

A photograph of a white, two-story church with a prominent steeple. The church is set in a rural landscape with green trees and a clear blue sky with scattered clouds. In the foreground, there is a paved road and a grassy area. A large, leafless tree branch hangs over the church from the left. A red car is parked on the road to the left of the church. A white garage is visible in the background to the left.

HEBRON, NEW HAMPSHIRE COMMUNITY CHARRETTE REPORT

Community Charrette Program
September 23 and 24, 2011





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Hebron Team

Without the support and participation of the following individuals, organizations, and businesses this charrette would not have been possible.

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Chair, Board of Selectmen

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Board of Selectmen, Hebron Charrette Team member

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Hebron Charrette Team Member*

Ileana Saros
Hebron ZBA Member; Hebron Charrette Team member

Bruce Barnard
Provider of Town History, Tour Guide

Ron Collins
Provider of Town History, Tour Guide

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Use of Church assembly hall and general logistics

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Accommodating team over night in her home

Pete Carey
*Accommodating team over night in his
Meadow Winds Bed and Breakfast*

Holly Kerouac
*Hebron Village Store owner, and her excellent
staff, for lunch and breakfast*

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Charrette report printed by:





PREFACE

In early 2011 the town of Hebron, NH submitted an application to Plan NH for a community charrette. It was one of five towns selected by the organization to be a charrette town for that year.

On September 23 and 24, 2011, Plan NH came to Hebron, a team of volunteer professionals from within the building industry. They had been asked to provide recommendations for Hebron's Historic Village District, especially regarding lack of adequate office space and meeting space within the existing Town facilities. Plan NH's goal was to find a way that Hebron could improve its ability to conduct town business and provide services while, at the same time, preserve the Village District's unique sense of place and its role as the heart of Hebron.

Through a series of listening sessions, the Plan NH team first set out to understand how Hebron's residents saw the town's Village District, including its buildings and Common. The team wanted to know what thoughts the citizens had about what functions needed to be improved within those buildings to continue to serve the town into the century ahead.

First, the team met with key town "officials" and walked the target area (site walk), going into town buildings and getting an overall feel for the Village District area. Afterward, two public listening sessions were held.

The team talked about what they heard, what they concluded, and what recommendations they would make. They then made many of these recommendations visual, and in the afternoon, made a presentation to the town.

WHO IS PLAN NH?

Plan New Hampshire, The Foundation for Shaping the Built Environment (Plan NH), is a 501(c)3 non-profit organization formed in 1989. It is a membership organization of professionals within the *built environment*.

Plan NH has a *Vision* of a New Hampshire that is vibrant and healthy for its people, its economies and the environment.

Plan NH's role, or *Mission*, in achieving that Vision is to encourage good planning and design and development because, we believe, that *what* we build, and *where* and *how* we build it has a significant impact on that vibrancy and health.

Plan NH *champions principles* and *ideas* that balance building projects - and this would include anything built in the public realm, such as buildings, roads, bridges, memorials, public sculpture - with

- The needs of people - where they live, how they get about, what services are necessary, what they value
- Maintaining the "sense of place" of our towns, cities and villages that make them unique – including preserving historic assets, open spaces, agriculture and farming
- Protecting our air, water, flora and fauna

Among our signature programs is the design *charrette*, an exercise that brings professionals from our membership together with our communities to explore design ideas, usually around a town center or other significant neighborhood. Through recommendations made, Plan NH can demonstrate the role and importance of the principles and ideas noted above in concrete, real examples.



Hebron, NH September 23 and 24, 2011



WHAT IS A CHARRETTE?

Simply stated, a Charrette is a brief, yet intense, brainstorming session in which information and many ideas are brought together for the purpose of defining potential planning recommendations and possible design solutions for an identified need. For Plan NH, this is usually related to a town center or other significant neighborhood in a community.

The charrette is typically of a short duration – for Plan NH, eight hours on a Friday for listening and then another eight hours the next day for brainstorming, crafting recommended solutions, and presenting thoughts to the town.

The Charrette Process:

- Identify the need or opportunity
- Collect information from the community itself to understand more deeply and broadly the situation
- Analyze and evaluate what is seen and heard
- Develop conclusions and recommendations for meeting the need or addressing the challenge

Most importantly, the process engages planning and design professionals (and/or others with related areas of expertise) in direct dialog and conversation with local residents and community representatives (or stakeholders) to collect information needed in order to develop good and relevant recommendations about how to address a particular challenge. Plan NH sees this part of the process as a period of discovery: discovering who the community is, what they value, what they really want, dream and hope for. This community input is essential and critical to the value of the outcomes.

The results of a Plan NH charrette are general and overarching planning and design recommendations, rather than specific, "how to" construction directions. Plan NH does not dictate, but suggests.

Most often, the outcome of a Plan NH charrette is described as a "vision": an expression of how things might be, based on what the team saw and heard and learned through the discovery process. The recommendations provide the features, conditions, qualities and characteristics that would need to exist in order for that vision to be realized.



Why did Plan NH come to Hebron?

In early 2010, the town of Hebron submitted an application for a Plan NH Community Design Charrette. The town was seeking assistance in upgrading the infrastructure of its town office and finding additional community meeting space – while maintaining the look and feel of the charming village center.

Plan NH representatives reviewed the application, interviewed the town, and chose Hebron to be one of five towns in which to hold a charrette in 2011.

The application met three essential criteria:

1. The completed application identified a specific area of need and interest within the community, and the community was eager and ready to address it
2. The application's description of existing conditions in the community demonstrated that there was organized and committed community support already present in Hebron.
3. Hebron was recognized as a community that had a history of initiative and follow through.

These three conditions gave Plan NH's great confidence that the concerted efforts of the community and Plan NH team would result in a significant benefit to not only Hebron, but the greater region as well.

HEBRON COMMUNITY CHARRETTE: EXECUTIVE SUMMARY



The good people of Hebron welcomed the Plan NH Team to town on Friday, September 23, 2011. The setting for the two-day event was to be the community space below the church sanctuary. The Charrette Team included a landscape architect, two architects, a builder, and an historic preservationist.

A typical Plan NH design charrette is organized around a handful of basic elements that guide the group's efforts toward its goals. As a charrette begins on a Friday morning and runs through Saturday afternoon, a meeting between the Plan NH team and the community leaders who instigated the event opens the process. A tour of the site in question follows and community listening sessions consume the latter half of Friday's work. Saturday's work starts after breakfast (in reality often during breakfast, and even earlier as team members inevitably find each other soon after dawn studying the town and the area of focus). The team regroups and maps out a strategy for the day. A presentation is given to the town at mid-afternoon and the hours between breakfast and that time is spent devising recommendations and materials for the presentation.

The Plan NH team gathered at the Hebron Village Store and proceeded next door to the church for the first meeting on the agenda. This was an opportunity for the team members to settle in and absorb the task that lay before them.

Following the opening meeting they gathered with the Hebron Team, reviewed the two day agenda and the charrette goals, and then immediately began to investigate the conditions surrounding the issue to be addressed. A brief lunch break at the Village Store was followed by a walking tour of the Hebron Town Common and the

surrounding area. The tour was led by Hebron residents, Bruce Barnard and Ron Collins, who supplemented the tour with a thorough and enlightening description of Hebron history.

The tour began at the church and continued to the Town Clerk and Tax Collector's office, the Library, the Academy Building, the old Public Safety Building, the new Public Safety Building, the Village Store and Post Office, and passed through the cemetery before concluding back at the church.

After the tour there were two community listening sessions on the schedule. This crucial part of the charrette process is an opportunity for the Plan NH team to learn from the community itself just what forces come to bear on the circumstances surrounding the area of focus. The community members are asked three simple questions about the site and their town in general, which act as spark plugs to generate meaningful discussion. These questions are: What do you see? What would you like to see? What does Plan NH need to know? They are very general questions, meant to cast a broad investigative net, as part of a layered process which allows the group to dig deep into the situation and gain a good understanding of the community and its challenges.



Area of interest



Morning listening session



Stakeholder



Stakeholder



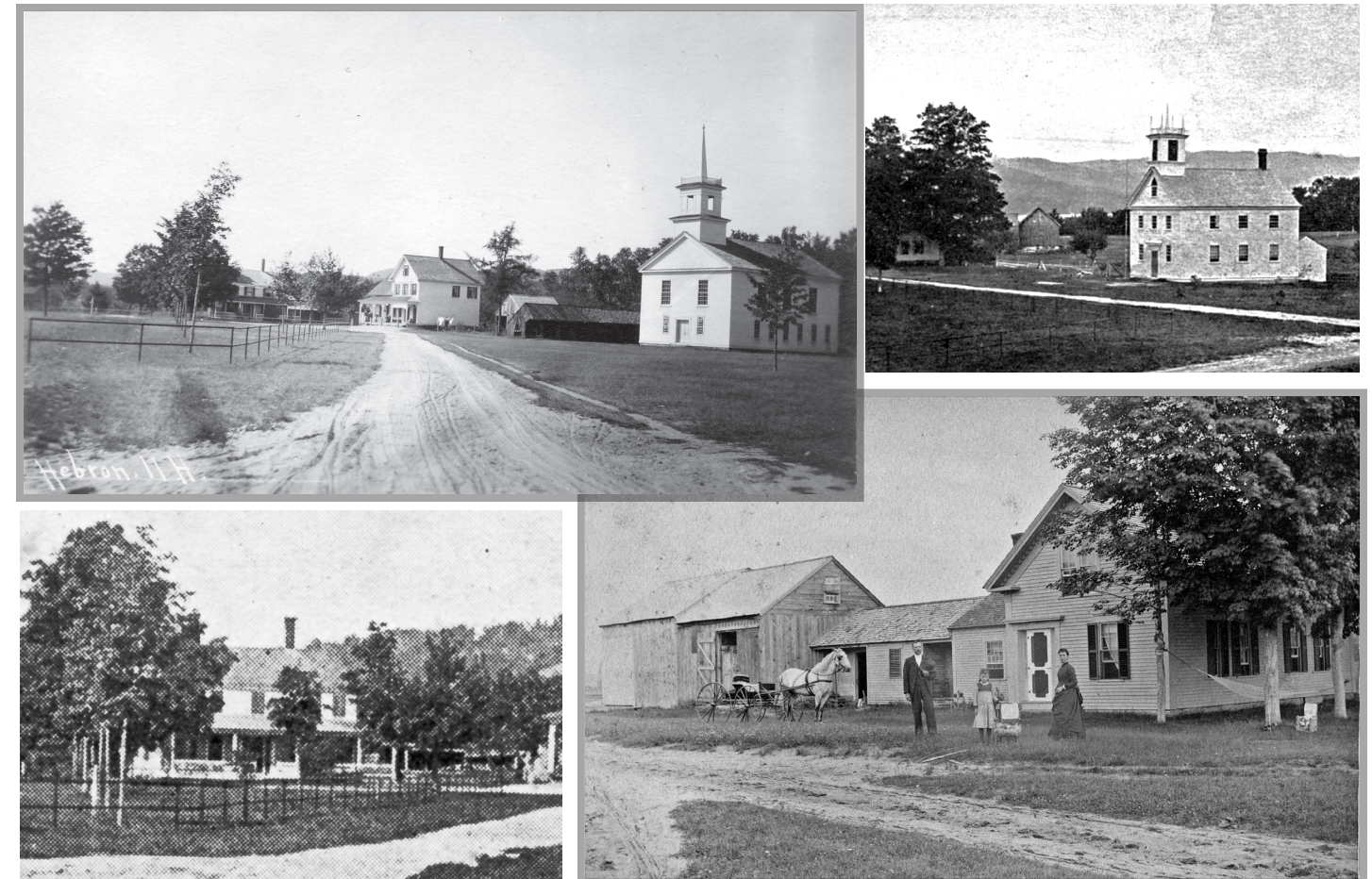
Morning listening session

LISTENING SESSIONS - WHAT WE HEARD

As noted earlier, a critical component in the charrette process is listening to citizens and stakeholders. Team members know very little about the project before coming to town – most information is gathered right there. Carefully framed questions are posed to the citizens – usually in small group discussions, to give team members what they need to know in order to develop solid and reasonable recommendations. Again, this is a period of discovery – often for the citizens, too!

On Friday, during the first session, the team met with community stakeholders: town board members, business owners, town employees and more. Right away, we learned that in 1985, the Village and Common were accepted onto the National Historic Register. At that time, the area was a radius of a quarter mile from a certain point in the Common. Now it is a bit bigger. The team also learned that Hebron was the first town in the state to implement zoning. We also learned that Audubon owns 100 acres in town, and that Hebron is home to many girls' and boys' camps, including the oldest in the country.

During this and two later listening sessions for the citizens, the team asked specific questions about Hebron. We have combined the responses here:



“When you look at Hebron, what do you see?” Responses included:

A village of never more than 500 people (year-round) that swells to over 2000 in the summer

Important to US History:

- Oldest boys and girls camps
- We had a Civil War governor who helped with the Emancipation Proclamation. Sergeant Ordway, third in command on the Lewis and Clark Expedition, was from Hebron.

This is a pristine town – but people who work in town need better offices, better ways to communicate. We also need places to meet – but preserve look and feel.

Quintessential New England Village

Old buildings of historic value. Ordinances say:

- White building/white clapboards
- Signage are all black and white, following guidelines for historic district
- No traffic lights
- Subdued lighting
- Fences

A deeper feeling – not just visual. The town is clean with an understandable location.

Kids can go anywhere, anytime - Just like in the 40's elsewhere

Village always the center of town – for everyone. Back in the day, people used to come together for socials – like when box lunches sold to highest bidders.

There were dances in church before it burned in 1945.

In late 50's, the town went from agrarian to recreational in nature.

But town center still the center of town.

Change: buildings may look the same, but functions have changed. For example, the School and library used to be where selectmen are now.

- Tax collector worked out of her kitchen.
- Where store is: has been several different businesses.
- This building we are in [downstairs in the meeting house]: a small addition, now a minister's office. Looked odd at first but now it looks like it has always been there.

Always see at least one person, if not more, and all are friendly

This was an agrarian society when most of these buildings built. Now becoming a retirement community – one of oldest towns (agewise) in the state.

Need to bring structures of government into current times – internet, electrical, etc. needed but don't change look of town so citizens can be better served.

Near idyllic town center that needs improvement of functions. Also see how fragile all this is.

Post office and village store are what bring people to the common. When store closed, people not congregating. If the PO and the store disappear, it may be beginning of the end.

- May lose PO. Would need something to take its place.
- But it is a multi-town PO so may survive next cuts.

The church is also the community hall – zumba classes, society pot luck suppers, etc. all here.

When church burned in 1945, town was going to pay to rebuild. But separation of church and state.

Town green/common – sense of timelessness

Church/ community

Residential properties

Village contained in zoning – Lake, rural and village. Specific statute

Cemetery – four in town

Sense of community

Sense of place

Idyllic town center

Open spaces

Connection to nature

Safety concerns

Need for improvement (“needs a lot of work”)





When asked, **"What would you like to see?"** the team heard:

Town office so all officials in one location – meetings, storage, etc.

- Current buildings expensive to heat, etc.
- Where to go during rehab if that is the choice?
- More and more being required.
- But no water table within 20 feet of surface.
- In 2000, had raised money for chapel and library to get a foundation for storage

Community meeting space – right here in the center

Handicap access

Hebron Museum or place to protect and display historic items

Senior center for active, highly-educated older population

People

Basement under the town hall – a room for storage? Other?

More activity

A walking town

¼-acre zoning, increased density

Small play area for families

Buried power lines

Recreational shopping

A reason to be in town

Sense of camaraderie

Gazebo activities, summer theater

Better town offices and meeting spaces – community gathering place

Better connection between buildings on the Village Common – pedestrian friendly

No traffic rotary/lights

Bike/foot path to broaden access to the Village Common

Walking town – pedestrian safety

Renovation of Library

Farmers' market

No asphalt on Church Lane

Finally, the team asked: **"What else does the Plan NH team need to know while considering recommendations?"**

"The lake rules"

Town growing in population.

- Median age 55.2.
- Now almost 600, but largest group is 60-64.
- Tax bills sent out to >1000 people. Half from out of state, spend a lot of time here.

There is an active senior population – largely 55+

Winter activities – snowmobile trails pass through town often see 30-40 parked in winter

Hebron Fair the last Saturday in July. Sponsored by Church but everyone involved.

- Spread out in different locations – green, church basement, etc.
- Parking and safety an issue

There are Triathlons - 3 per year

Weekends are very active

Lots of spontaneity

Church is the Emergency Center (has a generator, as does town hall, fire station and one other)

Gazebo programs in summer

- guy brings his horse and buggy and offers free rides;
- music program free –300 people often at a time
- bbq
- Fireworks.

Town has its own beach – seen as "special"

- Affects business on common
- Supports town's needs

What protects the town, protects the residents

Five summer camps; some of the oldest in this Country

Population more than doubles in summer

Used to be a marina in town that brought business and activity to common.

Running events go thru town

There are retreats at the Coppertop B and B

Gazebo program

A bike path being considered for around the lake – should bring people to town.

Summer theater would be nice in a meeting space.

There can be bad flooding problems – in front of safety building, and on road to East Hebron.

PSU has cultural draw

Medical needs: Plymouth or Dartmouth

Throughout each and every discussion was the common thread:

What will change mean? How can we move forward while preserving what we have?

On Saturday morning, the team met to discuss what they had seen and heard. They agreed that **three major themes** had emerged:

1. The vitality of the community's center as an area of community activity with drawing power throughout the region should be maintained and enhanced.
2. Good access and circulation around the village common/community open space is a key aspect of attracting people into the village district and making it safe and easy to access town services. Various ways to get about should be accommodated (i.e. car, bicycle, snowmobile, pedestrians).
3. Existing historic buildings owned and maintained by the town, as well as the church, store, and private residences, are key elements of the community's character and should be preserved and protected.

Key Issues raised included, but were not limited to:

- Size of town office spaces and locations and their need for heat, electricity, telecommunications
- Hebron needs a space where the whole town can meet – for town meetings and other purposes
- None of the town buildings are accessible to people with handicaps to get about. How could this access be incorporated into existing buildings without compromising the quaint look of the buildings?
- There has been an interest expressed for creating a museum, but not sure where. Ideally, combine with the library?
- Hebron has a highly-educated population, with many older people. However, there is no senior center.
- The quaint and charming nature of the Common



Observations:

A few specific observations became the focus of the team's discussions and the foundation of its **recommendations**:

1. There is a need for authentic treatment of Hebron's historic assets
 - a. Capitalize on the already present and beautiful natural environment
 - b. Preserve and protect historical and cultural heritage
 - c. Leverage advantages of location (including landscape and access) vis-à-vis neighboring communities
2. There is a need to improve functionality of town buildings
 - a. Academy building as prime example
 - i. Heat; basic needs for comfortable environment for staff
 - ii. Minimally invasive/impacting modifications to maximize capacity, i.e. new foundation of adequate size
3. The town must continue to be proactive to manage (inevitable) changes in Hebron on Hebron's terms. Changes to the face of the town common due to apathy, inaction, or deferred maintenance are as unwelcome and unfavorable as changes resulting from hasty and thoughtless commercial development.
 - a. Plan for incremental change and cultivation of assets.
 - b. Create a structure for making things happen so Hebron manages the change, and not vice versa.
4. Continuing to foster and nurture the vitality and lifestyle that is already the very heart of Hebron's Town Center is critical
 - a. Accessibility
 - b. Well-cared for/clean
 - c. Neighbor caring for neighbor
 - d. Fun activities
 - e. Serenity
5. Community engagement and ownership are essential to preserving the town's assets
 - a. Civic engagement
 - b. Picturesque timelessness
 - c. Connection to nature
 - d. Living with history
 - e. Collaboration

CONCLUSIONS AND RECOMMENDATIONS TO HEBRON



Hebron is an asset-rich community, with a real town center. The critical goal is to preserve its unique sense of place and its deep sense of community.

Like all towns with historic assets, Hebron has a duty to manage economic and regulatory structures while concurrently managing change through preservation. Hebron has a responsibility to itself and its people to be stewards of its physical place - its natural and its built environment - so that the community continues to evolve in a healthy way and endures through many more generations.

The challenge is to NOT have a fixed, frozen-in-time quality, or a Disney-like controlled aesthetic. The challenge is to cultivate an authentic balance of different time periods, keeping the buildings and town itself flexible and dynamic and being true to itself and its history, which did not stop in 1803. Rules and parameters for growth and change are paramount to maintaining a true and honest Hebron.

Academy Building – add annex; renovate and add new foundation to existing building

As one of the hallmarks of Hebron's town common, this building should be in good stead to serve the community in a vibrant and active way. A new foundation to, first and foremost, adequately support the structure, but also to provide for storage needs will alleviate demands on the first and second levels of the building and allow for better space planning and daily function. A smartly placed annex with a clear intention and mission could provide for some of the currently unfulfilled needs such as meeting rooms, assembly space, or other town offices.

Library – renovate and add foundation

A library has great potential to be the heart of the community. A new foundation could prove to be critical to the health of this structure. With some minor additional renovation it could become a very inviting place. Libraries in communities around our State, and beyond are evolving to fulfill broader roles, in the same sense as a community center.





Plan not to scale

Baptist Chapel (Tax Collector's Office) – renovate and add foundation. As with the library, a new foundation is key to this structure's long term well-being. With the tax collector's office in the Academy Building/annex, this building could be used for a museum or to augment the library.

- We highly recommend visiting The Secretary of the Interior's Standards for the Treatment of Historic Properties, with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (<http://www.nps.gov/hps/tps/standguide/>) for further information for this.

Old Public Safety Building – demolish or screen. It was widely agreed that this building is not only unsightly but ineffectual. The few purposes it serves could be more effectively served in other ways. The cost of achieving this would be well worth what is to be gained by making the site of the Old Public Safety Building an active contributor to the town common. This could become a place or small scale, local retail shops.

1. A town meeting space could be provided in a new building thoughtfully added to the common, supposing the new Public Safety Building and the Bridgewater Hebron School are not viable options.

If Hebron should decide that adding a building to the town center is right, it should rest assured that with good planning strategies and good design a building that is right for this special place can be gotten. Only with such a building can an authentic evolution of the town be achieved. Efforts toward bringing a new building to Hebron's town common could be maximized by making a flexible one that accommodates a range of immediate needs while having the foresight to adapt to future needs. An intensive precedent study of other projects executed in similar historic conditions may reveal ways in which architectural scale, proportion, and detail can be successfully managed to arrive at a building that is appropriate to its context.

The Plan NH team recommends that community involvement in the design and construction of a new building (for example, assembling a building frame à la traditional barn raisings) is an excellent opportunity to create something truly special that will endure a unique representation of its era and origin.

2. The Governor's Lot represents a valuable opportunity to further define edge of the town common, create a focal point, and strengthen the town center. Here is a property that needs to be addressed in a positive way.
3. The two private properties sitting idle at the West edge of the town common could become great contributions to the common. At once these represent the dangers of passiveness and tremendous opportunities for positive change and growth.
4. Places to live for the aging population as well as more commercial offerings (shops and locally based, small-scale retail) were cited as desires for the community at several points throughout the charrette.
5. A desire for foot paths and trails circulating around the common and connecting it to the greater community were expressed in many discussions during the charrette.



Plan not to scale



RESOURCES

I. NH STATE OPPORTUNITIES

New Hampshire Preservation Alliance, a private nonprofit, offers matching grants to assist municipalities or nonprofit organizations in hiring a consultant to do building assessments and feasibility re-use studies. They can also assist in many different aspects of preservation project planning. www.nhpreservation.org 224-2281

Moose Plate Grants: The Conservation License Plate Program offered through the New Hampshire Division of Historical Resources provides funds to help preserve historic sites. Grants of up to \$10,000 for capital improvements are made available to state and county agencies, towns and cities, and nonprofit organizations that operate or manage publicly owned and accessible historic properties and historic or archaeological artifacts. www.nh.gov/nhdhr 271-3483

NH Land and Community Heritage Investment Program (LCHIP) provides matching grants to public entities (other than state agencies) and nonprofit organizations to help communities acquire and preserve natural, cultural and historical resources. The single best source of capital funds for preservation in NH. (No funds available in 2012-13) www.lchip.org. 224-4113

NH Charitable Foundation: The New Hampshire Charitable Foundation matches community needs or problems with philanthropic resources, and turns them all into opportunities for effective social action. Through their regional divisions, NHCF offers a variety of grants, and lists Resources for Nonprofits on their website. www.nhcf.org or 225-6641

The New Hampshire Community Development Finance Authority (CDFA) provides financial and technical assistance to community development corporations, worker cooperatives, and certain municipal entities. CDFA is unable to assist for-profit businesses directly, but can work through a nonprofit partner. They fund major community development projects primarily with the Community Development Investment (Tax Credit) Program, a major source of support for affordable housing and economic development. www.nhcdfa.org (603) 226-2170.

NH State Council on the Arts The Arts Council supports the efforts of arts and non-arts organizations and individual artists through a variety of grants. They have three main grant categories: arts organizations, individual artists, and arts partners (schools, state agencies, community nonprofits, history & farm museums, municipalities, etc. www.nh.gov/nharts. (603) 271-2789

Office of Energy and Planning: Under the State Energy Program, the Enterprise Energy Fund is a revolving loan fund for businesses and non-profits interested in making energy efficiency upgrades and/or installing renewable energy at their facilities. Reduced-cost energy audits are part of this program and help target priority projects. This program is administered by the NH Community Development Finance Authority, http://www.nhcdfa.org/web/erp/eef/eef_overview.html.

II. NATIONAL and FEDERAL GRANT OPPORTUNITIES

National Trust for Historic Preservation provides small grants for technical studies, historic structures reports, fundraising assistance, architectural/engineering plans, and other non-construction activities through several sources: Hart Family Fund for Small Towns, which assists towns with populations of fewer than 5000 people with preservation and revitalization initiatives, Johanna Favrot Grants for preservation planning, and Cynthia Woods Mitchell Fund for Historic Interiors. www.preservationnation.org

Community Development Block Grant program, administered by NH CDFA, provides federal funds to communities for housing, economic development, and public facilities for low- and moderate-income people. Feasibility Grants are available for project planning (including feasibility studies, surveys, and professional architectural and engineering services). Implementation grants provide substantial funding for construction and rehabilitation work. www.nhcdfa.org (603) 226-2170.

The Federal Highway Administration's (FHWA) Transportation Enhancement Act (TE) provides one of the largest sources of federal funding for historic preservation-related activities by supporting projects that preserve the historic culture of the transportation system. Project categories include facilities, safety and education for bicyclists and pedestrians; easement acquisition for scenic or historic sites; scenic or historic highway programs (including tourist and welcome centers); rehabilitation and operation of historic transportation buildings or facilities; environmental mitigation to address highway-created water pollution, and establishing transportation museums. <http://dotnet.dot.gov> and www.fhwa.dot.gov/federalaid/guide/guide_current.cfm#c65

The National Scenic Byways Program makes grants to states, Indian tribes, and certain non-profit organizations that provide services or amenities to travelers, or assist with cooperative promotional or interpretive efforts along designated National Scenic Byways, All-American Roads, America's Byways, and State scenic or Indian tribe scenic byways. Eligible activities include the planning, design, or development of a State or Indian tribe scenic byway program; development and implementation of a corridor management plan; safety improvements to accommodate byway travelers; facilities for pedestrians and bicyclists, rest areas, turnouts, highway shoulder improvements, overlooks, or interpretive facilities; access to recreation enhancements; resource protection; tourist information; and byway marketing. <http://www.bywaysonline.org/grants/>

USDA Rural Development offers a variety of grant and loan programs. Rural Business Enterprise Grant Applications are now invited. Community Facilities Program funds support public safety, health care, cultural, educational and public buildings. The REAP Grant Program offers grants for energy audits and renewable energy development assistance, and also provides funds to agricultural producers and rural small businesses to purchase and install renewable energy systems and make energy efficiency improvements. <http://www.rurdev.usda.gov/VT> NH office: 223-6045

U.S.Small Business Administration, while not targeting direct assistance to historic preservation projects; does have some grants, loans, business development or business management programs which might assist property owners and also help them achieve their historic preservation goals. www.sba.gov

The American Association for State & Local History has a variety of programs and services (including consultant grants) for its members, who are mostly educational, nonprofit historic sites or organizations. www.aaslh.org Institute of Museum & Library Services funds a broad range of museum and public library projects. www.imls.gov They partner with the Heritage Preservation to offer Conservation Assessment Grants.

RESOURCES:

III. LOANS AND TAX INCENTIVE OPPORTUNITIES

Federal Rehabilitation Tax Credit

Federal law provides a federal income tax credit equal to 20% of the cost of rehabilitating a historic building for commercial use. To qualify a property must be a certified historic structure—that is, on the National Register of Historic Places or contributing to a registered historic district. (Non-historic buildings built before 1936 qualify for a 10% tax credit.) Work must meet the Secretary of the Interior's Standards for Rehabilitation. Apply through the NH Division of Historical Resources, www.nh.gov/nhdhr, 271-3483. In addition, the National Park Service's website offers helpful information on this tax credit.

Downtown Tax Incentive, RSA 79 E

Once this law is adopted by a municipality's legislative body, a property owner who wants to substantially rehabilitate a downtown or village center building may apply to the local governing body for a period of temporary tax relief. The law is structured to encourage both rehabilitation of downtown structures, and housing in the downtown area. The temporary tax relief consists of a finite period during which the property tax on the structure will not increase as a result of its substantial rehabilitation. In exchange for the relief, the property owner grants a covenant ensuring the continuation of the public benefit during the period of the tax relief. Berlin, Concord, Hooksett, Lisbon, Manchester and Pittsfield are using this program to date. www.nhpreservation.org



IV. PRIVATE AND CORPORATE GRANT OPPORTUNITIES

Public Service of New Hampshire / Northeast Utilities: Community development grants are available in the PSNH service territory on a rolling basis throughout the year for historic preservation and more. 603-634-2442 PSNH, 780 North Commercial St. Manchester, NH 03101 www.psnh.com/EconomicDevelopment/Community-Development-Grants.aspx

Jane's Trust makes grants in Florida, Massachusetts, and the northern New England states of Maine, New Hampshire and Vermont, with four primary focus areas: 1. Arts and Culture; 2. Education, 3. Environment; 4. Health. www.hembar.com/selectsrv/janes/index.html

The Samuel P. Pardoe Foundation supports education, land resource management and social service programs in the Lakes Region of New Hampshire. www.pardoefoundation.com

Meredith Village Savings Bank Fund makes grants to support local community initiatives and non-profits that make a significant impact of communities that the bank serves. Grants range from \$1,000 to \$15,000. www.mvsb.com

Laconia Savings Bank is committed to supporting the communities it serves through its corporate contributions committee. www.laconiasavings.com/communityinvolvement.aspx

Save Our History The History Channel supports local history education and historic preservation efforts in communities across America. Their Save Our History grants fund history organizations that partner with schools on a local community preservation project. www.saveourhistory.com

The Kresge Foundation makes large capital grants to acquire real estate and provide construction work for new buildings as well as preservation and rehabilitation work. www.kresge.org

Heart & Soul Community Planning Grants Vermont's Orton Family Foundation invites proposals from small cities and towns, with partnering organizations, committed to developing and implementing plans for future growth inspired by their communities' "heart and soul." Communities must be: ready to use innovative project design, planning and communication tools; eager to work with community stakeholders; and committed to achieving citizen engagement and consensus building by seeking and listening to all residents, including those who are under represented in traditional planning processes. Orton Family Foundation, 802.388.6336; info@orton.org; www.orton.org/rfp

The New Hampshire Center for Nonprofits provides critical capacity and infrastructure building assistance to nonprofit organizations, is the hub of nonprofit information and networking, and is a strong and clear voice in advocating for the nonprofit sector. An excellent source for researching available grant and loan programs. www.nhnonprofits.org

