

**Select Board Meeting**  
**Monday, November 20<sup>th</sup>, 2023, 7:00 p.m.**  
**Nowak Room, Town Offices**  
**10 Front Street, Exeter NH 03833**

Virtual Meetings can be watched on Ch 22 or Ch 98 and YouTube.

To access the meeting, click this link: <https://us02web.zoom.us/j/81993348456>

To access the meeting via telephone, call: +1 646 558 8656 and enter the Webinar ID: 819 9334 8456

Please join the meeting with your full name if you want to speak.

Use the "Raise Hand" button to alert the chair you wish to speak. On the phone, press \*9.

More instructions for how to access the meeting can be found here:

<https://www.exeternh.gov/townmanager/virtual-town-meetings>

Contact us at [extvg@exeternh.gov](mailto:extvg@exeternh.gov) or 603-418-6425 with any technical issues

**AGENDA**

1. Call Meeting to Order
2. Public Comment
3. Proclamations/Recognitions – Police Officer Swearing In – Tyler Sheehan
4. Approval of Minutes
  - a. Regular Meeting: November 6<sup>th</sup>, 2023
5. Appointments
  - a. None
6. Resignations
  - a. Sustainability Advisory Committee
7. Discussion/Action Items
  - a. Swasey Parkway Trustees – Select Board
  - b. DAR Sign Proposal – Winter Street Cemetery
  - c. Field Use Policies & Procedures
  - d. Holland Way Economic Revitalization Zone Renewal
  - e. RSA 79E Application – 85-87 Water Street
  - f. RSA 79E Discussion
8. Regular Business
  - a. Tax Abatements, Veterans Credits & Exemptions
  - b. Permits & Approvals
  - c. Town Manager’s Report
  - d. Select Board Committee Reports
  - e. Correspondence
9. Review Board Calendar
10. Non-Public Session

## 11. Adjournment

Niko Papakonstantis, Chair  
Select Board

Posted: 11/17/23 Town Office, Town Website

Persons may request an accommodation for a disabling condition in order to attend this meeting. It is asked that such requests be made with 72 hours notice.

AGENDA SUBJECT TO CHANGE

**Proclamations - Recognitions**

## Minutes

Select Board Meeting  
Monday November 6, 2023  
7 PM  
Nowak Room, Town Offices  
Draft Minutes

1. Call Meeting to Order

Members present: Chair Niko Papakonstantis, Clerk Julie Gilman, and Nancy Belanger

Members Absent: Vice-Chair Molly Cowan, Dan Chartrand

Town Manager Russ Dean was also present at this meeting. The meeting was called to order by Mr. Papakonstantis at 7 PM.

2. Public Comment

- a. There was no public comment at this meeting.

3. Proclamations/Recognitions

- a. There were no proclamations/recognitions.

4. Approval of Minutes

- a. Regular Meeting: October 30, 2023

**MOTION:** Ms. Belanger moved to approve the Select Board minutes of October 30, 2023 as presented. Ms. Gilman seconded. The motion passed 3-0.

5. Appointments

- a. There were no appointments made at this meeting.

6. Discussion/Action Items

- a. Arts & Culture Commission - Donation of "Hawk" Bench

David Tovey of Parks and Rec and Florence Ruffner of the Arts & Culture Commission were present to discuss the donation. Mr. Tovey said Bruce and Tracy Jones are donating the hawk sculpture for Stewart Park.

Mr. Papakonstantis said this started with an Exeter resident who has a sculpture to donate. He came before Swasey Park Trustees, but they did not feel comfortable accepting the donation because they are not accepting any bench donations, and they thought this appeared to be a bench. They would be open to other types of art or sculpture donations. We talked about putting it on town property, and it came before the Arts & Culture Commission. The artist is going to move the sculpture himself and furnish Parks and Rec with a certificate of insurance liability.

Mr. Tovey said we're looking to add artwork around town and making a map of public art. This addition goes with these efforts. This piece of art fits in nicely at Stewart Park, which is down by the water where there are birds.

Ms. Belanger asked if there will be a sign recognizing the artist and the donor. Mr. Tovey said we hadn't planned it, but if the artist or donor would like it we would.

**MOTION:** Ms. Belanger moved to accept the donation of the hawk sculpture from resident Bruce Jones and artist Joseph Gray to be installed and permanently displayed at Stewart Park, and to further authorize the Arts & Culture Commission and the Parks and Rec Department to put a plaque recognizing the Jones Family as well as Mr. Gray if they'd like. Ms. Gilman seconded. The motion passed 3-0.

b. Third Reading: 15 Minute Parking Limit, 152 Front Street

**MOTION:** Ms. Belanger moved to open the third public reading. Ms. Gilman seconded. The motion passed 3-0.

Mr. Papakonstantis said this would be a change to ordinance 103.7, 15 Minute parking, which currently reads Front Street: Southside four spaces east of Post Office entrance Monday through Saturday. This application is to amend the ordinance to include one spot of 15 minute parking in front of 152 Front Street.

Mr. Papakonstantis asked for public comment, but there was none.

**MOTION:** Ms. Belanger moved to close the public reading. Ms. Gilman seconded. The motion passed 3-0.

Ms. Belanger said these spaces are not lined. Are we going to mark all four spaces and mark the one closest to the tracks as 15 minutes? Mr. Dean said yes, that's the intent.

**MOTION:** Ms. Gilman moved to amend town ordinance 103.7 to add one 15 minute parking space on the South side of Front Street closest to the railroad tracks in front of 152 Front Street. Ms. Belanger seconded. The motion passed 3-0.

c. Public Hearing E911 Address Changes

**MOTION:** Ms. Belanger moved to open the public hearing on the E911 Address Changes. Ms. Gilman seconded. The motion passed 3-0.

Jason Fritz of the Fire Department and the E911 Committee was present to discuss the three proposed changes. The first is to accept the new proposed road name "Sunflower Lane" in the Rose Farm subdivision and number the dwellings built on that road according to chapter 14 of the town ordinance. The second is to change the name of Oak Street Extension to a continuance of Oak Street, and renumber according to chapter 14 of the town ordinance. The third is to renumber the properties on Boulder Brook Drive according to chapter 14 of the town ordinance. Boulder Brook Drive and Oak Street Extension were both identified as issues by the State.

Mr. Papakonstantis asked for public comment, but there was none.

**MOTION:** Ms. Belanger moved to close the public hearing. Ms. Gilman seconded. The motion passed 3-0.

**MOTION:** Ms. Belanger moved to name the new proposed road in the Rose Farm subdivision "Sunflower Lane" and to number the dwellings built on that road according to chapter 14 of the town ordinance as depicted on the attached map dated July 13, 2023. Ms. Gilman seconded. The motion passed 3-0.

**MOTION:** Ms. Belanger moved to change the name of Oak Street Extension to Oak Street, making it a continuation of the existing Oak Street, to continue to Sunflower Lane, as depicted on the attached map dated July 13 2023, and to renumber dwellings according to chapter 14 of the town ordinance. Ms. Gilman seconded. The motion passed 3-0.

**MOTION:** Ms. Belanger moved to renumber the properties on Boulder Brook Drive according to chapter 14 of the town ordinance and to maintain the numbering of the multifamily condominium complex as depicted on the attached map dated October 3 2023. Ms. Gilman seconded. The motion passed 3-0.

d. Public Hearing: Grant Acceptance: \$200,000 ECBG Grant

**MOTION:** Ms. Belanger moved to open the public hearing on ECBG Grant. Ms. Gilman seconded. The motion passed 3-0.

Conservation and Sustainability Planner Kristen Murphy and Renay Allen of the Energy Committee were present to discuss the Energy Efficiency and Conservation Block Grant Program. Ms. Murphy said this was a competitive grant, only 12 awarded nationally. We would be using the 200,000 and combining it with weatherization funds from the state to retrofit 100 manufactured homes within Exeter's four resident-owned communities. There's potential for up to \$17,000 of retrofits for each resident, which could make a substantial difference in their energy bills.

Mr. Papakonstantis asked for public comment, but there was none.

**MOTION:** Ms. Belanger moved to close the public hearing. Ms. Gilman seconded. The motion passed 3-0.

Mr. Papakonstantis recognized the work that Ms. Murphy, Ms. Allen, and the Energy Committee did on this grant. He added that Senator Shaheen was here a few weeks ago regarding the grant.

Ms. Murphy said there would be weatherization clinics within each of these four manufactured housing communities. We would then solicit applications which would be vetted through NH Saves. They have an income qualification process. It would go to the first 100 applicants that qualify, 25 from each community. Applicants would receive a home energy audit and get recommendations for changes and upgrades that the resident could choose from. The Resilient Buildings Institute would be the contractors.

Once repairs are completed, we will track and document how much energy savings there is for each, and we would pay the contractor the \$2,000 ECBG portion.

Mr. Dean said Exeter is an energy efficiency leader thanks to the great staff and volunteers we have.

**MOTION:** Ms. Gilman moved to accept the ECBG grant in the amount of \$200,000 to support a project called "Creating Efficiencies" in Exeter's mobile home parks. Ms. Belanger seconded. The motion passed 3-0.

e. Public Hearing: Grant Acceptance: \$20,000 Moose Plate Grant

**MOTION:** Ms. Belanger moved to open the public hearing for the Moose Plate grant. Ms. Gilman seconded. The motion passed 3-0.

Ms. Murphy said this is a \$20,000 no-match grant from the State's Moose Plate program. This will get us closer to completing the list of repairs to Raynes Barn. We have funding from LCHIP, but the work is going slower than we hoped due to contractor issues. A portion of this grant will go to clapboard repair and paint for the exterior. This was a competitive grant application, with only 14 grants awarded.

Mr. Papakonstantis asked for public comment, but there was none.

**MOTION:** Ms. Belanger moved to close the public hearing. Ms. Gilman seconded. The motion passed 3-0.

Ms. Belanger said this project has been ongoing for a few years, Ms. Murphy has persevered in getting grants and continuing the work at the barn. Ms. Murphy said she's working on a T-Mobile hometown grant which would get us \$50,000.

Ms. Gilman said she thinks there should be a grants management position with the town. We've seen enough evidence of what can be done if we have the energy to get these grants. Mr. Papakonstantis said it would be interesting to see if it comes up with the consultant on the succession planning. He'd like to see the amount of money that has come into the town from grants over the last few years. It has to be in the millions.

**MOTION:** Ms. Belanger moved to accept the \$20,000 Moose Plate grant and authorize the Select Board Chair or his designee to execute all relevant paperwork. Ms. Gilman seconded. The motion passed 3-0.

## 7. Regular Business

### a. Tax Abatements, Veterans Credits and Exemptions

i. There were no abatements or exemptions considered.

### b. Permits & Approvals

#### i. Holiday Hours

Mr. Papakonstantis said we're rewarding town staff with additional time off during the holidays. We proposed a full day and two half days. The Board was in agreement. This memo is consistent with what we discussed in September: a half day Wednesday November 22nd and Friday December 22nd, where the



town offices close at 12:30, and on Tuesday December 26, the Town Offices would be closed the entire day.

Ms. Belanger said she preferred noon to 12:30 for the half days. The Board agreed to noon.

c. Town Manager's Report

- i. More DPW Director interviews are scheduled.
- ii. It's Veteran's Day Friday, and Town Offices closed.
- iii. The new tax rate was set last week: \$26.78 per thousand, with the town share being \$6.23 per thousand. We will put this on the website once we finish the tax warrant.
- iv. Today we got a 91-A request regarding Pickpocket Dam from Brentwood. The request is quite extensive and will take some time to respond to it, but we have to get back to them within 5 business days. Ms. Gilman said she wanted to know what the interaction with Brentwood would be. Mr. Dean said we sent an email to Brentwood with the letter of deficiency and the information that we are applying for this grant. We have been contacted by the Brentwood Conservation Commission Chair for a copy of the grant application, so we gave that to her. Brentwood will be discussing this tomorrow at their Select Board meeting.

d. Select Board Committee Reports

- i. Ms. Belanger attended a Planning Board meeting. There was one application, from McFarland Realty Trust, for a site plan review and wetland conditional use permit. This was approved. Ford and some other national car dealers are trying to add electric charging units for the public. At the Housing Advisory Committee we welcomed new member Em Heath and discussed 79-E and the recommendations. The Committee felt the town doesn't need those kind of incentives. We also heard a summary of a Housing Summit by Nick Taylor, who is the Director of the Seacoast Workforce Housing Coalition.
- ii. Ms. Gilman had no report.
- iii. Mr. Papakonstantis said he participated in filming a 20 minute video relative to the proposed Public Safety building. This is just to educate and inform people with the facts. He and Mr. Dean are planning to talk at RiverWoods on this issue next week. Ms. Belanger said she volunteered Mr. Papakonstantis to speak to a new committee to get more people at RiverWoods to volunteer for the town.
- iv. Mr. Papakonstantis said he asked the Trustees to come to the Select Board meeting on the 20th to discuss the roadway. Mr. Dean said we got an estimate from Granese but we're working with them to refine it before releasing it. Mr. Papakonstantis said this will probably require an RFP. What can we do internally? Ms. Belanger said we should bring in Renay

Allen regarding the statue for Jude Hall. Mr. Papakonstantis said we found a different location for her project, near the front of the park.

- v. There is a Holiday Open House at the Independence Museum on November 30th.

- e. Correspondence

- i. There was no correspondence.

- 8. Review Board Calendar

- a. The next Select Board meetings are November 20, December 4, December 18. There may be a meeting between December 25th and January 1 if we need to encumber. The Board will also be meeting at 5 PM this Wednesday November 8th.

- 9. Non-Public Session

- a. There was no non-public session at this time.

- 10. Adjournment

**MOTION:** Ms. Belanger moved to adjourn. Ms. Gilman seconded. The motion passed 3-0 and the meeting was adjourned at 7:53 PM.

Respectfully Submitted,  
Joanna Bartell  
Recording Secretary

## Appointments

## **Resignations**

**Board and Committee Appointments**  
**November 20<sup>th</sup>, 2023**

**Sustainability Advisory Committee (resignation)**

Adam Dumville

**Swasey Parkway Trustees – Select Board**



## EXETER PUBLIC WORKS DEPARTMENT

13 NEWFIELDS ROAD • EXETER, NH • 03833-4540 • (603) 773-6157 • FAX (603) 772-1355

[www.exeternh.gov](http://www.exeternh.gov)

### MEMO

DATE: November 17, 2023  
TO: Russell Dean, Town Manager  
FROM: Paul Vlasich, PE - Interim Public Works Director  
RE: Swasey Parkway Turnaround

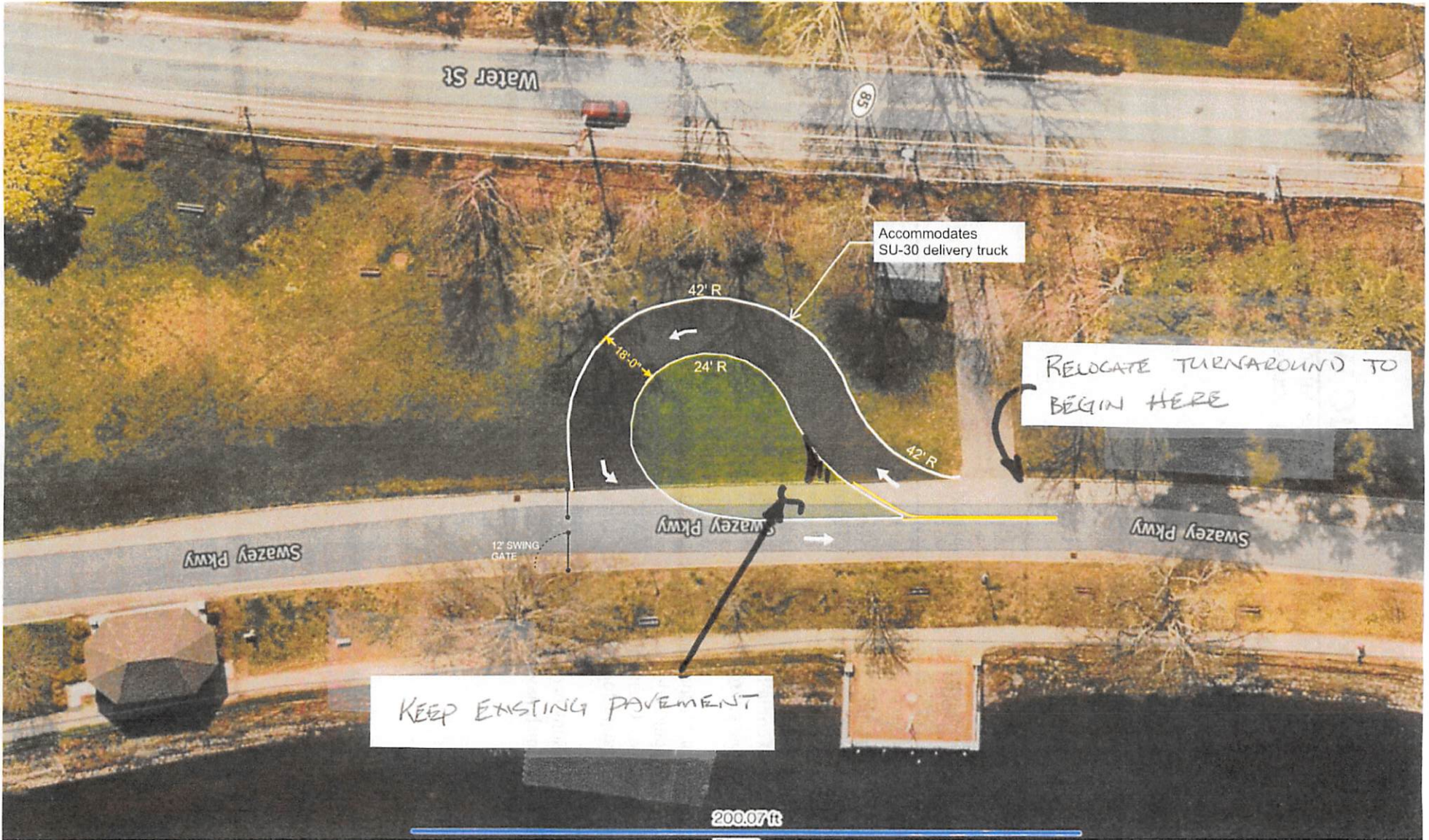
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A concept plan for a turnaround at Swasey Parkway is attached to this memo for your consideration. The concept was developed by our intersection consultant, VHB.

After development of this concept, DPW staked out this concept in the field for review. The stakes were eventually removed for the Chili Festival. Several revisions are contemplated but the general concept remains.

The contractor for the siphon project, Granese and Sons, visited the site to discuss the concept and to understand additional specifics that are usually included within fully surveyed and designed plans. Granese and Sons provided a project quote of \$83,000 to construct the turnaround and perform the needed drainage improvements.

Granese and Sons can begin the work this month or wait until Spring if the Town so desires. In either case, finish paving would occur in the Spring.



Water St

85

Accommodates  
SU-30 delivery truck

42' R

18'-0"

24' R

42' R

RELOCATE TURNAROUND TO  
BEGIN HERE

Swazey Pkwy

Swazey Pkwy

Swazey Pkwy

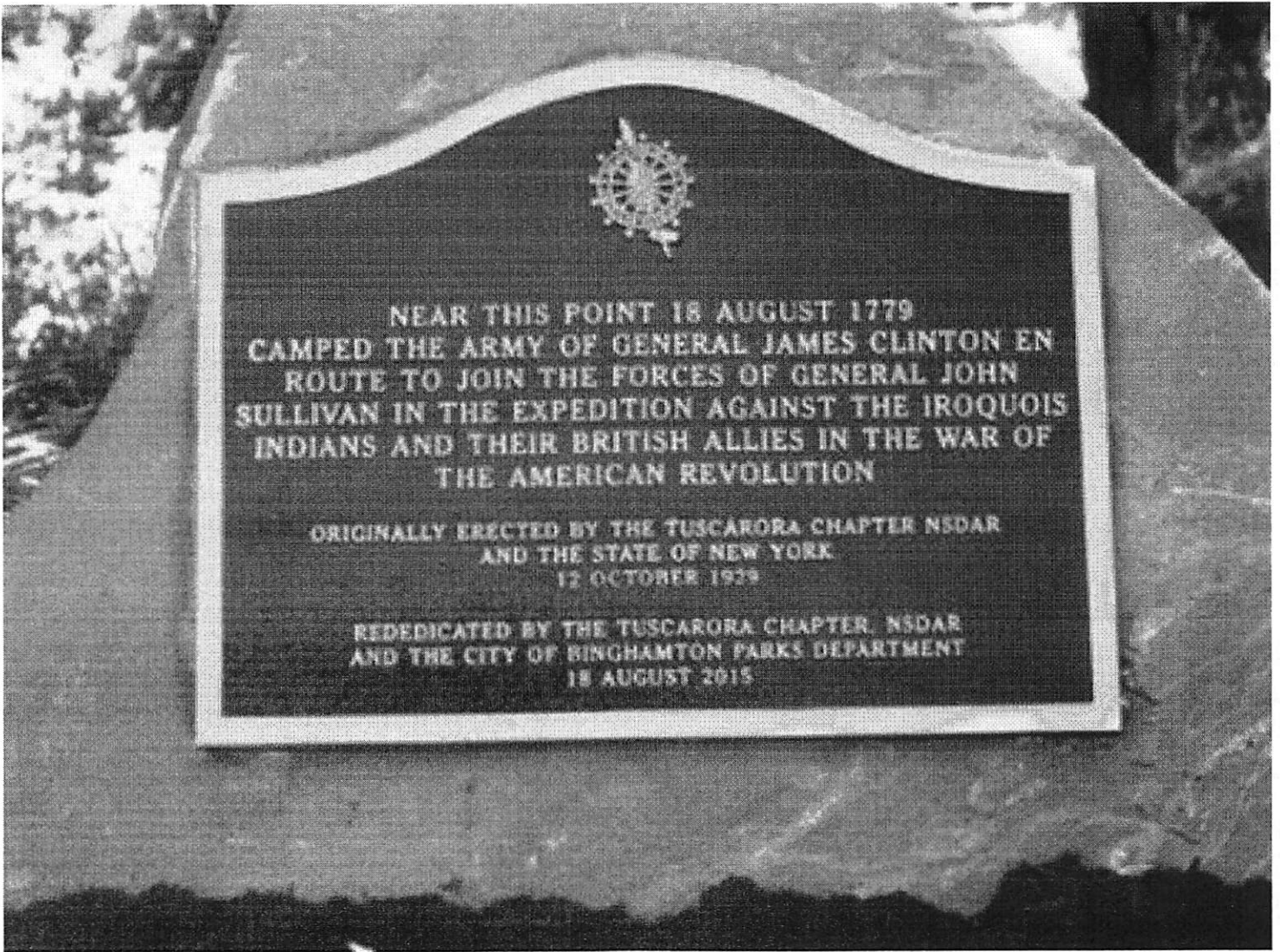
12' SWING  
GATE

KEEP EXISTING PAVEMENT

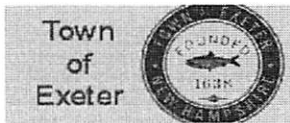
200.07 ft



**DAR Sign Proposal – Winter Street Cemetery**



*Sample format on stone*



Russ Dean <rdean@exeternh.gov>

## FYI sample DAR sign

RM Allen <rmallennh@gmail.com>

Tue, Oct 31, 2023 at 10:49 AM

To: Niko Papakonstantis <npapakonstantis@exeternh.gov>, Julie Gilman <jgilman@exeternh.gov>, Russ Dean <rdean@exeternh.gov>

Hello,

Thanks for your enthusiasm last night when Ms. Julie Black came to present. She sent me a sample of the sign for you (from NY). She is thinking pole-mounted, on the Front St gate side. Near the sidewalk. We are looking forward to the Heritage Cmte comments.

As an aside, I think Jude Hall's story is finally beginning to gain some traction outside of Exeter. As it should :)

Thanks,  
Renay



DAR sample custom sign.png  
776K

**Field Use Policies & Procedures**



# EXETER PARKS & RECREATION

32 COURT STREET • EXETER, NH • 03833 • (603) 773-6151 • [www.exeternh.gov](http://www.exeternh.gov)



## TOWN OF EXETER - MEMORANDUM

TO: Niko Papakonstantis, Select Board Chair  
CC: Melissa Roy, Assistant Town Manager  
FROM: Greg Bisson, Director of Parks and Recreation  
RE: Field Use Policies, Procedures & Rates  
DATE: 11/20/2023

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Due to the limited facilities available in Exeter and high demand for these facilities, the Parks & Recreation Department has established the attached policies and procedures for proper field use and allocation. High demand for Exeter's athletic facilities creates a burden on the town's financial resources and field use fees have not been updated in over 20 years, therefore, we have updated our fees in order to recover costs to operate, maintain, repair, improve, supervise and administer the use of athletic fields.

The attached, "Exeter Field Allocation Policies & Procedures" was created based off of other NH communities' field use policies. These policies, procedures and rates were discussed at the September and October Recreation Advisory Board meetings. At our October meeting, the board voted 5-0 to approve the "Exeter Field Allocation Policies & Procedures", with 1 person who abstained. Also attached is an updated Field Use Application and Field Allocation Eligibility Form.

The Parks & Recreation Department is seeking the select board's approval of these documents and to begin implementation in 2024.

Respectfully Yours,  
Greg Bisson  
Director Exeter Parks and Recreation

**Exeter Parks & Recreation  
Annual Verification of Field Allocation Eligibility Form**

In order to be approved by Exeter Parks and Recreation for Tier 1 or 2 field allocation, the community youth sports league organization must meet all of the following criteria:

1. Organization is recognized as a nonprofit by the State of New Hampshire and/or receives a tax exemption from the Internal Revenue Service under Section 501(c)(3)
2. Organization has an established, all-volunteer Board of Directors
3. Organization serves the Town of Exeter and/or Exeter School District, organizes teams through a neighborhood/community concept, and/or has league boundaries approved by a parent organization
4. Organization accepts all players regardless of playing ability, forms teams via an equitable draft process (no "cuts"), and has established Mandatory Play rules for all participants
5. Organization is financially solvent, has an annual operating budget, and is able to provide financial statement(s) summarizing the previous year's activity upon request
6. Organization operates under an established Constitution, Bylaws, and member Codes of Conduct, including yearly background checks for all volunteers
7. Organization verifies that a minimum of 95% of all registered players are SAU 16 residents, should the minimum not be met, an additional \$1,500 fee will apply

Applicant name: \_\_\_\_\_

Applicant phone number: \_\_\_\_\_

Applicant email: \_\_\_\_\_

Organization Name & Address: \_\_\_\_\_

I \_\_\_\_\_ (print full name) verify that the above rental group/organization meets the above criteria for field allocation. I understand that Exeter Parks and Recreation reserves the right to audit all of the required information, and upon request all information must be provided to the Recreation Office at 32 Court Street, Exeter, NH within 5 business days. Failure to meet the above criteria or provide requested information may result in denial of the application or loss of previously allocated fields. Furthore, I understand that my rental group/organization will adhere to the guidelines set forth in the Exeter Parks & Recreation Field Allocation Policies & Procedures (available on the Parks & Recreation website and office).

Applicant Signature: \_\_\_\_\_ Date Signed: \_\_\_\_\_

## **Exeter Parks & Recreation Department Field Allocation Policies & Procedures**

### **I. Summary**

The purpose of this policy is to:

- Outline reservation and rental procedures for authorized use of athletic fields in the Town of Exeter
- Set clear policies, rules and regulations for field use both by community-sponsored youth/adult sports leagues, community-based youth/adult sports organizations, non-community based youth/adult sports leagues and competitive sports leagues
- Ensure that fields receive proper maintenance and follow best practice standards
- Outline fee structure

Due to the limited facilities available in Exeter and high demand for these facilities, the town of Exeter and Exeter Parks & Recreation Department have established the following policies and procedures for proper field use and allocation. Extensive use of Exeter's athletic facilities creates a burden on the town's financial resources, therefore, the town may charge fees in order to recover costs to operate, maintain, repair, improve, supervise and administer the use of athletic fields. Exeter Parks & Recreation reserves the right to make any decisions regarding programming that are in its best interests, and the best interests of the residents of Exeter. *EPRD can supersede this document for the interest of the Parks & Recreation Department.*

All organizations will be required to meet the following minimum standards to utilize the Town of Exeter athletic facilities:

1. Organization has a single point of contact (name, mailing address, phone number, and e-mail address) for all field use - preferably the Area Chair or League President. The point of contact will be responsible for verifying all rules and regulations regarding field use are distributed and clearly understood by all teams/coaches.
2. Organization verifies that nationwide background checks (with established standard disqualifiers) are completed and conducted at a minimum of every 1 year for all coaches, officers and board members.
3. Organization verifies that all coaches watch, understand, and follow protocols in the "Proper Field Maintenance" video that is provided by EPRD.
4. Organization must provide proof of liability insurance with required amounts: General Liability/Bodily Injury/Property Damage (combined) \$300,000/\$1,000,000 with additional personal injury of \$300,000 and the Town of Exeter listed as an additional insured.

## **II. Tiers of Service**

Groups will be placed into one of the following tiers, prioritizing field allocation from lowest tier to highest.

### **Tier 1 - Town-Sponsored Programs and Events**

- Includes all use scheduled by Exeter Parks and Recreation programs
- Tier 1 will not pay a fee for use of fields
- SAU16 Schools (subject to costs incurred)
- See Eligibility Requirements (Section III page 3)

### **Tier 2 - Recreation Non-Town Sponsored**

- Includes recreational leagues and groups not sponsored by the Town of Exeter, but still serving a specific geographic area of SAU16 that meets the needs of residents
- Registration is open regardless of skill level or ability to pay, no one is turned away, there is a no-cut policy, and everyone plays
- Tier 2 will pay a fee (see Fee Structure in section XVI page 11)
- See Eligibility Requirements (Section III page 3)
- **Please note: If a Tier 2 league also offers Travel/Advanced/Elite teams, any game, tournament and/or practice scheduled for their Travel/Advanced/Elite team(s) will fall under the Tier 3 or Tier 4 Field Allocation Policy and Fee Structure AND a separate Field Use Application must be submitted.**

### **Tier 3 - Travel Teams**

- Includes above recreational leagues and groups not sponsored by the Town of Exeter, but still serving a specific geographic area of SAU 16 that meets the needs of residents
- Players are nominated to team
- Organization is recognized as a nonprofit by the State of New Hampshire and/or receives a tax exemption from the Internal Revenue Service under Section 501(c)(3)
- Organization has an established, all-volunteer Board of Directors
- Organization is financially solvent, has an annual operating budget, and is able to provide financial statement(s) summarizing the previous year's activity upon request
- Organization operates under an established Constitution, Bylaws, and member Codes of Conduct, including yearly background checks for all volunteers
- Tier 3 will pay a fee (see Fee Structure in section XVI page 11)

### **Tier 4 - Advanced/Elite**

- Includes leagues, private groups and/or private coaching which offers above-recreation level play, serving an area larger than one town, and/or competing for state/region/national/world championships



- Also includes individual independent teams that participate in tournaments only (not leagues)
- Examples: Teams/leagues formed based on skill level and not all players can participate, AAU/select/independent teams, for-profit organizations, camps, clinics, weekend tournaments, etc.
- Tier 4 will pay a fee (see Fee Structure in section XVI page 11)

### **III. Eligibility Requirements (Tiers 1 and 2 only)**

League President or Area Chair, or other authorized agent, must complete and sign a Verification of Field Allocation Eligibility form (provided by the town) confirming that their sports league organization meets and complies with all of the applicable requirements set forth below. This form must be submitted with the organization's seasonal field request on an annual basis (see section IV).

#### A. Tier 1 and Tier 2:

In order to be approved by Parks and Recreation for Tier 1 or Tier 2 field allocation, the community youth sports league organization must meet all of the following criteria:

1. Organization is recognized as a nonprofit by the State of New Hampshire and/or receives a tax exemption from the Internal Revenue Service under Section 501(c)(3)
2. Organization has an established, all-volunteer Board of Directors
3. Organization serves the Town of Exeter and/or Exeter School District, organizes teams through a neighborhood/community concept, and/or has league boundaries approved by a parent organization
4. Organization accepts all players regardless of playing ability, forms teams via an equitable draft process (no "cuts"), and has established Mandatory Play rules for all participants
5. Organization is financially solvent, has an annual operating budget, and is able to provide financial statement(s) summarizing the previous year's activity upon request
6. Organization operates under an established Constitution, Bylaws, and member Codes of Conduct, including yearly background checks for all volunteers
7. Organization verifies that a minimum of 95% of all registered players are SAU16 residents, should the minimum not be met, an additional \$1,500 fee will apply

**Exeter Parks and Recreation reserves the right to audit all of the required information, and upon request all information must be provided to the Recreation Office at 32 Court Street, Exeter, NH within 5 business days. Failure to meet the above criteria or provide requested information may result in denial of the application or loss of previously allocated fields.**

#### **IV. Allocation Process**

The allocation process of fields will follow the guidelines stated below:

1. All approved sports organizations for tiers 1 and 2 will be contacted by the Parks and Recreation Department in January (Spring season) and May (Fall season). An organization must first be approved by meeting the Eligibility Requirements in Section 3 and provide required documentation.
2. The organization's Chair, League President, or authorized agent, shall submit the following to be received by February 1 (Spring season), May 1 (Summer season), June 15 (Fall season). Organizations/groups may submit the following documents after these deadlines, but please note fields may be unavailable:
  - a. A Field Use Application (provided by the town)
  - b. A Verification of Field Allocation Eligibility Form (tiers 1 or 2 only) (provided by the town)
  - c. Proof of Liability insurance with required amounts: General Liability/Bodily Injury/Property Damage (combined) \$300,000/\$1,000,000 with additional personal injury of \$300,000 and the Town of Exeter listed as an additional insured.
3. Requests for additional field use not covered by the initial application must be submitted as a new application. Additional fees may apply.
4. Any organization that offers practices, games and/or tournaments for varying Tiers of Service must fill out separate applications for each Tier they offer.
5. **Tournaments require a separate Field Use Application. Tournaments are defined as any scheduled games which require an additional fee to enter competition. Tier 2 tournaments will be charged the Tier 2 hourly rental rate. Tiers 3 and 4 will be charged \$1,000 per day, which includes the entire facility. For example if reserving the Recreation Park renters will have all three softball fields and multipurpose fields. See section XV page 10 for details on How to Reserve a Field.**
6. Fields will be allocated in a fair and equitable manner, and in the best interest of the Town. However, the Town reserves the right to revise field allocations in accordance with section X. Allocations will be conducted using a consistent set of criteria including but not limited to:
  - a. All sports organizations will be assigned a Tier of Service as outlined in Section II
  - b. Space/time will be allocated using the Sports Participation Guidelines outlined in section V.
  - c. Parks and Recreation administered programs and events have first priority of field use.
  - d. Traditional sports seasons have priority:
    - i. Spring (April 1 through June 30) - baseball, softball, lacrosse
    - ii. Summer (July 1 through August 25) - recreational baseball and softball

- iii. Fall (August 26 through November 15) - soccer, football
  - iv. Requests for out-of-season play will be reviewed after allocations for traditional season sports. Additional charges may apply for out-of-season allocations
  - e. It may not be possible to grant all field allocation requests
  - f. No field use is assigned during the winter months
  - g. Past history, previous allocation/use of fields, payment history, prompt return of requests for information, and compliance with established Conditions of Use, will be taken into consideration for both approval and allocation
  - h. Parks and Recreation reserves the right to cancel a specific or entire allocation to accommodate the needs of any Town-sponsored event.
7. Once the allocation process is completed, field authorization documents will be distributed to each organization's Authorized Agent.
  8. Immediately following registration, any deviation to the projected teams/age groups (noted on the Field Use Application) will be shared and communicated by the organization to the Parks and Recreation Department.
  9. If an allocated field(s) is not used as assigned three times by the designated organization, the Parks and Recreation Department reserves the right to reassign, cancel and adjust field allocations accordingly. Organizations will be notified prior to reassignment.
  10. The Parks and Recreation Department reserves the right to make adjustments to the field allocation process as needed to address recognized needs or resolve conflicts.

#### **V. Sports Participation Guidelines**

For community sports organization field allocation purposes, and as part of a basic level of service to be provided to the community, Exeter Parks and Recreation will use the National Standards for Youth Sports. The Standards were established by the 2007 International Youth Sports Congress sponsored by the National Alliance for Youth Sports (NAYS), and revised in 2017.

The standard participation guidelines below provide a level of physical activity that promotes an interest in sports and exercise, ensure equitable space/time for each team, and provide consistency between teams and associations. They also create a balance of play time with academic and/or other extracurricular activities, while still providing skill development and a positive youth sports experience.

1. Each age group is allocated a set number of practices and games per week. The week runs Sunday through Saturday. The following matrix indicates the maximum participation and allocation guidelines. Exeter Parks & Recreation recommends using the standards below to ensure equitable distribution of field inventory.

Age Group	Practices + Games per week, per team		
	Time per day	Days per week	Total time per team per week
6 and under (Developmental)	1 hour	2	2
7-8 (Instructional)	1 hour	3	3
9-10 (Organizational)	1 hour	3	3
11 and up (Skill Enhancement)	1.5 hours	3	4.5

**VI. Conditions of Field Use**

Each sports organization will be held responsible for compliance with the following policies. Misuse of a town field, or the failure by any sports organization or individual member to comply with these regulations is cause for revocation or denial of existing authorizations and/or future applications.

1. All official use of Town fields is by Authorization only. Sports organizations without authorization, or that cannot produce their organization’s field authorization documents, will be asked to vacate the premises.
2. The organization’s president, agent or designated liaison is responsible to ensure compliance of the rules and regulations regarding the conduct of teams while using authorized facilities.
3. The organization’s president, agent or designated liaison is responsible for ensuring that coaches receive their organization’s field authorization documents and understand the documents must be readily available on site during field use.
4. Only the requesting organization is authorized to use their assigned fields. Field renters may not allow another group to use their assigned field or use another field they were not approved to use.
5. Any use of fields without authorization or interfering with another authorized user may result in the revocation of all authorizations indefinitely.
6. Parks and Recreation must be notified immediately if an allocated field is no longer needed, or if there is a change in the organization’s field use schedule
7. Teams must gather any trash after use and place it in trash receptacles. Tournaments are required to remove trash when receptacles are full and replace them with new bags.
8. Organizations are responsible for adhering to Field Maintenance Guidelines (Section VII)
9. No tarps, spikes or other material may be used on fields that could cause damage to the turf and/or irrigation systems.
10. Do not use fields during or after a heavy rain, when they’re too wet or muddy.
11. Do not overcrowd fields by scheduling multiple practices or games in reserved areas. Allow a distance between fields for safe passage of spectators and participants.

12. Multipurpose field use, especially practices, should be conducted in such a way that the action takes place on different sections of turf, thus reducing excessive damage in one area. Rotate use, and when possible, stay off fringe or bare areas to limit erosion and further damage.
13. All vendor and food sales on Town property require prior approval from Parks and Recreation. Additionally, all food sales and food vending operations require a valid Food Service Permit approved and issued by the Town of Exeter Health Office (excluding prepackaged food).
14. Any equipment left on site must have prior authorization of Parks and Recreation and must be safely stored or secured. The Town of Exeter is not responsible for any equipment that may be damaged or cause personal or property damage/injury. Parks & Recreation requires access to any or all equipment/storage areas.
15. **Alcoholic beverages and glass bottles are prohibited** on the premises. This includes fields, parking lots, open spaces and roadways. Renters are expected to enforce this with all associated with the event.
16. **The use of tobacco products, e-cigarettes and smoking of any kind is not permitted** on athletic facility grounds.
17. If lightning/thunder is heard or seen, a mandatory delay of 30 minutes from the last sight or sound of lightning/thunder must be enforced and all players, coaches, officials and guests must leave the fields and seek shelter until 30 minutes has passed since the last sight or sound of thunder/lightning.
18. Parking is permitted only in designated areas. Private vehicles are not allowed in or near field areas. Illegally parked vehicles will be towed.
19. No grills of any type are allowed, unless specific permission from the Director.
20. Dogs are prohibited from all town fields.
21. All signage content and placement wishing to be displayed must be approved by the Parks and Recreation Office. The Parks and Recreation office reserves the right to deny signage placement.
22. Any work being done to the fields must be approved by the Parks and Recreation Director prior to occurring.

## **VII. Field Maintenance Guidelines**

Each assigned user group will be held responsible for complying with the following Field Maintenance Guidelines.

1. Holes and uneven areas on ball fields must be reported to the Parks and Recreation Department for repair. Repairs should **NOT** be attempted by the user.
2. Fields should be groomed with appropriate methods of dragging only. **NO** vehicles of any type or small utility carts are allowed, except for authorized tractors.
3. Mowing of Town fields is not permitted.
4. All trash and debris must be disposed of into proper receptacles from the field, dugout, infield, outfield, and fence areas after all practices and games.

5. Damages discovered to Town property **MUST** be reported in a timely manner to Parks and Recreation. This includes fences, player benches, bleachers, trash cans, or anything else needing attention.
6. Structures or improvements of any kind cannot be built or installed without prior approval from the Town of Exeter. If approved, any expenses for improvements incurred by the rental organization agrees that they will not be reimbursed for improvement expenses and that they are making a donation to the Town of Exeter. Furthermore, these improvements will not improve their standing regarding field allocation.
7. The Town reserves the right to cancel any field rentals due to inclement weather or unsafe playing conditions.
8. Pushing/spreading water is only allowed within the infields. **DO NOT PUSH water into the outfield.**
9. Renters are responsible for placement of appropriate bases. Please see Proper Field Maintenance video on Exeter Parks & Recreation website for more details.
10. Renters are responsible for applying and maintaining field lines for fouls/out of bounds.
11. Stockpiling material on site is prohibited unless pre-approved by Parks and Recreation.
12. **NO** chemical applications allowed. This includes all pesticides.
13. All goals must be secured to the ground or some type of pre-approved structure at all times to prevent tipping and must maintain safe playing conditions.
14. User groups are responsible for excessive use or damage to Town fields, equipment, and property as determined by the Town. If additional maintenance is required after an activity (in excess of routine services/time), the assigned user group may be charged accordingly. Failure to pay for additional maintenance caused by excessive use or damage may result in the immediate loss of existing field allocations/permits, and/or the refusal of future allocation requests.

### **VIII. Inclement Weather Policy**

The Town reserves the right to cancel or suspend field authorizations when field conditions could result in injury to players or cause damage to fields. Authorizations may also be canceled when the health and safety of participants is threatened due to impending conditions, including but not limited to: heavy rain, poor air quality, high winds, excessive heat, lightning, tornadoes, tropical storms, hurricanes, winter storms, or pandemics. During inclement weather, Parks and Recreation staff will assess the playability of all Town owned fields to determine if use will occur. The Parks and Recreation Director or designated representative has the authority to close any/all fields. In addition, the Parks & Recreation Department has the authority to close town fields as determined by the Town. Groups witnessing misuse of fields by other scheduled or unscheduled users are requested to contact the Recreation Office at 603-773-6151.

### **IX. Violations**

Violations of this policy may result in the immediate loss/revocation of existing field allocations, the denial of future allocation requests, charges for the cost of any modification/repair to a field or facility related to the violation, and other actions as determined by the Town. The Parks and Recreation Department will provide written notice of any violation and the action taken as a result of the violation.

### **X. Cancellation**

Parks and Recreation reserves the right to cancel any Authorization for Field Use due to the following:

- Conflict with a Town-sponsored league, program, activity, or event
- Maintenance needs/issues
- Overuse of a field
- Unsafe conditions
- Violations of these Policies and Procedures per Section IX above
- Failure to supply necessary information during a Field Allocation audit request

The Town will make good faith efforts to provide advance notice to the field renter to reschedule at an alternate location. In the event of an emergency, or when only short or no notice can be provided, groups must cooperate with the cancellation so as not to risk loss of field allocation privileges. The Town is not obligated to provide alternate fields and will not issue a refund for cancellation

### **XI. Additional Supervision/Security**

The Town has the right to require a field renter to provide additional volunteers, security, medical, or police protection when deemed necessary by the Town. Any resulting expenses/costs will be the responsibility of the field renter. Exeter Parks & Recreation will determine if additional supervision/security is needed and an agreement will be made in writing.

### **XII. Traffic and Parking**

It is the organization's responsibility to alleviate parking and traffic issues. The assigned field renter may be required by the Town to provide volunteers to direct participants and spectators to designated parking areas. Parks & Recreation hosts a large summer camp (M-F) and the Daniel R. Healy Memorial Pool is open 7 days a week (Mid June-Mid August), renters may be required to find supplemental parking as to not put a burden on the parking at 4 Hampton Road. Please note that some neighborhood streets adjacent to the park are residential and may not have available parking.

### **XIII. Sponsorships**

All sponsorship banners/physical displays must be approved by the Exeter Parks & Recreation Department.

### **XV. How to Reserve a Field**

1. Fields are available for rent April 1<sup>st</sup>- mid-October (weather permitting). Please refer to our online calendar located at <https://exeter.recdesk.com/Community/Calendar> regarding availability. **The Recreation Office reserves the right to deny any rental request.**
2. All field rental requests must be submitted using the Field Use Application. The rental application is available by following this link: <https://www.exeternh.gov/recreation/parks-facilities> and also at the Recreation Office, located at 32 Court St. Exeter, NH 03833. The appropriate application must be filled out completely by the main contact and submitted to the Recreation Office. **All communication will be done with the main contact person listed on the rental application only.**
3. Requests will be accepted no more than 90 days out from the first use date, except for summer tournaments (tournament applications will be accepted no more than 9 months out from the first use date). All requests will be reviewed by the Recreation Director and an email response will be sent within ten (10) business days. If a conflicting request exists for the same day for the same field, the following criteria will be used to determine approval.
  - A. Town sponsored programs and prior contractual obligations.
  - B. Rental history and past compliance with Parks and Recreation Policies and Procedures with the requesting person/organization.
  - C. Current condition of fields and impact to them.
  - D. The Parks and Recreation Director or his/her designee shall have the discretion to resolve conflicts
4. When a field rental request is approved, the facility reservation agreement will be emailed to the main contact listed on the application.
5. The entire fee is due no later than 14 days after the receipt of the facility reservation agreement. If a request is made within 14 days of use, the total fee is due within 24 hours of approval notification.
6. New requests or changes for approved rentals will not be considered if submitted less than five (5) business days (Monday- Friday) of the use date. Submission of changes to the Recreation office does not guarantee approval, however, we will do our best to accommodate.
7. **No refunds will be given for unused rented fields or unused time during a rental timeframe. See our Refund Policy below for more details.**
8. A Certificate of Insurance is required at the time of booking for **ALL** rentals or field access will be denied. The renter shall provide the Town of Exeter with a comprehensive general liability insurance policy in which both the renter and the Town of Exeter are named as an additional insured, covering both bodily injury and property damage. The minimum policy limits are one million dollars



(\$1,000,000) combined single limit coverage. A copy of the certificate must be received by the Recreation office at the time of final payment.

9. **A rental is not final until payment and insurance is received.** Payment may be made by check, cash or credit card (MasterCard, VISA or Discover will have a 3% service fee) in person or by phone. Cash **will only be** accepted at the Recreation office. Please make checks payable to: EPRD

**XVI. Fees and Services**

Fields are available to rent in 1.5 hour blocks, except for tournaments which are available to rent by the day. Fields are available from 8:00 AM until dusk. Rates are subject to change.

Field	Tier 1	Tier 2	Tier 3	Tier 4
*Rec Park Softball field 1	\$0/1.5 hour	\$25/1.5 hour	\$50/1.5 hour	\$100/1.5 hour
*Rec Park Softball field 2	\$0/1.5 hour	\$25/1.5 hour	\$50/1.5 hour	\$100/1.5 hour
*Rec Park Softball field 3	\$0/1.5 hour	\$25/1.5 hour	\$50/1.5 hour	\$100/1.5 hour
*Rec Park Soccer/Multipurpose field 1	\$0/1.5 hour	\$25/1.5 hour	\$50/1.5 hour	\$100/1.5 hour
*Rec Park Soccer/Multipurpose field 2	\$0/1.5 hour	\$25/1.5 hour	\$50/1.5 hour	\$100/1.5 hour
Gilman Park Baseball field	\$0/1.5 hour	\$10/1.5 hour	\$20/1.5 hour	\$25/1.5 hour
Park St. Common Baseball field	\$0/1.5 hour	\$10/1.5 hour	\$20/1.5 hour	\$25/1.5 hour
Brickyard Park Greenspace	\$0/1.5 hour	\$10/1.5 hour	\$20/1.5 hour	\$25/1.5 hour
Tournaments (see pg. 4 #5)	\$0/1.5 hour	Hourly Rate	\$1000/day	\$1000/day

\*Availability is dependent on usage

**XVII. Refund policy**

No refunds will be processed unless written notification of cancellation is received by the Recreation office no later than 21 days prior to the use date. A \$25.00 cancellation fee per field per day will be deducted from your total refund. There are no refunds for field use canceled less than 21 days prior to the use date. No refunds will be given for unused fields that were rented or for unused time during a rental period. Any cancellation of fields at the request of the renter for reasons other than weather may result in the denial to rent these dates for the following year.

**There will be no refunds issued due to cancellations issued by Exeter Parks & Recreation regarding: inclement weather, unsafe playing conditions, maintenance needs/issues, overuse of field, or violation of the policies and procedures set forth in the Field Allocation Policies and Procedures document.**

**XVIII. Available Rental Facilities**

- Recreation Park (4 Hampton Rd. Exeter, NH) 3 softball/baseball fields, 2 multipurpose fields with space for soccer fields (depending on size)
- Park St. Common (Corner of Park St. and Epping Rd. Exeter, NH) 1 baseball field

- Gilman Park (Bell Ave. Exeter, NH) 1 Baseball field
- Brickyard Park (Kingston Rd. Exeter, NH) Multipurpose Fields

**Questions**

Any questions regarding these policies, please contact the Parks and Recreation office at 603-773-6151

## Exeter Parks & Recreation Field Use Application

Applicant/Point of Contact (must be at least 18): \_\_\_\_\_

Address: \_\_\_\_\_ Best Contact Phone # \_\_\_\_\_

Email: \_\_\_\_\_ Alternate Phone # \_\_\_\_\_

Organization Name & Address: \_\_\_\_\_

Type of Activity Planned: \_\_\_\_\_

Date of Activity: \_\_\_\_\_ Time of Activity: \_\_\_\_\_

How many people expected? \_\_\_\_\_ Will there be fees or sales? \_\_\_\_\_

Is your organization non-profit? Y / N Is this application for a tournament? Y / N

Liability Insurance? Y / N *(Please attach organization certificate of liability insurance)*

Will this be a one-time rental? Y / N *(Please attached schedule if more than one date is requested)*

Group/Organization Tier level (circle if applicable): Tier 1                      Tier 2                      Tier 3                      Tier 4

**Please indicate the FIELD(S) you would like to use. Fill in the rental date and time frame of usage. If requesting more than one date or recurring schedule, please attach a copy of your requested schedule.**

x	Field(s) Requested	Rental Date	Time	Tournament?
	Rec Park Softball Field 1			Y / N
	Rec Park Softball Field 2			Y / N
	Rec Park Softball Field 3			Y / N
	Gilman Baseball Field			Y / N
	Park St. Baseball Field			Y / N
	Brickyard Park Field			Y / N
	Rec Park Multipurpose Field 1			Y / N

Fields are available to rent in 1.5 hour blocks, except for tournaments which are available to rent by the day. Fields are available from 8:00 AM until dusk. Rates are subject to change.

**Tier 2 groups that don't meet the 95% SAU16 requirement Field Use League Fee \$1500** (please refer to the Field Allocation Policies and Procedures)

**All trash from scheduled events must be placed in trash receptacles, dumpster, or removed by the rental group.**

Field	Tier 1	Tier 2	Tier 3	Tier 4
*Rec Park Softball field 1	\$0/1.5 hour	\$25/1.5 hour	\$50/1.5 hour	\$100/1.5 hour
*Rec Park Softball field 2	\$0/1.5 hour	\$25/1.5 hour	\$50/1.5 hour	\$100/1.5 hour
*Rec Park Softball field 3	\$0/1.5 hour	\$25/1.5 hour	\$50/1.5 hour	\$100/1.5 hour
*Rec Park Multipurpose field 1	\$0/1.5 hour	\$25/1.5 hour	\$50/1.5 hour	\$100/1.5 hour
*Rec Park Multipurpose field 2	\$0/1.5 hour	\$25/1.5 hour	\$50/1.5 hour	\$100/1.5 hour
Gilman Park Baseball field	\$0/1.5 hour	\$10/1.5 hour	\$20/1.5 hour	\$25/1.5 hour
Park St. Common Baseball field	\$0/1.5 hour	\$10/1.5 hour	\$20/1.5 hour	\$25/1.5 hour
Brickyard Park Greenspace	\$0/1.5 hour	\$10/1.5 hour	\$20/1.5 hour	\$25/1.5 hour
Tournaments (fee covers entire facility)	\$0/1.5 hour	Hourly Rate	\$1000/day	\$1000/day

All parties using the Town of Exeter Recreation Department facilities pursuant to this rental agreement shall possess any and all licenses, rights, or other permission required by law to prevent infringement and/or the unauthorized use of any trademarks, copyrights, and/or other intellectual property rights. Moreover, in consideration for granting permission to use the Recreation Department facilities, the user and his/her/its respective successors and assignees covenants and agrees to indemnify and hold harmless the Town of Exeter, its officers, agents, and employees, from and against any and all claims, damages, costs, losses, expenses, and fees, including but not limited to reasonable attorneys' fees, it may suffer as a result of any and all claims, demands, costs, liability, or judgments against it for alleged infringement and/or unauthorized use of any trademarks, copyrights, and/or other intellectual property rights arising from or related to the user's use of the facilities.

**By signature hereupon you agree to accept responsibility for the activity described above and for the security of the facility upon completion of the activity. Also by signing below, you acknowledge that you have reviewed and agree to the Field Allocation Policies and Procedures document.**

\_\_\_\_\_  
Signature of Applicant \_\_\_\_\_  
Date

----- *FOR DEPARTMENT USE ONLY* -----

Field Rate: \_\_\_\_\_ Insurance Waiver Date Received: \_\_\_\_\_  
 Number of Days: \_\_\_\_\_ Sub Total: \_\_\_\_\_  
 Tournaments: \_\_\_\_\_ Total: \_\_\_\_\_  
 Additional Security:    Yes\_\_\_            No\_\_\_

Application Approved: \_\_\_\_\_  
(Date) (Time) (By)

Application Not Approved: \_\_\_\_\_  
(Date) (Time) (By)

Comments: \_\_\_\_\_

**Holland Way ERZ Extension**

# Memo

**To:** Board of Selectmen  
**From:** Darren Winham, Director  
**CC:** Russell Dean, Town Manager  
**Date:** 11.17.23  
**Re:** Holland Way ERZ renewal request

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The Economic Development Department is requesting from the Town of Exeter consideration in submitting to the New Hampshire Department of Business and Economic Affairs (BEA) a renewal for the designation of identified contiguous parcels as a Economic Revitalization Zone (ERZ) per RSA 162-N. Please see the attached the Holland Way ERZ Renewal Form and an ERZ FAQ for Communities for details on the ERZ. Also attached please find a map identifying the proposed area. The specific properties in the proposal include: Map 52 Lot 112; Map 51 Lot 17; Map 65 Lot 123; Map 66 Lot 1; Map 66 Lot 1-1; Map 66 Lot 2; Map 70 Lot 103; Map 70 Lot 101; Map 69 Lot 39.

While strategically located, these lots are challenged by wetlands and lack municipal water/sewer infrastructure. Since its original ERZ inception, this corridor has seen some investment; I believe that continuing with an ERZ on the proposed properties will assist in the growth of Exeter's Holland Way Corridor. Please also note that creating an ERZ has no effect on municipal or school taxes; this incentive only affects state Business Enterprise and Business Profit taxes.



New Hampshire Department of  
**BUSINESS AND  
ECONOMIC AFFAIRS**



Date: August 1, 2023

Mr. Darren Winham  
Economic Development Director  
10 Front Street  
Exeter, NH 03833

Re: **Renewal of ERZ Certification**

Dear Mr. Winham:

Exeter was previously granted ERZ designation for the following area(s):

- 1) Holland Way (approved 11/18)

In 2015, the ERZ statute was amended as follows:

***“Reevaluation of Economic Revitalization Zone”***

*Each economic revitalization zone shall be evaluated every 5 years to determine if it meets the criteria required in RSA 162-N:2. If an economic revitalization zone fails to meet the criteria in RSA 162-N:2, its designation as an economic revitalization zone shall be removed.”*

At this time, the Department of Business and Economic Affairs is reviewing the current status of previously designated ERZs subject to 5 year reviews and is asking the City or Town if the designated ERZ(s) should remain in the current ERZ tax credit program.

**Action required:**

If a City or Town wishes to continue the existing ERZ designation(s) under the current statute, the City/Town must certify that the area(s) continue to meet current eligibility as follows:

***Designation of Economic Revitalization Zone***

*I. “Economic revitalization zone” means a zone with a single continuous boundary, designated in accordance with the rules adopted under RSA 162-N:8, and having at least one of the following characteristics:*

- (a) Unused or underutilized industrial parks; or*
- (b) Vacant land or structures previously used for industrial, commercial, or retail purposes but currently not so used due to demolition, age, obsolescence, deterioration, brownfields, relocation of the former occupant's operations, or cessation of operation resulting from unfavorable economic conditions either generally or in a specific economic sector.*

Please complete the enclosed form and return to BEA by December 31, 2023. For further information or questions, please contact the ERZ program manager at 271-2342, [bridgett.e.beckwith@livefree.nh.gov](mailto:bridgett.e.beckwith@livefree.nh.gov)

100 North Main Street, Suite 100  
Concord, New Hampshire 03301

603.271.2341

visitnh.gov nheconomy.com choosenh.com

**Renewal of ERZ Certification**

**PLEASE COMPLETE and MAIL THIS FORM BY December 31, 2023**

To:

Department of Business and Economic Affairs  
Division of Economic Development  
Attention: Bridgett Beckwith, Program Manager  
100 North Main Street, Suite 100  
Concord, NH 03301

The town of Exeter wishes to have the following ERZ area remain in the current Economic Revitalization Zone program:

Holland Way (approved 11/18)

The town of Exeter certifies that the area selected above continues to meet the criteria for inclusion in the ERZ program under current statute.

Please give a brief explanation of how the zone(s) continue to meet to the criteria for inclusion.

While there has been some significant ongoing investment – CA Design and the Kane Company – there are more opportunities in this ERZ and Exeter seeks to continue with that ability to utilize these state resources to continue to attract new interest in this section of our community.

If BEA does not receive notification of the above, BEA will discontinue designation of the area(s) as ERZs under the current statute.

For further information or questions, please contact Bridgett Beckwith, the ERZ program manager at 271-2342, [bridgett.e.beckwith@livefree.nh.gov](mailto:bridgett.e.beckwith@livefree.nh.gov)

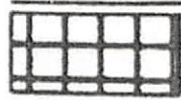
Contact Person (please print): Darren Winham

Title: Economic Development Director

E-mail address: [dwinham@exeternh.gov](mailto:dwinham@exeternh.gov) Phone: 603.773.6122

Signature of Contact Person: \_\_\_\_\_ Date: \_\_\_\_\_





HD Historic District

ESP

Exeter Shore Protection

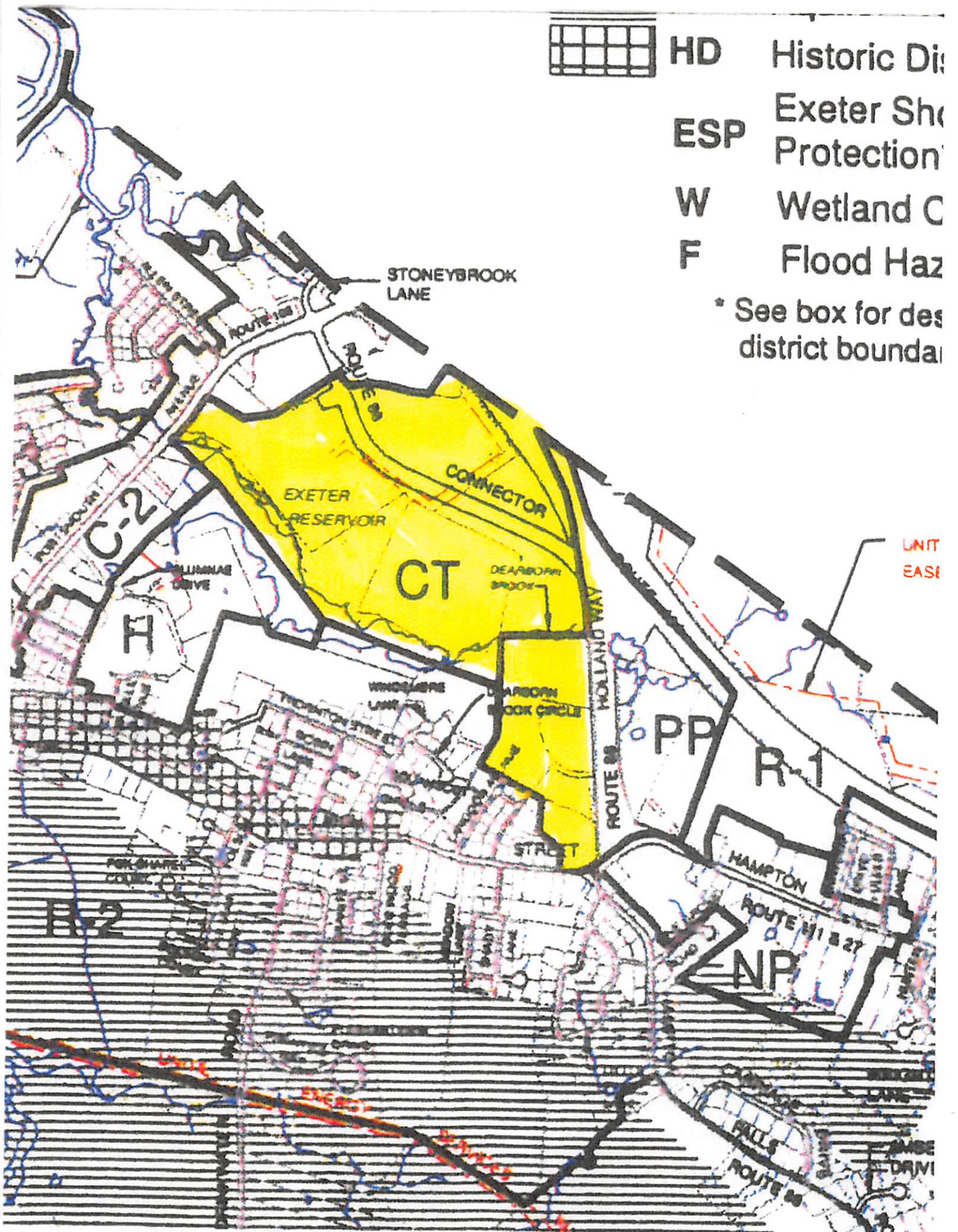
W

Wetland C

F

Flood Haz

\* See box for des district boundar



STONEBROOK LANE

ROUTE 108

ROUTE 98

EXETER RESERVOIR

CONNECTOR

CT

DEARBORN BRIDGE

MUSKOGEE DRIVE

H

WINDMERE LANE

LABORN LOCK CIRCLE

ROUTE 88 HOLLAND WAY

PP

R-1

POK SHARPE DRIVE

R-2

STREET

HAMPTON

ROUTE 11 & 27

NP

FALLS

ROUTE 88

UNIT EAST

AMBE DRIVE

# ERZ FAQs for Communities

## What is the ERZ Program?

ERZ stands for Economic Revitalization Zone. The ERZ tax credit program, which is detailed in RSA 162-N, offers a short term business tax credit for projects that improve infrastructure and create jobs in designated areas of a municipality.

## Why were ERZs established?

ERZs were established to stimulate economic redevelopment, expand the commercial and industrial base, create new jobs, reduce sprawl, and increase tax revenues within the state by encouraging economic revitalization in designated areas.

## How is an ERZ defined?

An Economic Revitalization Zone, means a zone with a single continuous boundary, designated in accordance with the rules adopted under RSA 162-N:8, and having at least one of the following characteristics:

- (a) Unused or underutilized industrial parks; or
- (b) Vacant land or structures previously used for industrial, commercial, or retail purposes but currently not so used due to demolition, age, relocation of the former occupant's operations, obsolescence, deterioration, brownfields, or cessation of operation resulting from unfavorable economic conditions either generally or in a specific economic sector.

A community must request that a site or contiguous area be designated as an ERZ by BEA. Each ERZ is evaluated every five years to assess whether the designation is still eligible.

## How much is available for tax credits?

The State of New Hampshire designates \$825,000 statewide, per year, to be available for ERZ tax credits.

## How long will this initiative be in place?

This program will be in place until 2020, or until the State law governing ERZs is repealed or amended.

## What is the process to create an ERZ in the Community?

To apply for the tax credits a community must complete Form ERZ-1 available from the Department of Business and Economic Affairs. The application must include reference to the public record of acceptance by the governing body of the community.

## How can a community benefit from ERZs?

Communities benefit from ERZs by the job growth of its businesses located in the community, and by potential growth of the local tax base due to expansion of the business's plant and equipment assets. For a business to qualify for an ERZ tax credit it must invest in plant or equipment and create a least one (1) new full time job in the state, and meet the following criteria:

- The business must be physically located in an approved ERZ.
- Investment in plant or equipment must be made directly by the business applying for the ERZ tax credit.
- Jobs must be full time, direct employees, and not be contracted or "temp" jobs.
- The investment and the job creation must take place within one calendar year.

## How is the credit calculated?

The credit is based on a percent of the salary for each new full time job created and the lesser of: either a percent of the actual cost incurred for the project or a maximum credit for each new job created in the fiscal year

## What is considered a full time job?

A full time job is at least 35 hours per week and is a permanent, year-round position.

## How can a business in the community claim the credit?

The deadline to apply is February 10<sup>th</sup> of the year following the applicant's tax year. To apply for the tax credits an applicant must complete form ERZ-2 available from the Department of Business and Economic Affairs [website](#).

## Who do I call with additional questions?

Contact the Division of Economic Development at (603) 271-2591.

## **Section 162-N:4**

[RSA 162-N:4 repealed by 2007, 263:123, I, effective July 1, 2020.]

### **162-N:4 Economic Revitalization Zone Tax Credit Agreement. –**

I. The commissioner of resources and economic development shall enter into a written economic revitalization zone tax credit agreement with each taxpayer; such agreement to be certified by the commissioner of resources and economic development under this section. The agreement shall contain such provisions as the commissioner of resources and economic development determines to be in the public interest, which shall include, but not be limited to:

- (a) Quality and quantity of full-time jobs to be created.
- (b) Duration of the taxpayer's commitments with respect to the economic revitalization zone.
- (c) The amount of the taxpayer's investment in the project.
- (d) A precise definition of the location of the facility eligible for the credit.
- (e) The maximum amount of the economic revitalization zone tax credit that will be allowed to the business under this agreement for jobs created and for construction or reconstruction expenses.

II. The agreement shall contain a determination of the final amount of the credit awarded and shall be provided to the commissioner of revenue administration and the taxpayer claiming the credit no later than March 10 of each year.

**RSA 79E Application – 85-87 Water Street**

# Memo

**To:** Select Board  
**From:** Darren Winham, Director  
**Date:** 11.17.23  
**Re:** request

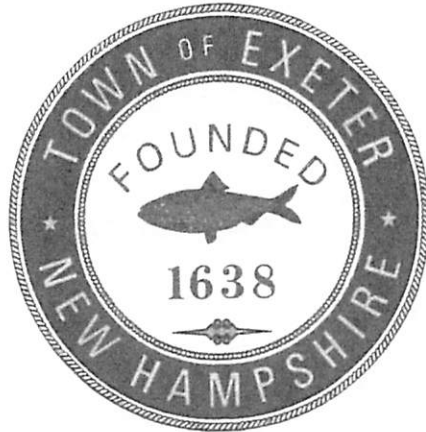
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Mario Ponte, owner of 85 - 87 Water Street, is requesting from the Town of Exeter consideration for the Community Revitalization Tax Relief Incentive (RSA 79-E). Enclosed please find Mr. Ponte's application received in completed form on September 29, 2023. According to the application process outlined on the town website, the Economic Development Department receives the application for review. Upon review, the application appears complete as it details the cost of rehabilitation which totals \$2,466,641.00 which meets the 15% of the assessed valuation requirement set forth in Section 2 as the current lot is assessed at \$679,900. The application outlines the public benefits the applicant feels are being achieved as addressed in Section 7 of the attached legislation.

The procedure for action by the Select Board is as follows:

- The Select Board holds a public hearing on the application;
- After the hearing, the Select Board determines if one or more of the Public Benefits listed in Section 7 have been met;
- If the Select Board determine that one or more of the Public Benefits have been met then they must decide the period of tax relief to be granted. In this case, it could be anywhere from one (1) to eleven (11) years that begins when the substantial rehabilitation is complete;
- If tax relief is granted, the Select Board should determine the length of the covenant to protect the Public Benefit(s) identified. At a minimum, the covenant needs to run as long as the tax relief period but can be increased up to twice the length of the tax relief period;
- The Covenant should be reviewed by our legal counsel at the applicant's expense so I would recommend any motion to grant tax relief includes this requirement.

I have enclosed: RSA 79-E legislation; Reference Map of 79-E District Areas; Mario Ponte's Application including Substantial Rehabilitation Budget; and, National Register of Historic Places Nomination Form (as consideration for Section 5.4).



Town of Exeter, New Hampshire

## Community Revitalization Tax Relief Incentive

### **Instructions to the Applicant:**

The following documents contain everything you need to complete your application for tax relief to revitalize your building. Please read everything carefully. The application materials are based upon the requirements set forth by NH RSA 79-E. You will need to fill out the application, take part in a public hearing with the Board of Selectmen, and execute a covenant with the Town. If you have any questions with the application, the process, or what to expect, please call Darren Winham, Economic Development Director, at 603-773-6122 or email [dwinham@exeternh.gov](mailto:dwinham@exeternh.gov).

The Town of Exeter appreciates your interest in the Community Revitalization Tax Relief Incentive, and wishes you the best of luck with your application and restoration project.



# Town of Exeter

## Community Revitalization Tax Relief Incentive (RSA 79-E)

### Application Form

Office Use Only  
(do not write in shaded area)

Date Application Submitted: 9/29/23

Received by: DARREN WINTHAM

#### Building Information

Building Name (if any): Janvin Block

Building Address: 85-87 Water St.

Eligible Zoning District \_\_\_\_\_ Tax Map \_\_\_\_\_ Lot \_\_\_\_\_

Contact throughout this application process will be made through the applicant listed below. The property owner may designate an agent as the coordinator for the project. This person (the applicant) shall attend public hearings, will receive comments, recommendation, staff reports, and will communicate all case information to the other parties as required.

The Property Owner may act as the Applicant. If so, list under Applicant's Name, "Owner", and complete owner's information as requested.

Applicant's Name Mario Ponte  
Address: 101 Water St.  
City/Town: Exeter State: NH Zip: 03833  
Phone 603-401-7261 Fax: \_\_\_\_\_  
E-mail: mario-ponte@comcast.net

Owner's Name same as applicant  
Address: \_\_\_\_\_  
City/Town: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone \_\_\_\_\_ Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

Existing Building Information:  
Existing Uses (describe current use, size, and number of employees):  
Currently 3 residential apartments and 1 retail space. Retail is "Trends". Four employees work at Trends. Approximately 2000 sq. ft. retail space and 2000 sq. ft. residential. Some areas are vacant and in need of restoration.

Gross Square Footage of Building: 11,836 ft. Year Building was Built: ~1860  
Is the building listed on or eligible for listing on the National Register of Historic Places?  Yes  No  
Is the building listed on or eligible for listing on the state register of historic places?  Yes  No  
Is the building located within and important to locally designated historic district?  Yes  No

**Project Description**

Proposed Uses (describe use, size, and number of employees): Adding 5 additional residential units for a total of 8 residential units. Proposed project adds 1 retail space to total 2 retail spaces.

Is this a change of use associated with this Project?  Yes  No

Will the project include new residential units?  Yes  No

If yes, please describe: 2 two bedroom units and 6 one-bedroom units

Will the project include affordable residential units?  Yes  No

If yes, please describe: ~~Two 2 bedroom and 6 1-bedroom units~~

Has an abatement application been filed or has abatement been awarded on this property within the past year?

Yes  No

Will any state or federal grants be used with this project?  Yes  No

If yes, describe and detail any terms of repayment:

**Replacement of Qualifying Structure**

Does the project involve the replacement of a qualifying structure?  Yes  No

If yes, the owner shall submit with this application the following:

1. A New Hampshire division of historical resources individual resource inventory form, prepared by a qualified architectural historian.
2. A letter from the Exeter Historic District Commission that identifies any and all historical, cultural, and architectural value of the structure or structures that are property on which those structures are located.

Note: The application for tax relief shall not be deemed to be complete and the governing body shall not schedule the public hearing on the application for replacement of a qualifying structures as required under RSA 79-E:4, II until the inventory form and letter, as well as all other required information, have been submitted, if required.



**Public Benefit (RSA 79:E -7)**

In order to qualify for tax relief under this program, the proposed substantial rehabilitation must provide at least one of the public benefits listed below. Any proposed replacement must provide one or more of the public benefits listed below to a greater degree than would a substantial rehabilitation of the same qualifying structure.

Does the project provide the following public benefits?

(Check all that apply)

Enhances the economic vitality of the designated area.  Yes  No

If yes, please describe: The project will provide improvement of economic well-being of the area by adding updated - additional retail space, encouraging employment and commerce. By adding 5 additional residential units downtown - this creates the opportunity to increase Ely's workforce.

Enhances and improves a culturally or historically important structure  Yes  No

If yes, please describe: The Janurin block is located in the heart of downtown Ely and will be restored back to the original design.

Promotes development of the designated area, providing for efficiency, safety, and a greater sense of community, consistent with RSA 9-B?  Yes  No

If yes, please describe:

By creating new residential units and enhancing and expanding existing commercial space, this project will create a greater sense of community in downtown Ely.

It Increase residential housing in urban or town centers?  Yes  No

If yes, Please describe: Adding 5 additional residential units.

Other Issues and matters applicant deems relevant to this request?  Yes  No

If yes, please describe:

**Substantial Rehabilitation**

Describe the work to be done and estimated costs.

1. Attach additional sheets if necessary and any written construction estimates.
2. Attach any project narratives, plot plans, building plans, sketches, rendering, or photographs that will help explain this application.

Structural: <u>Concrete re-inforcement, rebar slabs, masonry, forms, footings, carpentry materials &amp; labor, siding, trim, Elevator shaft, site work, Bracing, rails, Doors &amp; window replacement, drywall</u>	Estimated Cost: <u>\$ 1,180,000</u>
Electrical: <u>Elevator, fire alarm system, electrical systems,</u>	Estimated Cost: <u>\$ 606,180</u>
Plumbing/Heating: <u>Toilets, fire protection sprinklers, systems, HVAC,</u>	Estimated Cost: <u>\$ 600,466</u>
Mechanical: <u>Elevator - conveying system</u>	Estimated Cost: <u>\$ 80,000</u>
Other: _____	Estimated Cost: \$ _____
Total Estimated Project Cost: <u>\$ 2,466,641.00</u>	

Expected Project Start Date: 12/1/2023 Expected Project Completion Date: 6/1/2025

~~See attached documents~~

**Applicant/Owner Signature**

To qualify for this tax relief incentive, the cost the project must be at least 15% of the pre-rehabilitation assessed value or \$75,000, whichever is less.

I/we certify the estimated costs are reasonable and the costs of the project meet the above requirement.

Initial here: MP \_\_\_\_\_

I/We understand that failure to meet his threshold or the listing unreasonable construction costs will result in the denial of the application and forfeiture of the application fee.

Initial here: MP \_\_\_\_\_

I/We have read and understand the Community Revitalization Tax Relief Incentive, RSA 79-E, and am/are aware that this will be a public process including public hearing to be held to discuss the merits of this application and the subsequent need to enter into a covenant with the Town and pay all reasonable expenses associated with the drafting/recording of the covenant.

Initial here: MP \_\_\_\_\_

The undersigned hereby certifies the foregoing information is true and correct;

Signature Mario Ponte (printed name) [Signature] Date 9/22/23

Signature \_\_\_\_\_ (printed name) \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ (printed name) \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ (printed name) \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ (printed name) \_\_\_\_\_ Date \_\_\_\_\_

## TITLE V

### TAXATION

#### CHAPTER 79-E

#### COMMUNITY REVITALIZATION TAX RELIEF INCENTIVE

##### Section 79-E:1

###### 79-E:1 Declaration of Public Benefit. –

I. It is declared to be a public benefit to enhance downtowns and town centers with respect to economic activity, cultural and historic character, sense of community, and in-town residential uses that contribute to economic and social vitality.

II. It is further declared to be a public benefit to encourage the rehabilitation of the many underutilized structures in urban and town centers as a means of encouraging growth of economic, residential, and municipal uses in a more compact pattern, in accordance with RSA 9-B.

II-a. In instances where a qualifying structure is determined to possess no significant historical, cultural, or architectural value and for which the governing body makes a specific finding that rehabilitation would not achieve one or more of the public benefits established in RSA 79-E:7 to the same degree as the replacement of the underutilized structure with a new structure, the tax relief incentives provided under this chapter may be extended to the replacement of an underutilized structure in accordance with the provisions of this chapter.

II-b. It is further declared to be a public benefit to encourage the rehabilitation of historic structures in a municipality by increasing energy efficiency in the preservation and reuse of existing building stock.

III. Short-term property assessment tax relief and a related covenant to protect public benefit as provided under this chapter are considered to provide a demonstrated public benefit if they encourage substantial rehabilitation and use of qualifying structures, or in certain cases, the replacement of a qualifying structure, as defined in this chapter.

Source. 2006, 167:1. 2009, 200:3, 4, eff. July 15, 2009. 2013, 78:1, eff. April 1, 2013.

##### Section 79-E:2

**79-E:2 Definitions. – In this chapter:**

I. "Historic structure" means a building that is listed on or determined eligible for listing on the National Register of Historic Places or the state register of historic places.

II. "Qualifying structure" means a building located in a district officially designated in a municipality's master plan, or by zoning ordinance, as a downtown, town center, central business district, or village center, or, where no such designation has been made, in a geographic area which, as a result of its compact development patterns and uses, is identified by the governing body as the downtown, town center, or village center for purposes of this chapter. Qualifying structure shall also mean historic structures in a municipality whose preservation and reuse would conserve the embodied energy in existing building stock. Cities or towns may further limit "qualifying structure" according to the procedure in RSA 79-E:3 as meaning only a structure located within such districts that meet certain age, occupancy, condition, size, or other similar criteria consistent with local economic conditions, community character, and local planning and development goals. Cities or towns may further modify "qualifying structure" to include buildings that have been destroyed by fire or act of nature, including where such destruction occurred within 15 years prior to the adoption of the provisions of this chapter by the city or town.

III. "Replacement" means the demolition or removal of a qualifying structure and the construction of a new structure on the same lot.

IV. "Substantial rehabilitation" means rehabilitation of a qualifying structure which costs at least 15 percent of the pre-rehabilitation assessed valuation or at least \$75,000, whichever is less. In addition, in the case of historic structures, substantial rehabilitation means devoting a portion of the total cost, in the amount of at least 10 percent of the pre-rehabilitation assessed valuation or at least \$5,000, whichever is less, to energy efficiency in accordance with the U.S. Secretary of the Interior's Standards for Rehabilitation. Cities or towns may further limit "substantial rehabilitation" according to the procedure in RSA 79-E:3 as meaning rehabilitation which costs a percentage greater than 15 percent of pre-rehabilitation assessed valuation or an amount greater than \$75,000 based on local economic conditions, community character, and local planning and development goals.

V. "Tax increment finance district" means any district established in accordance with the provisions of RSA 162-K.

VI. "Tax relief" means:

(a) For a qualifying structure, that for a period of time determined by a local governing body in accordance with this chapter, the property tax on a qualifying structure shall not increase as a result of the substantial rehabilitation thereof.

(b) For the replacement of a qualifying structure, that for a period of time determined by a local governing body in accordance with this chapter, the property tax on a replacement structure shall not exceed the property tax on the replaced qualifying structure as a result of the replacement thereof.

(c) For a qualifying structure which is a building destroyed by fire or act of nature, that for a period of time determined by a local governing body in accordance with this chapter, the property tax on such

qualifying structure shall not exceed the tax on the assessed value of the structure that would have existed had the structure not been destroyed.

VII. "Tax relief period" means the finite period of time during which the tax relief will be effective, as determined by a local governing body pursuant to RSA 79-E:5.

Source. 2006, 167:1. 2009, 200:5-7. 2010, 329:1, 2. 2011, 237:1, 2, eff. July 5, 2011. 2013, 78:2, eff. April 1, 2013.

#### Section 79-E:3

##### 79-E:3 Adoption of Community Revitalization Tax Relief Incentive Program –

I. Any city or town may adopt or modify the provisions of this chapter by voting whether to accept for consideration or modify requirements for requests for community revitalization tax relief incentives. Any city or town may do so by following the procedures in this section.

II. In a town, other than a town that has adopted a charter pursuant to RSA 49-D, the question shall be placed on the warrant of a special or annual town meeting, by the governing body or by petition under RSA 39:3.

III. In a city or town that has adopted a charter under RSA 49-C or RSA 49-D, the legislative body may consider and act upon the question in accordance with its normal procedures for passage of resolutions, ordinances, and other legislation. In the alternative, the legislative body of such municipality may vote to place the question on the official ballot for any regular municipal election.

IV. If a majority of those voting on the question vote "yes," applications for community revitalization tax relief incentives may be accepted and considered by the local governing body at any time thereafter, subject to the provisions of paragraph VI of this section.

V. If the question is not approved, the question may later be voted on according to the provisions of paragraph II or III of this section, whichever applies.

VI. The local governing body of any town or city that has adopted this program may consider rescinding its action in the manner described in paragraph II or III of this section, whichever applies. A vote terminating the acceptance and consideration of such applications shall have no effect on incentives previously granted by the city or town, nor shall it terminate consideration of applications submitted prior to the date of such vote.

Source. 2006, 167:1. 2010, 329:3, eff. July 20, 2010.

#### Section 79-E:4

##### 79-E:4 Community Revitalization Tax Relief Incentive. –

I. An owner of a qualifying structure who intends to substantially rehabilitate or replace such structure may apply to the governing body of the municipality in which the property is located for tax relief. The applicant shall include the address of the property, a description of the intended rehabilitation or replacement, any changes in use of the property resulting from the rehabilitation or replacement, and an application fee.

I-a. In order to assist the governing body with the review and evaluation of an application for replacement of a qualifying structure, an owner shall submit to the governing body as part of the application, a New Hampshire division of historical resources individual resource inventory form, prepared by a qualified architectural historian and a letter issued by the local heritage commission and if the qualifying structure is located within a designated historic district established in accordance with RSA 674:46, a letter from the historic district commission or, if such local commissions are not established, a letter issued by the New Hampshire division of historical resources that identifies any and all historical, cultural, and architectural value of the structure or structures that are proposed to be replaced and the property on which those structures are located. The application for tax relief shall not be deemed to be complete and the governing body shall not schedule the public hearing on the application for replacement of a qualifying structure as required under RSA 79-E:4, II until the inventory form and the letter, as well as all other required information, have been submitted.

II. Upon receipt of an application, the governing body shall hold a duly noticed public hearing to take place no later than 60 days from receipt of the application, to determine whether the structure at issue is a qualifying structure; whether any proposed rehabilitation qualifies as substantial rehabilitation; and whether there is a public benefit to granting the requested tax relief and, if so, for what duration.

III. No later than 45 days after the public hearing, the governing body shall render a decision granting or denying the requested tax relief and, if so granting, establishing the tax relief period.

IV. (a) The governing body may grant the tax relief, provided:

(1) The governing body finds a public benefit under RSA 79-E:7; and

(2) The specific public benefit is preserved through a covenant under RSA 79-E:8; and

(3) The governing body finds that the proposed use is consistent with the municipality's master plan or development regulations; and

(4) In the case of a replacement, the governing body specifically finds that the local heritage commission or historic district commission or, if such local commissions are not established, the New Hampshire division of historical resources has determined that the replaced qualifying structure does not possess significant historical, cultural, or architectural value, the replacement of the qualifying structure will achieve one or more of the public benefits identified in RSA 79-E:7 to a greater degree than the renovation of the underutilized structure, and the historical, cultural, or architectural resources in the community will not be adversely affected by the replacement. In connection with these findings, the governing body may request that the division of historical resources conduct a technical evaluation in order to satisfy the governing body that historical resources will not be adversely affected.

(b) If the governing body grants the tax relief, the governing body shall identify the specific public benefit achieved under RSA 79-E:7, and shall determine the precise terms and duration of the covenant to preserve the public benefit under RSA 79-E:8.

V. If the governing body, in its discretion, denies the application for tax relief, such denial shall be accompanied by a written explanation. The governing body's decision may be appealed either to the board of tax and land appeals or the superior court in the same manner as provided for appeals of current use classification pursuant to RSA 79-A:9 or 79-A:11 provided, however, that such denial shall be deemed discretionary and shall not be set aside by the board of tax and land appeals or the superior court except for bad faith or discrimination.

VI. Municipalities shall have no obligation to grant an application for tax relief for properties located within tax increment finance districts when the governing body determines, in its sole discretion, that the granting of tax relief will impede, reduce, or negatively affect:

(a) The development program or financing plans for such tax increment finance districts; or

(b) The ability to satisfy or expedite repayment of debt service obligations incurred for a tax increment financing district; or

(c) The ability to satisfy program administration, operating, or maintenance expenses within a tax increment financing district.

Source. 2006, 167:1. 2009, 200:8-11, eff. July 15, 2009.

## Section 79-E:5

### 79-E:5 Duration of Tax Relief Period. –

I. The governing body may grant such tax assessment relief for a period of up to 5 years, beginning with the completion of the substantial rehabilitation.

I-a. For the approval of a replacement of a qualifying structure, the governing body may grant such tax assessment relief for a period of up to 5 years, beginning only upon the completion of construction of the replacement structure. The governing body may, in its discretion, extend such additional years of tax relief as provided for under this section, provided that no such additional years of tax relief may be provided prior to the completion of construction of the replacement structure. The municipal tax assessment of the replacement structure and the property on which it is located shall not increase or decrease in the period between the approval by the governing body of tax relief for the replacement structure and the time the owner completes construction of the replacement structure and grants to the municipality the covenant to protect the public benefit as required by this chapter. The governing body may not grant any tax assessment relief under this chapter with respect to property and structures for which an election has been made for property appraisal under RSA 75:1-a.

II. The governing body may, in its discretion, add up to an additional 2 years of tax relief for a project that results in new residential units and up to 4 years for a project that includes affordable housing.



III. The governing body may, in its discretion, add up to an additional 4 years of tax relief for the substantial rehabilitation of a qualifying structure that is listed on or determined eligible for listing on the National Register of Historic Places, state register of historic places, or is located within and important to a locally designated historic district, provided that the substantial rehabilitation is conducted in accordance with the U.S. Secretary of Interior's Standards for Rehabilitation.

IV. The governing body may adopt local guidelines to assist it in determining the appropriate duration of the tax assessment relief period.

Source. 2006, 167:1. 2009, 200:12. 2010, 329:4, eff. July 20, 2010.

#### Section 79-E:6

79-E:6 Resumption of Full Tax Liability. – Upon expiration of the tax relief period, the property shall be taxed at its market value in accordance with RSA 75:1.

Source. 2006, 167:1, eff. April 1, 2006.

#### Section 79-E:7

79-E:7 Public Benefit. – In order to qualify for tax relief under this chapter, the proposed substantial rehabilitation must provide at least one of the public benefits, and the proposed replacement must provide one or more of the public benefits to a greater degree than would a substantial rehabilitation of the same qualifying structure, as follows:

I. It enhances the economic vitality of the downtown;

II. It enhances and improves a structure that is culturally or historically important on a local, regional, state, or national level, either independently or within the context of an historic district, town center, or village center in which the building is located;

II-a. It promotes the preservation and reuse of existing building stock throughout a municipality by the rehabilitation of historic structures, thereby conserving the embodied energy in accordance with energy efficiency guidelines established by the U.S. Secretary of the Interior's Standards for Rehabilitation.

III. It promotes development of municipal centers, providing for efficiency, safety, and a greater sense of community, consistent with RSA 9-B; or

IV. It increases residential housing in urban or town centers.

Source. 2006, 167:1. 2009, 200:13, eff. July 15, 2009. 2013, 78:3, eff. April 1, 2013.

#### Section 79-E:7-a

**79-E:7-a Public Benefit Determinations.** – Cities or towns may adopt according to the procedure in RSA 79-E:3 provisions that further define the public benefits enumerated in RSA 79-E:7 to assist the governing body in evaluating applications made under this chapter based on local economic conditions, community character, and local planning and development goals.

Source. 2010, 329:5, eff. July 20, 2010.

#### Section 79-E:8

**79-E:8 Covenant to Protect Public Benefit.** –

I. Tax relief for the substantial rehabilitation or replacement of a qualifying structure shall be effective only after a property owner grants to the municipality a covenant ensuring that the structure shall be maintained and used in a manner that furthers the public benefits for which the tax relief was granted and as otherwise provided in this chapter.

II. The covenant shall be coextensive with the tax relief period. The covenant may, if required by the governing body, be effective for a period of time up to twice the duration of the tax relief period.

III. The covenant shall include provisions requiring the property owner to obtain casualty insurance, and flood insurance if appropriate. The covenant may include, at the governing body's sole discretion, a lien against proceeds from casualty and flood insurance claims for the purpose of ensuring proper restoration or demolition of damaged structures and property. If the property owner has not begun the process of restoration, rebuilding, or demolition of such structure within one year following damage or destruction, the property owner shall be subject to the termination of provisions set forth in RSA 79-E:9, I.

IV. The local governing body shall provide for the recording of the covenant to protect public benefit with the registry of deeds. It shall be a burden upon the property and shall bind all transferees and assignees of such property.

V. The applicant shall pay any reasonable expenses incurred by the municipality in the drafting, review, and/or execution of the covenant. The applicant also shall be responsible for the cost of recording the covenant.

Source. 2006, 167:1. 2009, 200:14, eff. July 15, 2009.

#### Section 79-E:9

**79-E:9 Termination of Covenant; Reduction of Tax Relief; Penalty.** –

I. If the owner fails to maintain or utilize the building according to the terms of the covenant, or fails to restore, rebuild, or demolish the structure following damage or destruction as provided in RSA 79-E:8, III, the governing body shall, after a duly noticed public hearing, determine whether and to what extent the public benefit of the rehabilitation or replacement has been diminished and shall determine whether to terminate or reduce the tax relief period in accordance with such determination. If the covenant is terminated, the governing body shall assess all taxes to the owner as though no tax relief was granted, with interest in accordance with paragraph II.

II. Any tax payment required under paragraph I shall be payable according to the following procedure:

(a) The commissioner of the department of revenue administration shall prescribe and issue forms to the local assessing officials for the payment due, which shall provide a description of the property, the market value assessment according to RSA 75:1, and the amount payable.

(b) The prescribed form shall be prepared in quadruplicate. The original, duplicate, and triplicate copy of the form shall be given to the collector of taxes for collection of the payment along with a special tax warrant authorizing the collector to collect the payment under the warrant. The quadruplicate copy of the form shall be retained by the local assessing officials for their records.

(c) Upon receipt of the special tax warrant and prescribed forms, the tax collector shall mail the duplicate copy of the tax bill to the owner responsible for the tax as the notice of payment.

(d) Payment shall be due not later than 30 days after the mailing of the bill. Interest at the rate of 18 percent per annum shall be due thereafter on any amount not paid within the 30-day period. Interest at 12 percent per annum shall be charged upon all taxes that would have been due and payable on or before December 1 of each tax year as if no tax relief had been granted.

Source. 2006, 167:1. 2009, 200:15, eff. July 15, 2009.

#### Section 79-E:10

79-E:10 Lien for Unpaid Taxes. – The real estate of every person shall be held for the taxes levied pursuant to RSA 79-E:9.

Source. 2006, 167:1, eff. April 1, 2006.

#### Section 79-E:11

79-E:11 Enforcement. – All taxes levied pursuant to RSA 79-E:9 which are not paid when due shall be collected in the same manner as provided in RSA 80.

Source. 2006, 167:1. 2007, 42:3, eff. July 20, 2007.

#### **Section 79-E:12**

**79-E:12 Rulemaking.** – The commissioner of the department of revenue administration shall adopt rules, pursuant to RSA 541-A, relative to the payment and collection procedures under RSA 79-E:9.

Source. 2006, 167:1, eff. April 1, 2006.

#### **Section 79-E:13**

**79-E:13 Extent of Tax Relief.** –

I. (a) Tax relief granted under this chapter shall pertain only to assessment increases attributable to the substantial rehabilitation performed under the conditions approved by the governing body and not to those increases attributable to other factors including but not limited to market forces; or

(b) Tax relief granted under this chapter shall be calculated on the value in excess of the original assessed value. Original assessed value shall mean the value of the qualifying structure assessed at the time the governing body approves the application for tax relief and the owner grants to the municipality the covenant to protect public benefit as required in this chapter, provided that for a qualifying structure which is a building destroyed by fire or act of nature, original assessed value shall mean the value as of the date of approval of the application for tax relief of the qualifying structure that would have existed had the structure not been destroyed.

II. The tax relief granted under this chapter shall only apply to substantial rehabilitation or replacement that commences after the governing body approves the application for tax relief and the owner grants to the municipality the covenant to protect the public benefit as required in this chapter, provided that in the case of a qualifying structure which is a building destroyed by fire or act of nature, and which occurred within 15 years prior to the adoption of the provisions of this chapter by the city or town, the tax relief may apply to such qualifying structure for which replacement has begun, but which has not been completed, on the date the application for relief under this chapter is approved.

Source. 2006, 167:1. 2010, 329:6. 2011, 237:3, eff. July 5, 2011.

#### **Section 79-E:14**

**79-E:14 Other Programs.** – The provisions of this chapter shall not apply to properties whose rehabilitation or construction is subsidized by state or federal grants or funds that do not need to be repaid totaling more than 50 percent of construction costs from state or federal programs.

Source. 2006, 167:1, eff. April 1, 2006.

SEP 10 1984

SEP 10 1984

NPS Form 10-900  
(3-82)

OMB No. 1024-0018  
Exp. 10-31-84

**United States Department of the Interior  
National Park Service**

For NPS use only

**National Register of Historic Places  
Inventory—Nomination Form**

received NOV 14 1984

date entered

DEC 21 1984

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

**1. Name**

historic Exeter Waterfront Commercial Historic District *Boundary Juncos*

and/or common

**2. Location**

street & number *Water St., Franklin St., Pleasant St., High St.* Chestnut St., Chestnut Hill Avenue  
not for publication

city, town Exeter — vicinity of

state New Hampshire code 33 county Rockingham code 015

**3. Classification**

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input checked="" type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input checked="" type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

**4. Owner of Property**

name Multiple Ownership

street & number

city, town — vicinity of state

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Rockingham County Register of Deeds

street & number Rockingham County Courthouse

city, town Exeter state New Hampshire 03833

**6. Representation in Existing Surveys**

title (See Continuation Sheet 6-1) has this property been determined eligible?  yes  no

date  federal  state  county  local

depository for survey records

city, town state

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date <u>N/A</u>
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

**Describe the present and original (if known) physical appearance**

The Exeter Waterfront Commercial Historic District can be logically divided into three areas: 1) The area of Water Street locally known as the "Lower Block", which lies west of the intersection of Water Street and Front Street; 2) The "Upper Block" which is east of this intersection, also including the section of Franklin Street which falls within the District boundaries; and 3) the "Residential and Industrial Area," including sections of High Street, Chestnut Street, Pleasant Street, and Chestnut Hill Avenue.

1) The Lower Block. This section contains the major brick commercial buildings found within the District. The streetscape is rich with buildings in a variety of styles, heights and textures. Dominating this block are six High Victorian Italianate buildings (Sites numbered 10, 18, 19, 20, 22 and 23), the most impressive being the Merrill Building (#10), which exhibits a three-dimensional facade, a variety of window treatments, a bracketed projecting cornice, and two intact cast-iron storefronts. Adding even greater variety are Style's Drugstore (#21) (Sullivan-esque), Lopardo's Jewelers (#25), an 1865 wooden Italianate building, and the Art Deco Smith Building (#9), c. 1935.

2) The Upper Block. This area is predominantly composed of nineteenth century wooden buildings. (This is due to the fact that the area escaped the fire which destroyed a great deal of the Lower Block, and therefore the scale is smaller and more intimate). Again, variety is the keynote. There are three brick buildings: the Folsom Building (#29), the Mayer Building (#30) and the Fire House (#33). Two particularly unusual buildings for this area are the Millworkers' House (#44) and the Gilman Garrison (#42) (National Register of Historic Places, 1976). The backs of the buildings on both these blocks face the Exeter River.

3) Residential and Industrial Area. This area contains primarily residential dwellings, the majority of which date from the Federal period. Excellent examples of this style are the Theophilus Smith House (#52), c. 1776, the Josiah Smith House (#53), 1789, and the Josiah Gilman Smith House (#55), 1830. Two Federal style brick buildings, both known as the Simeon Folsom House, are located at the corner of High Street and Pleasant Street. 8 High Street (#61), built in 1816, has a curved facade and 7-9-11 High Street (#62) has a granite pier and lintel facade. At the crest of a hill on Chestnut Street are three intact houses overlooking the river. The brick Mill Agent's House (#72), the Bell House (#71), and a small Italianate house (#69) built as Judge Bell's law office behind which is a small Victorian era gazebo (#70), now in a state of disrepair. At the bottom of this hill following Chestnut Avenue is the String Bridge which crosses to Kimball's Island on which is located an early eighteenth century mill (#26) and a re-creation of an eighteenth century mill (#27). Upriver from Kimball's Island is the dam at Great Falls over which the Exeter River flows. Located between Pleasant Street and the river is an open area where early mills and, later, mill workers' housing once stood. Through this area runs an underground power trench

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input checked="" type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input checked="" type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> other (specify)
		<input checked="" type="checkbox"/> invention		

**Specific dates** various      **Builder/Architect** various

**Statement of Significance (in one paragraph)**

The settlement of Exeter was begun in 1638 by the Reverend John Wheelwright and a small group of followers escaping religious persecution. They settled at the falls of the Squamscott River which today is enclosed by the District area.

The town developed gradually during its first 150 years, expanding from the river's edge. At this time Exeter's growth depended largely on the development of two industries: the shipbuilding and lumber trades. The riverfront was ideally suited for shipbuilding, and sailing ships of 200 to 500 tons burden weight were built here. Exeter's landing became a major trading area where inland lumber supplies could be sold, milled, and loaded onto ships for delivery up and down the coast. The channel was much deeper than it is today and trade was conducted as far away as the West Indies. By the time of the Revolution a series of wharves lined the river behind Water Street (the area now occupied by the McReel, Smith and Merrill Buildings), with numerous saw and grist mills clustered around the upper and lower dams on the Exeter and Squamscott Rivers.

By 1776, the town center was well established in its present location. A town house, church and tavern were interspersed with dwelling houses. (These form the nucleus of the Exeter Historic District on Front Street which is already included on the National Register). Exeter served as the state capital during the Revolution and this influence generated considerable activity in the waterfront area.

Commercial activity along Water Street continued to develop during the early nineteenth century, particularly with infill construction. High and Pleasant Streets were well established as residential areas; they remain intact today, as does the contiguous industrial complex.

Establishment of the Exeter Manufacturing Company in 1827 stimulated building activity within the district. Mill housing was constructed along what is today Pleasant Street. The growth of this large company forced the decline and eventual demise of the smaller mills along the river. Throughout the nineteenth and early twentieth centuries, the Exeter Manufacturing Company was the major industrial employer in town, key to the local economy.

By 1863, gas lights had been installed and the general character

(See Continuation Sheet 8-1)

## 9. Major Bibliographical References

(See Continuation Sheet 9-1)

## 10. Geographical Data

Acreage of nominated property 35 acres approx.

Quadrangle name Exeter

Quadrangle scale 1:24000

UTM References

A	19	341440	4760580	B	19	341670	4760300
	Zone	Easting	Northing		Zone	Easting	Northing
C	19	341300	4760350	D	19	340940	4760400
E	19	341000	4760500	F	19	341150	4760720
G	19	340320	4761070	H			

Verbal boundary description and justification

(See Continuation Sheet 10-1)

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	code
state	N/A	code	county	code

## 11. Form Prepared By

name/title (See Continuation Sheet 11-1)

organization \_\_\_\_\_ date \_\_\_\_\_

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

Deputy  
State Historic Preservation Officer signature \_\_\_\_\_

title New Hampshire Deputy State Historic Preservation Officer date 10/26/89

For NPS use only

I hereby certify that this property is ~~included~~ in the National Register

Dee Ann Briggs  
Keeper of the National Register date 12/21/89

Attest:

Chief of Registration

date

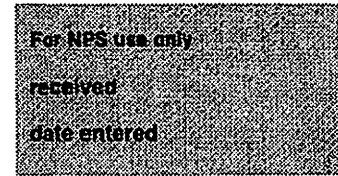
Determined Eligible



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Continuation sheet ] Item number 4 Page 1

**Owners Of Properties in Exeter Historic Commercial District**

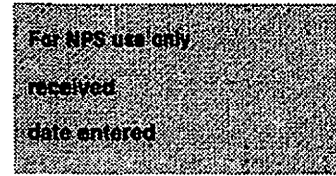
(See Sketch Map)

<u>Name and Address</u>	<u>Tax Assessor's Map Map #-Block #-Parcel #</u>
1. Freedman, George 239 Water Street Exeter, NH 03833	09-09; 04; 010
2. Phillips Exeter Academy Gorham Hall Exeter, NH 03833	09-09; 04; 008
3. Phillips Exeter Academy Gorham Hall Exeter, NH 03833	09-09; 04; 008
4. Dav-Ex Realty Inc. 1306 A Elm Street Manchester, NH 03000	09-09; 04; 011
5. Phillips Exeter Academy Gorham Hall Exeter, NH 03833	09-09; 04; 012
6. Phillips Exeter Academy Gorham Hall Exeter, NH 03833	09-09; 04; 012
7. Phillips Exeter Academy Gorham Hall Exeter, NH 03833	09-09; 04; 012
8. Mantegani, Peter A. 45 Winter Street Exeter, NH 03833	09-09; 04; 013
9. Freedman, George 239 Water Street Exeter, NH 03833	09-09; 04; 014

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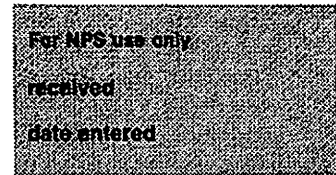


Continuation sheet 2 Item number 4 Page 2

- 10. Wexler, Murray & Gussie 09-09; 04; 015  
125 Water Street  
Exeter, NH 03833
- 11. Wexler, Murray & Gussie 09-09; 04; 015  
125 Water Street  
Exeter, NH 03833
- 12. Wexler, Murray & Gussie 09-09; 04; 015  
125 Water Street  
Exeter, NH 03833
- 13. Holland, Everett, 09-09; 04; 016  
Robert Donovan,  
William Beckett, &  
Thomas D. Welch Jr.  
151 Water Street  
Exeter, NH 03833
- 14. Tennebaum, Abbott & Irena 09-09; 04; 016.001  
141-147 Water Street  
Exeter, NH 03833
- 15. Seavey, Fredrick C. & Jean H. 09-09; 04; 017  
Dover Point Road  
Dover, NH 03820
- 16. Roberge Photo Shop 09-09; 04; 017.001  
129 Water Street  
Exeter, NH 03833
- 17. 127 Water Street Corp. 09-09; 04; 018  
125 Water Street  
Exeter, NH 03833
- 18. Lumb, Inc. 09-09; 04; 019  
236 Main Street  
Biddeford, ME 04005

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Continuation sheet	2	Item number	4	Page	3
19.	Rowe, Chester R. & Anne S. 8 Warren Avenue Exeter, NH 03833			09-09; 04; 019.001	
20.	Odd Fellows Bld. Assoc. c/o Lyman Kenison Box 255 Exeter, NH 03833			09-10; 14; 001	
21.	Styles, Frank E. & June C. 105-107 Water Street Exeter, NH 03833			09-10; 14; 002	
22.	Kimball, John P. (½ interest) & Robert Kimball (½ interest) 99-101 Water Street Exeter, NH 03833			09-10; 14; 003	
23.	Indian Head Bank of Exeter 97 Water Street Exeter, NH 03833			09-10; 14; 004	
24.	Haley, Inc., Charles J. 85 Water Street Exeter, NH 03833			09-10; 14; 006 & 09-10; 14; 005	
25.	Shaw, Selma M. 6 Folsom Street Exeter, NH 03833			09-10; 14; 007	
26.	Exeter Investment Co., Inc. String Bridge Exeter, NH 03833			09-10; 14; 008	
27.	Exeter Investment Co., Inc. String Bridge Exeter, NH 03833			09-10; 14; 008	

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- |     |   |                                    |
|-----|---|------------------------------------|
| 28. | Jerkins, Jay P. & Mary Lynn<br>69 Water Street<br>Exeter, NH 03833            | 09-10; 13; 003                     |
| 29. | Exeter Masmic Assoc.<br>c/o G. Scammon<br>28 Front Street<br>Exeter, NH 03833 | 09-10; 13; 004                     |
| 30. | Barn Realty Inc.<br>c/o Fred Schaake<br>P.O. Box 232<br>Hampton, NH 03842     | 09-10; 13; 005                     |
| 31. | Hartmann Construction Corp.<br>45 Water Street<br>Exeter, NH 03833            | 09-10; 13; 006                     |
| 32. | Field, C. Curtis<br>735 Exeter Road<br>Hampton, NH 03842                      | 09-10; 13; 007                     |
| 33. | Exeter Investment Co., Inc.<br>String Bridge<br>Exeter, NH 03833              | 09-10; 13; 008 &<br>09-10; 13; 009 |
| 34. | Catsoules, Anastasios & Mary<br>23 Water Street<br>Exeter, NH 03833           | 09-10; 13; 010                     |
| 35. | Stacy Heirs, Lynden J. & Ila M.<br>19-21 Water Street<br>Exeter, NH 03833     | 09-10; 13; 011                     |
| 36. | Robie, Donald<br>83 Exeter Road<br>North Hampton, NH 03862                    | 09-10; 13; 012                     |



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46. Hall, Leslie 09-10; 21; 009  
Hedding Road  
Epping, NH 03042
47. Flynn, Michole F., 09-10; 21; 008  
John W. Flynn 3rd.,  
& Patricia A. Flynn,  
Irrevocable Trust, co-Trustees  
John A. Bell, & Ervin & Kathleen  
Fazehas  
Stratham, NH 03885
48. Thomas, Wesley L. & Sarah B. 09-10; 21; 006  
35 Pine Street  
Exeter, NH 03833
49. Thomas, Sarah 09-10; 21; 005  
35 Pine Street  
Exeter, NH 03833
50. Finn, John J. 09-10; 21; 004  
Newfields, NH 03856
51. Grossman, Arthur B. 09-10; 21; 003  
21 High Street  
Exeter, NH 03833
52. Donnell, John R. & Lynn 09-10; 21; 002  
25 High Street  
Exeter, NH 03833
53. Barry, Helen C. 09-10; 21; 001  
27 High Street  
Exeter, NH 03833
54. Phillips Exeter Academy 09-10; 22; 005  
Gorham Hall  
Exeter, NH 03833

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- 55. Tri-County Realty Inc.  
35 Rutland Street  
Dover, NH 03820 09-10; 22; 004
  
- 56. Harris, Barbara W.  
181 High Street  
Exeter, NH 03833 09-10; 7; 026
  
- 57. Harris, Barbara W.  
181 High Street  
Exeter, NH 03833 09-10; 7; 025
  
- 58. Hunt, Thomas C. & Louis P. Lavaller, Jr.  
3 Coebleigh Drive  
Teuconsbury, MA 01876 09-10; 11; 009
  
- 59. Hamani, Sabruddin B. & Virginia L.  
73 High Street  
Newburyport, MA 01950 09-10; 11; 008
  
- 60. Ekstron, James V.  
Box 1093  
Phillips Exeter Academy  
Exeter, NH 03833 09-10; 11; 007
  
- 61. Gagne, George E. & Yvonne B.  
8 High Street  
Exeter, NH 03833 09-10; 11; 006.001
  
- 62. McGowan, Fred G. & Alice G. & Ann T.  
7 Pleasant Street  
Exeter, NH 03833 09-10; 11; 006
  
- 63. Gowen, Edward & Thomas  
324 Great Bay Road  
Greenland, NH 03840 09-10; 11; 005
  
- 64. L & L Enterprises, Inc.  
23 Drinkwater Road  
Exeter, NH 03833 09-10; 12; 011

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- |     |   |                |
|-----|---|----------------|
| 65. | Hawes, Stephen W. & Barbara F.<br>23 Pleasant Street<br>Exeter, NH 03833                                    | 09-10; 12; 010 |
| 66. | Kacharski, Ladra M. & Margaret<br>1 Chestnut Street<br>Exeter, NH 03833                                     | 09-10; 12; 009 |
| 67. | Kacharski, Margaret & Ladra M.<br>1 Chestnut Street<br>Exeter, NH 03833                                     | 09-10; 12; 008 |
| 68. | Roberts, William H. & Roberta F.<br>Stratham, NH 03885  | 09-10; 12; 007 |
| 69. | Balerviey, John P. & Beatrice R.<br>7 Chestnut Street<br>Exeter, NH 03833                                   | 09-10; 05; 013 |
| 70. | Balerviey, John P. & Beatrice R.<br>7 Chestnut Street<br>Exeter, NH 03833                                   | 09-10; 05; 013 |
| 71. | Bowler, T. Downing & Janet F.<br>& Donald E. & Louellen R. Tatro<br>North Main Street<br>Plaistow, NH 03865 | 09-10; 05; 012 |
| 72. | Chase, Robert L. & Ann B.<br>11-13 Chestnut Street<br>Exeter, NH 03833                                      | 09-10; 05; 011 |
| 73. | Clemson Fabrics, Inc.<br>Chestnut Street<br>Exeter, NH 03833  | 09-10; 13; 001 |
| 74. | Clemson Fabrics, Inc.<br>Chestnut Street<br>Exeter, NH 03833  | 09-10; 13; 002 |
| 75. | Clemson Fabrics, Inc.<br>Chestnut Street<br>Exeter, NH 03833  | 09-10; 13; 018 |



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76. Clemson Fabrics, Inc. 09-10; 13; 017  
Chestnut Street  
Exeter, NH 03833
77. Clemson Fabrics, Inc. 09-10; 13; 016  
Chestnut Street  
Exeter, NH 03833
78. Clemson Fabrics, Inc. 09-10; 13; 015  
Chestnut Street  
Exeter, NH 03833
79. Clemson Fabrics, Inc. 09-10; 13; 014  
Chestnut Street  
Exeter, NH 03833

Property added in this historic district extension:

80. Nike, Inc. 09-01; 011  
3900 Murry Boulevard  
Beaverton, OR 97005

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6. REPRESENTATION IN EXISTING SURVEYS

Historic American Building Survey  
Library of Congress  
10 First Street S.E.  
Washington, D.C. 20540/11

- #42 - Gilman Garrison House, Tax Map Ref. No. (09-10;15;015)
- #61 - Simeon Folsom House, Tax Map Ref. No. (09-10;11;006.001)
- #62 - Simeon Folsom House, Tax Map Ref. No. (09-10;11;006)

New Hampshire's Historic Preservation Plan  
1970 /x state  
State of New Hampshire  
Department of Resources and Economic Development  
State House Annex  
P.O. Box 856/25 Capitol Street  
Concord, New Hampshire 03301/33

- #42 Gilman - Clifford Garrison Tax Map Ref. No. (09-10;15;015)  
(HABS - N.H. 18)

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Continuation sheet    Description    10    Item number    7    Page    1

leading from the dam to the former Exeter Manufacturing Company mill complex (#80).

Building types found in the District: Most structures in the Exeter Commercial-Historic District retain their original uses, either as commercial buildings or residences. Several of the residential structures are also income-producing, usually as apartments. Sixteen High Street (#59) contains a doctor's office, and the Josiah Gilman Smith House (#55) is occupied by the offices of Foster's Daily Democrat, a local newspaper. The Gilman Garrison (#42), originally a garrison and residence, is now owned by the Society for the Preservation of New England Antiquities, and is operated as a museum. The former Exeter Manufacturing Company mill complex, most recently occupied by Nike, the shoe manufacturer, is vacant.

General Conditions of Buildings: The majority of the structures in the Exeter Commercial Historic District are in good to excellent physical condition. Several of the commercial structures have had their street-level facades altered. Those remaining basically intact are the Merrill Building (#10), Carlisle Building (#18), Styles' Drug Store (#21), Moore Building (#19), Kimball's Hardware (#22), Folsom Building (#29), and the Mayer Building (#30). A later alteration interesting in its own right and unique to the district is the polychrome storefront tile on the Burlingame Building (#20). Also of special interest are the two neon signs on Styles' Drug Store (#21). Several Georgian and Federal period houses on High Street and Pleasant Street (#49, 56, 58, 60, 65) were remodeled during the Victorian era. Remodeling included the addition of polygonal bay windows on the ground floor facades and the modernization of some entries.

Qualities that make the District distinct from its Surroundings: The Exeter Commercial Historic District flanks the Squamscott and Exeter Rivers, which are important to Exeter both historically and visually. The rivers were instrumental in Exeter's early development, providing power for the mills, commercial transportation, and an early shipbuilding industry.

Visually, the Squamscott River is an asset, and plans for the revitalization of downtown Exeter provide for commercial and residential use of the waterfront area. The southern shoreline of the Squamscott contains several types of retaining walls. At the easterly edge behind Lopardo's Jewelers (#25) is a granite retaining wall which is in good condition except for a few spots where erosion and tree roots have caused small breaks. West of Merrill's Block (#10) is a low stone embankment, and beyond it is a wooden bulkhead which frames the Exeter Boathouse inlet. The bulkhead appears to be substantially damaged and is in need of major repairs. A cut-granite retaining wall surrounds Kimball's Island on all four sides. The shores of the Exeter River are also lined with granite retaining walls which are generally in good repair.

(See Continuation Sheet 7-2)

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date entered

Continuation sheet      Description      11      Item number      7      Page      2

The District also includes a block of brick commercial buildings which are different in scale and style from any in the surrounding area. The Gilman Garrison (#42) is a unique building, the only garrison still standing in the immediate area (National Register of Historic Places, 9-12-76; HABS).

Efforts have been made to upgrade the appearance of both the upper and lower block, including the maintenance of sidewalks and recent tree plantings.

District Map &  
Survey Number

Description\*

1. Wooden building, 239 Water Street: 2-story, flat roofed, 4 x 3-bay house with a rear addition. The street level facade has plate glass storefront windows with a recessed entry and a door in the west bay containing an elliptical window. Between the first and second floor is an old sign: "George and Phillips, Inc." The second floor facade has two paired one-over-one windows with molded backbands, cornerboards, a large projecting cornice, and clapboards. The foundation is cut granite and brick. Victorian/Vernacular, 1875 (09-09;04;010). C
2. Wooden building, 235 Water Street: 2½ story, 5 x 1 bay, hip roof with a denticulated cornice. The recessed central entry is flanked by fluted pilasters supporting a full entablature with a denticulated soffit. A single gable window dormer is centered above the entry. A 3 x 5 bay, 2½ story wing with its gable end facing the street is attached to the south elevation. Its paired door entry is flanked by two single-hung two-over-one windows. Federal, c. 1786 (wing, c.1890) (09-09; 04; 008). C
3. Commercial/Residential, 231 Water Street, 2-story, 3 x 3 bay, gable end facing the street. The center bay contains three revealed doorways, the flanking bays having display windows. The facade has brick shingle siding. Vernacular, c.1920 (09-09; 04; 008). C

\*All "contributing" properties are marked with a "C" at the end of their descriptions. They are listed in sequence according to their map and survey numbers. "Non-contributing" properties are listed separately, at the end.

(See Continuation Sheet 7-3)

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Continuation sheet Description 12 Item number 7 Page 3

District Map &  
Survey Number

Description

5. Phillips Exeter Academy Boathouse: a central 2-story gable roofed block with sheds attached to both lateral elevations. The boathouse is 3x10 bays, sided with wooden shingles, with one gable wall near the water. In this wall are three modern garage doors, each with a ramp leading to the floats. Other features include an interior brick chimney on each end, a belt course between the first and second story, cornerboards, and six over six windows with plain boards for surrounds. The lateral eaves project and raking boards are on the gable ends. The front gable has a 32-pane window. Shingle Style, 1945 (09-09;04;012). C
7. The McReel Building, 191-195 Water Street: a 2-story, flat roofed brick structure with a curving yellow brick facade, 9 bays wide. The facade contains a slight two bay projection (the westernmost bays) and a slight-one bay protection (third bay from the east), a stone belt course between floors, and stone quoins on the corners of the building and outside edges of the projecting bays. At street level there are brick piers between the windows and doors. A simple metal column has replaced one of the piers. A stone entablature with dentil frieze is above the main door on the single bay projection. Window treatment consists of stone sills and radiating voussoir brickwork with keystones. Across the top of the building is a corbeled cornice and a paneled stone parapet. Neo-Classical, c. 1930 (09-09;04;012). C
8. Louise's Sport Shop, 183 Water Street: an early, gable roofed, free standing brick structure, 2½ stories, 3x2 bays, with a brick and stone foundation, oriented gable end toward the street. A recent gable front addition has been added to the facade. Greek Revival c. 1825 (09-09;04;013). C
9. The Smith Building, 173-179 Water Street: a 2-story, 6x6 bay, brick structure with a flat roof. The street level facade is recent, consisting of grey bricks running in straight courses, two windows have been bricked in. The second story is of yellow brick arranged in rectangular patterns. Square white tiles with a cross design are located in the corners of the rectangular patterns and upper corners of the windows. A brick parapet with white coping has a rounded central motif containing a white ornamental plaque. Below the plaque is a white inscription stone, "Smith Building". Art Deco c. 1935 (09-09;04;014). C

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10. Merrill Building, 163 Water Street: a 3-story Italianate commercial block, the brick facade highlighted by three projecting sections topped by pediments, the central section is one bay wide, the flanking sections are 3 bays wide. Each pediment has a projecting cornice with returns. Connecting the three pediments is a prominent bracketed cornice, with a corbeled architrave below.

The window treatment adds a three dimensional character to the facade. On the two upper stories each bay contains a paired one over one peaked window. On the top they are set beneath stilted segmental-arched window caps, on the second story the caps are peaked. All the lintels have keystones.

In the central bay are paired round headed windows with a circular window between, set beneath half round stilted-arched caps with keystones. All the windows have stone sills.

Two original cast iron storefront remains at the north end of the facade. High Victorian Italianate, 1873 (09-09;04;015). C

12. Brick Boathouse, 163 Water Street: 1½ stories 1x4 bay with its gable end facing the river. Windows and doors have semi-elliptical surrounds. Two shed dormers span the northern half of the building and contain casement type windows. Italianate, c. 1875 (09-09;04;014). C
13. 149-153 Water Street: 1 story, flat roofed, 10 bay, brick structure with a corbeled brick parapet and metal coping. Commercial Vernacular, c. 1910 (09-09;04;016). C
14. Brick Commercial Building, 141-147 Water Street: a 2½ story, 4 bay, brick building oriented gable end toward the street with closed pediment. A corbeled three-part entablature is present on the east and west elevations, supported by brick pilasters with corbeled caps. There are two windows on the gable wall and four on the second floor all of which

have one over one sash with granite lintels and sills.

The store front of Moana's Lunch consists of a recessed entry flanked by plate glass windows with wooden trim and paired transom lights. A metal belt course spans the store front. The second floor entry is located in the east bay and includes a glass wood framed door with a single transom light. Abbot's recessed door is flanked by plate glass windows with aluminum trim. Aluminum letters on a vinyl background encased with aluminum trim with painted corner blocks constitutes the storefront sign. Greek Revival, c. 1865 (09-09;04;016.001). C

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15. Early 20th. Century Commercial, 135 Water Street: a 1-story, 6 bay, brick building with plate glass storefront windows, recessed doors, a heavy wooden cornice supported by four large scrolled brackets and two smaller brackets, and a stepped parapet with tin coping. The interior of Moody's still has a pressed tin ceiling. 20th. Century Commercial, c. 1895 (09-09;04;017). C
17. Wooden Building, 127 Water Street: clapboarded, 2½ stories, with gable oriented to the street. The boxed cornice has a pronounced return. Between the first and second floor across the front of the building is a partial entablature with a denticulated frieze. Windows are two over one. The street level facade is undergoing alterations but the second floor entry is in the west bay beneath a two light transom. Greek Revival, 1860 (09-09;04;018). C
18. The Carlisle Building, 119-123 Water Street: 2-story brick building, 7 bays, and hip roofed. The central bay of the facade is articulated by projecting brickwork and a central peak with the date "1875" attached. The brick-denticulated wooden cornice is supported by four small brackets, and two large console brackets at the ends. Above the second floor windows is a corbeled table. Triangular headed second floor windows have stone sills and stilted straight sided segmental-arches with keystones and connecting imposts. Door and windows at the street level are beneath similar arches which are considerably hidden mostly by signage. A sawtooth course separates the first and second floors. High Victorian Italianate, 1875. (09-09;04;019) C.
19. The Moore Building, 115 Water Street: 2-story, 4 bay, flat roofed brick commercial building. Above the storefront is a stained glass window lettered "Moore & Seekins" above which is a metal cornice decorated with geometric designs and supported by brick pilasters. The recessed western bay is treated separately, containing the entry to the second floor which lies beneath a Gothic arch supported by brick pilasters with corbeled imposts. A brick sawtooth course spans the entire length of the facade dividing the first and second floors. In the west bay a single paired two over two window with a recessed segmented brick arch, rests below a corbel table which appears to be a continuation from the Carlisle building. The remaining three bays contain recessed, paired two-over-two windows beneath stilted segmented arches. Large console brackets at the ends support a full entablature composed of a brick denticulated wooden cornice with a wide paneled frieze and a denticulated architrave. High Victorian Italianate, 1875 (09-09;04;019.001), C

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20. The Burlingame Building, 109-113 Water Street: brick structure, 3 stories, 6 bays, low pitched gable roof. The facade contains three recessed entries, plate glass windows; and decorative tile. Above the tile facade is a fluted aluminum belt course. The end bays of the second and third floors contain single windows; all other bays contain paired windows. Second-floor windows are two-over-two, with semi-elliptical heads. The end windows are set beneath stilted semi-elliptical arches with keystones; paired windows are set beneath stilted segmental archivolts which contain a central motif resembling a keystone. Stone pilasters are set between the paired windows. The third-floor windows are round-headed and are set beneath horseshoe arches with keystones and a circular motif between the window head and arches. The wooden entablature includes a denticulated frieze, boxed cornice, large console and brackets, and smaller, evenly-spaced brackets. High Victorian Italianate, 1874. (09-10;14;001). C
21. Styles' Drugstore, 105-107 Water Street: 2-story, 3 bays, flat roofed, brick structure. The recessed main entry is flanked by plate glass windows surrounded by marbeleized glass with bronze grillwork at the ground level. A metal sign conceals most of the intact store facade, which includes a stained glass window. Above this flat sign, projecting from the facade between the two second-floor windows, is an illuminated neon "Rexall" store sign which probably dates from the 1940s and is one of the last surviving examples of this once-common type of advertising in the New Hampshire seacoast area. The corners of the building are articulated with staggered tan pressed-brick quoins. Two large, three-sided projecting Sullivanesque windows make up the second floor facade. These windows are crowned with semi-elliptical sandstone archivolts with a guilloche moulding and a keystone in the form of a console. Below the arches are windows with radiating tracery. A heavy bronze denticulated cornice is supported at the ends by bronze consoles decorated with acanthus leaves. A corbelled parapet contains a central panel which supports a bronze mortar and pestle. The coping is granite. Sullivanesque c 1880 (09-10;14;002). C.
22. Kimball's Hardware, 99-101 Water Street; two-story, six bay, flat-roofed, brick commercial building. The recessed main entry is flanked by single plate-glass windows with transom lights. Two chamfered wooden columns resting on paneled pedestals, and two outside brick pilasters support a chamfered lintel which spans the five-bay store front. Between each pilaster and column are single-paned windows with paired transom sashes. Second-floor windows have segmental voussoir Gothic arches with stone voussoirs and keystones. Small inset "cross" panels are placed in the brickwork between the arches, and above them is an elaborate corbelled belt course. A plain parapet is topped by a corbelled cornice with a granite coping.

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At the right is a recessed bay with a round stilted keystone archway over the glass entry door to the second floor. A narrow sawtooth course above the main entry extends the chamfered lintel beam into this bay. Above the doorway is a single second-floor window with a two-over-two sash, wooden sill, and granite lintel. The elaborate belt course on the five-bay portion of the facade to the left is not continued in this bay, although a corbeled course is suggested. The corbeled cornice and granite coping does continue onto this bay. High Victorian Italianate, 1872 (09-10; 14; 003). C

- 23. Indian Head Bank, 93-97 Water Street: 7 bays, 3 stories, flat roofed, brick building with a heavy wooden scroll-bracketed entablature. Between the brackets are wooden panels, the central panel bears the date 1860. Beneath the entablature is a double corbeled string course. The seven bays of the second and third floors are recessed between plain brick pilasters. The third story windows, four over four, are beneath stilted segmental arches while the second story windows, also four over four, are beneath semi-circular arches. The new street level facade consists of three large semi-elliptical arches, the center one larger, which form an arcade. High Victorian Italianate, 1860 (09-10; 14; 004). C
- 24. The Janvrin Block, 91 Water Street: a gabled roofed, 2½ story brick building. At street level a series of brick arches are covered by a shingled awning over the door and windows. One arch is still completely visible on the east wall. A granite sill course underlines the second floor windows which are clustered in threes. Beneath the corbeled cornice is an inscription stone. An elevated addition with novelty siding is attached to the rear of the building and continues onto the back of the Indian Head Bank. 19th century Commercial Building/Federal Survival, 1860 (09-10; 14; 006 & 005). C
- 25. Wooden Building, 83 Water Street; 2-story, clapboard, wood-framed, hip-roofed, 3x7 bay commercial building. A boxed cornice with a denticulated frieze is supported by large drop scroll brackets. A wooden belt course with a water table separates the first and second floor. Two single-paned windows on the second floor facade have simple surrounds. The glass storefront facade is trimmed with aluminum and imitation Carrera glass above. The second floor east elevation contains one large picture window flanked by single windows with four-over-four sash. The five remaining windows have two-over-two sash and plain surrounds. The first floor east elevation has five bays with a glass entry flanked by two side lights with a transom light above. Two paired windows with two-over-two sash are to the north of this side entry. A two story, two by three, flat-roofed ell is present. Italianate, c.1865 (09-10; 14; 007) C

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26. The Exeter Investment Co., String Bridge: 1½ story, 8x2 bays, gable roofed, clapboarded, post and beam structure. The building is framed with massive timbers. Architectural details include: brick and stone foundation, two interior end chimneys just behind the ridge; one chimney with a pot near the front wall, raking boards in the eaves, plain cornerboards, windows with plain boards for surrounds, and a bay window with small panes of glass. Attached to the north gable is a brick structure 4x2 bays, with braced framing, and large windows with 12 panes of glass. Georgian, c. 1710 (09-10;14;003). C
27. Wooden structure, String Bridge: A reproduction of an earlier structure on the Island and similar in form to the Exeter Investment Co. building, also on the Island. Clapboarded, six-over-six windows, two bay windows, and 1½ stories in height. Georgian Reproduction, 1978 (09-10;14;008). C
28. Water Street Gallery, 69 Water Street: 2½ story, 3x4 bay, clapboarded, granite and brick foundation, gable to road oriented commercial building. The multi-paneled storefront entry on the facade is flanked by simple door surrounds supporting a semi-circular door head. Two nine-paneled display windows flank this entry. The second floor entry, a six panel door with plain surrounds and a transom, is located at the east bay of the facade. Wide corner boards support a boxed cornice and returns. Second floor windows have six over six sash, plain surrounds, and architrave trim. Greek Revival c. 1840 (09-10;13;003). C
29. The Folsom Building, 59-65 Water Street: 9 bays, 2 stories, flat roofed. The use of arches and brown stone columns, on the second floor, gives the Folsom Building its Romanesque flavor. The second story facade is divided into three units. The central unit contains a Palladian style window, a wide one-over-one window; flanked by round engaged Ionic columns and narrow one-over-one windows flanked by Ionic pilasters, beneath an entablature which is recessed over the central window and a central semi-circular window beneath a brick arch with a volute acanthus leaf keystone and a recessed panel on either side of the arch. Above the Palladian motif window is a title and date stone, now covered by a Masonic Temple sign. Each outside unit of the facade is composed of three tall one over one round headed windows on brownstone sills, and brownstone round engaged columns with foliate caps which flank the middle window. Over the windows are stilted semi-circular arches and above each is a diamond design in the architrave of the brick entablature. The entablature with sawtooth course, egg molding frieze, and copper cornice runs across the front of the building. The street level facade contains three slopes and an entrance to the second floor. Romanesque, 1896 (09-10;13;004). C

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30. Mayer Building, 55 Water Street: 2 story, 6 bay, pressed tan brick movie house. The 3 bay entry contains paired doors above which are splayed keystone arches. Above these entries are 3 round arch second floor windows with six over six sash. The arches are filled in with concrete and a square brick motif is at the center of each. The projecting "Ioka" marquee is positioned between the entry and the second floor windows. An inscription stone lettered "Mayer Building A.D. 1915" sits above the arched windows and is flanked by two square concrete panels. A three-part concrete entablature lies below the monitor roof which contains three raised brick header panels. Colonial Revival, 1915. (09-10;13;005). C
31. Wooden Building, 45 Water Street: 2½ story, 4 bay, clapboard commercial building. The recessed store entry is flanked by display windows. A second story entry is located on the west bay of the facade. A shingled shed roof awning spans the entire storefront. Second story windows have eight over eight sash. The boxed cornice returns and a wide frieze board is present. Colonial Revival, c. 1900 (09-10;13;006). C
32. Wooden Building, 39-43 Water Street: 2½ story, 4 bay, clapboarded commercial building. The recessed store entry is flanked by display windows with imitation Carrera glass below. The present day store front sign covers an earlier paneled sign. Second story windows have two-over-one sash with Greek Revival surrounds and corner blocks with a patera motif. Wide paneled cornerboards support a boxed cornice which returns. A wide frieze board is present. Two narrow windows with one over one sash, Greek Revival surrounds with corner blocks containing a patera motif, and connected by a long sill, are located on the gable wall. A flat roof single story wing containing an entry and display window is located off the west elevation. Greek Revival, c. 1833. (09-10;13;007). C
33. Fire House, 27-37 Water Street: 2½ story, 4x3 bay, gable orientated brick fire house with a slate roof. The storefront entry is set on the west bay with display windows spanning the remaining portion of the facade. All windows have two over two sash, granite sills, and arched window heads. Wide corbeled corner pilasters support a complete entablature with a denticulated architrave. A round, four-paned window, with header surrounds sits in the gable wall. A four-sided cupola straddles the ridge line at the north elevation. A 3x4 bay, 2½ story, gable roofed ell projects from the north gable with a flat roof one story, gable roofed ell projects from the north gable with a flat roof one story 3 bay ell projecting from its east elevation. There is a small courtyard in front recently landscaped. The facade has 3 bays. The arched entry is in the east bay. Two paired display doors with arched windows above and arched surrounds complete this facade. Victorian Vernacular, 1873 (09-10;13;008&9). C

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34. Wooden Building, 23-25 Water Street: 2½ stories, 5x5 bays, post and beam structure, with the gable oriented toward the street. The front wall is rusticated with staggered quoins, a projecting cornice with returns, and evenly spaced shall scroll brackets. Window surrounds are two-over-two and consist of a plain wooden lintel supported by paneled pilasters and a plain sill with two wooden corbels beneath the pilasters. At street level are plate glass windows, a recessed central entry, six fluted pilasters and a projecting cornice supported by evenly spaced simple brackets. Italianate, c. 1860 (09-10;13;010). C
35. Wooden Commercial Building, 19-21 Water Street: 2½ story, 6x6 bay, low pitched gable roof concealed by a wooden parapet. The west storefront consisting of paired plate glass windows, a recessed entry, and a bracketed entablature over the storefront. The second floor contains six-over-one window sash. The east facade, contains plate glass windows, a shingled shed projection over the first floor facade, two-over-one window sash on the second floor, and six-over-six smaller attic windows. All windows have simple surrounds. Two doors are located in the center of the building, one with a six light transom. The entire building is sided with asphalt shingles. A simple wooden entablature runs across the front of the building beneath the parapet. Multiple additions have been attached to the rear of the building. Italianate Vernacular, c. 1870 (09-10;13;011). C
36. Wooden Building, 9-11 Water Street: 2½ story, 3x5 bay, gable oriented, clapboarded building. The center facade entry is flanked by two large display windows, each having a transom with two lights above. All windows have two over two sash with plain surrounds and architrave trim. The boxed cornice returns. A 2x2 bay flat roof single story projects off the rear. The entry to this ell is covered a shed roof porch supported by a square column which also supports an elliptical archway between it and the main block. Vernacular, c. 1870 (09-10;13;012). C
37. Wooden Building, 1-9 Water Street: 2½ story, 3x5 bay, structure with stone foundations, clapboards, plain cornerboards, and a pedimented gable oriented toward the street. A gable-roofed, 2½ story wing extends from the southwest corner of the building and a one story addition is attached to the wing. Windows are two-over-two with plain surrounds containing cornerblocks. The 2½ story wing and 1 story addition contains plate glass windows at street level. The addition has a plain parapet. Greek Revival, c. 1840 (09-10;13;013). C

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- 38. Restaurant, 42 Water Street: 1 story, 9x6 bay, clapboarded with projecting cornice, a wide architrave, single corner pilasters, hip roof with central peak over door and a vented cupola. A one story, flat roofed, brick rear addition. Colonial Revival, C. 1918 (09-10;15;001). C
- 40. Exeter Supply Co., 24 Water Street: 2½ story, 3x8 bay, stone foundation. Clapboarded, gable to the street, metal roof. Other features include a boxed cornice with returns, plain cornerboards, two-over-two windows with molded backbands, a central entry flanked by two large bay windows with plate glass windows and a boxed cornice two bay windows on the second floor with a cornice supported by scroll brackets, and rear ells. Italianate c. 1870 (09-10;15;017). C
- 41. Wooden Building, 20 Water Street: 2½ story, 3x3 bay, gable to the street, pedimented gable, side hall entry, stone foundation. Windows are six over six with simple surrounds. The small attic window has a triangular window head. Across the front is a hip roofed porch, enclosed across two bays and open in front of the door with a square column. There is a shed addition on the rear. Greek Revival, c. 1830 (09-10;15;016). C
- 42. Gilman Garrison, 12 Water Street: Georgian/Garrison Style c. 1700: National Register of Historic Places, (9-12-76) HABS. C
- 44. Mill Housing "The Long House": 4-10 Franklin Street: 2½ story, 12x2 bays, clapboarded, brick foundation, wooden framed mill housing with 6 interior offset corbeled cap chimneys. Two double multi-light center entries are present on the facade. The west entry is flanked by plain pilasters supporting a full entablature with an inscription plate on the frieze. The symmetrically placed windows have six-over-four sash with simple surrounds. The cornice is boxed with a molding between the fascia and soffit. Federal, 1826 (09-10;21;010). C
- 46. House, 1 High Street: 1½ story, gable to road, 5x1 bay, wood shingled house. A veranda supported by four columns, between which is a balustrade with turned balusters spans the facade (west elevation). Facade windows have two over one sash with plain surrounds and architrave trim. A four bay shed roof wall dormer is located on the west elevation above the veranda. A simple bay shed roof ell is located off the south gable. The basement is exposed containing five windows with two over two sash below the porch. C. 1860-1870 (09-10;21;009). C

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- 47. Apartment House, 5 High Street: 2½ story, 3x2 bay, gable oriented to road, vinyl siding and a brick foundation. The entry to the ground floor apartment is located on the corner of the east elevation. A staircase to the second floor apartment is located on the west elevation. Ground floor windows have six-over-six sash, second story windows are longer but retain the six over six sash. A full basement is present. c. 1880 (09-10;21;008). C
- 48. House, 11 High Street: 2 story, shingled, wood frame, 3x2 bay, gable oriented to the road. The sidehall entry is enclosed in a shed roof pavilion. Facade windows have two over two sash, simple surrounds, and window hoods supported by simple brackets. The foundation is cut granite and a full basement is present. An interior stove chimney with a corbeled cap lies west of the ridge line. Federal, c. 1789 (09-10;21;006). C
- 49. Capt. James Hackett House, Apartment House, 13 & 15 High Street: 2½ story, granite foundation, clapboarded house with two interior offset chimneys rising from the rear wall. The facade is dominated by a paired door with plain surrounds surmounted by a flat roof door hood supported by two curvilinear console brackets. Flanking this entry are two flat roofed three-sided bay windows. The middle bay of each contains a pair of round headed windows supported by raised, paneled, pilasters. This side contains single round headed windows. Second story windows have nine over six sash, simple surrounds, and architrave trim. The entry on the west elevation is covered by a shed roof porch supported by tapering square columns. A 3x2 bay projects off the southeast corner of the south elevation. The boxed cornice returns. Georgian, c. 1786 (09-10;21;005). C
- 50. Jewett Hoyt House, 17 High Street: 2 story, 4x2 bay, post-and-beam house with a granite foundation. The entire first floor and the gable ends have clapboard siding, the second story has staggered shingle siding. The facade entry is flanked by fluted pilasters supporting a hip-roofed entablature. Two broad windows with one-over-one sash, simple surrounds, and molded window heads flank this entry. A single interior chimney rises from the rear wall. A 2x2 bay, 2 story ell projects from the southwest corner of the south elevation. Georgian, c. 1765 (09-10;21;004). C

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51. House, 21 High Street: 2½ story, 2x3 bay, asbestos-cement shingled house with the gable facade oriented toward the road. The multi-paneled door of the main entry is topped by a flat roof door hood supported by two drop scroll Stick Style (cape) console brackets. A hip-roofed 3 sided bay projection lies to the west of the facade entry. All windows have two over two sash and simple surrounds. A 2x1 bay projects from the south elevation and a single bay, 1 story projection with a car port lies off the south elevation and a single bay, 1 story projection with a car port lies off the east elevation. Vernacular c. 1878 (09-10;21;003). C
  
52. Theophilus Smith House, 25 High Street: 2 story, 5x2 bay, hip roofed house with feather edge clapboards, a granite foundation, and two interior offset chimneys. Below a Federal fan, with a sun motif at the focal point, lies the multi-paneled facade entry flanked by ¾ side-lights which are flanked by tapering plain pilasters supporting a full entablature. All windows have plain surrounds and architrave trim. Second story windows have molded heads. The east elevation is dominated by a narrow, pedimented entry pavilion containing a six paneled door above which is a four light transom. A 5x2 bay, 2 story, gable roof wing projects from the southwest corner of the south elevation containing a multi-paneled center entry. A small single story, gable roof, 4x1 bay ell projects off the gable end of the wing. Federal, c. 1780 (09-10;21;002). C
  
53. Josiah Smith House, west side Gilman Lane: 2½ story, 5x2 bay, gable roofed house with a granite foundation, and a massive interior chimney located east of the ridge line. This facade is dominated by a gable roof 2 story single bay pavilion containing a 6 paneled door flanked by ¾ sidelights and topped by a Federal fan with a sun motif at the focal point. The full entablature over the fan is supported by tapering plain pilasters. Above the entry is a round headed window with eight over eight sash and Federal tracery above, the surrounds are simple with architrave trim. Period windows with nine over six sash and all windows have plain surrounds, large sills and architrave trim. The boxed cornice returns. A soffit molding is present on the facade. A 3x2 bay, 2 story ell projects from the gable of this ell. A 4x1 bay, 1 story, multi-light, flat roofed enclosed porch lies off the south gable. Federal, 1789 (09-10;21;001). C

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54. Gardner-Gilman House, 29 High Street: 2½ story, 6x2 bay, gable roof, wood-framed house with clapboard siding and a cut granite foundation. The four-paneled facade entry is flanked by ¾ sidelights and narrow pilasters, covered by a gable roof porch supported by turned narrow columns. Above this entry is a long window with six over six over six sash. All period windows have six over six sash, simple surrounds, and architrave trim. Wide cornerboards support a two-part entablature with molding between the soffit and frieze. There are 2 large chimneys with beautifully corbeled caps. Federal, c. 1799 (09-10;22;005). C
55. Josiah Gilman Smith House, 35 High Street: 2½ story, 5x2 bay, gable roof, granite foundation recently covered with aluminum siding. The six paneled door of the main entry is flanked by ¾ sidelights and plain pilasters; and covered by a lattice work/pedimented entry hood which is supported by two chamfered columns. Windows have blinds, six over six sash, simple surrounds, and architrave trim. A 2 story, 2x2 bay, ell with a corbeled capped chimney projects from the north elevation connecting to a 3 bay gable roof garage. Originally a residence now used as a newspaper office. Federal, c. 1830 (09-10;22;004). C
56. Capt. J. Thurston House, 30 High Street: 2½ story, 5x2 bay, wooden framed, clapboarded house with two interior (offset) chimneys and a cut granite foundation. The six paneled door of the main entry is flanked by ¾ sidelights and narrow pilasters supporting a narrow door hood. Two 3-sided projecting bays have been added to the facade, each with paired arched windows. All other windows have six over six sash, plain surrounds, and architrave trim. Wide cornerboards support a boxed cornice and a wide frieze board. A 2 story, 3x2 bay gable roofed ell projects from the northwest corner of the north elevation. Georgian, c. 1760 (09-10;07;026). C
57. Apartment House, 24-26 High Street: 2½ story, 4x3 bay, gable roof, clapboarded house with a granite and brick foundation. The sidehall entry contains a multi-paneled door with dog ear surrounds and is capped by a pedimented door hood supported by two scroll brackets. Facade windows have blinds, six over six sash with Greek Revival surrounds and corner blocks. Wide paneled cornerboards support the boxed cornice and returns. The east elevation contains a 1x3 bay, 1 story hip roofed projection recessed with a side entry consisting of a 6 paneled door flanked by ¾ sidelights and covered by a hip roof porch supported by two tapering square columns. A flat roof 1 story 3x4 bay ell projects from the northwest corner of the north elevation. Greek Revival, c. 1834 (09-10;07;025). C

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58. Col. Boardman Tavern, 20-22 High Street: 2½ story, 4x2 bay, gable roof, twin inset chimneys, and a cut granite foundation. The facade is dominated by two, 3-sided, 2 story projecting bays. Each of the two center hall entries contain a paired door with round headed window panels. This entry is covered by a flat roof porch, with a boxed cornice and a denticulated soffit, supported by scrolled console brackets resting on 3 square chamfered columns and two chamfered pilasters. The entire facade wall has coursed ashlar siding while the remaining elevations are clapboarded. Wide cornerboards support a completed entablature. A 2 story 4x2 bay gable roof ell projects from the north elevation. Federal, c. 1805 (09-10;11;009). C
59. House, 16 High Street: originally a 2½ story, 5x2 bay salt box with a granite foundation it has been enlarged with a 2½ story 1x2 bay gable roof addition off the west gable giving the house its present 6 bay facade. The center hall entry has a 6 paneled door flanked by ¾ sidelights with a louvered Federal fan above and tapering pilasters which support a full entablature. The first story facade and gable windows have nine over six sash; second story facade windows have six over six sash and all windows have plain surrounds with architrave trim. The massive center chimney has been replaced by twin stove chimneys which rise from the interior wall of the rear elevation. Georgian, c. 1756 (09-10;11;008). C
60. House, 10 High Street: 2½ story, 5x2 bay, gable-roof, with twin inset chimneys. The center hall main entry is flanked by ¾ sidelights which are flanked by plain pilasters and covered by a flat porch which is supported by scroll brackets on square columns and Stick Style curvilinear brackets running along the frieze. Two projecting 3-sided bays with hipped roofs supported by 6 curve brackets on narrow paneled pilasters flank the main entry. All other windows have two over two sash, simple surrounds and architrave trim. A 2 story, 2x2 bay ell connects the north elevation with a gable roof garage. Federal, c. 1816. (09-10;11;007). C
61. Simeon Folsom House, 8 High Street: 3 story, 3x2 bay, gable roof, round-front brick structure. The facade entry contains a plain door with a round header archway above. Windows are two over two with plain surrounds. A round inset plaque with header surrounds details the center of the facade. The cornice is boxed, mutules with guttae holes adorn the soffit, a rope molding is present between soffit and frieze, and sawtooth guttae adorn the frieze. There are two chimneys, one interior with a corbeled cap on the west elevation, and one massive chimney with two vaults rising from the rear wall of the north elevation. Federal, c. 1816 (09-10;11;006.001). C

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- 62. Simeon Folsom House, 7-9-11 High Street: 3½ story, 7x3 bay gable roof, brick commercial/residential building. Each of the three facade entries are topped by a transom with four lights, and enclosed with painted granite surrounds and a granite belt course above. The symmetrically placed windows on the second and third stories of the facade have two over two sash with wood sills and granite lintels. There are two interior end chimneys with corbeled caps on the west elevation. An arched brick basement entry is on the northwest corner of the west corner of the west elevation. Federal, c. 1830 (09-10;11;006). C
  
- 63. Apartment House, 15-17 Pleasant Street: 2½ story, 5x4 bay, 9 pedimented gables to road orientation structure. The four paneled door of the main entry is flanked by sealed up full sidelights which are flanked by simple tapering pilasters supporting a 2-part entablature. First floor windows have two-over-two sash, second floor windows and gable wall windows have six-over-six sash, all windows have simple surrounds and architrave trim. There are two large interior chimneys with corbeled caps, and two interior offset stove chimneys. Greek Revival, c. 1837 (09-10;12;005). C
  
- 64. House, 2 Hall Place: 2½ story, 5x2 bay, granite foundation, twin inset chimneys with the pedimented gable roof. A hipped-roof 11x2 bay porch encloses the front entry. Second floor windows have two-over-two sash and flat-bracketed window hoods. The gable wall contains 2 windows, each has six-over-six sash and bracketed hoods. A gable roof, 2 story 2x7 bay ell projects from the north elevation. Federal c. 1820 (09-10;12;001). C
  
- 65. House, 23 Pleasant Street: 2 story, 5x2 bay, gable roofed house with a granite foundation and aluminum siding. The facade is dominated by two three sided projecting bays. A 6 paneled center hall entry is topped by a transom with 3 lights above which rests a flat door hood supported by two curvilinear console brackets. A wide frieze board with a soffit/frieze molding is evident on the facade and the box cornice returns. Federal, c. 1820 (09-10;12;010). C
  
- 66. Mill Housing, 25-27-29 Pleasant Street: 2½ story, 2x10 bay, gable to road orientated mill house with staggered asphalt shingling. The two center hall entries on the east elevation are covered by a shed roof 2x3 bay enclosed porches. Three chimneys remain; a massive center chimney straddles the ridge line between the two units, and two stove chimneys, one at the southwest corner and the other at the northeast corners of the main block. A shed roof garage abuts the facade at the basement level. Federal, c. 1826 (09-10;12;009). C

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67. Apartment House, 1-3 Chestnut Street: 2½ story, 5x3 bay, granite and brick foundation with gable to road orientation. The main entry has plain surrounds and is topped by a denticulated door hood supported by two curvilinear console brackets. Windows have six-over-six sash, simple surrounds, molded trim, second floor and gable wall windows have flat hoods. Wide cornerboards support a denticulated frieze with a boxed cornice and returns. A 2 bay, 1½ story, gable roof ell projects from the north elevation and contains a denticulated flat roof side (east) entry. Greek Revival, c. 1844 (09-10;12;008). C
68. Apartment House, 5 Chestnut Street: 3 story, 3x2 bay, granite foundation, gable to road orientated. The paired center hall entry has molded surrounds and is covered by a flat roof porch with square columns supporting a full entablature. The long windows have two-over-two sash, simple surrounds, and architrave trim. Wide paneled cornerboards support a full entablature and a boxed cornice and returns. This unit was added onto a Georgian saltbox (c. 1770) whose features include: windows with six-over-six sash, simple surrounds, and architrave trim, a center hall entry covered by a pedimented door hood supported by two square columns. Colonial Revival, c. 1910 (09-10;12;007). C
69. Judge Bell's Law Office, 7 Chestnut Street: 1½ story, 3x2 bays, clapboarded, central entry, slate roof, gable roof. The central door has fluted door surrounds, with a gable roofed portico with a balustrade with turned posts. The door in the south gable has a slightly pedimented door hold on drop scroll brackets. The boxed cornice has returns and is supported by paired scroll brackets. Italianate c. 1880 (09-10;05;013). C
70. Gazebo, 7 Chestnut Street: a small gazebo with multiple gables, decorative barge board, vertical siding, a wooden shingled roof, and a spire in the center of the roof. Victorian Era Gazebo, c. 1885 (09-10;05;013). C
71. The Bell House, 9 Chestnut Street: 2½ stories, 4x3 bays, slate roof, cut granite foundation, water table, and tall interior chimneys. The pedimented gable is oriented toward the road, with a boxed cornice and dentil frieze. The attic window is beneath a louvered Gothic arch. All windows are two-over-two, with molded surrounds, corner blocks, and a central geometric motif in the window heads. The corner pilasters are paneled with a trefoil near the top. A bay window is attached to the west wall. Porches on the east and west walls have heavy fluted Doric columns. A wing of similar massing to the main block angles off towards the east. A two-story and one-story gable roofed ell is attached to the rear of the house with a pedimented entry with dentils and a scroll-supported entablature. Greek Revival, Gothic Revival, c. 1845 (09-10;05;012). C

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72. Mill Agents House, 11-13 Chestnut Street: 2½ story, 5x2 bay, brick structure with a slate roof. Windows are two-over-two with granite lintels. Other features include four end chimneys, a parapet on the gable wall between the chimneys, a balustrade on the lateral wall, and a projecting lateral cornice with a dentil frieze. The center entry is beneath a transom light with portico supported by four free standing and two engaged Tuscan columns, the columns are paneled and chamfered. A one-story hip roofed addition is attached to the south gable. Attached to the rear is a 1½ story gable roofed brick ell. Federal, c. 1825 (09-10;05;011). C

- 73-80 (73-79 were included in the original nomination; 80 is the only property added in this historic district extension). Parcels 73-79, now vacant and forming a small riverside park, were once occupied by mills and mill housing; through them runs, underground, the penstock which carried water from the dam to the Exeter Manufacturing Company mill complex.

This complex (see photographs 35-38) comprises a number of major interconnected brick textile manufacturing buildings dating to the nineteenth and early twentieth centuries. All 2½-to-4 stories in height, they are surrounded by post-1940 1-story additions of contrasting material, scale and general design. For the most part, these post-1940 additions do not contribute positively to the architectural quality of the complex. Replacement of original glazing with glass block constitutes the only significant change to the major buildings. Overall, this is a handsome and well-preserved example of a typical New England textile factory.

Because of the change in grade from Chestnut Street down to the Squamscott River, the industrial complex has a relatively low profile - 1 to 1½ stories - on its Chestnut Street front. By contrast, the mill complex's major components rise 3½-to-4 stories along the river, and on this side too stand two tall smoke stacks.

There are seven major buildings in the complex. The largest (and visually dominant) is 4-story Building 1, 175x93', built c. 1894. It replaced the original c. 1828 main mill. The c. 1894 structure is of pier and spandrel design with pier-to-pier segmental-head window openings, a corbelled cornice, low-pitch roof and an elevator tower and chimney stack on its south end. Building 2, built 1873-75 and located adjacent to Building 1 on the northwest, is a 3-story structure, 180x72', with low-pitch roof, corbelled cornice and tall, narrow, segmental-head windows. Building 3 is a chaste, gable-roofed, Greek Revival building, 70x38', which must date to c. 1840 .

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It retains some original 12/12 sash. Its Chestnut Street end is accented by an oculus and a very simple entrance with granite architrave. Building 4 was originally identical to Building 3, but c. 1873-75 a third story was added and it was lengthened. Now 101x38', it has a low-pitch roof and a fine corbelled cornice. The short, 2-tier tower on its roof was added c. 1955; it is graced by a Federal style weathervane brought from another mill. Between Buildings 3 and 4, along Chestnut Street, is Building 5, 80x20', the office block erected c. 1918 to replace an earlier office structure. Its 1-story Chestnut Street elevation is accented by two unusual, stubby turret-like projections, one of which was the office entrance. The office block has a low-pitch roof, corbelled cornice and 4/1 sash in segmental-head window openings. On its west side is a sympathetic c. 1955 addition. At the northeast corner of the complex is Building 6 of 1916, a pier-and-spandrel structure, 103x33', with small, irregularly located windows and a low-pitch roof. Beside the river is much altered Building 7, the power plant, dating to 1891; its circular smoke stack is of relatively recent date.

The Exeter Manufacturing Company, founded in 1827, was one of the three largest industrial firms in New Hampshire and the last cotton mill to operate in New England. It was Exeter's major local employer from the day the mill opened in 1830 into the 1960s. The company went out of existence in 1966, when Milliken, Inc. took over the mill. In 1981-82, the plant was operated by Nike, Inc., shoe manufacturers. It has been vacant since.

General description of the rear portion of the "lower block":

The target area for the proposed Exeter waterfront revitalization project encompasses the rear portions of the buildings on the "lower block" of Water Street (sites #7-25), and the narrow strip of land between these buildings and the Squamscott River. This area is currently under utilized, mostly accommodating haphazard parking and storage, and has been neglected for some years.

Redevelopment of this waterfront space calls for utilization of basements, subbasements, and upper floor levels of the existing buildings, as well as for the provision of a continuous pedestrian route through the area.

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The rear elevations of these waterfront buildings express a variety of styles, heights, and textures. In general those buildings that have remained largely intact or have had minor in-filling of window and door openings are sites #22, 20, 20, 29, 28, 15, 14, and 10. Improvised additions to some buildings (sites #24, 23, 21 and 13) consist of multi-bayed sheds projecting from the storefront levels and supported on-piers.

Major additions which detract from the character of the area project from some of the buildings (sites #7, 9, and 16) at the western end of the "lower block".

Non-contributing ("NC") properties within the historic district:

District Map &  
Survey Number

Description

- 4. Exeter and Hampton Electric Company, 225 Water Street, a two-story brick-clad structure with a marble facade and plate-glass windows. The flat roof projects over the sidewalk, supported by concrete posts. Built c. 1959 (09-01;011). NC
- 6. The Sears Automotive Center (09-09; 04;012), listed as a non-contributing building in the original nomination, has been demolished, and as of September, 1984 the site is vacant. NC
- 11. The "shed/garage" (09-01;04;015), listed in the original nomination as a non-contributing structure has been demolished and as of September 1984, the site remains vacant. NC

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District Map &  
Survey Number

Description

- 16.            Roberge Photo Shop, 129 Water Street (09-09;04;001), listed in the original nomination as a non-contributing building, is as of September, 1984 being totally reworked.    NC
- 39.            Gulf Service station, c. 1955 (09-10;15;08).    NC
- 43.            Kost Tire Sales, 1 Franklin Street: intrusive, altered, one-story, L-plan early twentieth-century garage with parking area in front (09-10;20;001).    NC
- 45.            Al's Muffler Town, 20-22 Franklin Street: one-story, concrete-block garage with false mansard (09-10;21;012).    NC

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of Water Street consisted mostly of small Greek Revival style homes and businesses. This is still the character of the "Upper Block."

A series of fires in the 1860s and 1870s destroyed many of the earlier buildings and acted as a catalyst for a period of major re-building which entirely altered the character of the street to reflect the new prosperity and growth of the mercantile community. This re-building established a new commercial block along the lower block of Water Street, predominantly brick buildings which share common facade line and elevations ranging from two to four stories. Merchants still depended on the river for transportation and the design of their buildings; basements, sub-basements, and large doorways reflected this dependency. Yet as the river became more polluted and silted in, it was abandoned. Activity concentrated on developing the Water Street frontage.

Several buildings have been added to the district in the twentieth century. Those which are contributors to the district are the Smith Building (#9), the McReel Building (#7), and the Ioka Theatre (#45).

Preservation and/or Restoration Activities within the District:

Exeter has recently sought the services of Anderson Notter & Feingold, Inc. Architects and Preservation Planners to explore the possibilities of utilizing the backs of existing buildings and re-opening the historic connection with the river. The primary area of concentration is the "Lower Block" of Water Street. There is an active waterfront revitalization committee, and the town as a whole is deeply committed to this project.

Other preservation activities include painting, repointing foundations, and minor repairs. A major restoration project has been undertaken by the Exeter Investment Company on Kimball's Island with the rehabilitation of an early 18th century mill and related structures for re-use as office, commercial and restaurant space.

Architecture:

Contained within the District are a large number of outstanding buildings representative of major styles in American vernacular architecture. The exterior facades of the commercial blocks have retained their integrity, especially on the upper floors. Typical features of period storefronts include: large display windows, paneled bases, glass transoms, cast iron elements, and leaded glass signage. Many storefronts have been altered to reflect popular 20th century commercial styles incorporating such "modern" materials as Carrera glass, Art Deco lettering, and aluminum facades. Most of the dwellings within the primarily residential area have retained their exterior integrity; however there is some Victorian era remodeling with the addition of bay

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windows, porches, and verandas, all of which reflected the popular trends of the time. This exciting mix of architectural styles in residential, commercial and industrial buildings reflects the social, economic and cultural patterns of Exeter's development.

The earliest structure in the district, and perhaps the foremost remaining example of the regionally distinctive vertically sawn log garrison type house, is the Gilman Garrison c.1700 (National Register of Historic Places) (9-12-76) HABS.

The Georgian style is best represented in (#59) at 16 High Street, exhibiting a saltbox plan with the later addition of a Federal entry.

The prosperity during the Federal period is classically represented in the Theophilus Smith house (#52), 25 High Street c.1780. Other buildings representative of this style are:

- site #2 - 235 Water Street, c.1786
- site #44 - The Long House/Mill Housing, 4-10 Franklin Street, c.1828
- site #54 - Gardner-Gilman House, 29 High Street, c.1799
- site #55 - Josiah Gilman Smith House, 35 High Street, c.1830
- site #58 - Col. Boardman Tavern, 20-22 High Street, c.1805
- site #62 - Simeon Folsom House, 7-11 High Street, c.1830
- site #72 - Mill Agents House, 11-13 Chestnut Street, c.1828

An interesting example of this style is the round brick front of the Simeon Folsom House (#61), 8 High Street, c.1816.

Representative of the Greek Revival style are:

- site #32 - 39-43 Water Street, c.1835
- site #14 - brick commercial building, 141-147 Water Street, c.1845
- site #57 - apartment house, 24-26 High Street, c.1834
- site #63 - apartment house, 15-17 Pleasant Street, c.1837
- site #8 - Louise's Sports Shop, 183 Water Street, c.1825
- site #71 - Bell House, 9 Chestnut Street, c.1845
- site #80 - Building 3, Exeter Manufacturing Co. complex, c.1840

The Italianate style is fully expressed in #25, 83 Water Street, c.1865, which displays a low-pitched hip roof, large drop-scroll corner brackets, and a denticulated frieze. A second significant example is #34, 23-25 Water Street, c.1860.

The High Victorian Italianate style is represented by six brick commercial buildings which also constitute a major and significant portion of Exeter's commercial waterfront property. The most prominent is #10, the Merrill Building, 163 Water Street. Its tall proportions,

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stilted-segmental arches, and variety of surface textures express the essence of this style. Other significant examples are:

- site #18 - Carlisle Building, 119-123 Water Street, c.1875
- site #19 - Moore Building, 115 Water Street, 1875
- site #20 - Burlingame Building, 109-113 Water Street, c.1874
- site #22 - Kimball's Hardware, 99-101 Water Street, c.1872
- site #23 - Indian Head Bank, 93-97 Water Street, c.1860

The sole example of the Romanesque style is site #29, the Folsom Building, 59-65 Water Street, c.1896.

Representing the Sullivanesque style is site #21, Styles' Drugstore, 105-107 Water Street, c.1880.

The most recent Colonial Revival style<sup>is</sup> expressed in site #30, the Mayer Building, 55 Water Street, 1915.

The New England vernacular brick industrial "style" is represented by site #80, the former Exeter Manufacturing Company mill complex, dating to the mid and late nineteenth century and the early twentieth century.

Commerce:

The commercial waterfront area has been continuously in trade and commerce since its settlement in 1638, when it was the center of trading in salted fish, lumber, and shipbuilding, with its related industries. The only surviving example from this early period is the c.1710 Gilman grist mill on Kimball's Island (#26). Regionally, commerce declined during the Revolutionary period, picking up again at the end of the 18th century. Exeter continued to prosper until the latter half of the 19th century when changed uses and technology brought about the decline of the waterfront. Significant surviving structures from this period include:

- site #37 - Wooden Building, 1 Water Street, c.1840
- site #32 - 39-43 Water Street, c.1833
- site #14 - 141-147 Water Street, c.1865
- site #8 - Louise's Sport Shop, c.1825
- site #25 - Lopardo's, c.1865

Fire destroyed many of the waterfront properties. Reconstruction entirely altered the character of the streetscape with the establishment

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of several impressive late 19th and 20th century commercial blocks. Today, Exeter retains this late 19th century scale from which its significance is derived. Commercial buildings of outstanding architectural merit include:

- site #10 - Merrill Building, c.1873
- site #18 - Carlisle Building, c.1875
- site #19 - Moore Building, c.1875
- site #20 - Burlingame Building, c.1874
- site #21 - Styles Drugstore, c.1880
- site #22 - Kimballs Hardware, c.1872
- site #23 - Indian Head Bank, c.1860
- site #24 - The Janvrin Block, c.1860
- site #29 - The Folsom Block, c.1896
- site #30 - The Mayer Building, c.1915

Industry:

Exeter's industry centered around the falls in the Exeter and Squamscott Rivers, where two dams were built. At the lower dam, which is now gone, Kimball's Island divides the river into two channels. Thomas Wilson built Exeter's first grist mill here c.1640. Regionally, lumber was the most important industry for over 100 years. Edward Gilman built the first two sawmills at the upper falls in 1647 and 1650, increasing the value of the abundant timber.

During the latter part of the 18th century there were a number of mills filling a variety of needs. In 1789 George Washington recorded in his diary that "in the town are considerable falls which supply several grist-mills, two oil-mills, a slitting mill and snuff mill."<sup>1</sup> Six years later it was recorded that the falls "afforded seats for four double geared corn-mills, four saw-mills, two oil-mills, and one fulling mill."<sup>2</sup>

The only mill dating from this early period standing today is John Gilman's grist mill (#26) built c.1710. It has recently undergone rehabilitation and currently is used for office and commercial space. A mill foundation behind site #34 as well as several reinforced granite walls along the river recall mill activity along the waterfront.

1. Charles H. Bell, History of the Town of Exeter, N.H., Boston, 1888, p.331.
2. Ibid., p.331.

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Shipbuilding became a vital industry and flourished up to the Revolution. The waterfront was once lined with blacksmiths, carpenters, and caulkers all working on ships, the largest reported to be five hundred tons burden weight. No evidence of this industry remains today.

The carriage, saddlery, and harness making businesses were very active, too, the centers being located on Franklin and High streets.

In 1827 two companies, the Exeter Mill and Water Power Company and the Exeter Manufacturing Company, were formed by a group of local entrepreneurs with the purpose of erecting a large cotton mill in town. The Water Power Company bought up water rights at the upper falls and conveyed to the Manufacturing Company power sufficient to run a 5000-spindle factory. The original mill opened in 1830; an addition erected between 1873 and 1876 doubled the original mill's capacity. The 1830 structure burned and was replaced in 1894 by a much larger factory building which still survives. The Exeter Manufacturing Company eventually owned all the water rights in town. It was not only the largest industry locally, the firm was among the three largest concerns in the state. Long after cotton mills closed in New England -- replaced by newer mills in the South -- the Exeter Manufacturing Company carried on: it was the last cotton mill to operate in New England, continuing to produce cotton goods until World War II. In post-war years the company gradually turned to production of synthetics, remaining in this line until the company was bought out in 1966.

Structures in the district related to the Exeter Manufacturing Company are:

- site #80 - The Exeter Manufacturing Company mill complex, c.1840-1920
- site #72 - Mill agent's house, 11-13 Chestnut Street, c.1828
- site #66 - Mill housing, 25-27-29 Pleasant Street, c.1830
- site #44 - Mill housing, 4-10 Franklin Street, c.1828

Invention:

In 1824 Dr. William Perry established a mill on the east side of the Exeter River for the manufacture of starch from potatoes. During this time the manufacturers of cotton were importing British gum to use for sizing cloth and thickening dyes. Dr. Perry developed a process which provided a low-cost substitute for the British gum. It was merely a charred starch, which was sold and used primarily at the mills at Lowell. His mill no longer exists, but a related structure sits on site #62 where the basement was used to store a portion of the 30-40,000 bushels of potatoes used annually in this process. Locally, this was a significant mill providing a cash income to farmers who sold their potatoes to Dr. Perry.

From 1788-1821 Ebenezer Clifford and his family resided in the Gilman Garrison (#42). Clifford was an accomplished joiner, and an ingenious mechanic who was one of the first men to attempt to retrieve sunken property

(See Continuation Sheet 8-6)

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from local rivers with the use of a diving bell. Clifford's diving bell was primitive. Shaped like a pork barrel, it measured 5'9" high by 5' wide and contained two seats and had weights attached to the rim <sup>to</sup> the base.<sup>3</sup> It could stay under water for an hour or more. It is report that Clifford recovered a quantity of silver money from the wreck of a foreign vessel off the Isles of Shoals. Between 1806-1808 he salvaged some twenty tons of iron bar from a sunken gundalow under seventy-to<sup>o</sup> feet of water in the Piscataqua River.<sup>4</sup> All that is left of the diving bell is a wooden sawn which was used as a float to mark its position and communicate with the surface crew. It is now a part of the collection on exhibit at the Gilman Garrison.

Military:

During the 17th and 18th century Indian wars, privately owned garrison houses were an important form of protection utilized by the New England colonists, but few of these fortified dwellings remain. The Gilman Garrison is possibly the only remaining sawn log garrison house in the region still on its original site. The Garrison house, now a museum, is open to the public on a limited basis and owned by the Society for the Presevation of New England Antiquities.

Exeter served as the state capital (1775-1782) during the Revolutionary War. The militia was drilled in an area within the district called "Hemlock Square," (hemlock boughs were placed on the muddy ground) located on the east bank of the Exeter River in the Pleasant Street area.

Transportation:

During the 17th and 18th centuries Exeter's growth depended largely on the development of the shipbuilding and lumber trades, and the water system which transported these goods to the marketplace. Exeter's landing became a major trading post where inland lumber supplies could be sold and loaded onto ships for delivery up and down the coast. The channel was much deeper than it is today and trade was conducted as far away as the West Indies. Merchants still depended on the river for transportation of their goods in the 19th century, and the design of their shops reflected this dependency. Most buildings in the "lower block" of Water Street have basements and sub-basements below grade. Goods were loaded from the river into the lower

3. James L. Garvin, "Ebenezer Clifford, Architect & Inventor," Old Time New England, p.33.

4. Ibid.

(See Continuation Sheet 8-7)

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basement through large doorways, then hoisted up two floors to street level.

The Exeter Waterfront Historic District is significant as an extremely well-preserved 19th century commercial and industrial center. The district is comprised of a variety of commercial, industrial, institutional, engineering and residential structures in a range of styles -- Georgian, Federal, Greek Revival, Italianate, High Victorian Italianate, Neoclassical and the New England brick vernacular for industrial structures. In addition, the district includes an extra-ordinary collection of early twentieth century storefronts. This dense, well-integrated waterfront center represents a microcosm of Exeter's development from earliest settlement to the present.

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λ Continuation sheet Bibliography 38 Item number 9 Page 1

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Hazlett, C.A., History of Rockingham County, Portsmouth, N.H., 1882.

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\_\_\_\_\_, "Exeter...Its Business...Its Prospects," Exeter, 1910.

Goodale, Frank R., "The Exeter Manufacturing Company," typescript, Exeter Historical Society, 1938.

Tardiff, Olive, "A Factory & Its People," Exeter News-Letter, 4 June and 9 July 1980.

Factory Mutual Insurance Map of the Exeter Manufacturing Company, map #6372, July 1953.

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Continuation sheet 39 Geographical Data: Item number 10

Page 1

Verbal Boundary Description:

Beginning at the midpoint of the intersection of Water Street and Main Street, the boundary of the Exeter Waterfront Historic District runs eastward down the center of Water Street to a point just beyond the intersection of Water Street, Front Street, and Chestnut Hill Avenue; thence southward along the property line between the Mobil gas station and Kurt's Restaurant, 42 Water Street (#38), southeasterly along the property line, thence eastward across an alley and northerly to the southwest corner of the Gulf service station property (#39); thence in a southeasterly direction following the southern property lines of the buildings which line the south side of Water Street, crossing Clifford Street and following the property lines of Kost Tire Sales (#43) which is located on the corner of Clifford Street and Franklin Street; thence running in a southeasterly direction down the center of Franklin Street, turning and running along the property between Al's Muffler Town (#45) and 26-28 Franklin Street; thence crossing the river in a northeasterly direction to the southwest corner of the property of 11 High Street (#48); thence eastward along the southern property lines of the houses along the south side of High Street; along the southern line of the Josiah Smith House property (#53); crossing Gilman Lane, cutting across the property of the Gardner-Gilman House (#54) and the Josiah Gilman Smith House (#55) to a midpoint of the intersection of High Street and Portsmouth Avenue; thence westward down the center of High Street, turning and running northerly along the east property line of the Capt. J. Thurston House (#56) and 24-26 High Street; thence to the center of Hall Place Avenue, turning and running westerly along the northern property lines of the Col. Boardman Tavern, 20-22 High Street (#58) and 16 High Street; cutting across the property of 11 Hall Place and continuing along the northern property line of 10 High Street (#60); thence running northerly along the rear property lines of 7-9-11 High Street (#62) and 15-17 Pleasant Street (#63); thence crossing Hall Place, turning and running in an easterly direction along the southern boundary of 2 Hall Place (#64); thence in a northerly direction following the east boundary of 2 Hall Place (#64); 23 Pleasant Street (#65), 25-27-29 Pleasant Street (#66), and 1-3 Chestnut Street (#67); thence along the southern border of 5 Chestnut Street (#68); thence turning and running in a northwesterly direction, in a line 200 feet from the center line of Chestnut Street cutting across the rear property of 5 Chestnut Street (#68); crossing Woodlawn Circle, and cutting across the property of 9 Chestnut Street (#71), and 11-13 Chestnut Street (#73) until reaching the northern boundary of 11-13 Chestnut Street (#73); thence following the boundary in a southwesterly direction to the center of Chestnut Street; thence following Chestnut Street north to Jady Hill Avenue; thence turning westerly along Jady Hill Avenue to an entrance drive leading into the mill complex and following south along this right-of-way to a parking area and thence turning west to the river; thence following the shore of the river in

(See Continuation Sheet 10-2)



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40 Continuation sheet Geographical Data Item number 10 Page 2

a northwesterly direction; thence turning and crossing the Squamscott River in a southwesterly direction and meeting the southern shore just west of the Phillips Exeter Academy Boathouse (#5); thence crossing the Swayzey Parkway and following the northern boundary line of Exeter and Hampton Electric Company (#4) and 235-237 Water Street (#3); thence following the western boundary of 235-237 Water Street (#2) to the midpoint of the intersection of Water and Main streets.

Boundary Justification:

The eastern boundary of the district terminates at the intersections of High Street and Portsmouth Avenue. At this point the character of High Street changes. Since the mid-20th century, Portsmouth Avenue has become increasingly commercialized by extensive strip development.

The westernmost extent of the district has its boundary at the intersection of Main and Water Streets. At this end of the district the commercial character of Water Street becomes less dense, though distinct in contrast to the Phillips Exeter Academy buildings facing it, and the residential blocks which abut on both Main and Water.

The district's Franklin Street boundary on the southeast represents the visual terminus of the commercial area.

The District's northeast boundary along Chestnut Street and Jady Hill Avenue excludes from the District vacant property and mid- and late-twentieth-century industrial and residential property not compatible with the character of the historic area being nominated to the Register.

The District's boundary on Jady Hill Avenue, the mill complex rear entrance drive and the river excludes from the area nominated a small waste water treatment plant.

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Continuation sheet 41 Form Prepared by \_\_\_\_\_ Item number 11 Page 1

Original 1980 nomination form prepared by:

Lance Bennett & Jack Beard, Preservation Advisers  
Stafford-Rockingham Regional Council  
Water Street  
Exeter, N.H.

(603) 778-0885

1984 district extension revisions to nomination prepared by:

David Chase, Preservation Consultant  
5613 Boxhill Lane  
Baltimore, Md.

(301) 435-8221

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Continuation sheet 42

Item number X

Page 1

Accompanying Documentation:

This certifies that the properties illustrated in the 34 photographs submitted with the original 1980 Exeter Waterfront Commercial Historic District nomination are essentially unaltered as of September, 1984, with the following exceptions:

Photo #7: The Long House (#44), 4-10 Franklin Street, has been restored.

Photo #28: Roberge Photo (#16), 129 Water Street, a non-contributing building, is now (in September, 1984) being transformed with a new, more-or-less "post-modern" facade.

Photo #31: The Sears Automotive Center (#6) off Water Street, a non-contributing building, has been demolished: as of September, 1984 the site remains vacant.

The following photographs have been added to the nomination in order to document the above changes and to illustrate the Exeter Manufacturing Company mill complex (#80), added to the area nominated:

Photo #35: Aerial view of the Exeter Manufacturing Company mill complex and surrounding portions of the district.

Photo #36: View of the Exeter Manufacturing Company mill complex (#80) from the west, looking across the Squamscott River from the Phillips Exeter Academy Boathouse.

Photo #37: View of the Exeter Manufacturing Company mill complex (#80) from the east (Chestnut Street front).

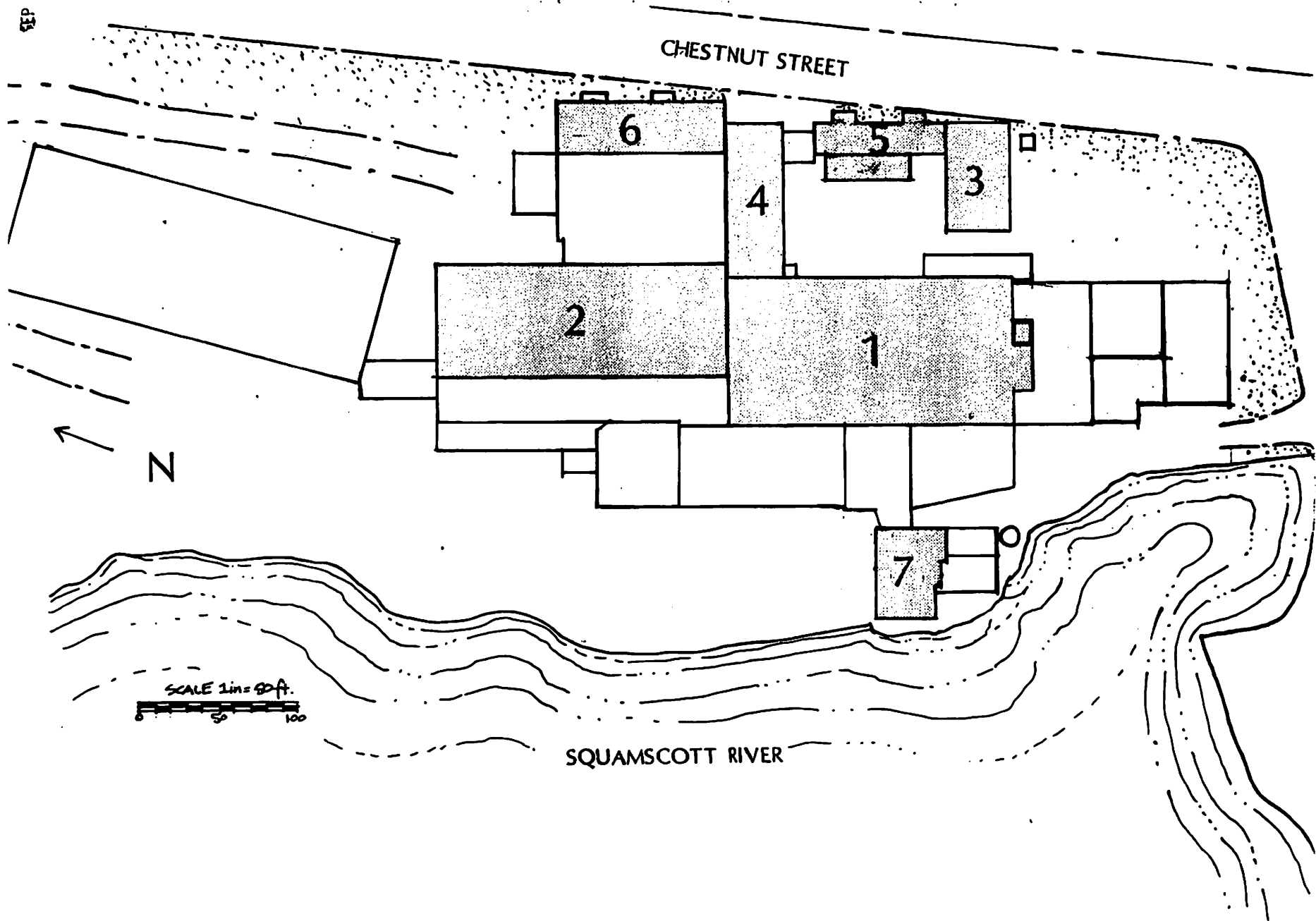
Photo #38: View of the Exeter Manufacturing Company mill complex (#80) from the south.

Photo #39: Roberge Photo Shop (#16), 129 Water Street, as it appeared undergoing renovation in September, 1984.

Photo #40: The Long House (#44), 4-10 Franklin Street, as restored.

SEP 18 1954

EXETER WATERFRONT COMMERCIAL HISTORIC DISTRICT  
continuation sheet 43  
SITE PLAN OF PROPERTY #80 EXETER MANUFACTURING COMPANY MILL COMPLEX



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_

Exeter Waterfront Commercial Historic District  
(Boundary Increase) Rockingham County, NH

Date/Signature

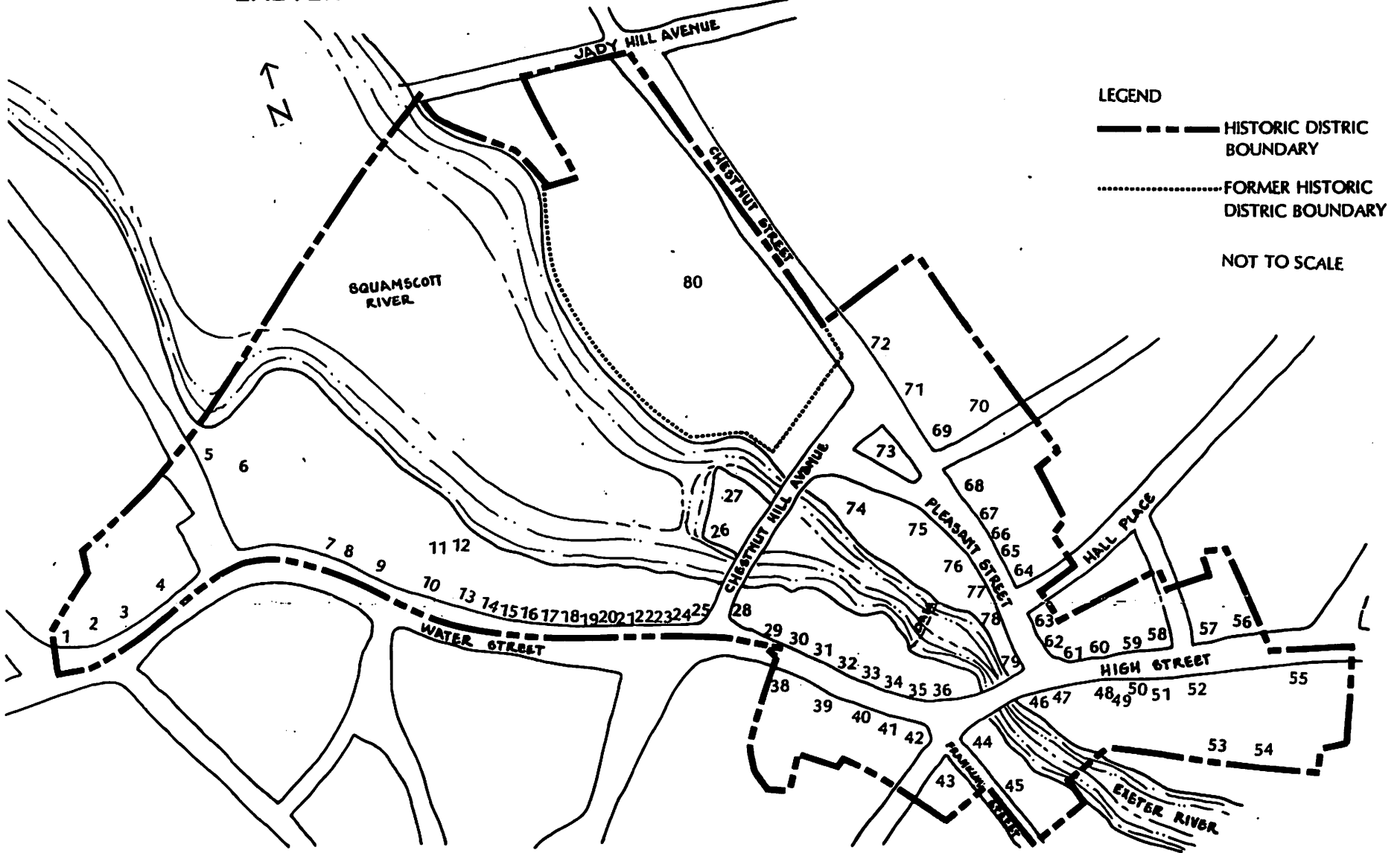
BOUNDARY INCREASE APPROVED

*[Faint stamp]*

Keeper *Richard J. Ryan* 12/28/86

Attest \_\_\_\_\_

# EXETER WATERFRONT COMMERCIAL HISTORIC DISTRICT



LEGEND

- HISTORIC DISTRICT BOUNDARY
- ..... FORMER HISTORIC DISTRICT BOUNDARY

NOT TO SCALE

**RSA 79E Discussion**

# Memo

**To:** Select Board  
**From:** Darren Winham, Director  
**Date:** 11.17.23  
**Re:** Status of Community Revitalization Tax Relief Incentive (RSA 79-E)

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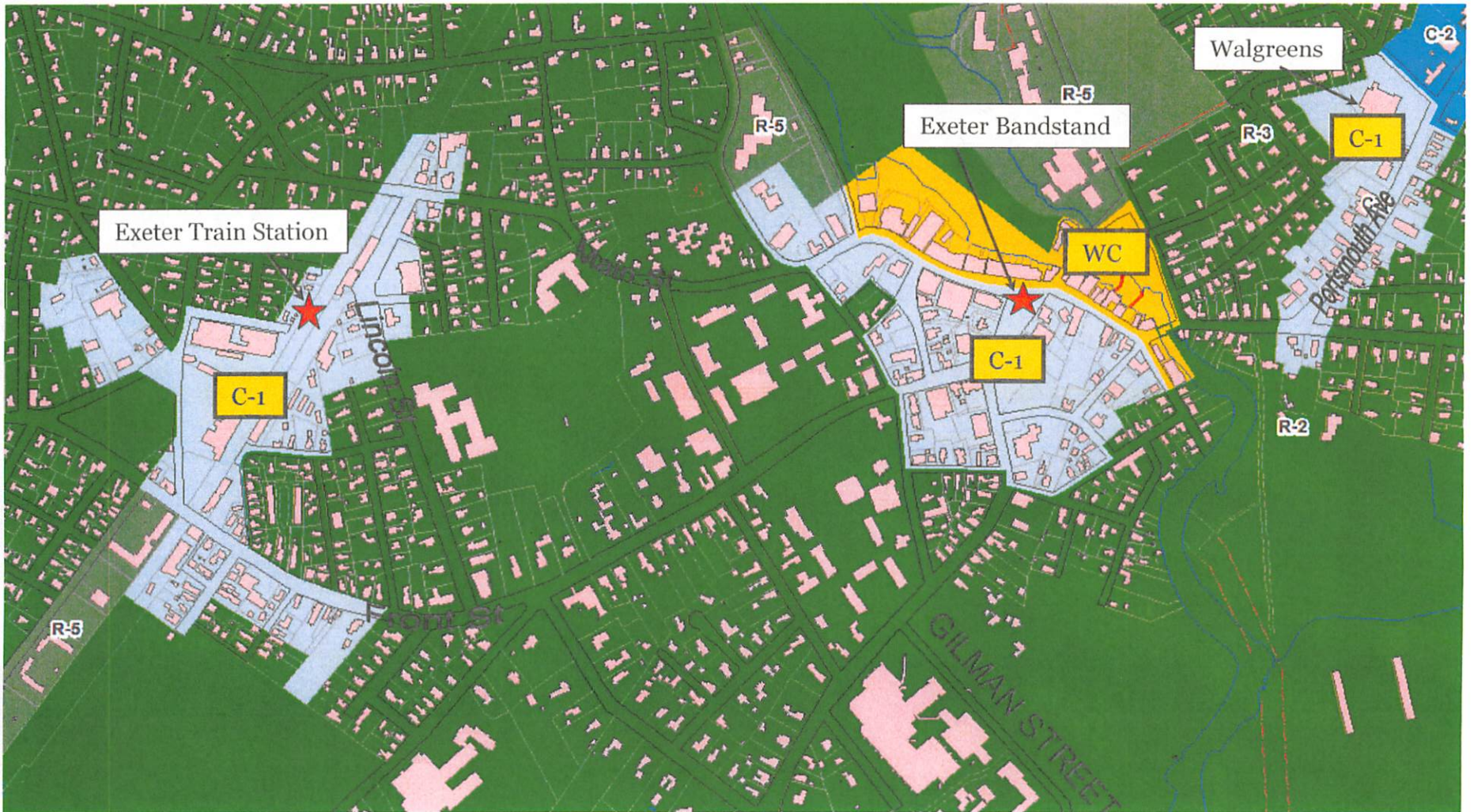
Nearly a decade ago, the Town of Exeter voted to adopt the Community Revitalization Tax Relief Incentive (RSA 79-E) for the purpose of encouraging private investment, particularly in the downtown area. At the time, several properties were underutilized, in disrepair and in need of financial injection. These included the former Ioka Theatre, the former Loaf and Ladle restaurant and the historic Smith Building. Owing to this economic development tool and under the guidance of the Select Board, Exeter has seen recipients of 79-E employ these resources, and, combined with their own, have created new businesses, such as Sea Dog Brewing and Vino e Vivo.

When Exeter opted to adopt 79-E, Exeter and our regional economy was in a different place. Now, with little to no vacancies in our downtown and Seacoast New Hampshire buzzing with new investment, continuing to offer 79-E is – in the estimation of Exeter’s Housing Advisory Committee (HAC) – no longer necessary. As this is the case, the Select Board and citizens of our community should take stock and decide if this is a tool the Town should keep or sunset.

The New Hampshire legislature has recently added new nuances and tools, such as Housing Opportunity Zones, to RSA 79-E and, thus, the version Exeter adopted in 2014 is no longer current and in order to make use of these recent changes, would need to re-adopt the newest legislation. Exeter’s HAC and staff agree that, even with these changes, retaining the 79-E tool is not necessary to meet Exeter’s current goals at this time.

While the Select Board retains discretion on how to employ the original version of RSA 79-E as long as it is in Town’s “toolbox”, it may be time for the Board to put forth a warrant article abolishing this incentive as antiquated and currently unnecessary. The time may come in the future when it makes sense to re-employ such an incentive and, if so, Exeter would have the opportunity to re-adopt the newest, most effective version of the legislation, including creating new boundaries for the same.





**RSA 79E Reference Map of Proposed District Areas:**

**C-1 Lincoln Street, C-1 Central/downtown, WC- Waterfront Commercial, and C-1 Portsmouth Ave**

**Tax Abatements, Veterans Credits & Exemptions**

## Permits & Approvals



the  
TONRY  
Farm

Tonry Farm  
314 Exeter Road  
Hampton Falls, NH 03844

October 28, 2023

Exeter Selectmen  
Court Street  
Exeter, NH 03833

RE: SIGNS

Dear Selectpersons:

Last year you approved the placing of the Tonry Christmas Tree signs on the end of Route 88, conditional on obtaining yearly approval. This letter is to request that you allow us to place the same sign in the same location as last year. This year we will not be placing our sign throughout the fall weekends but would like to have it up from November 23th through December 24th.

Thank you for your consideration. Should you have any questions please feel free to contact me at 603-770-6157.

Sincerely,

Abigail Tonry

*Town Manager's Office*

NOV 06 2023

*Received*

## Correspondence



THE STATE OF NEW HAMPSHIRE  
DEPARTMENT OF TRANSPORTATION



William Cass, P.E.  
Commissioner

November 9, 2023

David Rodrigue, P.E.  
Assistant Commissioner  
Andre Briere, Colonel, USAF (RET)  
Deputy Commissioner

Niko Papakonstantis, Chair of Selectboard  
Town of Exeter  
10 Front Street  
Exeter, NH 03833

**Re: Exeter Special One Time Highway Payment – in Accordance with House Bill 2  
Payment for Maintenance, Construction and Reconstruction of Class IV and V Highways**

Dear Mr. Papakonstantis:

The following is notification of a one time highway payment being made available to your town in State Fiscal Year 2024 based on the passage of House Bill 2 (HB 2) effective in June 2023. HB 2 directs the department to divide and distribute a \$10 million one time payment between all New Hampshire municipalities based on the distribution methods of Block Grant Aid Apportionment A. This one time payment is separate from your regular quarterly payments.

This one time payment is anticipated to be available to the Town of Exeter during the month of November 2023 as follows:

November 2023 Actual Payment: \$88,266.28

In generalized terms and in accordance with statutory provisions for distribution of Block Grant Aid “Apportionment A” funds, this one time highway payment is based on the municipalities’ mileage of Class IV and Class V highways, as well as the municipalities’ population.

Please contact us at 271-3344 if you have any questions.

Sincerely,

*C. R. Willeke*

C. R. Willeke, PE  
Municipal Highways Engineer  
Bureau of Planning and Community Assistance

CRW/dmp



November 6, 2023

Board of Selectmen  
Town of Exeter  
10 Front Street  
Exeter, NH 03833

Re: Programming Advisory

Dear Members of the Board:

As part of our ongoing commitment to keep you and our customers informed about changes to Xfinity TV services, we wanted to update you that Comcast's right to continue carrying ShopHQ expired on November 1, 2023. As a result, absent a renewal of the agreement, we are not currently authorized to carry ShopHQ as part of our lineup

We always work to reach deals that make sense for our customers. To date, however, Comcast has been unable to reach an agreement to continue to carry ShopHQ content.

Since we are not currently authorized to carry ShopHQ programming, we have implemented a channel slate (advising of unavailability) on the channel, and activated [www.xfinity.com/programmingchanges](http://www.xfinity.com/programmingchanges) to help keep our customers informed during this period. We will continue to provide updates to you and our customers as they become available.

Please do not hesitate to contact me with any questions at [Bryan\\_Christiansen@comcast.com](mailto:Bryan_Christiansen@comcast.com).

Very truly yours,

*Bryan Christiansen*

Bryan Christiansen, Director  
Government Affairs

*Town Manager's Office*

NOV 13 2023

*Received*