

CHAPTER III¹: HISTORIC & CULTURAL RESOURCESINTRODUCTION

Kingston has seen many changes between its early European settlement in the 1660s and the present day. The development of the town's transportation routes and the development of the economy from small water-powered mills and self-sustaining farmsteads, to lumbering and carriage-making, shoe manufacturing, poultry farming and summer tourism all are important stories that lead to a better understanding of the evolution of the Town's landscape. Formally chartered on August 6, 1694, evidence of the past exists in the many historic homes, churches, village centers, and rural outskirts of the town. These irreplaceable structures and sites tell the story of Kingston's history and culture and need to be preserved as Kingston continues to grow and evolve. This chapter will identify Kingston's historical and cultural resources² and discuss how they can be preserved for the enjoyment of future generations.

Since the 1970s, there have been several efforts to preserve the Town of Kingston's history through the creation of various town histories, cultural resource surveys, the Kingston Historical Museum, and local historic districts. The current and past Town of Kingston Master Plans have not contained an historical resources chapter. The 1986 Master Plan contained a list of concepts related to historical resources. These were brought forward into, and expanded in, the current 2007 Master Plan. Additional discussions regarding Kingston's historic districts were included in that plan as well as a list of recommendations for historic preservation that derived from previous studies. One of the objectives of this chapter is to summarize these past efforts and use the information gathered through them to make informed decisions about the future of the Town.

Since a town-wide cultural resource survey was conducted in 1983 to identify all buildings that were over 50 years of age within the township, 15% of the structures outside of the historic districts have been lost. The Town has been involved in two community-wide profile/visioning sessions (1999 and 2016) designed to give the public an opportunity to express their thoughts on what they valued about the community and what actions they saw as necessary for the town for the future. In both cases, one of the major aspirations was the preservation of Kingston's rural character. While the 2007 Master Plan included some actions toward this end, the Town believes that a more comprehensive plan of action is required.

This chapter attempts to provide a plan for the future of preservation in Kingston by providing a list of preservation goals with implementation strategies to guide preservation proponents. Kingston has three active organizations that are engaged with historic preservation activities: the Kingston Heritage

¹ Though Chapter number is to be determined, III has been used throughout this draft as a place-holder.

² Throughout this report, **historic resources** are defined as prehistoric/historic archaeological sites and/or historic sites (buildings, structures, objects, districts and landscapes) over 50 years in age.

Commission, the Kingston Historic District Commission, and the Historical Museum Committee. Though many of the activities of these groups overlap, each has a unique mission. This chapter was produced by an Historic Preservation Consultant working closely with a Committee composed of representatives from the Kingston Planning Board, Heritage Commission (HC), Historic District Commission (HDC), Historical Museum Committee and members of the public. The chapter goals identify the unique roles of each of these organizations in future efforts, and aim to assist these groups in harmoniously focusing their collective efforts toward the overall needs of the Town.

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EXECUTIVE SUMMARY

Objectives of the Chapter

The Town of Kingston included an historic resource chapter in the Master Plan in an effort to create a blueprint for future historic preservation activity in the town. The chapter attempts to provide a tool to help define community character and appearance, inform decisions around land-use policies and economic development and to educate the public about the overall importance of preserving Kingston's historical and cultural heritage.

The conclusions and recommendations were developed as a result of analysis and interpretation of the data contained within the following chapter and from concerns raised by Kingston residents and landowners at several public listening sessions. The main priorities are listed in the beginning to give the reader the opportunity to view the results without reading through the entire chapter.

The representatives from the Kingston Planning Board, Heritage Commission (HC), Historic District Commission (HDC), Historical Museum Committee and members of the public have a strong desire to preserve and protect the Town's historical and cultural resources. These groups articulated the understanding that preserving these resources will enable Kingston to define the community's character, preserve its history and sense of place, revitalize the historic village center, reduce waste by investing in existing building stock and infrastructure, and create jobs. The Advisory Council on Historic Preservation has identified some of the community benefits of rehabilitating historic buildings including

“1) new business formed; 2) private investment stimulated; 3) tourism stimulated; 4) increased property values; 5) enhanced quality of life, sense of neighborhood and community pride; 6) new jobs created; 7) compatible land-use patterns; 8) increased property and sales taxes; 9) pockets of deterioration and poverty diluted.”³

A healthy downtown, and associated historic center, are vital for a community's economic well-being. Reinvestment in historic buildings reinforces the value of existing real estate assets.

³ Donovan D. Rypkema, *The Economics of Historic Preservation: A Community Leader's Guide* (Washington, DC: National Trust for Historic Preservation, 1994), 15.

Community Survey Results

Several public listening sessions were held throughout the process of drafting this chapter in an effort to gain insight into the community's concerns and ideas regarding historic and cultural resources within the community. Additional information was also pulled from previous investigations, including the 1999 "Kingston Community Profile Report" (AKA: Envision Kingston I), the 2007 "Town of Kingston Community Master Plan," the 2015 "Regional Master Plan for the Rockingham Planning Commission Region," and the 2016 "Envision Kingston II" report.

Kingston residents have indicated that they identify historical resources as an economic asset to their community, and something that the community should be actively involved in protecting. Local residents have also identified many different factors that threaten their important historic places:

- There is a lack of activities to draw visitors to historic areas
 - Kingston needs to draw businesses and activities into the downtown area and make the Historic District a destination
 - Competition with sprawl along major roads outside of the Town Center
- There is no long-term plan for the preservation of Kingston and are a lack of monetary resources available to help both public and private organizations to fund historic preservation projects
 - Local preservation-friendly organizations have lacked an overarching plan that allows them to do proactive preservation planning work and prioritize the needs of the community
 - The Town lacks adequate funding to update historical resource inventories and rehabilitate publicly-owned historic structures and has difficulty identifying where to prioritize grant funding when it is available
 - Coming out of a recession, there is little incentive to revitalize historic buildings/structures. There are few direct funding sources for private citizens, who often feel that preservation work presents a financial hardship
- Kingston's historic farms are being subdivided for new development.
- There is a lack of public "mindset" that historic preservation is important and a need to promote a sense of stewardship for historic resources in Kingston
 - 15% of the Kingston buildings identified by the 1983 historic resource survey have been lost
 - The general public is unaware of the value of historic and cultural resources

- There is a proliferation of non-compatible exterior renovations to historic structures as homeowners feel the need to “modernize.” This trend is manifested by things like vinyl siding and replacement windows.

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Conclusions & Recommendations

The following goals and recommendations were created in an effort to balance the economic development of the Town of Kingston with community planning needs. Attention was paid to planning for the development that the local community wants while keeping in mind the development residents wish to avoid, balancing local residential interests with business needs, and previous planning efforts to achieve community objectives.

The goals were also developed while keeping in mind that Kingston has several preservation advocate groups that work well together but need to have individual mandates and priorities moving forward to make sure that their efforts are efficient and each local organization's strengths and individual's talents are fully utilized.

Goal 1: Continue Historic Resource Survey & update earlier efforts

- Update Reconnaissance Surveys
- Consider pursuing listing additional sites and districts to the NH State and National Registers
- Consider Additional Local Historic Districts

Goal 2: Promote and enhance the Plains (Town Center) as a central business district

- Explore specific steps laid out by the Envision Kingston Sessions & Previous Master Plan
- Promote Local Business
- Promote Historic Preservation as "Green" and an integral element of economic development.

Goal 3: Maintain a mixture of rural, residential and agricultural uses in areas surrounding the town center

- Identify important historic agricultural areas through Historic Resource survey
- Promote Existing Programs

Goal 4: Encourage public engagement with Kingston's history through educational programming

- Partner with the Kingston School System
- Host Regional Educational Events
- Responsibly Promote Archaeological Sites on Town-Owned Land

Goal 5: Develop Policy and Procedure to Protect Historic Buildings & Discourage Demolition

- Advocate & Educate
- Review Existing Regulations
- Consider Adopting a Demolition Review Ordinance

Goal 6: Incorporate Historic Resources into the Kingston Hazard Mitigation Plan

Each local preservation advocate organization has a role to play in achieving these goals and the more specific break-down in the summary at the end of this chapter attempts to recognize how organizations may work together over the coming years.

BRIEF HISTORY OF KINGSTON

The history of Kingston is very well-documented through many books, pamphlets, historic resource surveys, and artifact collections at the Kingston Historical Museum. Some of these sources are listed under the [HISTORIC DOCUMENTS & STUDIES](#) section near the end of this chapter.

The Founding & Settlement of Kingston

The original charter for Kingston was granted on August 6, 1694.⁴ At the time, Kingston stretched ten miles to the west from Hampton (which then included Kensington) and included what is now East Kingston (1738), Sandown (1756) and Danville (1760).⁵ Between 1638 and 1694, Kingston was a part of Hampton. In 1739, East Kingston became a separate parish and in 1756, Sandown was incorporated. On February 22, 1760 the northwest part of Kingston separated and was incorporated as Hawke (now Danville). “The whole town contains 12,188 acres, of which 800 are supposed to be covered with water.”⁶

The first houses in Kingston were constructed of logs and built on and around Kingston Plains.⁷ This site was selected for reasons of topography, and pre-dated the construction of the road.⁸ The plain is “more than a mile long from north to south, and about half a mile wide, with a common in the center half a mile long and twenty rods wide...”⁹ Between 1685 and 1694, twelve men had accepted the offer of land at “Great Pond,” and became settlers of Kingston.¹⁰ The core of the Robie House at 1 Scotland Road reportedly dates from this early settlement period.¹¹ Additional log houses from this early period included one built on Exeter Road by Ensign Tristram Sanborn, who is known to have moved to Kingston from Hampton before 1703.¹²

⁴ The only towns incorporated at this time were Portsmouth (1631), Dover (1641), Exeter (1638), Hampton (1639) and New Castle (1693).

⁵ Sherry L. Gould, “New Hampshire Town and County Development.” New England Genealogical Society website (www.americanancestors.org). Accessed February 2018.

⁶ D. Hamilton Hurd, *History of Rockingham and Strafford Counties, New Hampshire* (Philadelphia: J. W. Lewis & Co., 1882), 367.

⁷ Charles A. Hazlett, *History of Rockingham County, New Hampshire* (Chicago: Richmond-Arnold Publishing Co., 1915), 489. “Kingston Plains” historically seems to have referred not only to the Kingston Common itself, but also to the flat land immediately surrounding it and making up the present Historic District 1. Modern residents often use the phrase “the Plains” to refer to the Town Common itself.

⁸ Kari Ann Laprey & Elaine Stiles for the Preservation Company, “NH Division of Historical Resources Area Form: Kingston Town-Wide Area Form (KIN),” (2003), 4.

⁹ Hazlett, 489.

¹⁰ Bob Pothier and Ellen LaVoie, *History of Kingston New Hampshire: 1694-1994* (Kingston, NH: Town of Kingston, 1994), I-3.

¹¹ Laprey (2003), 6. The Robie House is the present 1686 House (KIN0152/1983-5*/Parcel U8-13).

¹² Laprey (2003), 7.

Many of these early structures are reported to have been garrison houses, due to the high tensions between the European settlers and the Native American population. Tristram Sanborn's house was burned by Indians shortly after it was built, after which Sanborn is said to have built a garrison house, possibly incorporated into 23 Exeter Road (1986-167/R35-4SA). In ca. 1700, Aaron Sleeper was said to have built another garrison in the same approximate area. According to Town records, the Winslow House, the last extant garrison house, stood on what is now Ball Road near West Kingston until about 1900, when it was demolished.¹³

Most of the village activity from this period was done in Kingston, adjacent to the Plains. As the town transportation system and industries developed, additional village centers grew at South Kingston and West Kingston.

Transportation System Development

Early accounts of the history of Kingston mention the Southern Pentucket Trail, an historic Native American route that led from "Pentucket" (now Haverhill, Massachusetts) to Massapaug (now Great Pond in Kingston) before continuing to Pickpocket Falls in Exeter and on to Durham, Dover, and into Maine.¹⁴ Many of the earliest settlements were constructed along this road.

The historic Main Street through Kingston (now partially bypassed) was another very early transportation route. Route 125 originated as part of a major north-south Post Road during the 18th century, and the newly settled village of Kingston became an important stop on the route from Haverhill, Massachusetts and Plaistow to Brentwood and east to Exeter and Portsmouth. Since Kingston Plains pre-dates the Post Road, the road likely was directed through the existing settlement.¹⁵ The 20 rod (330 foot) wide street at Kingston Plains was laid out in 1700,¹⁶ and Main Street was divided into East and West Main Street around the Common.

South Kingston evolved to the south of the Plains, along the Post Road (now route 125). The historic village near the intersection of Newton Junction Road, Hunt Road and Route 125 has been bisected by modern development. This area included a former school house, "the former Gideon Webster Store, and early residence of the Webster Family and a small group of mid-nineteenth century houses along Newton Junction Road."¹⁷

¹³ Laprey 7 & Pothier, II-8.

¹⁴ Pothier, I-3. On October 12, 1663, Hampton voted "that all men should turn out to help build a road along the Indian Trail on the 'Great Pond' (Pothier, I-3).

¹⁵ Laprey (2003), 4.

¹⁶ Laprey (2003), 5.

¹⁷ Laprey (2003), 5.

Modern Route 111 was also established early in the history of the Town, as a major east-west corridor between Exeter and Nashua, traveling along Exeter Road, Main Street, and Danville Road. West Kingston, developed along this road, with a small village center near two water-powered mill sites, a school house and a meeting hall.¹⁸

In 1840, the Western Division of the Boston & Maine Railroad bypassed the center of Kingston, running through the southeast corner of town. Though there was no railroad station in Kingston, “Kingston residents traveled to depots at East Kingston and Newton Junction, just over the town line in Newton (so-called as the junction of the Western Division mainline and the Merrimack branch).”¹⁹

In 1937, NH Route 125 became a state highway.²⁰ Bypass sections were added to the road in the 1950s and 1960s as private automotive transportation succeeded the rail lines in providing commuter transportation between local cities. Once Interstate 495 was constructed, 125 became a major corridor from points north such as Rochester to connect to the highway in Haverhill, Massachusetts. The historic village adjacent to the Plains was bypassed in 1963.²¹

As the community has grown, the road network has extended to serve newly developed areas and land uses. The increase in residential development of the town has led to a steady increase in traffic volumes, resulting in a rise in congestion, traffic accidents, and traffic circulation problems, particularly on and adjacent to NH Route 125.²² The convergence of other major NH Routes 111 and 107 in Kingston also continue to generate traffic volumes and congestion.

Economic Development

When Kingston was first settled, much of the land was covered with valuable timber. A number of small sawmills, grist mills and tanneries made up the earliest economies, and were established during the late 17th and early 18th centuries. These early industries provided the raw materials needed by early settlers, and by the time of incorporation in 1694, the town had 894 residents.²³

In 1705, the Town granted 100-acres of land to anyone who would build a saw-mill upon the Little River to supply lumber for the fledgling town. As roads were constructed so that lumber could be hauled to market, lumber production became an important economy of the Town. “From 1750 to 1775 there were six or seven stores in the town, and a brisk business was done at the ‘Plains’ in the lumber trade. There were large lumber yards on the Common, where great quantities of the article collected from this and

¹⁸ Laprey (2003), 5.

¹⁹ Laprey (2003), 6.

²⁰ Laprey (2003), 6.

²¹ Laprey (2003), 6.

²² Kingston Planning Board, “Town of Kingston Community Master Plan” (2007), T-1.

²³ Robert G. Goodby, “Phase 1A Archaeological Sensitivity Assessment.” (March 2006), 7.

other towns were kept for sale.”²⁴ During this early period a company was also engaged in the manufacture of iron from bog ore at the bottom of Great Pond.²⁵ Others, in West Kingston were involved in charcoal manufacture.²⁶ During the 18th century, many of the settlers were subsistence farmers, raising corn, rye and pumpkins.²⁷

By the late 18th and early 19th centuries, Kingston had become a major stop between Portsmouth and Boston. As travel increased, blacksmiths and wheelwrights set up carriage repair shops along the major transportation routes. In combination with farming, the carriage industry quickly became a major business. “It is said that Mr. William Patten was the first to commence this business, and that the first chaise ever made in New Hampshire (except one at Portsmouth) was made by him at Kingston.”²⁸

Farming continued to be the primary form of employment in Kingston through the middle of the nineteenth century. Almost all farms in Kingston were involved in dairy production, though mostly on a home consumption scale.²⁹ Agricultural production was mixed, with many farms producing hay, Indian corn, potatoes, oats, rye, wheat, peas and beans.³⁰

After the arrival of the railroad in 1840, farming and manufacturing became more industrial as local residents saw the opportunity to connect their products with larger consumer markets. The shoe manufacturing industry grew in South Kingston, and the cooper shop in West Kingston increased production. The carriage business, which had started in the early 1800s, grew in scale so that by 1850 Albert Brown’s shop “employed seven men and produced twenty-five carriages and forty wagons in one year. At the same date, Jonathan Webster worked as a carriage painter, finishing 100 carriages a year, and Moses Stickney made carriage trimming and harness.”³¹ By the 1850s, there were four carriage shops in the village plus the Marshall carriage and mechanics shops on Marshall Road and three blacksmiths shops, two mechanics, and two wheelwrights in the village. This business continued to expand until the turn of the 20th century, when carriages were replaced by automobiles.

Poultry farming became a major component of Kingston’s economy during the second quarter of the twentieth century. “Poultry was a million dollar business and Kingston was one of the leading poultry towns in the state, producing breeding stock, baby chicks and hatching eggs.”³² The industry was actively promoted by the Boston & Maine Railroad which transported the resulting products to markets in Boston.

²⁴ Hazlet, 490.

²⁵ Hazlet, 490 & Hurd 368.

²⁶ Pothier, II-8.

²⁷ Laprey (2003), 19.

²⁸ Hurd, 368.

²⁹ Laprey (2003), 24.

³⁰ Laprey (2003), 24.

³¹ Laprey (2003), 25.

³² Laprey (2003), 33.

The poultry industry grew rapidly in the 1920s, due to improvements in farming practices and changes in transportation. “Andrew Christie and Frederick S. Nichols played defining roles in the poultry industry in Kingston and nationwide. They developed and bred the Red New Hampshire, which was introduced in the 1920s, as a breed of chicken with high egg production, which was also good for meat.”³³ By the 1950s, the Red New Hampshire was the largest selling type of purebred fowl in the world,

and about 80% of all reputable commercial broiler stock raised in the U.S. was New Hampshire bred. The Christie and Nichols farms were two of the largest poultry producers in New England. They employed 100-200 people. They, along with many smaller operations in Kingston, supplied roughly forty percent of all poultry meat breeders in the country with millions of hatching eggs and chicks shipped worldwide.³⁴

By the 1960s, agriculture in Kingston had declined. Only a few working farms remain, mostly in the northeast section of the Town. Much of the poultry business shifted away from New Hampshire and to cheaper labor and feed in the South.³⁵ Though summer tourism at the many lakes continues to be an economic driver, Kingston has become a largely commuter economy with only 17.6% of the working residents working in Kingston.³⁶ The largest employer in Kingston in 2017 was the Sanborn Regional School District (351), followed by Town of Kingston (148), Safeway Transportation Co., Inc. (140) and Sears Logistics (96).³⁷

Civic Structures, Churches & Education

As with many early New England towns, one of the earliest permanent structures to be constructed in Kingston was a meeting house. The purpose of the town-meeting in January, 1700 was to discuss the division of land and to establish public worship. “They hoped that their treaty with the Indians would be permanent, and in their joy at release from the burdens and dangers of war they were preparing to establish the public worship of God in the place.”³⁸ In 1702 the lots were laid out and No. 14 was assigned for a parsonage with 100 acres granted to the first minister who would settle them in 1703.³⁹ “For twenty-five years after the settlement of the town no church was organized, and the citizens in the town-meeting were the only religious society.”⁴⁰ Due to ongoing violence between the European settlers and native populations, the first meetinghouse was not constructed until 1707. This meetinghouse was built on the southwest side of the Plains, opposite Scotland Road.

³³ Laprey (2003), 34.

³⁴ Laprey (2003), 36.

³⁵ Laprey (2003), 40.

³⁶ Economic & Labor Market Information Bureau, NH Employment Security, April 2017. Economic & Labor Market Information website: <https://www.nhes.nh.gov/elmi/products/cp/profiles-htm/kingston.htm>.

³⁷ Economic & Labor Market Information website: <https://www.nhes.nh.gov/elmi/products/cp/profiles-htm/kingston.htm>.

³⁸ Hazlett, 491.

³⁹ Hazlett, 491.

⁴⁰ Hazlett, 493.

There was no organized “Church” in Kingston until 1725, when the First Congregational Church was established with twenty-three members.⁴¹ Rev. Ward Clark became Kingston’s first ordained minister. Though Clark’s church records record a Quaker in town, “it would seem that all the others were Congregationalists.”⁴² In 1732, a new three-story meetinghouse was constructed.⁴³ This structure stood for 100 years on the west side of the common, just north of Rockrimmon Road. Between 1732 and its demolition in 1764, the first meetinghouse was used for Town Meetings.⁴⁴

By 1792, a number of Kingston residents were resisting the town’s ministerial tax, claiming membership to denominations other than Congregational. In 1800, the Methodist society was organized.⁴⁵ By 1819, the year of the State’s “Toleration Act,” the “Town voted that the meetinghouse be used half of the time for Methodist and Baptist Preaching.”⁴⁶

In 1819 a Kingston Methodist Society was also incorporated and Kingston Academy erected at an expense of \$1,500 established as the first major educational institution in Town.⁴⁷ As early as 1700, land was set apart in Kingston for the construction of a school, but no funds were available to build the structure or hire a schoolmaster. Though there are records of payments for schoolmasters found up through 1775, there is no mention of a school building.⁴⁸ Kingston Academy was not strictly Methodist, and was established as a “Toleration academy,” eventually passing into a multi-denominational board of trustees.⁴⁹

In 1825, the Congregationalists withdrew from the Kingston Meetinghouse and constructed a new church on Church Street (KIN0065/1983-83*/U10-12). This building was enlarged in 1841 and remodeled in 1879. A Methodist church was constructed in 1845 with the vestibule, belfry and vestry added in 1878.⁵⁰

By the mid-nineteenth century, Kingston had six school districts: District 1 on Exeter Road, District 2 in the Patten School north of the village center, District 3 on the Plains at the site of the present Fire Station, District 4 or Union District on the Newton line, District 5 in West Kingston (1983-81), and District 6 in South Kingston (at the site of KIN0005).⁵¹ In 1856, the town took over Kingston Academy building and

⁴¹ Hurd, 371. The Kingston Plains Cemetery was also laid out in 1725 and a Town Pound was also constructed on Rockrimmon road.

⁴² Hazlett, 494.

⁴³ Hurd, 369-70.

⁴⁴ Hazlett, 495.

⁴⁵ Hazlett, 494 and Hurd, 371.

⁴⁶ Laprey (2003), 23.

⁴⁷ Hazlett, 499.

⁴⁸ Laprey (2003), 20.

⁴⁹ Laprey (2003), 23.

⁵⁰ Hazlett, 498. This church had a major renovation in 2016, when a multi-story wing was added.

⁵¹ Laprey (2003), 23.

enlarged the school, using part of the lot for town offices.⁵² West Kingston Burying Ground (Pine Grove Cemetery) was laid out in 1857.

The last decades of the nineteenth century were a time of civic growth in Kingston. The Kingston volunteer fire department was formed in about 1883. In 1894-95 a fire station was erected at 6 Depot Street, behind the Town Hall (KIN0071/1983-32*/U10-39).⁵³ In 1892, Kingston voted to establish a public library. The first library opened in the selectmen's room of the Town Hall in 1894.⁵⁴ In 1898, the library moved to the Nichols Memorial Building, (KIN0121/1983-41*/U10-31) erected by Mr. J. Howard Nichols in memory of his parents.

Education in Kingston also saw several changes over these decades. In 1875 a new district schoolhouse was built in South Kingston (KIN0005/1983-31A/R9-3), and in 1887 a new schoolhouse was built on Exeter Road (1983-163A). In 1883 the Sanborn Seminary (KIN0132/1983-69*/R34-17) was constructed through a gift from Maj. Edward Stevens Sanborn "in order that he might provide better educational facilities for Kingston and the surrounding towns."⁵⁵ Classes started in 1889 and the first boarding students were housed in Wiggin Hall (KIN0126/1983-44*/U10-28) in 1890. Other dormitories follow soon after, and nearby houses were acquired early on. The former Methodist church became the school's gymnasium.⁵⁶

In 1900, the Kingston Academy building ceased to function as a school and the entire building became the Town Hall.⁵⁷ In 1907 the brick tramp house was constructed behind the Town Hall. "A previous wooden tramp house burned from a fire set by an intoxicated occupant. Although the interior has a metal framed cell inside, reportedly no prisoners were ever housed there, but were taken to the Rockingham County Jail."⁵⁸ The last tramp was housed in 1935.

Meanwhile, in 1917, the Methodist and Congregational congregations joined and formed the Federated Church.⁵⁹ In 1928 the old Kingston Academy building was destroyed by fire and the present Town Hall (KIN0118/1983-29*/U10-39) was built on the site in 1929.⁶⁰ "During the 1920s and 30s, schools included the Patten School and Plains Primary, primary and grammar schools in West Kingston, and a small schoolhouse in South Kingston...The South Kingston school was still in use in the 1940s, while all

⁵² Hazlett, 500.

⁵³ Laprey (2003), 31.

⁵⁴ Hazlett, 501.

⁵⁵ Hazlett, 500.

⁵⁶ Laprey (2003), 323.

⁵⁷ Laprey (2003), 31.

⁵⁸ Laprey (2003), 31.

⁵⁹ Laprey (2003), 31-32.

⁶⁰ Laprey (2003), 38.

other students attended”⁶¹ the new Daniel J. Bakie elementary school (KIN0135/1983-45*/R34-77) in the village, constructed in 1941 across Main Street from the Seminary. The Bakie school was enlarged in 1951, 1958 1963, 19?? and 19??.⁶² In about 1950, Sanborn Seminary ceased to function as a boarding school and remained in use as the town’s high school. In 1959, Swasey Gymnasium (KIN0129/1983-63*/R34-17) was dedicated⁶³ and in 1965 the seminary was sold to the new Sanborn Regional School District. Soon after, a new science building (KIN0130/1983-67*/R34-17) was erected. An English wing was added to the science building several years later. A new fire station (KIN0104/1983-94*/U11-13) was built in 1949 and enlarged in 1968. In 1967, the South Kingston Fire station was constructed on Hunt Road, and in 1981 the US Post Office moved from the Country Store location on Main Street and opened on Church Street as part of the Carriage Towne Plaza. The Police Station left the facility it shared with the Fire Department on Main Street and moved to the intersection of Route 111 & Main Street in 1994.⁶⁴

A new Sanborn Regional High School was built in 2006 to replace the former Sanborn Regional High School complex which was mainly comprised of the historic Sanborn Seminary Building, the Science Building and the Swasey Gymnasium and located in Historic District 1. The Seminary Building and the Science Building are no longer used. The new high school is located on Danville Road, in West Kingston, away from the Historic District 1.

A new Kingston Community Library was constructed in 2012 and replaced the historic Nichols Memorial Library which was located in Historic District 1. The Nichols Memorial Library subsequently became the headquarters of the Kingston Museum complex. The Kingston Community Library is located at the intersection of Church Street and Route 107 (Marshall Road), a location outside of the Historic District 1.

⁶¹ Laprey (2003), 38.

⁶² Laprey (2003), 40.

⁶³ Laprey (2003), 40.

⁶⁴ Laprey (2003), 40.

KNOWN HISTORIC & CULTURAL RESOURCES

Kingston began to develop a pride in its historical significance during the 1950s. In 1954 the Village Improvement Society of Kingston was formed in an effort to save the town's historic bandstand.⁶⁵ The Improvement Society planted young maples on the common in 1956 to replace dying elms. In 1979 they acquired the former Universalist Church. The building was restored and became known as "The Church on the Plains" (KIN0107/1983-18*/U9-7). The Kingston Historical Museum Committee was established by Town vote in March 1970. Although the Kingston Historical Museum and the Kingston Improvement & Historical Society have had many of the same volunteers and worked together over the years they are separate organizations. In 1972, Kingston's Historic District Commission was created by town vote, as was the Main Street Historic District. Four years later the Little River Historic District was created.

Many of the historical and cultural sites noted in this section are depicted on the *Historic and Cultural Resources Map (Figure 1)*. On the map, the sites are given an index number. The index number is listed next to the text below for cross-referencing purposes.

National Historic Landmarks in Kingston

The Josiah Bartlett House in Kingston (#1) was designated as a National Historic Landmark on November 11, 1971 by the Secretary of the Interior upon the recommendation of the National Park Service. National historic landmarks are properties with exceptional value in illustrating or interpreting the heritage of the United States. These districts, sites, buildings, structures or objects are historically significant to the entire nation. National historic landmarks are granted protection from any federal undertaking and owners of landmarks may be eligible for limited federal historic preservation funds and preservation technical advice from the National Park Service staff. Designation places no restrictions on the property owner, who is free to manage the property as he or she chooses.

Table III- 1: National Historic Landmarks in Kingston

#	National Register Entry	Date of Construction	Location	Date of Designation	Significance
1	Josiah Bartlett House	1774	156 Main Street (U10-8)	11/11/1971	Person: Politics & Government

⁶⁵ Pothier, III-6.

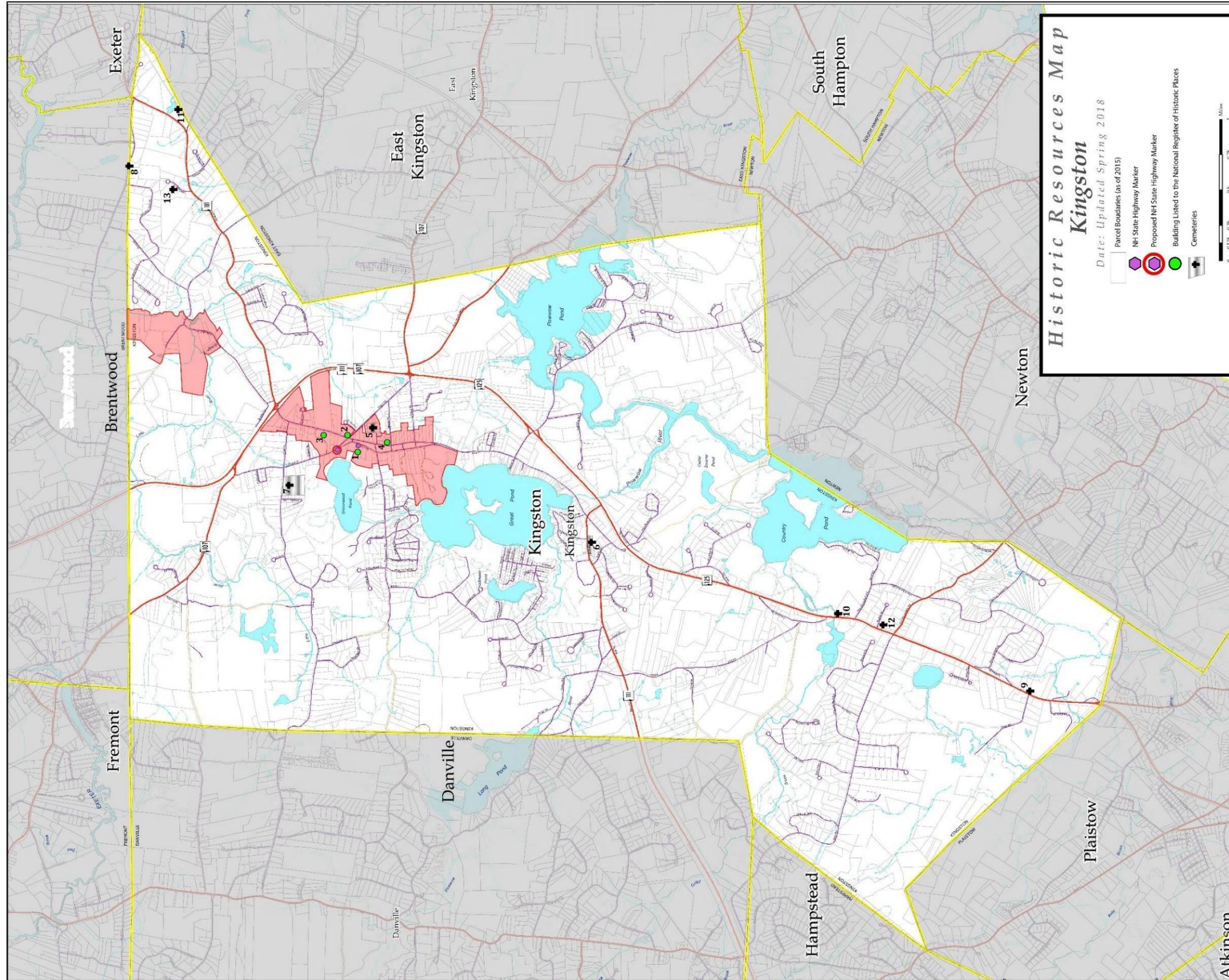


Figure 1: Historic Resources Map of Kingston (Original source: Rockingham Planning Commission, updated by Authors)

Buildings on the National Register of Historic Places

The National Register of Historic Places is the Nation's official list of cultural resources worthy of preservation. Authorized under the National Historic Preservation Act of 1966, the National Register is part of a national program that coordinates and supports public and private efforts to identify, evaluate, and protect our historic and archeological resources. Properties listed in the Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture. The National Register is administered by the National Park Service, which is part of the US Department of the Interior.

For a property to be listed on the National Register, it must go through a nomination process. This process requires a research and writing effort to determine the historic importance (significance) of the property. Benefits for listing a property on the National Register of Historic Places include the recognition that the property is significant to the Nation, the State or the community; consideration in planning for federal or federally assisted projects; eligibility for federal tax benefits (if undertaking an approved rehabilitation project and the property is income-generating); special consideration or relief in the application of access, building and safety codes; and qualification for federal assistance for historic preservation, when funds are available. Listing can also serve as leverage for the community when working with developers as listing publicly recognizes a significant community asset, can help owners make sound decisions on rehabilitation and maintenance projects by promoting the unique features of buildings, and can serve as a marketing tool for owners and businesses. Listing on the National Register DOES NOT place any restrictions on using or altering the property, as long as only private funds are involved.

Table III-2 lists the National Register sites in Kingston.



Figure 2: Josiah Bartlett House



Figure 3: Sanborn Seminary

#	National Register Entry	Date of Construction	Location	Date of Designation	Significance
1	Josiah Bartlett House	1774	156 Main Street (U10-8)	11/11/1971	Person: Politics & Government
2	Nichols Memorial Library	1898	169 Main Street (U10-31)	1/28/1981	Architecture/Engineering: Architecture
3	Sanborn Seminary	1883	178 Main Street (R34-17)	3/15/1984	Architecture/Engineering: Architecture
4	First Universalist Church (Church on the Plains)	1879	151 Main Street (U9-7)	12/26/1979	Architecture/Engineering: Art & Architecture

Table III- 2: National Register of Historic Places Locations in Kingston

Locally Designated Historic Districts

Kingston has two locally-designated historic districts: the Kingston Plains Historic District (HD-1) and the Little River Historic District (HD-2). These zoning overlay districts were created at the local level and administered by the Kingston Historic District Commission. The Kingston Plains Historic District and Kingston Historic District Commission were established on March 7, 1972 and the Little River Historic District was established on March 2, 1976. The Kingston Historic District Commission is made up of local citizens and approves any exterior alterations, new construction and demolition within either district using regulations and guidelines developed by the community.

The Historic District Ordinances were first adopted in 1972 and have been amended in 2009, 2011, 2012, 2014, and 2017. In addition to defining the extent of the historic districts, the ordinances describe permitted uses within each district, regulate signage within the districts, and describe the procedure for a landowner wishing to alter the exterior appearance of a structure within either district or construct a new structure within the bounds of either district.



Figure 5: Briggs House, 144 Main St (KIN0154/1983-96*)

For a list of the properties located within the two Historic Districts, please see [Appendix A](#). The Historic Districts are indicated by a red overlay on the [Historic Resource Map](#).

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Historic Resource Surveys

Since the establishment of Historic District I in 1972, the town has been actively collecting data on historic resources. Several additional studies have been undertaken in Town in addition to the individual sites listed to the National Register and the local historic districts.

Between 1979 and 1983, the first historical resources survey was conducted in Kingston. The “Kingston, NH Cultural Resources Survey, Inventory and Plan” was carried out by the Rockingham Planning Commission and directed by Lynne Emerson Monroe. The report attempted to outline “those areas in Kingston in which it is possible to see evidence of the town’s architectural, historic and scenic heritage.”⁶⁶ At this time, a site-specific survey was conducted for all structures and sites 50 years of age and older,⁶⁷ and reconnaissance-level survey forms were completed for all properties built before about 1930.

In 2002, the Preservation Company (headed by Lynne Monroe) prepared a town-wide area form in conjunction with a NH Department of Transportation project relating to NH Route 125. “All buildings built before the mid-1950s were photographed and their locations marked on a base map created from enlarged USGS maps. Groups of properties, including potential historic districts were identified and associated open/agricultural land was marked.”⁶⁸ At this time, Preservation Company also conducted a more in-depth analysis of a potential historic district at Newton Junction Road.⁶⁹ Also in 2002, as part of the same project, Preservation Company conducted an in-depth analysis of an area along Old Coach Road.⁷⁰

Some other individual properties in Kingston have been individually surveyed, usually as part of larger state or federally funded projects. Though much of the town is documented, the depth of the survey is of varying degrees, and much of the information is out of date. For a list of Historic Resource Surveys in Kingston, please refer to [Appendix B](#).

⁶⁶ Rockingham Planning Commission, “Kingston, NH Cultural Resources Survey, Inventory and Plan.” (1983), i.

⁶⁷ Rockingham Planning Commission, 1.

⁶⁸ Kari Ann Laprey & Elaine Stiles for the Preservation Company, “Kingston Town-wide Area Form” (2002), 3.

⁶⁹ Ken Story for the Preservation Company, “Newton Junction Road Historic District Area Form” (2002).

⁷⁰ The form was finalized and submitted to the NH Division of Historical Resources in 2003. (Kari Ann Laprey for Preservation Company, “Old Coach Road Historic Area Form” (2003).)

Kingston Cemeteries

As part of the 1983 survey of Kingston done by the Rockingham County Planning Commission, preliminary windshield survey was done of eight cemeteries in Kingston. The first of the public cemeteries to be established in Kingston was the Kingston Plains Cemetery in 1725. Four other public cemeteries followed: Happy Hollow Cemetery, Mill Stream Cemetery, the West Kingston Burying Ground (also known as Pine Grove Cemetery) in March 1857, and Greenwood Cemetery in May 1919. Kingston also has a number of private cemeteries, including the Alfred Davis Cemetery, Rueben Davis Cemetery, Noah Robinson Cemetery and Wadleigh Cemetery (also known as the South Road Cemetery).

The known cemeteries are indicated on the [Historic Resource Map](#).

Table III- 5: Kingston Cemeteries

#	Cemetery Name	Approx. Date of Use	Address	Parcel
5	Kingston Plains Cemetery	1725-present	23 Cemetery Lane	U9-N/A
6	W. Kingston Burying Ground (AKA: Pine Grove Cemetery)	1857-present	2-12 Danville Road	R21-N/A
7	Greenwood Cemetery	1919-present	4-6 N. Danville Road	R30-N/A
8	South Road Cemetery (AKA: Wadleigh Cemetery)	1777-present	South Road (south side, at Brentwood/Kingston Town line)	R37-N/A
9	Happy Hollow Cemetery	1780-1930	Route 125, east of Dorre Road intersection	R3-N/A
10	Mill Stream Cemetery	1835-present	83-85 Route 125	R10-N/A
11	Alfred Davis Cemetery		Exeter Road, north side, near Wheat's Pond	R37-26
12	Reuben Davis Cemetery		75 Route 125	R9-1-1
13	Noah Robinson Cemetery	1775-1880	6 Fieldstone Drive	R38-7A-7

AREAS FOR FUTURE STUDY

Even with the large amount of historic resource survey that has been previously conducted in Kingston, there are many areas and facets of the town's history about which relatively little is known. The 1983 Historic Resource survey that was conducted by the Rockingham Planning Commission is an extremely useful document that is in need of an update. This reconnaissance level survey was done as a first step in the identification of areas and properties worthy of future study and did not include research into the histories of individual properties nor did it provide any preliminary evaluation of the properties that were surveyed that can guide local preservation advocates in future work. Modern survey standards require a greater depth of information and analysis than that which was gathered and the survey itself is now over thirty years old. Likewise, the fifty-year threshold for inclusion in a survey is a moving target and has moved from 1933 to 1968, allowing for the potential inclusion of many additional structures in modern survey. Many of post-war developments along transportation routes in Kingston and adjacent to the lakes fall into this category.

The Town-wide area form that was conducted by the Preservation Company in 2003 added another level of research and analysis to the previously documented structures into the context of local political, economic, and social history. This form narrated the history of the Town of Kingston up to the 1950s, dividing it into themes of historic development. The 2003 Town-wide form also began to analyze some additional potential historic districts, but did not make many suggestions for future research.

Historic resources survey is an ongoing process. Because of the constantly moving 50-year cut-off and continued evolution of structures, it is recommended that historic resource surveys be updated every five to ten years with new photographs, notes regarding changes to structures for previously inventoried buildings (as well as notations for those that are no longer extant) and new surveys for buildings that have achieved potential historical significance since the previous survey was conducted.

Many of the structures along the major corridor of Route 125 have received particular attention as far as historic resource survey is concerned because of their proximity to potentially state or federally-funded projects that trigger historic resource review under Section 106 of the National Historic Preservation Act of 1966. Many of these structures have been subject to intense-level survey and reviewed for potential eligibility for the National Register of Historic Places. Other structures on less prominent roadways have received less attention. Once a property has been reviewed by the New Hampshire Division of Historical Resources and either listed, or determined eligible for listing, on the National Register of Historic Places it is afforded special consideration through Section 106 of the National Historic Preservation Act and Section 4(f) of the Department of Transportation Act.

Thought it would be wonderful to update existing reconnaissance-level surveys with comprehensive individual surveys of all structures in Kingston that were built prior to 1968, there are several areas that have been identified as priority zones. Some of these areas have been identified because of development pressures; others have been identified as potential pockets of historically intact structures or as areas of local interest. Areas of high potential for important historic sites are known villages such as West Kingston and South Kingston (at the intersection of Newton Junction Road). Several historic farms on Route 111 in the northeast corner of Kingston were first identified in the 1983 survey and recently identified by residents of the town as having historic importance (this includes the Stevens/Redgate Farm). Kingston Railroad tracks, Kingston State Park, Routes 107 & 107 A toward East Kingston (including the Bakie Farm [now White Cedar Farm]), the area around the Cheney Mill, and Marshall Road were also identified as areas of local interest. The 1983 Historic Resource survey did not explore potential historic districts associated with tourist communities around Kingston's lakes and ponds, including the summer residences at Great Pond Park and Powwow Pond. Other sites of interest included the Rock Rimmon Fire Tower Location, Peaslee Tavern (KIN0030/1983-37/R8-53), and Kingston Fairgrounds (R20-16 and R20-17). These areas are indicated by red circles on the map in **Figure 9**.

Another type of survey the Town of Kingston may consider pursuing in the future is a Town-wide Archaeological Survey. A town-wide archaeological survey is similar to a town-wide historic resource survey, but is conducted by an archaeologist instead of an architectural historian. This type of survey would be conducted by a professional archaeologist and would look at the known archaeological resources in town, explore potential additional sites, develop context for the archaeological history of the town and present ideas as to how the Heritage Commission, Historic District Commission, and Historical Museum could better educate the public regarding this history. For more information on this type of survey and a list of approved archaeologists, please contact the New Hampshire Division of Historical Resources (<https://www.nh.gov/nhdhr/>).



Figure 6: Historic Barn at 62 Newton Junction Road



Figure 7: 1857 Map of Kingston from the "Rockingham County, New Hampshire Map" by J. Chace, Jr. (Philadelphia: Smith and Coffin, 1857)



Figure 8: 1892 Map of Kingston from D H Hurd & Co, Town and City Atlas of the State of New Hampshire (Boston, D. H. Hurd & Co., 1892)

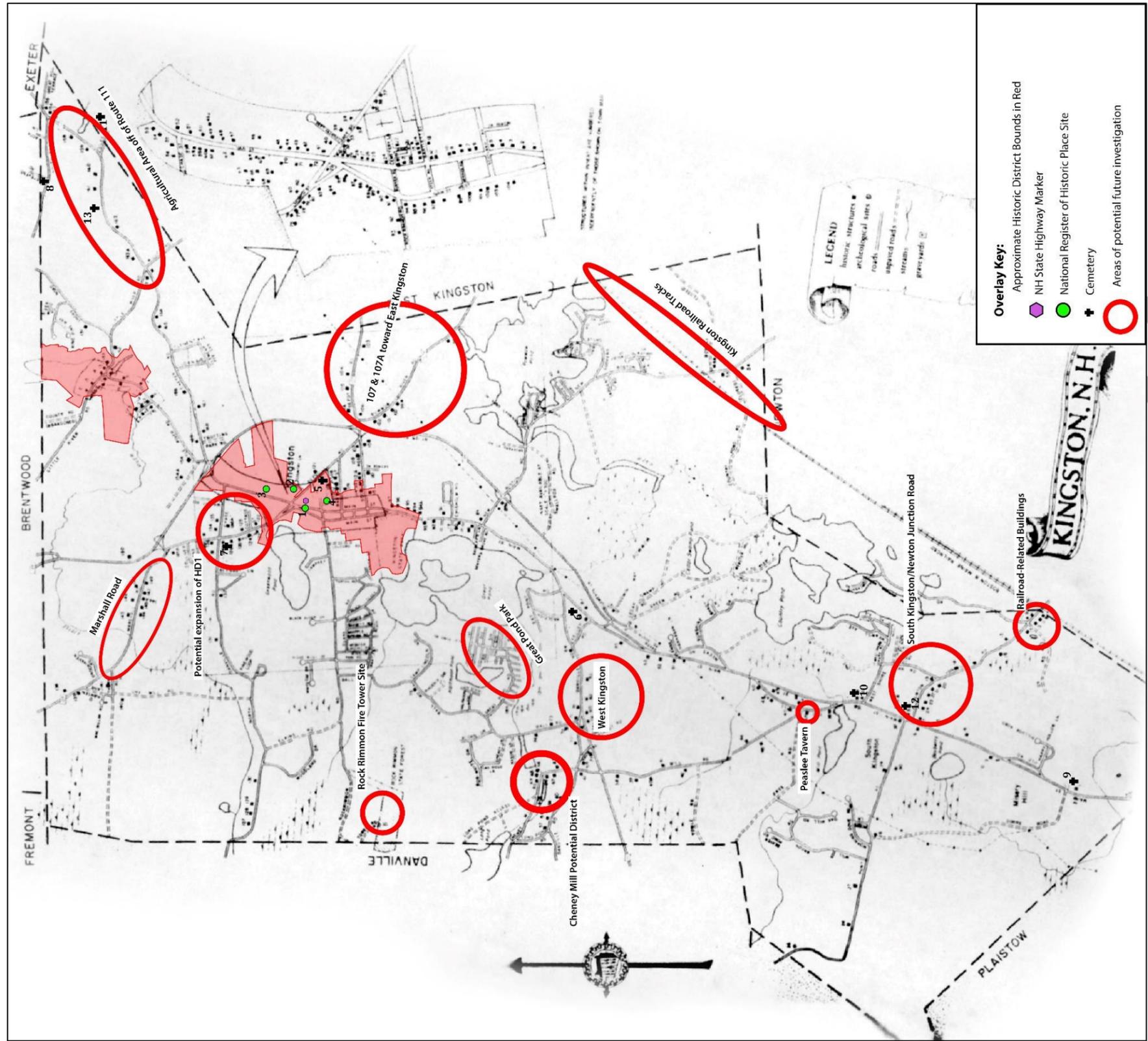


Figure 9: 1983 Map of Historic Resources in Kingston with specific areas of future investigation outlined in Red

ARCHAEOLOGY IN KINGSTON

Kingston contains a wide array of prehistoric sites worthy of protection. These sites represent non-renewable resources that contain a unique record of human activity spanning well over 10,000 years between the retreat of the glaciers and the displacement of Native peoples by European colonists.

The lower Merrimack River valley was the focal point for Native American settlement for much of the pre-Contact period and many pre-Contact archaeological sites are present along the Merrimack River, its tributaries and the wetlands, lakes, and ponds within this general region.⁷¹ New Hampshire's Native American cultural chronology is generally divided into eight periods: the Paleoindian, Early Archaic, Middle Archaic, Late Archaic, Early Woodland, Middle Woodland, Late Woodland, and Contact. Native American populations tended to choose locations for camping, hunting and fishing based on proximity to water (including ease of access in and out of the water), level terrain, well-drained soils, and access to resources including plants, animals, and raw materials.

Evidence uncovered at prehistoric sites in Kingston demonstrates that human habitation in the area dates to the Early Archaic period spanning 9,000-8,000 years before present.⁷²

Following the retreat of the glaciers after 10,000 B.P., Paleoindian cultures were replaced by, or evolved into, the cultures of the Archaic period that are well represented in the archaeological record throughout the Merrimack drainage.... The Archaic period marks the beginning of economic systems geared toward local environments during which increasingly stable settlement patterns developed around predictable seasonally available resources including anadromous fish, nuts, and deer.⁷³

The more recent, Middle Archaic Period (8000-5500 BP) is represented by more typical flaked stone tools. The Late Archaic Period (5500-3000 BP) is also well-represented in this general area. As the Late Archaic transitioned into the Early Woodland (3000-2000 BP), ceramics were added to the material culture inventory.

The historic period begins with the first written accounts of European travelers into the Merrimack valley. Prior to this time, "Native societies had already been decimated by diseases of European origin, warfare, and dislocation associated with the 17th century fur trade."⁷⁴ Reports of Indian artifacts and French coins that have been discovered near bodies of water in Kingston, that the land had already been cleared for agriculture by the Native inhabitants, and of an Indian trail that led to the village of Massapaug at Great Pond have hinted that Kingston was occupied at the time of European settlement.

⁷¹ Robert G. Goodby, "Phase IA Archaeological Sensitivity Assessment," (March 2006), 4.

⁷² Rockingham Planning Commission, "2015 Regional Master Plan for the Rockingham Planning Commission Region" (Exeter, NH: 2015), 5.

⁷³ Goodby, 4.

⁷⁴ Goodby, 7.

Archaeological sites are the only source of information we have about the prehistoric period, and can also provide an important dimension for understanding more recent history. Archaeological sites balance, corroborate, or contradict the written and oral record of history. A number of sites are known along the Little and Powwow Rivers and along the southern reaches of these tributaries. Very little information is available on these sites, and only a few have been formally reported.

There are a number of historic archaeological sites present. Several of the town-owned properties (eg. South Kingston Town Forest, Frye Rd. Town Forest, ET's Landing) as well as a number of privately-owned properties contain remnants of foundations from early barns, houses and/or outbuildings. There are a number of mill (lumber and grist) sites in town, primarily on privately-owned property and in various stages of deterioration or restoration. The sites on town-owned property and some on private property are available for visitation by the general public.

Though state and federal law protect site location information to prevent looting of these delicate sites, it is important to educate the public regarding this important piece of our history. The Kingston Historical Museum has a very large and important collection of Native artifacts that can help to illustrate this history and educate the public regarding the sensitive nature of these sites and how to preserve them for future generations. For more information on the laws regarding Native American sites, how to responsibly educate about archaeology, and for a list of approved archaeologists, please contact the New Hampshire Division of Historical Resources (<https://www.nh.gov/nhdhr/>).

HISTORIC AND CULTURAL ACTIVITIES IN KINGSTON**Preservation Tools Already in Use by the Community**

Kingston is home to a number of programs and organizations which serve to preserve the Town's history and culture and has several important preservation tools already in place in the community. All of these organizations, most of which require intense volunteer support, are important to support and promote. The Town should endeavor to assist and support these organizations in any way possible to keep these groups fully functional. In order to make sure that these variant organizations are working well together, it is important to understand each group's vital role in the future of Kingston.

Kingston Historical Museum Committee

Today, the current mission of the Kingston Historical Museum Committee is "to increase public knowledge and understanding of the history and cultural heritage of the Town of Kingston, New Hampshire from its earliest inhabitants to the present generation. We will communicate that history through an active museum, educational programs, and a resource library." Originally housed in the Old Firehouse, the Museum officially opened on August 9, 1971. At present, the Kingston Historical Museum Complex includes the 1895 Firehouse, Grace Daley Barn and breezeway, Tramp House, Cobbler Shop, and Nichols Memorial Library. The Nichols Memorial Library became the Museum's headquarters in 2012, when the Kingston Community Library was opened. The Museum houses several notable collections, including the John Eaton Native Indian Collection; collections from the Bakie, Clark, Long, Magoon and Peaslee Families; Magnuson Sad Iron Collection, as well as important photograph albums, information on Kingston's business, church and public schools, a barn loom and wool exhibit, information and artifacts from the Bakie Brothers Store, and the Josiah Bartlett Homestead bed. The museum also has a notable collection of historic carriages relating to the thriving early nineteenth-century local economy. The organization is actively working to collect the history of the Town of Kingston and has several current projects including an oral history project, veteran's project, and is actively collecting stories about Kingston and information for an updated family map. The Museum Committee establishes the policies and procedures of the Museum and manages the budget allocated by the Town. The daily management of the Museum is by a group of dedicated volunteers who make up the Friends of the Historical Museum Association, Inc. The Friends are a 501(C)(3) organization who raise money and volunteer their time and skills to improve the Museum's operations and educational programs.

The Kingston Historical Museum is a very important local resource that holds the history of the community. The Museum's collection is the key to understanding the cultural landscape of Kingston and the remaining historic built environment, providing the context for the story of the town's development.

It is extremely important to preserve this valuable resource moving forward as the collections of the museum and stories that it has worked to preserve help explain why the town has evolved as it has and provide an understanding of why it is important to preserve that history into the future.

Kingston Historic District Commission

The Kingston Historic District Commission oversees the two locally-designated historic districts within the Town of Kingston: the Kingston Plains Historic District (HD-1) and the Little River Historic District (HD-2). The Kingston Plains Historic District and Kingston Historic District Commission were established on March 7, 1972 and the Little River Historic District was established on March 2, 1976. These Historic Districts are regulated by Kingston Ordinances Title I: Article 102.

The purpose of the locally-designated historic districts is to preserve the historical and architectural heritage of each Historic District Zone while accommodating change and new construction in accordance with locally-tailored regulations. This citizen commission regulates the alteration, construction and demolition within the bounds of the district (RSA 674:45-46). The Kingston Historic District Commission is regulated by Articles 1201 & 1202 of the Kingston Ordinance Title III: Rules and Regulations. The Kingston Historic District Commission adopted Design Guidelines for the Main Street Historic District in November, 2008.⁷⁵

According to the Historic Resource Chapter of the 2015 Rockingham Planning Commission Regional Master Plan, “historic districting is the most comprehensive and effective technique for protecting the character of a qualifying area. Unlike zoning, which focuses on land use, a historic district focuses on exterior appearance and setting.”⁷⁶ The limitation of some of the property rights within a locally-designated historic district allows for the conservation of the resources of the area and protects property values.⁷⁷

In cooperation with the Kingston Heritage Commission, the Kingston Historic District Commission acts in an advisory capacity to the Town’s other Land Use Boards and the town’s inspection personnel.

Kingston Heritage Commission

Kingston’s Heritage Commission was authorized by a town vote at the 2013 Kingston Town Meeting. The mission of the Heritage Commission is to ensure the proper recognition, use and protection of the

⁷⁵ The Kingston Historic District Commission “Design Guidelines for Main Street Historic District (HD1)” are available on the Town of Kingston website:

https://www.kingstonnh.org/sites/kingstonnh/files/file/file/design_guidelines.pdf

⁷⁶ Rockingham Planning Commission, “2015 Regional Master Plan for the Rockingham Planning Commission Region.” (Exeter, NH, 2015), 15.

⁷⁷ *Ibid*, 15.

Town's resources – particularly those of historic, cultural, aesthetic or community significance. While the purview of the Kingston Historic District Commission is limited to the boundaries of the specific designated historic districts, the scope of the Kingston Heritage Commission is town-wide. The Heritage Commission's role in protecting historical resources is similar to the Conservation Commission's role with natural resources. The Heritage Commission advises and assists other boards and commissions; conducts resource inventories; provides outreach to the public on local resources and their value to the community; and it can acquire property for the Town and spearhead revitalization efforts. Whereas the Kingston Historic District Commission has a regulatory role, the role of the Kingston Heritage Commission is that of education and advocacy, and the Heritage Commission acts in an advisory role to the Historic District Commission, the planning board and other local boards and organizations. The Heritage Commission also is responsible for advocacy of all town-owned historic buildings, including the Nichols Memorial Library and other Museum buildings.

Certified Local Government Program

Kingston is one of twenty-two⁷⁸ New Hampshire municipalities that participates in the Certified Local Government program. This program gives local governments the opportunity to become directly involved in identifying, evaluating, protecting, promoting and enhancing the educational economic value of local properties of historic, architectural and archaeological significance. Through this partnership between the federal and state government, the town has the opportunity to apply for earmarked matching funds for a variety of preservation planning projects and ongoing technical assistance from the New Hampshire Division of Historical Resources.

Zoning

Kingston has worked carefully to establish zoning regulations to ensure that the use, type, density, height and setback of new development are reasonably sympathetic with surrounding uses and structures (See Kingston Zoning Map, **Figure 10**). The two historic districts have their own zoning overlays. Most of Kingston has been designated as rural residential, and commercial zones have been concentrated along Route 125, at the southern edge of the town as well as at the intersection of Route 125 and Depot Road and on Route 125 near the Brentwood town line. Similarly, industrial zones are concentrated in adjacent areas.

New Hampshire Tax Relief Programs

Kingston has adopted relief programs that benefit historic properties. New Hampshire State law RSA 79-D creates a mechanism to encourage the preservation of historic barns and agricultural buildings by

⁷⁸ As of November 2017, per the New Hampshire Division of Historical Resources website (www.nh.gov/nhdhr).

authorizing municipalities to grant property tax relief to barn owners who can demonstrate the public benefit of preserving their buildings and agree to maintain their structures throughout a minimum 10-year preservation easement.

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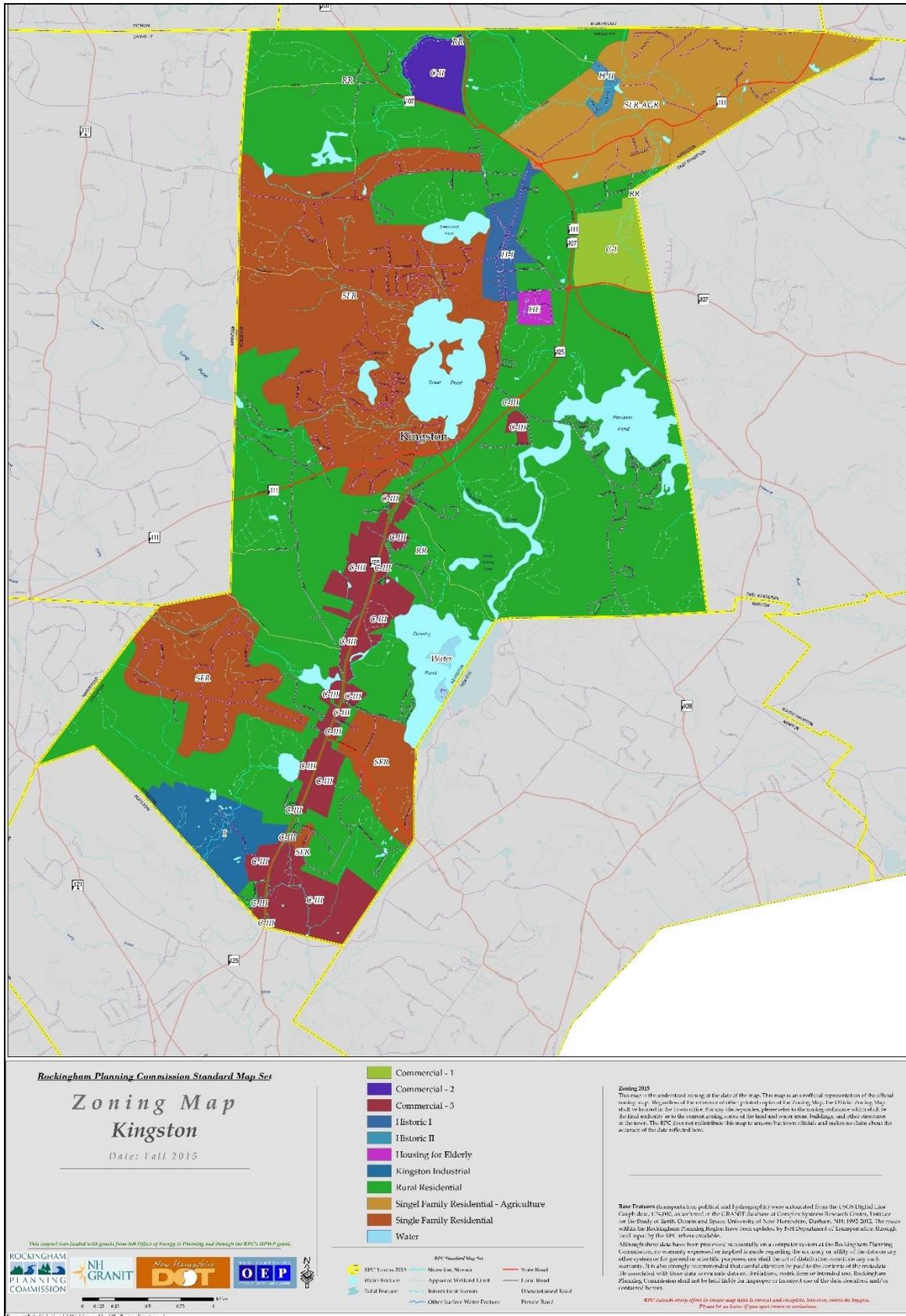


Figure 10: Zoning Map of Kingston, NH from the 2015 Regional Master Plan for the Rockingham Planning Commission Region

Kingston Conservation Commission

Though the Conservation Commission may not be initially thought of as a tool for preserving the historic and cultural history of Kingston, the organization is working to protect the natural environment of Kingston and in doing so, is protecting the cultural landscape of Kingston. The Kingston Conservation Commission is the only local board charged specifically with the protection of the natural resources in the Town of Kingston. Like the Kingston Heritage Commission, the Conservation Commission acts as an advisory board to other town boards and commissions in matters regarding development as it impacts wetlands, shore lands and the aquifer.

The Kingston Conservation Commission maintains five town forests in Kingston and has been working with sister local organizations such as Friends of Kingston Open Space to conserve open space. The 2007 Kingston Master Plan states that many owners of undeveloped land in Kingston have taken advantage of the Current Use Program. “In 2004, 151 properties were enrolled in the Current Use Program involving 4,341 acres of land, or approximately one third of the total acres in Town. This means that a large portion of the town is not being developed due to a conscious decision of the property owners.”⁷⁹ In 2008, a committee comprised of members of the Planning Board, Conservation Commission and Friends of Kingston Open Space (FIKOS) was formed with the purpose of developing an Open Space plan to document ways to preserve and enhance Kingston’s open spaces and examine current development trends so as to protect Kingston’s future character. This plan, which became the Open Space Chapter to the Town’s 2007 Master Plan, recommended that the town work to protect approximately 25% to 30% of its lands as open space.⁸⁰ Ten years later, approximately 22% of the lands are protected (**Figure 11**).

Through protecting open space, the Friends of Kingston Open Spaces is working to protect the rural community character of Kingston. Along the way, they are working to protect the cultural landscape of Kingston, maintaining some forested areas as well as open farmland. A natural partner of the Kingston Heritage Commission and Kingston Conservation Commission, the groups often work in parallel toward common goals. Efforts should be taken that there is open communication between these two commissions to ensure that their efforts are supporting each other, advertising each other’s efforts along the way.

⁷⁹ Kingston Planning Board, “Town of Kingston Community Master Plan” (2007), OS-1.

⁸⁰ *Ibid*, S-8.

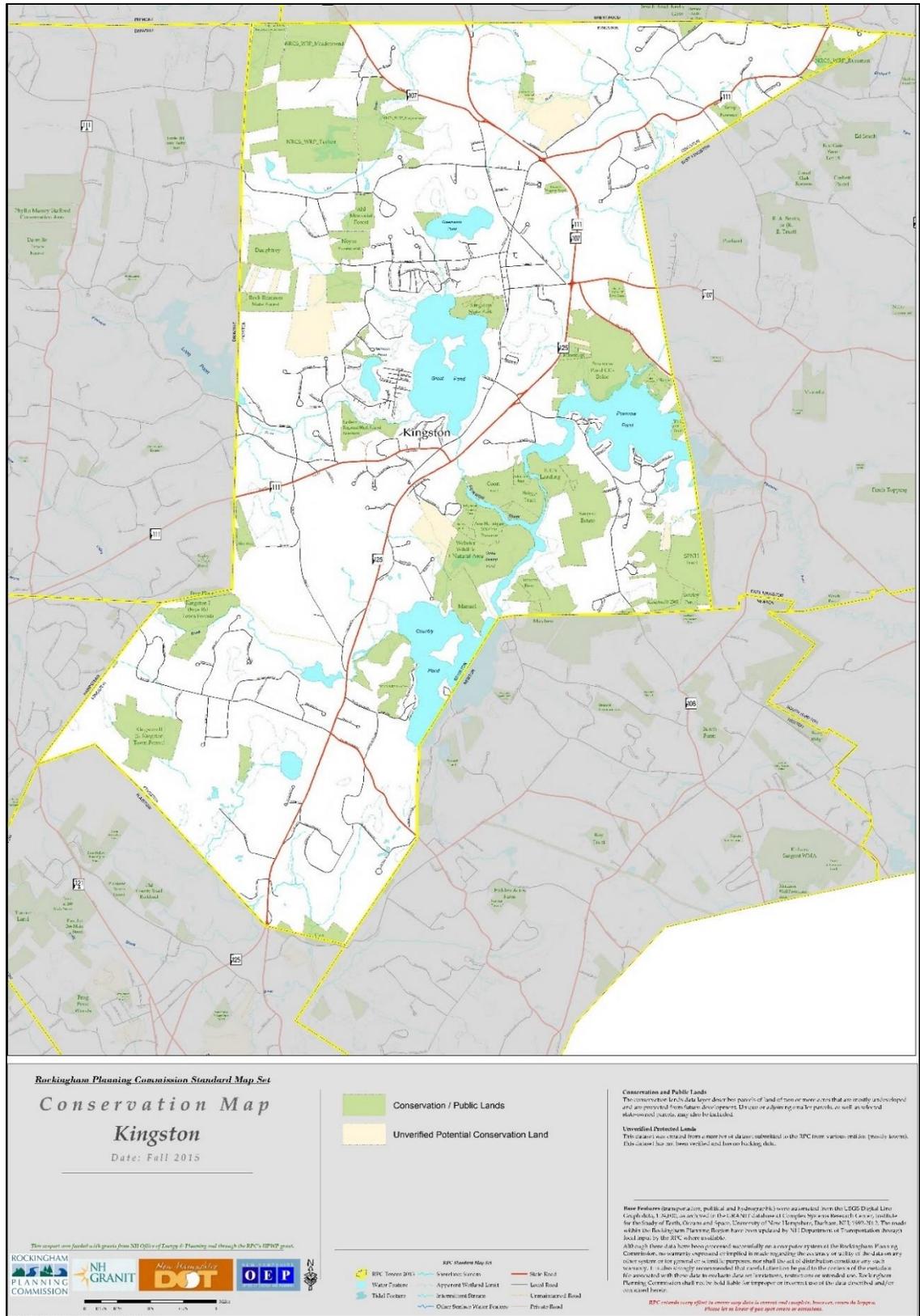


Figure 11: Conservation Map of Kingston, NH from the 2015 Regional Master Plan for the Rockingham Planning Commission Region

Some Additional Preservation Tools to Consider in Future Planning Efforts

In addition to the very useful tools already in place in Kingston, there are several additional preservation tools and strategies that may be of use. The following list is not comprehensive, but represents some potentially useful strategies. For information on other potential strategies and additional information on some of the suggestions here, please contact the New Hampshire Division of Historical Resources (<https://www.nh.gov/nhdhr/>) and/or New Hampshire Preservation Alliance (<https://nhpreservation.org/>).

Additional National Register of Historic Places Listings

The Kingston Heritage Commission and Historic District Commissions may consider supporting and facilitating listing additional individual buildings or historic districts to the National Register of Historic Places. As stated earlier, benefits for listing a property on the National Register of Historic Places include the recognition that the property is significant to the Nation, the State or the community; consideration in planning for Federal or federally assisted projects; eligibility for Federal tax benefits (if undertaking an approved rehabilitation project and the property is income-generating); special consideration or relief in the application of access, building and safety codes; and qualification for Federal assistance for historic preservation, when funds are available. Listing can also serve as leverage for the community when working with developers as listing publicly recognizes a significant community asset, can help owners made sound decisions on rehabilitation and maintenance projects by promoting the unique features of buildings, and can serve as a marketing tool for owners and businesses. Listing on the National Register DOES NOT place any restrictions on using or altering the property, as long as only private funds are involved.

Listing on the New Hampshire State Register of Historic Places⁸¹

The New Hampshire State Register of Historic Places recognizes and encourages the identification and protection of historical, architectural, archaeological and cultural resources that are meaningful to the history, architecture, archaeology, engineering or cultural traditions of New Hampshire residents and their communities. The program is administered by the New Hampshire Division of Historic Resources. Benefits of listing to the NH State Register of Historic Places include public recognition of a resource's significance, consideration in planning of local and state-funded projects, qualification for state financial assistance for preservation projects, and special consideration in the application of some building and safety codes. Listing a property to the NH State Register does not place any restrictions on the property, as long as only private funds are involved.

⁸¹ There are currently no New Hampshire State Register-listed sites in Kingston.

There are other ways to promote important and threatened historic places within the community. One way to bring attention to important historic sites is through the New Hampshire Preservation Alliance's annual "Seven to Save" list. This annual list draws attention to irreplaceable New Hampshire landmarks that are specifically endangered or threatened. Listing provides a range of technical and financial support and helps attract help for local advocates and their preservation projects. The Grist Mill on Little River Road was one of the seven listees in 2011 and the Sanborn Seminary was added to the list in 2013.

Federal Historic Preservation Tax Incentives

Promoting the Federal Historic Preservation Tax Incentive program can be a helpful tool in stimulating reuse plans for income-producing historic properties. Since 1976, the Internal Revenue code has contained incentives to stimulate capital investment in income-producing historical buildings and the revitalization of historical communities. Through this program, developers and investors may receive investment tax credits for rehabilitating older buildings instead of undertaking new construction.

Another potentially useful tax incentive program is the adoption of New Hampshire RSA 79-E. In 2006, the New Hampshire State Legislature passed a Community Revitalization Tax Relief Incentive (RSA 79-E) to provide tax incentives for the substantial rehabilitation of qualifying historic structures. Like RSA 79-D, RSA 79-E ensures that the property tax rate shall not increase to reflect the value of the rehabilitation investment for a period of years. For RSA 79-E, qualifying structures are defined as:

a building located in a district officially designated in a municipality's master plan, or by zoning ordinance, as a downtown, town center, central business district, or village center, or, where no such designation has been made, in a geographic area which, as a result of its compact development patterns and uses, is identified by the governing body as the downtown, town center, or village center for purposes of this chapter. Qualifying structure shall also mean historic structures in a municipality whose preservation and reuse would conserve the embodied energy in existing building stock. Cities or towns may further limit "qualifying structure" according to the procedure in RSA 79-E:3 as meaning only a structure located within such districts that meet certain age, occupancy, condition, size, or other similar criteria consistent with local economic conditions, community character, and local planning and development goals. Cities or towns may further modify "qualifying structure" to include buildings that have been destroyed by fire or act of nature, including where such destruction occurred within 15 years prior to the adoption of the provisions of this chapter by the city or town. In a city or town that has adopted the provisions of RSA 79-E:4-a, "qualifying structure" also means potentially impacted structures identified by the municipality within the coastal resilience incentive zone established under RSA 79-E:4-a.⁸²

New Hampshire State Grant Programs

The State of New Hampshire has several programs which may provide aid in funding historic preservation projects. The Conservation License Plate Program, also known as the Moose Plate program, offers grants for the conservation and preservation of significant publicly owned historic resources or

⁸² NH RSA 79-E, Section 79-E:2II.

artifacts that contribute to New Hampshire's history and cultural heritage. Established in 2000, the NH Land and Community Heritage Investment Program (LCHIP) is an independent state authority that provides matching grants to New Hampshire communities and non-profits to protect and preserve the state's most important natural, cultural and historic resources. The Kingston Historical Museum Committee received a Moose Plate grant in 2015 to repair the Nichols Memorial Library Roof. In 2014, the Heritage Commission received an LCHIP grant to restore the Town Bandstand.

Adoption of a Demolition Review Ordinance

In the recent past, Kingston Heritage Commission has considered adopting such an ordinance as part of the effort to stem demolition of historic resources. The Heritage Commission drafted an ordinance based on those adopted by other towns but was unable to get the support of the Planning Board and Board of Selectmen due to the impact on property rights. Currently in Kingston, the Kingston Building Inspector notifies the Heritage Commission when they receive a demolition permit for a building that was included in the 1983 Rockingham Planning Commission Survey. Though this is a helpful step, the 1983 survey is not all-inclusive and does not include any buildings constructed between 1934 and 1968.

In order to take a more pro-active stance in the potential loss of historic sites, the Town of Kingston may consider adopting a demolition review ordinance (also referred to as a demolition delay ordinance). Through this ordinance type, a waiting period is created as part of the issuance of a demolition permit for a potentially historically significant building. The intent of the delay is to allow time to document the building and determine its historic significance. Usually, the ordinance applies to buildings that are at least 50 years old and is consistent with the National Register of Historic Places age threshold. If the building is found to be significant, the ordinance provides a limited window of time during which the Heritage Commission may work with the property owner to find an alternate to demolition through things such as adaptive reuse, purchase, or the movement of the structure. If no alternative solution is found, the demolition is allowed to move forward.

SUMMARY

The following goals were created in an effort to balance the economic development of the Town of Kingston with community planning needs. Attention was paid to planning for the development that the local community wants while keeping in mind the development residents wish to avoid, balancing local residential interests with business needs, and previous planning efforts to achieve community objectives.

The goals were also developed while keeping in mind that Kingston has several preservation advocate groups that work well together but need to have individual mandates and priorities moving forward to make sure that their efforts are efficient and each local organization's strengths and individual's talents are fully utilized.

Goal 1: Continue Historic Resource Survey & update earlier efforts

- Update Reconnaissance Surveys: Revisit the 1983 and 2003 Town-wide survey projects to update information and photographs of individual properties and include mid-century structures that were not yet 50 years of age at the time of the 1983 Survey (anything constructed between 1934-1968) (Lead organization: Kingston Heritage Commission)
 - Having well-documented and interpreted historic and cultural resource survey will help promote public understanding and appreciation of Kingston's resources
 - To make the study more palatable, it may make sense to split the town into villages or quadrants based on priority relative to perceived threat (IE: starting with areas that are more prone to development, are low-laying and prone to flood, or are more likely to be lost to other factors such as fire due to distances from fire apparatus or etc.). Pursue utilizing programs such as the Certified Local Government program to help fund survey efforts.
- Consider pursuing listing additional sites and districts to the NH State and National Registers (Lead organization: Kingston Heritage Commission and/or Historic District Commission, depending upon the site)
 - Utilize CLG funding & lead a public campaign to explain what NR listing is and isn't
 - Explore establishment or NR or SR HD where appropriate
 - Pursue NH State or National Register listing for Historic Districts 1 & 2. Listing the districts will promote their importance, draw attention to the resource, and give the Historic District Commission outside recognition for their efforts.
 - Pursue listing Town-owned structures as contributing resources to historic districts (or by listing them individually to either NH State or National Register) will open up funding sources for the restoration/rehabilitation of these buildings through programs like the NH Moose Plate program or the Land and Community Heritage Investment Program.)
- Consider Additional Local Historic Districts at areas such as Newton Junction Road/South Kingston, West Kingston and/or Cheney Mill (Lead organization: Kingston Historic District Commission)

Goal 2: Promote and enhance the Plains (Town Center) as a central business district

- Explore specific steps laid out by the Envision Kingston Sessions & Previous Master Plan (Lead organization: Envision Kingston Committee and/or Kingston Planning Board, depending on the issue)
 - Promote walking tours/paths
 - Create a well-integrated network of sidewalks, walking trails and bicycle facilities to create safe alternative modes for short distance travel and recreational use
 - Improve public spaces such as the Common to provide for civic and cultural gatherings
 - Promote heritage tourism by updating existing walking tours and actively promoting them through websites and social media
 - Explore plaques or historic markers at the entry to the historic districts and on historic district houses that comply with the Historic District Ordinances
 - Promote unused historic Plains buildings to get them back on the Tax Rolls (Lead organization: Kingston Heritage Commission/Historic District Commission)
 - Explore connections between historic preservation and economic development
 - Promote programs such as the Historic Preservation Tax program in sale literature and consider the adoption of RSA 79E to better utilize tax incentive programs
- Promote Local Business: (Lead organization: Kingston Heritage Commission, Historic District Commission and Planning Board)
 - Work with area chambers to promote local businesses
 - Connect with regional heritage advocacy groups to promote heritage tourism
 - Actively support the economic and cultural vitality of regional and local centers by channeling growth toward them and providing ingredients needed for successful mixed use.
- Promote Historic Preservation as Green and an integral element of economic development.
 - Educate the public regarding the reuse of existing infrastructure and the use of historic village centers to create walkable communities

Goal 3: Maintain a mixture of rural, residential and agricultural uses in areas surrounding the town center

- Identify important historic agricultural areas through Historic Resource survey (Lead organization: Kingston Heritage Commission/Kingston Planning Board)
- Promote Existing Programs (Lead organization: Kingston Heritage Commission or Planning Board, depending on issue)
 - Continue to promote development in commercial and industrial zones that have been approved by vote of town meeting.
 - Promote the use of existing programs such as RSA 79D
- Encourage the preservation of working farms by promoting local agriculture (Lead organization: Kingston Planning Board)
 - Consider working with local farms to create a local Farmer's Market. Since Kingston has a large commuting population, scheduling markets so that they do not conflict with resident's working schedules and other markets at Exeter and Epping has been

challenging. Utilize technology to create an online market,⁸³ should a physical location and time be prohibitive.

- Consider creating a local Chamber of Commerce, Marketing-specialist position, or online Community Event board to showcase the events of different organizations and advertise local business.
- Discuss preservation of rural landscapes/viewsheds with the Kingston Conservation Commission Seacoast Land Trust and Friends of Kingston Open Spaces in conjunction with the Heritage Commission's work and be sure to promote each other's efforts. (Lead organization: Kingston Heritage Commission/Kingston Conservation Commission)
 - Focus future efforts on preserving open fields, not only woodlands
 - Partner with area lake associations (Country Pond Association, Great Lake Association, and Powwow Association) to ensure the protection of water resources, gather historic information, and combine programming to reach a larger audience

Goal 4: Encourage public engagement with Kingston's history through educational programming

- Partner with the Kingston School System: (Lead organization: Kingston Heritage Commission/Historic District Commission/Historical Museum Committee) Explore additional partnership with the Kingston School District and encourage teachers to work local history into their curriculum.
 - Currently, all students of the Kingston Elementary School visit the Kingston Museum during their second-grade. Partner with elementary school teachers and the NH Historical Society in Concord to develop Kingston-specific curricula as part of the 4th Grate Program.
 - Develop research topics to share with High School educators regarding different new projects undertaken by the Kingston Historical Museum, Kingston Heritage Commission, and Kingston Historic District Commission
 - Use education to create a mindset of stewardship
- Create Interactive Exhibits and Websites (Lead organization: Heritage Commission/Historical Museum Committee, Kingston Community Library): Coordinate between the Heritage Commission and Historical Museum to promote local history through interactive online exhibits such as through creating historic overlays on a town historic resource map. Consider linking previous historic resource surveys to individual locations rather than listing the pdfs on a static page.
- Host Regional Educational Events (Lead organization: Heritage Commission, Historic District Commission)
 - Develop relationships with other regional preservation advocates such as the NH Preservation Alliance, Rye Historic District Commission, Exeter Historic District Commission, Stratham Heritage Commission to encourage round-table discussions with these groups to see how they are working to promote preservation in their communities and what they are finding to be successful.
 - Promote regional educational sessions through local print media, social media, and town websites to try to increase attendance and enthusiasm

⁸³ An example of this type of market is the "Local Foods Plymouth" program (www.localfoodsplymouth.org), where vendors list their products online, members place orders between noon Saturday and the following Wednesday and then pick-up products at a local drop-off location the following Thursday evening. Consider contacting the NH Department of Agriculture for additional ideas.

- Talk with the NH Preservation Alliance and the NH Division of Historical Resources about ways in which this is working in other regions of the state and see if they may be willing to host some workshops in Kingston.
 - Use education to enlighten the public regarding the preservation of their own homes.
 - Partner with the Library to host workshops on window restoration or appropriate ways to “button-up” old houses to educate the public regarding the building science behind replacement windows and siding
- Responsibly Promote Archaeological Sites on Town-Owned Land (Lead organization: Heritage Commission): Partner with the NH Division of Historical Resources to educate the public regarding the Native American history of Kingston while advertising the importance of keeping sites intact and educating about state and federal laws.
 - Create appropriate signage for public sites through partnerships between the Conservation Commission, Heritage Commission, Historic District Commission, and Kingston Historical Museum.

Goal 5: Develop Policy and Procedure to Protect Historic Buildings & Discourage Demolition

- Advocate & Educate (Heritage Commission/Historic District Commission): Utilize the Heritage Commission’s role as an advocacy organization to education the public regarding the irreplaceable nature of their common history
 - Contact owners of historic sites in Kingston and educate them regarding the histories of their properties. Start with sites listed on the 1983 survey and reach out to the homeowners to let them know the value of their historic properties and offer technical assistance regarding their maintenance
 - Consider developing an “Endangered Species List” of buildings to draw attention to the cause, educate the public on their importance and, at the very least, record threatened structures before they are lost. Work with the New Hampshire Preservation Alliance to learn about what successful strategies other local communities are using and how to adapt them for Kingston
 - Work with local real estate professionals to identify at risk properties *before* property owners request demolition permits
- Review Existing Regulations (Historic District Commission/Heritage Commission/Planning Board): Review the existing Historic District Regulations to determine if they need to be revised or updated.
 - Consider ways that you can more efficiently coordinate with building inspectors when they receive demolition permits for buildings that are over 50 years in age
 - Team with the Kingston Historical Museum to research effected structures
- Consider Adopting a Demolition Review Ordinance (Lead organization: Heritage Commission/Historic District Commission):
 - Review the varied demolition review ordinances used by other New Hampshire Heritage Commissions to write an ordinance that balances the need to fully document historic resources without infringing on individual property rights.

Goal 6: Incorporate Historic Resources into the Kingston Hazard Mitigation Plan

- Consider incorporating Historic Resources into the Kingston Hazard Mitigation Plan (Heritage Commission/Historic District Commission/Hazard Mitigation Committee): Kingston is currently undergoing the process of updating the 2013 Hazard Mitigation Plan to address issues such as

flooding, hurricanes, drought, landslides and wildfires in an effort to mitigate the effects of both natural and human-caused hazards. It may be useful to incorporate some historic resource mapping into this plan. Knowing how historic resources and potential disaster areas overlap may be a helpful tool in identifying at-risk historic resources and targeting documentation efforts.

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HISTORICAL DOCUMENTS & STUDIES

Numerous sources are available for the history of Kingston. Listed here is a selection of those documents which discuss many of the Town's historic sites, landscapes and stories.

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CHAPTER III: HISTORIC & CULTURAL RESOURCES
APPENDICES

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Appendix A: Table of Kingston Historic District Properties

Kingston Plains Historic District (HD-1)				
Property #	Property Name	Approx. Date of Construction	Address	Parcel
1	Battles House	1950	119 Main Street	U8-17
2	Page House	1840	121 Main Street	U8-18
3	Malloy House	1960	123 Main Street	U8-15
4	Clark Store	1850	125 Main Street	U8-14
5	Robie House	1686	1 Scotland Road	U8-13
6	Ernest Dudley Clark House	1922	131 Main Street	U9-48
7	Simeon Clark House/ W & S Webster House	1810	133 Main Street	U9-47
8	A. G. Clark House	1810	135 Main Street	U9-46
9	J. Tucker House	1850	137 Main Street	U9-45
10	Cilley House	1850	139 Main Street	U9-44 & U9-44a
11	H. Leach House	1890	141 Main Street	U9-43
12	Garhall Restaurant & Store	1890	143 Main Street	U9-43
13	Streeter House	1890	7 Bartlett Street	U9-40
14	General Store	1870	8 Bartlett Street	U9-13
15	C. D. Long House	1890	6 Bartlett Street	U9-12
16	Eaton House		3 Bartlett Street	U9-11
17	Bunker House	1960	149 Main Street	U9-8
18	First Universalist Church (Church on the Plains)	1879	151 Main Street	U9-7
19	Perkins House	1966	1 Ronnie Lane	U9-6
20	McCarron House	1960	3 Ronnie Lane	U9-5
21	Morin House	1960	5 Ronnie Lane	U9-4
22	Bake House	1955	2 Ronnie Lane	U9-3
23	Kingston Plains Cemetery	1725	23 Cemetery Lane	
24	Franklin Hotel	1793	153 Main Street	U9-2
25	WT Bassett House	1770	155 Main Street	U9-1
26	Benjamin Cilley House	1825	157 Main Street	U10-42
27	Dr. Reynolds House	1870	159 Main Street	U10-41
28	S. Calef House	1791	161 Main Street	U10-40
29	Town Hall	1929	163 Main Street	U10-39
30	Congregational Church Parsonage	1834	165 Main Street	U10-38
31	Peaslee & Bakie Store	1840	167 Main Street	U10-37
32	Kingston Firehouse	1895	3 Depot Road	U10-39
33	J Smith House	1820	5 Depot Road	U10-36
34	Bennett House	1929	9 Depot Road	U10-35
35	J Lyford House	1890	15 Depot Road	U10-27
36	Leonard Sanborn House	1960	17 Depot Road	U9-26
37	Clements House	1870	19 Depot Road	U9-25
38	D J Bakie House	1880	10 Depot Road	U10-34
39	Old Wilkerson Place	1820	6 Depot Road	U10-33
40	SH Towle House	1870	4 Depot Road	U10-32
41	Nichols Memorial Library	1898	169 Main Street	U10-31
42	Sanborn House	1780	171 Main Street	U10-30
43	OH Key House	1870	173 Main Street	U10-29
44	Wiggin Hall	1810	175 Main Street	U10-28
45	Darcy House	1940	177 Main Street	U10-27
46	Daniel J Bakie School	1941	179 Main Street	R34-77

Kingston Plains Historic District (HD-1) (continued)				
Property #	Property Name	Approx. Date of Construction	Address	Parcel
47	Rev. Patten House	1876	181 Main Street	R34-76
48	J. Goodrich House	1870	183 Main Street	R34-75
49	Brown's Store & Manufacturing	1850	185A Main Street	R34-73
49A	Parker House	1820	185B Main Street	R34-74
50	GW Prescott House	1850	187 Main Street	R34-72
51	F. A. Spofford House	1880	189 Main Street	R34-71
52A	John Huntoon's House	1705	191 Main Street	R34-70
52B	John Huntoon's House	1705	191 Main Street	R34-70
53	Chase's Carriage Shop	1770	196 Main Street	R34-39
54	Chase Barn	1880	194 Main Street	R34-38
55	A. C. Chase House	1800	1 Chase Street	R34-37
56	Page House	1951	3 Chase Street	R34-36
57	Judkins House	1710	190 Main Street	R34-23
58	D Webster house	1810	188 Main Street	R34-22
59	W. C. Patten House	1850	186 Main Street	R34-21
60	A Brown House	1840	184 Main Street	R34-20
61	Carpenter Estate	1845	182 Main Street	R34-19
62	Gale House	1775	180 Main Street	R34-18
63	Swasey Gymnasium	1959	178 Main Street	R34-17
64	<i>Gilmore Cottage (DEMOLISHED)</i>	<i>1880</i>	<i>178 Main Street</i>	<i>R34-17</i>
65	French House	1800	178 Main Street	R34-17
66	Colcord Hall	1913	178 Main Street	R34-17
67	Science Building	1951	178 Main Street	R34-17
68	Industrial Arts Building	1951	178 Main Street	R34-17
69	Sanborn Seminary	1883	178 Main Street	R34-17
70	J Webster House	1788	176 Main Street	U10-36
71	R Smith House	1810	174 Main Street	U10-25
72	Luther D. Peaslee House	1840	172 Main Street	U10-24
73	J Severance house / AJ French House	1855	3 Church Street	U10-21
74	J Webster House	1850	18 Church Street	R30-1
75	Northland Forest Products	1978	16B Church Street	
76	Rogers House	1855	16A Church Street	U10-7
77	Methodist Parsonage	1850	14 Church Street	U10-16
78		1900	14 Church Street	U10-16
79	Methodist Church	1899	12 Church Street	U10-15
80	Greenwood Lake Lodge	1880	11 Church Street	U10-18
81	Masonic Lodge	1893	8 Church Street	U10-13
82	Collins House	1954	7 Church Street	U10-19
83	First Congregational Church	1825	6 Church Street	U10-12
84	First Congregational Church Parsonage	1958	6 Church Street	U10-12
85	Squire Hoyt's Office	1860	4 Church Street	U10-11
86	Kingston Plaza	1950	2 Church Street	U10-9
87	Josiah Bartlett House	1774	156 Main Street	U10-8
88	Levi Bartlett House	1892	154B Main Street	U10-7
89	French House	1856	152B Main Street	U10-6
90	Moore Hardware Store	1950	152A Main Street	U10-6
91	EF Noyes House	1780	150 Main Street	U10-5
92	George Stevens House	1910	3 Rockrimmon Road	U10-4
93	Dupell House	1940	5 Rockrimmon Road	U10-3

Kingston Plains Historic District (HD-1) (continued)				
Property #	Property Name	Approx. Date of Construction	Address	Parcel
94	Kingston Fire Station	1949	148 Main Street	U11-13
95	SF Nichols House	1890	146 Main Street	U11-12
96	Briggs House	1960	144 Main Street	U11-10
97	O P Nichols House	1850	142 Main Street	U11-9
98	Oliver P. Nichols House	1820	140 Main Street	U11-9
99	Clark's Carriage Shop	1918	138 Main Street	U11-7
100	Frank Parker House	1900	136 Main Street	U11-6
101	Towle/Judge Hoyt House	1840	134 Main Street	U11-5
102	JL Webster House	1850	132 Main Street	U11-4
103	J French House	1850	130 Main Street	U11-2
104	CB Clark House	1860	126 Main Street	U11-1
	Kingston Bandstand	1874	1 Main Street	U10-43
Little River Historic District (HD-2)				
Property #	Property Name	Approx. Date of Construction	Address	Parcel
1	Currier House	1960	9 Alma Avenue	R39-5
2	Grimes House	1970	6 Alma Avenue	R39-3
3	Sousa House	1960	4 Alma Avenue	R39-6
4	Buckley House	1962	38 Little River Road	R39-2
5	Pelletier House	1960	1 Alma Avenue	R39-7
6	Brimicombe House	1970	39 Little River Road	R35-1
7	Eldridge Judkins House	1700	42 Little River Road	R39-8
8	Smith House	1870	45 Little River Road	R39-41
9	Sanborn House	1870	49 Little River Road	R39-40
9A	Judkins Barn	1900	46 Little River Road	R39-9
10	Judkins Mill	1735	50 Little River Road	R39-
11	Federhen House/ Judkins House	1760	50 Little River Road	R39-10
12	R L Prescott House	1820	51 Little River Road	R39-39
13	Wright House	1978	54 Little River Road	R39-19
14	E S Philbrick House	1742	52 Little River Road	R39-18
15	Eugene Prescott House	1895	7 Little River Road	R39-17
16	Joh Page House	1740	15 Little River Road	R39-13

Appendix B: Historic Resource Survey in Kingston

Area Surveys				
Inventory #	Area Name	Year of Survey	Etc.	
Town-wide	Cultural Resource Survey, Inventory & Plan	1983	Not evaluated for eligibility	
KIN	Kingston Town-wide Area Form	2002	Not evaluated for eligibility	
KIN-NJR	Newton Junction Road Area Form	2002	Incl. KIN0012 & KIN0013	
KIN-OCR	Old Coach Road Area Form	2003	Not eligible as NR historic district; includes KIN0029-KIN0036	
KIN-00MS	Main Street Historic Area Form	2008	NR & SR eligible; refer to individual inventories KIN0050-KIN0159	
Individual Surveys				
Inventory # (Local ID)⁸⁴	Property Name	Location	Year of Survey	Evaluation
KIN0001	Nathaniel Chase House	65 Route 125 (R9-88)	2003	Not individually eligible for NR
KIN0002 (1983-6)	Isaac Webster House	70 Route 125 (R5-22)	2002	Individually eligible for NR
KIN0003 (1983-7)	Gideon Webster Jr. Store & Post Office	69 Route 125 (R5-21)	2002	Not individually eligible for NR
KIN0004 (1983-24)	Abner Burbank Double House	3 Newton Junction Rd (R9-86)	2002	Not individually eligible for NR
KIN0005 (1983-31A)	South Kingston School	71 Route 125 (R9-3)	2002	Not individually eligible for NR
KIN0006 (1983-31B)	Freeman Nason House	75 Route 125 (R9-1)	2002	Not individually eligible for NR
KIN0007	Leonard Hadley House	3 West Shore Park Rd (R9-20-1)	2002	Not individually eligible for NR
KIN0008 (1983-33)	Kazimer Stukas House	83 Route 125 (R10-9)	2002	Individually eligible for SR; more information needed
KIN0009 (1983-34)	Jacob C Peaslee House	85 Route 125 (R10-8)	2002	Individually eligible for NR
KIN0010 (1983-C5)	Mill Stream Cemetery	Route 125, east side (R10)	2002	Individually eligible for NR
KIN0011 (1983-35)	H Goodwin House	90 Route 125 (R8-39)	2002	Not individually eligible for NR
KIN0012 ((1983-23)	James Barrett House	5 Newton Junction Rd (R9-85)	2002	Eligible for NR as part of district
KIN0013 (1983-22)	Lawrence Barrett House #1	7 Newton Junction Rd (R9-84)	2002	Eligible for NR individually & as part of district
KIN0014		4 Granite Rd (R3-9)	2003	Not individually eligible for NR
KIN0015		6 Route 125 (R3-15)	2003	Not individually eligible for NR

⁸⁴ A total of 303 properties were included in the 1983 survey. Numbers 1-169 indicate corresponding reconnaissance-level individual forms for properties outside of the town center; C1-C8 correspond to the cemetery inventory forms, 1*-104* were within the Main Street Historic District (HD1), and 1**-16** are within the Little River Historic District (HD2).

Individual Surveys (continued)				
Inventory # (Local ID)	Property Name	Location	Year of Survey	Evaluation
KIN0016	Little River Motel	8 Route 125 (R3-16)	2003	Not individually eligible for NR
KIN0017		14 Route 125 (R3-19)	2003	Not individually eligible for NR
KIN0018		17 Route 125 (R3-3-1)	2003	Not individually eligible for NR
KIN0019 (1983-C4)	Happy Hollow Cemetery	Route 125 (R3)	2003	More information needed
KIN0020		22 Route 125 (R3-28A)	2003	Not individually eligible for NR
KIN0021		26 Route 125 (R3-28B)	2003	Not individually eligible for NR
KIN0022		27 Route 125 (R3-1)	2003	Not individually eligible for NR
KIN0023		9 Colonial Rd (R4-7)	2003	Not individually eligible for NR
KIN0024		41 Route 125 (R4-5)	2003	Not individually eligible for NR
KIN0025		43 Route 125 (R4-4)	2003	Not individually eligible for NR
KIN0026 (1983-3)	<i>FN Heath House & Shop</i>	<i>42 Route 125 (R5-10)</i>	<i>2003</i>	<i>DEMOLISHED</i>
KIN0027		51 Route 125 (R4-2A)	2003	Not individually eligible for NR
KIN0028		93 Route 125 (R10-6)	2003	Not individually eligible for NR
KIN0029	Bartlett House	4 Old Coach Rd (R8-41)	2003	Not individually eligible for NR
KIN0030 (1983-37)	Peaslee Tavern	8 Old Coach Rd (R8-53)	2003	Individually eligible for NR
KIN0031 (1983-46)	John Wadleigh House	9 Old Coach Rd (R8-43)	2003	More info needed
KIN0032 (1983-47)	D Wadleigh House	12 Old Coach Rd (R8-43)	2003	Not individually eligible for NR
KIN0033	Senter House	18 Old Coach Rd (R11-23)	2003	Not individually eligible for NR
KIN0034 (1983-49)	Collins House	21 Old Coach Rd R11-5)	2003	Not individually eligible for NR
KIN0035 (1983-48)	Crosby House	22 Old Coach Rd (R11-25-2)	2003	Individually eligible for NR
KIN0036 (1983-50)	Hunt House	26 Old Coach Rd (R11-26)	2003	Not individually eligible for NR
KIN0037		1 Meeks Rd (R13-7)	2003	Not individually eligible for NR
KIN0038		14 Meeks Rd (R13-11)	2003	Not individually eligible for NR
KIN0039		16 Meeks Rd (R13-12)	2003	Not individually eligible for NR
KIN0040		5 Frontage Rd (R20-22)	2003	Not individually eligible for NR

Individual Surveys (continued)				
Inventory # (Local ID)	Property Name	Location	Year of Survey	Evaluation
KIN0041		5 Main St (R21-12)	2003	Not individually eligible for NR
KIN0042		11 Main St (R21-9)	2003	Not individually eligible for the National Register
KIN0043		13 Main St (R21-8)	2003	Not individually eligible for NR
KIN0044		N/A		
KIN0045		64 Route 125 (R9-89)	2003	Not individually eligible for NR
KIN0046		25 West Shore Park Dr	1995	Not individually eligible for NR
KIN0047 (1983-10)	Federhen House/Judkins House	50 Little River Rd (R9-68)	2005	Barn Survey in HD2
KIN0048 (1983-159)	A Davis House	108 Exeter Rd (R37-2)	2000	Barn Survey
KIN0049 (1983-10**)	Judkins Mill	50 Little River Rd (R39)	2008	Individually eligible for SR & NR
KIN0050	Kingston Bandstand	1 Main St (U10-43)	2013	Contributes to SR-eligible district
KIN0050		4 Bartlett St (U9-9)	2008	Contributes to NR/SR-eligible district
KIN0051 (1983-15*)	CD Long House	6 Bartlett St (U9-12)	2008	Contributes to NR/SR-eligible district
KIN0052 (1983-13*)	Streeter House	7 Bartlett St (U9-40)	2008	Contributes to NR/SR-eligible district
KIN0053 (1983-14*)	General Store	8 Bartlett St (U9-10)	2008	Contributes to NR/SR-eligible district
KIN0054 (1983-120)	E Shaw House	10 Bartlett St (U9-14)	2008	Contributes to NR/SR-eligible district
KIN0055 (1983-119)	A I Bragdon House	11 Bartlett St (U9-34)	2008	Contributes to NR/SR-eligible district
KIN0056 (1983-118)	E Shaw House	12 Bartlett St (U9-15)	2008	Contributes to NR/SR-eligible district
KIN0057 (1983-117)	C E Cilley House	14 Bartlett St (U9-16)	2008	Contributes to NR/SR-eligible district
KIN0058 (1983-116)	R. Davis House	16 Bartlett St (U9-17)	2008	Contributes to NR/SR-eligible district
KIN0059 (1983-23*)	Kingston Plains Cemetery	Cemetery Lane (U9)	2008	Contributes to NR/SR-eligible district
KIN0060 (1983-55*)	A C Chase House	1 Chase St (R34-37)	2008	Contributes to NR/SR-eligible district
KIN0061 (1983-86*)	Kingston Plaza	2 Church St ((U10-9)	2008	Contributes to NR/SR-eligible district
KIN0062 (1983-73*)	J Severance House	3 Church St (U10-21)	2008	Contributes to NR/SR-eligible district
KIN0063 (1983-85*)	Squire Hoyt's Office	4 Church St (U10-11)	2008	Contributes to NR/SR-eligible district
KIN0064 (1983HD1-84)	First Congregational Church Parsonage	6 Church St (U10-12)	2008	Contributes to NR/SR-eligible district
KIN0065 (1983HD1-83)	First Congregational Church	6 Church St (U10-12)	2008	Contributes to NR/SR-eligible district

Individual Surveys (continued)				
Inventory # (Local ID)	Property Name	Location	Year of Survey	Evaluation
KIN0066 (1983-82*)	Collins House	7 Church St (U10-19)	2008	Contributes to NR/SR-eligible district
KIN0067 (1983-81*)	Masonic Lodge	8 Church St (U10-13)	2008	Contributes to NR/SR-eligible district
KIN0068 (1983-79*)	Methodist Parsonage	10 Church St (UR30-6)	2008	Contributes to NR/SR-eligible district
KIN0069 (1983-80*)	Greenwood Lake Lodge	11 Church St (U10-18)	2008	Contributes to NR/SR-eligible district
KIN0070 (1983-77*)	Methodist Church	12 Church St (U10-15)	2008	Contributes to NR/SR-eligible district
KIN0071 (1983-32*)	Kingston Firehouse	3 Depot Rd (U10-39)	2008	Contributes to NR/SR-eligible district
KIN0072 (1983-40*)	SH Towle House	4 Depot Rd (U10-32)	2008	Contributes to NR/SR-eligible district
KIN0073 (1983-33*)	J Smith House	5 Depot Rd (U10-36)	2008	Contributes to NR/SR-eligible district
KIN0074 (1983-39*)	Old Wilkerson Place	6 Depot Rd (U10-33)	2008	Contributes to NR/SR-eligible district
KIN0075 (1983-34*)	Bennett House	9 Depot Rd (U10-35)	2008	Contributes to NR/SR-eligible district
KIN0076 (1983-38*)	D J Bakie House	10 Depot Rd (U10-34)	2008	Contributes to NR/SR-eligible district
KIN0077 (1983-35*)	J Lyford House	15 Depot Rd (U9-27)	2008	Contributes to NR/SR-eligible district
KIN0078 (1983-96)	J Eaton House	113 Main St (U8-20)	2008	Contributes to NR/SR-eligible district
KIN0079 (1983-97)	Unknown	115 Main St (U8-19)	2008	Contributes to NR/SR-eligible district
KIN0080 (no 1983 #)		117 Main St (U8-18)	2008	Does not contribute to district
KIN0081 (1983-1*)	Battles House	119 Main St (U8-17)	2008	Does not contribute to district
KIN0082 (1983HD1-2)	Page House	121 Main St (U8-16)	2008	Contributes to NR/SR-eligible district
KIN0083 (1983-3*)	Malloy House	123 Main St (U8-15)	2008	Does not contribute to district
KIN0084 (1983-4*)	Clark Store	125 Main St (U8-14)	2008	Contributes to NR/SR-eligible district
KIN0085 (1983-104*)	CB Clark House	126 Main St (U11-1)	2008	Contributes to NR/SR-eligible district
KIN0086 (1983-103*)	J French House	128 Main St (U11-2)	2008	Contributes to NR/SR-eligible district
KIN0087		128 Main St (U11-2)	2008	Contributes to NR/SR-eligible district
KIN0088 (1983-48*)	Ernest Dudley Clark House	131 Main St (U9-48)	2008	Contributes to NR/SR-eligible district
KIN0089 (1983-102*)	J L Webster House	132 Main St (U11-4)	2008	Contributes to NR/SR-eligible district
KIN0090 (1983-7*)	Simeon Clark House/ W & S Webster House	133 Main St (U9-47)	2008	Contributes to NR/SR-eligible district

Individual Surveys (continued)				
Inventory # (Local ID)	Property Name	Location	Year of Survey	Evaluation
KIN0091 (1983-101*)	Towle / Judge Hoyt House	134 Main St (U11-5)	2008	Contributes to NR/SR-eligible district
KIN0092 (1983-8*)	A G Clark House	135 Main St (U9-46)	2008	Contributes to NR/SR-eligible district
KIN0093 (1983-100*)	Frank Parker House	136 Main St (U11-6)	2008	Contributes to NR/SR-eligible district
KIN0094 (1983-9*)	J Tucker House	137 Main St (U9-45)	2008	Contributes to NR/SR-eligible district
KIN0095 (1983-99*)	Clark's Carriage Shop	138 Main St (U11-7)	2008	Contributes to NR/SR-eligible district
KIN0096		138 Main St (U11-7)	2008	Contributes to NR/SR-eligible district
KIN0097 (1983-10*)	Cilley House	139 Main St (U9-44 & 44A)	2008	Contributes to NR/SR-eligible district
KIN0098 (1983-98*)	Oliver P Nichols House	140 Main St (U11-9)	2008	Contributes to NR/SR-eligible district
KIN0099 (1983-11*)	H Leach House	141 Main St (U9-43)		Contributes to NR/SR-eligible district
KIN0100 (1983-97*)	OP Nichols House	142 Main St (U11-9)	2008	Contributes to NR/SR-eligible district
KIN0101 (no 1983#)	Nichols House	19 Main St (R21-5)	2003	Not individually eligible for NR
KIN0102 (no 1983 #)		15 Main St (R21-7)	1994	Not individually eligible for NR
KIN0103 (1983-95*)	S F Nichols House	146 Main St (U11-12)	2008	Contributes to NR/SR-eligible district
KIN0104 (1983-94*)	Kingston Fire Station	148 Main St (U11-13)	2008	Contributes to NR/SR-eligible district
KIN0105 (1983-17*)	Bunker House	149 Main St (U9-8)	2008	Does not contribute to district
KIN0106 (1983-91*)	EF Noyes House	150 Main St (U10-5)	2008	Contributes to NR/SR-eligible district
KIN0107 (1983-18*)	First Universalist Church (Church on the Plains)	151 Main St (U9-7)	2008	Contributes to NR/SR-eligible district; listed to NR
KIN0108 (1983-90*)	Moore Hardware Store	152A Main St (U10-6)	2008	Contributes to NR/SR-eligible district
KIN0109 (1983-89*)	French House	152B Main St (U10-6)	2008	Contributes to NR/SR-eligible district
KIN0110 (1983-24*)	Franklin Hotel	153 Main St (U9-2)	2008	Contributes to NR/SR-eligible district
KIN0111 (1983-88*)	Levi Bartlett House	154B Main St (U10-7)	2008	Does not contribute to district
KIN0112 (1983-25*)	WT Bassett House	155 Main St (U9-1)	2008	Contributes to NR/SR-eligible district
KIN0113 (1983-87*)	Josiah Bartlett House	156 Main St (U10-8)	2008	Contributes to NR/SR-eligible district; NHL/NR
KIN0114 (1983-26*)	Benjamin Cilley House	157 Main St (U10-42)	2008	Contributes to NR/SR-eligible district
KIN0115 (1983-87*)		158 Main St (U9-2)	2008	Contributes to NR/SR-eligible district

Individual Surveys (continued)				
Inventory # (Local ID)	Property Name	Location	Year of Survey	Evaluation
KIN0116 (1983-27*)	Dr. Reynolds House	159 Main St (U10-41_	2008	Contributes to NR/SR-eligible district
KIN0117 (1983-28*)	S. Calef House	161 Main St (U10-40)	2008	Contributes to NR/SR-eligible district
KIN0118 (1983-29*)	Kingston Town Hall	163 Main St (U10-39)	2008	Contributes to NR/SR-eligible district
KIN0119 (1983-30*)	Congregational Church Parsonage	165 Main St (U10-38)	2008	Contributes to NR/SR-eligible district
KIN0120 (1983-31*)	Peaslee & Bakie Store	167 Main St (U10-37)	2008	Contributes to NR/SR-eligible district
KIN0121 (1983-41*)	Nichols Memorial Library	169 Main St (U10-31)	2008	Contributes to NR/SR-eligible district; NR listed
KIN0122 (1983-42*)	Sanborn House	171 Main St (U10-30)	2008	Contributes to NR/SR-eligible district
KIN0123 (1983-72*)	Luther D. Peaslee House	172 Main Street (U10-24)	2008	Contributes to NR/SR-eligible district
KIN0124 (1983-43*)	OH Key House	173 Main St (U10-29)	2008	Contributes to NR/SR-eligible district
KIN0125 (1983-71*)	R Smith House	174 Main St (U10-25)	2008	Contributes to NR/SR-eligible district
KIN0126 (1983-44*)	Wiggin Hall	175 Main St (U10-28)	2008	Contributes to NR/SR-eligible district
KIN0127 (1983-70*)	J Webster House	176 Main St (U10-25)	2008	Contributes to NR/SR-eligible district
KIN0128 (1983-45*)	Darcy House	177 Main St (U10-27)	2008	Does not contribute to district
KIN0129 (1983-63*)	Swasey Gymnasium	178 Main St (R34-17)	2008	Does not contribute to district
KIN0130 (1983-67*)	Science Building	178 Main St (R34-17)	2008	Contributes to NR/SR-eligible district
KIN0131 (1983-65*)	French House	178 Main St (R34-17)	2008	Contributes to NR/SR-eligible district
KIN0132 (1983-69*)	Sanborn Seminary	178 Main St (R34-17)	2008	Contributes to NR/SR-eligible district, NR listed
KIN0133 (1983-68*)	Industrial Arts Building	178 Main St (R34-17)	2008	Contributes to NR/SR-eligible district
KIN0134 (1983-66*)	Colcord Hall	178 Main St (R34-17)	2008	Contributes to NR/SR-eligible district
KIN0135 (1983-46*)	Daniel J Bakie School	179 Main St (R34-77)	2008	Contributes to NR/SR-eligible district
KIN0136 (1983-62*)	Gale House	180 Main St (R34-18)	2008	Contributes to NR/SR-eligible district
KIN0137 (1983-47*)	Rev. Patten House	181 Main St (R34-76)	2008	Contributes to NR/SR-eligible district
KIN0138 (1983-61*)	Carpenter Estate	182 Main St (R34-19)	2008	Contributes to NR/SR-eligible district
KIN0139 (1983-48*)	J Goodrich House	183 Main St (R34-75)	2008	Contributes to NR/SR-eligible district
KIN0140 (1983-60*)	A Brown House	184 Main St (R34-20)	2008	Contributes to NR/SR-eligible district

Individual Surveys (continued)				
Inventory # (Local ID)	Property Name	Location	Year of Survey	Evaluation
KIN0141 (1983-49*)	Brown's Store & Manufacturing	185A Main St (R34-73)	2008	Contributes to NR/SR-eligible district
KIN0142 (1983-49A*)	Parker House	185B Main St (R34-74)	2008	Contributes to NR/SR-eligible district
KIN0143 (1983-59*)	W C Patten House	186 Main St (R34-21)	2008	Contributes to NR/SR-eligible district
KIN0144 (1983-50*)	G W Prescott House	187 Main St (R34-72)	2008	Contributes to NR/SR-eligible district
KIN0145 (1983-58*)	D Webster House	188 Main St (R34-22)	2008	Contributes to NR/SR-eligible district
KIN0146 (1983-51*)	F A Spofford House	189 Main St (R34-71)	2008	Contributes to NR/SR-eligible district
KIN0147 (1983-57*)	Judkins House	190 Main St (R34-23)	2008	Contributes to NR/SR-eligible district
KIN0148 (1983-52*)	John Huntoon's House	191 Main St (R34-70)	2008	Contributes to NR/SR-eligible district
KIN0149 (1983-54*)	Chase Barn	194 Main St (R34-38)	2008	Contributes to NR/SR-eligible district
KIN0150 (1983-53*)	Chase's Carriage Shop	196 Main St (R34-39)	2008	Contributes to NR/SR-eligible district
KIN0151 (1983-92*)	George Stevens House	3 Rockrimmon Rd (U10- 4)	2008	Contributes to NR/SR-eligible district
KIN0152 (1983-5*)	Robie House	1 Scotland Rd (U8-13)	2008	Contributes to NR/SR-eligible district
KIN0153 (1983-12*)	Garhall Restaurant & Store	143 Main St (U9-43)	2008	
KIN0154 (1983-96*)	Briggs House	144 Mai St (U11-10)	2008	
KIN0155			2008	
<i>KIN0156 (1983-64*)</i>	<i>Gilmore Cottage</i>	<i>178 Main St (R34-17)</i>	<i>2008</i>	<i>DEMOLISHED</i>
KIN0157 (no 1983 #)		2 East Way (2008	Does not contribute to district