

## SECTION 1—INTRODUCTION

Historic and cultural preservation involves the entire Town of Brookline. While concentrated around the Town Center, there are culturally and historically important structures and sites throughout the Town. Additionally, there are numerous events, celebrations, and organizations that celebrate and add to our cultural heritage. Our past is linked to our present and to our future. Recognizing that these resources enrich and enhance our community, builds civic pride, and helps define our identity. Maintaining, restoring and reusing historic properties can preserve neighborhood character, help protect the tax base by maintaining value, and can attract businesses that are more often looking for communities with a high quality of life, a sense of pride, character, and historic and cultural richness. Equally as important as preserving historic sites are the preserving of traditions through annual celebrations, recreational and cultural events and activities that attracts Brookline residents and visitors for both enjoyment and education. Celebrating our cultural past and creating new celebrations and traditions shapes our cultural heritage.

Historic and cultural preservation is important in the land use planning process. Awareness of cultural and historic resources is crucial in crafting policy and land use patterns that support and enhance protection and preservation. New Hampshire statute (RSA 674:2, Master Plan) specifies required and recommended chapters. A “Vision” and “Land Use” chapter is required. The Land Use chapter requires a study based in part on historic and cultural resources to show existing conditions and the location, extent and intensity of future land use. This chapter identifies Brookline’s existing cultural and historic resources, the protection and preservation policies in place today, and looks at policies and goals for the future. Recommendations from the 1997 Brookline Master Plan are listed and their status noted in the Recommendations section at the end of this chapter. Information and comments received from the “2010 Brookline Master Plan Survey,” and the “Brookline Master Plan Visioning Forum” that was held in October of 2010 are summarized. Issues and opportunities were looked at to see if more should be done to enrich our cultural experience and preserve and protect historic sites, and whether zoning and land use patterns support these goals. Recommendations were then made based on all the inputs and the ultimate goal to protect Brookline’s cultural and historic resources into the future.

*“The basic purpose of preservation is not to arrest time but to mediate sensitively with the forces of change. It is to understand the present as a product of the past and a modifier of the future.”*

- John W. Lawrence, Dean, School of Architecture, Tulane University

## SECTION 2—HISTORY

It has been said that the past is a window to the future. The following is a brief history of Brookline.

Except for several ancient place names which have survived: Muscatanipus, Nissitisset, Nissiquassick; there is little evidence of the first people of Brookline. Although a Native American burial site was uncovered in 1902 on the high east bank of Lake Potanipo (a contraction of Muscatanipus). It is estimated that, as of 1741, no more than 10 families had settled in the land which would become Brookline.

Before its founding, the almost 20 square miles which today constitute Brookline had variously been part of Dunstable, Groton, and Townsend, Massachusetts, as well as Dunstable and Hollis, New Hampshire. It was on March 30, 1769, after five months of effort, that the Province's Royal Governor, John Wentworth, granted the inhabitants' petition for the formation of a new township. Raby was formed out of a portion of a mile wide corridor of unaffiliated land between Hollis (1746) and Mason (1749), known as the Mile Slip, and the western two miles of Hollis. The town population in 1769 is estimated at 135, with only two framed houses erected thus far, with all others being log cabins.

The town's name, Raby, was presumably in honor of an English peerage of that name held by Wentworth family, but it is also claimed that some of the early settlers had ties to a town of that name in England. In 1798, the name would be changed by the voters to Brookline. While the rejection of a tie to the oppressing mother country may have been a factor, according to tradition, the Town's name had become sullied by the notoriety of three local thieves, one named McDonald, and the voters were eager to shed that reputation.

Brookline's early settlers were occupied with eking out an agrarian existence in a hilly wilderness abounding in rock and sand, traced by multiple streams and at the heart of which was cradled 170 acre Lake Potanipo. Such was the primary "employment" at that time, but mills were built along town waterways as early as 1741. By 1840, eleven sawmills had sprung up along the waterways to harvest lumber.

The town's first municipal activity was concerned with building a pound to hold wandering cattle, building and maintaining roads and bridges, and funding schooling. There were only two roads as such when the town was established. The Great Road entered from Pepperell and continued north and west across the Nissitisset at the fjord below Potanipo. This was a principal road between the southern border towns of New Hampshire and Boston. The second road was from Hollis by way of Proctor Hill into town and then south to Townsend. Other roads were mere footpaths. Many of Brookline's present roads trace the same course as those ancient byways. Today's Great Road, Route 13, was built in three phases from Townsend to Milford between about 1947 and 1955. Before Route 13, the primary north/south roadway passed along South Main Street and on to Main Street through the town center, continued north in Milford Street and continuing along Quimby Road. With Route 13, the majority of the north/south travel was moved to the west of the town's center.

The young town's energies were diverted in 1775 when the Revolutionary War began. Ultimately, 48 men from town served in the colonial forces. They were present at Bunker Hill (where

Archibald McIntosh and John Conneck fell), White Plains, the Canada Campaign, Bennington, Saratoga, and other important battles.

Brookline's earliest and primary commercial activity made use of two readily available resources: trees and water power. Many saw mills sprang up along various waterways throughout town in the late 1700s and early 1800s. Their locations can be seen today in the many remaining waterside foundations and mill dam ruins. In the early 1900s, Brookline had perhaps 20 sawmills. In the early 1800s, many residents supplemented their income as coopers, making wooden barrels. Coopering was eventually carried on in town by several large firms. Local clay was used to manufacture bricks between 1780 and 1855. During much of the 1800s, coal kilns and pits were operated for the production of charcoal. Other 19<sup>th</sup> century commercial activity included the manufacture of milled wooden products such as sashes and blinds, printing type, barrel stays, band boxes, woolen pressing, granite quarrying, blacksmithing, merchandising and inn keeping.

By far the largest industry to date in the history of Brookline has been that of the Metropolitan Ice Company of Somerville, Massachusetts, which set up operations in town as the Fresh Pond Ice Company, in 1890. The company bought up almost the entire lake frontage around Lake Potanipo. Each winter, the frozen surface of the lake was cut, hauled, and stored. Most of the company's output was sold in Cambridge and Somerville. To serve that market, the Brookline Railroad Company was established in 1892 and operated under the name Brookline and Pepperell Railroad. The Fresh Pond facility eventually consisted of 17 structures with the capacity of 120,000 tons of ice. The primary building was reported to be the largest ice house under one roof in the world. Over 200 people were employed at the facility. Workers were housed in large barracks on the property, as well as in several boarding houses in town. With the advent of artificial refrigeration, the ice business declined. In 1935, the ice house was lost in a spectacular fire. The railroad closed down in 1936. After the town voted not to buy the Fresh Pond property (250 acres for \$9,000.00), it was purchased in 1939 by the Cohen Foundation, which has maintained a summer camp on the property ever since. The dining hall for the ice house survived the fire and continues as such in the camp today.

The Town had first acted to make a public education available with a vote to appropriate money for that purchase in 1781. Originally housed in a local home, by 1787, the school system was divided into four districts with as many school houses. By 1850, there were seven separate school houses, many of which continue to exist as residences. One of those buildings, the school house on Milford Street, educated Brookline students for 111 years. In 1961, when the initial four classroom structure of the present elementary school was constructed, the Milford Street School (Brown Schoolhouse) was finally retired. The Daniels Academy Building, from the bequest of Thomas Dodge, husband of Eliza Daniels, served as a grammar school from 1914 until 1968. Young people who went further with their education attended schools of their choice out of town, the town paying the state average towards their tuition. Many students attended Milford High School, but from 1948 to 1969, the 7<sup>th</sup> through 12<sup>th</sup> grades attended the Nashua school system. In 1969, the Town entered into a twenty-year Area agreement where the 7<sup>th</sup> through 12<sup>th</sup> grades have been educated in a joint junior and senior school system with Hollis. In 1989, there was a cooperative educational agreement creating the Hollis-Brookline Cooperative Schools District. With a new High School opening in 2001, grades 7-8 are housed in the Hollis-Brookline Middle School (HBMS) and grades 9-12 attend Hollis-Brookline High School (HBHS). In Brookline, the Milford Street Elementary School opened in 1962. After several expansions and its renaming in 2002 to Richard Maghakian Memorial School (RMMS), further expansion was not possible. Land was purchased and an upper elementary facility was constructed on Townsend Hill Road and

named Captain Samuel Douglass Academy (CSDA), to meet the needs of the town's increasing school population.

In 1810, Brookline had 538 residents. In 1960, there were 795 residents. Since that time, the population has increased dramatically: 1970 – 1,167, 1980 – 1,766, 1990 – 2,411, 2000 – 4,211, and 2010 – 4,991. Since 1990, the Town population has more than doubled. For a number of years, Brookline was recognized as the fastest growing town in the state. This growth in population occasioned a rise in public services and community activities since the late 1960's. In 1969, the Brookline Recreation Commission was formed. Shortly following, the Town was given a gift of 1.33 acres and 200 feet of frontage on Lake Potanipo by the Eli and Bessie Cohen Foundation. Today it is known as the Max Cohen Memorial Grove (The Grove) and is the Town beach and picnic area, with a State boat launch adjacent to it. Baseball has been important in Brookline as early as 1906. In 1909, the Town Ball field land was given to the Town by four residents. Additional fields, playgrounds and a seasonal skating rink have been added over the years. The number of recreation leagues and sports available has grown, including soccer, softball and basketball. Interestingly, the old Post Office is now the concession stand at the Town Ball Field. Old Home Days is one of the Town's largest events and the only multi-day event besides the Ice Fishing Derby.

In 1968, the current Fire House was built and has been expanded twice to accommodate new equipment. The Brookline Volunteer First Responders began coverage in 1977 as an all-volunteer ambulance service. The old fire house became their new ambulance bay. In 1988 the Town voted for two paid ambulance attendants. Today they are located at the new Public Safety Center with two ambulances and provide service to Brookline and Mason. In 1969 Brookline had six part-time officers. In 1992 the first 24-hour police coverage started after expansion of the Police Station at Town Hall. In 1997 an incident between a few residents and police occurred early July 4<sup>th</sup> morning as the traditional "Bell Ringing" at what is now the Brookline Community Church turned into an altercation with police that made regional news.

In 1966, the Brookline Conservation Commission was formed. In 1968 the Town adopted its first Zoning Ordinance, bringing development standards. Along with population growth, a push for land preservation grew. In 1971, Harold and Ruth Taylor granted 70 acres to the Town (Currently 92 acre Talbot-Taylor Wildlife Preserve). In 1973, voters of Brookline approved a Conservation Land Acquisition Fund. In 1986, Florence Palmer donated 73 acres for a wildlife sanctuary (Currently about 119.9 acre Palmer Preserve). In 2011, voters reaffirmed putting 100% of the Land Use Change Tax into the Fund. Additional substantial funds were approved by voters for purchases over the last decade with approval on a case-by-case basis. Numerous purchases and gifts have followed, including the Bartell land, and Hobart-Fessenden Woods, to name a few.

The last active farm in Brookline was south of NH-130 (Martin land). The fields are maintained on two other farms; Hall, on Mason Road; and Russell, on Russell Hill Road, but no active farming as of 2011. Brookline's commercial –industrial development has diversified somewhat, but is ever changing. In the last decade due to various reasons, there has been the closing of a commercial plastics plant, retail manufacturing facility, the closing of one of the last two sawmills and conversion of the other to building materials and supplies for now. The Town has engineering design and construction companies, metal fabrication, machining, auto repair and body shops, restaurants, Real Estate offices, all the residential building trades including blacksmithing, a bank, State Liquor Store, and multiple convenience stores. Zoning and technology has seen many home occupations. Technology has impacted

communications too. Brookline currently has three wireless (Cellular) towers, has access to broadband cable and DSL service, satellite television, and traditional land-line telephone service.

Sources:

Brookline, New Hampshire: Two hundred twenty-five years 1769-1994, Brookline Historical Society, 1994.

History of Brookline New Hampshire, Edward E. Parker, 1914.

Brookline Historical Society - History summary by Peter Webb with modifications by NRPC

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### **SECTION 3 - CULTURAL RESOURCES**

Cultural Resources are more accessible than in generations past. This accessibility broadens our cultural experience which influences our cultural heritage. The Welcome page on the New Hampshire Department of Cultural Resources website includes the State Council on the Arts, the Film and Television Office, the Division of Historical Resources, the State Library and the Commission on Native American Affairs. Combined with local and regional cultural resources residents of Brookline have many opportunities to experience cultural events and sites, without leaving the State.

Interest in cultural activities today is as much the time available as it is interest in the event. The Brookline Recreation Commission has two cultural/recreation events annually, Old Home Days and the Ice Fishing Derby. There is discussion of possibly having a third event; an annual Beach Day at the “Grove” on Lake Potanipo in the future. Woman’s Club, Scouts, Theater groups, Musical groups, etc. are all competing for attendance to events. As fewer weekends are available for families to attend specific events; combining events, increasing the number of vendors, will help with cost sharing and improving attendance. Coordination with outside groups and monitoring area activities will benefit all. Knowing that on a given day or weekend, there will be enough things to do so residents and visitors will plan in advance to be in Town to attend scheduled activities and events.

#### **3.1 – Cultural Sites**

The following is a list of some of Brookline’s cultural resources.

##### **BROOKLINE HISTORICAL SOCIETY BUILDING – Barnaby House**

- Historic records and artifacts

##### **TOWN HALL –DANIEL’S ACADEMY**

- Town records and historic information
- (1<sup>st</sup> Floor) Meeting Room – Presentation
- (2<sup>nd</sup> Floor) Hall - Local performances and events.

##### **BROOKLINE FIRE STATION**

- MEETING ROOM – meetings, functions

##### **RICHARD MAGHAKIAN MEMORIAL SCHOOL (RMMS)**

- Gymnasium for sports and events

##### **CAPTAIN SAMUEL DOUGLASS ACADEMY (CSDA)**

- Gymnasium for Town Meeting, Plays, performances and events

#### LAKE POTANIPO

- Public boat launch – boating, fishing

#### MAX COHEN MEMORIAL GROVE

- Town Beach, Playground, Picnic grounds

#### BROOKLINE EVENT CENTER (private)

- Brookline Auction Gallery
- Functions, events
- Dance Instruction

#### ANDRES INSTITUTE OF ART AND SCULPTURE PARK (private)

- Since 1998, artists from around the world have been invited to an annual three-week Symposium to create outdoor sculptures which become part of the Institute's permanent collection...
- Walking trail through the continually growing sculpture park

#### OLD SMITHY SHOP (private)

Produce authentic colonial hardware since 1948. Handcrafted and hand forged by blacksmiths under the tutelage of New England Master Blacksmith Franklin Horsley.

- Working blacksmith shop – Demonstrations

#### BIG BEAR LODGE

- BINGO – Not-For-Profit Proceeds go to designated Charitable Organizations

### **3.2 – Libraries**

#### BROOKLINE PUBLIC LIBRARY

- The Library is located in the former Methodist Church originally constructed in 1859. After resolving historic restrictions on the use, the Town voted to purchase the building and it was extensively renovated in the fall of 1992 and was ready for occupancy by January, 1993
- Full service library
- Weekly and monthly programs for adults and children

### **3.3 – Schools**

#### RICHARD MAGHAKIAN MEMORIAL SCHOOL (RMMS)

- Elementary School – K through 3

CAPTAIN SAMUEL DOUGLASS ACADEMY (CSDA)

- Upper Elementary School – 4 through 6

HOLLIS-BROOKLINE MIDDLE SCHOOL (Hollis)

- Middle School - 7 and 8

HOLLIS-BROOKLINE HIGH SCHOOL (Hollis)

- High School – 9 through 12

**3.4 – Meeting Places**

BROOKLINE COMMUNITY CHURCH (United Church of Christ & United Methodist Church)

- Hosts the Following Community Organizations: AA, NA, "Breakfast with Santa", Girl Scouts (Swiftwater Girl Scout Council), Daisy Scouts, Brownie Scouts, Girl Scouts, Boy Scouts (Daniel Webster Council), Cub Scouts, and Venture Crew 260
- Sunday School, Heifer Project

BROOKLINE CHAPEL

- Weddings, Baptisms, Funerals and Memorial service by anyone that wished to us it. The Chapel is currently owned by the Town of Brookline NH.

BROOKLINE SENIOR'S CENTER – BRUSCH HALL

**3.5 – Local Events**

TOWN CLEANUP WEEK

OPENING DAY PARADE – CEREMONY (Baseball and Girls Softball)

SPRING FOOD DRIVE – Brookline Woman's Club

EASTER EGG HUNT - Brookline Woman's Club

MEMORIAL DAY CELEBRATION – Town, Brookline Schools, American Legion

JULY 4<sup>TH</sup> PARADE & FIREWORKS – Flag adoption) - Town

OLD HOME DAYS – (Week Long Event) Brookline Recreation Commission

ANNUAL FAIR – Church of Christ

ANNUAL BLUEBERRY BASH – Brookline Woman's Club w/ Old Home Days

OCTOBER'S EVE – Max Cohen Memorial Grove

BROOKLINE FIRE DEPT. ANNUAL OPEN HOUSE AND DUCK RACE

VETERANS DAY CELEBRATION

SHARE THANKSGIVING FOOD DRIVE – Brookline Woman's Club

CORN BEEF AND COMEDY

WILD GAME SUPPER

ANNUAL TREE LIGHTING – Town, Girl Scouts

BREAKFAST WITH SANTA – Brookline Woman’s Club

ANNUAL BROOKLINE POLICE DEPT. TOY DRIVE

ICE FISHING DERBY - Brookline Recreation Commission

BROOKLINE FARMER’S MARKET – Town Ball field

### **3.6 – Town and Community Organizations**

BROOKLINE PARENT TEACHERS ORGANIZATION (PTO) Programs, activities and events

WAY OFF-BROADWAY PLAYERS – 1973 Kid’s Playhouse; renamed in 1981 - inactive

LITTLE STARS THEATER PROGRAM

- Youth Theater Program for ages 4-12 offering theater classes, on-stage productions, and a week long summer camp at the Daniel’s Academy stage since 2006. Mother/daughter team of Sue and Sara Heard focus on building self-confidence in children and provides an on-stage experience in front of an audience of family and friends.

CAL RIPKEN BOYS BASEBALL AND BABE RUTH GIRLS SOFTBALL

BROOKLINE BASKETBALL – INSTRUCTIONAL AND TRAVEL PROGRAMS (GRADES 1-6)

BROOKLINE YOUTH SPORTS LEAGUE - SOCCER

BROOKLINE HISTORICAL SOCIETY

BROOKLINE WOMEN’S CLUB

BROOKLINE GARDEN CLUB

AMERICAN LEGION POST 74

HOLLIS-BROOKLINE ROTARY CLUB

BROOKLINE LIONS CLUB

BROOKLINE AIR FORCE

BROOKLINE-WILTON GRANGE #211

BROOKLINE ICEBREAKERS SNOWMOBILE CLUB

BROOKLINE BARN PALS – 4H EQUESTRIAN CLUB

CUB SCOUT PACK 260

BOY SCOUTS TROOP 260

VENTURE CREW 260

DAISY SCOUTS

BROWNIES

GIRL SCOUTS

## **SECTION 4 — HISTORIC RESOURCES**

Historic Resources, if not preserved and protected, may be irreparably damaged or lost forever. New Hampshire Division of Historical Resources website includes a portion of text from NH statute (RSA 227-C) that states in part that it is; "...in the public interest of this state to engage in a comprehensive program of historic preservation to promote the use and conservation of such property for the education, inspiration, pleasure, and enrichment of the citizens of New Hampshire." Brookline benefits equally by identifying and protecting historic sites and structures for now and into the future. Keeping accurate historical records, retaining artifacts and photographic documentation, insures that our history can still be passed on to future generations, even when physically gone.

The people of Brookline appear to value their town's historical heritage. They celebrated their 225<sup>th</sup> anniversary in 1994 and planning is underway for 2019, when Brookline will be celebrating the 250<sup>th</sup> year of its founding. With time and rapid development, the town's historic assets have increasingly merited identification. A review of Brookline's historic sites has to begin with the homes and buildings lining the streets of the original town center: from South Main Street and Pepperell Road North to Milford Street, Meetinghouse Hill Road, Steam Mill Hill Road, and up Old Milford Road. A systematic and detailed inventory these historical structures have yet to be performed. An Inventory of Historic Resources is important to have and to update as necessary. If no one knows about historic structures or sites, it's hard to protect them from development or insure access to the site. Coordination is essential between the Historical Society, Selectmen, Planning Board, developers and residents to prevent accidental damage or destruction of these resources. With continued commitment, volunteerism, public and private partnerships; Brookline's history can be preserved for generations to come.

### **4.1 – Historic Buildings**

The following is a list of some of Brookline's Historic resources

**BROOKLINE HISTORICAL SOCIETY – (Florence Barnaby House)**

- Moved in 1990 from the west side of Route 13 across from the intersection on Townsend Hill Road to Meetinghouse Hill Road and Springvale Ave.

**MILFORD STREET SCHOOL – Brown Schoolhouse**

- Primary School for 111 years

**DANIELS ACADEMY (Town Hall) 1913**

- Grammar School from 1914 to 1968

**BROOKLINE LIBRARY**

- The Library is located in the former Methodist Church originally constructed in 1859.

#### BROOKLINE COMMUNITY CHURCH

- The Church of Christ was formed as the unification of the Congregational (est. 1795) and Methodist (est. 1852) churches of Brookline, NH

#### CHURCH OF INFANT JESUS OF PRAGUE (1943)

- Former Catholic Church - Brookline Chapel (2008) currently owned by the Town for private function rental

#### BROOKLINE TRAIN STATION (1892)

- The rail line opened in 1892. Early photos show the station (existing building) in 1907. Passenger service ended in 1931 and the tracks abandoned in 1939. Used as a snack bar in 1950's; currently a private residence

#### BROOKLINE POST OFFICE

- Little Post Office - Used from 1892-1913
- Moved to Town Ball Field in 1992 – Currently used as a concession stand
- A.A. Hall Store – Currently the Village Store

#### BROOKLINE VILLAGE STORE (Former A. A. Hall Store and post office)

#### EDDY WHITCOMB BUILDING -22 MAIN ST (Former post office for almost 25 years)

#### AMERICAN LEGION HALL

- Wooden plank inscribed in pencil dates the building to 1886 and details of the builder

### 4.2 – Historic Sites

#### STONE HOUSE

- Off Old Milford Road behind Sidney Hall residence (private) - A “chamber” formed when a portion of a large rock outcrop moved, leaving a room (house). Reported to have been used during Revolutionary and Civil Wars; may also be a Native American site.

#### MILE SLIP FARM (1759) Mason Road (private)

- Alexander MacIntosh built this house. Brothers Archibald and James served at Bunker Hill.

#### DEVIL'S DEN

- Located at the base of the east side of Potanipo Hill (formerly Little Muscatanipus Hill), a short distance in a southerly direction from the railroad station (adjacent the Big Bear Lodge parking area today) at the foot of an out cropping of ledge.

#### BEAR'S DEN

- Located in the west part of the tow near the foot of Big Muscatanipus hill, on its southeasterly slope. It has the appearance of being a natural cave, and is of considerable size and believed to be the residence of wild animals (bears) though not observed. (Access from Russell Hill Road)

#### FRESH POND ICE COMPANY

- Established on the shores of the lake in 1890 and thrived until 1935, when it was destroyed by fire. Reported as the largest ice house under one roof. Artifacts have recently been recovered from the lake bottom by Master diver Joe King
- Former dining hall still exists as Camp Tevya dining hall

#### BROOKLINE/BIG BEAR/ MUSKET MOUNTAIN SKI AREAS – 1936-69; 1973-79; 1983, 84

- Renovated Big Bear Lodge is now used for restaurant/retail space and function/Bingo hall

#### ROCK RAYMOND HILL

CAMP TEVYA – Purchased land in 1939 by Cohen Foundation

- Dining Hall (former Fresh Pond Ice Co. dining hall)

TOWN POUND - behind Brookline Historical Society building

### 4.3 – Historic Cemeteries

Four old cemeteries exist within Town. Even as early as 1914, as documented in the History of Brookline, there was concern over protecting these historic cemeteries. :

- POND CEMETERY (WEST CEMETERY) on the west side of Lake Potanipo
- SOUTH CEMETERY on Main Street
- NORTH CEMETERY on the west side of Route 13
- CEMETERY-IN-THE-WOODS – (EST. 1752) - Located south of the intersection of Rocky Pond Road and Hobart Hill Road, and south of Lewis Drive

### 4.4 – Historic Homes

- Florence Barnaby house – moved in 1990 to Meeting House Hill Rd. (Currently Brookline Historical Society building)
- Samuel Farley home on Proctor Hill Road
- Russell homestead on Russell Hill Road
- John Cummings home off of Proctor Hill Road
- Chandler home on Averill Road
- Alexander McIntosh place on Mason Road
- The remnants of the Samson Farnsworth home off of the north side of Mason Road
- The site of the Matthews home off the south side of Mason Road
- Robert Seaver house on Old Milford Road
- Benjamin Spaulding house – (Est. 1735–1765) Moved from Townsend, MA in 1999 an re-build completed in 2004.

#### 4.5 – Other

- Former school houses which are now residences, including Anthony's on Mason Road, Tomaso's on Mason Road, The Rhode's brick house on Main Street, the home on the northwest corner of North Mason Road and Route 13
- The remaining railroad bed, including a cut granite trestle north of Scabbard Mill Road
- The remnants of the town common at the top of Meetinghouse Hill Road
- Foundation of meetinghouse on the eastern side of intersection of Meetinghouse Hill Road and Springvale Avenue
- Remaining foundation of cabinetry shop at southwest corner of intersection of Meetinghouse Hill Road and Route 13
- Multiple remaining mill foundations and mill dams along various waterways including: Campbell Mill at southwest corner of the intersection of Russell Hill Road and Mason Road, Shattuck Mill on north side of North Mason Road at bridge over North Stream, Shannon Dam on Nissitisset several hundred yards south of outlet from the pond, Benjamin Brook's mill site on south side of Averill Road across from the Chandler home, among many other mill site ruins throughout town
- Stone walls
- Remnant stone foundations and associated hand dug wells

### SECTION 5 — HISTORIC PRESERVATION

There are a number of methods for the preservation and protection of historic properties. Often for historic homes, owner pride is all that is required as demonstrated throughout Town. However, there is sometimes a need to insure historic sites be preserved for the education and enjoyment of future residents. The following is a partial list of methods of recognition and preservation, with varying levels of regulation. Working together with property owners, compromise often is a tool to advance protections while preserving property rights. Every property, site and district has its own unique qualities. Working together we can preserve some of our past and present so future generations have the same opportunities to decide what to protect and preserve.

#### 5.1 – National Register of Historic Places

According to the criteria established by the National Register of Historic Places, a structure or group of structures must be at least fifty years old to qualify for inclusion in the National Register, although age is not the sole criteria; in addition, the structure or site must either be associated with "events that have made a significant contribution to the broad patterns of our history," to lives of persons significant to our past," embody "distinctive characteristics of a type, period or method of construction or represent the work of a master," or have potential for yielding "information important in prehistory or history."

What being on the National Register does is to:

- qualify a property for preservation easement programs and potential benefits such as charitable deductions and tax reductions;
- qualify a property for LCHIP (Land & Community Heritage Investment Program) funding; and
- mandate review of state- and federally-funded projects to assess their impact on the property or district.

What being on the Register does not do is:

- impose any restrictions on an owner regarding alterations or use, provided that no federal license, permit or funding is involved;
- require owners to open properties to the public or to restore or even maintain them; or
- require signs, banners or any other notice declaring that “This is an Historic Place”.

## **5.2 – State Register of Historic Places**

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

## **5.3 – Neighborhood Heritage District**

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

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

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

#### **5.4 – Investment Tax Credits**

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

#### **5.5 – Preservation Easements**

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

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

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

### **5.6 – Fee Simple Purchase/Gift**

Either a governmental unit or a non-profit historic preservation organization might use this technique to purchase or receive a gift of a building for that entity to preserve and maintain for the public to view.

### **5.7 – Scenic Roads**

Roads with attractive large trees and/or stone walls along the side may be designated as scenic roads under New Hampshire Statute RSA 231:157. Brookline has already taken advantage of this provision by designating Averill Road and North Mason Road scenic. If a scenic road is designated by a Town Meeting vote, then no repair, maintenance, reconstruction or paving work may be done if it involves removal of certain size trees or demolition of stone walls unless the Planning Board has held a public hearing and has given its written consent. Additionally, the Planning Board, in its Subdivision and/or Site Plan Review procedures, may want to have a provision to modify its road standards if a designated scenic road is part of or adjacent to a proposed development. Such a provision would provide an opportunity to ensure that the standards of the subdivisions roads would be consistent with an existing scenic road.

### **5.8 – Scenic Easements**

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

## **SECTION 6 — COMMUNITY INPUT**

The 1985 Community Attitude Survey, the 1989 Master Plan Survey, and the 1997 Community Profile showed strong community support for addressing historic resource preservation. In 1985, there was response in favor of historic preservation within Brookline, but the voter's subsequent rejection of the creation of a formal historic district indicated that involuntary restrictive regulation was not acceptable at that time. Protection of historic resources was again shown to be an important priority supported by residents in the 1989 Master Plan survey when two-thirds of the respondents either "strongly agreed" or "agreed" that the Town should take public actions to preserve and protect historic homes, buildings and other sites. Again in 1997, the community continued to indicate a desire to preserve our cultural and historic resources. The 1997 master plan committee incorporated views from the Community Profile to; preserve and protect existing areas of historical significance from incompatible future development; and continue to preserve the rural character and scenic quality of the Town's roads.

In 2010, a Master Plan Survey was conducted and a Brookline Master Plan Visioning Forum was held. Results from the survey showed that respondents thought it was very important to somewhat important to; identify a historic district (67%); preserve historic structures (89%); and install signage on historic buildings and historically significant areas (78%).

For the visioning forum, recreation was grouped with historic resources, so the priorities reflect this. The priorities identified relating to historic resources were; to provide better information about recreational and cultural and historic resources (Improve Town website content – provide a centralized place for information.); a maintenance plan for cemeteries (trees/appearance, overturned headstones), and general information (E.g. securing burial plots); to encourage optional standardized historic signage of historic places; and utilize current and possible future facilities for cultural events and possible outdoor performances (Gazebo, etc.).

## **SECTION 7 — PROTECTIONS (TODAY)**

Most Brookline residents take great pride in maintaining their homes, businesses and surrounding land. That is noticeable around the area of the Village Store along NH 130, because there is a cluster of older homes, public buildings and churches. Renovations and restorations in this area have enhanced and preserved the eastern approach in the Town Center. Other restorations are found along

NH-130. The renovation of the Big Bear Ski Lodge, Train Depot, and Daniel’s Academy (Town Hall) along with numerous other examples town-wide show that preservation is strong in Brookline. It is likely the reason that voters felt that a designated historic district was not needed or wanted back in 1985.

Currently, the Town of Brookline has no properties on the National or State Register of Historic Places, and there are no NH Historical Markers in Brookline. Formal preservation of cultural and historic sites is limited to the Scenic Roads, which is primarily for protection of larger trees and stone walls along designated roadways as set forth in NH RSA 231:157, and described above in the Historic Preservation section. Averill Road and North Mason Road are designated scenic roads. Another requirement that helps preserve Brookline’s history is that all streets, as far as practical, are to be named after long-time Brookline families or residents; the Brookline Historical Society is to be contacted for assistance. To encourage high quality building design which maintains aesthetic character of our rural community, the Planning Board adopted Appendix J, Construction and Architectural Design. To supplement Appendix J the Board utilizes “Non-Residential Site Plans - Design Guidelines Illustrations for Commercial / Industrial District.” Visual examples of building design characteristics are provided to guide harmonious commercial development. Replacement of fencing at Town cemeteries has blended modern materials with the historic appearance of the sites.

## **SECTION 8 — PROTECTIONS (FUTURE)**

Brookline has seen the pressures of rapid development over the years. As the recession becomes history, growth will pick up and available land will once again be developed. Historic sites and structures may inadvertently be lost, damaged, or access cut off without an accurate inventory and process to identify projects of cultural and historic significance. As residents move in and out, and Town commissions, committees and board memberships constantly change, it is important to have a method of identifying cultural and historic sites at the time of submission of proposals for development, expansion, or zoning and regulatory changes. Also, as vacant land becomes more scarce, or Zoning is modified, redevelopment of sites and re-use of buildings will become more prevalent. Examples of reuse of historic buildings are the former Methodist church that was converted to our public library; the Big Bear ski lodge was renovated and is now a multi-use retail and function facility; and the train depot became a private residence.

Protection and preservation requires a balance of property rights and regulation. Formation of a traditional Historic District as set forth in RSA 674:45-50 and a Historic District Commission are not always desired by communities and especially owners of properties in a proposed historic district. The Historic District Commission may adopt and amend regulation to administer the ordinance, including remedies for violations. A Heritage Commission is generally an advisory and review authority as provided under RSA 674:44a-d. A Heritage Commission and/or Neighborhood Heritage Districts, preservation easements, and scenic easements may be an alternative in Brookline. Two helpful tools to consider are the 2006 NH Preservation Alliance guide titled; “Preserving Community Character: A Preservation Planning Handbook for New Hampshire,” and “Neighborhood Heritage Districts: A Handbook for New Hampshire Municipalities,” NH Division of Historic Resources, 2008. Also, see the NH Division of Historic Resources website <http://www.nh.gov/nhdhr/index.html> and the NH Department of Cultural Resources <http://www.nh.gov/nhculture/> for additional techniques and useful information.

## **SECTION 9 — SUMMARY**

Residents over the years have consistently identified the importance of preservation and protection of not just bricks and mortar, but the rural lifestyle, open space, scenic views, and having access to cultural activities, events, and resources, which enrich and educate residents and visitors. Based on input from the public and recommendations below, completing an inventory of historic resources will help identify properties and sites that should be protected. Some properties may be considered for placement on the National or State Register of Historic Places; considered for placement of historic markers (voluntary for private property); or require zoning and/or regulation amendments. There are also the recommendations to consider additional scenic roads; better maintain and protect our cemeteries; Improve quality and availability of information (Website); and better utilize facilities for cultural events.

## **SECTION 10 — RECOMMENDATIONS**

### **10.1 - 1997 Master Plan**

The following are recommendations related to cultural and historic resources and their current status:

- The Historical Society should prepare a historic resources inventory of Brookline, and encourage owners of eligible structures to seek National Register listing. (Not Implemented)

- The Town Boards should promote the upgrading, preservation, and protection of the Town cemeteries, and other historical resources; and preserve and protect Brookline's rural character and open space including areas of existing agricultural use. (Not Implemented)
- The Planning Board should continue the practice of naming new roads with names of significant local natural features or historical significance approved by the Historical Society; include historic resource preservation as a priority when possible in ordinance and regulation; and encourage the establishment of additional scenic roads. (Implemented – ongoing)
- The Selectmen should explore the long-term goal of constructing a public mausoleum to house residents' remains; explore the need to re-landscape cemeteries which are suffering from natural deterioration. (Not implemented)

### **10.2 – 2011 Master Plan**

The following summarize recommendations listed to achieve goals most directly related to cultural and historic resources:

- The Town (Legislative body) should consider voting to form a Heritage Commission in accordance with RSA 674:44a-d and appropriate the necessary funds for it to carry out its purposes. It is intended to be an advisory body, working with the Brookline Historical Society and Brookline History Committee to inventory, secure, preserve, protect, and publicize our history, cultural and historic resources.
- The Town should conduct a thorough inventory of historic resources and provide for periodic updates. A warrant or appropriation for funding as necessary, with assistance and oversight by the Town and/or Historical Society, Heritage Commission, and History Committee.
- The Town should consider formal recognition of cultural and historic sites by; identifying properties for consideration for placement on the National and State Register of Historic Places; and Historic Markers (voluntary for private properties); creating Neighborhood Heritage Districts or other preservation techniques.
- The Town should facilitate and fund completion of an update of our Town history with oversight by the Town History Committee and Historical Society.
- The Town Boards should promote the upgrading, preservation, and protection of the Town cemeteries, and other historical resources; and preserve and protect Brookline's rural character and open space including areas of agricultural importance.

- The Planning Board should continue the practice of naming new roads with names of significant local natural features or historical significance; approved by the Historical Society and Heritage Commission.
- The Planning Board should consider modifying zoning and regulations to identify subdivision or site plan projects or regulatory changes that have an impact on, or are incompatible with preservation of cultural and historic resources; and to allow for flexible zoning to make preservation of historic structures economically feasible (E.g. Mixed use)
- The Town should upgrade and more frequently update content on its website with input from appropriate sources. Events and Clubs as well as government information
- Town , Clubs, Organizations, Rec Commission - Work to attract more vendors for Old Home Days to offset costs and attract more people to the event, including better coordination with other events and performances. Theater group performances, music, annual dinners and sporting events, arts and crafts, farmers market, amusement rides etc. all synchronized with Old Home Days as well as other large events.
- Utilize playing fields when not in use for league play to generate rental fees to offset costs of maintaining fields. Sporting as well as cultural events.

**10.3 - Implementation and Timeframe**

<b>Task</b>	<b>Responsible Department or Group</b>	<b>Timeframe</b>
Heritage Commission formation	Planning Board, Selectmen, Historical Society, History Committee, Legislative body	1-2 years
Complete Town History update	History Committee, Historical Society, Heritage Commission (if created)	2 – 5 years - Ongoing
Inventory of Cultural & Historic Resources	Town, Historical Society, Heritage Commission (if created)	1-5 years
Historic Places designations and historic markers	Historical, Society, History Committee, Heritage Commission (if created)	2-7 years
Designate Neighborhood Historic District or other method	Planning Board, Selectmen, Historical Society, History Committee, Legislative body	3-6 years
Review and update zoning and regulations to provide protection of cultural and Historic resources	Planning Board after public input and review by residents and Town	1-2 years

and provide flexibility in uses of historic structures.		
Attract more vendors and schedule other events in coordination with large annual events like Old Home Days, July 4 <sup>th</sup> , etc.	Recreation Commission, Leagues, Clubs, Town, volunteers	2-4 years - Ongoing
Better utilize fields not in use	Recreation Commission, Town, Private groups, vendors	1-2 years - Ongoing

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