

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

Property Address: 233 Hopkinton Rd

Map—Block—Lot 98-3-13

Property Owner: Sally Stouten Hatch Revocable Trust  
Sally Stouten Hatch, Trustee

Tax Year of Application: 2019

Date of Evaluation: May 2, 2019

Length of Easement: April 1, 2019-March  
31, 2029

Exemption Granted: Recommended

Recording Date of Easement \_\_\_\_\_

Book and Page Number \_\_\_\_\_

Recapture at end of Easement Yes \_\_\_\_\_ No XXX

<b>PUBLIC BENEFITS</b> (see back of page)	<b>POOR</b> (1)	<b>AVERAGE</b> (2)	<b>GOOD</b> (3)	<b>OUTSTANDING</b> (4)
<b>Scenic Enjoyment:</b> There is scenic enjoyment of the structure by the general public from a public way or from public waters				X
<b>Historical Importance:</b> The structure is historically important on a local, regional, state, or national level, either independently or within an historic district			X	
<b>Physical or Aesthetic Features:</b> 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				<i>See Comments</i>
			<b>Sum of all Ratings</b>	<b>7</b>

<b>Rating</b>	<b>Final Exemption % Range</b>
1—3	25% - 30%
4—6	35% - 45%
7—9	50% - 60%
10—12	65% - 75%

**Description of Historical Structure:**

The circa 1860's typical gable front or Yankee bank barn (60 x40), the land directly under the structure, the bank accesses and the area around the perimeter of the barn encompassing 6,440 square feet.

**Comments**

The barn located at 233 Hopkinton Rd is an excellent example of a gable-front barn that is part of a mid-19th century connected farmstead, a typical arrangement of northern New England. The barn is surrounded by open land, and provides exceptional scenic enjoyment to anyone traveling on Hwy 202/9 aka Hopkinton Road. The barn is in good condition and a good representation of a bank barn used on small farms throughout the area during the late 1850's to early 1900's. The basement level still has the interior earthen ramp used by the cows to access and exit the main floor of the barn. The cow stanchions, horse stalls, and hay lofts, located on either side above the stables, still exist as does the hay fork track. **Due to the exceptionally high level of physical integrity and visibility on a highly traveled road this property exemplifies the spirit of the preservation easement. The Heritage Commission recommends a 75% exemption.**

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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

City of Concord February 7, 2005  
Amended 5/09