

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

Property Address: 184 Lake View Drive

Date of Evaluation: July 7, 2022

Map—Lot
56Z 9

Property Owner: The Floyd Atwater 2019 Trust; Donald W.
Floyd & Sally R. Atwater Trustees

Length of Easement: 10 years.
April 1, 2022-March 31, 2032

Tax Year of Application: 2022

Exemption Percentage Granted:
Barn and supporting land=75%

Recording Date of Easement _____

Book and Page Number _____

Recapture at end of Easement Yes _____ No X

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				4
Historical Importance: The structure is historically important on a local, regional, state, or national level, either independently or within an historic district				4
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				4
Sum of all Ratings **				Barn and supporting land=12

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

Comments

The 1869 constructed barn, located in west Concord at 184 Lake View Drive, is part of the Daniel Abbot House. The barn provides scenic enjoyment when traveling on Lake View Dr. The barn has a timber frame, steel roof, with a stone and hidden concrete block foundation. The barn retains its original layout and many old features such as a center-aisle plank floor with markings from horseshoes with ice cleats, tie-stall area for cows, horse box stall, tack and feed room, low-walled threshing area, second-floor storage areas, and a third level hay mow with a trap door, large double doors on heavy strap hinges-tall and wide enough to accommodate a loaded hay wagon. The present owners have replaced the lofts' dry rotted floor joists and floorboards. Presently the barn stores gardening and forestry tools, sugaring equipment, workbenches, & artifacts from the house such as 19th century doors & shutters.

Description of Historical Structure:
The New England center-aisle 36 X 48 barn built in 1869. The barn would have been used to house cows, oxen, horses, poultry, a grain threshing area, storage for hay, wagons, carts, and pigs in the lower level. The land under the barn plus 10 feet along all sides of the barn + the 25x17 bank/ramp access necessary for the function of the barn. The total easement area equals 4,063sqft(68x56+15X17).

** See Reverse Side for Preliminary Rating Scale **

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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 or 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