

**Discretionary Preservation Easement
RSA 79-D
Heritage Commission Evaluation**

Property Address: **102 Little Pond Road**

Date of Evaluation:

Map—Block—Lot **100-3-2**

Length of Easement: **10 Years ending
March 31, 2026**

Property Owner: **Sylvia Miskoe Trust, Sylvia Miskoe Trustee**

Tax Year of Application: **2016**

Exemption Granted: **75%**

Recording Date of Easement _____

Book and Page Number _____

Recapture at end of Easement Yes ____ No **XX**

PUBLIC BENEFITS (see back of page)	POOR (1)	AVERAGE(2)	GOOD (3)	OUTSTANDING (4)
Scenic Enjoyment: There is scenic enjoyment of the structure by the general public from a public way or from public waters				12
Historical Importance: The structure is historically important on a local, regional, state, or national level, either independently or within an historic district				12
Physical or Aesthetic Features: The structure's physical or aesthetic features contribute to the historic or cultural integrity of a property listed on or determined eligible for listing on the National Register of Historic Buildings, state register of historic places or locally designated historic district				N/A
			Sum of all Ratings **	12

Rating	Final Exemption % Range
1—4	25% - 45%
5—8	40% - 60%
9—12	55% - 75%

Description of Historical Structure:

The circa 1866 dairy/horse barn (100X40) the 16x22 corn crib/blacksmith shop and the land directly under the structures encompassing 4,352 sf.

Comments

The barn located at 102 Little Pond Rd is a beautiful working barn. It provides scenic enjoyment as a landmark when traveling on Little Pond Rd and is one of five such barns in the neighborhood. This Yankee or gable-front architecture barn was built about 1866 and is representative of the agricultural life in Concord during that era. The barn was originally used for dairying, housing horses and chickens and hay storage. The dairying ceased in 1947. The smaller building originally was a corn crib and later used as a blacksmith shop. The age is undetermined but believed to be older than the barn. Both buildings are mortise and tenon and fastened with pegs. They have had preventive maintenance in the past. The property has been owned by a member of the John Jordan family since 1885.

** See Reverse Side for Preliminary Rating Scale**

**Discretionary Preservation Easement
RSA 79-D
Heritage Commission Evaluation Guide**

Point to consider under *Scenic Enjoyment*:

- The structure is a familiar local landmark
- The structure is part of a landscape or setting that retains its historic character
- The structure contributes to the scenic qualities of the community and region

Points to consider under *Historical Importance*:

- The structure helps to tell the story of agriculture in Concord or the region
- The structure is located on a working farm or is otherwise being used for agricultural purposes
- The structure is associated with a farm that had a significant role in Concord's agricultural past
- The structure is associated with a person who played a significant role in local, regional or state history

Points to consider under *Physical or Aesthetic Features*:

- The structure is a good representative of its type
- The structure is an unusual or rare surviving example of its type
- The structure is a good example of historic construction methods of materials
- The structure retains its historic character

Points to consider under *Comments*:

- ✓ Agricultural designations or special recognition – bicentennial farm, farm of distinction, etc.
- ✓ Special location – scenic and cultural byway, country road, etc.
- ✓ Relationship to community goals – open space, preservation of rural character, etc.

Preliminary Rating Chart -- Return to Final Easement % Table on Front Side

Rating	1	2	3	4	5	6	7	8	9	10	11	12
% Within Range	25	28	30	35	40	45	50	55	60	65	70	75

FORM
PA-36-A

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
DISCRETIONARY PRESERVATION EASEMENT APPLICATION

STEP 1 PROPERTY OWNER (S)

PLEASE TYPE OR PRINT	LAST NAME Miskoe	FIRST NAME Sylvia, Trustee
	LAST NAME Sylvia Miskoe Trust	FIRST NAME
	STREET ADDRESS 102 Little Pond Road	
	STREET (continued)	
	TOWN/CITY Concord	STATE NH

STEP 2 PROPERTY LOCATION OF LAND AND HISTORIC AGRICULTURAL STRUCTURE BEING CLASSIFIED

PLEASE TYPE OR PRINT	STREET 102 Little Pond Road				
	TOWN/CITY Concord			COUNTY Merrimack	
	NUMBER OF ACRES 4,352 sq. ft.	MAP# 100-3	LOT# 2	BOOK#	PAGE#
	CHECK ONE: Original Application <input type="checkbox"/>			Renewal <input checked="" type="checkbox"/>	Tax Year

STEP 3 REASON FOR DISCRETIONARY PRESERVATION EASEMENT APPLICATION

Describe how the Historic Agricultural Structure meets one of the tests of public benefit per RSA 79-D:3. Submit additional sheets, if necessary.
See Attached

How many square feet will be subject to the easement?
4,352 sq. ft.

STEP 4 SIGNATURES OF ALL PROPERTY OWNERS OF RECORD

TYPE OR PRINT NAME (in black ink) Sylvia S. Miskoe	SIGNATURE (in black ink) <i>Sylvia Miskoe</i>	DATE March 30, 2016
TYPE OR PRINT NAME (in black ink)	SIGNATURE (in black ink)	DATE
TYPE OR PRINT NAME (in black ink)	SIGNATURE (in black ink)	DATE
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NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
DISCRETIONARY PRESERVATION EASEMENT APPLICATION
(CONTINUED)

STEP 5 TO BE COMPLETED BY THE LOCAL ASSESSORS

<input type="checkbox"/> APPROVED	Pending approval of Discretionary Preservation Easement Agreement by landowner and assessing officials.
<input type="checkbox"/> DENIED	
Comments:	

STEP 6 APPROVAL OF A MAJORITY OF SELECTMEN/ASSESSORS

TYPE OR PRINT NAME (ink black ink)	SIGNATURE (in black ink)	DATE
TYPE OR PRINT NAME (ink black ink)	SIGNATURE (in black ink)	DATE
TYPE OR PRINT NAME (ink black ink)	SIGNATURE (in black ink)	DATE
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TYPE OR PRINT NAME (ink black ink)	SIGNATURE (in black ink)	DATE

STEP 7 DOCUMENTATION

Is a map of the entire parcel showing the property location, orientation, overall boundaries and acreages clearly showing easement area requested submitted?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
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RECEIVED

MAR 31 2016

CITY OF CONCORD NH
ASSESSING DEPT

Discretionary Preservation Easement Application – 102 Little Pond Road

Comments:

The barn located at 102 Little Pond Road is a beautiful working barn. It provides scenic enjoyment as a landmark when traveling on Little Pond Road and is one of five such barns in the neighborhood. This Yankee or gable-front architecture barn was built about 1866 and is representative of the agricultural life in Concord during that era. The barn was originally used for dairying, housing horses and chickens and storage of hay. The dairying ceased in 1947. The smaller building originally was a corn crib and later used as a blacksmith shop. The age is undetermined but believed to be older than the barn. Both buildings are mortise and tenon and fastened with pegs. They have had preventive maintenance in the past. The property has been owned by a member of the John Jordan family since 1885.

Discretionary Preservation Easement

102 Little Pond Road, Concord 03301

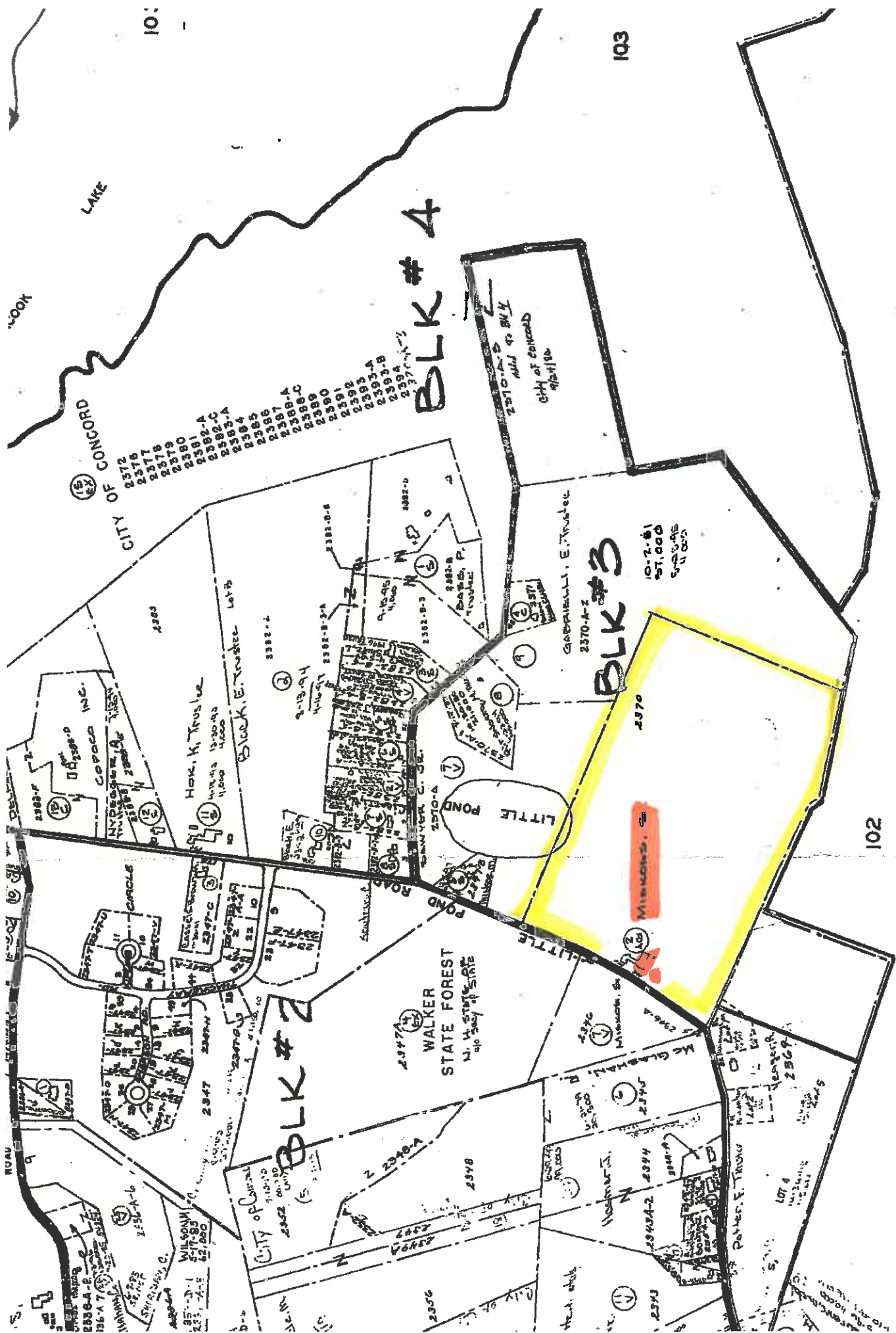
Renewal

Various maintenances have been performed to keep the barn and shed in good working order. The shed stores miscellaneous items. The barn houses horses and equipment and stores the yearly hay crop.

In September, 2011, the barn and shed were repainted.

In December, 2011, the re-aligning of the barn was completed. This was a several month project with Arnold Graton. New underpinning posts were replaced. The barn was jacked to allow roof mortises and tenons to re-seat properly.

In January 2016 Mr Graton inspected the barn and tightened a cable that had pulled free.



10:

103

BLK # 4

BLK # 3

BLK # 2

SCALE 1" = 400'

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- 2382-C
- 2383-A
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- 2388-A
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- 2393-B
- 2394
- 2394-A

2370-A-2
 City of Concord
 08/18/86

2370-A-2
 GARRETT, E. Trustee

10-2-81
 \$1,000
 \$2,345
 \$4,000

WALKER STATE FOREST
 N. H. STATE SITE
 also easy access

LITTLE POND

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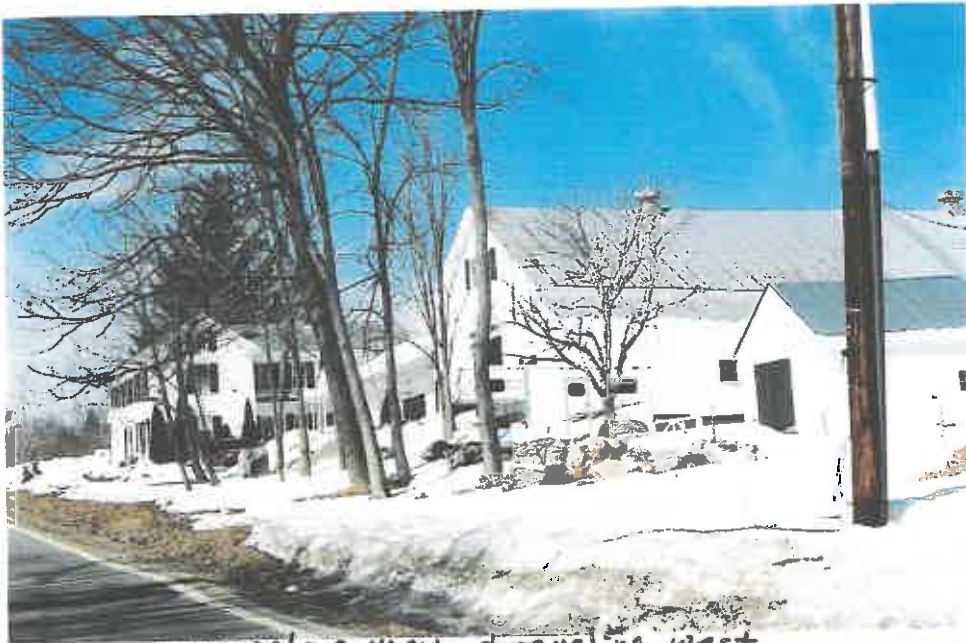
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LOT 4

|||



approaching view traveling west



corner crib and barn from eastern side



view from street traveling west



Barn interior



corn crib/blacksmith shop



Interior knee brace framing.





Knee braces

Corn crib, exterior, showing proximity to barn.





Corn crib, exterior.



Interior framing with some of 2005 hay crop.

Interior framing showing flying scaffold





Upper framing and roof interior.

Upper framing and flying scaffold.





Easterly view of the barn at 102 Little Pond Road, approaching.

South view, (front), of the barn.





South and east sides.

North view, (back), of the barn.





West side of the barn.

Top of stone foundation, front of the barn.





Top of stone foundation, west side of the barn.

East side of the barn showing posts and footings.





West wall stone foundation.

Stone foundation wall, close-up.





North wall stone foundation.

South corner foundation wall.

