

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 <b>Katharyn S. Hok Trust</b>		FIRST NAME	
	LAST NAME <b>Hok</b>		FIRST NAME <b>Katharyn S. Trustee</b>	
	STREET ADDRESS <b>174 Little Pond Road</b>			
	STREET (continued)			
	TOWN/CITY <b>Concord</b>		STATE <b>NH</b>	ZIP CODE <b>03301</b>

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

PLEASE TYPE OR PRINT	STREET <b>174 Little Pond Road</b>				
	TOWN/CITY <b>Concord</b>			COUNTY <b>Merrimack</b>	
	NUMBER OF ACRES	MAP #	LOT #	BOOK #	PAGE #
		<b>100/4</b>	<b>11</b>	<b>1905</b>	<b>720</b>
	CHECK ONE: Original Application <input type="checkbox"/>			Renewal <input checked="" type="checkbox"/>	Tax Year <b>2018</b>

**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.

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How many square feet will be subject to the easement?

**STEP 4 SIGNATURES OF ALL PROPERTY OWNERS OF RECORD**

TYPE OR PRINT NAME (in black ink) <b>Katharyn S. Hok</b>	SIGNATURE (in black ink)	DATE
TYPE OR PRINT NAME (in black ink)	SIGNATURE (in black ink)	DATE
TYPE OR PRINT NAME (in black ink)	SIGNATURE (in black ink)	DATE
TYPE OR PRINT NAME (in black ink)	SIGNATURE (in black ink)	DATE

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION  
**DISCRETIONARY PRESERVATION EASEMENT APPLICATION**  
 (CONTINUED)

**STEP 5 TO BE COMPLETED BY THE LOCAL ASSESSORS**

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

**STEP 6 APPROVAL OF A MAJORITY OF SELECTMEN/ASSESSORS**

TYPE OR PRINT NAME (in 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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## Agricultural Discretionary Easement Application

The barn complex at 174 Little Pond Road is located on the north side of the road and I believe it qualifies for NH RSA 79-D as it is visible to large numbers of people who travel back and forth on this road daily from outlying developments and communities to their jobs in Concord and it dates from the 1860's or 1870's. Little Pond Road has become a main route into Concord from the north and west partly because of its pleasing landscape. Our barn provides scenic enjoyment for the general public who pass by in their cars, bikes, or on foot. Two other barns on this road belonging to Sylvia Miskoe at #102 and to Peter Mahar at # 219 have been restored in recent years and have qualified for discretionary agricultural easements. These three barns testify to the agricultural heritage of Concord and grace both the landscape and the lives of those who have had the good fortune to live with them.

In my research on the history of the barn, the earliest farmers that I can positively identify as possible builders and/or residents of our house are Ezra and Charles Ballard. They were brothers of John Ballard who lived on the property owned by Doug Black today at 156 Little Pond Rd. They bought an adjoining property to the west of the Ballard place where we now live. They are listed as "farmers" in the census taken in 1870. Interestingly, Little Pond Road was not named until 1880 and in 1870 there was not yet a particular address for our farm.

The centerpiece of the barn complex is the main barn (A). Ian Blackman, a barn restorer from Chichester who restored the barns at Shaker Village, said of our barn, "It is a good example of the agricultural heritage within Concord's borders and it is one of the nicest frames I have seen in the area with a unique roof system." Ian, whom we found through the NH Preservation Alliance, thinks the barn was built in the late 1860's or 1870's.

In 2007-08 Blackman restored the main barn to its original condition. He dug out the barn cellar replacing the mud and ooze with a layer of one inch stone. Drainage was put in along two sides of the barn and the full length of the barn cellar. He rebuilt the granite foundation on the north and west sides. On the south side the original stones of the collapsing foundation wall were removed and a cement foundation wall was poured in its place. A large section of the floor and its supports across the front of the barn were repaired in the post and beam style using wooden pegs. A granite ramp was built at the front entrance to the barn.

Additional repairs were made as follows. The rafters settled back into their original slots when the foundation was rebuilt. Two of the queen beams were partially replaced due to rodent and insect damage. The rear section of the flying scaffold was raised to its original height thus making it possible to restore the large rear barn door and to replace the clerestory window above it. New siding was put on the west and north sides of the barn (A) and a portion of the east side siding was replaced as well. On the overhanging roof on the east side of the barn many of the roof's supporting beams were replaced and new decking was put on. A tin roof was put on the entire structure (A). Finally, new

electric wiring was installed throughout the barn and a series of protective lightning rods were set up on the roof.

The renovation work on the main barn is now complete. It was costly to accomplish and the granting of an agricultural preservation easement would be most welcome especially in the light of continuing upkeep and repairs of these historic buildings.

The current shop (B) is attached to the main barn. In 1964 when we bought the place, this section of the barn had no south wall. There were three walls and a roof. Under the roof there were two horse stalls and a sizeable storage area. In the 1990's this area was closed in to create a shop for woodwork and the repair of farm equipment and buildings. I believe that the frame of this part of the barn complex (B) may have been part of the original barn structure. The shop (B) borders the north side of a small sheltered barnyard off the east side of the barn. This area is bound on the West by the main barn wall and on the east by a small shed (C). The shop (B) is in good condition. We will maintain it as needed.

The shed (C) to the east of the main barn is a small free standing building that lines up perfectly with the front of the barn on the south side and with the end of the shop on the north side. This placement suggests it was put there to make a small sheltered enclosure at the time the barn was built. The shed used to have a well and a watering trough in it when we moved here in 1964. According to Martin White, whose family owned a farm on Fiske Road during most of the 1900's, this shed was used for watering cattle when farmer George Watkins lived here between 1914 to 1923. It may also have been used as a milk shed. At least part of the shed dates from the 1860's according to both Ian Blackman and Liz Hengen who came to look at our farm for the Historical Agricultural Survey that she is working on. This small building (C) needs restoration. By 2011 we plan to give it a better support system, and repair it in the style in which it was originally constructed.

I believe that buildings A, B, and C qualify for an agricultural easement under RSA 79D because of their history, construction, and their visibility from the road. I have drawn in the area around the barn needed for access to all entrances and I understand that this area should be considered as part of the application.

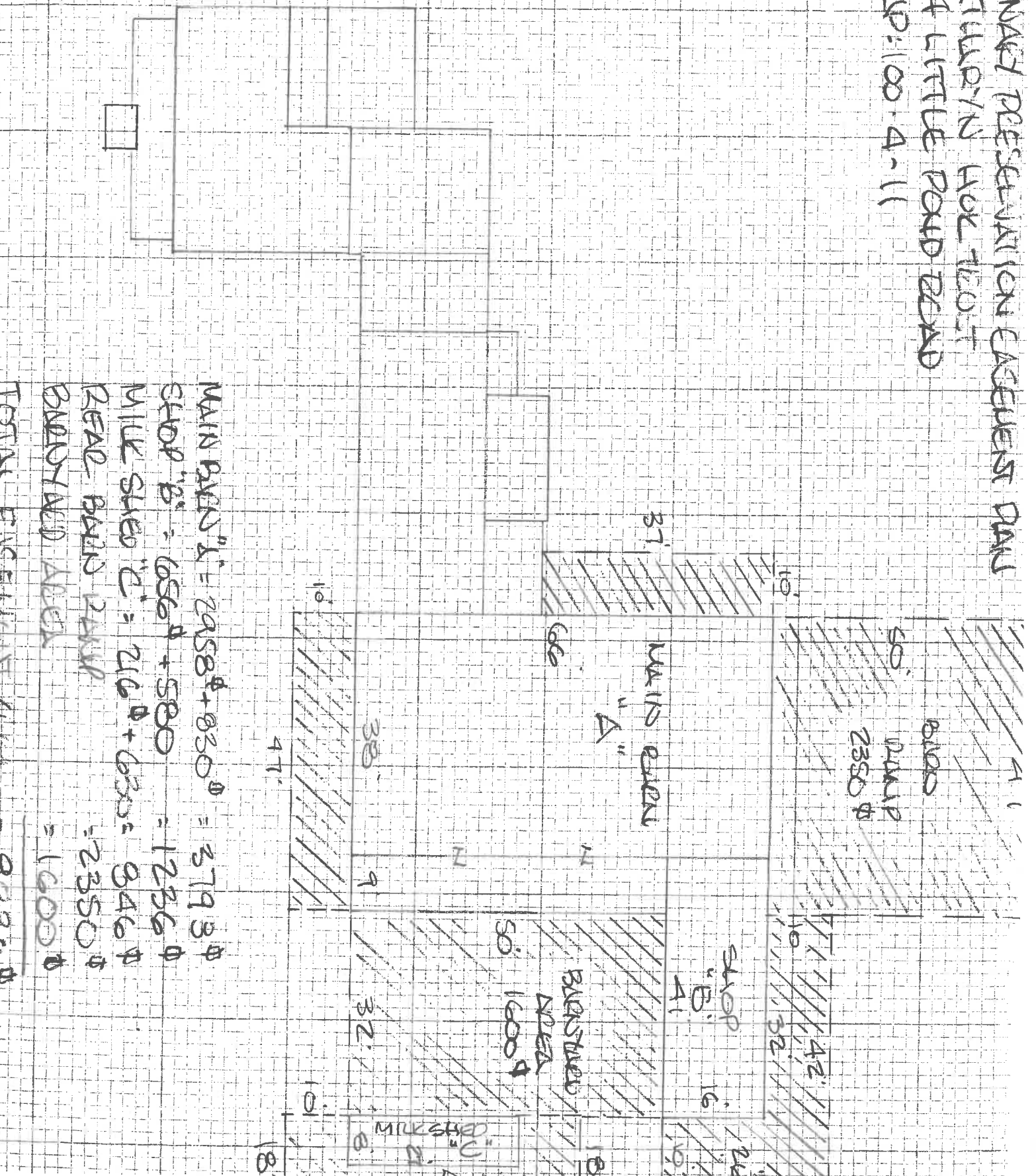
My family has been in this house at 174 since 1964. Although we currently do not keep any animals, in the past we have had horses, cows, chickens and sheep. We currently have large vegetable and flower gardens, fruit trees, raspberries and blueberries, and we maintain about 12 acres of open fields. The place is still an active farm.

# DISCRETIONARY PRESERVATION EASEMENT DRAW

PAGE: ESTIMATED HOR FEEDST

174 LITTLE ROAD DEAD

MAP: 1100-A-11



MAIN BARN "A" = 2958 \$ + 830 \$ = 3793 \$  
 SHED "B" = 656 \$ + 580 \$ = 1236 \$  
 MILK SHED "C" = 216 \$ + 630 \$ = 846 \$  
 ROAD BARN DAMP = 2350 \$  
 BARNYARD AREA = 1600 \$

TOTAL EASEMENT WCA = 9630 \$

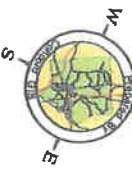


100  
50  
0 Feet

One Inch equals 100 Feet

Printed on: Wednesday, February 04, 2009

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**Application for renewal of Discretionary Preservation Easement on barn buildings at 174 Little Pond Rd.**

**I have made the following two upgrades since my original easement application was accepted in 2008:**

**1. The back sill of the main barn (Building A on the map) has been restored. The sill was repaired and a new stone threshold put in as part of the rear entrance. Some of the supporting beams under the main barn floor at the rear of the barn were replaced as well as some of the flooring.**

**2. Building C on the map has been restored with new siding, a repaired roof, foundation work, and new paint.**

**Katharyn S. Hok Trustee of Katharyn S Hok Trust  
Feb. 9, 2018**

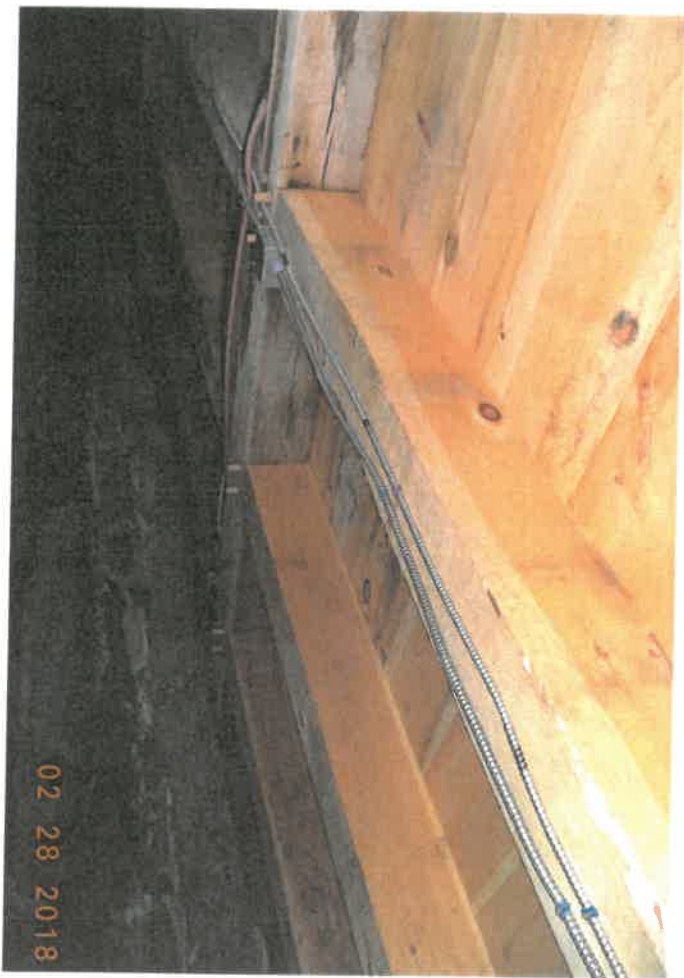
*Katharyn S. Hok*

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FEB 09 2018

CITY OF CONCORD NH  
ASSESSING DEPT

Building A





Building C





Entrance to barn cellar and ramp up to rear of barn



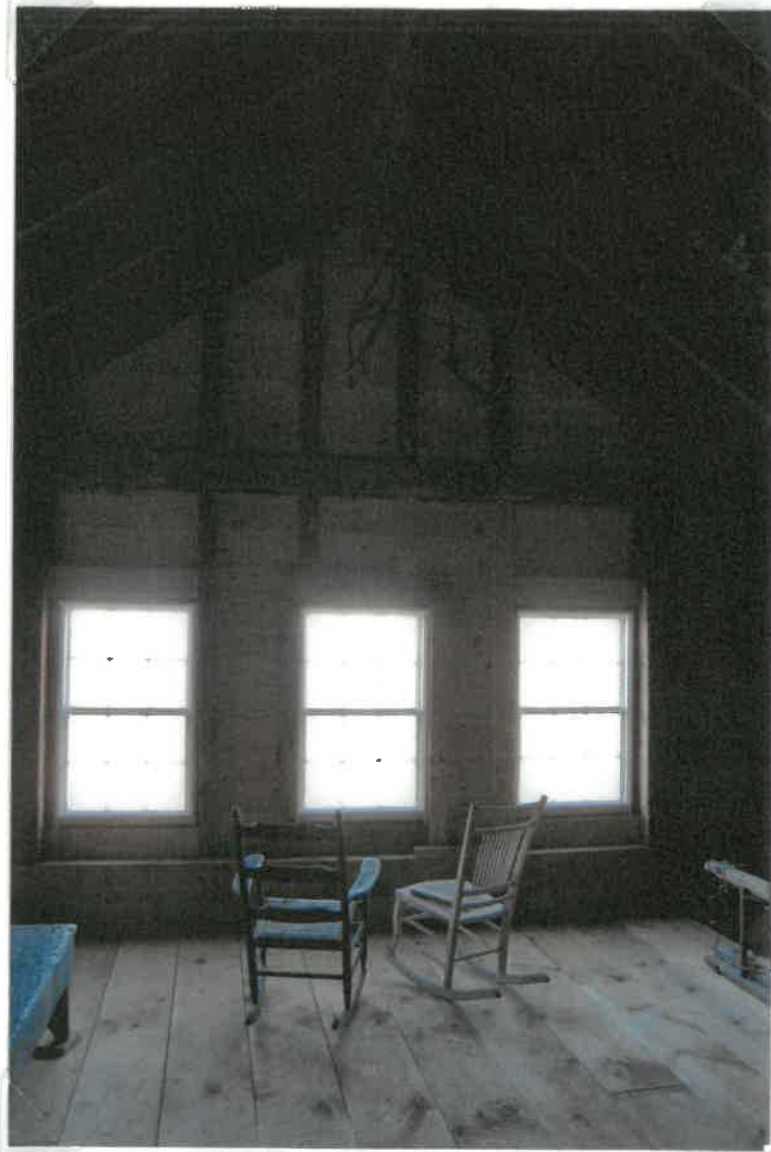
Barn cellar



View from entrance to barn cellar



View of house and barn from the North



Main barn center aisle facing The front of barn



Post and beam



Main barn center aisle facing rear of barn



Main floor of barn looking towards the rear door



Third level of barn looking toward the front



View of access in front of barn and



View of old well house or milk shed



view of barn complex and house from Little Pond Rd.



Main barn and shop (red) from the South





Dirt road to the east of sheds



Shed for firewood and equipment  
at the rear of barn on the north side



Access to rear of barn on road to  
the east of the sheds





Views of the north side of the barn  
showing woodshed, shop, access to barn cellar  
and dirt access road





View from NE showing E side of barn



View from the North