. Viewshed mapping indicates that only it will be in view of the Project. There will also be clearing relating to the Project at the river and across Garneau Road from the house at 2 Garneau Road.

Albert Garneau (1919 – 2007) purchased the land for the subdivision in 1950 and lived at 5 Garneau Road thereafter. Garneau was a Franklin contractor and builder, and also a manufacturer of concrete/ cinder blocks and overhead door wood sections. In his later life he was the Franklin Historian. He was twice Franklin's Citizen of the year. 3 Garneau Road was sold to relatives of his wife in 1955. In 2002 his son purchased 2 Garneau Road. The houses in the subdivision are still in the Garneau family. It is not known if Garneau was also the builder of the houses.



Property ID: FRAN18

Property Name/Address: Garneau Road Area//2, 3, 5 and 7 Garneau Road, Franklin, NH

## II. NATIONAL REGISTER ELIGIBILITY ANALYSIS

### a. Significance:

*Does the area/district have potential significance under National Register of Historic Places Areas of Significance that have a visual component such as Agriculture, Architecture, Community Planning and Development, Conservation, Landscape Architecture, Recreation?*

Y ☐ N ☒

It does not appear that this grouping of houses possess sufficient architectural distinction compared to other mid-century resources in Franklin to qualify for listing on the National Register under Criterion C either as individual resources or as a district. It appears likely that only two of the houses are fifty years old or older. It should be noted that the transmission line in the area dates to at least 1951, so these resources were built after the existing transmission line had been constructed.

### b. Integrity:

*Is the property able to convey its significance through its physical appearance? Does the property appear to retain the aspects of integrity necessary to convey its historic significance? Including:*

**Design:** Y ☒ N ☐ **Setting:** Y ☒ N ☐ **Materials:** Y ☒ N ☐ **Workmanship:** Y ☒ N ☐

**Feeling:** Y ☒ N ☐ **Location:** Y ☒ N ☐ **Association:** Y ☒ N ☐

Although the area appears to retain integrity, it lacks significance. The setting of the grouping includes the existing transmission line

**The area/district does not appear to have potential for National Register eligibility based on visually related areas of significance.** ☒

**GO NO FURTHER**

**The area/district appears to have potential for National Register eligibility based on visually related areas of significance.** ☐

### c. Boundary Discussion

*How much of the parcel of land associated with the historic structures appears to be part of the eligible property?*



Property ID: FRAN18

Property Name/Address: Garneau Road Area//2, 3, 5 and 7 Garneau Road, Franklin, NH

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### III. ASSESSMENT OF POTENTIAL VISUAL EFFECTS

*What is the visual relationship of the Project to the property? Will the Project noticeably alter or diminish aspects of the historic setting that might contribute to the significance of the property? Check as applicable:*

**The Project will be substantially visible in the main public views of the historic resource.** ☐

**The Project will create a focal point that distracts from the appreciation of the historic resource.** ☐

**The Project will be substantially visible in historically significant views from the historic resource.** ☐

**The Project will isolate the historic resource from its historic setting.** ☐

*If none are checked, then:*

**The Project does not appear to have an adverse effect on the property.** ☐

*If one or more of the above are checked, then:*

**The Project appears to have an adverse effect on the property.** ☐

*Additional comments relating to effects:*

Property ID: FRAN18

Property Name/Address: Garneau Road Area//2, 3, 5 and 7 Garneau Road, Franklin, NH

#### IV. SUPPORTING MATERIALS



Key to Photos (Google)



Photo 1) Front elevation of 2 Garneau Road [2013 Field Photo: IMG\_2075]



*Historic Resource Assessment*

Property ID: FRAN18

Property Name/Address: Garneau Road Area//2, 3, 5 and 7 Garneau Road, Franklin, NH

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Photo 2) Side elevation of 2 Garneau Road (closest the transmission line) [2013 Field Photo: IMG\_2074]



Photo 3) Garneau Road ([http://www.zillow.com/homedetails/3-Garneau-Rd-Franklin-NH-03235/92889742\\_zpid/](http://www.zillow.com/homedetails/3-Garneau-Rd-Franklin-NH-03235/92889742_zpid/))

*Historic Resource Assessment*

Property ID: FRAN18

Property Name/Address: Garneau Road Area//2, 3, 5 and 7 Garneau Road, Franklin, NH

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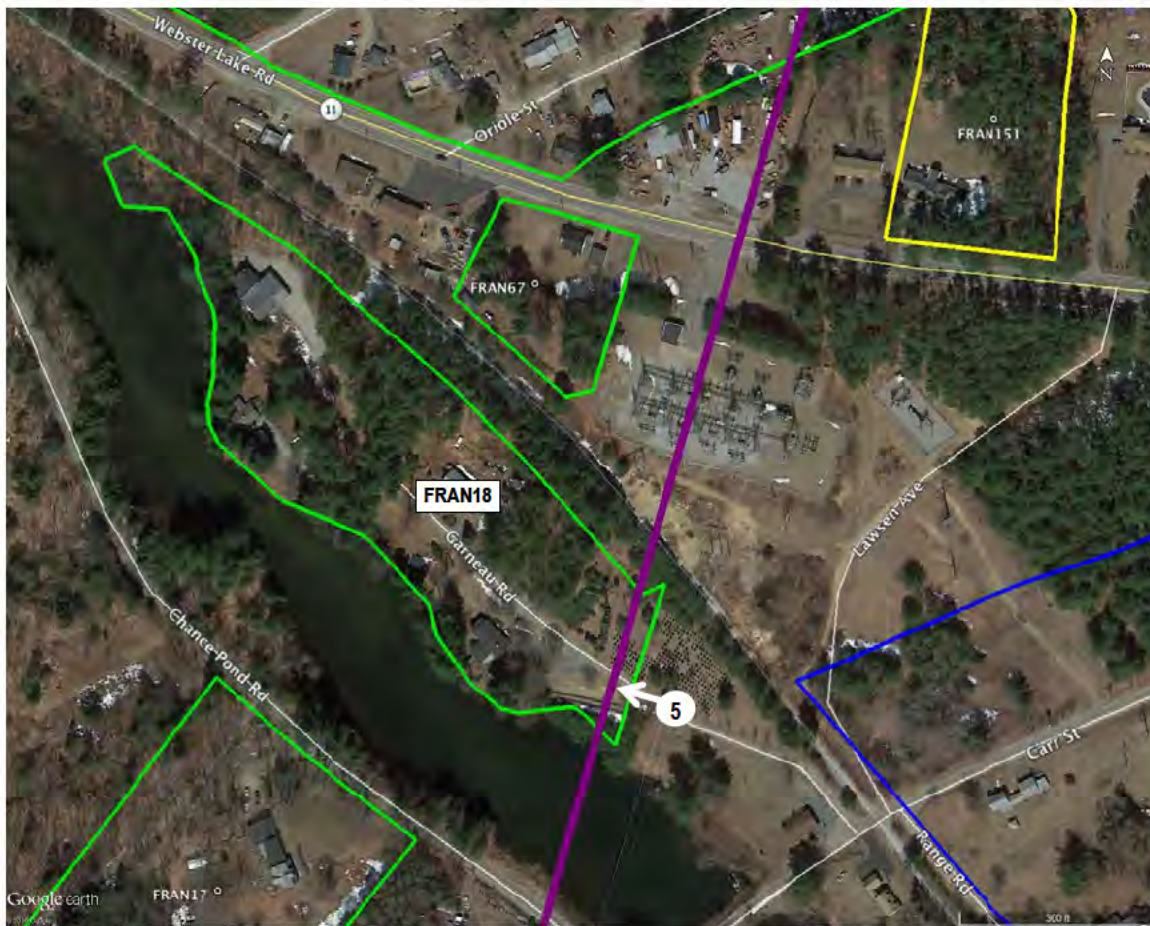
Photo 4) 5 and 7 Garneau Road (Bing)



## Historic Resource Assessment

Property ID: FRAN18

Property Name/Address: Garneau Road Area//2, 3, 5 and 7 Garneau Road, Franklin, NH



### Map Key

Parcel boundaries of pre-1968 properties:

<b>Yellow</b>	Properties with no views of the Project		Project
<b>Blue</b>	Properties with views that are so isolated, limited, or minimal that no effect is possible (see database)		Limit of APE for Historic Resources
<b>Green</b>	Properties assessed with more than minimal views of the Project		Town Boundaries (thin yellow line)
<b>Red</b>	Properties assessed and considered to be potentially National Register-eligible and potentially adversely affected by the Project		Photo Numbers
<b>Aqua</b>	Properties listed on the National Register, the NH State Register, or National Historic Landmarks (see database for other previously identified historic properties)		
<b>Brown</b>	Properties dated 1966-1968 that currently do not meet the National Register fifty-year age-eligibility criterion (see database)		

*Historic Resource Assessment*

Property ID: FRAN18

Property Name/Address: Garneau Road Area//2, 3, 5 and 7 Garneau Road, Franklin, NH



Viewshed map showing FRAN18 (white arrow), Limit of APE for Historic Resources ----- and Project —————



*Historic Resource Assessment*

Property ID: FRAN18

Property Name/Address: Garneau Road Area//2, 3, 5 and 7 Garneau Road, Franklin, NH

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Photo 5) View along Garneau Road under the transmission line [2013 Field Photo: IMG\_2073]





# Northern Pass Project Historic Resource Assessment

## Large Area/District Analysis

*This analysis is part of a survey of historic (pre-1965) properties located in the Visual APE for the Northern Pass Project in New Hampshire, as shown on Project viewshed maps. It was prepared as part of a study for the project's SEC application. See Methodology Statement for more information.*

Property ID: FRAN35

Property Name/Addresses:

Webster Lake Terrace Subdivision/  
Lark, Robin, Oriole and Wren Streets, Franklin,  
NH



### I. PROPERTY DESCRIPTION AND SETTING

This is a subdivision of mixed vintage and types of houses located roughly a quarter mile southeast of Webster Lake. The current transmission line runs northeast/southwest through the center of the subdivision, roughly bisecting it.

The subdivision includes approximately sixty lots and somewhat fewer houses. Even though it runs through the subdivision, due to intermittent deciduous and coniferous vegetation, according to both viewshed mapping and on-site survey, there are a limited number of houses that will have a significant view of the Project. Among these are a handful of houses located on Robin, Oriole, Lark and Webster Lake Roads. Other houses in the subdivision have no view of the line.

The subdivision was developed by Herbert L. Powell, a major developer in Franklin during the first half of the 20<sup>th</sup> century. (He also developed Mountain View Park, North Main Street Heights, Pemigewasset Park and Lawndale.) He subdivided the property in the late 1920s, but most development came after 1930. It appears that the right of way for the transmission line was purchased by Public Service in 1928.

According to NHDHR Webster Lake Road Project Area Form (Preservation Company 1998):

“The flat open field north of the new section of Route 11 [which was built 1928-29] was owned by Herbert L. Powell who acquired it in anticipation of the highway construction (Garneau 1998). He immediately subdivided the so-called “Bird Streets.” Powell erected small houses, and sold them unfinished by mortgage deeds. The owners finished the houses as they could... Residents of this area lived here year-round and were mostly employed in local factories (Garneau 1998). In 1932, the streets were in place... Five years later, there was one house on Robin Street and another on Lark Street which was vacant.”

During the Depression, Powell re-acquired many of the properties as owners were not able to pay on the mortgages. The 1940 USGS map indicates approximately forty houses on the site at that time. Few if any homes from that era can now be identified in the subdivision. It seems likely that some of the original Powell-constructed homes survive but have been altered to such an extent that they no longer read as houses of that era.



Property ID: FRAN35

Property Name/Address: Webster Lake Terrace Subdivision/Lark, Robin, Oriole and Wren Streets,  
Franklin, NH

## II. NATIONAL REGISTER ELIGIBILITY ANALYSIS

### a. Significance:

*Does the area/district have potential significance under National Register of Historic Places Areas of Significance that have a visual component such as Agriculture, Architecture, Community Planning and Development, Conservation, Landscape Architecture, Recreation?*

Y ☒ N ☐

If it retained integrity, this subdivision likely would have significance under Architecture and Community Planning and Development, however given its lack of integrity for these areas of significance, it would not appear to possess NR significance.

### b. Integrity:

*Is the property able to convey its significance through its physical appearance? Does the property appear to retain the aspects of integrity necessary to convey its historic significance? Including:*

**Design:** Y ☐ N ☒ **Setting:** Y ☐ N ☒ **Materials:** Y ☐ N ☒ **Workmanship:** Y ☐ N ☒

**Feeling:** Y ☐ N ☒ **Location:** Y ☒ N ☐ **Association:** Y ☐ N ☒

The community today consists of a complete assortment of styles, sizes and dates of houses, without any unifying design elements and/or temporal links. Forms vary from ranches and capes to mobile homes. Almost all of the houses which are 50 years old or older have been altered to such an extent that their original forms are no longer evident. As summarized in the Webster Lake Road Project Area Form (Preservation Company 1998), the subdivision "is of interest and unique in Franklin, but lacks integrity." It should be noted that the existing transmission line dates from just before, or soon after, laying out the lots in the subdivision.

The houses that are immediately adjacent to the line lack both significance and integrity and do not qualify for the National Register on an individual basis.

**The area/district does not appear to have potential for National Register eligibility based on visually related areas of significance.** ☒

**GO NO FURTHER**

**The area/district appears to have potential for National Register eligibility based on visually related areas of significance.** ☐

### c. Boundary Discussion

*How much of the parcels of land associated with the historic structures appears to be part of the eligible property?*



*Historic Resource Assessment*

Property ID: FRAN35

Property Name/Address: Webster Lake Terrace Subdivision/Lark, Robin, Oriole and Wren Streets,  
Franklin, NH

**III. ASSESSMENT OF POTENTIAL VISUAL EFFECTS**

*What is the visual relationship of the Project to the property? Will the Project noticeably alter or diminish aspects of the historic setting that might contribute to the significance of the property? Check as applicable:*

**The Project will be substantially visible in the main public views of the historic resource.** ☐

**The Project will create a focal point that distracts from the appreciation of the historic resource.** ☐

**The Project will be substantially visible in historically significant views from the historic resource.** ☐

**The Project will isolate the historic resource from its historic setting.** ☐

*If none are checked, then:*

**The Project does not appear to have an adverse effect on the property.** ☐

*If one or more of the above are checked, then:*

**The Project appears to have an adverse effect on the property.** ☐

*Additional comments relating to effects:*

Property ID: FRAN35

Property Name/Address: Webster Lake Terrace Subdivision/Lark, Robin, Oriole and Wren Streets,  
Franklin, NH

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#### IV. SUPPORTING MATERIALS



Key to Photos 1-4 on Aerial view (Google) with — line showing location of transmission line



*Historic Resource Assessment*

Property ID: FRAN35

Property Name/Address: Webster Lake Terrace Subdivision/Lark, Robin, Oriole and Wren Streets,  
Franklin, NH

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Photo 1) House at the corner of Oriole Street and Route 11 [2013 Field Photo: IMG\_0195]



Photo 2) Google Maps image of Lark Street property, adjoining the line



*Historic Resource Assessment*

Property ID: FRAN35

Property Name/Address: Webster Lake Terrace Subdivision/Lark, Robin, Oriole and Wren Streets,  
Franklin, NH

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Photo 3) Google Maps image of Robin Street property, adjoining the line



Photo 4) Oriole Street property adjoining the line



# Historic Resource Assessment

Property ID: FRAN35

Property Name/Address: Webster Lake Terrace Subdivision/Lark, Robin, Oriole and Wren Streets, Franklin, NH



## Map Key

Parcel boundaries of pre-1968 properties:

<b>Yellow</b>	Properties with no views of the Project	<b>Project</b>
<b>Blue</b>	Properties with views that are so isolated, limited, or minimal that no effect is possible (see database)	<b>Limit of APE for Historic Resources</b>
<b>Green</b>	Properties assessed with more than minimal views of the Project	<b>Town Boundaries (thin yellow line)</b>
<b>Red</b>	Properties assessed and considered to be potentially National Register-eligible and potentially adversely affected by the Project	<b>Photo Numbers</b>
<b>Aqua</b>	Properties listed on the National Register, the NH State Register, or National Historic Landmarks (see database for other previously identified historic properties)	
<b>Brown</b>	Properties dated 1966-1968 that currently do not meet the National Register fifty-year age-eligibility criterion (see database)	





*Historic Resource Assessment*

Property ID: FRAN35

Property Name/Address: Webster Lake Terrace Subdivision/Lark, Robin, Oriole and Wren Streets,  
Franklin, NH



Viewshed map showing FRAN35 (white arrow), Limit of APE for Historic Resources  and Project 



*Historic Resource Assessment*

Property ID: FRAN35

Property Name/Address: Webster Lake Terrace Subdivision/Lark, Robin, Oriole and Wren Streets, Franklin, NH

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Photo 5) 16 Oriole Street house with view of substation in the back [2013 Field Photo: IMG\_0198]



Photo 6) [2013 Field Photo: Pano\_0199-0203]



Aerial view (Google) Arrow shows location of transmission line.





# Northern Pass Project Historic Resource Assessment

## Individual Property Analysis

*This analysis is part of a survey of historic (pre-1965) properties located in the Visual APE for the Northern Pass Project in New Hampshire, as shown on Project viewshed maps. It was prepared as part of a study for the Project's SEC application. See Methodology Statement for more information.*

Property ID: FRAN55

Property Name/Address:

Pine Grove Campground/  
14 Timberland Drive, Franklin, NH



### I. PROPERTY DESCRIPTION AND SETTING

This 13.78-acre largely wooded parcel is the former 28-site Pine Grove Campground. The existing transmission line runs through the eastern portion of the parcel and is located 0.03 miles from the nearest building on the property.

The Project will be visible from many of the buildings on the site. The transmission line in this area appears to date from the late 1920s, thus likely pre-dating the buildings.

The property consists of a gambrel-roofed house, a large two-car gambrel-roofed garage/barn, a bath house (14' x 31'), and a pavilion (20' x 32'). Site amenities include a fireplace, basketball court, and in-ground swimming pool.

Tax cards suggest that at least one of the buildings on the site dates to 1957 although most if not all buildings appear either to have been recently updated on the exterior or of relatively recent vintage. The campground does not appear on the 1956 USGS Map (Penacook Quadrangle), 1956 aerial maps, or 1955 Franklin City Directory. The campground is shown on the 1987 USGS Map (Franklin Quadrangle). Historically, Timberland Drive appears to have been part of Old Call Road.

### II. NATIONAL REGISTER ELIGIBILITY ANALYSIS

#### a. Significance:

*Does the property have potential significance under National Register of Historic Places Areas of Significance that have a visual component such as Agriculture, Architecture, Community Planning and Development, Conservation, Landscape Architecture, Recreation?*

Y ☐ N ☒

The property does not appear to possess sufficient significance or integrity to qualify for listing on the National Register. Although the theme of Recreation under Criterion A is relevant in the area, because of the apparent date/alterations of most of the buildings, the site does not qualify for listing on the National Register.



Property ID: FRAN55

Property Name/Address: Pine Grove Campground/14 Timberland Drive, Franklin, NH

**b. Integrity:**

*Is the property able to convey its significance through its physical appearance? Does the property appear to retain the aspects of integrity necessary to convey its historic significance? Including:*

**Design:** Y ☐ N ☒ **Setting:** Y ☒ N ☐ **Materials:** Y ☒ N ☐ **Workmanship:** Y ☐ N ☒

**Feeling:** Y ☐ N ☒ **Location:** Y ☒ N ☐ **Association:** Y ☐ N ☒

With the exception of a small shed, any early buildings of the former Pine Grove Campground have been significantly altered and today read as late 20<sup>th</sup> and early 21<sup>st</sup> century buildings. Materials, design, workmanship and feeling all suggest a recent property.

**The property does not appear to have potential for National Register eligibility based on visually related areas of significance.** ☒

**GO NO FURTHER**

**The property appears to have potential for National Register eligibility based on visually related areas of significance.** ☐

**c. Boundary Discussion**

*How much of the parcel of land associated with the historic structures appears to be part of the eligible property?*

**III. ASSESSMENT OF POTENTIAL VISUAL EFFECTS**

*What is the visual relationship of the Project to the property? Will the Project noticeably alter or diminish aspects of the historic setting that might contribute to the significance of the property? Check as applicable:*

**The Project will be substantially visible in the main public views of the historic resource.** ☐

**The Project will create a focal point that distracts from the appreciation of the historic resource.** ☐

**The Project will be substantially visible in historically significant views from the historic resource.** ☐

**The Project will isolate the historic resource from its historic setting.** ☐

*If none are checked, then:*

**The Project does not appear to have an adverse effect on the property.** ☐

*If one or more of the above are checked, then:*



*Historic Resource Assessment*

Property ID: FRAN55

Property Name/Address: Pine Grove Campground/14 Timberland Drive, Franklin, NH

**The Project appears to have an adverse effect on the property.**

☐

*Additional comments relating to effects:*

**IV. SUPPORTING MATERIALS**



Key to Photos 1-3 (Google Earth)



*Historic Resource Assessment*

Property ID: FRAN55

Property Name/Address: Pine Grove Campground/14 Timberland Drive, Franklin, NH

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Photo 1) View of the house and garage [2013 Field Photo: Pano\_0149-0150]



Photo 2) View of house from west [http://www.zillow.com/homedetails/14-Timberland-Dr-Franklin-NH-03235/2111743009\\_zpid/](http://www.zillow.com/homedetails/14-Timberland-Dr-Franklin-NH-03235/2111743009_zpid/)



*Historic Resource Assessment*

Property ID: FRAN55

Property Name/Address: Pine Grove Campground/14 Timberland Drive, Franklin, NH

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Photo 3) View of bathhouse [http://www.zillow.com/homedetails/14-Timberland-Dr-Franklin-NH-03235/2111743009\\_zpid/](http://www.zillow.com/homedetails/14-Timberland-Dr-Franklin-NH-03235/2111743009_zpid/)

*Historic Resource Assessment*

Property ID: FRAN55





Property Name/Address: Pine Grove Campground/14 Timberland Drive, Franklin, NH



Arrow indicates location of property

**Map Key**

Parcel boundaries of pre-1968 properties:

<b>Yellow</b>	Properties with no views of the Project		Project
<b>Blue</b>	Properties with views that are so isolated, limited, or minimal that no effect is possible (see database)		Limit of APE for Historic Resources
<b>Green</b>	Properties assessed with more than minimal views of the Project		Town Boundaries (thin yellow line)
<b>Red</b>	Properties assessed and considered to be potentially National Register-eligible and potentially adversely affected by the Project		Photo Numbers
<b>Aqua</b>	Properties listed on the National Register, the NH State Register, or National Historic Landmarks (see database for other previously identified historic properties)		
<b>Brown</b>	Properties dated 1966-1968 that currently do not meet the National Register fifty-year age-eligibility criterion (see database)		



*Historic Resource Assessment*

Property ID: FRAN55

Property Name/Address: Pine Grove Campground/14 Timberland Drive, Franklin, NH



Viewshed map showing FRAN55 (white arrow), Limit of APE for Historic Resources ----- and Project -----



Photo 2) View of the current transmission line running through the parcel [2013 Field Photo: Pano\_0151-0153]





# Northern Pass Project Historic Resource Assessment

## Individual Property Analysis

*This analysis is part of a survey of historic (pre-1965) properties located in the Visual APE for the Northern Pass Project in New Hampshire, as shown on Project viewshed maps. It was prepared as part of a study for the Project's SEC application. See Methodology Statement for more information.*

Property ID: FRAN56

Property Name/Address:  
68 Bennett Brook Road, Franklin, NH



### I. PROPERTY DESCRIPTION AND SETTING

The property consists of a house parcel and adjacent lot located on the north and south side of Bennett Brook Road. Both parcels are largely forested but are open near to the house. The existing transmission line is located roughly a tenth of a mile east of the house; the house parcel adjoins (to the east) the lot upon which the right-of-way is located.

The house is located on the north side of the Bennett Brook Road and faces south toward a small manmade pond (a former sand pit) on the opposite side of the road. Another (even smaller) pond is located to the east of the house. Although the area around the house and ponds is open, it is largely wooded (with evergreens) to the east of the property towards the existing transmission line. Adjacent parcels to the east of the northern lot were likely originally part of the same parcel as they are still in the same ownership.

The house is a five-bay, center-chimney cape with shingle siding. A modern addition has been made to the west end of the house. The tax card date for the house is 1786. The house is identified as the H. Bennett house on the 1858 Walling and Hurd 1892 Maps

### II. NATIONAL REGISTER ELIGIBILITY ANALYSIS

#### a. Significance:

*Does the property have potential significance under National Register of Historic Places Areas of Significance that have a visual component such as Agriculture, Architecture, Community Planning and Development, Conservation, Landscape Architecture, Recreation?*

Y ☒ N ☐

The property may possess significance under Criterion C for Architecture as embodying the distinctive characteristics of a type, period, or method of construction. The property could also possess significance under Criterion A related to its early owners/local history.



Property ID: FRAN56

Property Name/Address: 68 Bennett Brook Road, Franklin, NH

**b. Integrity:**

*Is the property able to convey its significance through its physical appearance? Does the property appear to retain the aspects of integrity necessary to convey its historic significance? Including:*

**Design:** Y ☒ N ☐ **Setting:** Y ☒ N ☐ **Materials:** Y ☒ N ☐ **Workmanship:** Y ☒ N ☐

**Feeling:** Y ☒ N ☐ **Location:** Y ☒ N ☐ **Association:** Y ☒ N ☐

The addition to the west end of the house does not seriously detract from the building's integrity.

**The property does not appear to have potential for National Register eligibility based on visually related areas of significance.** ☐

**GO NO FURTHER**

**The property appears to have potential for National Register eligibility based on visually related areas of significance.** ☒

**c. Boundary Discussion**

*How much of the parcels of land associated with the historic structures appears to be part of the eligible property?*

Earlier in its history the house undoubtedly was part of a significantly larger parcel. (Given that the name of the road corresponds to the name of an early owner, it seems likely that much of the land along the road was associated with the house.) Today however that area is not farmed and much of the two parcels are forested. The historic setting of the property today includes only the domestic setting of the house, outbuildings, and various landscape elements in the immediate vicinity.

**III. ASSESSMENT OF POTENTIAL VISUAL EFFECTS**

*What is the visual relationship of the Project to the property? Will the Project noticeably alter or diminish aspects of the historic setting that might contribute to the significance of the property? Check as applicable:*

**The Project will be substantially visible in the main public views of the historic resource.** ☐

**The Project will create a focal point that distracts from the appreciation of the historic resource.** ☐

**The Project will be substantially visible in historically significant views from the historic resource.** ☐

**The Project will isolate the historic resource from its historic setting.** ☐

*If none are checked, then:*

**The Project does not appear to have an adverse effect on the property.** ☒



Property ID: FRAN56

Property Name/Address: 68 Bennett Brook Road, Franklin, NH

If one or more of the above are checked, then:

**The Project appears to have an adverse effect on the property.**

☐

*Additional comments relating to effects:*

Viewshed mapping and on-site survey indicate that the Project will not be visible in views *of* the property from Bennett Brook Road, and will not be evident in the main historic view *from* the house southward across the road. These would be the historically significant views related to the property.

Various stands of evergreens on the lot and on the separate lot on which the line is located to the east of the house block most views of the existing transmission line and will block views of the Project also. Given the tree cover between the resource and the Project it is unlikely that there will be any appreciable views of the Project.

#### IV. Supporting Materials



Key to Photo 1 (Google Earth)

*Historic Resource Assessment*

Property ID: FRAN56

Property Name/Address: 68 Bennett Brook Road, Franklin, NH

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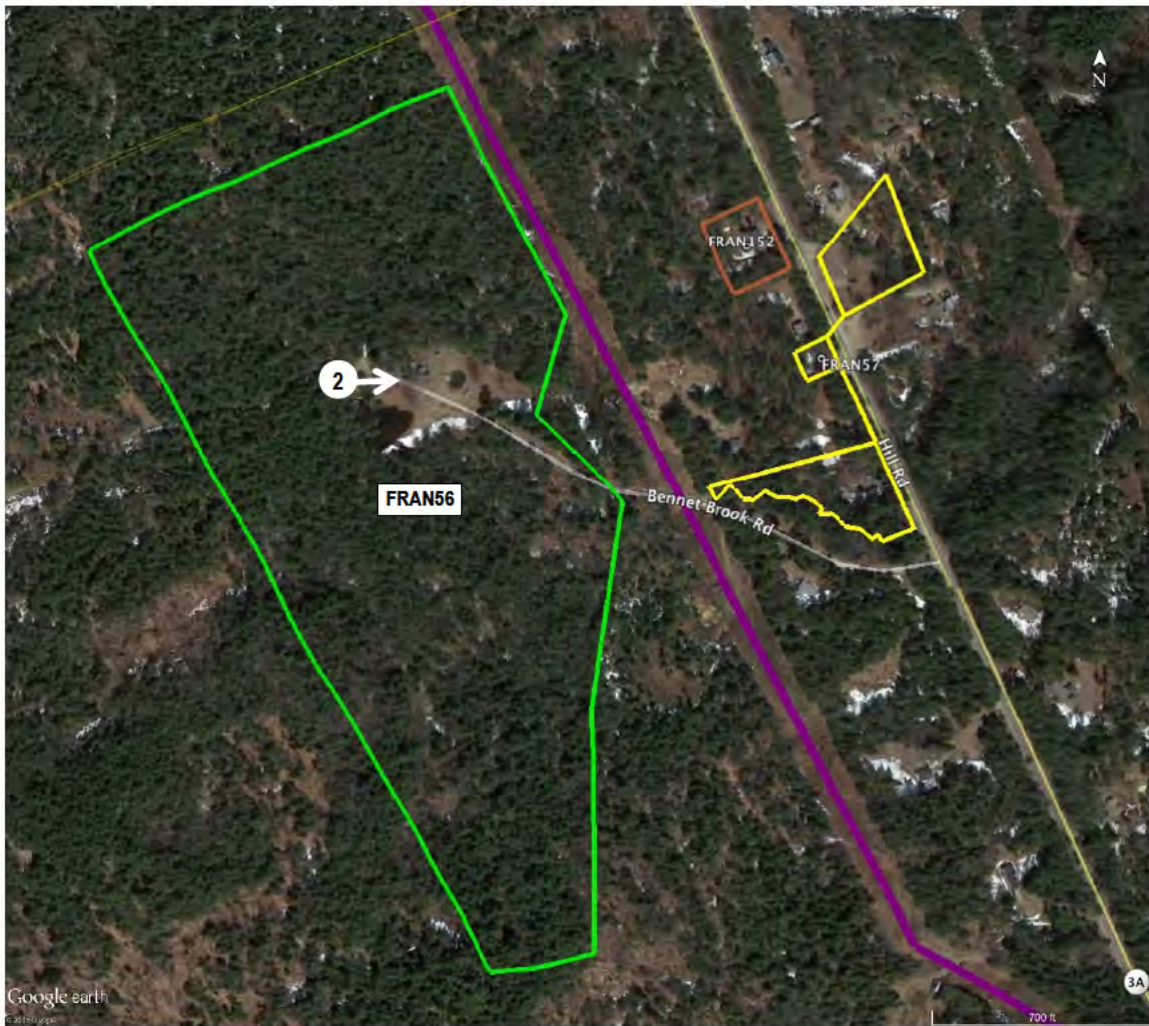
Photo 1) View of the house from the west (toward the transmission line) [2013 Field Photo: IMG\_0219]



*Historic Resource Assessment*





Property ID: FRAN56

Property Name/Address: 68 Bennett Brook Road, Franklin, NH



**Map Key**

Parcel boundaries of pre-1968 properties:

<b>Yellow</b>	Properties with no views of the Project		Project
<b>Blue</b>	Properties with views that are so isolated, limited, or minimal that no effect is possible (see database)		Limit of APE for Historic Resources
<b>Green</b>	Properties assessed with more than minimal views of the Project		Town Boundaries (thin yellow line)
<b>Red</b>	Properties assessed and considered to be potentially National Register-eligible and potentially adversely affected by the Project		Photo Numbers
<b>Aqua</b>	Properties listed on the National Register, the NH State Register, or National Historic Landmarks (see database for other previously identified historic properties)		
<b>Brown</b>	Properties dated 1966-1968 that currently do not meet the National Register fifty-year age-eligibility criterion (see database)		



*Historic Resource Assessment*

Property ID: FRAN56

Property Name/Address: 68 Bennett Brook Road, Franklin, NH



Viewshed map showing FRAN56 (white arrow), Limit of APE for Historic Resources ----- and Project -----



Photo 2) [2013 Field Photo: Pano\_0217-0224]



# Northern Pass Project Historic Resource Assessment

## Individual Property Analysis

*This analysis is part of a survey of historic (pre-1965) properties located in the Visual APE for the Northern Pass Project in New Hampshire, as shown on Project viewshed maps. It was prepared as part of a study for the Project's SEC application. See Methodology Statement for more information.*

Property ID: FRAN62

Property Name/Address:

Franklin Falls Dam/  
Federal Dam Access Road, Franklin, NH (location of  
dam)  
(Franklin Falls Dam Recreation Area Administrative  
Offices: 46 Granite Drive, Franklin, NH)



### I. PROPERTY DESCRIPTION AND SETTING

The Franklin Fall Dam is part of a large Army Corps of Engineers (ACE) property (the Franklin Falls Dam Recreation Area or "Recreation Area") which includes 3,900 acres located on both sides of the Pemigewasset River in the towns of Franklin, Sanbornton, Hill, New Hampton and Bristol (see map below). The main built resources associated with the Recreation Area are in Franklin near the confluence of the Pemigewasset and the Winnepesaukee Rivers (the head of the Merrimack River) just north of the downtown area of Franklin. The Project runs north/south in this area on a hill 0.44 miles to the west of the dam. In addition to the dam there are four nearby administration/maintenance buildings located further to the east (approximately 0.84 mile from the transmission line).

The 1,740'-long, 140'-high Franklin Falls Dam impounds an area of 440 acres and holds 50 billion gallons in the flood storage area behind the dam. Federal Dam Access Road runs along the top of the dam connecting a parking area/outlook point on the west to the entrance to the facility on New Hampton Road/Route 127 on the east. The road also provides access to the gatehouse/intake tower/control room (via a bridge) and to the administrative/maintenance area.

The Franklin Falls Dam project, along with the Hopkinton-Everett and Blackwater Dam projects came about as a result of the federal Flood Control Act of 1938, which authorized the ACE to construct three flood control dams in the Merrimack basin to protect down-river cities in New Hampshire and Massachusetts. (This occurred in the wake of large floods in the 1920s and 1930s.) Franklin Falls Dam was constructed c.1940-1943. The project cost \$7,933,000 to complete and involved extensive changes to the channel of the Pemigewasset, both upstream and downstream of the dam. One of the most dramatic effects of the flood control project was that a portion of the Town of Hill was moved to a new location away from the river to enlarge the flood control reservoir for the dam (see HILL01).



Property ID: FRAN62

Property Name/Address: Franklin Falls Dam/Federal Dam Access Road, Franklin, NH

## II. NATIONAL REGISTER ELIGIBILITY ANALYSIS

### a. Significance:

*Does the property have potential significance under National Register of Historic Places Areas of Significance that have a visual component such as Agriculture, Architecture, Community Planning and Development, Conservation, Landscape Architecture, Recreation?*

Y ☒ N ☐

The Franklin Falls Dam has National Register significance on a state, and possibly national, level under Criterion A (Flood Control/Community Planning and Development, Depression-Era projects, Recreation) and Criterion C (Engineering).

### b. Integrity:

*Is the property able to convey its significance through its physical appearance? Does the property appear to retain the aspects of integrity necessary to convey its historic significance? Including:*

**Design:** Y ☒ N ☐ **Setting:** Y ☒ N ☐ **Materials:** Y ☒ N ☐ **Workmanship:** Y ☒ N ☐

**Feeling:** Y ☒ N ☐ **Location:** Y ☒ N ☐ **Association:** Y ☒ N ☐

The property appears largely unaltered and retains all elements of integrity for its period of significance.

**The property does not appear to have potential for National Register eligibility based on visually related areas of significance.** ☐

**GO NO FURTHER**

**The property appears to have potential for National Register eligibility based on visually related areas of significance.** ☒

### c. Boundary Discussion

*How much of the parcels of land associated with the historic structures appears to be part of the eligible property?*

The boundaries for the property include the site's historic built resources: the dam, road and maintenance/administrative buildings. They incorporate the main parts of the Recreation Area that have a strong historic visual component that could be affected by the Project. In contrast to the rest of the Recreational Area, the dam crest and viewing area is a large open area with views in most directions. Most of the rest of the Recreation Area is forested and there are no known other areas with developed historic viewing areas. The other parts of the Recreational Area may have National Register significance under non-visual areas of significance.



Property ID: FRAN62

Property Name/Address: Franklin Falls Dam/Federal Dam Access Road, Franklin, NH

### III. ASSESSMENT OF POTENTIAL VISUAL EFFECTS

*What is the visual relationship of the Project to the property? Will the Project noticeably alter or diminish aspects of the historic setting that might contribute to the significance of the property? Check as applicable:*

**The Project will be substantially visible in the main public views of the historic resource.** ☐

**The Project will create a focal point that distracts from the appreciation of the historic resource.** ☐

**The Project will be substantially visible in historically significant views from the historic resource.** ☐

**The Project will isolate the historic resource from its historic setting.** ☐

*If none are checked, then:*

**The Project does not appear to have an adverse effect on the property.** ☒

*If one or more of the above are checked, then:*

**The Project appears to have an adverse effect on the property.** ☐

*Additional comments relating to effects:*

The existing transmission line runs along a ridge roughly a half mile to the west of the dam and is visible from the dam crest and viewing/parking area on the west side of the crest. (The elevation of the transmission line right-of-way is roughly 100' to 130' higher than the elevation of the top of the dam.) (There will be no views of the Project from the residential/administration buildings on the east side of the dam.) The existing transmission structures are not visually prominent because they are seen with a background of trees and are fairly distant. Similarly, most of the new structures will be distant and seen against trees; however it appears that one new Project structure will be partially silhouetted against the sky. Photosimulations (see below) also confirm visibility from the dam. (Due to this possible effect, the new structures in this area, however, will be weathering steel monopoles which will be darker than existing structures and will blend better with the tree cover.)

While visual elements are not primary elements of the most obvious areas of significance of the site (which are, e.g., engineering, flood control), it appears likely that the property has significance for recreational purposes and that the view from the dam would somewhat contribute to the site's significance in this area. However, the view of the Project is a very small (perhaps 15-20 degree) part of the 365 degree view from the dam. The existing transmission line does not dominate or substantially affect the view, and although the two structures that will be visible will be taller than the existing, overall the views of the Project will not be a large enough part of the view to substantially affect the historical significance/character-defining views in this area. Effects of the Project on other parts of the Recreation Area would not relate to historic built resources.



Property ID: FRAN62

Property Name/Address: Franklin Falls Dam/Federal Dam Access Road, Franklin, NH

#### IV. SUPPORTING MATERIALS



Key to Photos 1-4 (Google Earth)



Photo 1) View northeast of the gatehouse/intake tower/control room [2013 Field Photo: IMG\_0479]



Property ID: FRAN62

Property Name/Address: Franklin Falls Dam/Federal Dam Access Road, Franklin, NH

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Photo 2) View looking southwest toward the transmission line with arrow showing existing line [2013 Field Photo: IMG\_474]



Photo 3) Franklin Falls Dam Rangers Residence [2015 Field Photo: IMG\_0050]

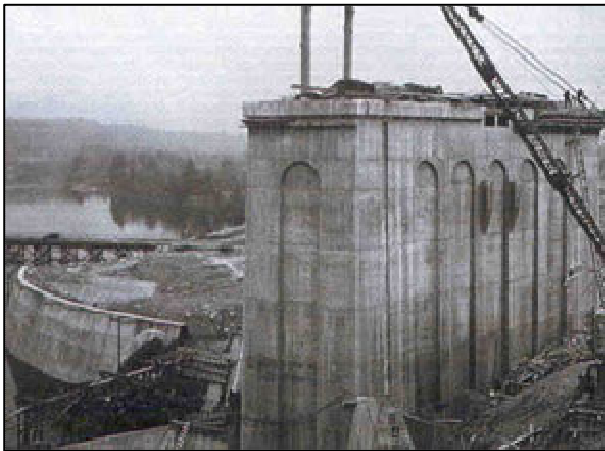
Property ID: FRAN62

Property Name/Address: Franklin Falls Dam/Federal Dam Access Road, Franklin, NH

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Photo 4) Franklin Falls Activity Center and Garage [2014 Field Photo: IMG\_0048]



Dam under construction <https://www.flickr.com/photos/corpsnewengland/9257283020/>



Property ID: FRAN62

Property Name/Address: Franklin Falls Dam/Federal Dam Access Road, Franklin, NH

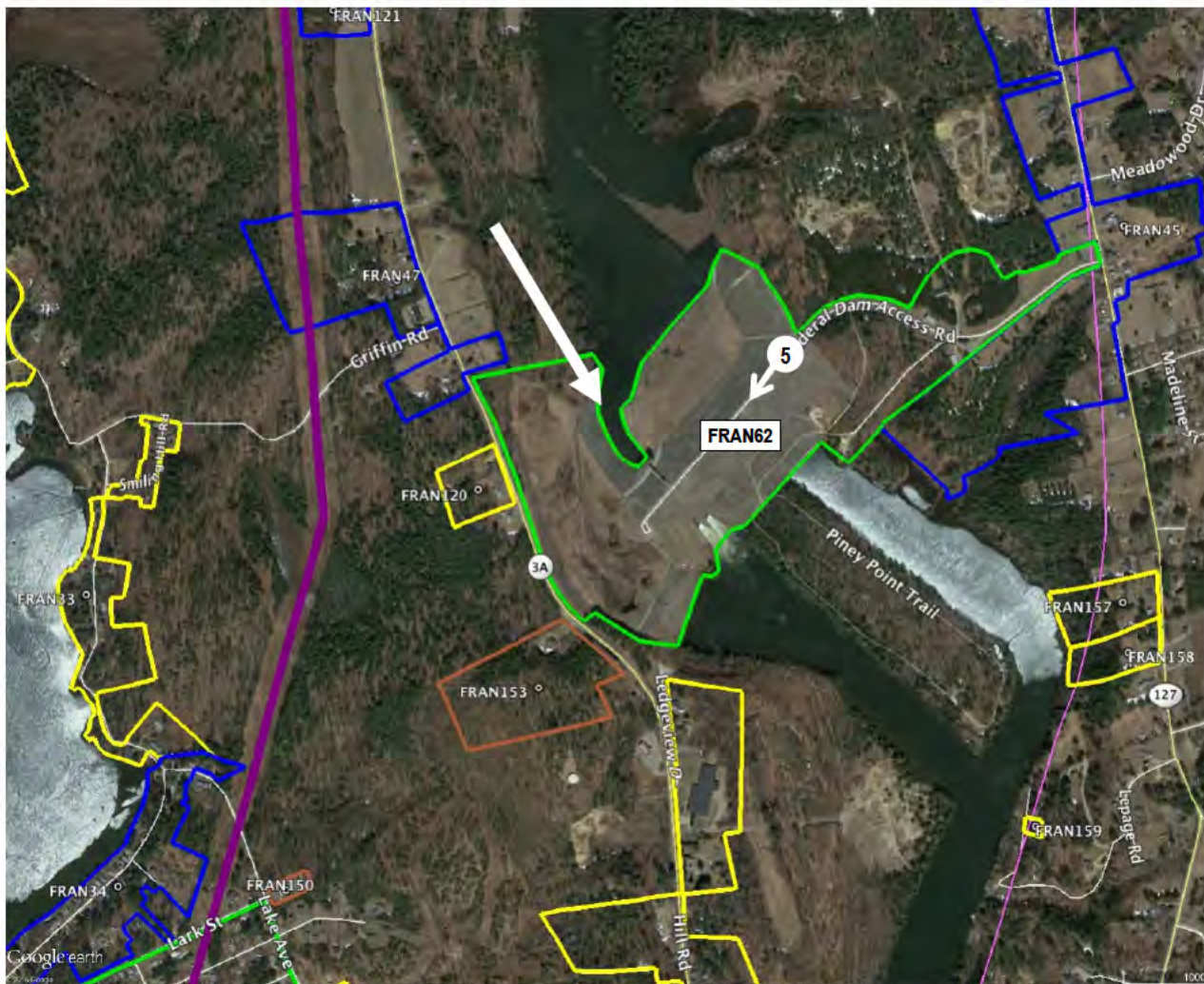
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Map of Franklin Falls Dam Recreational Area (in the towns of Franklin, Sanbornton, Hill, New Hampton and Bristol)

Property ID: FRAN62

Property Name/Address: Franklin Falls Dam/Federal Dam Access Road, Franklin, NH

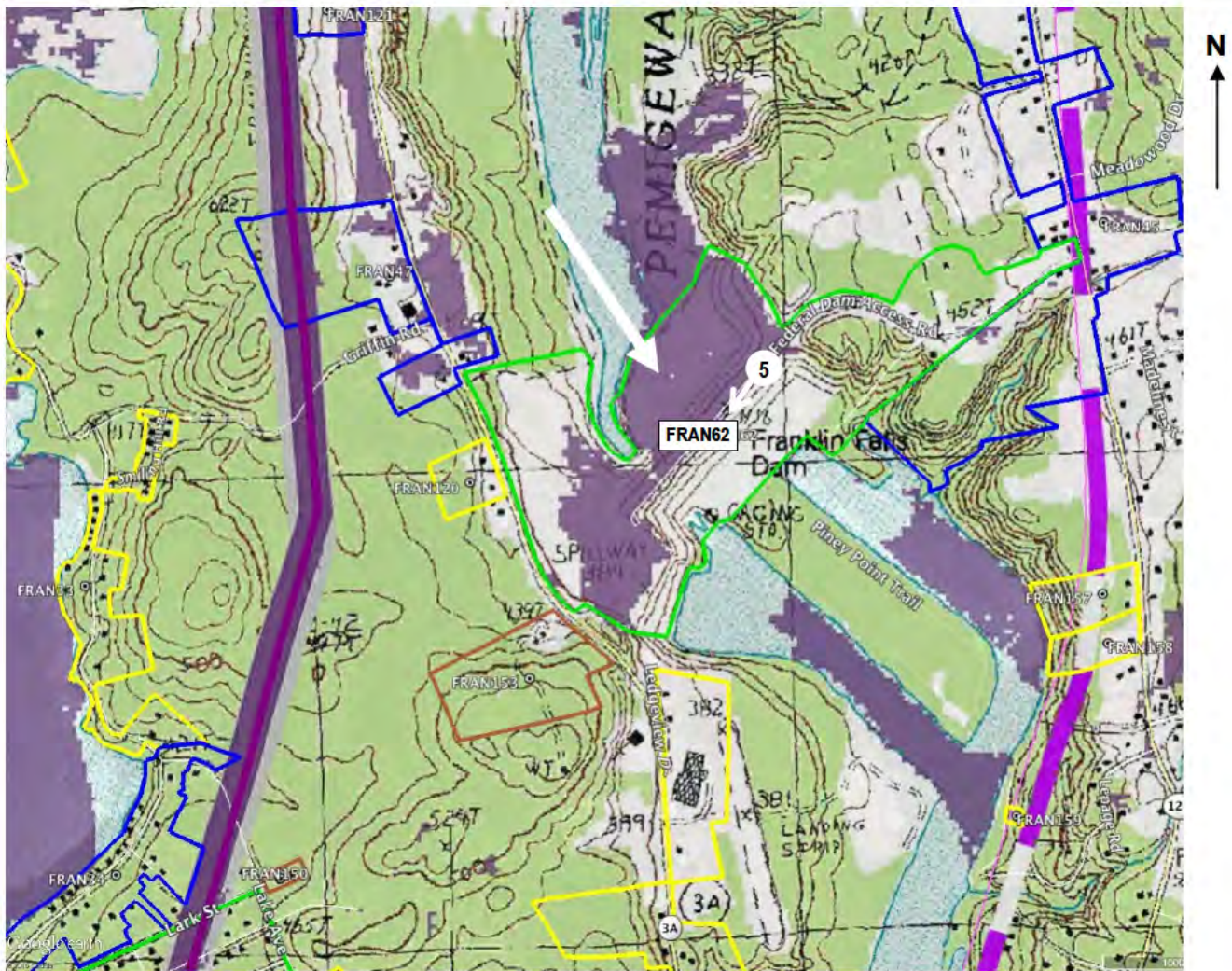


Arrow indicates the portion of the Recreation Area associated with the historic built resources including the dam, road and administrative buildings (red line and arrow). Other colored lines indicate boundaries of additional historic resources in the area.



Property ID: FRAN62

Property Name/Address: Franklin Falls Dam/Federal Dam Access Road, Franklin, NH



Arrow shows the portion of the Recreation Area associated with the Dam and administrative/maintenance buildings. The boundaries of the Recreational Area extend along the river both to the north of the dam (in Franklin, Sanbornton, Hill, New Hampton and Bristol) and to the south (in Franklin) (See map of Recreation Area, page 6)



Photo 5) View looking southwest toward the transmission line; arrow shows existing transmission line [2013 Field Photo: Pano\_0465-0471]





**FRANKLIN FALLS DAM, FRANKLIN**  
 EXISTING CONDITIONS: PANORAMA


View of Franklin Falls Dam from Route 3


**TECHNICAL INFORMATION**

TRANSMISSION LINE		EXISTING	PROPOSED
	115-kV structure type	Wood H-Frame	Existing to remain
	Height range of visible 115-kV structures	47.5 - 50 feet	Existing to remain
	320-kV structure type	N/A	Weathering Steel Monopole
	Height range of visible 320-kV structures	N/A	75 - 90 feet
PHOTOGRAPH	Right-of-way width	225 feet	225 feet
	Date and time: 8/27/14 at 10:20am	Location: 43.468009° N, -71.660448° W	Viewing Direction: West
	Distance to visible structures: 0.54 to 0.60 mile	Number of transmission structures visible in the photosimulation: 3	
	Camera Focal length (50mm equivalent): 35mm	Camera Make/Model: Nikon D7100	Photo Source: TJD&A

**NOTES**
**GENERAL NOTES**

Simulation is based upon preliminary design plans. Structure design and location will be finalized during the detail design and permitting process.

**PHOTOSIMULATION PRODUCTION**

By Terrence J. DeWan & Associates. Published July 23, 2015.

**VIEW DESCRIPTION**

View from the top of Franklin Falls Dam facing the Control House overlooking the Pemigewasset River.

**FRANKLIN FALLS DAM, FRANKLIN**  
 PHOTOSIMULATION: PANORAMA


View of Franklin Falls Dam from Route 3



TECHNICAL INFORMATION			
TRANSMISSION LINE		EXISTING	PROPOSED
	115-kV structure type	Wood H-Frame	Existing to remain
	Height range of visible 115-kV structures	47.5 - 50 feet	Existing to remain
	320-kV structure type	N/A	Weathering Steel Monopole
	Height range of visible 320-kV structures	N/A	75 - 90 feet
PHOTOGRAPH	Right-of-way width	225 feet	225 feet
	Date and time: 8/27/14 at 10:20am	Location: 43.468009° N, -71.660448° W	Viewing Direction: West
	Distance to visible structures: 0.54 to 0.60 mile	Number of transmission structures visible in the photosimulation: 3	
	Camera Focal length (50mm equivalent): 35mm	Camera Make/Model: Nikon D7100	Photo Source: TJD&A

NOTES
<b>GENERAL NOTES</b> Simulation is based upon preliminary design plans. Structure design and location will be finalized during the detail design and permitting process.
<b>PHOTOSIMULATION PRODUCTION</b> By Terrence J. DeWan & Associates. Published July 23, 2015.
<b>VIEW DESCRIPTION</b> View from the top of Franklin Falls Dam facing the Control House overlooking the Penigewasset River.



**FRANKLIN FALLS DAM, FRANKLIN**  
EXISTING CONDITIONS: NORMAL VIEW



**VIEW NOTE**  
When printed on 11x17" paper, viewer should hold this image approximately 17" from eye to replicate actual view.



**FRANKLIN FALLS DAM, FRANKLIN**  
PHOTOSIMULATION: NORMAL VIEW



**VIEW NOTE**

When printed on 11x17" paper, viewer should hold this image approximately 12" from eye to replicate actual view.



# Northern Pass Project Historic Resource Assessment

## Individual Property Analysis

*This analysis is part of a survey of historic (pre-1965) properties located in the Visual APE for the Northern Pass Project in New Hampshire, as shown on Project viewshed maps. It was prepared as part of a study for the Project's SEC application. See Methodology Statement for more information.*

Property ID: FRAN63

Property Name/Address:

Franklin Veterans Memorial Recreation Area,  
266 Flag Hole Road, Franklin, NH



### I. PROPERTY DESCRIPTION AND SETTING

This is a municipally-owned ski area/park located on a 366.62 acre parcel on Flag Hole Road. Flag Hole Road runs along the north side of the parcel while Montgomery Road runs along the south side. The parcel also includes Shaw Pond. The southeast portion of the parcel abuts the right-of-way for the existing transmission line. The ski area's buildings and ski slope are located on the west side of the parcel, roughly 0.65 miles from the right-of-way. The ski slope, and the major vista, runs north/south with the end of the slope being at the lodge near Flag Hole Road.

In the 1930s Dr. Ervin Drake donated a 400-acre parcel to the City of Franklin to supply firewood to needy residents; this would become the site of the Franklin Veterans Memorial Recreation Area/ ski area. The parcel was originally called "Great Gains Forest." In 1960 the City began efforts to develop the parcel as a ski area. The first rope tow was installed in December 1960. The Franklin Outing Club assisted in the operation of the area beginning in January 1961. In April 1962 the City authorized \$4,000 "to construct a lodge at the ski area as a memorial to those who gave their lives in World War II and the Korean War." (An addition was made to it in 1971.) At the same time the name of the area was changed to the "Franklin Veteran's Memorial Recreation Area." In 1967 the area purchased a T-Bar from Mt. Sunapee Ski Area for \$5,100. The lift dates to the early 1950s and may be one of the oldest overhead cable surface lifts operating in New England. Also in 1971 Public Service of New Hampshire erected a tower on the site.

### II. NATIONAL REGISTER ELIGIBILITY ANALYSIS

#### a. Significance:

*Does the property have potential significance under National Register of Historic Places Areas of Significance that have a visual component such as Agriculture, Architecture, Community Planning and Development, Conservation, Landscape Architecture, Recreation?*

Y ☒ N ☐



Property ID: FRAN63

Property Name/Address: Franklin Veterans Memorial Recreation Area/ 266 Flag Hole Road, Franklin, NH

The property may have significance at a local level for Recreation under National Register Criterion A. Although the site's significance in the overall context of ski area development in this era is not clear, for purposes of the Project we assume eligibility. It appears at least some of the buildings pre-date 1965. See "Recreation" context in the "Historical Background" section of the 2015 *Northern Pass –Lakes Region Project Area Form* by SEARCH.

**b. Integrity:**

*Is the property able to convey its significance through its physical appearance? Does the property appear to retain the aspects of integrity necessary to convey its historic significance? Including:*

**Design:** Y ☐ N ☒ **Setting:** Y ☒ N ☐ **Materials:** Y ☐ N ☒ **Workmanship:** Y ☐ N ☒

**Feeling:** Y ☒ N ☐ **Location:** Y ☒ N ☐ **Association:** Y ☒ N ☐

Integrity is borderline. The lodge appears to be altered with additions apparently covering the entire front and rear elevations. However, without further investigation it is still possible that the area may retain overall integrity to the mid-1960s; for purposes of the Project we assume eligibility. The existing electrical transmission line likely pre-dates the construction of much of the site.

**The property does not appear to have potential for National Register eligibility based on visually related areas of significance.** ☐

**GO NO FURTHER**

**The property appears to have potential for National Register eligibility based on visually related areas of significance.** ☒

**c. Boundary Discussion**

*How much of the parcels of land associated with the historic structures appears to be part of the eligible property?*

The boundary of the resource likely would be coextensive with the boundaries of the parcel.



Property ID: FRAN63

Property Name/Address: Franklin Veterans Memorial Recreation Area/ 266 Flag Hole Road, Franklin, NH

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### III. ASSESSMENT OF POTENTIAL VISUAL EFFECTS

*What is the visual relationship of the Project to the property? Will the Project noticeably alter or diminish aspects of the historic setting that might contribute to the significance of the property? Check as applicable:*

**The Project will be substantially visible in the main public views of the historic resource.** ☐

**The Project will create a focal point that distracts from the appreciation of the historic resource.** ☐

**The Project will be substantially visible in historically significant views from the historic resource.** ☐

**The Project will isolate the historic resource from its historic setting.** ☐

*If none are checked, then:*

**The Project does not appear to have an adverse effect on the property.** ☒

*If one or more of the above are checked, then:*

**The Project appears to have an adverse effect on the property.** ☐

*Additional comments relating to effects:*

According to onsite review and viewshed mapping, the Project will not be visible from the lodge and most buildings associated with the ski area. The Project may be distantly visible from part of the upper portion of the ski slope. However the distance from the line (0.65 mile) and intermediary tree cover mean that any views from the slope will not be significantly affected. Any views of the Project will be distant and peripheral. The character-defining features of the resource will not be affected nor will the historic setting be affected.



Property ID: FRAN63

Property Name/Address: Franklin Veterans Memorial Recreation Area/ 266 Flag Hole Road, Franklin, NH

#### IV. SUPPORTING MATERIALS



Key to Photos 1-4 (Google Earth)



*Historic Resource Assessment*

Property ID: FRAN63

Property Name/Address: Franklin Veterans Memorial Recreation Area/ 266 Flag Hole Road, Franklin, NH

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Photo 1) Lodge/warming hut [2013 Field Photo: IMG\_480]



Photo 2) Lodge/warming hut [2014 Field Photo: IMG\_2059]

*Historic Resource Assessment*

Property ID: FRAN63

Property Name/Address: Franklin Veterans Memorial Recreation Area/ 266 Flag Hole Road, Franklin, NH

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Photo 3) View up the slope [2014 Field Photo: IMG\_2060]



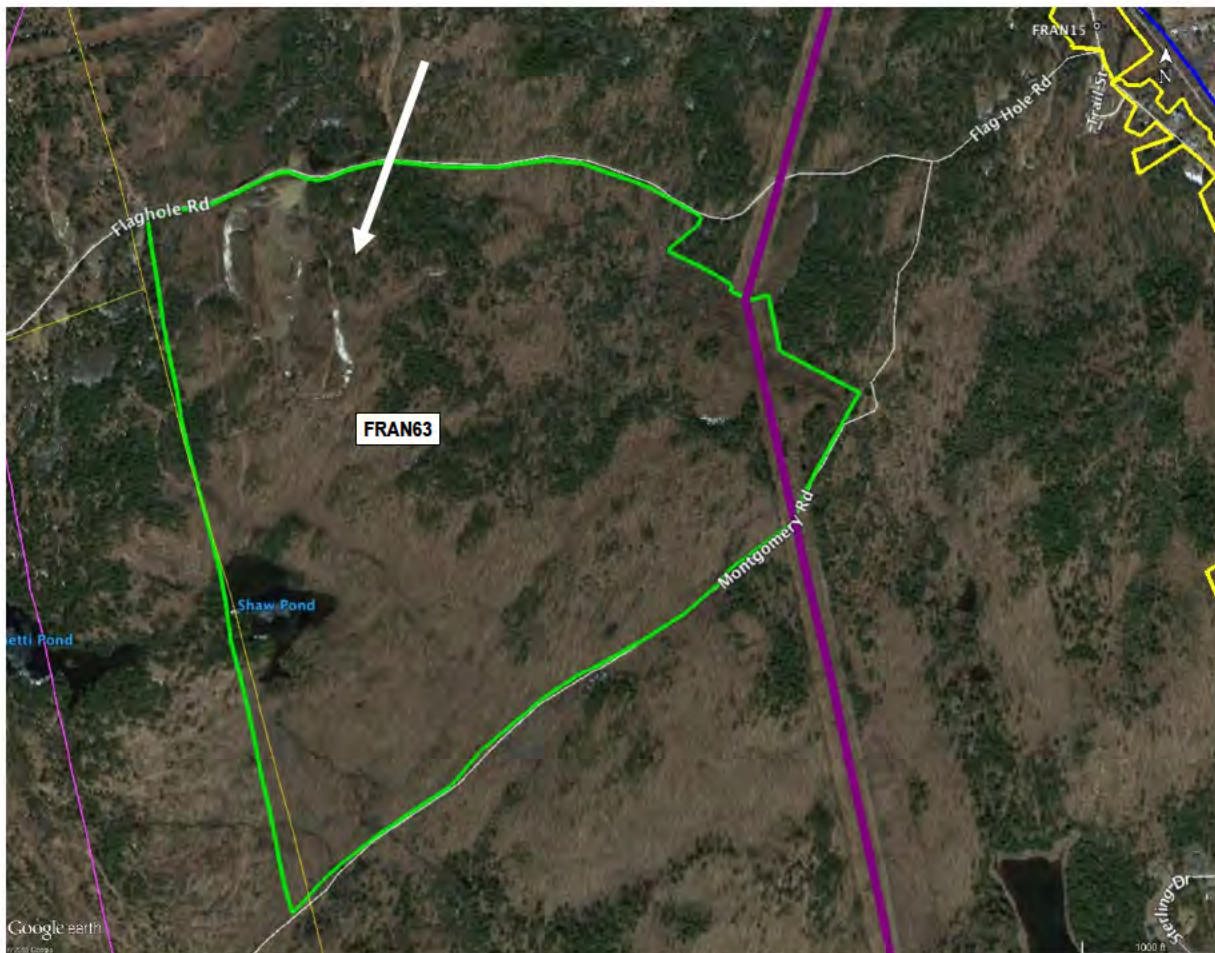
Photo 4) [2014 Field Photo: Pano\_2055-2051]



## Historic Resource Assessment

Property ID: FRAN63

Property Name/Address: Franklin Veterans Memorial Recreation Area/ 266 Flag Hole Road, Franklin, NH



### Map Key

Parcel boundaries of pre-1968 properties:

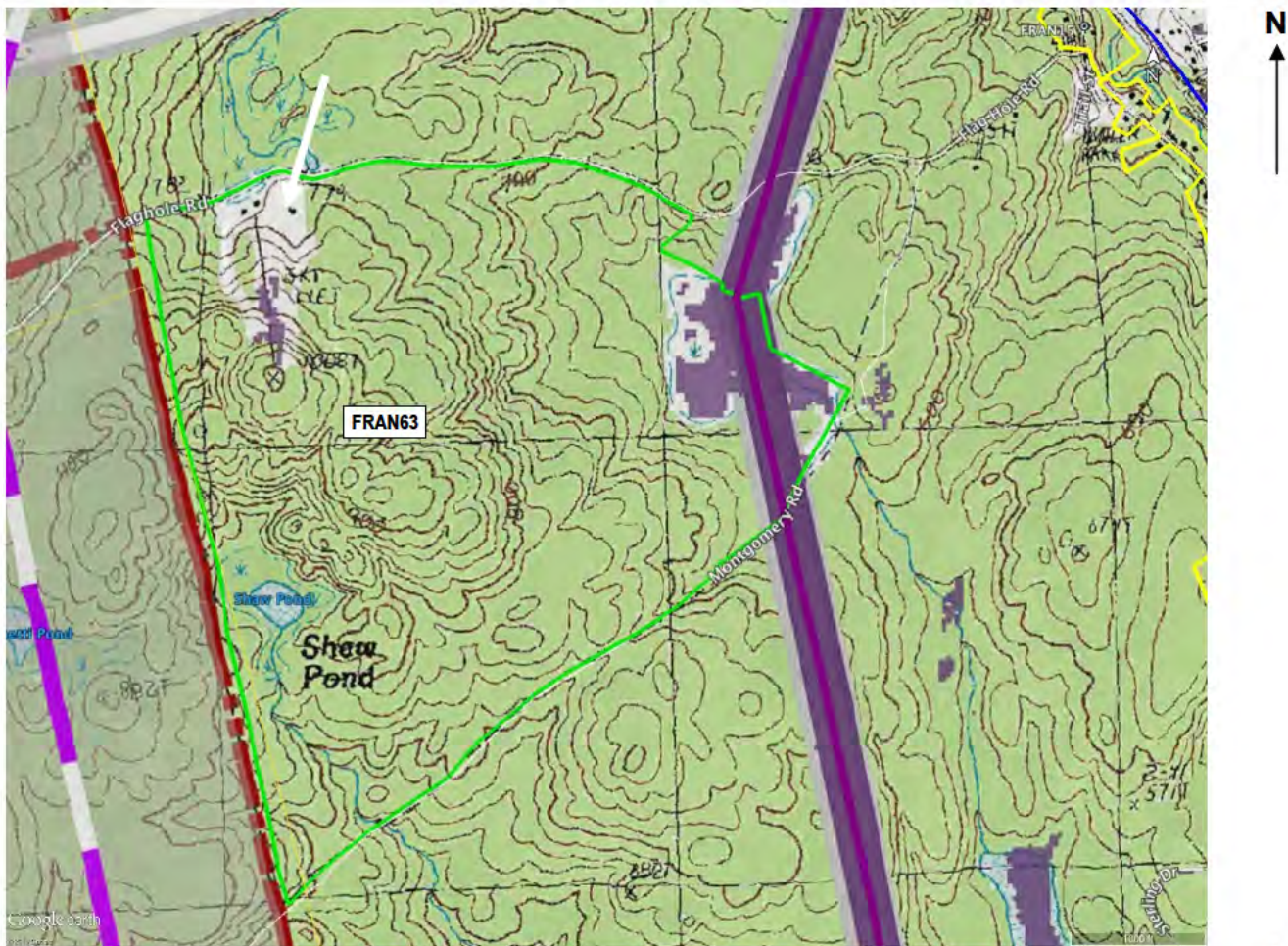
<b>Yellow</b>	Properties with no views of the Project		Project
<b>Blue</b>	Properties with views that are so isolated, limited, or minimal that no effect is possible (see database)		Limit of APE for Historic Resources
<b>Green</b>	Properties assessed with more than minimal views of the Project		Town Boundaries (thin yellow line)
<b>Red</b>	Properties assessed and considered to be potentially National Register-eligible and potentially adversely affected by the Project		Photo Numbers
<b>Aqua</b>	Properties listed on the National Register, the NH State Register, or National Historic Landmarks (see database for other previously identified historic properties)		
<b>Brown</b>	Properties dated 1966-1968 that currently do not meet the National Register fifty-year age-eligibility criterion (see database)		



*Historic Resource Assessment*

Property ID: FRAN63

Property Name/Address: Franklin Veterans Memorial Recreation Area/ 266 Flag Hole Road, Franklin, NH



Viewshed map showing FRAN63 (white arrow), Limit of APE for Historic Resources ----- and Project —————



# Northern Pass Project Historic Resource Assessment

## *Individual Property Analysis*

*This analysis is part of a survey of historic (pre-1965) properties located in the Visual APE for the Northern Pass Project in New Hampshire, as shown on Project viewshed maps. It was prepared as part of a study for the Project's SEC application. See Methodology Statement for more information.*

Property ID: FRAN64

Property Name/Address:

1300 South Main Street, Franklin, NH



### **I. PROPERTY DESCRIPTION AND SETTING**

This parcel has two groupings of buildings—one domestic and one at least partially commercial—set on either end of a long narrow 3.54-acre lot. The lot is bisected by the transmission line right-of-way and each group of buildings is somewhat over 300' from the transmission line. The lot borders South Main Street/Rt. 3 to the west and the Northern Railroad right-of-way to the east. The two clusters of buildings are separated by scattered trees, the open transmission line right-of-way, and a field to the north. The current transmission line can be seen in views of the southern property.

The northern group of buildings is set back on the lot, and because of tree cover, cannot be seen from the road (from aerials, there appear to be a metal-roofed house with multiple additions and a barn/garage). These buildings appear to be relatively recent and based on the fact that they are not shown on pre-1987 USGS Maps or aerials, the buildings appear to not meet the National Register fifty-year age-eligibility criterion.

To the south there is a seemingly abandoned and altered older frame side-gabled building with novelty siding. It consists of three sections. On the north end is a one-story garage, in the center is a two story, three-bay section and to the south is a one-story section, perhaps the original, which is a cabin with exterior brick chimney. The southern section has triple windows on either side of a central entrance. The property was used (at least in part) as a gas station in the 1940s when Daniel Webster Highway/Route 3 was the main north-south route in the state.

Onsite assessment indicates that the Project will be in view along Route 3 near the southern building. Views from the southern building would be partially blocked by trees. (Although there will be some right-of-way clearing in this area, the evergreens closest to the building would remain and partially block the view of the Project.)



Property ID: FRAN64

Property Name/Address: 1300 South Main Street, Franklin, NH

## II. NATIONAL REGISTER ELIGIBILITY ANALYSIS

### a. Significance:

*Does the property have potential significance under National Register of Historic Places Areas of Significance that have a visual component such as Agriculture, Architecture, Community Planning and Development, Conservation, Landscape Architecture, Recreation?*

Y ☐ N ☒

Based on areas of significance that have a visual component, the building on the southern part of the lot does not appear to possess the requisite significance and integrity to qualify for listing on the National Register. The building is not architecturally distinguished, does not embody the distinctive characteristics of a type, period, or method of construction, and does not appear to retain integrity under Criterion C. As discussed above, other, non-visually related areas of potential significance (such as Tourism) for the building are conceivable but the larger landscape/setting would not be part of the significance of the property and it would not be affected by the Project. It is also not a part of grouping of historic resources that relate to this area of significance and which collectively would have historic significance.

The north grouping of buildings is not visible from the street, but based on USGS and aerial mapping, the buildings appear to post-date 1965 and would not qualify for the National Register based on their date of construction.

Although the adjacent Northern Railroad corridor has been determined eligible for the National Register, these resources do not appear to have any relationship to the property. (See linear resource form for Northern Railroad.)

### b. Integrity:

*Is the property able to convey its significance through its physical appearance? Does the property appear to retain the aspects of integrity necessary to convey its historic significance? Including:*

**Design:** Y ☐ N ☒ **Setting:** Y ☒ N ☐ **Materials:** Y ☒ N ☐ **Workmanship:** Y ☐ N ☐

**Feeling:** Y ☒ N ☐ **Location:** Y ☒ N ☐ **Association:** Y ☒ N ☐

The (southern) building has borderline integrity; the three sections of the buildings likely represent multiple different building periods. Windows in the center section are replacements. Integrity could be sufficient under Criterion A.

See "Transportation" context in the 2015 *Northern Pass – Lakes Region Project Area Form* by SEARCH.

**The property does not appear to have potential for National Register eligibility based on visually related areas of significance.** ☒

**GO NO FURTHER**



Property ID: FRAN64

Property Name/Address: 1300 South Main Street, Franklin, NH

**The property appears to have potential for National Register eligibility based on visually related areas of significance.** ☐

**c. Boundary Discussion**

*How much of the parcels of land associated with the historic structures appears to be part of the eligible property?*

**III. ASSESSMENT OF POTENTIAL VISUAL EFFECTS**

*What is the visual relationship of the Project to the property? Will the Project noticeably alter or diminish aspects of the historic setting that might contribute to the significance of the property? Check as applicable:*

**The Project will be substantially visible in the main public views of the historic resource.** ☐

**The Project will create a focal point that distracts from the appreciation of the historic resource.** ☐

**The Project will be substantially visible in historically significant views from the historic resource.** ☐

**The Project will isolate the historic resource from its historic setting.** ☐

*If none are checked, then:*

**The Project does not appear to have an adverse effect on the property.** ☐

*If one or more of the above are checked, then:*

**The Project appears to have an adverse effect on the property.** ☐

*Additional comments relating to effects:*

Property ID: FRAN64

Property Name/Address: 1300 South Main Street, Franklin, NH

#### IV. SUPPORTING MATERIALS



Key to Photos 1-3 (Google Earth)



*Historic Resource Assessment*

Property ID: FRAN64

Property Name/Address: 1300 South Main Street, Franklin, NH

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Photo 1) Southern building - view looking northeast [2013 Field Photo: IMG\_484]



Photo 2) Southern building - view looking southeast [2014 Field Photo: IMG\_2005]

Property ID: FRAN64

Property Name/Address: 1300 South Main Street, Franklin, NH

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Photo 3) Northern grouping of buildings [2014 Field Photo: IMG 2007]



Property ID: FRAN64

Property Name/Address: 1300 South Main Street, Franklin, NH



Arrows indicate the two areas with buildings on the property











## Historic Resource Assessment

Property ID: FRAN64

Property Name/Address: 1300 South Main Street, Franklin, NH

### Map Key

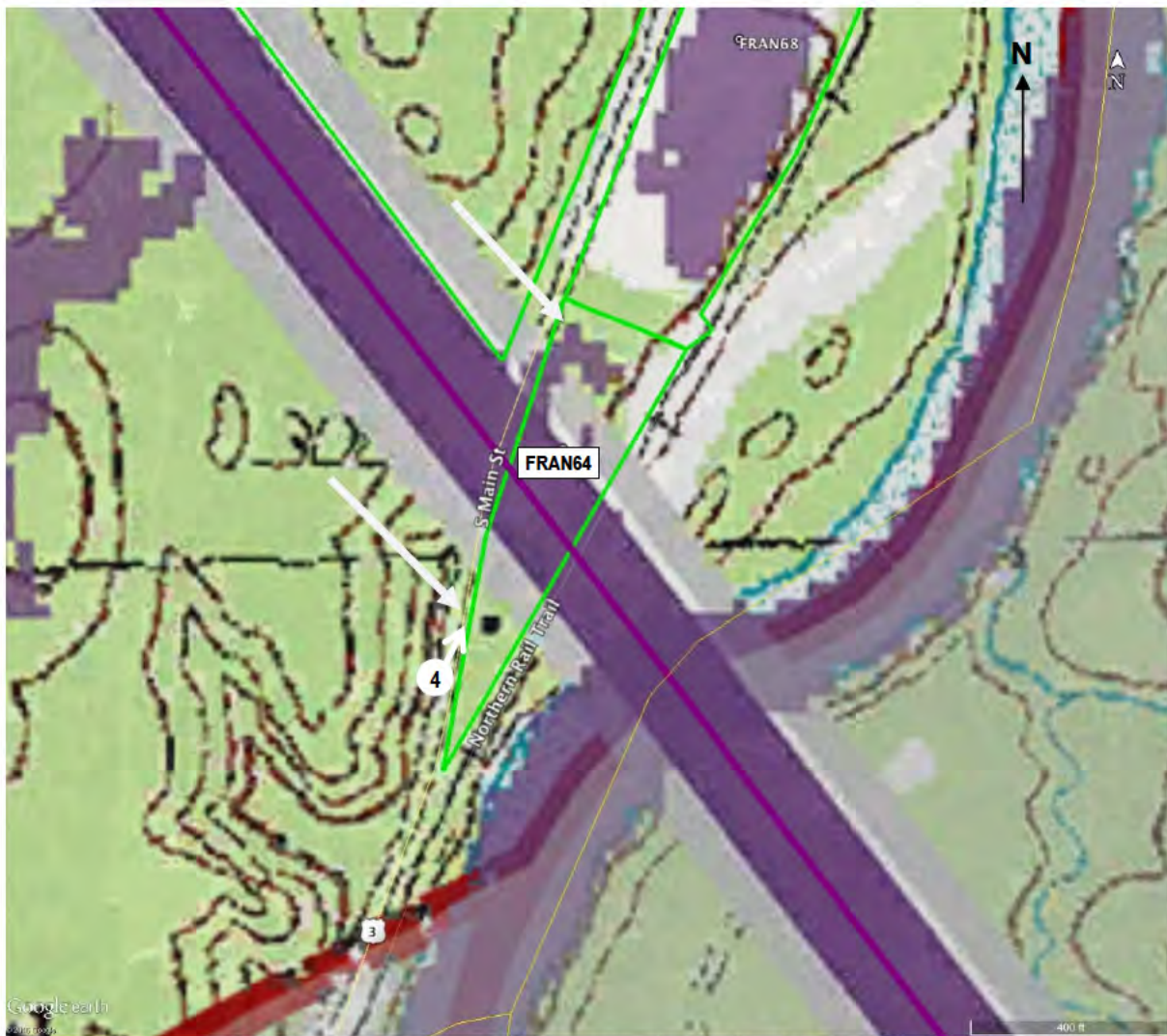
Parcel boundaries of pre-1968 properties:

 Yellow	Properties with no views of the Project	 Project	
 Blue	Properties with views that are so isolated, limited, or minimal that no effect is possible (see database)	 Limit of APE for Historic Resources	
 Green	Properties assessed with more than minimal views of the Project	 Town Boundaries (thin yellow line)	
 Red	Properties assessed and considered to be potentially National Register-eligible and potentially adversely affected by the Project		
 Aqua	Properties listed on the National Register, the NH State Register, or National Historic Landmarks (see database for other previously identified historic properties)		Photo Numbers
 Brown	Properties dated 1966-1968 that currently do not meet the National Register fifty-year age-eligibility criterion (see database)		



Property ID: FRAN64

Property Name/Address: 1300 South Main Street, Franklin, NH



Viewshed map showing FRAN64 (two white arrows), Limit of APE for Historic Resources ----- and Project —————

Property ID: FRAN64

Property Name/Address: 1300 South Main Street, Franklin, NH

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Photo 4) Southern building, view looking north toward the transmission line [2013 Field Photo: Pano\_485+487]



# Northern Pass Project Historic Resource Assessment

## Individual Property Analysis

*This analysis is part of a survey of historic (pre-1965) properties located in the Visual APE for the Northern Pass Project in New Hampshire, as shown on Project viewshed maps. It was prepared as part of a study for the Project's SEC application. See Methodology Statement for more information.*

Property ID: FRAN67

Property Name/Address:

136 Webster Lake Road, Franklin, NH



### I. PROPERTY DESCRIPTION AND SETTING

This property consists of a small 1½-story frame house and adjacent two-bay garage located in a largely residential neighborhood. The house is located approximately 100' west of the existing transmission line. The house has a tax card date of 1940.

The 1.17-acre lot is adjacent (on the east side) to the current PSNH transformer station and transmission lines. The existing transmission lines are in view from the entrance to the property and from the east side of the house. The Project would be visible in views of the property looking east from Webster Lake Road. The front of the property is largely open, while the rear is wooded.

The house is a three-bay gable-front with its front entrance on the east side, perpendicular to the road. It has a standing seam metal roof, concrete foundations and a small shed-roofed entry porch. There is a small addition on the west end of the house. Assuming the house does indeed date to 1940 (which seems likely given historic USGS and aerial mapping), it has been significantly altered. The varied fenestration on all elevations appears to post-date the 1970s as does the pressure-treated wood entrance porch. There is also newer siding. It is also possible that the entrance has been shifted from the street elevation to the east elevation.

### II. NATIONAL REGISTER ELIGIBILITY ANALYSIS

#### a. Significance:

*Does the property have potential significance under National Register of Historic Places Areas of Significance that have a visual component such as Agriculture, Architecture, Community Planning and Development, Conservation, Landscape Architecture, Recreation?*

Y ☐ N ☒

136 Webster Lake Road does not possess sufficient significance to qualify for listing in the National Register. It does not rise to the requisite level of significance required under Criterion C for Architecture. It is also not a part of grouping of historic resources that collectively would have significance. Compared to other houses of its type in the area it does not appear to stand out as



Property ID: FRAN067

Property Name/Address: 136 Webster Lake Road, Franklin, NH

embodying the distinctive characteristics of the type, period, or method of construction. More generally it does not retain integrity.

**b. Integrity:**

*Is the property able to convey its significance through its physical appearance? Does the property appear to retain the aspects of integrity necessary to convey its historic significance? Including:*

**Design:** Y ☐ N ☒ **Setting:** Y ☒ N ☐ **Materials:** Y ☐ N ☒ **Workmanship:** Y ☐ N ☒

**Feeling:** Y ☐ N ☒ **Location:** Y ☒ N ☐ **Association:** Y ☐ N ☐

The house does not retain integrity and today reads as a late 20<sup>th</sup> century house. It has been significantly altered (entrance, fenestration, etc.) and has employed replacement materials (windows, siding, etc.).

**The property does not appear to have potential for National Register eligibility based on visually related areas of significance.** ☒

**GO NO FURTHER**

**The property appears to have potential for National Register eligibility based on visually related areas of significance.** ☐

**c. Boundary Discussion**

*How much of the parcel of land associated with the historic structures appears to be part of the eligible property?*

**III. ASSESSMENT OF POTENTIAL VISUAL EFFECTS**

*What is the visual relationship of the Project to the property? Will the Project noticeably alter or diminish aspects of the historic setting that might contribute to the significance of the property? Check as applicable:*

**The Project will be substantially visible in the main public views of the historic resource.** ☐

**The Project will create a focal point that distracts from the appreciation of the historic resource.** ☐

**The Project will be substantially visible in historically significant views from the historic resource.** ☐

**The Project will isolate the historic resource from its historic setting.** ☐

*If none are checked, then:*



*Historic Resource Assessment*

Property ID: FRAN067

Property Name/Address: 136 Webster Lake Road, Franklin, NH

**The Project does not appear to have an adverse effect on the property.**

☐

*If one or more of the above are checked, then:*

**The Project appears to have an adverse effect on the property.**

☐

*Additional comments relating to effects:*

#### IV. SUPPORTING MATERIALS



Key to Photos 1-3 (Google Earth)



*Historic Resource Assessment*

Property ID: FRAN067

Property Name/Address: 136 Webster Lake Road, Franklin, NH

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Photo 1) View of the garage and house from the east [2014 Field Photo: IMG\_2076]



Photo 2) View of the house and neighborhood [2014 Field Photo: IMG\_2077]



Property ID: FRAN067

Property Name/Address: 136 Webster Lake Road, Franklin, NH

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Photo 3) View of the house and adjacent substation [2014 Field Photo: IMG\_2078]

## Historic Resource Assessment





Property ID: FRAN067

Property Name/Address: 136 Webster Lake Road, Franklin, NH



### Map Key

Parcel boundaries of pre-1968 properties:

<b>Yellow</b>	Properties with no views of the Project		Project
<b>Blue</b>	Properties with views that are so isolated, limited, or minimal that no effect is possible (see database)		Limit of APE for Historic Resources
<b>Green</b>	Properties assessed with more than minimal views of the Project		Town Boundaries (thin yellow line)
<b>Red</b>	Properties assessed and considered to be potentially National Register-eligible and potentially adversely affected by the Project		Photo Numbers
<b>Aqua</b>	Properties listed on the National Register, the NH State Register, or National Historic Landmarks (see database for other previously identified historic properties)		
<b>Brown</b>	Properties dated 1966-1968 that currently do not meet the National Register fifty-year age-eligibility criterion (see database)		



Property ID: FRAN067

Property Name/Address: 136 Webster Lake Road, Franklin, NH



Viewshed map showing FRAN67 (white arrow), Limit of APE for Historic Resources ----- and Project -----





# Northern Pass Project Historic Resource Assessment

## *Individual Property Analysis*

*This analysis is part of a survey of historic (pre-1965) properties located in the Visual APE for the Northern Pass Project in New Hampshire, as shown on Project viewshed maps. It was prepared as part of a study for the Project's SEC application. See Methodology Statement for more information.*

**Property ID: FRAN68**

**Property Name/Address:**

1204 South Main Street, Franklin, NH



### **I. PROPERTY DESCRIPTION AND SETTING**

This property consists of a handful of structures including a garage, perhaps three houses and a number of smaller utility buildings located at the far northern corner of a 7.7-acre parcel.

The buildings are located roughly a quarter of a mile away from the Project and they are not in sight of the existing line.

The frame building which is closest to the road consists of two parts. The northern section has a hipped roof and horizontally oriented windows on either side of a central entrance. (This could originally have had a domestic use and was later altered for commercial use.) Attached to it is a larger wood garage, with two doors (one of which is blocked); this appears to have been a commercial garage. The other domestic buildings are set back and are obscured from street view by the buildings which are closer to the road and a parked recreational vehicle. Most of the domestic buildings appear to be manufactured housing. Agricultural fields are located to the south of the buildings. Viewshed mapping indicates minor intermittent views of the line from around the buildings and more consistent views from the fields to the south.

The lot is also across Route 3/DW Highway/South Main Street from the planned location of the Franklin Converter Terminal. Plans for the Terminal call for it to be substantially set back from the road and not visible from Route 3.



Property ID: FRAN68

Property Name/Address: 1204 South Main Street, Franklin, NH

## II. NATIONAL REGISTER ELIGIBILITY ANALYSIS

### a. Significance:

*Does the property have potential significance under National Register of Historic Places Areas of Significance that have a visual component such as Agriculture, Architecture, Community Planning and Development, Conservation, Landscape Architecture, Recreation?*

Y ☐ N ☒

This property could possibly have significance under Criterion A relating to historic commercial uses along Rt. 3/Daniel Webster Highway, the former main north/south route in the state. However, as discussed below, it does not retain integrity. Although there are other historic commercial buildings on Route 3, it is not a part of grouping of historic resources that relate to this area of significance and which collectively would have historic significance.

### b. Integrity:

*Is the property able to convey its significance through its physical appearance? Does the property appear to retain the aspects of integrity necessary to convey its historic significance? Including:*

**Design:** Y ☐ N ☒ **Setting:** Y ☐ N ☒ **Materials:** Y ☐ N ☒ **Workmanship:** Y ☐ N ☒

**Feeling:** Y ☐ N ☒ **Location:** Y ☒ N ☐ **Association:** Y ☐ N ☐

The property does not appear to retain sufficient integrity to qualify for listing on the National Register under Criterion A for Agriculture. Early or original farm buildings, notably a barn, are lacking. The buildings also do not appear to have enough integrity under Criterion A relating to early commercial uses; the buildings that are in view are altered and compared to other buildings of a similar type in the area do not retain sufficient integrity. In any case, the property's significance relating to its commercial use does not have a visual component, so it likely would not be affected by the Project.

**The property does not appear to have potential for National Register eligibility based on visually related areas of significance.** ☒

**GO NO FURTHER**

**The property appears to have potential for National Register eligibility based on visually related areas of significance.** ☐

### c. Boundary Discussion

*How much of the parcels of land associated with the historic structures appears to be part of the eligible property?*



Property ID: FRAN68

Property Name/Address: 1204 South Main Street, Franklin, NH

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### III. ASSESSMENT OF POTENTIAL VISUAL EFFECTS

*What is the visual relationship of the Project to the property? Will the Project noticeably alter or diminish aspects of the historic setting that might contribute to the significance of the property? Check as applicable:*

**The Project will be substantially visible in the main public views of the historic resource.** ☐

**The Project will create a focal point that distracts from the appreciation of the historic resource.** ☐

**The Project will be substantially visible in historically significant views from the historic resource.** ☐

**The Project will isolate the historic resource from its historic setting.** ☐

*If none are checked, then:*

**The Project does not appear to have an adverse effect on the property.** ☐

*If one or more of the above are checked, then:*

**The Project appears to have an adverse effect on the property.** ☐

*Additional comments relating to effects:*

Property ID: FRAN68

Property Name/Address: 1204 South Main Street, Franklin, NH

#### IV. SUPPORTING MATERIALS



Key to Photos (Google Earth)



Photo 1) View from the south of the commercial garage with manufactured houses behind [2014 Field Photo: IMG\_2012]



*Historic Resource Assessment*

Property ID: FRAN68

Property Name/Address: 1204 South Main Street, Franklin, NH

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Photo 2) View from the north end of the building having the commercial garage [2014 Field Photo: IMG\_2009]



Photo 3) View from the south end of the commercial garage [2014 Field Photo: IMG\_2013]

*Historic Resource Assessment*











Property ID: FRAN68

Property Name/Address: 1204 South Main Street, Franklin, NH



**Map Key**

Parcel boundaries of pre-1968 properties:

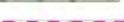

	Properties with no views of the Project		Project
	Properties with views that are so isolated, limited, or minimal that no effect is possible (see database)		Limit of APE for Historic Resources
	Properties assessed with more than minimal views of the Project		Town Boundaries (thin yellow line)
	Properties assessed and considered to be potentially National Register-eligible and potentially adversely affected by the Project		Photo Numbers
	Properties listed on the National Register, the NH State Register, or National Historic Landmarks (see database for other previously identified historic properties)		
	Properties dated 1966-1968 that currently do not meet the National Register fifty-year age-eligibility criterion (see database)		



Property ID: FRAN68

Property Name/Address: 1204 South Main Street, Franklin, NH



Viewshed map showing FRAN68 (white arrow), Limit of APE for Historic Resources  and Project 





# Northern Pass Project Historic Resource Assessment

## Individual Property Analysis

*This analysis is part of a survey of historic (pre-1965) properties located in the Visual APE for the Northern Pass Project in New Hampshire, as shown on Project viewshed maps. It was prepared as part of a study for the Project's SEC application. See Methodology Statement for more information.*

Property ID: FRAN133

Property Name/Address:

247 Salisbury Road, Franklin, NH



### I. PROPERTY DESCRIPTION AND SETTING

This property consists of a house, freestanding single-bay garage and a number of small shed-like structures (to the rear of the property) located on a 9.2-acre lot. According to tax cards the house dates to 1962.

The east side of the long triangular lot runs along the existing transmission line. The house is located roughly 200' from the existing transmission line and is separated from it by a small stand of evergreens. (However according to Project mapping, the small portion of the forested area located on the transmission line right of way will be trimmed.)

According to viewshed mapping and onsite review, the line will not be visible from the house itself, but will be visible from the street/driveway. It will be visible from the east side of the property.

### II. NATIONAL REGISTER ELIGIBILITY ANALYSIS

#### a. Significance:

*Does the property have potential significance under National Register of Historic Places Areas of Significance that have a visual component such as Agriculture, Architecture, Community Planning and Development, Conservation, Landscape Architecture, Recreation?*

Y ☐ N ☒

This property does not have significance under Criteria C or A, nor as discussed below, does it retain integrity. It is also not a part of grouping of historic resources that collectively would have National Register significance.

#### b. Integrity:

*Is the property able to convey its significance through its physical appearance? Does the property appear to retain the aspects of integrity necessary to convey its historic significance? Including:*

**Design:** Y ☐ N ☒ **Setting:** Y ☒ N ☐ **Materials:** Y ☐ N ☒ **Workmanship:** Y ☒ N ☐



Property ID: FRAN133

Property Name/Address: 247 Salisbury Road, Franklin, NH

**Feeling:** Y ☐ N ☒ **Location:** Y ☒ N ☐ **Association:** Y ☐ N ☐

This altered raised ranch has an addition to the east side, a recent pressure-treated wood deck (lattice below closes off the area under the deck), and a non-original projecting three-sided bay window on the front elevation. The house does not appear to retain the requisite integrity to qualify for listing in the National Register under Criterion C for architecture. Compared to other houses of a similar type in the area it does not retain sufficient integrity for Criterion C. It also has no known significance under Criterion A.

**The property does not appear to have potential for National Register eligibility based on visually related areas of significance.** ☒

**GO NO FURTHER**

**The property appears to have potential for National Register eligibility based on visually related areas of significance.** ☐

**c. Boundary Discussion**

*How much of the parcels of land associated with the historic structures appears to be part of the eligible property?*

**III. ASSESSMENT OF POTENTIAL VISUAL EFFECTS**

*What is the visual relationship of the Project to the property? Will the Project noticeably alter or diminish aspects of the historic setting that might contribute to the significance of the property? Check as applicable:*

**The Project will be substantially visible in the main public views of the historic resource.** ☐

**The Project will create a focal point that distracts from the appreciation of the historic resource.** ☐

**The Project will be substantially visible in historically significant views from the historic resource.** ☐

**The Project will isolate the historic resource from its historic setting.** ☐

*If none are checked, then:*

**The Project does not appear to have an adverse effect on the property.** ☐

*If one or more of the above are checked, then:*

**The Project appears to have an adverse effect on the property.** ☐



Property ID: FRAN133

Property Name/Address: 247 Salisbury Road, Franklin, NH

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*Additional comments relating to effects:*

#### IV. SUPPORTING MATERIALS



Key to Photo 1 (Google Earth)

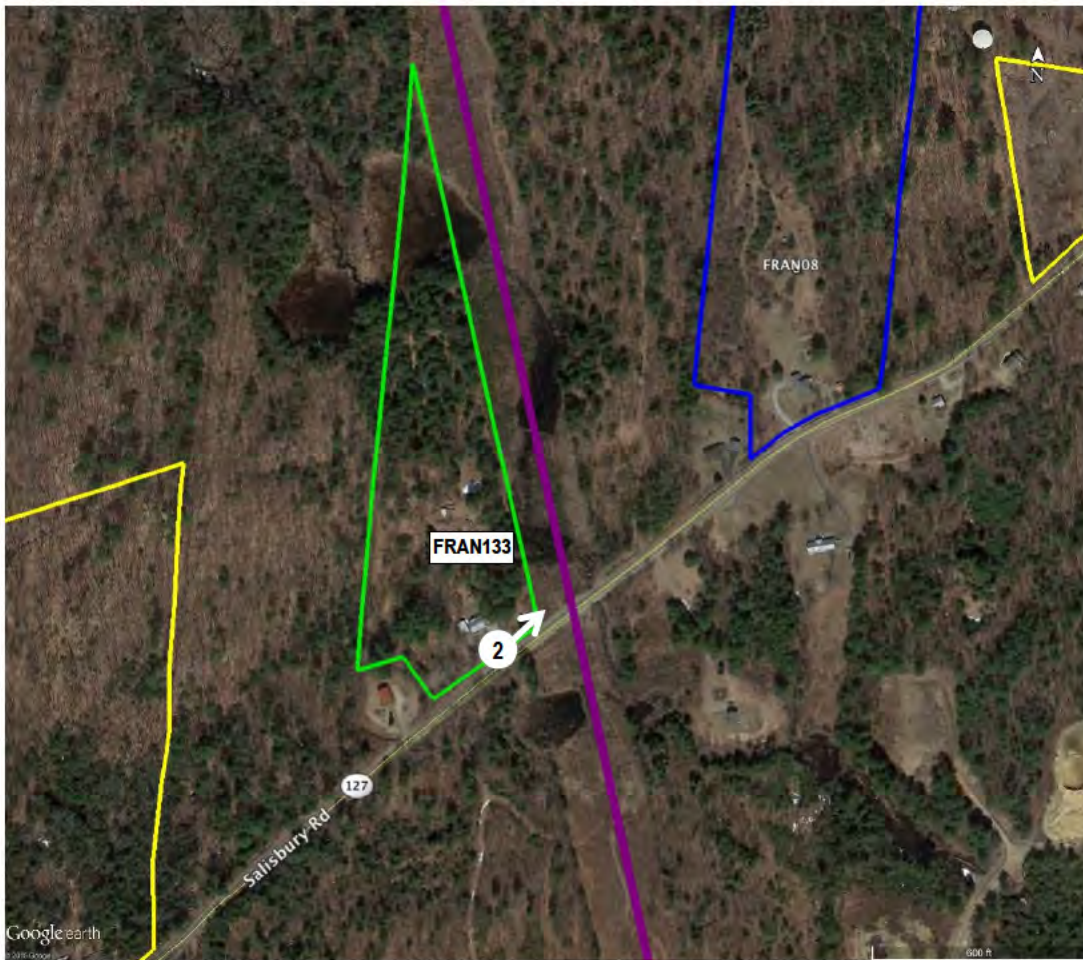


Photo 1) View from Salisbury Road [2014 Field Photo: IMG\_2041]



Property ID: FRAN133

Property Name/Address: 247 Salisbury Road, Franklin, NH



### Map Key

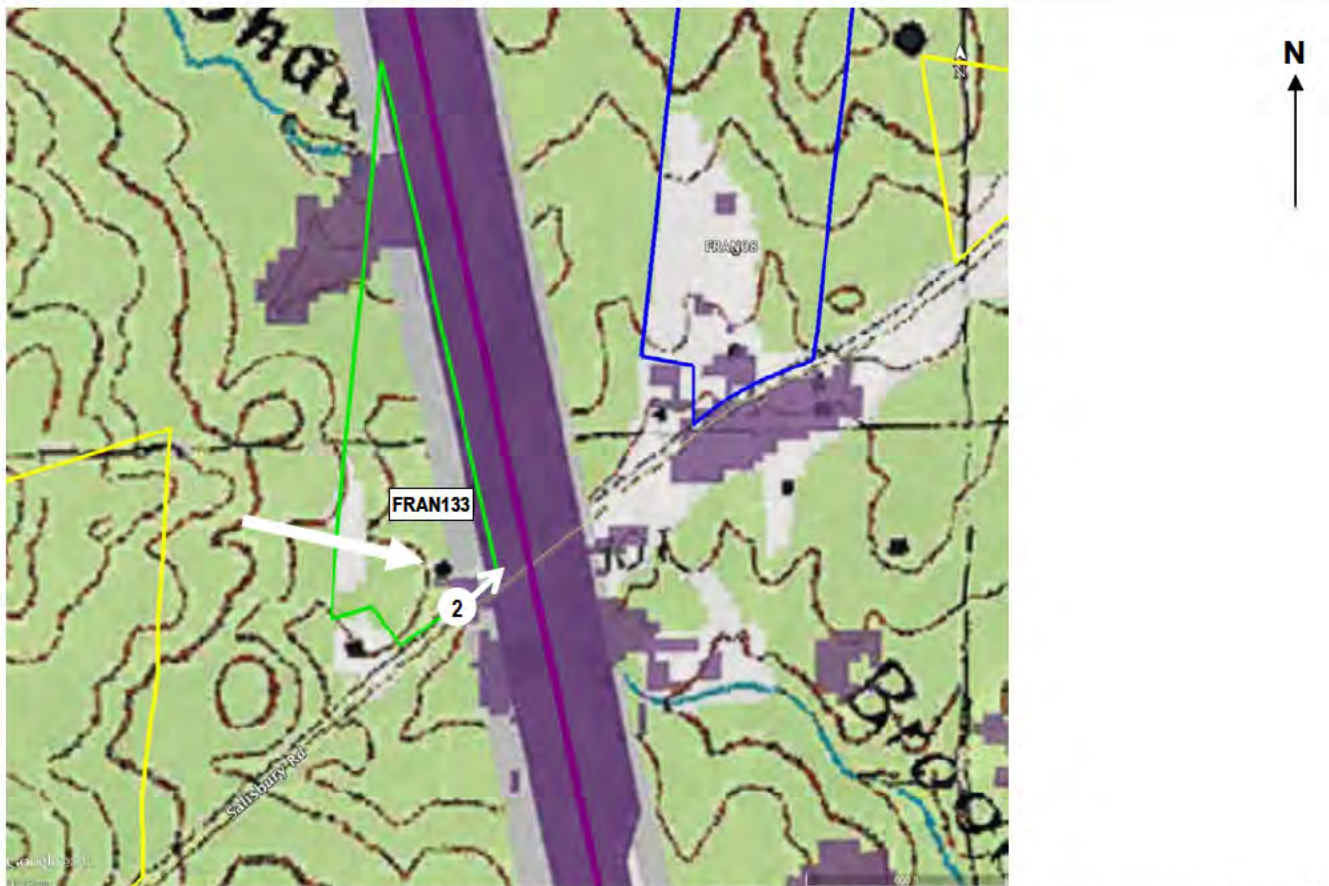
Parcel boundaries of pre-1968 properties:

<b>Yellow</b>	Properties with no views of the Project	<b>Project</b>
<b>Blue</b>	Properties with views that are so isolated, limited, or minimal that no effect is possible (see database)	<b>Limit of APE for Historic Resources</b>
<b>Green</b>	Properties assessed with more than minimal views of the Project	<b>Town Boundaries (thin yellow line)</b>
<b>Red</b>	Properties assessed and considered to be potentially National Register-eligible and potentially adversely affected by the Project	<b>Photo Numbers</b>
<b>Aqua</b>	Properties listed on the National Register, the NH State Register, or National Historic Landmarks (see database for other previously identified historic properties)	
<b>Brown</b>	Properties dated 1966-1968 that currently do not meet the National Register fifty-year age-eligibility criterion (see database)	



Property ID: FRAN133

Property Name/Address: 247 Salisbury Road, Franklin, NH



Viewshed map showing FRAN133 (white arrow), Limit of APE for Historic Resources ----- and Project -----



Photo 2) View from the property driveway looking northeast toward the transmission line [2014 Field Photo: Pano\_2042-2046]





# Northern Pass Project Historic Resource Assessment

## *Town Summary*

### HILL

#### *Summary of Historic Resources and Effects*

No historic resources with potential adverse visual effects were identified in Hill. The two-mile wide APE includes the one (1) large village of multiple buildings, three (3) smaller clusters of historic buildings and nine (9) individual resources greater than fifty years old. There is possible visibility of the Project in the viewshed of three (3) individual properties and the one (1) large district, for which assessment forms were prepared. All four could potentially be eligible for the National Register of Historic Places, but none appear to be adversely affected based on viewshed maps, fieldwork and visual simulations.

#### *Previous Historic Resources Documentation*

National Register listed resources in Hill are outside the APE for Historic Resources. In the middle of town are the 1799 Hill Center Church listed in 1985 and the 1847 Meeting House, which are both more than 1.6 miles from the Project. The latter is maintained by the Hill Historical Society founded in the 1980s. The Murray Hill Road Summer Home Historic District is a rural historic district in the northwestern corner of town listed in the National Register in 1988. Significant for documenting the conversion of New Hampshire farms to summer homes in the late nineteenth century, it lies over three miles from the Project. Murray Hill Road is designated as scenic in the 2007 Town Master Plan.

The only resources in the APE previously documented on NHDHR inventory forms are two road culverts HLL0002 and HLL0006, which do not have a visual component.

#### *Geographical and Historical Context*

Hill is a small town, with a population of just over 1,000, on the northern edge of Merrimack County, north of Franklin on the west side of the Pemigewasset River. It is a Lakes Region town, about midway between Lake Winnepesaukee and Lake Sunapee. Hill is unique for the design of the town center as a model community around 1940, when the historic village in the river valley was acquired by the federal government for flood control above the Franklin Falls Dam. NH Route 3A, the main south-north road up the west side of the Pemigewasset, was rebuilt by the state at the same time and the power line was relocated from the river valley. Hill Village, originally "Hill New Village," contains approximately 60-75 buildings; consisting of parallel streets of similar small houses, central civic buildings and town common, with commercial buildings adjacent to the highway.

Outside of Hill Village, the town is rural and hilly, mainly wooded, with isolated areas of open farmland. It was an agricultural community historically, with a few small industries on Needle Shop Brook which flows into the Pemigewasset. Only archaeological evidence remains of the former center of population along the River now in the Franklin Falls flood control area. Old Town Road and Shop Road formerly connected to the River Road. Murray

## Hill

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Hill, the main east-west road through the middle of town, parallels Needle Shop Brook. Smith River defines the northwest edge of town.

### *History of the Transmission Line in Hill and Existing and Proposed Structures*

The first 100' transmission line easement in Hill was acquired c.1928-30, and a line built in the river valley c.1929. The original route was eliminated and the line re-routed to its present location, where a new 100' wide easement was acquired c.1940-42. This was widened to 225' by ROW acquisitions in c.1950-52 and the A-111 line was built. The existing 115-kV line is supported by wooden monopole and H-frame structures ranging in height from 43' to 72.5'. These will remain in place with a few added supports. The proposed new 320-kV DC structures will be 65' to 105' tall.

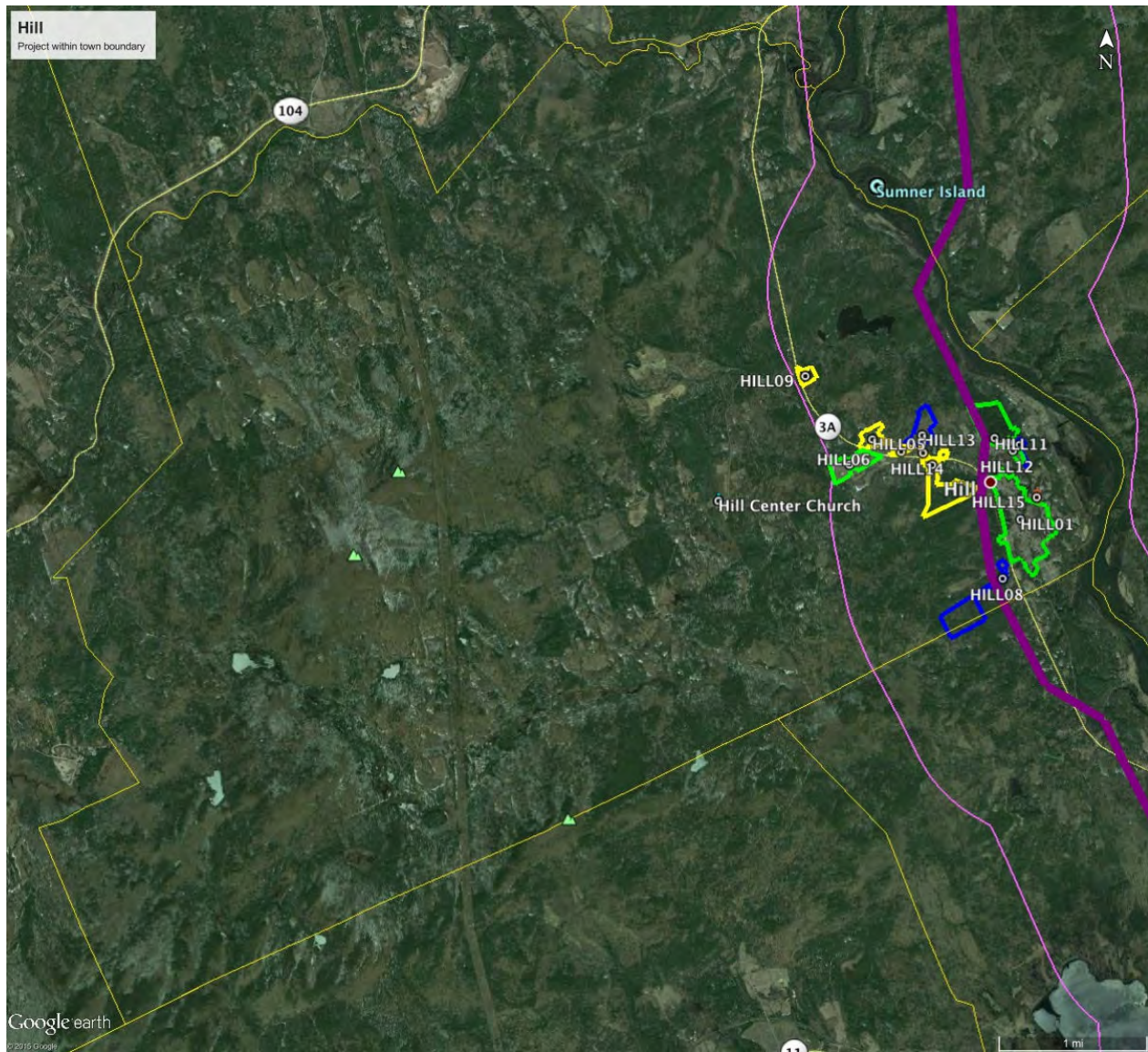
### *Route Description*

The Project is 2.4 miles long through the eastern part of Hill. The transmission line passes just over 0.10-mile northwest of NH 3A and the west edge of Hill Village. The line runs along the base of Huse's Mountain. Due to tree cover and topography there are only isolated points in the village where the Project will be visible. Resources in the APE include the large village center, a mix of nineteenth century farmhouses and twentieth century dwellings, a public cemetery, and commercial properties on NH 3A.

The transmission line crosses NH 3A at the northern edge of Hill Village and crosses Needle Shop Brook and Old Town Road through an area of primarily newer dwellings. Paralleling the river, the line passes through unsettled woods, along the eastern edge of the William H. Thomas State Forest before crossing over the river into New Hampton. The 1,660-acre forest was given to the State of New Hampshire in 2001 by Thomas who bought up tracts of adjacent land in the area over a forty year period.



*Mapping – Project within Town Boundaries Map*





## Town Summary

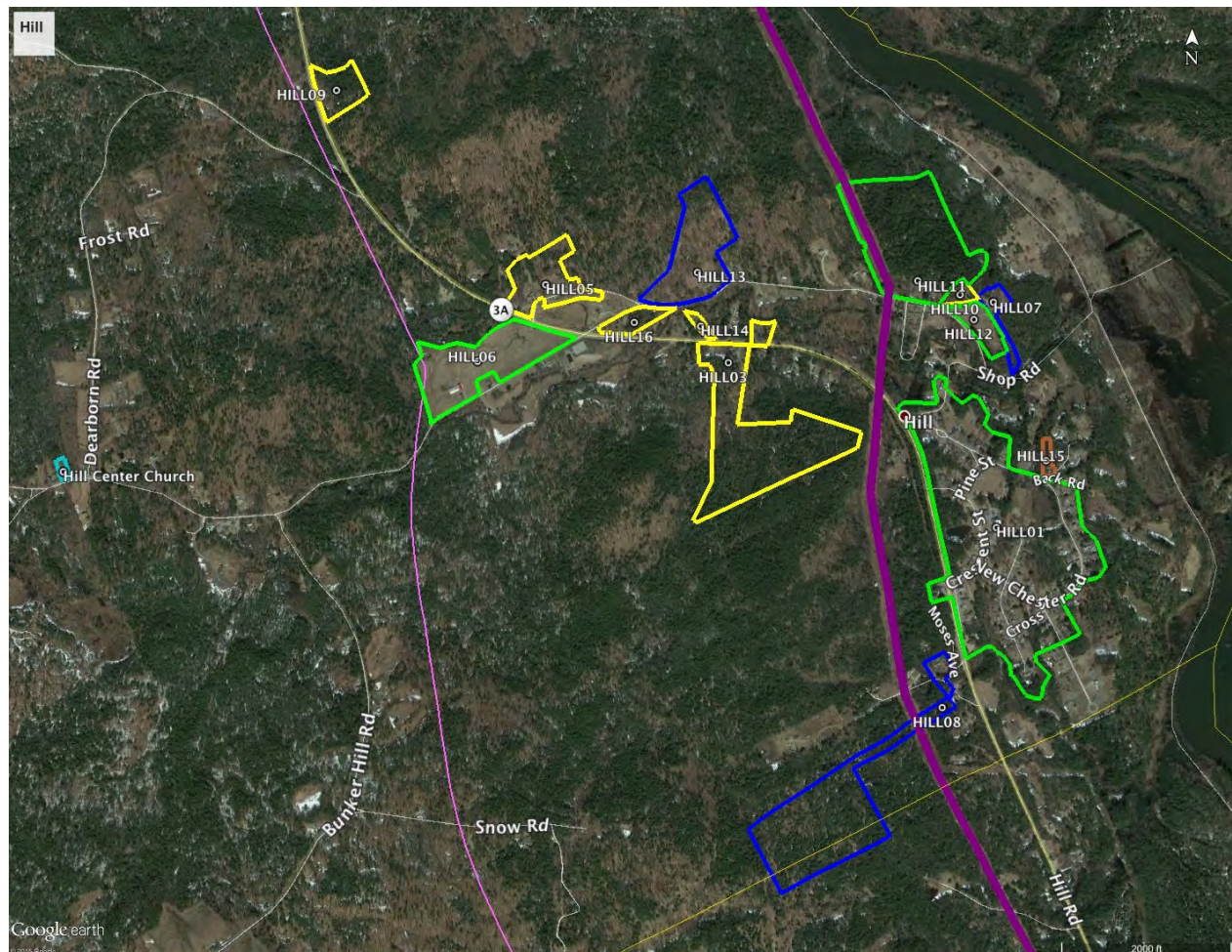
### Hill

#### Map Key

Parcel boundaries of pre-1968 properties:

<span style="border: 2px solid yellow; padding: 2px;">Yellow</span>	Properties with no views of the Project	<span style="border-bottom: 2px solid magenta; display: inline-block; width: 50px;"></span>	Project
<span style="border: 2px solid blue; padding: 2px;">Blue</span>	Properties with views that are so isolated, limited, or minimal that no effect is possible (see database)	<span style="border-bottom: 2px solid magenta; display: inline-block; width: 50px;"></span>	Limit of APE for Historic Resources
<span style="border: 2px solid green; padding: 2px;">Green</span>	Properties assessed with more than minimal views of the Project (see Historic Resources Assessment)	<span style="border-bottom: 2px solid olive; display: inline-block; width: 50px;"></span>	Town Boundaries (thin yellow line)
<span style="border: 2px solid red; padding: 2px;">Red</span>	Properties assessed and considered to be potentially National Register-eligible and potentially adversely affected by the Project (see Historic Resources Assessment)		
<span style="border: 2px solid aqua; padding: 2px;">Aqua</span>	Properties listed on the National Register, the NH State Register, or National Historic Landmarks (see database for other previously identified historic properties)		
<span style="border: 2px solid brown; padding: 2px;">Brown</span>	Properties dated 1966-1968 that currently do not meet the National Register fifty-year age-eligibility criterion (see database)		

### Mapping – Overall Project Map





# Northern Pass Project Historic Resource Assessment

## *Table of Historic Resources*

### HILL

#### Key to Categories



Properties with no views of the Project



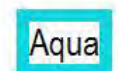
Properties with views that are so isolated, limited, or minimal that no effect is possible



Properties assessed with more than minimal views of the Project (see Historic Resources Assessment)



Properties assessed and considered to be potentially National Register-eligible and potentially adversely affected by the Project (see Historic Resources Assessment)



Properties listed on the National Register, the NH State Register, or National Historic Landmarks



Properties dated 1966-1968 that currently do not meet the National Register fifty-year age-eligibility criterion





Category	Town	Address	ID	Latitude	Longitude	Single or Multiple Property	Name	PROPERTY INFORMATION	Photo ID	PREVIOUS HISTORIC RESOURCES DOCUMENTATION	Visual Relationship to Project
	Hill	NH Route 3A, Crescent Street, Commerce Street, New Chester Road	HILL01	43.522127	-71.701245	M	Hill New Village Historic District	SEE FORM	147-148, 227		SEE FORM
	Hill	248-265 NH Route 3A	HILL03	43.527634	-71.711968	M		Commercial property, former cabin court/campground. 265 Route 3A (c.1940), 253 Route 3A (c.1958), 251 Route 3A (c.1950), 249 Route 3A (c.1950), 248 Route 3A (c.1940)			Viewshed maps and field review indicate the Project will not be visible.
4	Hill	Hill Center Road		43.523778	-71.740682	S	Hill Center Church	c. 1800 meetinghouse in early town center		National Register (NRHP) listed 1985	Outside 1 mile APE, off viewshed map
	Hill	38, 39 and 48 Addison Road	HILL05	43.529481	-71.720008	M		Two c.1800 farmhouses with 1960 house between, outbuildings			Viewshed maps and field review indicate the Project will not be visible.
	Hill	66 Murray Hill Road	HILL06	43.526382	-71.724301	S	Murray Hill Road barn	SEE FORM	4490-4491		SEE FORM
	Hill	24 Sand Hill Road	HILL07	43.529054	-71.700726	S		c. 1920, square house, attached garage and other buildings. Old road discontinued ca. 1941.			Viewshed map shows limited view from front yard facing west, across the cemetery and trailer park. There is no view from the vicinity of the buildings. The project is not visible in the public view of the house; it is in the opposite direction
	Hill	6 Liden Hill	HILL08	43.517769	-71.702979	S		Off NH 3A, c.1800 extended cape, vernacular configuration of unknown origin, on pond and brook. Old road, discontinued early 20th century.			On small pond, facing away from the line which is quite close, screened by deciduous and coniferous trees and another manufactured house (?)
	Hill	492 NH Route 3A	HILL09	43.535725	-71.729905	S		c. 1955 vernacular wood-frame residence with stone chimney on center-gable addition			Viewshed maps and field review indicate the Project will not be visible.
	Hill	7 Sand Hill Road	HILL10	43.529531	-71.701942	S		c. 1900 vernacular wood frame building			Viewshed maps and field review indicate the Project will not be visible.
	Hill	169 Old Town Road	HILL11	43.529381	-71.703551	S		SEE FORM	4492		SEE FORM
	Hill	Old Town Road	HILL12	43.528586	-71.701311	S	Pleasant Hill Cemetery	SEE FORM	4493		SEE FORM
	Hill	47, 71 Old Town Road	HILL13	43.529766	-71.713061	M		71 Old Town Road (c.1800), 3.2 acres, house with attached barn; 47 Old Town Road (c.1832), 13 acres, side-hall house.			Viewshed map shows the slightest possible view from the back yard of 71 Old Town Road, looking to the east down the road through the narrow valley of the brook. The transmission line is nearly 0.40 mile from this property with intervening woods, other buildings and varied topography. The view is not a component of any significance the buildings might have.
	Hill	12 Quimby Road	HILL14	43.528642	-71.713711	S		c. 1850 farmhouse, possible mill remains			Viewshed maps and field review indicate the Project will not be visible.
	Hill	75 New Chester Road	HILL15	43.523916	-71.698224	S		c. 1968 Ranch on 1.0 acre parcel, new siding, windows, door			Not yet fifty years old, this property appears unlikely to be eligible for the National Register when it reaches that age. No potential views of the Project.
	Hill	12 Old Town Road	HILL16	43.528616	-71.717096	S		c. 1960 Ranch on 3.0 acre parcel			Viewshed maps and field review indicate the Project will not be visible.





# Northern Pass Project Historic Resource Assessment

## Large Area/District Analysis

*This analysis is part of a survey of historic (pre-1965) properties located in the Visual APE for the Northern Pass Project in New Hampshire, as shown on Project viewshed maps. It was prepared as part of a study for the Project's SEC application. See Methodology Statement for more information.*

**Property ID: HILL01**

**Property Name/Addresses:**

Hill Village Historic District/  
Crescent Street, NH 3A, Commerce Street,  
New Chester Road, Pine Street, Ferrin Street,  
Mountain View Drive, Hill, NH



### I. PROPERTY DESCRIPTION AND SETTING

Hill Village, located off NH 3A in the southeast corner of Hill, is the municipal and commercial center of the small town, about 0.2 mile west of the existing transmission line. Both the Village and the line date from the early 1940s.

Hill Village was created in 1939-1941 when the historic town center and numerous residences were removed from the river valley for flood control associated with the Franklin Falls Dam. The "New Village" contains approximately 60-75 buildings. The majority were erected in 1940-41, with more added in the 1950s-60s and a few old houses relocated. Hill Village occupies a broad terrace above the interval of the Pemigewasset River. NH 3A, also relocated in 1940 from its earlier low-lying route, passes west of the village. The transmission line runs along the base of the wooded hillside just over 0.10 mile west of the highway. There are small isolated points in the Hill Village where the Project could be visible according to viewshed mapping.

The village of interconnected streets with small cul-de-sacs includes numbers 7 to 72 Crescent Street, with the Hill Town Hall and Library, Hill Village Bible Church and Jennie Blake Elementary School around a small common. Crescent Street encircles a pond and small park which contains war memorials, flag pole, modern gazebo and backdrop of pines lining the highway on the far side of the pond. Adjacent to the highway, on a parallel access road, buildings at 4 to 28 Commerce Street are the fire station, general store and post office. A gas station is located at 75 Route 3A on the opposite side of the road. Residential streets include houses at 23-160 New Chester Road, 2-21 Pine Street, 4-62 Mountain View Drive and 3-28 Ferrin Street.

The story of Hill Village is well-known. The regional planning commission's 1978 study by Steven Adler and Edmund Jansen, "Hill, New Hampshire Relocated: The Socio-Economic Impact of Regional Flood Control on a Small Community," in the *Journal of the Northeastern Agricultural Economic Council*, Vol. VII, No. 2, provides information about the relocation process. Flood control efforts began after flooding in 1936 and Hill residents first learned of the Franklin Falls Dam project early in 1937. At that time, the town had a population of around 500, with settlement concentrated on the interval farm land of the Pemigewasset River. The main village contained 30 percent of the tax valuation of the town and the prime farm land. State Route 3A and the railroad



Property ID: HILL01

Property Name/Address: Hill Village Historic District, Hill, NH

tracks, recently discontinued, were also in the river valley. The New Hampshire Planning and Development Commission proposed relocation of the community rather than dispersal of the population. It was to be de-centralized planning with citizen involvement, carried out by the Town of Hill, with advice from State planners.

The residents of Hill voted unanimously in favor at a special town meeting in 1939. The chosen site was a bluff above the floodplain, a half-mile from the old village. It was adjacent to Route 3A, which was being relocated by the State at the same time. In January 1940 residents formed the private non-profit Hill Village Improvement Association ("Village Association") to buy and the sell land. Plans were finalized in the spring of 1940 for a model village, with the requisite public buildings, public open spaces and surrounding green space. It was off the main road for reduced traffic, with a commercial street parallel to the highway accessible to residents and travelers. The WPA was involved in the engineering of streets and sidewalks and digging the Village Pond. The contractor was Littleton Construction Company. Town reports indicate a \$50,000 loan was received from the State. A \$40,000 bond covered the water system. PSNH relocated its electric transmission line from the river valley to the hillside west of the village at the same time. The Village Association purchased land in May 1940. Site work began in June and the first house lots were sold in the fall. Deeds required construction to begin within a year of purchase. Zoning ordinances, minimum construction values and regular setbacks resulted in a homogeneous group of houses. Lot size ranged from one- to three-quarter acre. By January of 1941, the town hall, school and thirty houses were complete. A handful of older houses were moved up from the Old Village. The sale of lots and home construction continued for several years.

The majority of buildings are 1½-story mid-twentieth century Capes, all similar in form but varying in details. The facades are five, four or three bays. There are simple Colonial Revival period entries and dormers. Various garages have been added. Later houses on the outer lots are small one-story ranches. The Hill Town Hall and Library has large multi-pane windows and a classical entry with fanlight, pediment and pilasters. The elementary school is a long one-story building with hip roof and belfry cupola. The Hill Village Bible Church is a small New England meetinghouse with steeple. The Veteran's Memorial and gazebos in the park are not historic, but the layout and landscaping is original.

## II. NATIONAL REGISTER ELIGIBILITY ANALYSIS

### a. Significance:

*Does the area/district have potential significance under National Register of Historic Places Areas of Significance that have a visual component such as Agriculture, Architecture, Community Planning and Development, Conservation, Landscape Architecture, Recreation?*

Y ☒ N ☐

Hill Village appears to be eligible for the National Register of Historic Places as a historic district, significant in the Areas of Community Planning and Development and Architecture.

Hill Village is unique in New Hampshire as a planned model village, a textbook example and nearly unaltered. It represents trends in town planning and Depression-era public works. The relocation of a large portion of the population was a major event in the history of the Town of Hill. Village



Property ID: HILL01

Property Name/Address: Hill Village Historic District, Hill, NH

development is discussed in the 2015 *Northern Pass – Lakes Region Project Area Form* by SEARCH.

The collection of homes and small public buildings designed and erected in a discrete period of time may be significant in the Area of Architecture. All exhibit basic elements of the Colonial Revival style characteristic of the 1940s period. Individual buildings within Hill Village may be individually eligible for the National Register.

The 1799 Hill Center Church listed in the National Register of Historic Places in 1985 is located in “Hill Center,” which is near the geographical center of town, nearly two miles west of Hill Village.

## b. Integrity:

*Is the area/district able to convey its significance through its physical appearance? Does the area/district appear to retain the aspects of integrity necessary to convey its historic significance? Including:*

**Design:** Y ☒ N ☐ **Setting:** Y ☒ N ☐ **Materials:** Y ☒ N ☐ **Workmanship:** Y ☒ N ☐

**Feeling:** Y ☒ N ☐ **Location:** Y ☒ N ☐ **Association:** Y ☒ N ☐

The village streets are as laid out in 1940. Hill Village achieved its present form during the historic period and there has been little building removal or new construction, except the edges which are not included in the district boundary. The individual buildings in the area retain fairly high integrity of design. There have been various additions made to some houses, but most retain the original cape form. Many have original wood siding and windows. All of the public buildings are intact and still used for their intended purpose. The setting of open yards, evenly spaced houses, adjacent highway and surrounding woods is unchanged. The existing transmission line installed c.1940 is not visible from the village. Within the district there are local service poles and lines on all streets, which also reflect the original engineering of the village.

**The area/district does not appear to have potential for National Register eligibility based on visually related areas of significance.** ☐

**GO NO FURTHER**

**The area/district appears to have potential for National Register eligibility based on visually related areas of significance.** ☒

## c. Boundary Discussion

*How much of the parcels of land associated with the historic structures appears to be part of the eligible area/district?*

The Hill Village Historic District is defined to contain all of the buildings constructed within the historic period and more than fifty years old. The boundary encompasses the built area shown on the original plan for Hill New Village and on the 1956 USGS map. Several side streets at the edges are not included in the eligible boundary. They fall within the area of the original planned village, but were built later and not as originally laid out. The gas station across NH 3A was part of the original



Property ID: HILL01

Property Name/Address: Hill Village Historic District, Hill, NH

plan. The highway and power line were built in the same period, but are not considered part of the Village itself, although the water tower is located there.

### III. ASSESSMENT OF POTENTIAL VISUAL EFFECTS

*What is the visual relationship of the Project to the area/district? Will the Project noticeably alter or diminish aspects of the historic setting that might contribute to the significance of the area/district? Check as applicable:*

**The Project will be substantially visible in the main public views of the historic resources.** ☐

**The Project will create a focal point that distracts from the appreciation of historic resources.** ☐

**The Project will be substantially visible in historically significant views from the historic resources.** ☐

**The Project will isolate the historic resources from the historic setting.** ☐

*If none are checked, then:*

**The Project does not appear to have an adverse effect on the area/district.** ☒

*If one or more of the above are checked, then:*

**The Project appears to have an adverse effect on the area/district.** ☐

*Additional comments relating to effects:*

There is only one historic scenic view in which the Project might be visible from the Hill Village Historic District; the view from the town green and park around the Village Pond facing west where the transmission line corridor is located on the wooded hills, approximately 0.2 mile away. Hill's civic buildings, including town hall and library, school and church are arranged around a small town common, facing the park across the road. The open space with Veteran's Memorial and small pond provides a vista to the west of the tree-lined highway and the wooded slope of Huse's Mountain beyond, which was part of the 1940 design. The viewshed map indicates the single public vantage point where the Project might be visible is the park at the east end of the Village Pond.

The existing transmission line is not currently visible from that location, because it is sited at the base of the hillside, separated by over a tenth of a mile of dense mixed forest with tall pines. The existing 48'-65.5' tall 115-kV H-frame structures are below the tree line. Due to the slope west-east within the transmission line corridor, the new 74'-95' tall structures on the east side of the corridor will be at a lower elevation than the existing ones. Visual simulation from Crescent Street at the Veteran's Memorial indicates that the tops of the proposed structures will not rise above the tree line and the new transmission line will be screened from view as the current lines are now. The Veteran's Memorial Park, Hill diagrammatic photosimulation by Terrence J. DeWan & Associates is attached below.



Property ID: HILL01

Property Name/Address: Hill Village Historic District, Hill, NH

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The viewshed map shows possible visibility of the Project from NH3A in front of the gas station and along Commercial Street, which are part of the historic district and of the original village design. However, these properties are oriented toward the highway, and the view looking west was not part of the historic design. The west side of the road is defined by the densely wooded hillside. The focus of the public views along the Route 3A is on the commercial buildings. The existing transmission line is screened from view behind the gas station property by the tall pine trees. 3-D modeling shows only an isolated possible view of the tops of one or two structures at or near the tree line and against a background of trees.

The Project will not be visible in the public views of the district along the streets within Hill Village. The flat topography and tree-cover between the yards and along the road prevents long views in any direction from the road.

There are isolated points of potential visibility of the Project from the within the open yards of several houses in Hill Village. However these are not public or scenic views. The views looking outward from the yards of houses in the district are not a character defining feature. The streets and house lots were laid out for privacy, not for views. Houses are oriented to the street and yards are defined by trees. Potential views of the project are minimal. From the southern end of New Chester Road and from the circle in the Mountain View Drive, the top of a single structure could be visible above the trees when facing west, but it would be silhouetted against the wooded hillside beyond.

A late twentieth century cul-de-sac (Ferrin Street) at the south end of the village may have more visibility of the Project, but is outside the boundary of the potential historic district as the buildings are less than fifty years old.

Property ID: HILL01

Property Name/Address: Hill Village Historic District, Hill, NH

#### IV. SUPPORTING MATERIALS



Key to Photos 1-5 (Google Earth)



Photo 1) Village Pond from NH 3A looking east-northeast away from the Project toward Elementary School and Town Hall [2013 Field Photo: IMG\_0227]



*Historic Resource Assessment*

Property ID: HILL01

Property Name/Address: Hill Village Historic District, Hill, NH

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Photo 2) Facing north-northwest on Crescent Street - Village Pond at left, Hill Village Bible Church right [2009 Google Earth Street View]



Photo 3) Facing southwest on Crescent Street [2009 Google Earth Street View]



Photo 4) Mountain View Drive, facing north [2009 Google Earth Street View]

*Historic Resource Assessment*

Property ID: HILL01

Property Name/Address: Hill Village Historic District, Hill, NH

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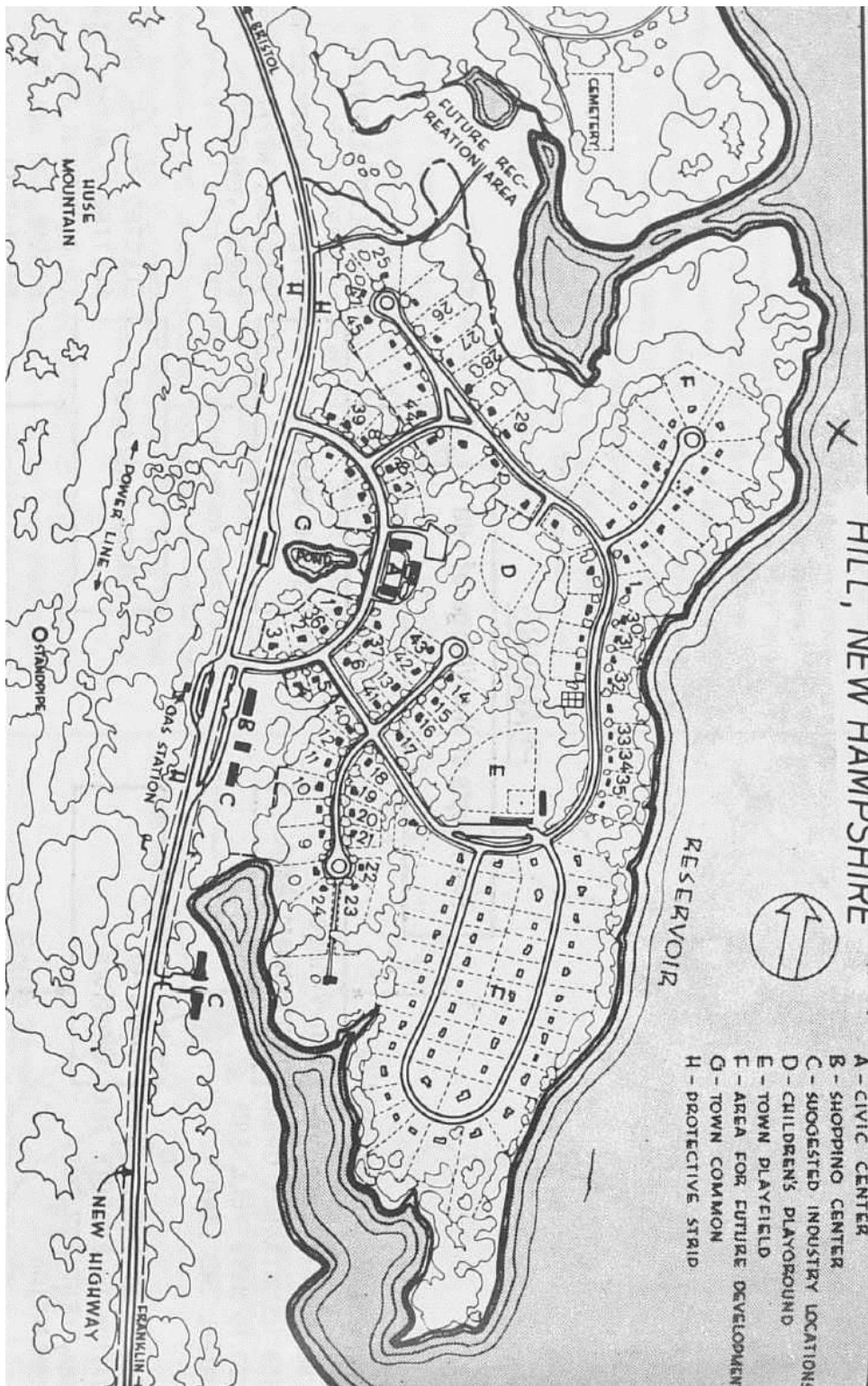


Photo 5) Commercial Street, facing east, showing general store, fire station [2009 Google Earth Street View]



Property ID: HILL01

Property Name/Address: Hill Village Historic District, Hill, NH

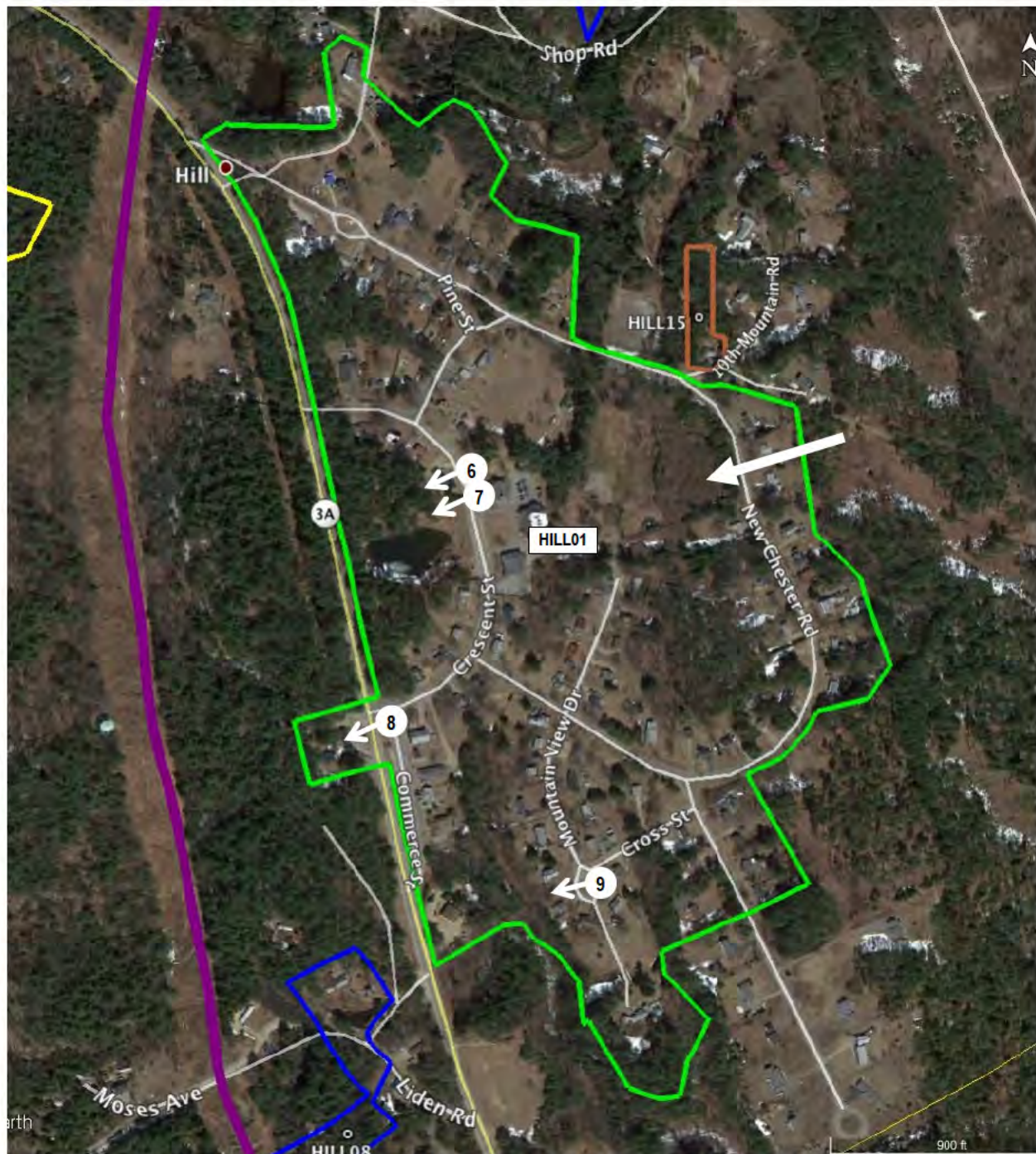


Original c.1940 plan of Hill New Village reprinted from Adler and Jansen 1978

*Historic Resource Assessment*

Property ID: HILL01

Property Name/Address: Hill Village Historic District, Hill, NH



Project is about 0.2 mile west of the Village Pond and Veteran's Memorial













## Historic Resource Assessment

Property ID: HILL01

Property Name/Address: Hill Village Historic District, Hill, NH

### Map Key

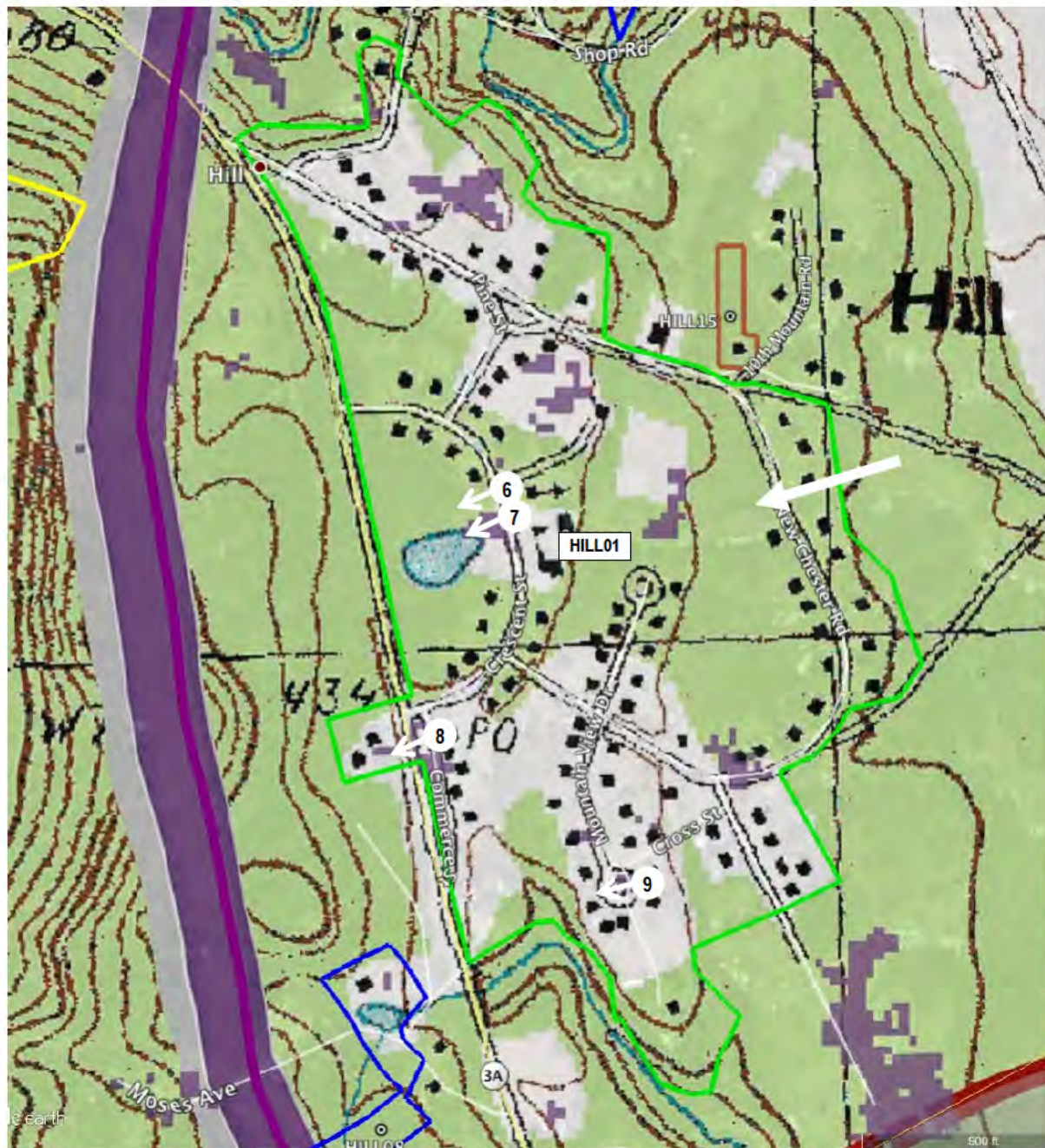
Parcel boundaries of pre-1968 properties:



	Properties with no views of the Project		Project
	Properties with views that are so isolated, limited, or minimal that no effect is possible (see database)		Limit of APE for Historic Resources
	Properties assessed with more than minimal views of the Project		Town Boundaries (thin yellow line)
	Properties assessed and considered to be potentially National Register-eligible and potentially adversely affected by the Project		Photo Numbers
	Properties listed on the National Register, the NH State Register, or National Historic Landmarks (see database for other previously identified historic properties)		
	Properties dated 1966-1968 that currently do not meet the National Register fifty-year age-eligibility criterion (see database)		

*Historic Resource Assessment*

Property ID: HILL01

Property Name/Address: Hill Village Historic District, Hill, NH



Viewshed map showing HILL01 (white arrow), Limit of APE for Historic Resources  and Project 



Property ID: HILL01

Property Name/Address: Hill Village Historic District, Hill, NH

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Photo 6) View of park and Village Pond from Crescent Street, facing west toward Project Area [2013 Field Photo: IMG\_0148]



Photo 7) Pond and Veteran's Memorial, facing west-southwest toward the Project, existing transmission line not visible [2013 Field Photo: IMG\_0147]

*Historic Resource Assessment*

Property ID: HILL01

Property Name/Address: Hill Village Historic District, Hill, NH

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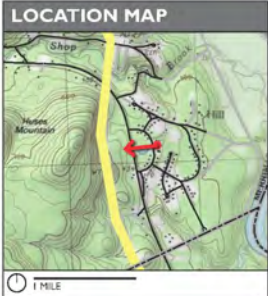
Photo 8) NH3A gas station, facing west-southwest toward the Project [2009 Google Earth Street View]



Photo 9) Mountain View Drive, facing west toward Project [2009 Google Earth Street View]



VETERANS MEMORIAL PARK, HILL  
DIAGRAMMATIC PHOTOSIMULATION (STRUCTURES NOT VISIBLE)



TECHNICAL INFORMATION			
TRANSMISSION LINE		EXISTING	PROPOSED
	115-kV structure type	Wood H-Frame (not visible)	Existing to remain
	Height range of visible 115-kV structures	47.5 - 56.5 feet (not visible)	Existing to remain
	320-kV structure type	N/A	Galvanized Steel Lattice (not visible)
	Height range of visible 320-kV structures	N/A	75 - 95 feet (not visible)
	Right-of-way width	225 feet	225 feet
PHOTOGRAPH	Date and time: 8/27/14 at 11:55am	Location: 43.522265° N, -71.700789° W	Viewing Direction: West
	Distance to visible structures: 0.25 - 0.27 miles	Number of transmission structures clearly visible in the photosimulation: 0	
	Camera Focal length (50mm equivalent): 35mm	Camera Make/Model: Nikon D7100	Photo Source: TJD&A

NOTES
<b>GENERAL NOTES</b> Simulation is based upon preliminary design plans. Structure design and location will be finalized during the detail design and permitting process.
<b>PHOTOSIMULATION PRODUCTION</b> By Terrence J. DeWan & Associates. Published July 23, 2015.
<b>VIEW DESCRIPTION</b> View from the green between Hill Pond and the Blake School in the village of Hill. The proposed structures are located on a forested hillside west of this location and will not be visible.





# Northern Pass Project Historic Resource Assessment

## Individual Property Analysis

*This analysis is part of a survey of historic (pre-1965) properties located in the Visual APE for the Northern Pass Project in New Hampshire, as shown on Project viewshed maps. It was prepared as part of a study for the Project's SEC application. See Methodology Statement for more information.*

Property ID: HILL06

Property Name/Address:

66 Murray Hill Road, Hill, NH



### I. PROPERTY DESCRIPTION AND SETTING

The building at 66 Murray Hill Road is an early to mid-twentieth century dairy barn with associated outbuildings on a large open field, from which the transmission line may be visible over 0.9-mile away. The associated house is 58 Murray Hill Road, a ranch less than fifty years old on separate parcel. When built, the barn may have been associated with a house across the road that is no longer extant.

The large flat open field extends northeast to NH 3A. The transmission line is a full mile distant, but may be visible looking northeast down the valley from this property. In the view are several newer houses. The concrete block barn with gambrel roof predates the adjacent house. Other buildings are a horse barn and a pole barn of unknown age. The outbuildings are located on 53.29 acres and the house lot is 2.12 acres, identified in Hill tax records as R6-46 and R6-47. The current the owner is Sunny Hill Herb Farm.

### II. NATIONAL REGISTER ELIGIBILITY ANALYSIS

#### a. Significance:

*Does the property have potential significance under National Register of Historic Places Areas of Significance that have a visual component such as Agriculture, Architecture, Community Planning and Development, Conservation, Landscape Architecture, Recreation?*

Y ☒ N ☐

The history of this property has not been determined. This is one of the larger remaining tracts of open land in Hill and the barn reflects a period of dairy farming in the early to mid-twentieth century, so it could have significance in the Area of Agriculture. In the Area of Architecture, it is a good example of the ground stable barn building type of the early twentieth century, with characteristic gambrel roof, concrete block walls, hayloft door and rows of small windows.

#### b. Integrity:

*Is the property able to convey its significance through its physical appearance? Does the property appear to retain the aspects of integrity necessary to convey its historic significance? Including:*



*Historic Resource Assessment*

Property ID: HILL06

Property Name/Address: 66 Murray Hill Road, Hill, NH

**Design:** Y ☒ N ☐ **Setting:** Y ☒ N ☐ **Materials:** Y ☒ N ☐ **Workmanship:** Y ☒ N ☐

**Feeling:** Y ☒ N ☐ **Location:** Y ☒ N ☐ **Association:** Y ☒ N ☐

The barn has integrity, although its historic associations are unclear. The building has original design and materials. The site was used for agriculture until recently. The open field is still mown. The age of the other outbuildings is unknown.

**The property does not appear to have potential for National Register eligibility based on visually related areas of significance.** ☐

**GO NO FURTHER**

**The property appears to have potential for National Register eligibility based on visually related areas of significance.** ☒

**c. Boundary Discussion**

*How much of the parcels of land associated with the historic structures appears to be part of the eligible property?*

The open field on which the buildings are located would be associated with a National Register eligible resource. The field immediately around the building provides an appropriate historic setting for the architecture. All 50+ acres might be included if the property were determined to have significance for agriculture.

**III. ASSESSMENT OF POTENTIAL VISUAL EFFECTS**

*What is the visual relationship of the Project to the property? Will the Project noticeably alter or diminish aspects of the historic setting that might contribute to the significance of the property? Check as applicable:*

**The Project will be substantially visible in the main public views of the historic resource.** ☐

**The Project will create a focal point that distracts from the appreciation of the historic resource.** ☐

**The Project will be substantially visible in historically significant views from the historic resource.** ☐

**The Project will isolate the historic resource from its historic setting.** ☐

*If none are checked, then:*

**The Project does not appear to have an adverse effect on the property.** ☒

*If one or more of the above are checked, then:*



Property ID: HILL06

Property Name/Address: 66 Murray Hill Road, Hill, NH

**The Project appears to have an adverse effect on the property.**

☐

*Additional comments relating to effects:*

The Project will not be visible in the public views of the barn, which are facing north from the road or west across the field from NH3A.

The Project may be distantly visible in views from the open fields of the property facing east, but the view has no historical significance to the farm property. It is not part of the historic setting. Several new houses along NH 3A intervene and there are local service utility poles and wires along the roads.

#### IV. SUPPORTING MATERIALS



Key to Photos 1-3 (Google Earth)

Property ID: HILL06

Property Name/Address: 66 Murray Hill Road, Hill, NH

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Photo 1) Facing north [2014 Field Photo: IMG\_4490]



Photo 2) Facing northwest [2014 Field Photo: IMG\_4491]



Property ID: HILL06

Property Name/Address: 66 Murray Hill Road, Hill, NH

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Photo 3) 58 Murray Hill Road [Town of Hill Tax Photo]

*Historic Resource Assessment*

Property ID: HILL06











Property Name/Address: 66 Murray Hill Road, Hill, NH



Project is over 0.9 mile east of this building

**Map Key**

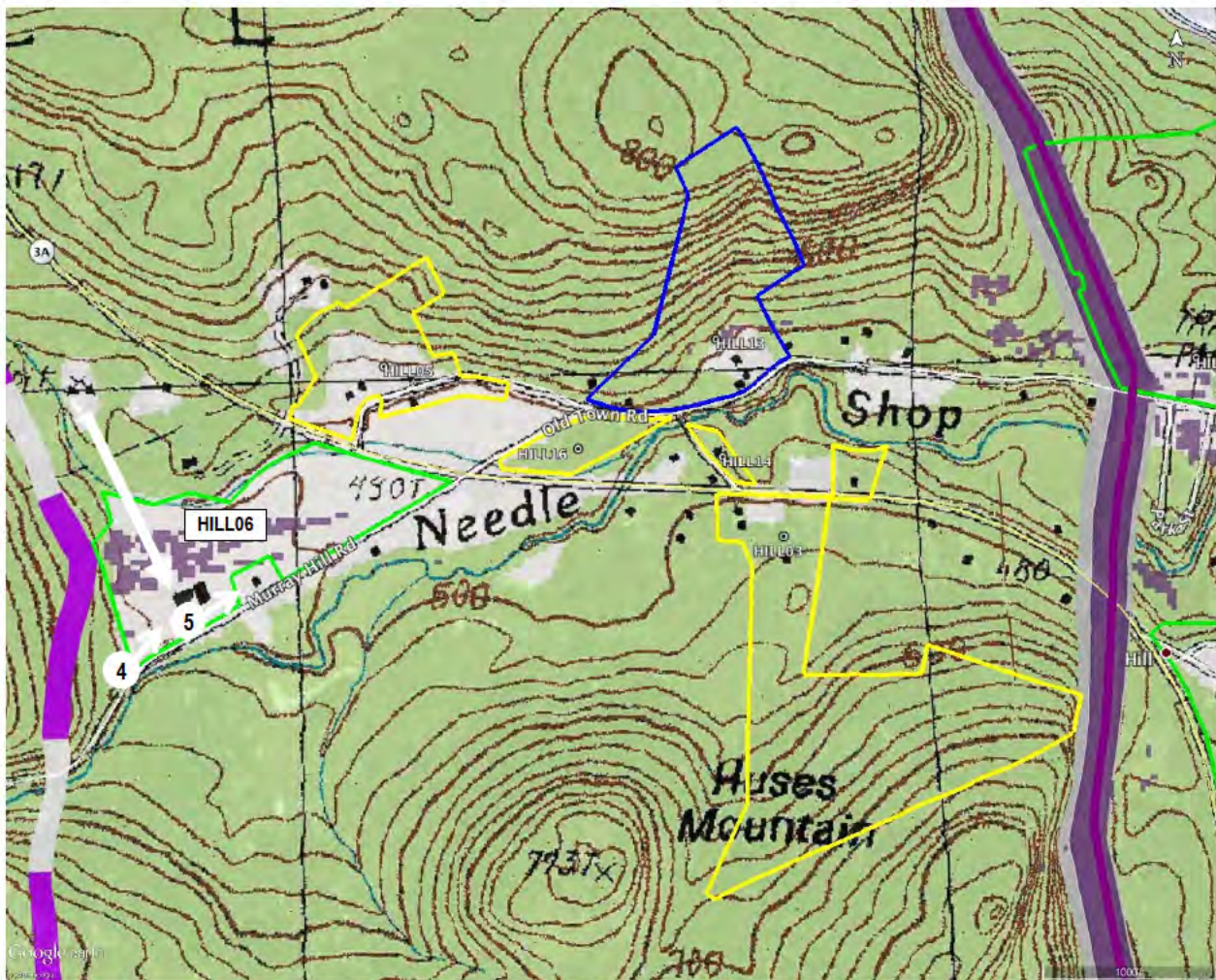
Parcel boundaries of pre-1968 properties:

	Properties with no views of the Project		Project
	Properties with views that are so isolated, limited, or minimal that no effect is possible (see database)		Limit of APE for Historic Resources
	Properties assessed with more than minimal views of the Project		Town Boundaries (thin yellow line)
	Properties assessed and considered to be potentially National Register-eligible and potentially adversely affected by the Project		Photo Numbers
	Properties listed on the National Register, the NH State Register, or National Historic Landmarks (see database for other previously identified historic properties)		
	Properties dated 1966-1968 that currently do not meet the National Register fifty-year age-eligibility criterion (see database)		



Property ID: HILL06

Property Name/Address: 66 Murray Hill Road, Hill, NH



Viewshed map showing HILL06 (white arrow), Limit of APE for Historic Resources ----- and Project -----



Photo 4) Facing northeast on Murray Hill Road [2009 Google Earth Street View]

*Historic Resource Assessment*

Property ID: HILL06

Property Name/Address: 66 Murray Hill Road, Hill, NH

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Photo 5) Facing northeast on Murray Hill Road toward ranch house at 58 Murray Hill Road [2009 Google Earth Street View]



# Northern Pass Project Historic Resource Assessment

## Individual Property Analysis

*This analysis is part of a survey of historic (pre-1965) properties located in the Visual APE for the Northern Pass Project in New Hampshire, as shown on Project viewshed maps. It was prepared as part of a study for the Project's SEC application. See Methodology Statement for more information.*

Property ID: HILL11

Property Name/Address:  
169 Old Town Road, Hill, NH



### I. PROPERTY DESCRIPTION AND SETTING

A late nineteenth century house with ell and small barn is located immediately east of the transmission line on Old Town Road in Hill. The transmission line ROW in this area dates from the early 1940s.

The 1½+ story house has a wraparound porch and a projecting central gable with diamond window. The house and barn have wooden clapboard siding and trim, and 2/2 windows. The barn has two vehicle bays and a large hayloft door with a hoist above. The remains of a silo stand next to the barn. The buildings are set back from the street, screened by deciduous trees in the front yard. Other small outbuildings in the yard are not visible from the road.

The house likely dates from the 1890s, as this section of road was laid out after 1892 as shown on the Hurd historic map. The earlier owners of the house have not been identified. It changed hands several times in the twentieth century according to deeds.

The parcel contains a total of 34.7 acres, identified in Hill tax records as R9-36-003. Trees grow around the house and the side yard to the west is becoming overgrown. Most of the parcel is heavily wooded with pines. The transmission line runs over the west edge of the property, crossing Old Town Road about 0.1 mile west of the house, separated by tree growth. The transmission line corridor is cleared, with an off-road vehicle track along it.

### II. NATIONAL REGISTER ELIGIBILITY ANALYSIS

#### a. Significance:

*Does the property have potential significance under National Register of Historic Places Areas of Significance that have a visual component such as Agriculture, Architecture, Community Planning and Development, Conservation, Landscape Architecture, Recreation?*

Y ☒ N ☐

169 Old Town Road might be eligible for the National Register in the Area of Architecture as an intact 1890s vernacular small farmhouse. It retains integrity of design, materials and workmanship. The property does not appear to have significance in agriculture. There is a large tract of land, but it is



Property ID: HILL11

Property Name/Address: 169 Old Town Road, Hill, NH

wooded, without evidence of other land-use patterns. The house was probably associated historically with the land across the road that is now developed.

**b. Integrity:**

*Is the property able to convey its significance through its physical appearance? Does the property appear to retain the aspects of integrity necessary to convey its historic significance? Including:*

**Design:** Y ☒ N ☐ **Setting:** Y ☐ N ☒ **Materials:** Y ☒ N ☐ **Workmanship:** Y ☒ N ☐

**Feeling:** Y ☒ N ☐ **Location:** Y ☒ N ☐ **Association:** Y ☐ N ☒

The house retains historic features including the windows and front porch. No major alterations are evident. The view is affected by the mobile home park directly across the street. The property does not convey associations with farming due to the changes in land use. The land has reforested and the yard around the buildings is becoming overgrown. When the transmission line was built in the 1940s on the western edge of the parcel, it altered the setting of the historic late nineteenth century buildings. Since that time, the ROW has been visually separate from the rest of the property, screened from the buildings by the growth of trees in the yard.

**The property does not appear to have potential for National Register eligibility based on visually related areas of significance.** ☐

**GO NO FURTHER**

**The property appears to have potential for National Register eligibility based on visually related areas of significance.** ☒

**c. Boundary Discussion**

*How much of the parcels of land associated with the historic structures appears to be part of the eligible property?*

The yard immediately around the farmhouse contributes to its domestic setting. The wooded land to the rear does not contribute to the architectural resource. The eligible resource could be defined by the semi-open yard west of the house as far as the edge of the power line. The cleared power line corridor with off-road vehicle trails is not part of the historic setting. The tree-line defines the yard on the north.



Property ID: HILL11

Property Name/Address: 169 Old Town Road, Hill, NH

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### III. ASSESSMENT OF POTENTIAL VISUAL EFFECTS

*What is the visual relationship of the Project to the property? Will the Project noticeably alter or diminish aspects of the historic setting that might contribute to the significance of the property? Check as applicable:*

**The Project will be substantially visible in the main public views of the historic resource.** ☐

**The Project will create a focal point that distracts from the appreciation of the historic resource.** ☐

**The Project will be substantially visible in historically significant views from the historic resource.** ☐

**The Project will isolate the historic resource from its historic setting.** ☐

*If none are checked, then:*

**The Project does not appear to have an adverse effect on the property.** ☒

*If one or more of the above are checked, then:*

**The Project appears to have an adverse effect on the property.** ☐

*Additional comments relating to effects:*

A scenic view is not a character defining feature of this property. The house and barn are oriented south toward the road. They now overlook a mobile home park on formerly open land across the street. The Project to the west is screened from view by trees during leaf-on conditions. The Project may be visible from the yard west of the buildings, but this is not a historically significant viewpoint.

The transmission line easement covers the western edge of this property. Its landscape retains no integrity as historic farmland and does not contribute to the historic resource. The cleared corridor ranges from 160' to over 200' wide with woods on either side. The existing 115-kV line has wooden 3-pole H-frame structures.

The public view of the buildings from the road is limited by vegetation. In the primary view of the buildings looking north up the driveway from the road, the Project will not be visible. From the road in front of the house looking west, the Project may be in view. However, the transmission line will mostly be screened by the trees and shrubs along the road and around the house, while the buildings will also be only minimally in view.



Property ID: HILL11

Property Name/Address: 169 Old Town Road, Hill, NH

#### IV. SUPPORTING MATERIALS



Key to Photos 1-2 [2011 Google Earth]



Photo 1) Facing north [2014 Field Photo IMG\_4492]

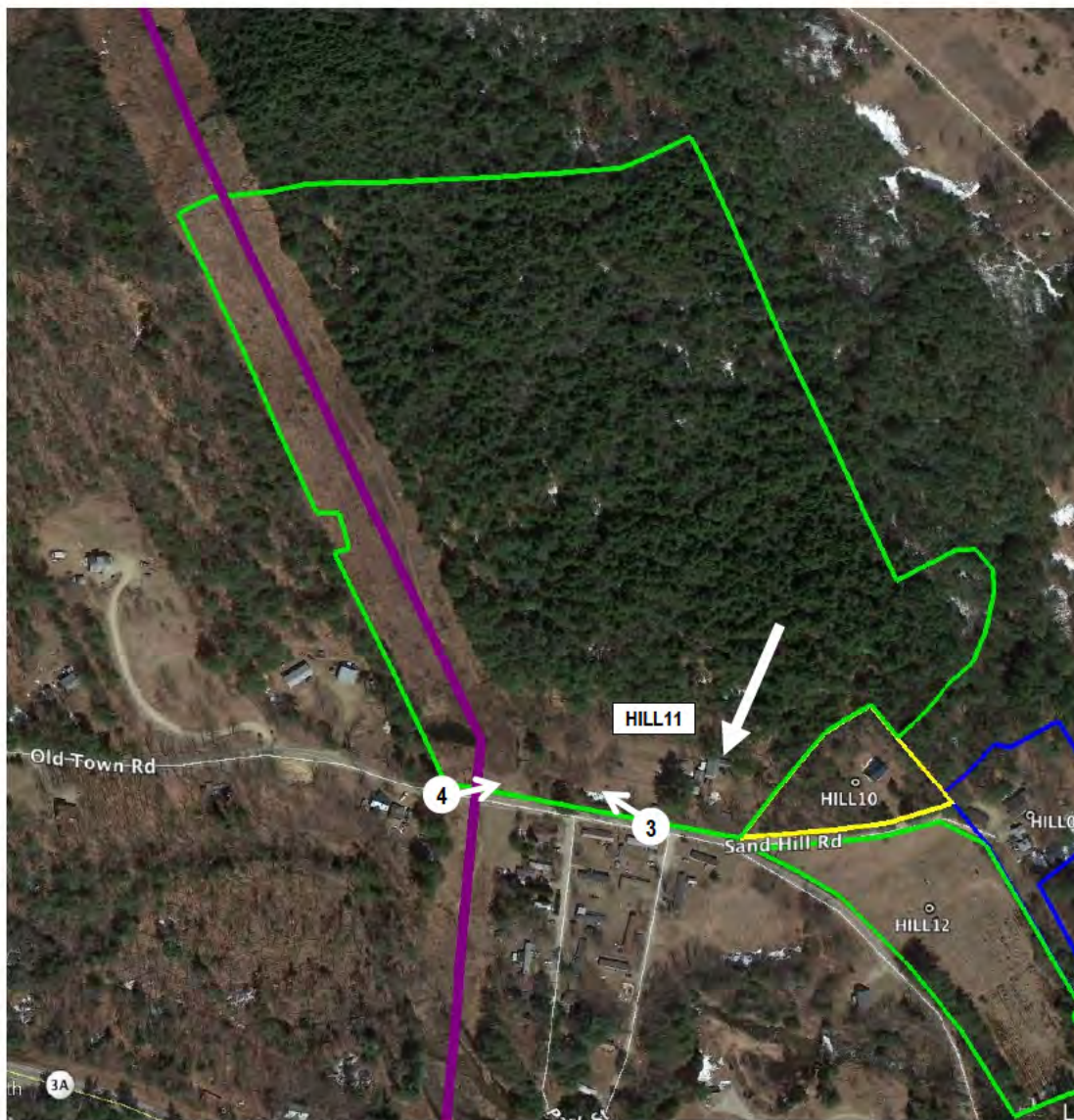


Property ID: HILL11

Property Name/Address: 169 Old Town Road, Hill, NH



Photo 2) Facing north-northwest [2009 Google Earth Street View]



Transmission line crosses parcel 0.1 mile west of buildings











## Historic Resource Assessment

Property ID: HILL11

Property Name/Address: 169 Old Town Road, Hill, NH

### Map Key

Parcel boundaries of pre-1968 properties:

	Properties with no views of the Project		Project
	Properties with views that are so isolated, limited, or minimal that no effect is possible (see database)		Limit of APE for Historic Resources
	Properties assessed with more than minimal views of the Project		Town Boundaries (thin yellow line)
	Properties assessed and considered to be potentially National Register-eligible and potentially adversely affected by the Project		Photo Numbers
	Properties listed on the National Register, the NH State Register, or National Historic Landmarks (see database for other previously identified historic properties)		
	Properties dated 1966-1968 that currently do not meet the National Register fifty-year age-eligibility criterion (see database)		



Property ID: HILL11

Property Name/Address: 169 Old Town Road, Hill, NH



Viewshed map showing HILL11 (white arrow), Limit of APE for Historic Resources - - - - - and Project - - - - -

Property ID: HILL11

Property Name/Address: 169 Old Town Road, Hill, NH

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2011 Google Earth detail showing 169 Old Town Road at right and transmission line at left



Photo 3) Facing northwest toward transmission line [2009 Google Earth Street View]



Property ID: HILL11

Property Name/Address: 169 Old Town Road, Hill, NH

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Photo 4) Facing northeast from transmission line corridor toward showing trees along road and on property west of the house [2009 Google Earth Street View]





# Northern Pass Project Historic Resource Assessment

## Individual Property Analysis

*This analysis is part of a survey of historic (pre-1965) properties located in the Visual APE for the Northern Pass Project in New Hampshire, as shown on Project viewshed maps. It was prepared as part of a study for the Project's SEC application. See Methodology Statement for more information.*

Property ID: HILL12

Property Name/Address:

Pleasant Hill Cemetery/  
Old Town Road and Sand Hill Road, Hill, NH



### I. PROPERTY DESCRIPTION AND SETTING

Pleasant Hill Cemetery is the principal burying place for Hill Village, located north of the village in the junction of Old Town Road and Sand Hill Road, approximately 0.1 mile east of the transmission line.

The cemetery was established in 1904 and is owned by the Pleasant Hill Cemetery Association. It was located uphill from the original historic village in the river valley. The relocation of the village involved re-interments here c.1940. The nearby transmission line dates from the same period. The site was expanded several times and contains three distinct sections with grids of stones and family monuments and an area of unused open field in the road junction. The fencing is chain link and there is minimal landscaping. The hill in Pleasant Hill refers to its siting on a plateau above the river valley. The site contains about five acres of gently sloping land. The cemetery is surrounded by pine woods on three sides.

### II. NATIONAL REGISTER ELIGIBILITY ANALYSIS

#### a. Significance:

*Does the property have potential significance under National Register of Historic Places Areas of Significance that have a visual component such as Agriculture, Architecture, Community Planning and Development, Conservation, Landscape Architecture, Recreation?*

Y ☒ N ☐

The design and features of the cemetery do not appear to have eligibility in the area of Landscape Architecture. The Pleasant Hill Cemetery could meet Criteria Consideration D for cemeteries and be eligible for the National Register if it were deemed to have local significance for associations with historic trends in Community Planning and Development in Hill. This was the primary burying place in town throughout the twentieth century and its expansion relates to the relocation of Hill Village around 1940.



Property ID: HILL12

Property Name/Address: Pleasant Hill Cemetery/Old Town Road, Hill, NH

## b. Integrity:

*Is the property able to convey its significance through its physical appearance? Does the property appear to retain the aspects of integrity necessary to convey its historic significance? Including:*

**Design:** Y ☒ N ☐ **Setting:** Y ☒ N ☐ **Materials:** Y ☒ N ☐ **Workmanship:** Y ☒ N ☐

**Feeling:** Y ☒ N ☐ **Location:** Y ☒ N ☐ **Association:** Y ☒ N ☐

The cemetery was enlarged and filled in over time. It appears to retain some integrity for the various periods. The fencing is modern. The surrounding setting was affected by late twentieth century residential development of a formerly rural area. The setting of the site itself is unchanged.

**The property does not appear to have potential for National Register eligibility based on visually related areas of significance.** ☐

**GO NO FURTHER**

**The property appears to have potential for National Register eligibility based on visually related areas of significance.** ☒

## c. Boundary Discussion

*How much of the parcel of land associated with the historic structures appears to be part of the eligible property?*

The land now under ownership of the Pleasant Hill Cemetery Association would contribute to the property if it were determined to be eligible. The parcel is delineated on Town of Hill Tax Maps and contains approximately five acres.

## III. ASSESSMENT OF POTENTIAL VISUAL EFFECTS

*What is the visual relationship of the Project to the property? Will the Project noticeably alter or diminish aspects of the historic setting that might contribute to the significance of the property? Check as applicable:*

**The Project will be substantially visible in the main public views of the historic resource.** ☐

**The Project will create a focal point that distracts from the appreciation of the historic resource.** ☐

**The Project will be substantially visible in historically significant views from the historic resource.** ☐

**The Project will isolate the historic resource from its historic setting.** ☐

*If none are checked, then:*

**The Project does not appear to have an adverse effect on the property.** ☒



Property ID: HILL12

Property Name/Address: Pleasant Hill Cemetery/Old Town Road, Hill, NH

If one or more of the above are checked, then:

**The Project appears to have an adverse effect on the property.**



*Additional comments relating to effects:*

Pleasant Hill Cemetery is not oriented toward a view. The site currently has no scenic view due to the surrounding woods and new development. The original view from the cemetery was probably to the east, overlooking the old village in the river valley.

The cemetery is nearly flat, on a slight rise above the road. The site is open at the northwestern end and the Project 0.1 mile away may be visible when looking down the road from the cemetery. However, there is no historically significant view in this direction. The view is compromised by the non-historic intrusion of the mobile home park on what was formerly open farmland.

The Project will not be visible in the main public views looking at the cemetery from Old Town Road facing east or northeast. The transmission line is in the opposite direction. The Project will not impact the setting of the cemetery nor distract from it.

#### IV. SUPPORTING MATERIALS



Key to photos [2009 Google Earth]



*Historic Resource Assessment*

Property ID: HILL12

Property Name/Address: Pleasant Hill Cemetery/Old Town Road, Hill, NH

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Photo 1) Facing northeast [2014 Field Photo: IMG\_4493]



Photo 2) Facing northeast [2009 Google Earth Street View]



Photo 3) Facing east on Old Town Road [2009 Google Earth Street View]



# Historic Resource Assessment

Property ID: HILL12











Property Name/Address: Pleasant Hill Cemetery/Old Town Road, Hill, NH



Project is approximately 0.10 mile west of cemetery

## Map Key

Parcel boundaries of pre-1968 properties:

	Properties with no views of the Project		Project
	Properties with views that are so isolated, limited, or minimal that no effect is possible (see database)		Limit of APE for Historic Resources
	Properties assessed with more than minimal views of the Project		Town Boundaries (thin yellow line)
	Properties assessed and considered to be potentially National Register-eligible and potentially adversely affected by the Project		Photo Numbers
	Properties listed on the National Register, the NH State Register, or National Historic Landmarks (see database for other previously identified historic properties)		
	Properties dated 1966-1968 that currently do not meet the National Register fifty-year age-eligibility criterion (see database)		



*Historic Resource Assessment*

Property ID: HILL12

Property Name/Address: Pleasant Hill Cemetery/Old Town Road, Hill, NH





Viewshed map showing HILL12 (white arrow), Limit of APE for Historic Resources  and Project 



Photo 4) Facing west-northwest [2009 Google Earth Street View]



# Northern Pass Project Historic Resource Assessment

## *Town Summary*

### BRISTOL

#### *Summary of Historic Resources and Effects*

In Bristol, the Project's 2.4 miles of overhead transmission line would be constructed in existing rights-of-way. Preservation Company identified sixty-two (62) pre-1966 resources, comprised of areas and individual properties, in the APE of one mile on either side of the Project. They range in age from the late eighteenth century to the mid-1960s and are mostly single-family dwellings, including a few farm properties. There is possible visibility of the Project in the viewshed of nine (9) individual properties and one (1) large potential historic district, which were documented on Historic Resources Assessment forms. Of those, eight (8) individual resources and one (1) district comprised of about seven properties could potentially be eligible for the National Register of Historic Places. Based on viewshed maps, fieldwork and 3-D modeling, it appears that two (2) of the resources – the Locke Neighborhood Historic District on Peaked Hill Road and Old Stage Road (BRIS10) and the Jeffers Farm on Jeffers Road (BRIS51) – may potentially be adversely affected by the Project.

#### *Previous Historic Resources Documentation*

The farm at 1245 Peaked Hill Road in the APE was previously documented by the New Hampshire Barn Survey as NHDHR BRI035. The Ayer's Island Dam was recorded on a NHDHR inventory form as BRI0037. No determinations of National Register eligibility were made. One culvert under Hall Road in the APE was documented as NHDHR BRI0001, but is not a resource with a visual component to its significance. BRI0030 at 294 South Main Street is no longer extant.

Most of the previously identified historic resources in Bristol lie outside the two-mile wide APE. The downtown Central Square Historic District, 1.25 mile west of the Project, is listed in the National Register of Historic Places and the Town of Bristol has a Historic District Commission and locally designated district established by ordinance in 2006. Other identified historic areas in the village include the Pleasant Street Neighborhood documented on a NHDHR Historic District Area Form in 2008. The Whipple House at 75 Summer Street is listed on the New Hampshire State Register of Historic Places and the Old Bristol Fire Station was listed in the State Register in 2015. Both are outside the APE. Properties identified in the Bristol Master Plan are all located in the village; none are within the APE for historic resources. The IPC Upper Dam Historic District documented on a NHDHR Area Form in 2008 for dam removal is also outside the APE.

### *Geographical and Historical Context*

The 2015 *Northern Pass – Merrimack Valley Project Area Form* by SEARCH includes historical background and historic contexts for Bristol and the surrounding region.

Bristol is a Lakes Region town on the southeast edge of Grafton County, northwest of the Pemigewasset River and around the southern end of Newfound Lake. The town center is located outside the APE, as is the lakefront summer community. Over half of the population of 3,000+ is concentrated in the mill village at the confluence of the Pemigewasset and Newfound rivers. The terrain is hilly and outlying areas were historically rural and agricultural. The Smith River forms the southern border. Profile Falls is located near the NH Route 3A crossing and the Pemigewasset confluence.

Bristol was settled in the eighteenth century as an agricultural town, with various industries powered by the Newfound River during the nineteenth century. Farm products included hay, grains, milk and apples. The village was the terminus of the Franklin-Bristol Railroad which opened in 1848 on the west bank of the Pemigewasset River. The railroad brought tourists and summer home residents to the region. Hotels and private summer cottages were built around the southern end of Newfound Lake, followed by smaller cabins in the early twentieth century automobile era. Many farms were abandoned during the late nineteenth century and some were converted to summer homes. The railroad was closed by the flooding of 1936 and the railroad grade is now within the Franklin Falls Dam flood control zone.

The regional roads that intersect in the village became New Hampshire state highways. NH3A is a major south-north route following the west side of the Pemigewasset River on South Main Street and continuing north along the Newfound River. NH 104 originated as the main road from Concord to Plymouth. West of the village, NH 104 is known as the Ragged Mountain Highway and connects to US 4 in Danbury. East of the downtown Bristol, NH 104 is Summer Street, connecting to I-93 in New Hampton along the northwest side of the Pemigewasset River. Off of the main roads, Bristol is rural with many dead-end and discontinued roads in the wooded hills.

Within the APE, PSNH's Ayer's Island Dam on the Pemigewasset River between Bristol and New Hampton, was originally built in 1923-24 and rebuilt in 1931 for hydroelectric power. East of the dam is a picnic area and portage site.

On Little Round Top Mountain west of the river in the southern part of town is the Slim Baker Recreational Area, a 135-acre conservation area established in 1953 as a memorial to a local Fish and Game Department officer. Maintained by a private foundation, it is open year-round for hiking and camping. The 1960 memorial chapel on Inspiration Point will have views of the Project, but does not have significance as a historic resource.

Outside the APE, Bristol also is the location of Wellington State Park on the southwest shore of Newfound Lake, over four miles from the Project. Donated to the State of New Hampshire in 1931, it has a beach and picnic area built by the Civilian Conservation Corps. Sugar Hill State Forest on the northeast edge of the village about 1.05 miles from the Project was also established more than fifty years ago. The Profile Falls on the Smith River east of Route 3A are also located outside the APE and are viewed facing upstream away from the Project.



*History of the Transmission Line in Bristol and Existing and Proposed Structures*

The existing right-of-way in Bristol ranges from 225' to 285' wide. The initial 100' easement through Bristol dates from c.1928. New and expanded ROW was acquired c.1952-53 for construction of the E-115 line. Additional easements in Bristol date from the 1970s. The existing wooden H-frame and monopole structures of the 115-kV line range from 42' to 88' in height. The distribution line is located in the center of the corridor through the northern part of town.

In southern Bristol new 115-kV monopoles will be 42'-88' tall. Through most of Bristol the existing 115-kV and distribution lines will remain in place. The structures of the proposed 320-kV line will range in height from 70' to 110'. Some vegetative clearing will be required on the east side of the right-of-way.

*Route Description*

The Project is 2.4 miles long through eastern Bristol and the southern part of town falls within the viewshed of the Project in New Hampton.

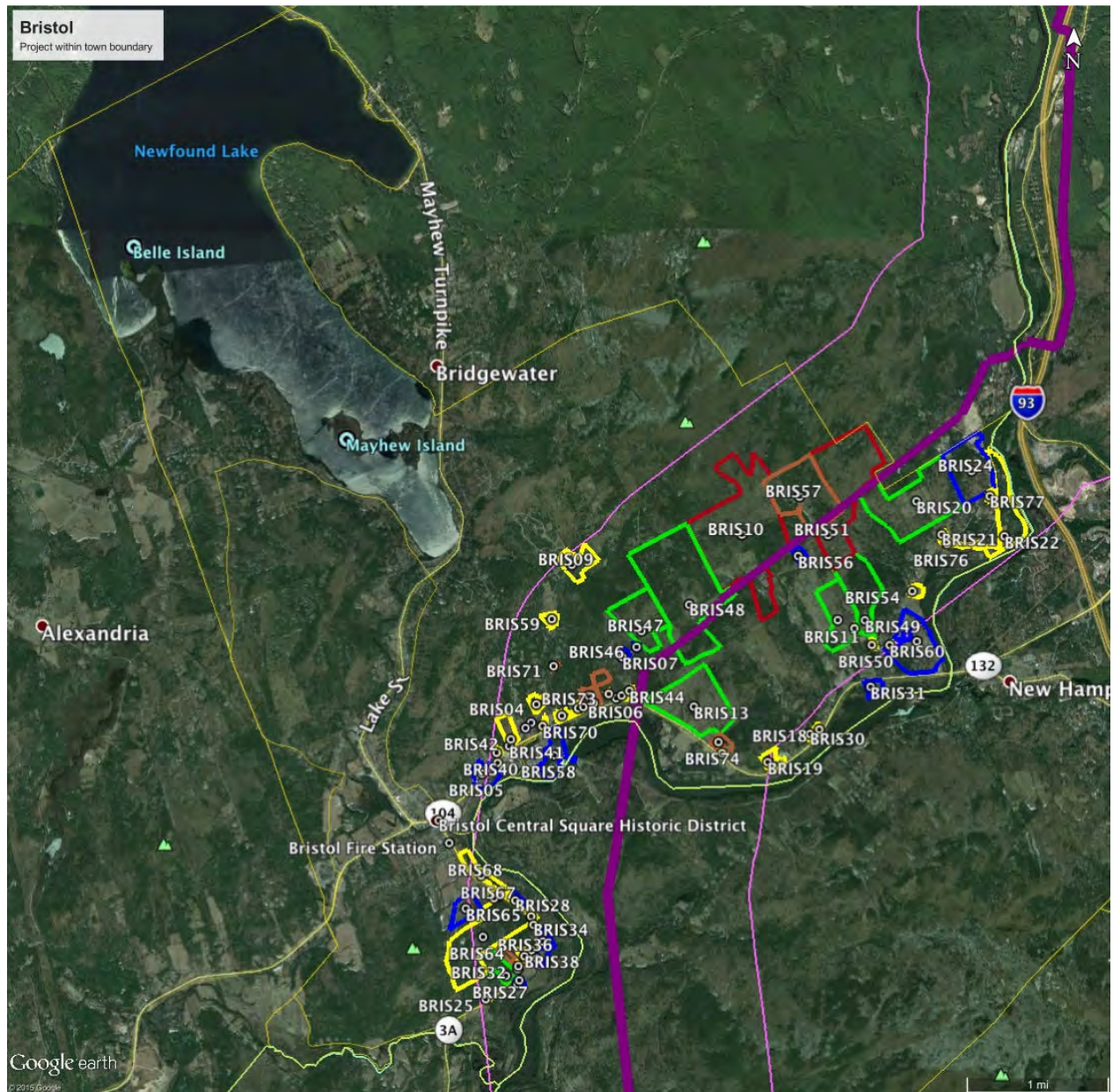
Properties on South Main Street/NH 104 south of the village are between 0.4 and 1 mile west of transmission line in New Hampton. Most have no potential visibility of the Project due to the heavily wooded riverbank. The transmission line passes over a mile east of Bristol village. At the Pemigewasset River crossing, the Ayer's Island Dam, just over one third of a mile west of the Project does not appear to be adversely affected.

North of the river in Bristol, the transmission line intersects NH104/Summer Street 1.25 mile northwest of the village. Properties in both directions on Summer Street are within the APE, but few have potential views of the Project due to the wooded hilly terrain.

The transmission line runs southwest-northeast through the rural eastern part of the town, uphill from the northwest bank of the river. The line roughly parallels Peaked Hill Road and Jeffers Road and there are a number of historic nineteenth century farmhouses and open land, some with potential views of the Project. The transmission line right-of-way passes directly through the Locke Neighborhood (BRIS10), a group of related historic properties that forms a potential historic district and nearby farm at 171 Jeffers Road (BRIS51), both of which may be adversely affected.

The eastern ends of Summer Street/NH 104 and River Road along the Pemigewasset are nearly one mile southeast of the transmission line and properties there will not have views of the Project according to the viewshed maps and field visit.










Mapping – Project within Town Boundary Map



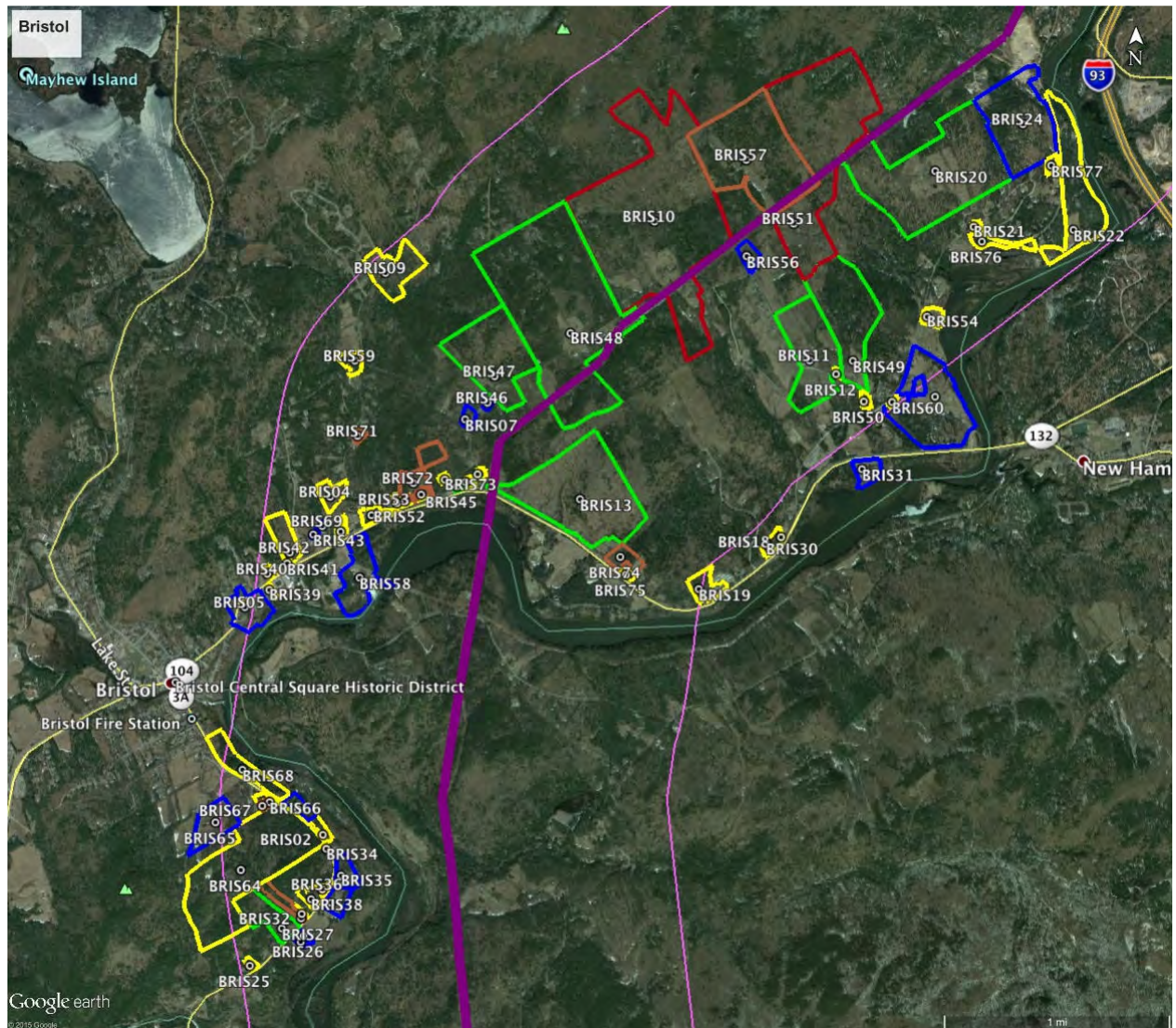


**Map Key**

Parcel boundaries of pre-1968 properties:

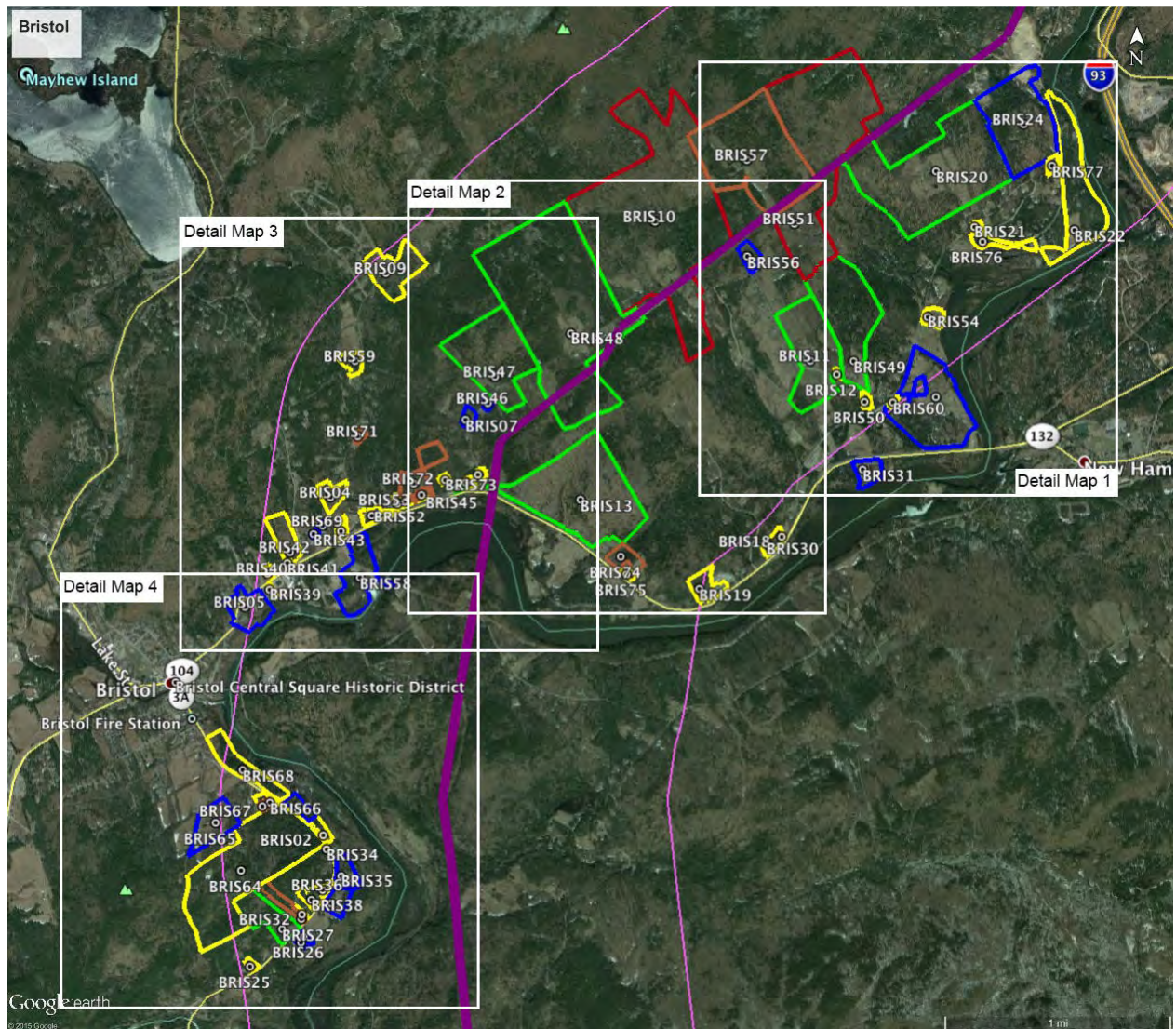
	Properties with no views of the Project		Project
	Properties with views that are so isolated, limited, or minimal that no effect is possible (see database)		Limit of APE for Historic Resources
	Properties assessed with more than minimal views of the Project (see Historic Resources Assessment)		Town Boundaries (thin yellow line)
	Properties assessed and considered to be potentially National Register-eligible and potentially adversely affected by the Project (see Historic Resources Assessment)		
	Properties listed on the National Register, the NH State Register, or National Historic Landmarks (see database for other previously identified historic properties)		
	Properties dated 1966-1968 that currently do not meet the National Register fifty-year age-eligibility criterion (see database)		

Mapping – Overall Project Map



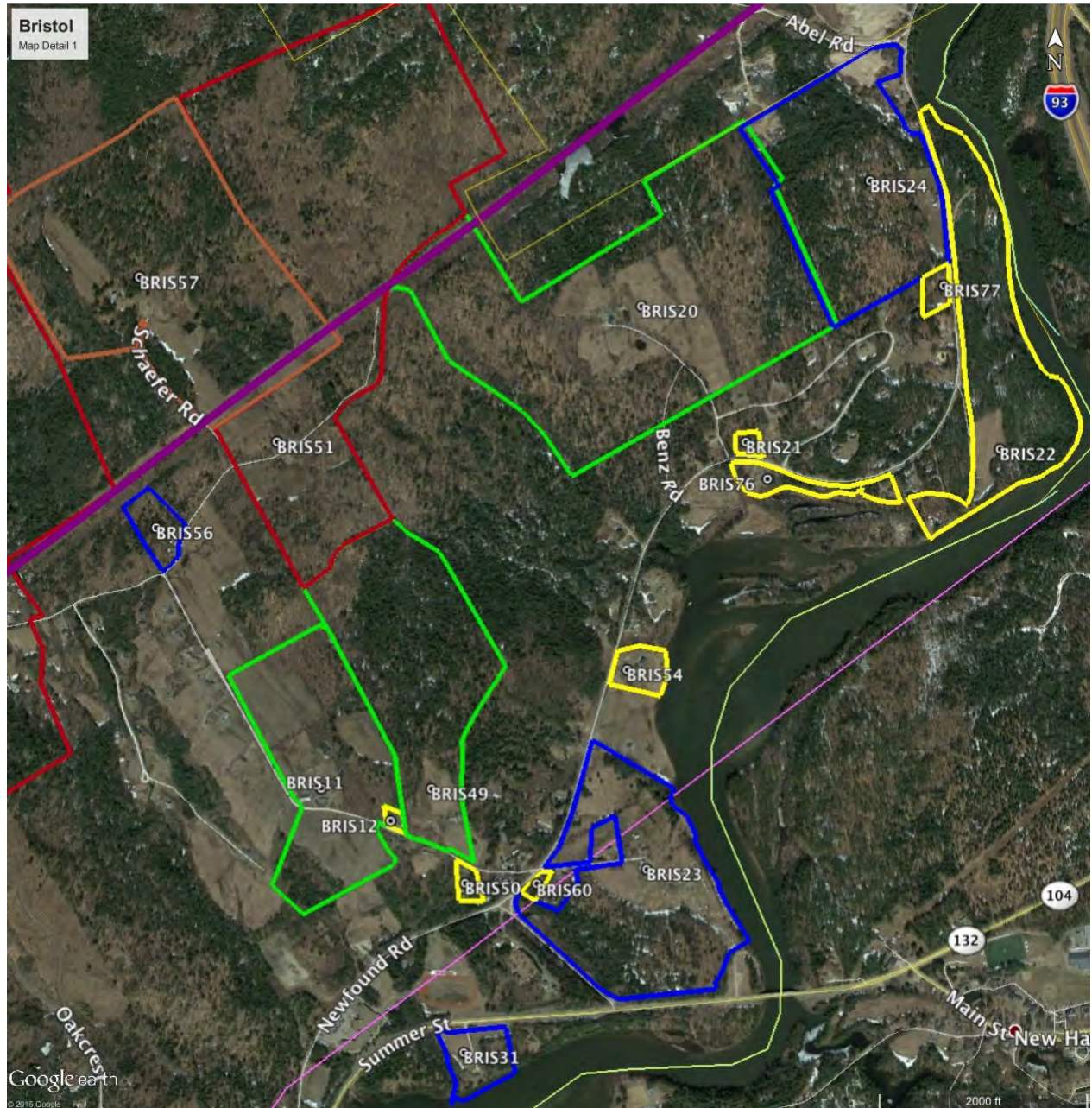


Mapping – Key to Detail Maps

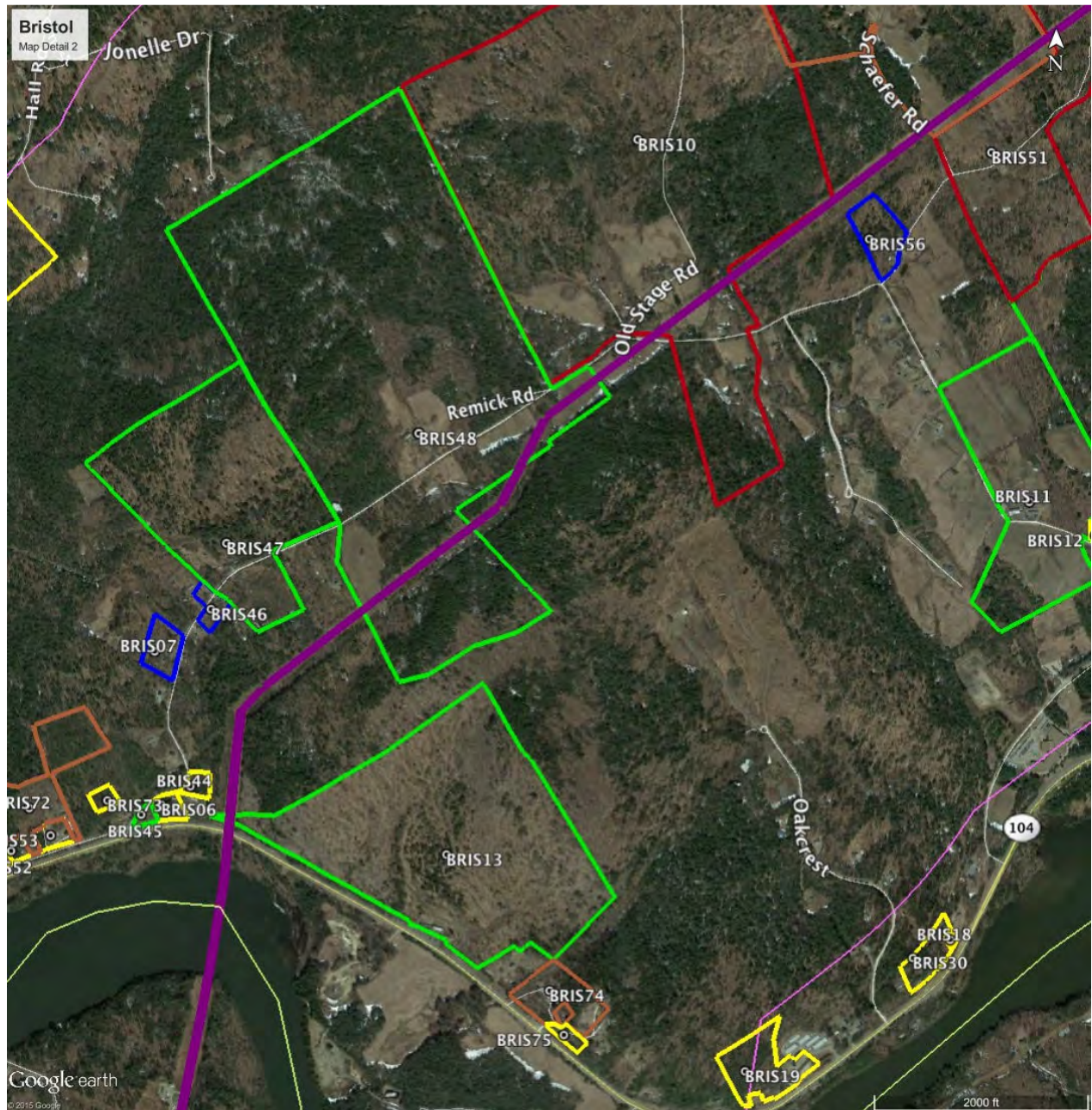




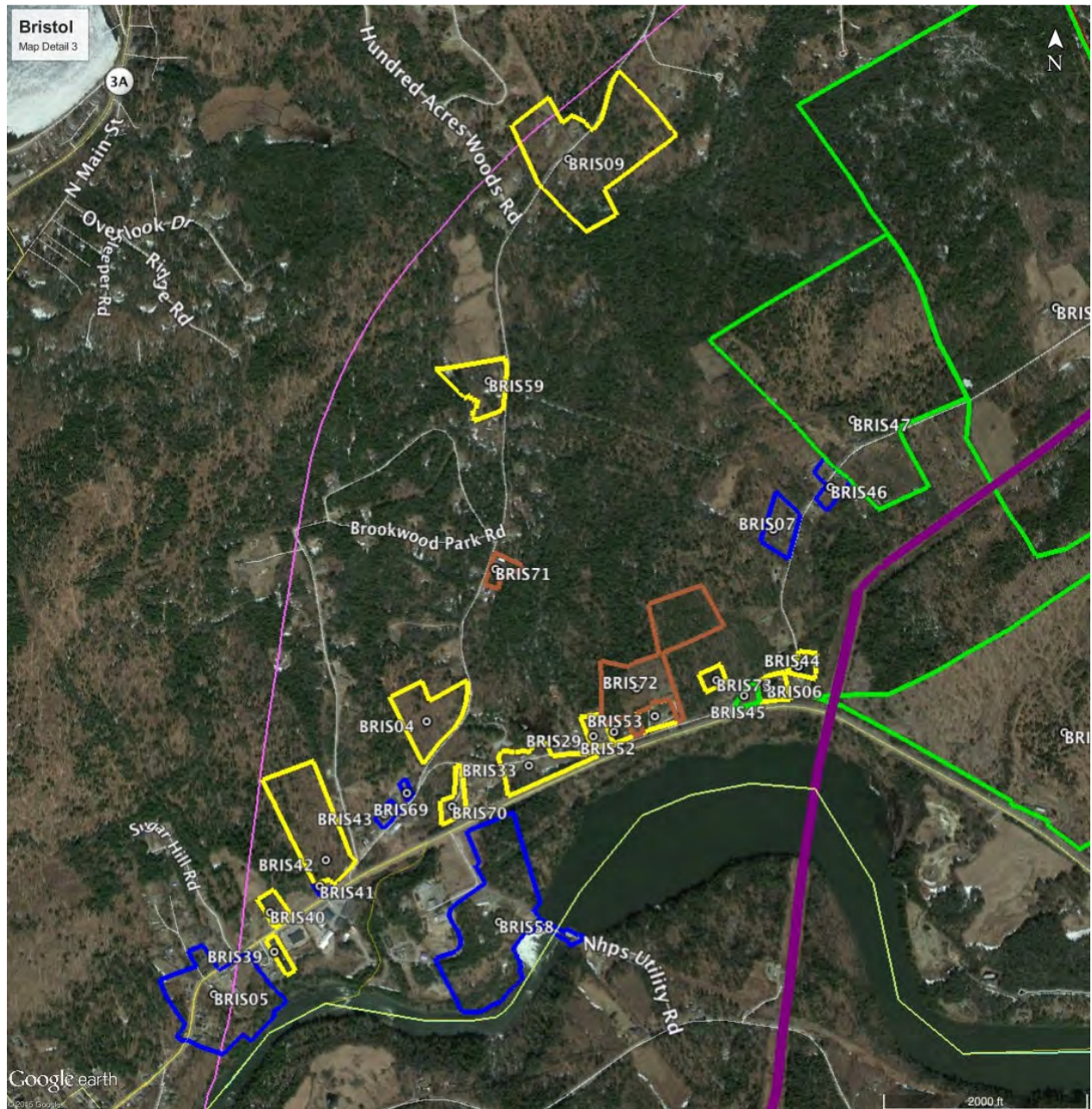
Mapping – Detail Maps from North to South





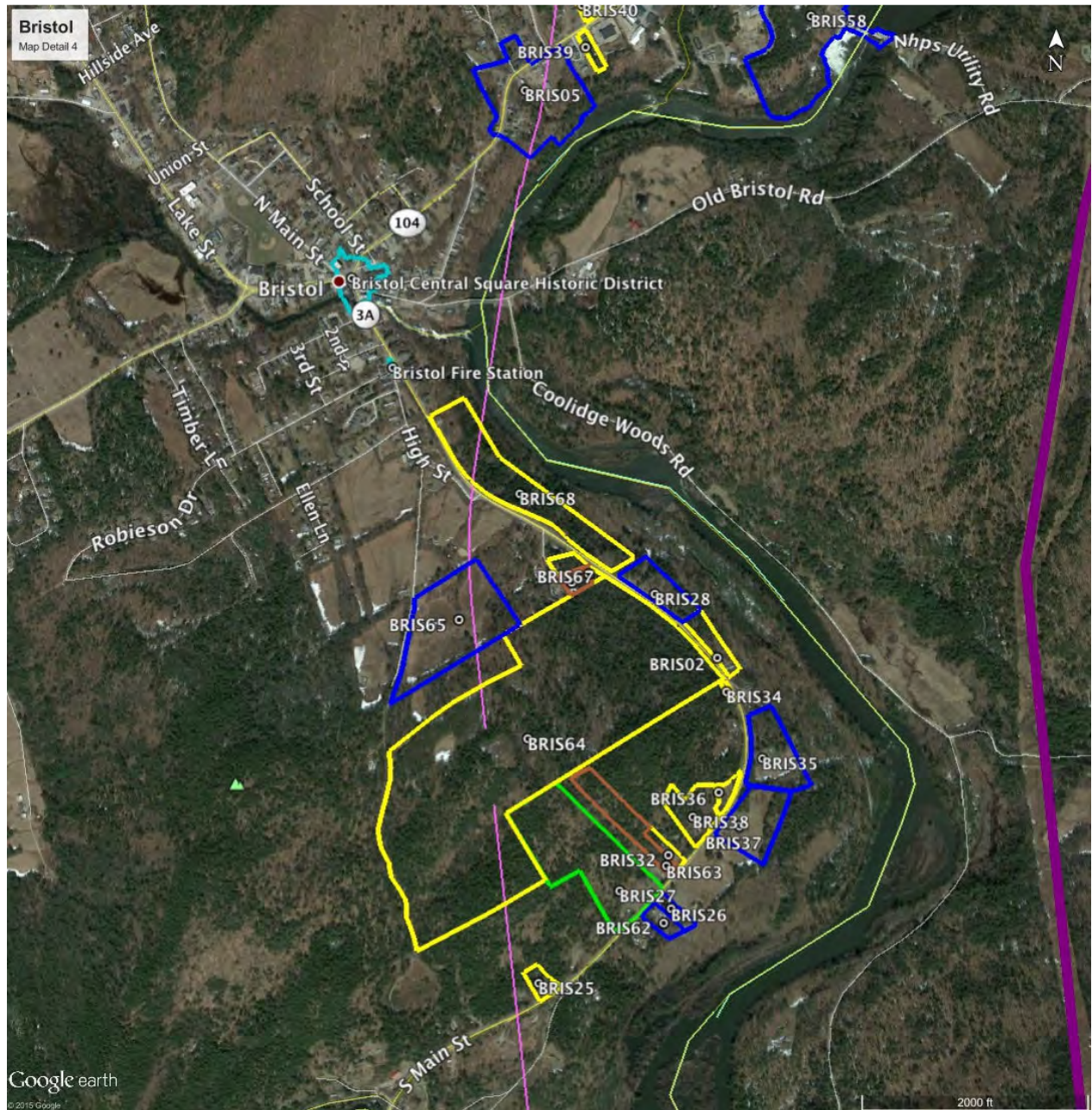








Bristol







# Northern Pass Project Historic Resource Assessment

## *Table of Historic Resources*

### BRISTOL

#### Key to Categories



Properties with no views of the Project



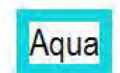
Properties with views that are so isolated, limited, or minimal that no effect is possible



Properties assessed with more than minimal views of the Project (see Historic Resources Assessment)



Properties assessed and considered to be potentially National Register-eligible and potentially adversely affected by the Project (see Historic Resources Assessment)



Properties listed on the National Register, the NH State Register, or National Historic Landmarks



Properties dated 1966-1968 that currently do not meet the National Register fifty-year age-eligibility criterion





Category	Town	Address	ID	Latitude	Longitude	Single or Multiple Property	Name	PROPERTY INFORMATION	Photo ID	PREVIOUS HISTORIC RESOURCES DOCUMENTATION	Visual Relationship to Project
	Bristol	529 South Main St/NH 3A	BRIS02	43.581117	-71.722659	S		c.1900, 2-story residence, remodeled			Viewshed maps and field review indicate the Project will not be visible in this heavily wooded location.
	Bristol	63 and 33 Hall Road	BRIS04	43.602723	-71.721935	M		two late 19th or early 20th century 1 1/2 story houses, northwest side of road			Viewshed maps and field review indicate the Project will not be visible.
	Bristol	200-306 Summer Street/Route 104	BRIS05	43.596424	-71.730436	M	Summer Street Residential area	Group of closely spaced late 19th to mid-20th century houses, outer edge of Bristol Village. 200 Summer - small house with ell and barn; 212 Summer Street - c.1920 bungalow; 224 Summer - c.1912 1 1/2 story cross gable, attached barn; 235 Summer - c.1900, gable front, ell and attached barn; 236 Summer - c.1900, 1 1/2 story with gable dormers; 249 Summer - late 19th, gambrel roof, detached garage; 266 Summer - 2 1/2 story sidehall, attached barn; 271 Summer - c.1819 Cape, attached garage; 284 Summer - c.1965 Cape with attached garage; 292 Summer - c.1958 Ranch; 306 Summer - 19th c. 2 1/2 story			Most buildings lie outside 1-mile APE. Wooded land at the back of house lots on the southeast side of the road overlaps the project area. Viewshed map shows potential intermittent views of the Project from properties in the area. Any potential views would be distant and indirect, looking east upriver, over a mile away. The view is limited by multiple intervening properties, including large commercial/industrial buildings and by the wooded riverbank. This view is not part of the historical significance of these properties.
	Bristol	60 Peaked Hill	BRIS06	43.604536	-71.709693	S		small mid-20th century house, 1.1 acre			Viewshed maps and field review indicate the Project will not be visible.
	Bristol	211 Peaked Hill	BRIS07	43.60825	-71.709226	S		ca. 1895, 1 1/2+ stories with porch and dormers, outbuildings. 3.0 acres			House faces the Project but view from the building is screened by modern outbuildings across the road and by dense evergreen woods on the intervening parcel. Viewshed maps indicated possible intermittent views from the back yard above the house, but not from the building itself. The project would not be visible in the view of this property from the public right-of-way, which faces in the opposite direction.
	Bristol	640-665 Hall Road	BRIS09	43.618258	-71.71715	M	Hall Road area	Group of three 19th century residences. Potential small rural historic district. 640 Hall Road - c.1800, Federal period, 5 bay, 1 1/2 story, twin chimney, wing, attached barn; 655 Hall Road - c.1865 house with wing, attached barn; 665 Hall Road - c.1900 altered 1 1/2 story house with attached barn/garage			Viewshed maps and field review indicate the Project will not be visible. This location is nearly a mile from the Project with a wooded hill between.
	Bristol	Peak Hill Road; Locke Road; Old Stage Road	BRIS10	43.616616	-71.692742	M	Locke Neighborhood	SEE FORM	238-257, Pano239-241		SEE FORM
	Bristol	1245 Peaked Hill	BRIS11	43.611838	-71.679706	S		SEE FORM	4494-4510	NHDHR barn survey BRI0035, no Determination of Eligibility	SEE FORM
	Bristol	1311 Peaked Hill	BRIS12	43.611113	-71.676577	S		c.1960 Cape with attached garage			Viewshed maps and field review indicate the Project will not be visible.
	Bristol	1151 Summer St/NH 104	BRIS13	43.600889	-71.700524	S	Fox Meadow Retirement Home	SEE FORM	228-237		SEE FORM
	Bristol	Summer Street	BRIS18	43.600667	-71.681415	S	Summer Street Cemetery	small cemetery, 0.26 acre			Outside APE. Viewshed maps and field review indicate the Project will not be visible.
	Bristol	1567 Summer St/NH 104	BRIS19	43.59685	-71.687	S	The Homestead Inn	c.1787, large 2 1/2 story house with restaurant addition, overlooks Pemigewasset River (southeast)			Viewshed maps and field review indicate the Project will not be visible.
	Bristol	180 Benz Road	BRIS20	43.624154	-71.668925	S	Abraham Dolloff Homestead	SEE FORM	545-549		SEE FORM
	Bristol	4200 River Road	BRIS21	43.620726	-71.664037	S		c.1950 house			Viewshed maps and field review indicate the Project will not be visible.
	Bristol	105 and 150 Barron Road, 3939 and 3795 River Road	BRIS22	43.619508	-71.655934	M		150 is c.1820 cottage, 105 is c.1910 Cape, 3939 River Road is c.1900 cottage, 3795 River Road is a c.1940 cottage, all along river	550-552		Viewshed maps and field review indicate the Project will not be visible.

Category	Town	Address	ID	Latitude	Longitude	Single or Multiple Property	Name	PROPERTY INFORMATION	Photo ID	PREVIOUS HISTORIC RESOURCES DOCUMENTATION	Visual Relationship to Project
	Bristol	101 Schofield Road	BRIS23	43.610165	-71.667889	S	Davidson's Countryside Campground	c.1901 residence, attached modern garage; campground complex with modern barns and outbuildings	534-544		Edge of APE. Campground view faces river (east) away from the Project. Potential for possible indirect views of transmission line from open fields on the property, looking upriver but distant view over 1 mile away.
	Bristol	3770 River Road	BRIS24	43.627446	-71.657116	S		c.1900 farmhouse, attached outbuilding			Viewshed maps show the Project will be visible from the open sand pits on the northern edge of the property. There are no potential views of the Project from the vicinity of the historic buildings due to the topography.
	Bristol	916 South Main St/NH 3A	BRIS25	43.572667	-71.729003	S		c.1942 1 1/2 story house and newer garage, 1.48 acres			Viewshed maps and field review indicate the Project will not be visible.
	Bristol	781 South Main St/NH 3A	BRIS26	43.574915	-71.725025	S		c.1900, 1 1/2 story former store on 1.2 acre parcel.			Viewshed map shows slight potential visibility, but none evident in field. Open yard surrounded by tall pine trees. Possible indirect view across field to the east, with new houses on it. The view is not significant and the project will not be visible in the view of the resource from the road.
	Bristol	780 South Main St/NH 3A	BRIS27	43.575074	-71.725418	S		SEE FORM	4511-4512		SEE FORM
	Bristol	435 South Main St/NH 3A	BRIS28	43.582899	-71.725282	S		c.1920 log cabin with additions, small cabins, remains of commercial property			Viewshed map shows isolated view from the yard. Oblique view to the southeast. Because of tree growth around the buildings and toward the Project, over a quarter mile away, any view would be minimal. The vista from this isolated point on the property is not of historical significance. The project will not be visible in the public view of the resource.
	Bristol	301 Danforth Brook Road	BRIS29	43.602756	-71.715989	S		c.1956 house			Viewshed maps and field review indicate the Project will not be visible.
	Bristol	1725 Summer Street/NH 104	BRIS30	43.599822	-71.682319	S		c.1800 Cape with wing, barns, 4.1 acres, overlooks Pemigewasset River (southeast)			Outside APE. Viewshed maps and field review indicate the Project will not be visible.
	Bristol	44 Towne Road	BRIS31	43.604442	-71.673936	S		c.1880 Cape, major additions, set back from road			Outside APE. Viewshed maps show distant view of Project from near the road, Route 104, at the front of the property. No visibility in vicinity of historic building.
	Bristol	750 South Main St/NH 3A	BRIS32	43.576029	-71.72458	S		c.1960 mobile home			Viewshed maps and field review indicate the Project will not be visible.
	Bristol	225 Danforth Brook Road	BRIS33	43.602297	-71.718639	S		c.1802 house with carriage shed, some open land			Viewshed maps and field review indicate the Project will not be visible.
	Bristol	560 South Main St/NH 3A	BRIS34	43.580251	-71.722443	S		c.1850 1 1/2 story house, with added porch and wing, 0.24-acre lot.			Viewshed maps and field review indicate the Project will not be visible.
	Bristol	625 South Main St/NH 3A	BRIS35	43.578575	-71.721235	S		c.1793 cape, three outbuildings. 6.75 acres			Viewshed maps show isolated views from the open yard, facing east. This view is not associated with any historical significance of the property. The line is about 0.5-mile away, screened by the wooded riverbank.
	Bristol	670 South Main St/NH 3A	BRIS36	43.577563	-71.722632	S		c.1840 1 1/2 story house, altered, 0.92-acre parcel			Viewshed maps and field review indicate the Project will not be visible.
	Bristol	685 South Main St/NH 3A	BRIS37	43.576809	-71.722602	S		c.1812 2-story house, two outbuildings, 5.01 acre. Property does not appear eligible for National Register due to lack of integrity.			Viewshed maps indicate the Project may be visible in isolated locations on this property, including from road in front of house. However, the property lacks historical significance. Views are screened by trees and any potential views of the Project would be distant and indirect.
	Bristol	710 South Main St/NH 3A	BRIS38	43.57683	-71.723659	S		c.1955 mobile home with additions			Viewshed maps and field review indicate the Project will not be visible.
	Bristol	336 Summer Street, 12 and 26 Meadow Lane	BRIS39	43.597478	-71.727803	M	Meadow Lane area	c.1905 house, 1969 mobile home, early 20th c. cottage			Viewshed maps and field review indicate the Project will not be visible.
	Bristol	355 Summer Street/NH 104	BRIS40	43.598075	-71.727592	S		c.1770 Cape with attached barn. Good example of a connected farm complex.			Viewshed maps and field review indicate the Project will not be visible. No scenic view. Rite Aid store directly opposite.
	Bristol	Summer Street/NH 104 at Danforth Brook Road	BRIS41	43.598923	-71.725983	S	Worthen Cemetery	Cemetery. 0.41 acre owned by Town of Bristol			Viewshed maps indicate possible visibility of the Project. However there is no scenic view from the cemetery. Any view of the Project will be blocked by modern commercial development across the road



Category	Town	Address	ID	Latitude	Longitude	Single or Multiple Property	Name	PROPERTY INFORMATION	Photo ID	PREVIOUS HISTORIC RESOURCES DOCUMENTATION	Visual Relationship to Project
	Bristol	1 Danforth Brook	BRIS42	43.599456	-71.725142	S		c.1900 house			Viewshed maps and field review indicate the Project will not be visible.
	Bristol	65 Danforth Brook	BRIS43	43.600803	-71.723497	S		19th century house and barn, half-acre parcel, now woodworking shop			Viewshed map shows isolated potential views of the Project from front yard facing southeast, but any view is interrupted by modern commercial garage directly across the road.
	Bristol	82 Peaked Hill Road	BRIS44	43.604828	-71.70891	S		c.1930 cottage, wood shingles, garage with novelty siding.			Viewshed maps indicate no potential view of the Project from this property. It is adjacent to the transmission line corridor, but screened by intervening woods.
	Bristol	30 Peaked Hill Road	BRIS45	43.604062	-71.710742	S	Dolloff School	SEE FORM	2080-2082 (2014)		SEE FORM
	Bristol	272 Peaked Hill Road	BRIS46	43.60967	-71.707791	S		c.1940 Cape with small garage/barn and some open land. Barn across the street under same ownership.			House oriented northwest, away from the Project. Project not visible from house. Possible visibility from the fields behind barn on north side of road. This vista was not associated with any historic significance of the property.
	Bristol	305 Peaked Hill Road	BRIS47	43.610432	-71.707034	S		SEE FORM	2083-2090 (2014)		SEE FORM
	Bristol	22 Remick Road	BRIS48	43.613574	-71.700471	S		SEE FORM	2091-2113 (2014)		SEE FORM
	Bristol	1333 Peaked Hill Road	BRIS49	43.611147	-71.674552	S	Schofield House	SEE FORM	2137-2139 (2014)		SEE FORM
	Bristol	1388 Peaked Hill Road	BRIS50	43.609866	-71.674069	S		c.1940 one-story house			Viewshed maps and field review indicate the Project will not be visible.
	Bristol	171 Jeffers Road	BRIS51	43.620604	-71.680426	S		SEE FORM	2120-2124 (2014)		SEE FORM
	Bristol	331 Danforth Brook Road	BRIS52	43.602976	-71.715018	S		c.1930 cottage			Viewshed maps and field review indicate the Project will not be visible.
	Bristol	18 Briar Hill Road	BRIS53	43.603436	-71.7138	S		c.1959 Ranch, faces southeast toward river			Viewshed maps and field review indicate the Project will not be visible. There may be one small point of visibility from the road in front of the house facing southeast, but the roadside and riverbank opposite are wooded, screening the view.
	Bristol	4449 River Road	BRIS54	43.615215	-71.667959	S		1940s cape with a barn			Viewshed maps and field review indicate the Project will not be visible.
4	Bristol	Main, South Main, Memorial Drive, Summer Street		43.591161	-71.735947	M	Bristol Central Square Historic District	Small historic district in village center		National Register of Historic Places (NRHP) listed 1983	Outside APE, 1.27 miles from Project. Possible isolated views from Central Square indicated by viewshed map will largely be blocked by buildings in foreground and surrounding trees.
	Bristol	33 Jeffers Road	BRIS56	43.618173	-71.684084	S		1 3/4 story wide gable front center entry house with long one-story wing, Greek Revival period c.1850. Five acre parcel is heavily wooded except for small open yard at road. Previously associated farm land across road was subdivided with new house set back at 1041 Peaked Hill.			The transmission line passes immediately beyond the northwest property line of this parcel. The Project would be visible from the woods at the rear of the property, but not from the road near the historic building 0.1 mile away, due to the topography and wooded land. The house is oriented south and the dooryard is on the east side along the road. The property faces the land across the road, which has a new house set back. The Project will not be visible in the public view of the resource looking north and northwest from the road. The buildings are ringed by trees which form the background
	Bristol	165 Schaefer Road	BRIS57	43.624251	-71.6858	S	Schaefer Cabin	1967 cabin, A-frame with additions on 117-acre parcel (tax map-lot# 210-009). The property appears to have been remodeled over time.			This property may have views of the Project so when the property achieves fifty years of age it should be assessed for potential visual effects. The transmission line crosses the southeast edge of the parcel. There is a narrow viewshed from the cabin across the open field in front toward the line.
	Bristol	Androscoggin River, off NH 104/Summer Street	BRIS58	43.597612	-71.717123	M	Ayer's Island Dam	PSNH hydro electric dam built 1923-24 and rebuilt 1931. Ambursen dam, 699' long, with a 267' spillway, 72' high from toe to spill crest. Concrete and brick power house at the east end. 8.4 megawatt hydro station. Gated spillway west end. Fish passage sluice and trap 1988. DEIS 1994 for relicensing.		NHDHR Inventory form BRI0037, no Determination of Eligibility	The transmission line crosses the river upstream from the dam. Photo overlay and 3-d modeling shows the Project will not be visible behind the dam due to topography and tree cover. The tops of the structures will be well below the tree line except in one isolated point. The engineering significance of the dam does not have a visual component.

Category	Town	Address	ID	Latitude	Longitude	Single or Multiple Property	Name	PROPERTY INFORMATION	Photo ID	PREVIOUS HISTORIC RESOURCES DOCUMENTATION	Visual Relationship to Project
	Bristol	425 Hall Road	BRIS59			S		19th century 1 1/2 story house, five acres, open field			Viewshed maps and field review indicate the Project will not be visible due to the intervening wooded hill.
	Bristol	River Road corner Peaked Hill Road	BRIS60	43.609619	-71.671467	S	District #5 School	This small outbuilding is said to have been the #5 Schoolhouse. Wooded area, new houses on surrounding properties.			Viewshed maps and field review indicate the Project will not be visible from this location at the edge of the APE, one mile from the line.
4	Bristol	15 High Street, corner of High Street and Main Street		43.588872	-71.734706	S	Bristol Fire Station	Fire station from 1889 to 1974, now Bristol Historical Society		Listed in NH State Register of Historic Places	The property is outside the APE and the Project will not be visible from this location
	Bristol	801 South Main St/NH 3A	BRISS62	43.574479	-71.725037	S		Gabled house on 1.4 acres, date unknown, tax card c.2000.			Surrounded by trees, no view from house in any direction. House is screened from the road. Viewshed map shows possible isolated views from in front of house, but none are evident in field.
	Bristol	752 South Main St/NH 3A	BRISS63	43.575858	-71.724802	S		c.1968 mobile home on 6.75 acres			Less than fifty years old. Viewshed maps and field review indicate the Project will not be visible.
	Bristol	301 New Chester Mountain Road	BRISS64	43.577948	-71.733814	M	Slim Baker Recreation Area	135 acres conservation land established 1953 as a memorial to a local conservationist. Lodge (c.1962 tax card date) is on the west side of the mountain, over one mile from the Project. Inspiration Point within APE has a 1960 outdoor chapel, a memorial to another local resident.			Viewshed maps and field review indicate the Project will not be visible from the historic lodge. The trails are mainly on the west side of the hill and are wooded. The Project will be in view from Inspiration Point facing southeast and northeast at a distance of just over one mile. The memorial chapel is more than fifty years old but would not meet National Register Criteria Consideration F for commemorative properties, requiring exceptional age, design, or
	Bristol	155 New Chester Mountain Road	BRISS65	43.581904	-71.731703	S		c.1912 Shingle style summer cottage on 17 acre parcel. 1 1/2 story Bungalow form. Set back from road, 0.1 mile long driveway. Open fields, hillside slopes down to the north. House faces north toward the village.			Viewshed mapping shows potential views of the Project from the fields in front of the house. There will be no view of the Project from the house. The indirect view from the fields is not a significant view. The only potential point the Project could be in view is at a distance of over a mile and a half.
	Bristol	47 Green Acres Drive, 374 South Main Street	BRISS66	43.583472	-71.727599	M		47 Green Acres Drive is a c.1950 mobile home on 1.08 acre parcel; 374 South Main Street is a c.1960 Ranch on 0.31 acre parcel			Viewshed maps and field review indicate the Project will not be visible.
	Bristol	55 Green Acres Drive	BRISS67	43.583255	-71.72822	S		c.1967 mobile home			Viewshed maps and field review indicate the Project will not be visible.
	Bristol	165 South Main St/NH 3A	BRISS68	43.587485	-71.733082	S		c.1862 farmhouse on 16 acres			House is outside APE. Viewshed maps and field review indicate the Project will not be visible from this property.
	Bristol	109 Danforth Brook Road	BRISS69	43.601479	-71.722893	S		c.1965 mobile home, 0.29 acre			Viewshed map shows possible view from hillside behind house. No significant view, no potential for visibility of the Project due to tree cover. Building is not visible from the road.
	Bristol	30 Huckins Drive	BRISS70	43.60111	-71.721259	S		c.1950 Ranch on 1.5 acres			Viewshed maps and field review indicate the Project will not be
	Bristol	240 Hall Road	BRISS71	43.607358	-71.719672	S		c.1968 mobile home, 1.3 acres			Viewshed maps and field review indicate the Project will not be visible. Not yet fifty years old.
	Bristol	39 Briar Hill Road	BRISS72	43.60407	-71.713486	S		c.1967 Colonial Revival house on 14.4 acres			Viewshed maps and field review indicate the Project will not be visible. Not yet fifty years old.
	Bristol	50 Dolloff Road	BRISS73	43.604492	-71.711768	S		c.1950 cabin set back from road, 0.97 acre			Viewshed maps and field review indicate the Project will not be visible from this wooded property.
	Bristol	47 Gilpatric Road, 55 Nyberg Road	BRISS74	43.599458	-71.696006	M		47 Gilpatric Road is a c.1967 mobile home with outbuildings on 6.18 acre parcel; 55 Nyberg Road is a c.1968 mobile home on a 1.75 acres.			These homes are not yet fifty years old. Viewshed maps and field review indicate the Project will not be visible.
	Bristol	22 Nyberg Road	BRISS75	43.598302	-71.695489	S		c.1950 auto service building on 1.01 acre parcel			Viewshed maps and field review indicate the Project will not be visible.
	Bristol	4071, 4185 River Road	BRISS76	43.620061	-71.663318	M		4071 River Road is a c.1940 Cape, 4185 River Road is a c.1933 cabin. Wooded riverbank.			Viewshed maps and field review indicate the Project will not be visible.
	Bristol	3860 River Road	BRISS77	43.625144	-71.656782	S		c.1900 vernacular wood frame building			Viewshed maps and field review indicate the Project will not be visible from this location.



# Northern Pass Project Historic Resource Assessment

## Large Area/District Analysis

*This analysis is part of a survey of historic (pre-1965) properties located in the Visual APE for the Northern Pass Project in New Hampshire, as shown on Project viewshed maps. It was prepared as part of a study for the Project's SEC application. See Methodology Statement for more information.*

**Property ID: BRIS10**

**Property Name/Addresses:**

Locke Neighborhood Historic District/  
48 Locke Road, 75 Old Stage Road,  
396 Old Stage Road, 770 Peaked Hill Road,  
815 Peaked Hill Road, Bristol, NH



### I. PROPERTY DESCRIPTION AND SETTING

The small rural area, known as the Locke neighborhood, is located along Peaked Hill Road and Old Stage Road on either side of the transmission line corridor, and is a potential historic district of about seven related properties, including five houses, eleven outbuildings and a small cemetery, referred to in this assessment as the “Locke Neighborhood Historic District.”

Members of the Worthen family now own this group of nineteenth century farmhouses turned summer homes, on over 214 acres, with outbuildings including a former district schoolhouse and the small town-owned Sanborn Cemetery. The area retains its isolated setting and is a distinct unified entity in the outlying eastern part of town. The buildings and land form a rural historic landscape. According to the 1904 town history by Richard W. Musgrove, the Locke neighborhood was once an important hamlet a major thoroughfare between Bristol and Bridgewater. It was an intersection of early roads laid out in the 1770s-80s. Old Stage Road was built to the Bridgewater Meetinghouse in 1799 and became a stagecoach route and post road. Locke Road went through to Hall Road. Both were discontinued during the late nineteenth century when farms were in decline.

The Musgrove 1904 history states that Benjamin Locke (1770-1858), for whom the area is named, built a house near 48 Locke Road in the 1790s. It burned in 1822 and was replaced possibly by part of the current building. Locke was a leader in the Methodist church and services were held in the district schoolhouse. Jacob Gurdy settled at the site of 75 Old Stage Road in the 1780s. 396 Old Stage Road was the home of Samuel Gurdy who married in 1791 according to the history. In the early 1800s, it was the farm of Benia Sanborn and then farmer and brick mason Otis Sanborn (1816-1895), who lived at 396 Old Stage Road for thirty-eight years according to the history, followed by his son Frank E. Sanborn.

Historic maps show that 75 Old Stage Road was the Muzzey farm for many years and 48 Locke Road was owned by Stephen Staples. Ancestry.com provided vital statistics. 815 Peaked Hill Road was owned by Samuel K. Worthen (1832-1907) from 1868 and inherited by his son, Hadley B. Worthen (1871-1954). The southern part of S.K. Worthen’s homestead was owned by the other son, Albert Parker Worthen (1861-1920), a Boston lawyer who with his wife Susan Richards built a cottage at 770 Peaked Hill Road as a summer home. Hadley Worthen bought up adjoining

Property ID: BRIS10

Property Name/Address: Locke Neighborhood Historic District/48 Locke Road, 75 Old Stage Road, 396 Old Stage Road, 770 Peaked Hill Road, 815 Peaked Hill Road, Bristol, NH

properties. In 1899 he acquired 48 Locke Road and land and in 1903 purchased the former schoolhouse from the town. Both were deeded to his son Samuel E. Worthen (1920-2000) in 1948. The former Otis Sanborn place was acquired by Samuel E. Worthen and Annie Richards in 1937. The properties are a mix of summer and year-round residences. (See generally, Grafton County Deeds 889:260; 464:530; 443:268; 786:262; 672:358).

75 Old Stage Road is a Federal period, 2-story, 5x2 bay center entry house built c.1800 and now owned by Mary Parker Worthen. An exterior stone fireplace chimney was added to one end earlier in the twentieth century. The house has ell and wings and a detached barn. The 61-acre parcel is on the northwest side of the dirt road. The house faces south toward the transmission line corridor, 0.07 mile away, across mostly open fields. Early twentieth century garages are located opposite the house. A twelve-acre parcel, the southeast half of which is within the existing PSNH right-of-way, extends between Old Stage Road and Peaked Hill Road. East of 75 Old Stage Road, to the north of the power line, is another 47-acre parcel under the same ownership; this area is woodland except for the transmission line corridor. According to deeds, a 100' wide easement from Worthen was granted in 1928 and a 280' easement in 1953. The existing 115-kV line and local distribution lines are visible in the field about 0.08 mile from the house. The ROW crosses a meadow with wetland and intermittent stream north of Peaked Hill Road and an area of field mown continuously under the lines.

Southeast of the transmission line corridor, part of its 5.5 acres falling within the right-of-way, 815 Peaked Hill Road is a c.1835 gable front house with a barn. The existing transmission line is visible northwest of the house, but presently screened by trees in the right-of-way to the north.

The nineteenth century house at 48 Locke Road, a discontinued dead end road, is 1½-stories, built in several stages. It also has a stone fireplace chimney reflecting the twentieth century period. On the 68-acre property, several historic outbuildings are located toward the main road, southeast of the house. The former schoolhouse, diagonally across Peaked Hill Road, is under the same ownership and is apparently used as a sugarhouse. The transmission line corridor crosses Peaked Hill Road immediately to the east.

A small (0.33-acre) burying ground south of Peaked Hill Road east of where the power line crosses is one of Bristol's small town-owned neighborhood cemeteries. It is known as the Sanborn Cemetery. Set back on the hillside above the road and surrounded by a stone wall, the site is wooded with pines, but the existing transmission line is visible through the trees. The cemetery has long been a part of this neighborhood, containing the graves of area residents.

Set back on the hillside south of Peaked Hill Road, 770 is a cottage with gambrel roof and wrap-around porch, built c.1907. The house is on a small (0.48 acre) lot, with the surrounding twenty acres under the same ownership. The transmission line right-of-way crosses the very northwest corner of the latter parcel, west of the cemetery. Cleared land provides a vista from the cottage looking north.

The Sanborn farm at the very end of Old Stage Road has only a distant potential view of the Project. The ¾ cape with center chimney may date from the 1780s. It has a detached barn and forty-eight acres of land. Set back in the woods off Old Stage Road are two 1990s cabins, which may be associated with area properties, but are not part of their historic significance or contributors to the



Property ID: BRIS10

Property Name/Address: Locke Neighborhood Historic District/48 Locke Road, 75 Old Stage Road, 396 Old Stage Road, 770 Peaked Hill Road, 815 Peaked Hill Road, Bristol, NH

potential district. Older wooded land southeast of the road and the transmission line is also owned by members of the Worthen family according to the tax records and has a c.1970 house on it.

## II. NATIONAL REGISTER ELIGIBILITY ANALYSIS

### a. Significance:

*Does the area/district have potential significance under National Register of Historic Places Areas of Significance that have a visual component such as Agriculture, Architecture, Community Planning and Development, Conservation, Landscape Architecture, Recreation?*

Y ☒ N ☐

The Locke Neighborhood may be eligible for the National Register of Historic Places as a historic district. The Locke Neighborhood is an area of nineteenth century buildings and farms, adapted as summer homes in the twentieth century, and identified as a discrete neighborhood in town with family connections to the present. It represents the trend of conversion of New Hampshire farms to summer homes. The district may be significant in the Areas of Agriculture and Architecture. It represents patterns of settlement, farming and summer-home ownership in Bristol. The properties have a significant collection of agricultural buildings and nineteenth century houses, which represent building types and periods of construction. The open fields and surrounding woods convey historic land-use patterns. The Period of Significance for the district would likely begin in the nineteenth century and continue through the mid-twentieth century to the fifty-year cut-off for National Register eligibility.

### b. Integrity:

*Is the area/district able to convey its significance through its physical appearance? Does the area/district appear to retain the aspects of integrity necessary to convey its historic significance? Including:*

**Design:** Y ☒ N ☐ **Setting:** Y ☒ N ☐ **Materials:** Y ☒ N ☐ **Workmanship:** Y ☒ N ☐  
**Feeling:** Y ☒ N ☐ **Location:** Y ☒ N ☐ **Association:** Y ☒ N ☐

The Locke Neighborhood Historic District retains integrity as a small rural area. The properties evolved over time, but are relatively unchanged since the early twentieth century period. Buildings are in their original locations and none are missing from this immediate area since the end of the Period of Significance in the mid-1960s. All buildings have historic materials, workmanship and design. Wooded land at the edges of the area was subdivided and has new buildings set back and not visible from the road. The transmission line and distribution line have been in place since the historic period. The land under the lines within the right-of-way remained in use as field and pasture until recently and remains semi-open.

**The area/district does not appear to have potential for National Register eligibility based on visually related areas of significance.** ☐

**GO NO FURTHER**



Property ID: BRIS10

Property Name/Address: Locke Neighborhood Historic District/48 Locke Road, 75 Old Stage Road, 396 Old Stage Road, 770 Peaked Hill Road, 815 Peaked Hill Road, Bristol, NH

**The area/district appears to have potential for National Register eligibility based on visually related areas of significance.** ☒

### c. Boundary Discussion

*How much of the parcels of land associated with the historic structures appears to be part of the eligible area/district?*

The Locke Neighborhood Historic District contains seven properties with historic buildings and additional associated land. All of the buildings within the district are contributing resources. The boundaries of the potentially eligible district would include all the land currently under the same ownership as the contributing buildings. There are a total of over 214 acres on nine separate parcels. Additional nearby forested land is owned by other family members, but has modern buildings associated with it and was not included in the district boundaries shown on the parcel map below.

### III. ASSESSMENT OF POTENTIAL VISUAL EFFECTS

*What is the visual relationship of the Project to the area/district? Will the Project noticeably alter or diminish aspects of the historic setting that might contribute to the significance of the area/district? Check as applicable:*

**The Project will be substantially visible in the main public views of the historic resources.** ☒

**The Project will create a focal point that distracts from the appreciation of the historic resources.** ☒

**The Project will be substantially visible in historically significant views from the historic resources.** ☒

**The Project will isolate the historic resources from the historic setting.** ☐

*If none are checked, then:*

**The Project does not appear to have an adverse effect on the area/district.** ☐

*If one or more of the above are checked, then:*

**The Project appears to have an adverse effect on the area/district.** ☒

*Additional comments relating to effects:*

The Project will be visible in historically significant views of and from the historic resources. One new structure is proposed within the potential district boundary, but additional structures along the line will be visible in either direction, particularly where the Project crosses Peaked Hill Road.

The viewshed map shows some possible visibility of the Project from each of the properties in the district. Potentially affected public viewpoints include the view of 815 Peaked Hill Road from the



Property ID: BRIS10

Property Name/Address: Locke Neighborhood Historic District/48 Locke Road, 75 Old Stage Road, 396 Old Stage Road, 770 Peaked Hill Road, 815 Peaked Hill Road, Bristol, NH

road and the view of 75 Old Stage Road from Peaked Hill Road, as well as the views of the former schoolhouse/sugarhouse and the cemetery. There are historically significant scenic views from the houses at 75 Old Stage Road and 770 Peaked Hill Road in which the Project will be visible. The Project may create a focal point which distracts from the historic resources, thereby diminishing the district's integrity of setting. The houses at 48 Locke Road and 396 Old Stage Road have only the potential for isolated views of the Project.

The transmission line corridor was introduced within the historic period. The 1928 distribution line was part of rural electrification efforts. The existing 280' wide ROW and 115-kV line have been in place for over sixty years. The structures are wooden single poles and double-pole H-frames, all lower in height than trees in the vicinity. Local delivery wires are also evident along the roads in the district.

The existing 115-kV and distribution lines will remain in place. The proposed HVDC line would be located along the southeast edge of the ROW. The Project would introduce one new 85' tall structure in the open land between 815 Peaked Hill Road and 75 Old Stage Road. The 85' structure south of Peaked Hill Road would also be visible within the district. Project design incorporates weathering steel monopoles in these locations to minimize the visual effect of the structures, reducing the size of the footprint on the ground and the contrast in color and form. The use of v string insulators will also reduce the need for additional clearing in the right-of-way.

The HVDC line will be southeast of the existing lines and closer to 815 Peaked Hill Road, near the property line and the existing field edge. The new monopole will be visible behind the buildings of 815 Peaked Hill Road when viewed from the road. The Project will be in the foreground of the long view looking north across the open space toward 75 Old Stage Road from Peaked Hill Road. Where the ROW crosses Peaked Hill Road, the new higher conductors will be visible when viewing the Sanborn Cemetery in either direction. They will also be evident in the background when looking at the sugarhouse/schoolhouse facing east. The transmission line corridor is visible when looking in either direction on Peaked Hill Road within the district. Alongside the existing H-frame transmission line and local distribution line, the closest new structures will be 0.04 mile south of and 0.1 mile north of the road.

Scenic views relate to the area's summer home context. At 75 Old Stage Road, the view from the house and yard looking to the southeast across the open land is integral to the historic setting. Deciduous trees in front of the house partially filter the view during summer months. The proposed new monopole will be 0.10 mile from the house. A view is part of the historical significance of the seasonal cottage at 770 Peaked Hill Road. The house is set back from the road on the hillside. Open field in front maintains a narrow viewshed to the north in which the new HVDC structure will be visible.

The two other area properties would be minimally affected by the Project, if at all. The house at 48 Locke Road faces toward the Project, but the view has long been screened by its tree-lined driveway and trees around the intersection of Peaked Hill and Old Stage roads. The open field south of the house, from where viewshed maps indicate the Project is mostly likely to be seen, is not a historically significant viewpoint. The northern outlying property, 396 Old Stage Road could have only an isolated potential view of the Project looking to the southeast; it would mostly be screened by the intervening 0.46 mile of wooded hilly terrain.

Property ID: BRIS10

Property Name/Address: Locke Neighborhood Historic District/48 Locke Road, 75 Old Stage Road, 396 Old Stage Road, 770 Peaked Hill Road, 815 Peaked Hill Road, Bristol, NH

#### IV. SUPPORTING MATERIALS



Keys to photos [2011 Google Earth]

Photo 11 location with 396 Old Stage Road at top; not to scale



*Historic Resource Assessment*

Property ID: BRIS10

Property Name/Address: Locke Neighborhood Historic District/48 Locke Road, 75 Old Stage Road, 396 Old Stage Road, 770 Peaked Hill Road, 815 Peaked Hill Road, Bristol, NH

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Photo 1) 48 Locke Road, looking northwest [2013 Field Photo: IMG\_0251]



Photo 2) Outbuilding of 48 Locke Road, looking north-northeast [2013 Field Photo: IMG\_0252]



*Historic Resource Assessment*

Property ID: BRIS10

Property Name/Address: Locke Neighborhood Historic District/48 Locke Road, 75 Old Stage Road, 396 Old Stage Road, 770 Peaked Hill Road, 815 Peaked Hill Road, Bristol, NH

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Photo 3) Looking northerly toward 48 Locke Road [2014 Field Photo: IMG\_2107]



Photo 4) Former schoolhouse now sugarhouse on Peaked Hill Road, looking east-southeast toward transmission line road crossing [2013 Field Photo: IMG\_0253]



*Historic Resource Assessment*

Property ID: BRIS10

Property Name/Address: Locke Neighborhood Historic District/48 Locke Road, 75 Old Stage Road,  
396 Old Stage Road, 770 Peaked Hill Road, 815 Peaked Hill Road, Bristol, NH

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Photo 5) Sugarhouse and woodshed, facing northwest [2014 Field Photo: IMG\_2100]



Photo 6) 75 Old Stage Road, facing north-northwest [2013 Field Photo: IMG\_0245]

*Historic Resource Assessment*

Property ID: BRIS10

Property Name/Address: Locke Neighborhood Historic District/48 Locke Road, 75 Old Stage Road, 396 Old Stage Road, 770 Peaked Hill Road, 815 Peaked Hill Road, Bristol, NH

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Photo 7) 75 Old Stage Road, facing northwest from road [2013 Field Photo: IMG\_0246]



Photo 8) Outbuildings of 75 Old Stage Road, across from house, looking southwest toward Project in leaf-on conditions [2013 Field Photo: IMG\_0249]



*Historic Resource Assessment*

Property ID: BRIS10

Property Name/Address: Locke Neighborhood Historic District/48 Locke Road, 75 Old Stage Road, 396 Old Stage Road, 770 Peaked Hill Road, 815 Peaked Hill Road, Bristol, NH

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Photo 9) Looking north from Peaked Hill Road toward 75 Old Stage Road, leaf-off conditions [2015 Field Photo: IMG\_2105]



Photo 10) Old Stage Road facing northeast from 75 Old Stage [2013 Field Photo: IMG\_0238]

*Historic Resource Assessment*

Property ID: BRIS10

Property Name/Address: Locke Neighborhood Historic District/48 Locke Road, 75 Old Stage Road, 396 Old Stage Road, 770 Peaked Hill Road, 815 Peaked Hill Road, Bristol, NH

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Photo 11) 396 Old Stage Road, looking northeast [Bristol Tax card photo]



Photo 12) 815 Peaked Hill Road facing north-northeast from road [2013 Field Photo: IMG\_0256]



*Historic Resource Assessment*

Property ID: BRIS10

Property Name/Address: Locke Neighborhood Historic District/48 Locke Road, 75 Old Stage Road,  
396 Old Stage Road, 770 Peaked Hill Road, 815 Peaked Hill Road, Bristol, NH

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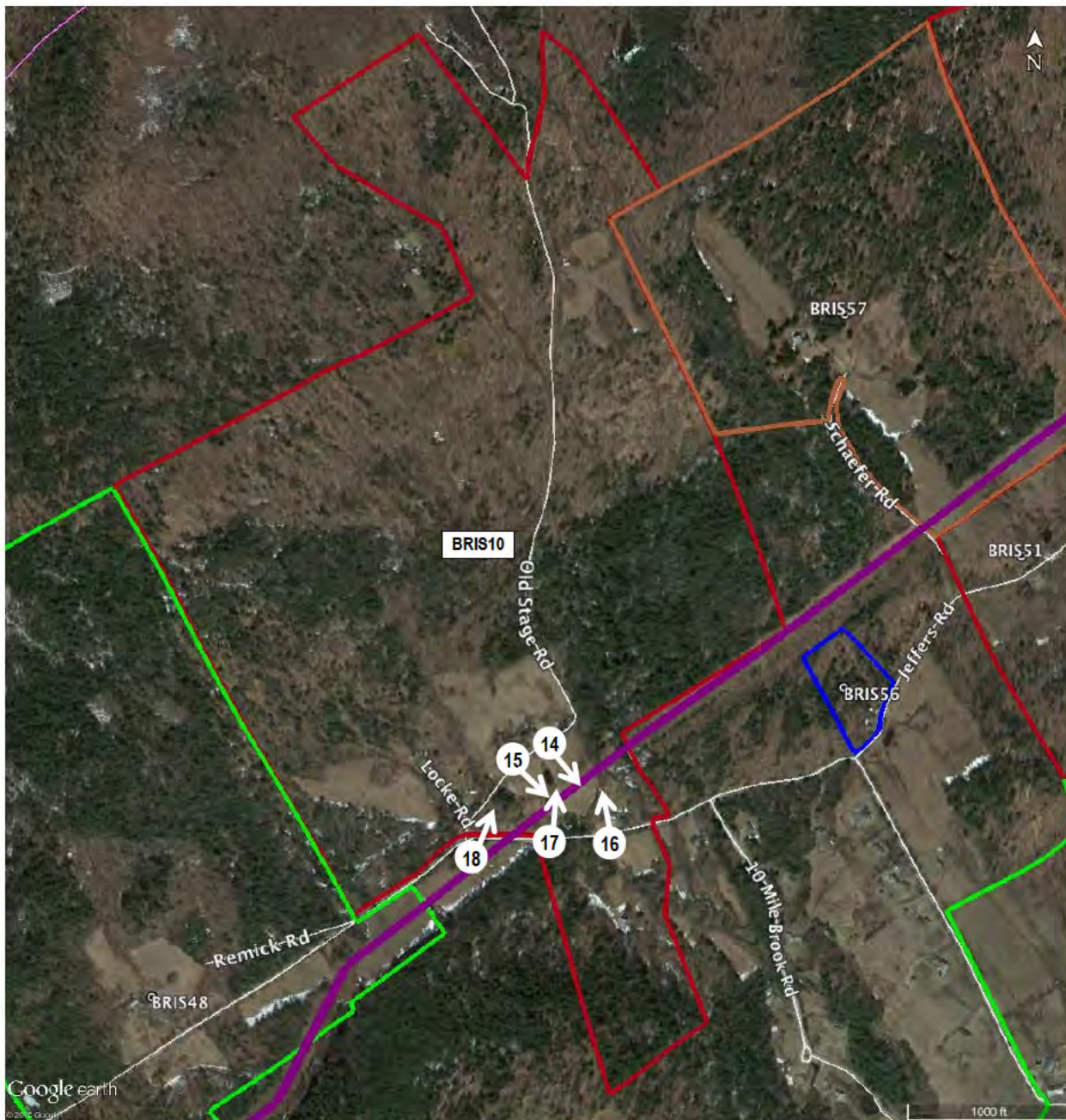


Photo 13) 770 Peaked Hill Road, tax # 219-036, looking southeast [Bristol tax card photo]

*Historic Resource Assessment*

Property ID: BRIS10

Property Name/Address: Locke Neighborhood Historic District/48 Locke Road, 75 Old Stage Road, 396 Old Stage Road, 770 Peaked Hill Road, 815 Peaked Hill Road, Bristol, NH



Project passes directly through potential historic district













## Historic Resource Assessment

Property ID: BRIS10

Property Name/Address: Locke Neighborhood Historic District/48 Locke Road, 75 Old Stage Road, 396 Old Stage Road, 770 Peaked Hill Road, 815 Peaked Hill Road, Bristol, NH

### Map Key

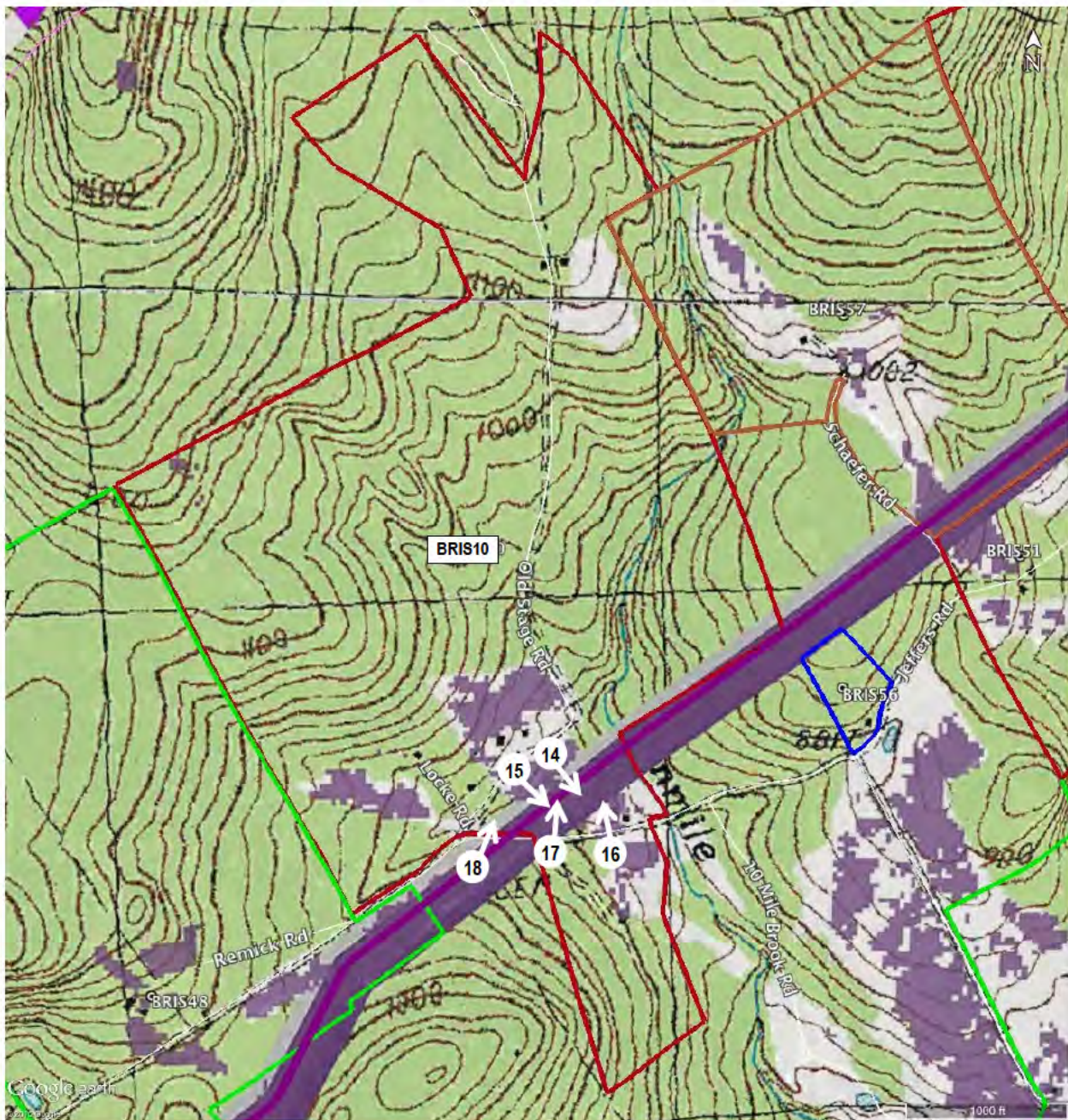
Parcel boundaries of pre-1968 properties:

 Yellow	Properties with no views of the Project	 Project	
 Blue	Properties with views that are so isolated, limited, or minimal that no effect is possible (see database)	 Limit of APE for Historic Resources	
 Green	Properties assessed with more than minimal views of the Project	 Town Boundaries (thin yellow line)	
 Red	Properties assessed and considered to be potentially National Register-eligible and potentially adversely affected by the Project		
 Aqua	Properties listed on the National Register, the NH State Register, or National Historic Landmarks (see database for other previously identified historic properties)	 Photo Numbers	
 Brown	Properties dated 1966-1968 that currently do not meet the National Register fifty-year age-eligibility criterion (see database)		

*Historic Resource Assessment*

Property ID: BRIS10

Property Name/Address: Locke Neighborhood Historic District/48 Locke Road, 75 Old Stage Road, 396 Old Stage Road, 770 Peaked Hill Road, 815 Peaked Hill Road, Bristol, NH



Viewshed map showing BRIS10, Limit of APE for Historic Resources ——— and Project ———



*Historic Resource Assessment*

Property ID: BRIS10

Property Name/Address: Locke Neighborhood Historic District/48 Locke Road, 75 Old Stage Road, 396 Old Stage Road, 770 Peaked Hill Road, 815 Peaked Hill Road, Bristol, NH



Bing Birds-eye Map: 815 and 770 Peaked Hill Road at right, 48 Locke Road and 75 Old Stage Road center (Locke Road mis-labeled); 396 Old Stage Road off top of map



Photo 14) View from 75 Old Stage Road facing southeast toward transmission line (see arrow) across its associated land [2013 Field Photo: Pano\_239-241]



*Historic Resource Assessment*

Property ID: BRIS10

Property Name/Address: Locke Neighborhood Historic District/48 Locke Road, 75 Old Stage Road, 396 Old Stage Road, 770 Peaked Hill Road, 815 Peaked Hill Road, Bristol, NH

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Photo 15) Facing south-southeast from driveway in front of 75 Old Stage Road toward existing transmission line indicated by arrow [2013 Field Photo: IMG\_0247]



Photo 16) 815 Peaked Hill Road looking north past barn toward existing 115-kV transmission line [2013 Field Photo: IMG\_0257]



*Historic Resource Assessment*

Property ID: BRIS10

Property Name/Address: Locke Neighborhood Historic District/48 Locke Road, 75 Old Stage Road, 396 Old Stage Road, 770 Peaked Hill Road, 815 Peaked Hill Road, Bristol, NH

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Photo 17) From Peaked Hill Road facing north—northeast toward 75 Old Stage showing existing H-frames and distribution poles [2009 Google Earth Streetview]



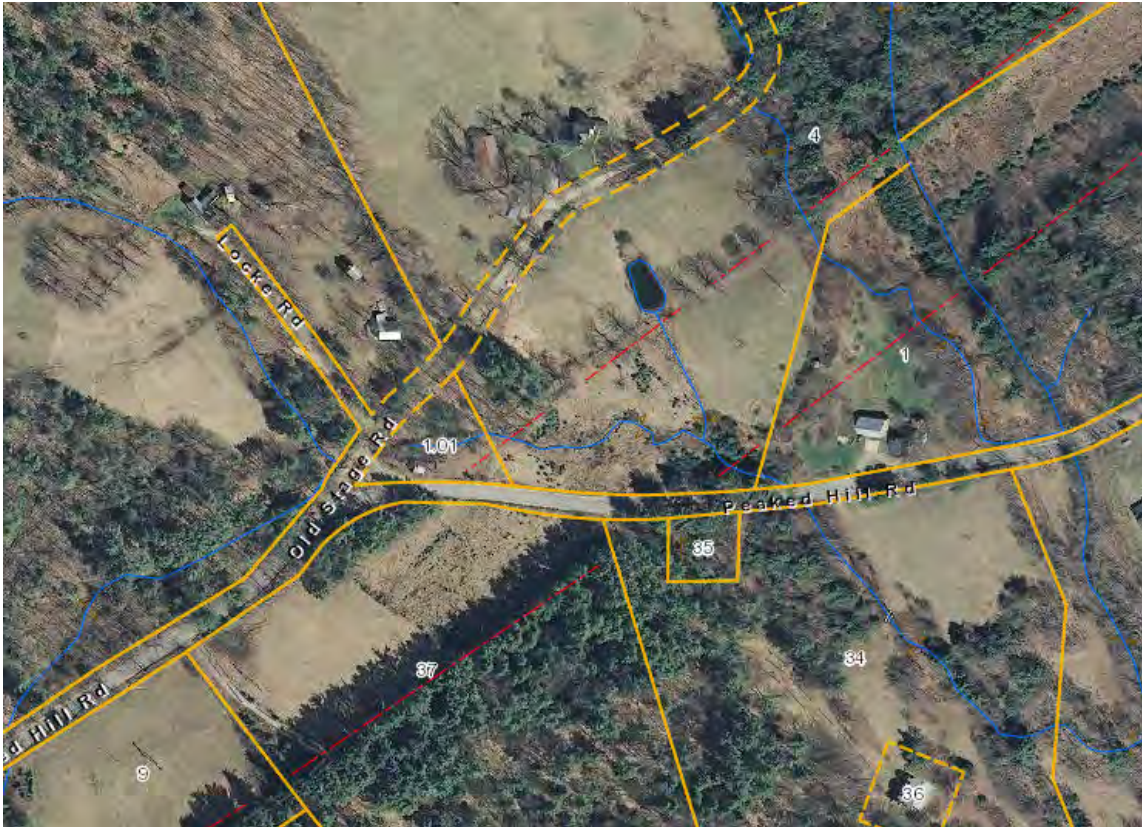
Photo 18) Sugarhouse/schoolhouse, facing northeast toward transmission line indicated by arrow [2009 Google Earth Streetview]

*Historic Resource Assessment*

Property ID: BRIS10

Property Name/Address: Locke Neighborhood Historic District/48 Locke Road, 75 Old Stage Road, 396 Old Stage Road, 770 Peaked Hill Road, 815 Peaked Hill Road, Bristol, NH

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Town of Bristol GIS map, showing property lines and transmission line ROW



# Northern Pass Project Historic Resource Assessment

## *Individual Property Analysis*

*This analysis is part of a survey of historic (pre-1965) properties located in the Visual APE for the Northern Pass Project in New Hampshire, as shown on Project viewshed maps. It was prepared as part of a study for the Project's SEC application. See Methodology Statement for more information.*

Property ID: BRIS11

Property Name/Address:

Merrow Farm/1245 Peaked Hill Road, Bristol, NH



### **I. PROPERTY DESCRIPTION AND SETTING**

A c.1800 center chimney Cape Cod house with an early nineteenth century barn and other outbuildings is located on the northeast side of Peaked Hill Road overlooking the valley to the south, with the transmission line over half a mile away to the northwest.

The early 1½-story house has a center entry and central brick fireplace chimney, with a dormer added in front. The wing dates from c.1900 and the attached garage from the 1940s. The large barn with two cupola ventilators extends along the road northwest of the house. It was updated in the 1940s with concrete floor and added equipment shed. Other outbuildings are set back and include sheds and a modern metal Quonset hut. Nearly half of the property is open field, most of which is hayed. There are stone walls and a farm pond and woods to the east. The Project is nearly 0.3 mile from the outer edge of the 38-acre parcel on which the buildings are located. Land southwest of the road was subdivided for new home construction leaving only 16.87 acres of fields directly opposite under the same ownerships. This property was recorded for the New Hampshire Preservation Alliance Historic Barn Inventory Program as NHDHR BRI0035 on file at the New Hampshire Division of Historical Resources.

Research suggests this was the John F. Merrow farm and summer home in the late nineteenth century. The original owner has not been identified. According to the 1904 town history by Richard W. Musgrove, Robert Rogers lived on the farm in 1820-1826. William Moore (1806-1868) and his wife Abigail owned the farm from 1835 to 1861. In 1868, Civil War veteran James W. Burley came to Bristol and carried on the J. F. Merrow stock farm until 1882 when he bought an adjoining farm. John F. Merrow (1835-1906) was a leather merchant in Boston. His farm of 300 acres was under the highest state of cultivation of any in town, with valuable grass and fruit, and high grade Jerseys. The view was said to be one of grandest in state in the 1886 Grafton County Gazetteer.



Property ID: BRIS11

Property Name/Address: 1245 Peaked Hill Road, Bristol, NH

## II. NATIONAL REGISTER ELIGIBILITY ANALYSIS

### a. Significance:

*Does the property have potential significance under National Register of Historic Places Areas of Significance that have a visual component such as Agriculture, Architecture, Community Planning and Development, Conservation, Landscape Architecture, Recreation?*

Y ☒ N ☐

No previous determination of eligibility has been made for this property. It appears likely to be eligible for the National Register of Historic Places in the Areas of Agriculture and Architecture. The buildings, farmyards and landscape convey historic trends in farming under Criterion A. This is one of several properties in town still in active agricultural use. The house is a good example of an early Cape Cod, which was a common house type in Bristol. Early nineteenth century architecture and agricultural contexts are included in the *2015 Northern Pass – Lakes Region Project Area Form* by SEARCH.

### b. Integrity:

*Is the property able to convey its significance through its physical appearance? Does the property appear to retain the aspects of integrity necessary to convey its historic significance? Including:*

**Design:** Y ☒ N ☐ **Setting:** Y ☒ N ☐ **Materials:** Y ☒ N ☐ **Workmanship:** Y ☒ N ☐

**Feeling:** Y ☒ N ☐ **Location:** Y ☒ N ☐ **Association:** Y ☒ N ☐

This property retains integrity in terms of the historic buildings and associated land on the same side of the road. The setting and agricultural associations were diminished by the subdivision of land opposite to the property. The historic scenic view is undisturbed. The property retains the ability to convey its historic associations with agricultural contexts. The house has integrity of design and materials, though the front entry was replaced. The barn also retains a high degree of integrity. The most recent addition was in the 1940s.

**The property does not appear to have potential for National Register eligibility based on visually related areas of significance.** ☐

**GO NO FURTHER**

**The property appears to have potential for National Register eligibility based on visually related areas of significance.** ☒

### c. Boundary Discussion

*How much of the parcels of land associated with the historic structures appears to be part of the eligible property?*

The parcel of land presently associated with the historic buildings and view contributes to the significance of the farm, along with the open land across the road still under the same ownership.



Property ID: BRIS11

Property Name/Address: 1245 Peaked Hill Road, Bristol, NH

These are identified in Bristol tax records as 219-003 and 219-017. Other formerly associated land has been subdivided.

### III. ASSESSMENT OF POTENTIAL VISUAL EFFECTS

*What is the visual relationship of the Project to the property? Will the Project noticeably alter or diminish aspects of the historic setting that might contribute to the significance of the property? Check as applicable:*

**The Project will be substantially visible in the main public views of the historic resource.** ☐

**The Project will create a focal point that distracts from the appreciation of the historic resource.** ☐

**The Project will be substantially visible in historically significant views from the historic resource.** ☐

**The Project will isolate the historic resource from its historic setting.** ☐

*If none are checked, then:*

**The Project does not appear to have an adverse effect on the property.** ☒

*If one or more of the above are checked, then:*

**The Project appears to have an adverse effect on the property.** ☐

*Additional comments relating to effects:*

The Project will not be visible in historically significant views from this property on Peaked Hill Road. The farm has an impressive scenic view of the Pemigewasset Valley. The character defining view is from the front of the house and front yard facing south and southeast. The Project is over 1.5 miles away and screened by the hilly topography.

The closest the Project comes is about 0.58 mile northwest of the historic buildings and 0.33 mile from the edge of the property. There is a slight potential for visibility of the Project looking northwest up the road past the barn. However any effect of this isolated view of the line would be minimized by the intervening distance, surrounding woods and new houses on subdivided lots in the foreground.

The viewshed map shows potential visibility of the Project from the back yard of the house and barn and from the fields in the northwest part of the property, but these are not scenic views or historically significant viewpoints.

The Project will not be visible in the public view of the historic buildings from Peaked Hill Road. When looking northwest at the buildings from the road, the large barn blocks any possible view of the Project which is 0.58 mile beyond. Views of the buildings facing northeast and north are away from the Project, as is the view looking southeast along Peaked Hill Road.

Property ID: BRIS11

Property Name/Address: 1245 Peaked Hill Road, Bristol, NH

#### IV. SUPPORTING MATERIALS



Town of Bristol GIS Map detail



Property ID: BRIS11

Property Name/Address: 1245 Peaked Hill Road, Bristol, NH

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Key to Photos (Google Earth)



Photo 1) House, facing north-northeast [2014 Field Photo: IMG\_4498]



Property ID: BRIS11

Property Name/Address: 1245 Peaked Hill Road, Bristol, NH

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House, facing north-northeast [Bristol tax photo]



Photo 2) Barn, facing southeast [2014 Field Photo: IMG\_4494]



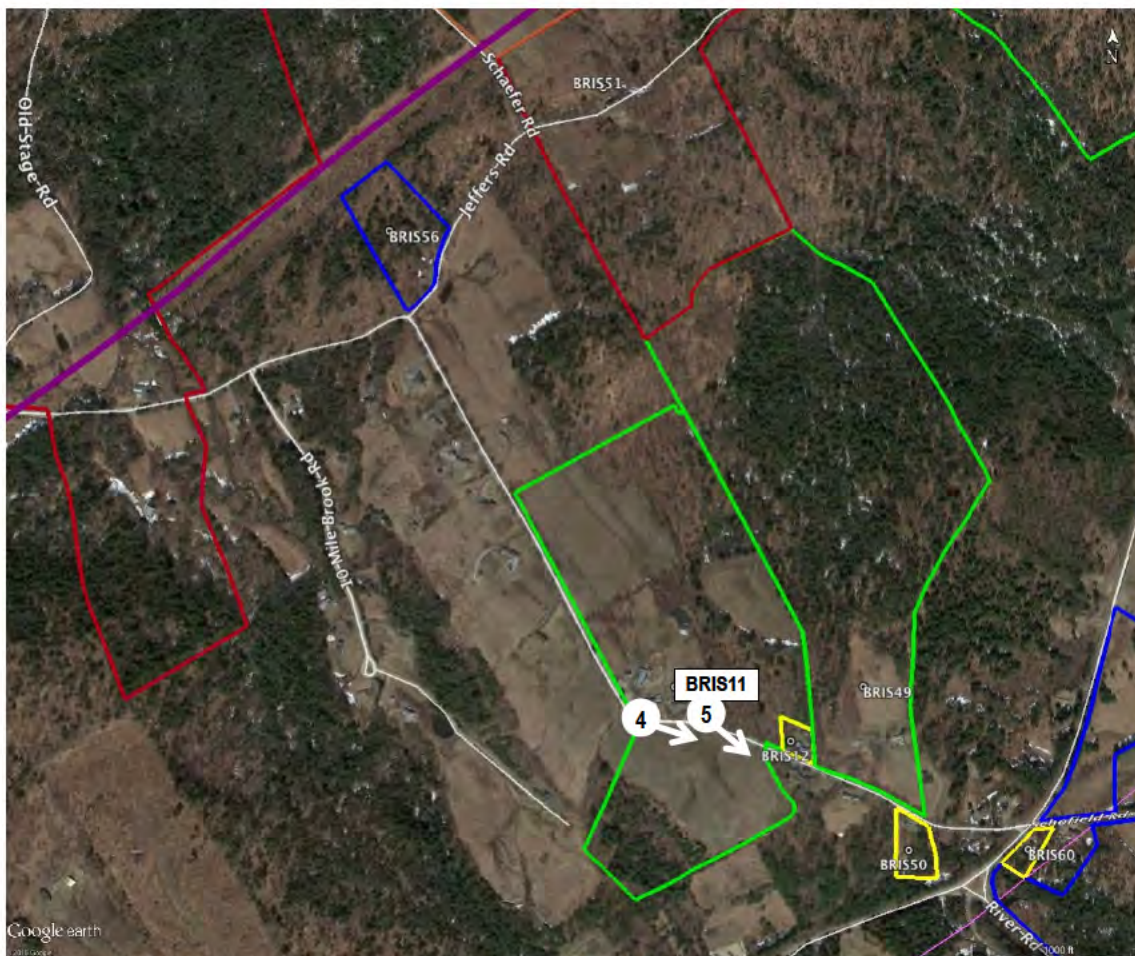
*Historic Resource Assessment*

Property ID: BRIS11

Property Name/Address: 1245 Peaked Hill Road, Bristol, NH



Photo 3) Barn and house, facing east [2014 Field Photo: Pano\_4495-4496]



Project is 0.58 mile northwest of the historic buildings







## Historic Resource Assessment

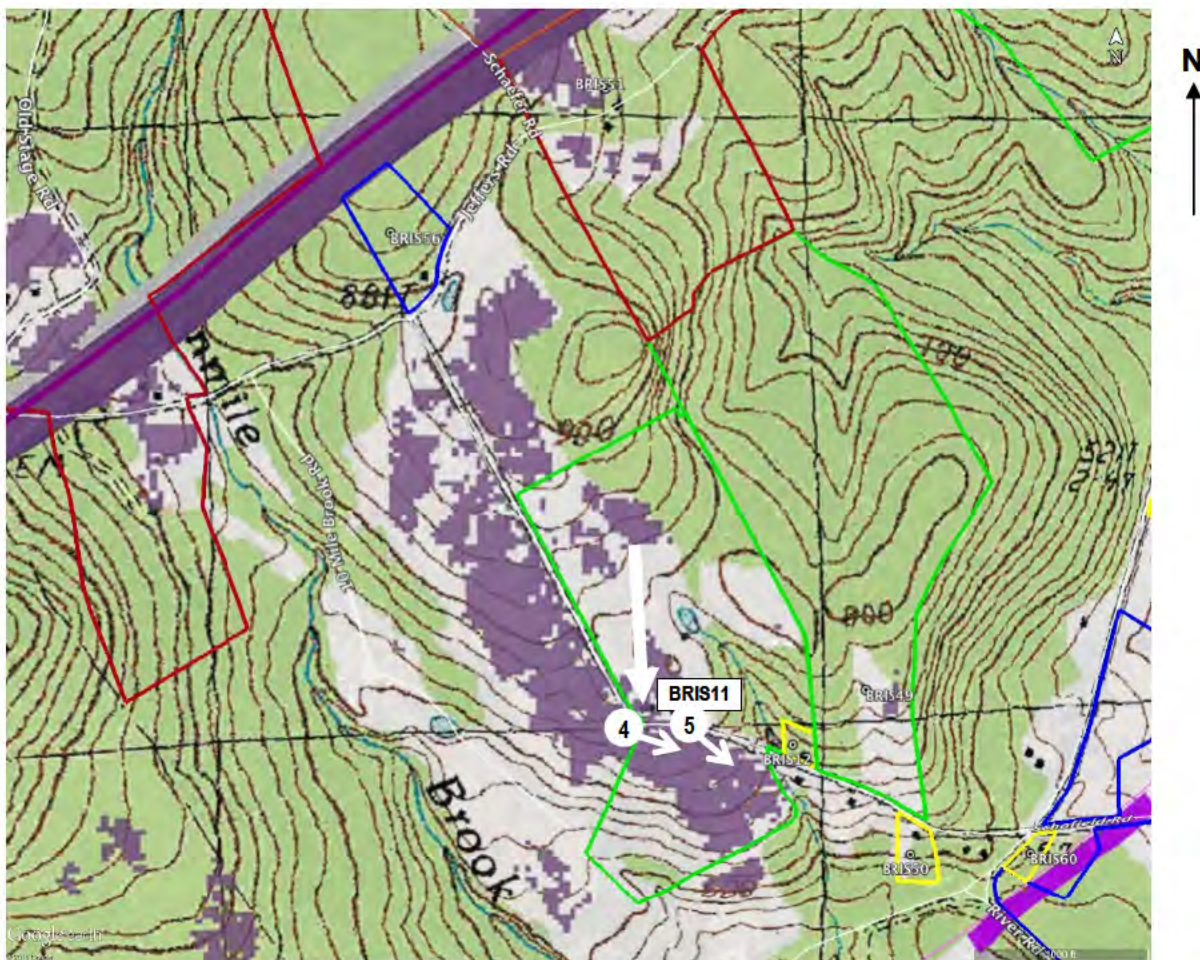
Property ID: BRIS11


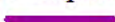
Property Name/Address: 1245 Peaked Hill Road, Bristol, NH

### Map Key

Parcel boundaries of pre-1968 properties:

<b>Yellow</b>	Properties with no views of the Project		Project
<b>Blue</b>	Properties with views that are so isolated, limited, or minimal that no effect is possible (see database)		Limit of APE for Historic Resources
<b>Green</b>	Properties assessed with more than minimal views of the Project		Town Boundaries (thin yellow line)
<b>Red</b>	Properties assessed and considered to be potentially National Register-eligible and potentially adversely affected by the Project		Photo Numbers
<b>Aqua</b>	Properties listed on the National Register, the NH State Register, or National Historic Landmarks (see database for other previously identified historic properties)		
<b>Brown</b>	Properties dated 1966-1968 that currently do not meet the National Register fifty-year age-eligibility criterion (see database)		



Viewshed map showing BRIS11 (white arrow), Limit of APE for Historic Resources  and Project 



Property ID: BRIS11

Property Name/Address: 1245 Peaked Hill Road, Bristol, NH

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Bristol GIS Map showing transmission line at upper left and buildings to right



Photo 4) View looking north up Peaked Hill Road and to southeast across from property, away from Project [2014 Field Photo: Pano\_4499-4505]

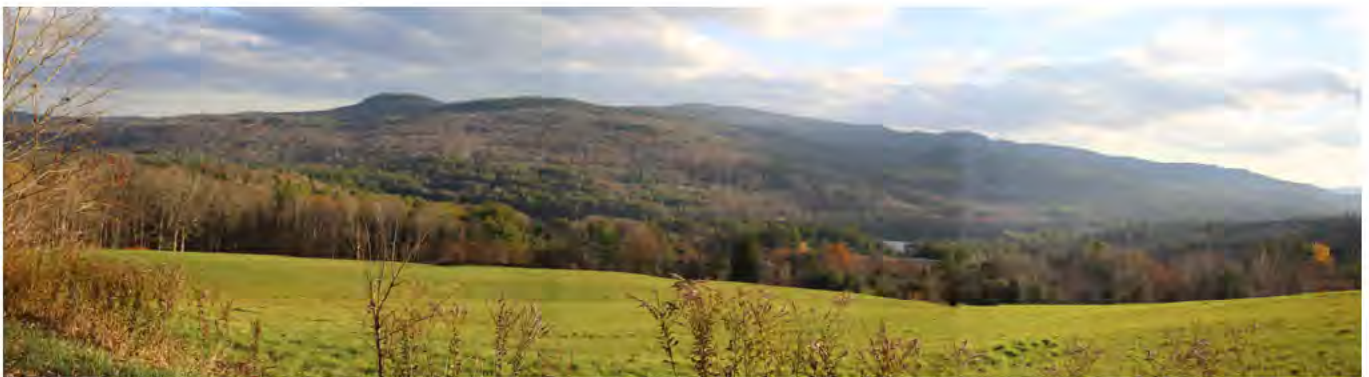


Photo 5) View across road toward valley to the southeast away from Project [2014 Field Photo: Pano\_4505-4510]





# Northern Pass Project Historic Resource Assessment

## Individual Property Analysis

*This analysis is part of a survey of historic (pre-1965) properties located in the Visual APE for the Northern Pass Project in New Hampshire, as shown on Project viewshed maps. It was prepared as part of a study for the Project's SEC application. See Methodology Statement for more information.*

Property ID: BRIS13

Property Name/Address:

Fox Meadow Retirement Home/1151 Summer Street/NH 104, Bristol, NH



### I. PROPERTY DESCRIPTION AND SETTING

The property that is now the Fox Meadow Retirement Home on Summer Street/NH 104, about 0.37 mile from the transmission line-NH 104 crossing, includes a c.1800 Cape Cod house with wing and a large early twentieth century dairy barn. The property overlooks an open field across the road, which is now under separate ownership, but provides a view to the southeast of the Pemigewasset Valley.

The buildings of the historic Emmons Farm were remodeled over time, most recently in the late twentieth century when the property became congregate housing. The 1½-story Cape has a center entry and rebuilt central chimney. A porch spans the façade and two gable dormers break the front roof slope. Siding is vinyl and windows have been replaced. The expanded two-story wing connects to a large dairy barn with a gambrel roof, probably built in the early 1900s. The barn is seven bays long, a bank barn with exposed lower level and entry on the end. It has a metal roof with two ventilators and evenly spaced rectangular windows. A smaller outbuilding, garage or workshop, stands nearby.

The large tract of land behind the buildings on the northwest side of the road is subdivided in two parcels of 41.32 and 65.86 acres, but still under the same ownership as the buildings. The house and barn are on a 5.15-acre lot near the road at the base of the hillside. There is a semi-circular driveway in front of the house and open front lawn with mature plantings. A dirt drive runs along the northeast edge of the parcel and has been used in recent years as a four-wheeler trail. The hillside north of the road was probably once used as pasture, but has been reforested since the mid-twentieth century according to historic aerial views. The land is overgrown and interspersed with off-road vehicle tracks. The 95.77 acre parcel across the road to the southeast has been under separate ownership for many years. It includes open field, with wooded riverbank broken by gravel pits.

This property was first settled in the eighteenth century by John Fellows according to the 1904 Bristol town history. The existing house was built sometime after. The mid-nineteenth century owner was Fellows' great-grandson Horace M. Emmons (1811-1888) who married in 1838. Horace and his son Newell H. Emmons (1850-1917) farmed together. They were milk dealers and had a large dairy herd of twenty-five cows, as well as 400 maple trees recorded in the 1886 *Grafton County Gazetteer*. Newell and his daughter Maria Emma lived here into the early 1900s. He operated a milk route for twenty years. The property contained 300 acres on both sides of the road. Maria E. Emmons Worthen



Property ID: BRIS13

Property Name/Address: Fox Meadow Retirement Home/1151 Summer Street, Bristol, NH

inherited. It was sold by her estate in 1955 (Grafton County Deed 874:14). The buildings and land north of the road were purchased as a group home in 1983, and then became Fox Meadow Bed and Breakfast. The Fox Meadow Assisted living facility was established in 1993.

## II. NATIONAL REGISTER ELIGIBILITY ANALYSIS

### a. Significance:

*Does the property have potential significance under National Register of Historic Places Areas of Significance that have a visual component such as Agriculture, Architecture, Community Planning and Development, Conservation, Landscape Architecture, Recreation?*

Y ☒ N ☐

This property has some potential for National Register eligibility. The buildings would mainly be significant for their architecture as an example of farm building types. The property is not significant in agriculture, because historically associated land is subdivided and the landscape altered. The former pasture land behind the buildings is overgrown and disturbed by modern uses. The fields across the road have long been owned separately. The Cape Cod house with wing and the large barn are an example of connected farm architecture, as noted in the Northern Pass – Lakes Region Project Area Form, by SEARCH, 2015. The barn might have individual significance as an early twentieth century dairy barn type with characteristic gambrel roof with ventilators.

### b. Integrity:

*Is the property able to convey its significance through its physical appearance? Does the property appear to retain the aspects of integrity necessary to convey its historic significance? Including:*

**Design:** Y ☒ N ☐ **Setting:** Y ☒ N ☐ **Materials:** Y ☐ N ☒ **Workmanship:** Y ☒ N ☐

**Feeling:** Y ☒ N ☐ **Location:** Y ☒ N ☐ **Association:** Y ☐ N ☒

The buildings appear to retain some integrity of design, materials and workmanship although the use of the property over the last several decades has likely diminished in integrity of the interior spaces. On the exterior, the historic cape form with wing is clear. The materials are compromised vinyl siding and window replacement. The large barn retains some historic materials and its overall form and design. The former farm land still under the same ownership on the hill behind the buildings is wooded and interspersed with off-road vehicle tracks. It does not retain the physical features to convey its historic associations with agriculture. The property does not have integrity for its late nineteenth and early twentieth century period as a large and prosperous farm and the surrounding land does not contribute. The open fields across the road from the house provide a historic setting, but are no longer part of the property.

**The property does not appear to have potential for National Register eligibility based on visually related areas of significance.** ☐

**GO NO FURTHER**



Property ID: BRIS13

Property Name/Address: Fox Meadow Retirement Home/1151 Summer Street, Bristol, NH

**The property appears to have potential for National Register eligibility based on visually related areas of significance.** ☒

### c. Boundary Discussion

*How much of the parcels of land associated with the historic structures appears to be part of the eligible property?*

The historic buildings are presently located on a parcel of 5.15 acres, identified as 222-017 in Bristol tax records. Only the yard front yard, dooryard and barnyard immediately adjacent to the buildings retain integrity of setting. The surrounding land, subdivided but under the same ownership, does not contribute to the potential architectural significance of the buildings under Criterion C.

### III. ASSESSMENT OF POTENTIAL VISUAL EFFECTS

*What is the visual relationship of the Project to the property? Will the Project noticeably alter or diminish aspects of the historic setting that might contribute to the significance of the property? Check as applicable:*

**The Project will be substantially visible in the main public views of the historic resource.** ☐

**The Project will create a focal point that distracts from the appreciation of the historic resource.** ☐

**The Project will be substantially visible in historically significant views from the historic resource.** ☐

**The Project will isolate the historic resource from its historic setting.** ☐

*If none are checked, then:*

**The Project does not appear to have an adverse effect on the property.** ☒

*If one or more of the above are checked, then:*

**The Project appears to have an adverse effect on the property.** ☐

*Additional comments relating to effects:*

The Project will not be visible in the public views of the buildings from the road facing northwest or northeast. Where the transmission line crosses the road, it is separated from the buildings by a third of a mile of woods on both sides of the road, which will screen it from view.

The house has a view looking across the fields south of the road and the house is oriented toward the view, but the scenic vista does not relate to the potential architectural significance of the connected farm or dairy barn building types. The house was sited due to the topography, at the edge of the interval and base of the hillside, with the buildings parallel to the road. The view is the result of continued agricultural land use of the hay field, no longer associated with the property



Property ID: BRIS13

Property Name/Address: Fox Meadow Retirement Home/1151 Summer Street, Bristol, NH

The existing transmission line crossing the Pemigewasset River and NH 104 in Bristol has been in place since c.1929. The cut of the cleared corridor is currently visible at the right edge of the view about 0.4-mile away, where the line runs up the ridge of the hill south of the river crossing. Also in view from the property is the straight cleared cut of a smaller c.1924 power line across the base of the hillside on the south side of the river. The Pemigewasset substation is just out of view on the west side of the transmission line half-way up the ridge. The existing distribution line along the north side of the road in front of the buildings is in the foreground of the view from the house.

The minimal view of the proposed new transmission line at the edge of the view facing southwest from the house will have no effect on the contributing setting. Only the very tops of the proposed 90' tall structures will be visible above the trees. The intrusion into the viewshed will be minimal, only at the very edge of the vista where the existing transmission line corridors are already in view.

#### **IV. SUPPORTING MATERIALS**



Key to photos 1-5 [2011 Google Earth]



*Historic Resource Assessment*

Property ID: BRIS13

Property Name/Address: Fox Meadow Retirement Home/1151 Summer Street, Bristol, NH

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Photo 1) House from road, facing north [2013 Field photo: IMG\_0231]



Photo 2) Looking northeast up driveway [2013 Field photo: IMG\_0237]

*Historic Resource Assessment*

Property ID: BRIS13

Property Name/Address: Fox Meadow Retirement Home/1151 Summer Street, Bristol, NH

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Photo 3) Wing and barn, NNE [2013 Field photo: IMG\_0233]



Photo 4) Barn and garage, facing north [2011 Google Earth Street View]



Property ID: BRIS13

Property Name/Address: Fox Meadow Retirement Home/1151 Summer Street, Bristol, NH

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Photo 5) Facing northwest from road [2011 Google Earth Street View]

*Historic Resource Assessment*

Property ID: BRIS13

Property Name/Address: Fox Meadow Retirement Home/1151 Summer Street, Bristol, NH



Distance from buildings to transmission line-NH 104 crossing is 0.35 mile