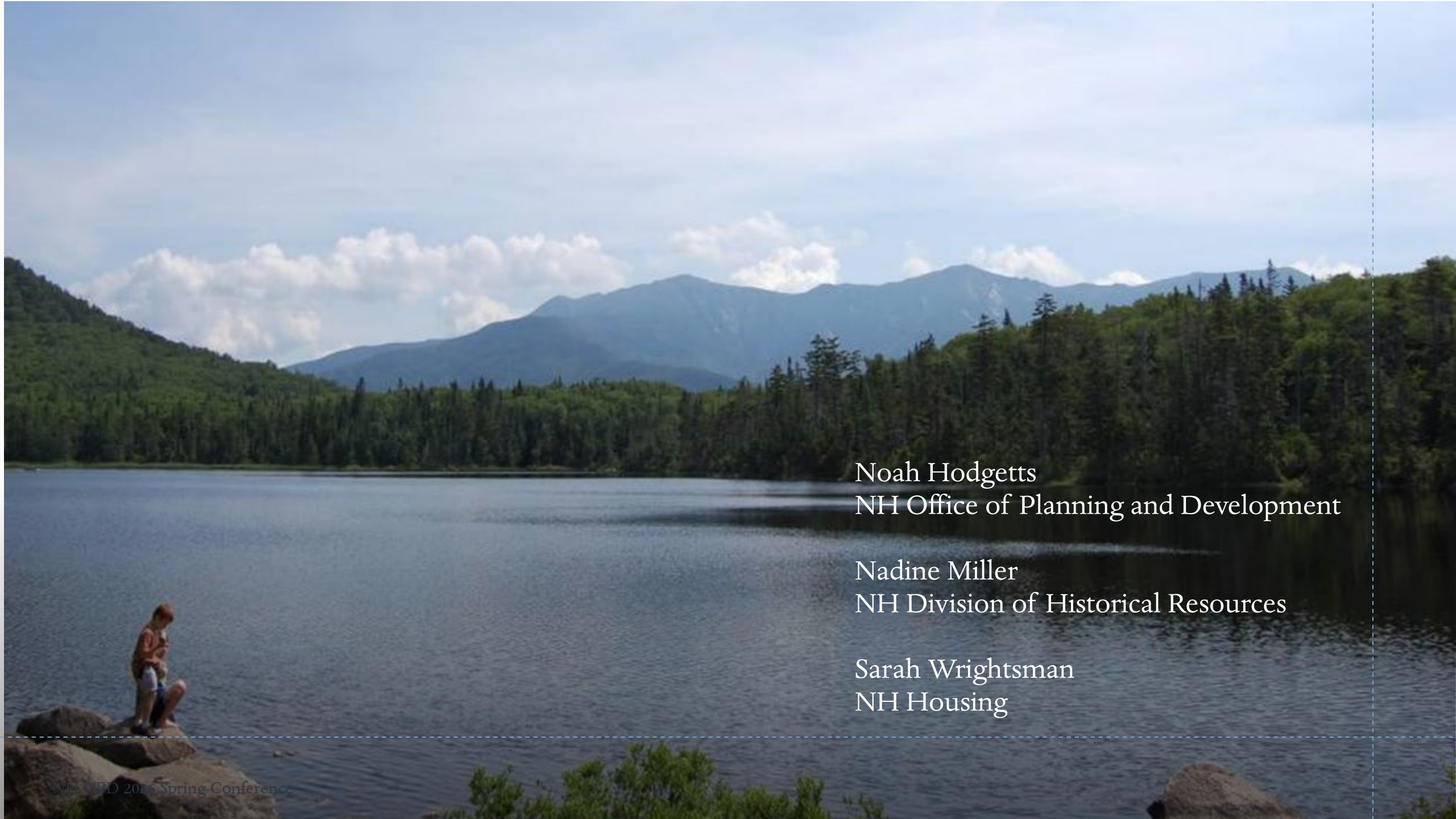




Preservation Planning for your Community



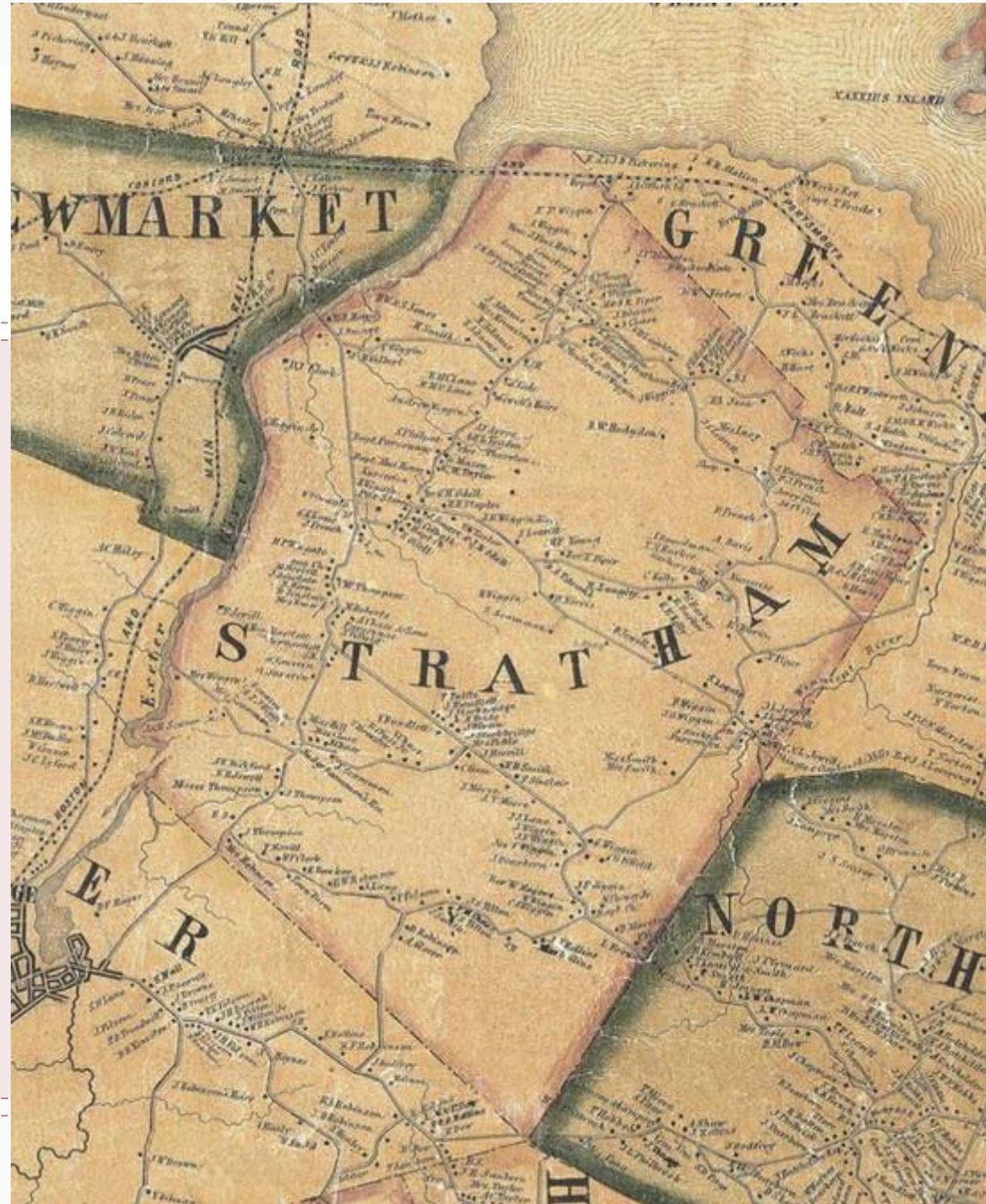
Noah Hodgetts
NH Office of Planning and Development

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NH Division of Historical Resources

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NH Housing

Objectives:

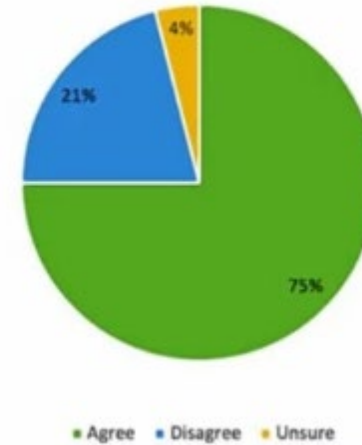
To learn about existing and new preservation planning tools communities can use to address emerging concerns in New Hampshire's towns and cities.



What current issues have the potential to impact historic resources and threaten New Hampshire's character?

- NH Housing Crisis
- Loss of agricultural lands/ open space
- Tear-downs and Redevelopment
- Weakening of Environmental Laws
- Loss of federal funding to State/Towns
- Myth that Historic Preservation policy limits/slow new construction

My community needs more affordable housing to be built.

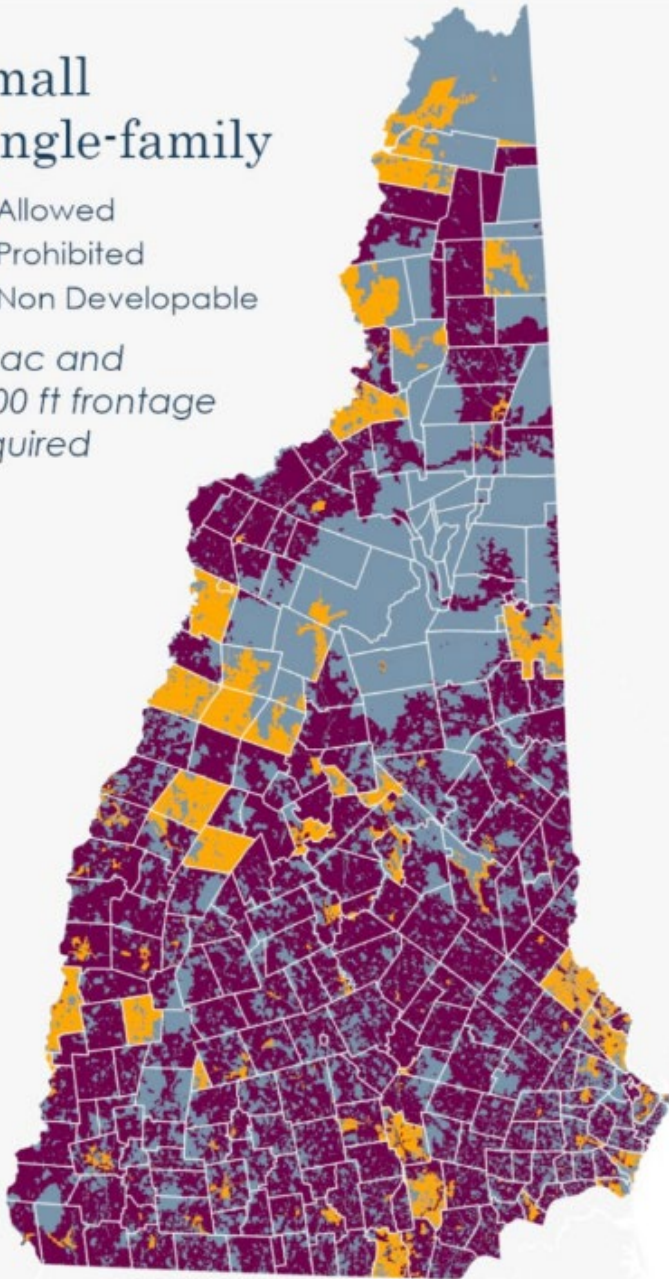


New Hampshire residents are concerned about the state's housing crisis and are open to development in their community.

Small Single-family

- Allowed
- Prohibited
- Non Developable

<1 ac and
<200 ft frontage
required



SUBURB / CITY



Which option better protects open space?

Master Plans

Zoning

Federal Preservation Tax Incentives

Flexible local historic districts

Financial Incentives
(RSA 79D/E)

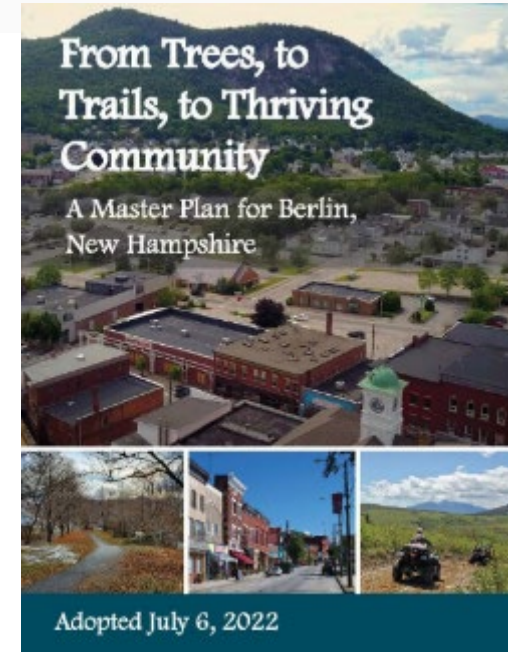
Housing Legislation

Greater Density

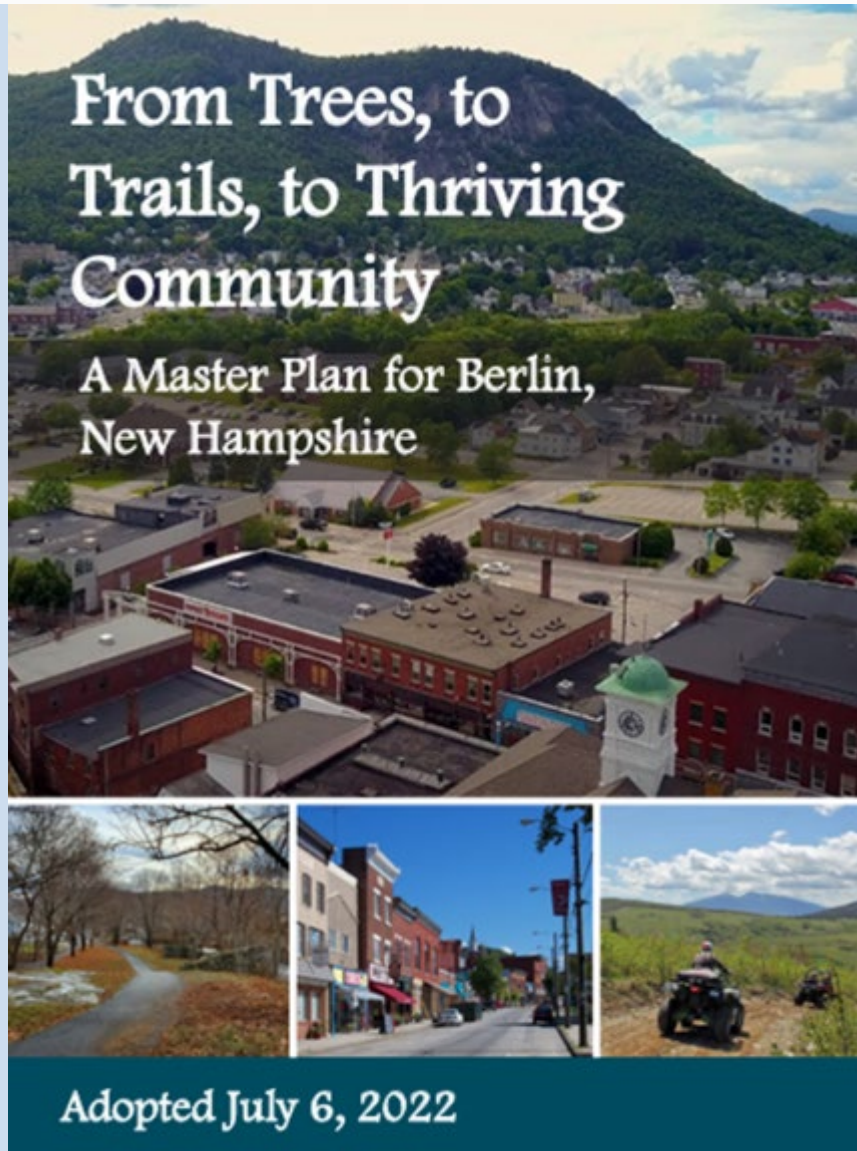
Diverse Housing Types
(ADUs)

Convert Historic Buildings

Collaborate Across Sectors



What tools can we use to address these issues?



Master Plan City of Berlin

Berlin's 2022 Master Plan, From Trees to Trails, to Thriving Community is organized in six themes focused in part on downtown revitalization and redevelopment while retaining Berlin's historic structures and celebrating the city's industrial history.

THE GROWTH AND CONSERVATION FRAMEWORK

The Growth & Conservation Framework provides a means to quickly organize and illustrate a hierarchy of growth and conservation priorities for City officials to start implementing immediately. The Growth & Conservation Map often referred to as a Future Land Use Map, depicts the framework's geographic application. Areas to Preserve, Enhance, Transform, and Strengthen, called Sectors, generally represent areas distinguished by their respective level of development or redevelopment opportunity, and the type of intervention required to effect change and realize the potential future built character the community desires.

Growth & Conservation Map

- P1 - Areas to Preserve (Preserved Open Space Sector)
- G1 - Areas to Enhance (Suburban Development Sector)
- G2 - Areas to Transform (Greenfield Sector)
- G3 - Areas to Transform (Suburban Infill Sector)
- G4 - Areas to Strengthen (Urban Infill Sector)

10 Plan Manchester 2021

SECTORS Elements of the Plan

Sectors are used to guide where, and to what extent, open areas and growth areas are to be encouraged and directed. Sectors are assigned to different areas based on a number of factors, including availability of planned and existing infrastructure and preservation of valuable open space. There is a Preservation Sector in Manchester: P1 Preservation Sector and four (4) Growth Sectors: G-1 Suburban Development Sector, G-2 Greenfield Growth Sector, G-3 Suburban Infill Growth Sector, and G-4 Urban Infill Growth Sector. These Sectors are more fully described in the Master Plan.

Master Plan City of Manchester

Manchester's 2021 Master Plan is organized around a Growth and Conservation Framework which focuses on areas to conserve, and neighborhoods where there was historically more development which can support more infill development.



RSA 79-D authorizes towns and cities to grant property tax relief to barn owners who can demonstrate the public benefit of preserving their barn or other older farm buildings and agree to maintain them throughout a minimum 10-year preservation easement.



RSA 79D NH Barn Tax Incentive Program

RSA 79-E COMMUNITY REVITALIZATION TAX RELIEF INCENTIVE



Originally used as a tool for historic preservation. Been around since 2006.

Enabling legislation. Municipalities choose to adopt. Can be applied to **downtowns and village centers**.

Temporary tax relief to property owners willing to reinvest in older properties to return them to productive use.

Traditional 79-E has created some exceptional projects!

HOW IT WORKS:

Tax relief for up to 15 years

Substantial rehabilitation, up to 5 years

New housing units, up to 2 years

New affordable housing units, up to 4 years

Property listed/eligible for the National or State Register of Historic Places, up to 4 years

Covenant to ensure identified public benefit(s)

Economic vitality

Cultural or historic significance

Preservation of existing building stock

Development of municipal centers

Housing in urban or town centers



55 Main Street, Newmarket (The Millspace!)

RESIDENTIAL PROPERTY REVITALIZATION ZONES



Not a 79-E project – just a pretty single-family to multifamily conversion in Exeter!

Homeowners who want to improve quality, condition, or use of an existing dwelling.

Qualifying structure must be at least 40 years old.
Includes residential structures with up to 4 units.

Unlike traditional 79-E, RPR zones do not need to be in the downtown or village center.

Tax relief period is the same as traditional 79-E.
No property can be granted tax relief more than once in a 20-year period.

Can include the creation of ADUs!

HOUSING OPPORTUNITY ZONES

Tax relief for up to 10 years (beginning upon issuance of CO).

1/3 of the units must be for households earning up to 80% AMI (or an alternative mix of incomes).

Can be improved existing neighborhoods or for new construction.



Not a 79-E project – just a pretty cottage court in Conway!

HB 1103 would:

Remove affordability requirement and allow municipalities to set their own affordability requirements.

Clarify that HOZs can be used for new construction.

Establish tax relief as 7 years for no workforce housing, 15 years for workforce housing

OFFICE CONVERSION ZONES

The governing body designates an area for housing redevelopment; owners of office buildings can apply for tax relief to convert the property to housing.



Not a 79-E Project – Image from a unit at 1000 Elm Street in Manchester

HB 1103 would broaden “Office Conversion Zones” to “Residential Conversion Zones” to account for other commercial and industrial spaces.

MANCHESTER

- Factory on Willow
- 90,000 square foot, four story mill
- Mixed use art community
 - ❑ 60 studio apartments
 - ❑ Event space, commercial space
 - ❑ Outdoor areas
 - ❑ 16 short term rentals
 - ❑ Distillery
 - ❑ Artist in Residence program (free housing and a stipend)
- 5 years of tax relief: \$2,995,400 to \$8,439,600



252 Willow Street, Manchester

ROCHESTER

- Two historic properties owned by the City: Scenic Theater and Sallinger Block
- Restored the historic façade, connected the buildings, upgraded the interiors
- 50 studio, one-, and two-bedroom apartments and two commercial spaces
- 7 years of tax relief
- \$222,300 to \$1,190,900
- Big boost to the downtown!



10-14 North Main Street

RSA 79-E IN NEW HAMPSHIRE



Approximately 70 municipalities in NH have adopted a 79-E program in some form.

Only one community has adopted a Housing Opportunity Zone (Conway).

Only three municipalities have adopted a Residential Revitalization Zone (Keene, Newport, Derry).

LIMITATIONS

- Requires staff capacity and oversight
- Some confusion about aspects (number of years of relief)
- Traditional 79-E is not specific about what affordable means
- Challenges with assessing financial need (“but for”)
- Adaptive reuse is often more expensive compared with building new
- Template documents needed: applications, recommended processes, guidance for assessing departments



Hoffman Building – 45-55 North Main Street, Rochester

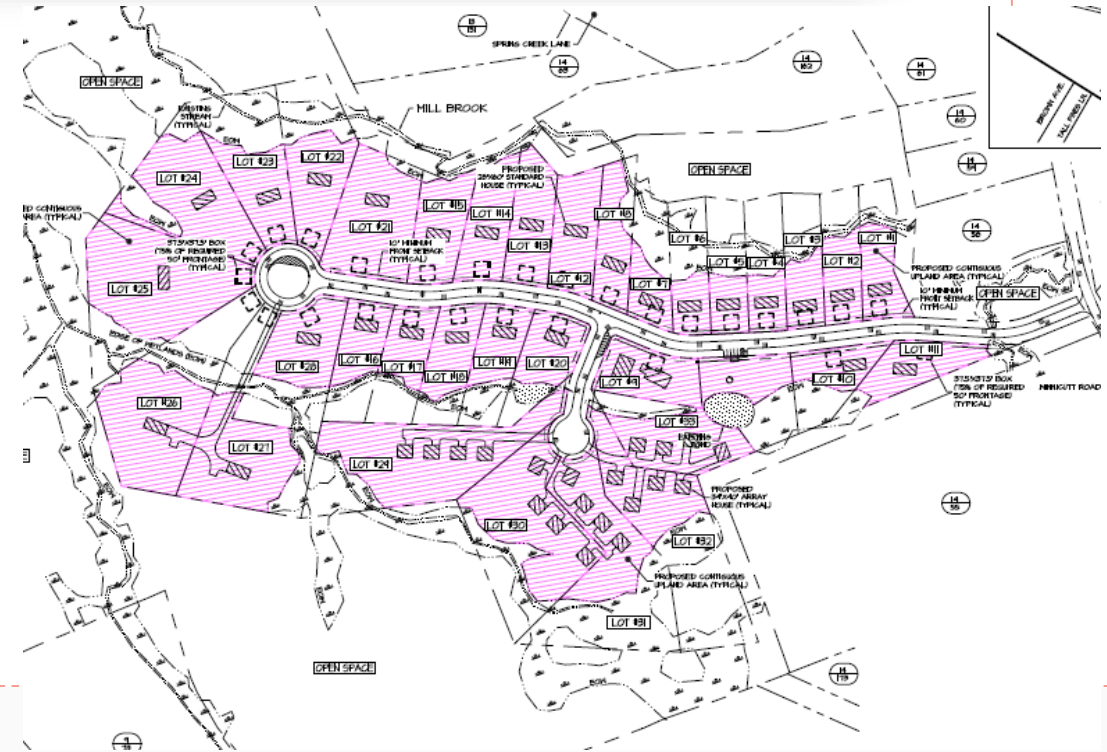


How can we use these tools in a way that protects open space and revives historic properties while allowing new construction and added density?



Cluster Open Space Subdivision 80 and 80R Winnicutt Road, Stratham

Development incorporating
“joined array” lots with
denser, smaller homes



NEWPORT MILLS NEWPORT, NH

As Newport's Economic Development Dept. notes: *"With 177 new housing units built in the last three years, Newport is making real progress in solving housing shortages and setting the stage for long-term success. We're focused on expanding workforce housing and keeping Newport a great place to live, work, and raise a family!"*



Formerly known as the Dexter Richards & Sons Mill, the historic Newport Woolen Mills was converted into 70 affordable housing units through the use of the Federal Historic Preservation Tax Incentive program.

Implementation

How do we find the best solutions for community goals and work toward successful implementation?

Identify goals (through Master Plan questionnaires and priorities, public meetings for community input etc.)



Rendering of potential outdoor patio space in the rear yards of Central Street buildings



Implementation (enabling legislative/updates, zoning revisions, other creative initiatives such as 79E etc.)

Strafford County Courthouse, Dover



- Renovation and four-story addition
- 59 apartments (studios, one-, and two-bedroom)
- 12 rented at no more than 80% FMR (20% of units).
(Rent-restricted for 21 years.)
- 7 years of relief. \$789,000 to \$7 million+
- Developer is forgoing \$2.5 million for 21 years.
(Dover is forgoing only \$315,403.)



Former Strafford County Courthouse in Dover developed into housing.

Rear addition increases density.



Conversion of Existing Structures into ADUs



Provides new opportunities for the preservation and adaptive reuse of potentially historic structures

The updated statewide ADU law (674:71-73), provides new opportunities for the conversion of existing structures into ADUs

Existing structures such as barns and detached garages, or other outbuildings, which were built prior to July 1, 2025, which don't meet current zoning requirements with regards to setbacks or lot coverage can now be converted into detached ADUs

Form-Based Codes Lancaster Commercial District



Design Standards	
ARCHITECTURAL STANDARDS	Yes
LANDSCAPE STANDARDS	Yes
ACCESS MANAGEMENT STANDARDS	Yes
PARKING STANDARDS	Off site within 1,000 ft

Dimensional Building Table	
LOT DIMENSIONS	
Density	6 Units per 10,000 sf
Min Lot Size	None
Frontage (feet)	None required
Lot Coverage	None required
PRINCIPAL BUILDING SETBACK (Feet)	
Front Setback	Build-to at property line
Side Setback	None
Rear Setback	None
OUTBUILDING/ACCESSORY USE SETBACKS (Feet)	
Front Setback	Behind principal building
Side Setback	0
Rear Setback	0
BUILDING HEIGHT (Feet)	
Principal Building	35
Outbuilding	35
Minimum Stories	Two story minimum



Q&A



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Main Street looking S., Hanover, N. H.

thank you

Noah, Nadine, and Sarah

and the

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