

HISTORIC / CULTURAL RESOURCE SURVEY

Town of DEERFIELD, N.H.



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Prepared by the
Southern New Hampshire Planning Commission

November 1984

HISTORIC/CULTURAL RESOURCES SURVEY

Town of
Deerfield, New Hampshire

Prepared by

Southern New Hampshire Planning Commission
815 Elm Street, Manchester, N.H.

November, 1984

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*The Negative file is in the possession of the New Hampshire State Historic Preservation Office, Concord, N. H.

ACKNOWLEDGEMENT

The preparation of this report would not have been possible without the support, cooperation and assistance of many people. First, of course, are the property owners whose homes and businesses were surveyed. Many of these people provided additional information, beyond that which was available through published Town histories and Town records.

In addition, a number of individuals are deserving of particular recognition for the interest, time and effort that they contributed toward the development of this document. These include:

Joanne Wasson	- Selectman
Harry Wasson	- Planning Board
Joseph Brown	- Resident
David Ottinger	- Resident
Paul Dewey	- Police Chief
Shirley Winslow	- Secretary to Selectmen
Linda Ray Wilson	- State Historic Preservation Office
Lynn Monroe	- N. H. Association of Historic District Commissions
Tom Morgan	- Rockingham Planning Commission

I. PREFACE

A. Historic Preservation and Master Planning

Traditionally, master planning activities have overlooked the historic and cultural resources of a community, focusing more on such areas as soils, water, highways and public utilities. But citizens attitudinal surveys, conducted as part of this master planning process, indicate that what people like most about their community seems linked to the town's history and pattern of development: "rural-agricultural character", "open space", and "sense of historical community". It appears that bringing the historic and cultural resources evaluation into the master planning process can serve to strengthen the value and legitimacy of each.

The recent recodification of State laws regarding the Master Plan outlines the sections to be included in the final product. These include Land Use, Housing, Transportation, Utilities and Public Services, Community Facilities, Recreation and "A Conservation and Preservation section which may provide for the preservation, conservation, and use of natural and man-made resources". (1984; 674:2-VIII)

The Town of Deerfield is in the process of updating its original Master Plan which contained a limited inventory of historic resources. By completing the more detailed Historic/Cultural Resources Survey at this time, it will be possible to integrate this information into the Master Planning process. While community characteristics such as land use, population, soils, water, housing, transportation, etc. are often studied separately, they are not discrete categories, but part of an integrated system. Just as each of these characteristics has some interrelationship with every other, so too does the historic/cultural resource inventory. A community's historical foundations have much to do with its evolution and what it is like today.

If not for the location of a river or mountain range, the availability of fertile farmland, the location of a highway, proximity to a city, presence of particular ethnic groups, or regional economic trends, most New England towns would be identical. The interrelationship of these and other characteristics are what have made each town unique. Therefore, it is important to recognize each of these characteristics and its related patterns and processes in order to understand why a community is what it is today, how it got that way and what forces are in play to change it or keep it that way.

The historic/cultural resources inventory fills a vital role in strengthening the relationship between the other resource areas. In recognition of this role, a federal "Historic Preservation Fund" matching grant from the National Park Service of the U. S. Department of the Interior was made available to the Southern New Hampshire Planning Commission through the New Hampshire State Historic Preservation Office to help offset the cost of conducting the survey and compiling this inventory.

B. Purposes of Study

The purposes of this study are: (a) to identify and document historical structures in the Town of Deerfield; (b) to explain their role in the community's development; and (c) to offer suggestions on how this historic resource inventory can be integrated into the community planning process.

II. INTRODUCTION

A. Historic Overview of New Hampshire

The history of New Hampshire, as far as it has been written, is one punctuated by dramatic changes from its earliest days, (1623) when it was still a part of Massachusetts, to the present. In the beginning, settlements clustered around the City of Portsmouth where the economy was based on shipping and trade, and on lumbering and agriculture in the outlying settlements. Though this was the character of the State for nearly 200 years (1620-1820), this picture began to change during the 19th Century, influenced by the Industrial Revolution and the coming of the railroad. Great mill cities developed in the Connecticut and Merrimack River Valleys, and many farmers gave up the struggle to farm the rocky hillsides, abandoned their farms and went to work in the mills. Entering the 20th Century, New Hampshire's economic base had reversed to reflect thriving industry and failing agriculture. By World War I, however, these mills proved as non-competitive as the farms had 60 years earlier. Many closed, leaving the State with a weak economic base. Though the economy was bolstered somewhat by the tourist industry, fostered by the State's natural scenic beauty, by and large the middle part of the 20th Century was characterized by little or no population growth and a stagnant economy. During this period, the visible remains of New Hampshire's past were left virtually untouched, leaving us a clear picture of our history. Since 1960, however, the picture has changed dramatically. Economic stagnation has turned to remarkable success.

Today, the population of the State is increasing at twice the national average, in some areas even faster. Those visible remains of our history (which in part make it so desirable for new people to move here) are threatened by this very success. Many communities are finding it desirable to undertake programs designed to maintain their

historic character. The first step of such programs is identifying the resources that contribute to this character. This is done by undertaking a CULTURAL RESOURCES SURVEY. It is hoped that the information realized through these surveys will permit future development to take place in a way that will allow the new and the old, the past, the present and the future to co-exist.

FROM: "First Stage Cultural Resources Survey", Strafford Rockingham Regional Council, 1983.

B. Method of Study

In order to illustrate the evolution of the community under investigation, history has been broken into six periods to coincide with major national events and the architectural styles which accompany them. These six periods are listed below and described further in the following section.

1. Pre-Revolutionary (Georgian Style) to 1780
2. Post-Revolutionary (Federal Style) 1780-1830
3. Pre-Civil War (Greek Revival, Gothic Revival and Italianate Styles) 1820-1860
4. Post-Civil War (The Victorian Era-Queen Anne, Stick and Colonial Revival Styles) 1860-1900
5. Pre-World War II - The first half of the Twentieth Century - (architectural styles continue, plus Bungalow, Shingle and Art Deco styles) 1900-1945
6. Post-World War II (Suburban, Ranch and Housing Developments) 1945-Present.

Historical information for this survey was obtained from published Town histories; reproductions of the 1857 and 1892 maps of Deerfield by J. Chace, Jr.; and through conversations with Joseph Brown, David Ottinger, and Harry and Joanne Wasson, all of Deerfield. Mr. Brown identified significant structures shown on the 1857 map and described their role in Deerfield history before fieldwork began. Mr. Ottinger and Mr. and Mrs. Wasson added information once fieldwork was complete and verified identification of structures in question. This information was supplemented through cross-checks of the Town tax records and street addressing index. Field surveys were completed for every structure shown on the 1892 map that could be identified as still standing. An additional 15-20 structures, estimated to be at least 50 years old, were added to the survey during the field work stage for a total survey of 232 structures.

A "bird's eye" sketch was made of each structure illustrating orientation to the street and driveway, rooflines and entrances, and any outbuildings. Photographs were taken of each building to supplement the drawings.

III. ARCHITECTURAL/HISTORICAL OVERVIEW OF DEERFIELD

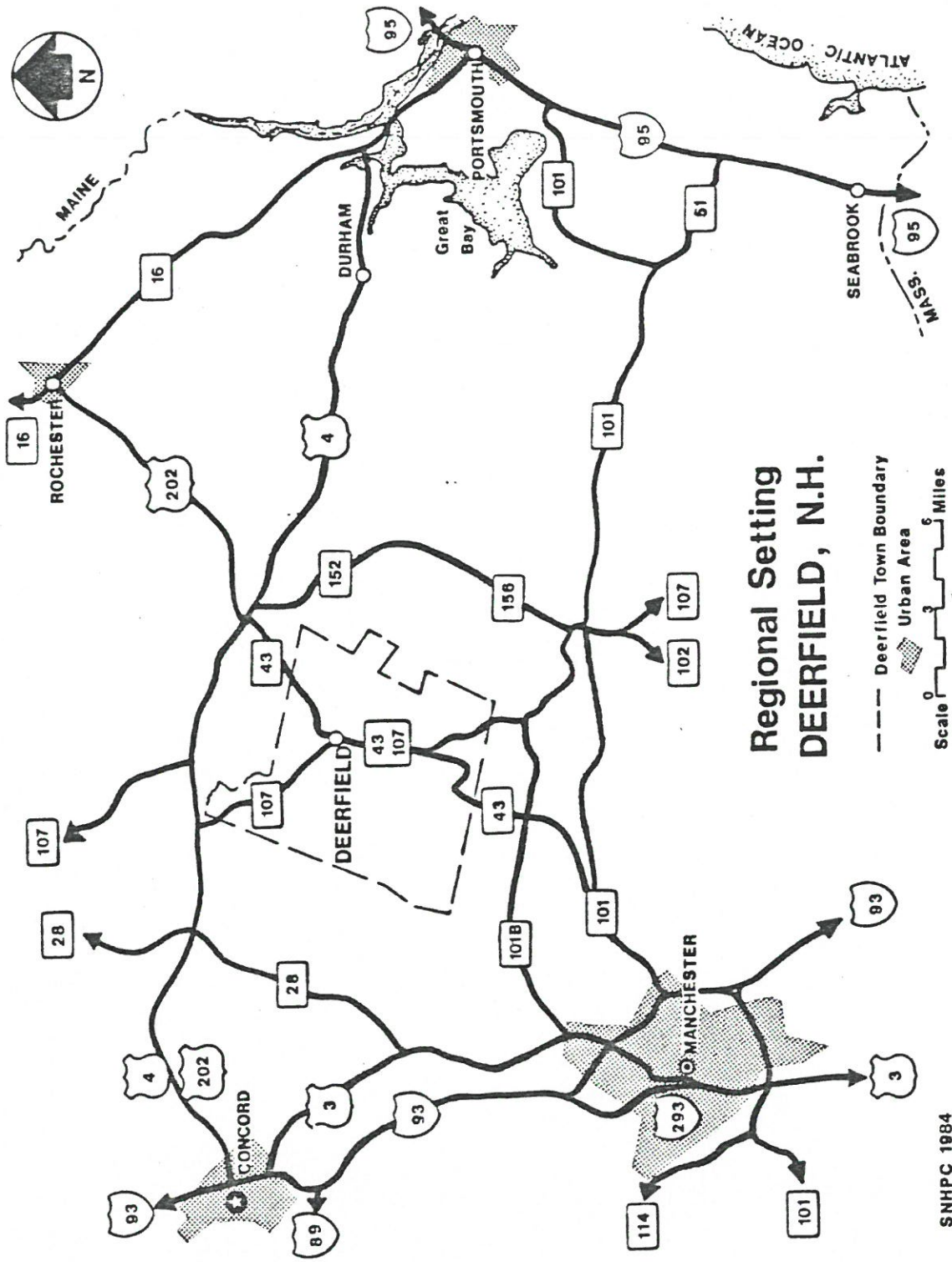
The Town of Deerfield, New Hampshire is located in the northwest corner of Rockingham County, approximately 18 miles northeast of the City of Manchester. It is bounded on the north by the Town of Northwood, to the east by Nottingham, to the south by Raymond and Candia, and to the west by Allenstown and Epsom. The capitol city of Concord is 18 miles west, and Portsmouth, about 30 miles east.

Deerfield is part of the Southern New Hampshire Planning Commission (SNHPC) region, which is made up of the City of Manchester and twelve surrounding towns, and covers an area of approximately 500 square miles in Hillsborough, Merrimack and Rockingham Counties, in the south-central portion of the state.

With land area of 51 square miles, Deerfield is one of the largest towns in the SNHPC region, though with an estimated 1983 population of 2,085 persons (Office of State Planning, August 1984), it ranks as the least populated of all the SNHPC communities.

Incorporated in 1766, the Town of Deerfield was originally part of the Town of Nottingham. Residents of this southwest corner of Nottingham were dissatisfied with the Town's efforts to provide religious and educational services and felt their needs could best be met through the creation of a separate town. And so, in January 1766, a petition was presented to then Governor Wentworth to create the new Town of Deerfield.






Throughout its early history, Deerfield was an active center of trade, located on the main route between Concord and Portsmouth. Several small centers of development appeared, including the Old Center, Deerfield Parade, Leavitts Hill, South Deerfield, Rands Corner and the New Center.



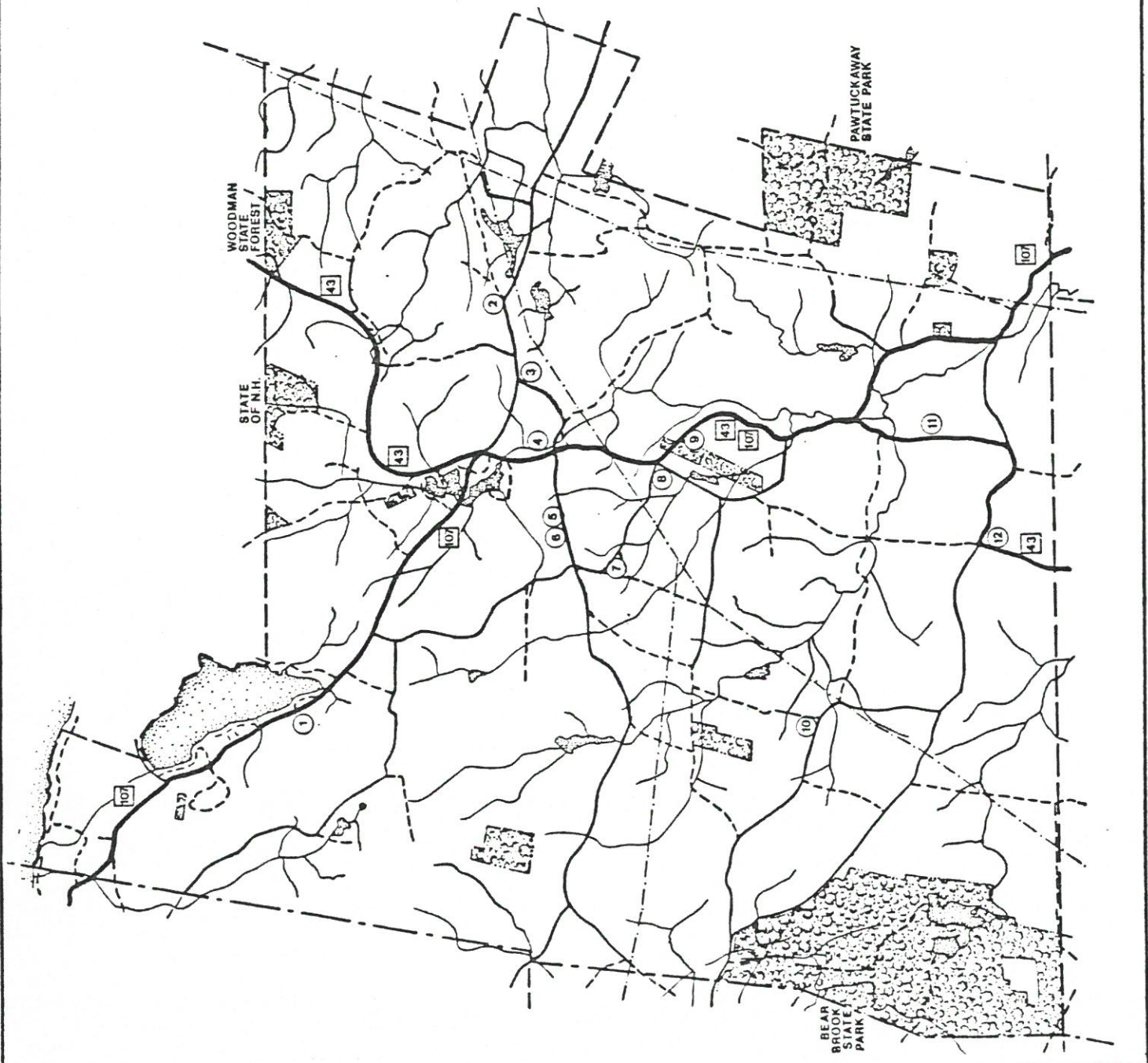
DEERFIELD, N.H.

SELECTED HISTORIC SITES AND BUILDINGS

- ① Pleasant Pond School
- ② Site of Garrison—First House
- ③ Deerfield Parade
- ④ James City
- ⑤ Site of First Meetinghouse
- ⑥ Old Center Cemetery
- ⑦ Major John Simpson Farm
- ⑧ Deerfield Center:
 - Town Hall
 - Congregational Church
 - Baptist Church
- ⑨ Robinson City
- ⑩ Sanborn & Co. General Store
- ⑪ Deerfield Fair
- ⑫ South Deerfield

 PUBLIC LAND
 STATE HIGHWAY
 PAVED ROAD
 UNPAVED ROAD
 SCALE


Prepared by the
 Southern New Hampshire
 Planning Commission
 1984



Shortly after its settlement, the residents of Deerfield erected a meeting house at Chase's Hill (or Meeting-house Hill) in what is now referred to as the "Old Center". Some of the earliest settlers of Deerfield located here and it was not until 1830-1860 that the town center migrated down the road to its current location, "New Center". By the mid-1800's, the New Center had three churches, a hotel, a store, and a new Town Hall. Today two churches are still used as such; the third is now a community center. The Town Hall still stands; the hotel is now a retirement home. A public library was completed in 1914, and a fire station added sometime later.

Deerfield Parade, located on the one-time Concord-to-Portsmouth route, now Nottingham Road, was the site of considerable activity. There were several stores, taverns for travellers, doctors, lawyers, and an Academy, supported by Parade residents, to educate their sons and daughters. This Academy produced many young men who went on to become well known statesmen, doctors, lawyers and educators.

The Sanborn family started a store in what is known as Leavitts Hill during the 1850's. The same family opened a post office here in 1886 which remained in operation until 1963. Also in Leavitts Hill was a prize-winning creamery and, with the birth of the automobile, a gas station. None of these establishments are still in business, though the store maintained an active trade through the 1960's.

South Deerfield is that part of Town through which South Road passes. South Road was once part of the Portsmouth-to-Concord highway, and the location of considerable trade. The Jenness family were prosperous businessmen dealing in lumber and potash. They also ran the "Red Store" where local farmers could trade butter, homespun and other home products for molasses, spices, tobacco, clothing and rum. The Jennesses also ran a tavern and inn, the upstairs ballroom of which served double duty as a courtroom. For many years Joseph Dearborn made shoes and boots in South

Deerfield, and Thomas Simpson kept a store of dry and yard goods.

Rands Corner, a few miles northwest of the Parade, also on the trade route, was another center of business and hospitality. Lumber, molasses, salted fish, rum and barrels were major articles of trade here.

A. Pre-Revolutionary Period to 1780

At the time Deerfield was first settled, the Georgian style of architecture was most popular. (This style is named for King George I who ruled England in the early 1700's.) This style is characterized by its massive appearance, symmetrical five bay facade and large central chimney. The gable roof is most common, though hip and gambrel roofs are also found. If one couldn't afford to build a house of this size, it was common to build a half-house (3 bays wide) or a 3/4 house (4 bays wide), to be completed at a later time. These houses were traditionally 2 1/2 stories high with a four-room floor plan.

Baptist and Congregational Meetinghouses were completed in 1770 and 1771, respectively, though neither remains today. The steps leading to the Old Center Cemetery on Meetinghouse Hill Road are the original Congregational Meetinghouse steps.

Site #59, at 175 North Road is a good example of Georgian design. Note the large central chimney; small, symmetrically arranged windows; simply framed doorway with transom lights; flat gable-ends; and roofline that meets the tops of the second story windows. Site 168 (19 Peterson Road) and site 167 (47 Candia Road) are also good examples of this style.

Houses dating back to this period include the following:

<u>Site Number</u>	<u>Street Address</u>	<u>Date(if known)</u>
58	165 North Road	C.1765
118	170 Nottingham Road	C.1762
120	196 Nottingham Road	C.1754
121	201 Nottingham Road	C.1750-60
133	24 Mt. Delight Road	C.1750
191	235 Middle Road	C.1760-90
172	17 Ridge Road	C.1766
193	258 Middle Road	C.1754

Other houses with features typical of this period include the following:

<u>Survey Number</u>	<u>Street Address</u>	<u>Style</u>
125	72 Mountain View Road	Georgian
123	60 Mountain View Road	Georgian
60	177 North Road	Georgian
206	57 South Road	Georgian
161	232 Raymond Road	Georgian
52	132 North Road	Georgian
167	47 Candia Road	Georgian
168	19 Peterson Road	Georgian
137	213 Mt. Delight Road	Georgian
190	231 Middle Road	Georgian
207	60 South Road	Georgian
20	39 Old Center Road North	Georgian
16	70 Old Center Road South	Georgian

B. Post-Revolutionary 1780-1830

In the years following the Revolutionary War, trade began to thrive in South Deerfield, followed later by Deerfield Parade and Rands Corner. The Jenness, Mack and Barnhard families ran inns on South Road, the Robinsons and Tuckers on the Raymond Road, the Stevens on North Road, Prescott, Shepard and Butler in the Parade. Several of these former inns are standing today. Deerfield's population increased from 1,200 to 2,100 persons during this period.

The Federal style of architecture is representative of this period, so-called because it appeared in America in the decade following the Revolution. This style is often characterized by a hipped roof with twin interior chimneys. The facade is symmetrical, similar to the Georgian style, but is often more "delicate" or ornate in appearance. A fan shaped window above and narrow "side-lights" on either side of the front door are typical of Federal period ornamentation.

Site 22 (51 Old Center Road North) is a good example of the Federal style. Note the hipped roof, twin interior chimneys, fan and side lights on the front door. Site 109 (76 Nottingham Road) is an example of a "3/4 house" built during this period, but never completed to five bays.

Houses dating back to this era include:

<u>Survey Number</u>	<u>Street Address</u>	<u>Date(if known)</u>
63	200 North Road	1803
22	51 Old Center Road North	1790
28	45 Griffin Road	1793
29	14 Whittier Road	1799
109	76 Nottingham Road	1789

Other houses with features typical of this period include the following:

<u>Survey Number</u>	<u>Street Address</u>	<u>Style</u>
209	81 South Road	Federal
194	279 Middle Road	Federal
75	11 Nottingham Road	Federal
95	46 Nottingham Road	Federal
101	58 Nottingham Road	Federal
169	67 Candia Road	Federal
51	129 North Road	Federal
195	45 Cotton Road	Federal
202	49 South Road	Federal
196	29 South Road	Federal
120	196 Nottingham Road	Federal

C. Pre-Civil War 1820-1860

It was during this period that the "New Center" of Deerfield developed. The population remained relatively stable, but Town and church activities were beginning to be separated. The exact date of construction of the new Town Hall (Survey #6) is not known, but estimates range from 1846 to 1856. The new Congregational Church (Survey #8) was built in 1836, with the spire added shortly thereafter. The Baptists completed their church in the Center (Survey #5) in 1834. The Freewill Baptists built their own church in the Center in 1840 (Survey #3).

The architectural styles associated with this period include Greek Revival (1820-1860) and the less common Gothic Revival (1840-1870) and Italianate (1830-1880). The Greek Revival is the only one of these three found in Deerfield. This style gets its name because it suggests the lines of the temples of Athens. The gable-end is oriented toward the street, unlike the Georgian and Federal styles, and wide pilasters applied to the corners to resemble columns. A side hall entry, with transom and

side lights around the door, is typical. Site 231 (239 South Road) is a good example of this style. Note the gable-end orientation, sidehall entry, sidelights at the doorway and "returns" at the eaves.

Surviving architecture of this period includes:

<u>Survey Number</u>	<u>Street Address</u>	<u>Date(if known)</u>
3 (Community Ctr.)	5 Old Center Rd. South	1840
5 (Baptist Church)	7 Old Center Rd. South	1881
6 (Town Hall)	8 Old Center Rd. South	C.1846-1856
8 (Cong. Church)	11 Old Center Rd. South	1836
55	145 North Road	1857
146	36 Raymond Road	1840

Other houses with features typical of this period include the following:

<u>Survey Number</u>	<u>Street Address</u>	<u>Style</u>
39	4A North Road	Greek Revival
43	10 North Road	Greek Revival
77	1 Mountain Road	Greek Revival
158	111 Raymond Road	Greek Revival
81	15 Nottingham Road	Greek Revival
83	23 Nottingham Road	Greek Revival
144	27 Raymond Road	Greek Revival
218	130 South Road	Greek Revival
231	239 South Road	Greek Revival

D. Post Civil War 1860-1900

During this period, the population of Deerfield began its decline, falling from 2,066 persons in 1860 to 1,162 in 1900. Thirty years later it would reach its lowest point at 635 persons. This decline was due to both smaller family size and increasing job opportunities in the cities. Little new construction took place during this period, though life was by no means stagnant.

The Congregational Church was remodeled during the 1890's, the portico in front was enclosed and the pillars removed. In 1880, Frederick P. James of New York, a Deerfield native, made a donation of \$1,000 to start a Town library. This library was originally housed upstairs in the Town Hall. The Sanborns opened their first store in Leavitts Hill in 1850, but the present store building wasn't built until 1899. A post office was established here in 1886 and the creamery in 1895. Leavitts Hill is no longer the active center it was at one time, but many of the original buildings remain.

The architecture of this period is characteristically of the Queen Anne (1880-1900), Stick (1860-1880) and Colonial Revival (1880-1940) styles. Because this was a period of considerable population decline in Deerfield, there was little demand for new construction, and consequently few examples of these styles. The Queen Anne style is characterized by asymmetrical facades and roof-lines, towers, turrets, decorative shingles and elaborate porches. The Stick style has clapboards with overlaid detailing imitating the structural frame beneath. The Colonial Revival style is an attempt to recapture the Georgian and Federal styles with more elaborate design additions.

Site number 67 (263 North Road) is probably the best example of a Queen Anne style house. Note the asymmetrical facade, dormers, bay window, colored glass and dormer decoration.

Buildings known to have been constructed during this period include the following:

<u>Survey Number</u>	<u>Street Address</u>	<u>Date(if known)</u>
184	147A Middle Road	1899
208	73 South Road	C.1860s
36	2 North Road	1897

Others with characteristics typical of the period:

<u>Survey Number</u>	<u>Street Address</u>
67	263 North Road

E. Pre-World War II 1900-1945

During this period, Deerfield's population reached its lowest point since the Town's founding; the 1930 Census reported 635 persons. Again, the cause for this was the same as that for scores of small New England towns - the opportunities were better in the cities. Young people were leaving the family farms to work in mills and factories in Manchester, Nashua and other cities.

A fire, in 1897, destroyed a number of buildings on North Road near the Center. The Stevens Inn (Survey #36) was rebuilt immediately and the three buildings north of the Inn were added when time and money allowed. The first of these is the Odd Fellows Hall (Survey #38). Rebekah Lodge and Odd Fellows meetings were held upstairs, while a store was kept on the first floor. The Hall and the house north of it tend to reflect earlier styles of architecture, rather than that particular to the Pre-World War II era. The Bungalow style is most often associated with this period, though Deerfield does not have a good example of one.

Structures known to have been built during this period include:

<u>Survey Number</u>	<u>Street Address</u>	<u>Date(if known)</u>
38	4 North Road	Post - 1897
39	4A North Road	Post - 1897

F. Post-World War II 1945 to Present

During this period, the population of Deerfield has almost tripled. Between 1940 and 1980, 430 new homes were built in Deerfield, with 264 homes remaining from the earlier periods of history.

The Suburban ranch style is typical of the post-war period. These new homes can be found scattered throughout the Town. At this time Deerfield has only one large "modern" subdivision, others are smaller land divisions of just a few lots fronting on existing roads.

Deerfield has been growing at a slower pace than some of its neighbors in recent years, but development pressures are increasing and with them likely will come threats to the Town's historic resources. By inventorying these resources, and making them part of the master planning evaluations, towns can make provisions for necessary growth and change without drastically altering the character of their community.

IV. SUMMARY AND RECOMMENDATIONS

The Historic/Cultural Resources Survey in the Town of Deerfield has produced the following general results:

1. Of the 694 year-round dwelling units reported by the 1980 Census, more than one-third were reported as 40 years old, or more.
2. Two hundred and thirty-two structures (including 6 not used solely for residential purposes) were identified as 50 years old or more.
3. The architectural styles of many of these buildings reflect the period of history during which they were constructed.
4. The number of structures in each specific style category reflects the growth stage the Town was in at that period of time. For example, the small number of Victorian style houses is the result of a rapidly declining population which was adequately housed by existing housing stock.
5. The number of houses 50 years old, or more, still standing in good condition, reflects the pride in quality workmanship and desire for good quality housing stock held by Deerfield's earlier residents.
6. Many of these structures have been maintained in good condition, or restored to such and provide excellent examples of the evolution of rural American architecture.

The manner in which many of these homes have been maintained indicates an interest, on the part of their owners, in their value - both as housing and as reminders of the Town's historic roots. If there is sufficient interest among these and other residents of the Town, this report can be used as a base for further research into the Town's historic resources. The Town may find enough interest in this subject to establish a program or mechanism (either officially, through an Historic District Commission, or voluntarily) to restore and/or preserve the Town's historic resources.

A variety of options are available to communities pursuing the preservation of their historic and cultural resources. Some of these are explained in brief below.

Historic District Commission

The first step in the creation of an Historic District. Responsible for defining the historic district, implementing it, and enforcing the historic district ordinance. (N. H. RSA 673:4)

Historic District

A comprehensive mechanism available to local governments to protect its cultural resources. Within the district exterior appearances and use of property are subject to restrictions spelled out by the historic district ordinance. (N. H. RSA 674:45-50)

National Register of Historic Places

The official list of the nation's cultural resources worthy of preservation. National Register designation is necessary for participation in the rehabilitation of certified historic structures through tax incentives.

Community Development Block Grants

Often available to communities for projects stressing the reuse of historic structures.

Tax Incentives

Investment tax credits for the substantial rehabilitation of income-producing older buildings. Properties must meet age and certification criteria.

The above is by no means an exhaustive list of opportunities in historic preservation. Further information is available from:

N. H. State Historic Preservation Office
DRED
Prescott Park, 105 Loudon Road, Building 2
Box 856
Concord, N. H. 03301
(603) 271-3483

N. H. Association of Historic District Commissions
121 Water Street
Exeter, N. H. 03833
(603) 778-1799

Southern New Hampshire Planning Commission
815 Elm Street
Manchester, N. H. 03101
(603) 669-4664

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APPENDIX B
INDEX TO STREETS AND SURVEY NUMBERS

Index To Streets and Survey Numbers

<u>Street Name</u>	<u>Survey Numbers</u>
Candia Road	163-167, 169
Cate Road	116
Cilley Road	162
Coffeetown Road	127, 128
Cole Road	170
Cotton Road	195
Griffin Road	24-28, 31-35
Harvey Road	100
Haynes Road	132
James City Road	71-74
Lang Road	12
Meetinghouse Hill Road	129, 130
Middle Road	180-194
Mountain Avenue	See Harvey Road
Mountain Road	77-80
Mountain View Road	122, 123, 125, 126
Mount Delight Road	131, 133, 134, 136-138
North Road	36-52, 54-70
Nottingham Road	75, 76, 81-89, 92-99, 101-109, 111-115, 117-121
Old Center Road North	17-23
Old Center Road South	1-11, 13-16, 232
Parade Road	90, 91
Perkins Road	53
Perry Road	110
Peterson Road	168
Raymond Road	139-155, 157-161
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APPENDIX D

SUGGESTED
HISTORIC DISTRICT ORDINANCE

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Town of Deerfield
Historic District Ordinance

- I. Purposes. Within the Town of Deerfield, it is the particular purpose of this ordinance to preserve and to safeguard the heritage of the community by the creation of a district which (a) reflects elements of its cultural, social, economic, political, and architectural history; (b) conserves property values in such district; (c) fosters civic beauty; (d) strengthens the local economy; and (e) promotes the use of an historic district for the education, pleasure, and welfare of the citizens of the Town of Deerfield.
- II. Qualifications. The historic district established hereunder, and as may be amended from time to time in the manner prescribed by New Hampshire law, shall have one or more or any combination of the following characteristics and qualifications, without limit as to cultural or chronological period.
- A. Structures or sites at which events occur or have occurred that contribute to and are identified with (or significantly represent) the broad cultural, political, economic, military, or social history of the Town of Deerfield and the state and/or nation.
- B. Structures or sites importantly associated with historic personages.
- C. Structures or sites importantly associated with historic examples of a great idea or ideal.
- D. Structures or structural remains and sites embodying examples of architectural types or specimens valuable for study of a period, style or method of building construction, of a community organization and living, or of landscaping; or a single notable structure or a single site representing the work of a master builder, master designer, architect, or landscape architect.
- E. Structures contributing to the visual continuity of the district.
- III. Establishment of District. The Deerfield Town Meeting hereby establishes within the Town of Deerfield the following Historic District to be known as (insert districts name, if any) with boundaries as follows: (insert legal description of the area encompassed by the District).
- IV. Historic District Commission. The Town of Deerfield established the Historic District Commission at the (insert date) Town Meeting as provided in RSA 673:1.
- A. Membership, Qualifications, Terms and Vacancies.
1. The Deerfield Historic District Commission shall consist of (insert number; 5 or 7) unpaid members who shall be appointed by the Board of Selectmen.

2. Each member of the Commission shall be a resident of the Town of Deerfield. One member shall be a Selectman and one member may also be a member of the Deerfield Planning Board. At least one of the members shall be a resident of an historic district. In determining each member's qualifications, the Board of Selectmen shall take into consideration the appointee's demonstrated interest and ability to understand, appreciate and promote the purposes of the Deerfield Historic District Commission.
3. Members of the Commission shall be appointed for three (3) year terms except that the initial terms of members first appointed shall be staggered so that no more than 3 appointments occur annually, except when required to fill vacancies.
4. There shall be three (3) alternate members of the Commission who shall be appointed by the Board of Selectmen. The terms of such alternate members shall be three (3) years.
5. The alternate for the Selectman member shall be provided for by the Board of Selectmen. The term of this alternate shall be the same as that of the Selectman member, and this alternate shall be in addition to those provided for in subsection 4.

B. Organization; Meetings and Rules.

1. The Deerfield Historic District Commission shall annually elect a Chairman, Vice Chairman and Secretary all of whom shall be eligible for reelection.
2. The Commission shall meet at the call of the Chairman and at such other times as the Commission may decide.
3. A majority of the membership of the Commission shall constitute the quorum necessary in order to transact business at any meeting of the Commission.
4. The Commission shall, for its purposes, adopt and may from time to time amend rules and regulations regarding procedures which are not inconsistent with the intent of this ordinance and the intent of the state enabling legislation.

V. Authority Granted. The Deerfield Historic District Commission is empowered to regulate the construction, alteration, repair, moving, or demolition of structures or places within the Historic District. Such regulations may from time to time be amended in the manner provided in RSA 675. All districts and regulations shall be established in relation to the master plan and the zoning ordinance of the Town of Deerfield.

VI. Interpretation. Nothing in this ordinance shall be construed to prevent ordinary maintenance or repair of any structure or place within any historic district, nor to prevent the construction, alteration, repair, moving, or demolition of any structure under a permit issued by the building inspector or other duly delegated authority prior to the establishment of any historic district.

VII. Uses Permitted. Uses permitted in the Historic District shall be those set forth in the Deerfield Zoning Ordinance provisions for the District, except that within any historic district no buildings or structures shall be constructed, reconstructed, altered, restored, moved, or demolished unless a certificate of approval shall have first been issued by the Deerfield Historic District Commission.

VIII. Certificate of Approval.

- A. In the Historic District, no building permit shall be issued for any construction, reconstruction, alteration, restoration, movement, or demolition until a corresponding Certificate of Approval has been issued by the Commission.

Applications for Certificates of Approval may be obtained from the building inspector when obtaining a building permit application.

B. Application Procedure.

1. Written applications for Certificates of Approval shall be submitted to the Commission, identifying the location, nature, and, where pertinent, the materials, color and texture of the matter or item for which approval is requested. Any site plans, building plans, elevations, samples, photographs, sketches, or other information reasonably required by the Commission to help determine the appropriateness of the intended action shall be made available by the applicant.
2. The Commission may hold a public hearing prior to rendering a decision on said application if it deems it to be necessary.
3. The Commission must either grant a Certificate of Approval or issue a notice of disapproval pursuant to RSA 676:8, III within 45 consecutive calendar days after the filing of the application, unless the applicant agrees, in writing, to a longer period of time. Failure by the Commission to issue said Certificate or notice within the specified time period shall constitute approval by the Commission.

C. Guidelines.

1. The Deerfield Historic District Commission, in reviewing each application, shall keep in mind the purposes set forth in Section I, and shall consider the appropriateness of proposed features, buildings, structures, and appurtenant fixtures, location on the lot, and the removal or demolition of any building, structure, or appurtenant fixture in the District wherever such are subject to public view.

2. The Commission, in considering appropriateness, shall consider, among other things, the historic and architectural style; the general design, arrangement, textures, materials, and colors of the building, structure or fixtures in question; the relation of such features to similar features of buildings in the immediate surroundings; and the position of such building or structure in relation to the street or public way, and to other buildings and structures.
3. In determining appropriateness, the Commission may request reports and recommendations regarding the feasibility of the applicant's proposal from the Planning Board, Fire Chief, Building Inspector, Health Officer and other administrative officials who may possess information concerning the impact of the proposal on the District.

The Commission may also seek advice from professional, educational, cultural or other groups or persons as may be deemed necessary for the determination of a reasonable decision.

4. The Commission shall not make any recommendations or requirements except for purposes of historic preservation and of preventing development, construction, or changes which are inconsistent with the Historic District, its buildings, sites and surroundings.
5. If the Commission determines that a Certificate of Approval should not be issued, the reasons for such determination shall be entered in its records, and may include recommendations respecting the proposed activity.

IX. Relief.

1. Notwithstanding that the action or usage proposed may be deemed inappropriate, owing to conditions especially affecting the lot, building, or structure involved, but not affecting the District generally, the Commission may find that failure to issue a Certificate of Approval will involve a peculiar and unusual hardship (physical, financial or otherwise) to the applicant, and that such Certificate may be issued without substantial derogation from the intent and purposes of historic preservation.
2. If the Commission determines that a proposed activity is not appropriate, owing to aforesaid conditions, but that failure to issue a Certificate will cause substantial hardship, the Commission shall forthwith approve such application and shall issue to the applicant a Certificate of Approval in which the Commission may impose conditions.

X. Enforcement.

The enforcement of this Ordinance shall be made through the Zoning Ordinance of the Town of Deerfield as required by RSA 674:49.

XI. Appeals.

Any person or persons jointly or severally aggrieved by a decision of the Deerfield Historic District Commission shall have the right to appeal that decision to the Zoning Board of Adjustment in accordance with the provisions of RSA 677:1-14.

XII. Saving Clause.

The invalidity of any provision or District boundary cited in this Ordinance shall not affect the validity of any other provision or boundary of this Ordinance.

XIII. Effective Date.

This Ordinance shall take effect immediately upon its passage.