



# Historic District



4<sup>th</sup> Edition 2018



## CONTENTS

Letter from the Rye Board of Selectmen	Page 1
Letter of welcome from the Rye Historic District	2
Letter from the Rye Building Inspector	3
Rye Zoning Ordinance for Historic District	4
Town Warrants establishing the District	11
Planning and Zoning	14
State of NH Statutes re Historic Districts	18
Rye Historic District Inventory of Buildings 2018	19
Rye Heritage and Demolition Committee	24
Rye Historical Society	28
Rye Historic District Map	29

**TOWN OF RYE - OFFICE OF SELECTMEN**

**10 Central Road**

**Rye, N.H. 03870-2522**

**603-964-5523 Fax 603-964-1516**

**Website: [www.town.rye.nh.us](http://www.town.rye.nh.us)**

**Fellow Residents of Rye,**

**The following overview of the origin, scope, duties and powers of the Historic District Commission allows the citizens of Rye to understand the caretaker role of this Commission. Diligence on the part of the HDC provides an added measure of assurance that the traditional appearance of our historic Center of Rye and other historic sites within the town will be protected and maintained.**

**Priscilla V. Jenness, Chairman  
Philip D. Winslow, Vice Chairman  
Keriann Roman, Selectman**

**HISTORIC DISTRICT COMMISSION**  
**10 Central Road**  
**Rye, NH 03870**

Welcome to the Rye Historic District.

In 1966, the Historic District was created by a vote of the town residents. The Selectmen were also authorized to appoint a seven member Historic District Commission. There are five alternates on the Commission.

The Historic District Commission continues to be committed to:

Promoting the preservation and maintenance of the properties within the District.  
Insuring that new construction and alterations are in harmony with the District  
Reviewing new use of land or buildings within the District.

Any visual modifications, improvements, or other changes must come before the Commission.

Copies of "Application for Certificate of Approval" (HDC) are available from the Office of the Building Inspector/Code Office in the Town hall. In most cases a standard Building Permit is required in addition to HDC approval.

Included in the Rye Historic District:

- Rye Center- extending from the War Memorial at the Intersection of Washington and Central Roads to the Grange Park at the Intersection of Washington and Wallis Roads and within 500 feet of either side of the center of Washington Road.
- The Cable House (1874) 20 Old Beach Rd. Terminal for the First Trans-Atlantic Cable in the United States
- Brackett Massacre site (1691) 605 Brackett Road
- Isles of Shoals – Annexed to Rye by Legislation in 1876 (Lunging, Star, White Islands)

Rye's historic town center and the other sections of the districts are precious community resources and a haven from development and growth altering the entire seacoast area. Historic areas are fragile environments. We hope you will actively participate in effort to preserve and enhance the historic districts.

Meetings of the Historic District Commission are held quarterly and as needed. All meetings are posted at the Town Hall, Library and Town website. Everyone is welcome to attend.

Mae Bradshaw, Chairman  
Rye Historic District

**Town of Rye**  
**BUILDING DEPARTMENT**

Peter Rowell  
Building Inspector/CEO  
[prowell@town.rye.nh.us](mailto:prowell@town.rye.nh.us)

Rye Historic District  
10 Central Road  
Rye, NH 03870

May 14, 2018

To the Historic District;

Although there may be situations where the Building Department does not require a building permit, the property owner is still responsible to obtain permission from the Rye Historic District (HDC) prior to conducting work in the district, affecting the exterior appearance of the property.

Under Rye Zoning Ordinance, Article 111, Section 303.4, it states that “Any person wishing to construct, alter, repair, move, demolish, or otherwise change the exterior appearance of a structure within the HDC must obtain a certificate of approval from the Historic District Commission”. Please review Article 11, Section 303.2. Purposes to identify that the HDC is responsible for preserving the “visual harmony” of the district.

There are situations where a building permit will not be required. However, since I am responsible for enforcing the zoning regulations, please contact me if you are concerned about a particular property where work is being performed (whether or not a building permit is required). I will then contact them and require they obtain a certificate of approval from the HDC. I will issue a cease and desist, if they are not cooperative.

I hope this clarifies any questions you may have.

Sincerely,

Peter Rowell

Building Inspector/Code Enforcement Officer



## ZONING ORDINANCE

Approved March 2001  
Amendments through March 2018

**SECTION 303 HISTORIC DISTRICT** (Adopted 3/14/78, Amended 3/11/08)

**303.1 Definition of District:** The Rye Historic District is defined as that area from the west end of Grange Park to the intersection of Central and Washington Roads within five hundred (500) feet on either side of the centerline of Washington Road. Also included in the Rye Historic District are the State of New Hampshire Isles of Shoals islands and the Brackett Road Massacre Site and the historic Cable House located at 20 Old Beach Road.

**303.2 Purposes:** The purposes of the Historic District are to preserve for generations to come the unique collections of historically, architecturally and culturally significant buildings and structures which characterize the Town of Rye, New Hampshire, to encourage their maintenance and restoration, and to insure that new buildings and structures and alterations to existing buildings and structures, and uses of buildings and structures within the District are in visual harmony with their neighbors in order that a district be preserved which will reflect the cultural, social, economic, political, and architectural history of the Town of Rye, New Hampshire, conserve and maintain property values in such District, foster civic beauty, strengthen the local economy, and generally provide an opportunity to benefit the education, pleasure and welfare of all the citizens of the municipality.

**303.3 General Description of District:** The Rye Historic District is predominately composed of Pre-Revolutionary, Federal and Victorian residential, commercial and municipal structures dating from 1724. Typically, the facades of the buildings average forty (40) feet wide, and between 1-1/2 to 2-1/2 stories high. The average street frontage of a building lot is seventy-five (75) feet; the average setback is ten to fifteen feet from the edge of the street right-of-way. The average percentage of openings (doors, windows, etc.) as a percentage of the facade is 25 to 40 percent; the usual construction materials and surface treatment is wood clapboards; the usual roof shape is peaked; the usual architectural details are Pre-Revolutionary; and the usual landscaping/ground covers are grass, shrubs, and trees. A detailed inventory of the buildings and structures of the District is on file with the Town Clerk and Tax Collector. Copies are available at the Public Library and from the Historic District Commission. (Amended 2008)

**303.4 Certificates of approval:** Any person wishing to construct, alter, repair, move, demolish, or otherwise change the exterior appearance of a structure within the District or construct a new structure within the District or institute a new use of land or buildings within the District must obtain a Certificate of Approval from the Historic District Commission before any other building permits otherwise required by the Town are obtained. However, if the action is a repair where like materials are replacing like materials, only notification of the Historic District Commission is required. When this case applies, the Building Inspector's Office will send a copy of the building permit to the Historic District Commission. (Rev. 1997, 2008)

**A. Application Procedures:**

1. Applications for Certificates of Approval are available from the Building Inspector.
2. Applicants for a Certificate of Approval shall show:
  - a. Ownership and description of land involved (areas and addresses).

- b. Ownership and description of buildings involved.
  - c. Names and addresses of abutting property owners and those directly across the street.
  - d. A description of the work proposed to be done, which should include, as appropriate, a sketch of the site and the buildings located on the site drawn to scale, and photographs, sketches, architect's rendering or plans, and/or other visual aids. The description shall contain detailed dimensions when any structural features are to be altered or a new building constructed, or when otherwise requested by the Commission.
3. Upon receipt of a completed application form, the Historic District Commission will normally within fifteen (15) days:
- a. Determine that the application is of no interest and notify the applicant in writing that he may proceed; or
  - b. Determine that the application is of interest and schedule a public hearing. (Amended 2008)

**B. Public Hearings:**

- 1. Notice of public hearings shall be advertised in a newspaper of general circulation in the Town, shall be posted in at least two (2) public places, and shall be sent by certified mail to abutting property owners and those owning property directly across the street, at least five (5) days in advance. (Rev. 1998)
- 2. Public hearings shall be open to the general public and testimony may be received from any party.

**C. Decisions by Historic District Commission.**

- 1. Certificates of Approval or Notices of Disapproval shall be issued within forty-five (45) days of the filing of an application, unless the applicant agrees to a longer period of time.
- 2. Decisions of the Historic District Commission shall be made in accord with the guidelines for decisions in S 303.5.
- 3. Failure to issue the certificate within the specified period of time shall constitute approval by the commission. (Amended 2008)
- 4. Decisions of the Historic District Commission shall be appealable to the Board of Adjustment.



- D. **Enforcement:** No building permit shall be issued until a certificate of approval has been filed with the building inspector; but in the case of disapproval, disapproval shall be binding upon the building inspector or other duly delegated authority, and no permit shall be issued. Otherwise, enforcement shall be as provided by NH RSA 674:49 and S 803 of the Rye Zoning Ordinance.

**303.5 Guidelines for Decisions on Appropriateness:** The following principles shall be followed in the granting of a Certificate of Approval within the Historic District.

- A. If the proposed construction will not have any visible impact on the exterior of the building or structure, it shall be deemed of no interest.
- B. Routine repair to existing structures not involving any other exterior changes shall be deemed of no interest.
- C. When determining the appropriateness of all other alterations, restorations, or remodeling of existing structures or sites, the following criteria will be appropriate, in which case the applicant shall state the criteria he is using and the Commission shall decide accordingly.
  - 1. Structures or sites of importance because of a moment in history, be it the date of occupancy by a celebrated personage, or the happening of an event, should be altered only so as to be more in conformity with the appearance at that moment in time.
  - 2. Structures or sites of importance because of their date of construction should be altered to restore features of their original appearance unless the structure has been altered at some later time and that alteration is in keeping with the character of the District, or is notable in its own right, in which case as an alternative, such altered appearance shall be maintained.
  - 3. Structures or sites which are important in the history of architecture as unique or exceptionally fine examples of their style should be altered only so as to retain their original appearance.
  - 4. Structures or sites merely typical of their age and style should be altered in a fashion of that age or style, if in keeping with the character of the District.
  - 5. The commission shall have the power to review the architectural treatment of the exterior features and finish of structures.
- D. New structures and buildings and those being moved into the District from outside the District must conform in general size and scale, but need not conform in precise architectural style to the existing structures within the District. Such a structure must meet the zoning requirements of the Town in the following specifications:
  - 1. Overall height and width.

2. Street frontage.
  3. Set back from the street.
  4. Number of stories.
  5. In addition, it shall conform to the general style of the District by being similar to neighboring structures in all of the following six criteria: (Rev. 1997, 2008)
    - a. Openings within the facade as a percentage of the facade, i.e., doors and windows.
    - b. Similarity of construction materials and surface texture, i.e., rough, smooth, wood, brick, etc.
    - c. Similarity of roofs, i.e., slopes and shapes.
    - d. Similarity of architectural details, i.e., cornices, lintels, arches, porches, balustrades, wrought iron work, chimneys, etc.
    - e. Similarity of landscaping and ground covering; i.e., grass, brick, granite, etc.
    - f. Similarity of colors to existing structures.
- E. Before a building or other structure is demolished or moved out of the District, the applicant shall in good faith prepare a detailed plan for the re-use of the site which the Commission determines will meet the requirements for a Certificate of Approval. Such Certificate of Approval for demolition and re-use shall only be granted upon a showing by the applicant that to deny such Certificate would result in a hardship unique to the property in question and that such hardship is not common to neighboring properties within the District.
- F. **Signs:** (Adopted 1997, Amended 2008)
1. The goals and objectives of the Rye Historic District Commission in reviewing and approving applications for signs within the Historic District or considering requests for exceptions are:
    - a. To ensure that the visual impact of all signs is consistent with the historical and architectural characteristics of the Historic District.
    - b. To maintain the Rural Character of Rye.
    - c. To assure safe use of public ways by pedestrians, bicyclists and motorists.

- d. To promote the general visual attractiveness of the Historic District.
- 2. Size - No sign in the Historic District may be larger than eight (8) square feet except temporary signs announcing events which may be no larger than sixteen (16) square feet and these may be displayed not more than fourteen (14) days before an event and must be removed within one (1) day following an event. 'Service by Signs', i.e., advertising signs such as Painting By... , Roofing By... , etc., are not permitted in the Historic District. (Rev. 2008)
- 3. Number of signs/lot - Each lot in the Historic District shall have no more than (1) sign and one (1) off premise business directional sign. A maximum of two (2) additional on-premise business directional signs are permitted per lot. In the case of multiple occupancies, the building owner is responsible for a single overall signage plan providing multiple listings within this specification.
- 4. Materials - Materials appropriate to the Historic District such as wood, brass, glass, or wrought iron will be permitted. Banners may be of cloth or soft vinyl. Signs may use two (2) or three (3) colors plus white and should blend in color scheme with the structure with which they are associated. Traditional styles of fonts shall be used for lettering.
- 5. Illumination - In addition to the criteria of Section 501.4, the source of a sign's illumination shall not be visible from any residence and shall not interfere with the vision of drivers on public streets.
- 6. Trademarks and Product Names - These are to be discouraged on permanent signs in favor of names of proprietors, business owners, and business names. No Trademarks, Sales Marks, Product Names, or other commercial advertising may appear on temporary signs announcing events. This is not to preclude temporary product or food signs displayed by vendors at their place of business during business hours.

G. **Solar Collectors:** The Rye Historic District Commission has jurisdiction over solar collectors as appurtenant exterior fixtures of buildings in the Rye Historic District. Solar panels require the Historic District Commission's review and approval. The Historic District Commission shall evaluate applications on a case-by-case/property-by-property basis. (Adopted March 12, 2013)

The Commission takes into consideration five factors in evaluating solar panel installation, including:

- 1. The structure's historic character and architectural importance,
- 2. The purpose of the installation,
- 3. Alternative means to conserve energy,
- 4. Visibility from adjacent public streets and adjoining properties and
- 5. The project's design and compatibility with the structure.

The essential form and integrity of the historic property and its environment should be unimpaired.

**Site Mounted:** Consider solutions that respect the building's historic setting by locating arrays in an inconspicuous location, such as a rear or side yard, low to the ground, and sensitively screened further to limit visibility.

**Roof Mounted:** Solar panels should be flush with or mounted no higher than a few inches above the existing roof surface. They should not be visible above the roofline of a primary façade. On a flat roof, solar panels should be set back from the edge.

Insure that solar panels, support structures and conduits blend into the surrounding features of the historic resource. Visibility of solar panels and support structures can be substantially reduced if the color matches the historic resource and reflectivity is minimized.

Solar panel installations should be reversible. The use of solar roof tiles, laminates, glazing or other technologies that require removal of intact historic fabric or that alter permanently or damage such fabric, shall be avoided. Consider placing solar panels on an existing non-historic addition or on an accessory structure. In cases where new buildings or new additions to historic buildings are proposed, the placement of the solar panels should be on the new construction. Avoid disjointed and multi-roof solutions.

- H. Exceptions to the above, based on hardship, may be considered and granted by the Commission. (Re-indexed 1997, 2007, 2013)

1966 REPRINT  
TOWN WARRANT  
THE STATE OF NEW HAMPSHIRE

(L.S.)

To the Inhabitants of the Town of Rye in the County of Rockingham in said State, qualified to vote in Town Affairs:

And to the Inhabitants of the School District in said Town of Rye, qualified to vote upon District Affairs, for the limited purpose of electing officers of the Rye School District at the annual Town Meeting, in accordance with procedures authorized by statute (RSA 192.1 a et, seq.) and adopted by the District at its March, 1962 Annual Meeting under Article 2 of that warrant.

You are hereby notified to meet at the Town Hall in said Rye on Tuesday the eighth day of March, next at ten o'clock in the forenoon, to vote upon the following subject: Article 16. On Petition of Elizabeth A. Greene and nine others:

To see if the Town will vote to create a Historic District whose boundaries shall be those of the Central Village District as shown in the proposed zoning map prepared by the Rye Planning Board and submitted to the 1966 Town Meeting: and to create a seven member Historic District Commission: and to

Further authorize the Selectmen to appoint members to this Commission as provided in Chapter 178 of the New Hampshire Laws of 1963. Said Historic District and Historic District Commission shall have all the powers and duties established by Chapter 178 of the New Hampshire Laws of 1963.

Given under our hands and seal, this seventeenth day of February in the year of our Lord Nineteen hundred and sixty-six.

ROBERT B. GOSS.  
EDWARD L. GREENS.  
RALPH F. HAMMOND.  
Selectmen of Rye

A true copy of Warrant-Attest:  
RESULTS OF

March 1966 Town Meeting  
Art. 16 passed with an amendment to change 'the 1966' in the 4<sup>th</sup> line to 'a 1966'.

1978  
TOWN WARRANT  
THE STATE OF NEW HAMPSHIRE

(L.S.)

To the Inhabitants of the Town of Rye in the County of Rockingham in said State, qualified to vote in Town Affairs:

You are hereby notified to meet at the Town Hall in said Rye on Tuesday the fourteenth day of March, next at nine o'clock in the forenoon to vote upon the following subjects:

Ballot Voting

Article 4. To amend the Zoning Map relating to the addition of the Isles of Shoals and the Brackett Massacre Site to the Historic District.

Yes - 923 No - 213

1979  
TOWN WARRANT  
THE STATE OF NEW HAMPSHIRE

(L.S.)

To the Inhabitants of the Town of Rye in the County of Rockingham in said State, qualified to vote in Town Affairs:

You are hereby notified to meet in the Town Hall in said Rye on Tuesday the thirteenth of March, next at nine o'clock in the forenoon, to vote upon the following subjects:

Ballot Voting

Article 5. To see if the Town will vote to amend the Rye Historic District Ordinance, Section 11, District Boundaries, third paragraph, by adding the words "and the Historic District Cable House located at 20 Old Beach Road".

Article 5. To amend the Rye Historic District Ordinance by adding the Cable House located at 20 Old Beach Rd. to the Historic District.

Yes - 822 No - 167

New Hampshire Statutes  
Title 64. PLANNING AND ZONING

§ 673: 4. Historic District Commission

- I. The Historic District Commission shall consist of not less than 3 members and no more than 7 members who shall be appointed in a manner as prescribed by the local legislative body.
- II. Each Historic District Commission member shall be a resident of the city or Town which establishes the District. One commission member shall be a member of the local governing body and one commission member may be a member of the planning board. Not more than 5 alternate members may be appointed. When an alternate sits in absence or disqualification of a regular member, the alternate shall have full voting powers. In determining each member's qualifications, the appointing authority shall take into consideration the appointee's demonstrated interest and ability to understand, appreciate and promote the purposes of the Historic District Commission.
- III. Members of a Historic District Commission also may serve on other municipal boards and commissions, including but not limited to a conservation commission established under RSA 36-A, and a heritage commission established under RSA 673:4-a.

Cite as NHRS 673:4

**Note:**

1983, 447:1 1995, 138:3, eff. July 23, 1995.

§ 673:4-a Heritage Commissions

- I. The Heritage Commission shall consist of not less than 3 members and no more than 7 members who shall be appointed in a manner as prescribed by the local legislative body
- II. Each Heritage Commission member shall be a resident of the city or town which establishes the Commission, One Commission member shall be a member of the local governing body. One Commission member may be a member of the planning board. Not more than 5 alternate members may be appointed. When an alternate sits in absence or disqualification of a regular member, the alternate shall have full voting powers. If there is a Historic District Commission, one member of this commission shall be an ex officio member of the Heritage Commission. In determining each member's qualifications, the appointing authority shall take into consideration the appointee's demonstrated interest and ability to understand, appreciate and promote the purpose of the Heritage Commission.
- III. Members of a Heritage Commission also may serve on other municipal boards and commissions, including but not limited to a conservation commission established under RSA 36-A, and a historic district commission established under RSA 673:4.



**Cite as NHRS 673:4-a**

**Note:**

1992, 64:6. 1995, 138:4, eff. July 23, 1995.

**§ 674:45. Purposes**

The preservation of cultural resources and particularly of structures and places of historic, architectural and community value is hereby declared to be a public purpose. The heritage of the municipality will be safeguarded by:

- I. Preserving districts in the municipality which reflect elements of its cultural, social, economic, political, community and architectural history;
- II. Conserving property values in such districts;
- III. Fostering civic beauty.
- IV. Strengthening the local economy; and
- V. Promoting the use of historic districts for the education, pleasure and welfare of the citizens of the municipality.

**Cite as NHRS 674:45**

**Note:**

1983, 447:1. 1992, 64:13, 14. Eff. June 19, 1992.

**§ 674:46. Authority Granted**

For the purpose of this subdivision, the local legislative body of any city, town, or county in which there are located unincorporated towns or unorganized places shall have the authority, by ordinance, to establish, change, lay out and define historic districts. Within the district, the municipality is empowered to regulate the construction, alteration, repair, moving, and demolition or use of such structures and places

**Cite as NHRS 674:46**

**Note:**

1983, 447:1, 1985, 103:22. 1989, 266:21, eff. July 1, 1989.

**§ 674:46-a. Powers and Duties of the Historic District Commission**

- I. For the purpose of establishing a legal basis for the district, the Historic District Commission may perform research and prepare the content of the historic district ordinance prior to its adoption or amendment as provided in RSA 675:2. In cases in which a municipality chooses to have both a heritage commission and a historic district commission, the historic district commission may request assistance from the heritage commission in performing research and preparing the content of the historic district ordinance.
- II. The historic district commission may adopt and amend regulations in the manner provided in RSA 675:6.

- III. The historic district commission shall be responsible for administering the ordinance and regulations within the historic district as provided in RSA 676:8-10.
- IV. All districts and regulations shall be compatible with the master plan and zoning ordinance of the city, town, or county in which it exists.
- V. The historic district commission may assume, if authorized by the local legislative body, the composition and duties of heritage commissions.

**Cite as NHRS 674:46-a**

**Note:**

1985, 103:23. 1989, 266:22. 1992, 64:15. 1993, 32:2. Eff. June 7, 1993.

Page 13

**§ 674: 47, Abolition of Historic Districts**

- I. Except as provided in paragraph II, any district established pursuant to the provisions of this subdivision may be abolished in the following manner: Upon petition of 25 voters, the historic district commission shall hold 2 public hearings at least 15 days apart on the proposal to abolish the historic district, at which hearings citizens shall have an opportunity to be heard. Notice for each public hearing shall be as provided in RSA 675:7. Following the above public hearings, the proposal to abolish a historic district shall be presented for insertion in the warrant of a regular or special town meeting as provided in RSA 39:3. The historic district shall be abolished upon a vote of 2/3 of the members of the local legislative body present and voting.
- II. In counties in which there are located unincorporated towns or unorganized places, the local legislative body shall determine the manner in which any district established pursuant to the provisions of this subdivision may be abolished for those unincorporated towns and unorganized places.

**Cite as NHRS 674:47**

**Note:**

1983, 447:1. 1989, 266:23, eff. July 1, 1989.

**§ 674:48. Interpretation**

Nothing in this subdivision shall be construed to prevent ordinary maintenance or repair of any structure or place within any historic district nor to prevent the construction, alteration, repair, moving or demolition of any structure under a permit issued by the building inspector or other duly delegated authority prior to the establishment of any historic district.

**Cite as NHRS674:48**

**Note:**

1983, 447:1, eff. Jan. 1, 1984.

**§ 674:50. Remedies for Violations**

In case of a violation of any ordinance or regulation made under the authority conferred by this subdivision, the historic district commission, in addition to other remedies, may institute any appropriate action or proceedings to prevent, restrain, correct or abate such violation.

**Cite as NHRS 674:50**

**Note:**

1983, 447:1, eff. Jan. 1, 1984.

State of New Hampshire  
Revised Statutes online

Updated May 12, 2018

\*\*These RSA's include all changes and updates made during the  
2017 legislative session.

Please Read Disclaimer.

Full-Text Searching

Search the full text of the Revised Statutes by keyword (s) or phase.

Browse Index

Browse the index of titles for the statutes online.

Pending Legislation

For information pending legislation which may affect these statutes, search the  
Bill Status Database.

List of Sections Affected (LSA)

Each year new laws are passed which amend current sections in the New  
Hampshire Revised Statutes Annotated (RSAs), insert new sections, reenact  
sections or repeal sections. The printed and online versions of the RSAs do not  
immediately reflect these changes. The LSA identifies all changes made to the  
Statutes through the 2017 Legislative Session.

**DISCLAIMER:**

**THE MATERIAL AVAILABLE ON THIS WEBSITE, WHILE  
BELIEVED TO BE ACCURATE, IS PROVIDED FOR  
INFORMATIONAL PURPOSES ONLY.**



# Historic District Inventory 2018

# RYE HISTORIC DISTRICT INVENTORY

## 2018

	Tax Map/Lot	
1. 490 Washington Rd. Hanna, Margaret	16 200	1800's Colonial-Garrison, Cape conversion
2. 500 Washington Rd. 500 Washington Road, LLC	16 201	1964 Colonial-Cape Commercial
3. 501 Washington Rd. Rye School District	16 17	1934 Jr. High Georgian 1949 first addition 1966 gym 1997 addition
4. 520 Washington Rd. Werner, Ronna F. Rev. Trust	16 20	1757 Colonial, 2 chimney, 2 ½ stories
5. 521 Washington Rd. MacBride, James	16 16	1790 Colonial, 2 ½ stories
6. 540 Washington Rd Josephs, Linda S. Rev. Trust	16 203	1800's Colonial, 2 ½ stories
7. 541 Washington Rd. Brown, Katharine	16 8	1954 Cape Cod, 1 ½ stories
8. 546 Washington Rd. Cronin, Todd & Stewart, Karen	16 204	1725 Colonial 2 ½ stories
8. 550 Washington Rd. Barber, Mary Lou	12 45	Post WWII Ranch located on dirt cul de sac off of Washington Road
9. 552 Washington Rd. Poisson, Sarah	12 46	Post WWII Cape located on dirt cul de sac off of Washington Road

10.	555 Washington Rd. Rye, Town of	16 7	Public Safety Bldg. 2006
11.	556 Washington Rd. Chichester, Madeline	12 47	1897 Victorian- Parish House/Converted store
12.	562 Washington Rd. Mitchell, John & Mary	12 48	1900 Victorian Gothic 2 Family
13.	566 Washington Rd. Bada Bing Enterprises LLC	12 49	1870 Res. Style commercial 1 ½ story Walker Variety Store Tate & Foss/Sotheby RE
14.	570 Washington Rd. Kent, Daryl T.	12 50	1800 Colonial 3 Family
15.	575 Washington Rd. Rye, Town of	12 43	1810 Housing Partnership Apt. bldg. Brick garage 20th Century Inn Congregational Church Parish House
16.	580 Washington Rd. Nextel Communication, Mid Atlantic Inc.	12 52	Church Steeple (cell tower)
17.	580 Washington Rd. Rye Congregational Church	12 52	New England Colonial; 4 <sup>th</sup> Congregational Church
18.	580 Washington Rd. Rye. Town of	12 53	Town parking lot
19.	581 Washington Rd. Rye, Town of	12 42	1911 Library Brick Greek Revival Modern addition 1997
20.	585 Washington Rd. Hanna, Wassfy & Lynn Trust	12 41	Victorian, 2 story

21.	595 Washington Rd. Lingamfelter, Charles	11 69	1747 Colonial, 2 ½ story; Garland Tavern 1758-1800
22.	10 Walker Lane 51 Struble, Julie A. Rev. Trust	12 51	Cape converted 2011, 2 stories
23.	10 Central Rd. Rye, Town of	12 54	1839 Methodist-Episcopal church 1873 Town Hall, NE Meeting Hall
24.	2 Lang Rd. Coffey, Kaitlyn	16 9	1805 Colonial, 2 stories, Converted store
25.	10 Lang Rd. Johnston, Ian A.	16 10	Gambrel Cape
26.	19 Lang Rd. Grant, Tim & Susan	16 14	1790 Colonial, Center Chimney, 2 ½ stories
27.	10 Olde Parish Rd. Rye Historical Society	12 44	c. 1930, Former Antique Store, Apartment House. Rye Town Museum
28.	11 Olde Parish Rd. 11 Olde Parish Road Trust	16 5	Ranch
29.	15 Olde Parish Rd. Quinn, Francis X.	16 4	Contemporary Cape
30.	16 Olde Parish Rd. Barber Family Rev Living Trust	16 1	Split level
31.	17 Olde Parish Rd. Murphy, Carolyn F.	16 3	Cape Cod
32.	18 Olde Parish Rd. Hwang, Frank H.	15 9	Cape Cod
33.	20 Old Beach Rd Alexandra Kazakis	84 101	1874 Cable House (Trans-Atlantic) (Private owner)



34. Brackett Rd.  
Rye, Town of

1691 Brackett Rd  
Massacre burial site  
(Opposite # 605)

### NH Isles of Shoals within Rye Historic District:

Lunging Island  
Lunging Island Trust Randall,  
Ray, Trustee (private owner)

028 002

1850 Cape Cod home.  
ext. 1977, remodel 2008.  
Property includes  
Square Rock Isle

White Island  
NH, State of

027 001

1859 Lighthouse, Cape Cod  
Keeper's cottage 1 1/2 stories,  
Covered walkway between,  
helipad, dock.

Star Island  
Star Island Corp.

028 003

25 Buildings, including  
1875 Oceanic Hotel  
other hotel/motel bldgs.:  
1800 stone Chapel, bldgs.,  
museum, conference bldgs.,  
marine lab. Artist studios,  
tennis courts, gazebo.

Addendum to HDC booklet - Corrections and additions

501 Washington – RJH, first addition 1949

540 Washington – previous house may have been 1745; this style is early 1800's

550 & 552 Washington Rd. properties located on dirt cul de sac off Washington

566 Washington – the section that reads “Congregational Church parish House and 20<sup>th</sup> century Inn” should be located with 575 Washington

580 Washington – it should read: town parking lot, not vacant land

595 Washington – 1747 not 1745

2 Lang – 1805

19 Lang – 1790

10 Old Parish – c. 1930, former antique store, apartment house

White Island – 1859 Lighthouse

Star Island – 1800 stone chapel

# HERITAGE COMMISSION

The Rye Heritage Commission was authorized by the voters in March 2011 (Town Meeting Warrant Article VII) in accordance with RSA 674:44-a and 674:44-b and was established by the Board of Selectmen in July of 2011. The Rye Heritage Commission is established in accordance with RSA 673 for the proper recognition, use, and protection of resources, tangible or intangible, primarily man-made, that are valued for their historic, cultural, aesthetic, or community significance within their natural, built, or cultural contexts. The Commission has advisory and review authority to survey and inventory all cultural resources and to conduct research and publish findings, including reports, to establish basis for a district and preparation of heritage ordinances within the Town prior to adoption or amendment, as provided in RSA 675:6, its advisory functions assisting the Planning Board, as requested, in the development and review of those sections of the Master Plan which address cultural and historic resources. Upon request, the Commission will advise local agencies and other local boards their review of requests on matters affecting or potentially affecting cultural and historic resources. The Heritage Commission will coordinate activities with appropriate service organizations and nonprofit groups. Part of its mission will be to publicize its activities. The Commission may hire consultants and contractors as needed. As part of the effort to document the historic and cultural resources in the Town of Rye, the Commission will sponsor projects to map and record the grave markers and to document houses over 150 years old. The five members of the Heritage Commission are appointed by the Selectmen for staggered three-year terms: There are five alternate positions.

Because the loss of historic and cultural landmarks concerns the citizenry of Rye, any demolition of a property more than 50 years old and 500 square feet requires a demolition permit approved by the Demolition Review Committee. The Demolition Review Committee members are appointed by the Chairman of the Heritage Commission. The application for demolition may be obtained on the Town of Rye website.

## SECTION 509 DEMOLITION REVIEW (Adopted 2009) (Rev. 3/12/2013)

**509.1 Purpose:** The purpose of this section is to encourage the preservation of buildings and places of historic, architectural and community value.

**509.2 Demolition:** For the purposes of this section, the word “demolition” means the act of pulling down, destroying, removing or razing a building or part of a building or commencing the work of total or substantial destruction with the intent of completing the same. It does not include interior demolition which does not alter the appearance of the exterior of the building.

**509.3 Demolition Subject to Review:** Any demolition within the Town of Rye shall be subject to the requirements of this section where:

- A. The demolition is greater than five hundred (500) square feet of gross floor area; and
- B. The building was constructed more than fifty (50) years before the date of application for a demolition permit. (Revised March 12, 2013)

**509.4 Demolition Review Committee:** A Demolition Review Committee is hereby established consisting of three persons and two alternates.

- A. The Demolition Review Committee members shall be appointed by the Board of Selectmen to three year terms, with the initial terms staggered as one, two and three year terms, respectively. The initial terms of alternates shall be staggered as two and three year terms, respectively.
- B. One member of the Demolition Review Committee shall be a member of the Historic District Commission; one member shall be a member of the Planning Board; and one member shall be a representative of the Rye Historical Society.
- C. If the Town establishes a Heritage Commission pursuant to RSA's 673:1, 673:4-a, the Demolition Review Committee shall be comprised of three (3) members of the Heritage Commission and two alternates appointed by the Chair of the Heritage Commission. If the Demolition Review Committee already exists pursuant to Paragraph B, above, such appointments shall be made as replacements for the existing Demolition Review Committee members as the terms of the existing members expire.

**509.5 Demolition Review Procedure:**

- A. When an application for a demolition permit, or a building permit involving demolition, or a site plan review involving demolition is made, or a formal written application is submitted to the Building Inspector for a determination under this article, the Building Inspector will determine if the building, or section of the building, meets the criteria of Section 509.3. If it does, the Building Inspector shall:
  - 1. Notify the applicant in writing within five (5) business days of the filing that the demolition must be reviewed before proceeding and that the delay will not exceed forty-nine (49) days.
  - 2. Within five (5) business days forward the application to each member of the Demolition Review Committee.
- B. The Demolition Review Committee shall meet within five (5) business days of receipt of the application and make one of the following two determinations.
  - 1. If the Demolition Review Committee determines that the building is not potentially significant, it shall, within three (3) business days of making that determination, notify the Building Inspector of the determination. In such case, a demolition permit may be issued by the Building Inspector provided all other requirements applicable to the demolition have been met.
  - 2. If the Demolition Review Committee determines that the building is potentially significant, it shall schedule a public hearing within twelve (12) business days of making that determination, and within three (3) days of making that determination notify the Building Inspector of it. Notice of the public hearing

shall be posted in two public places and published at least five (5) days prior to the hearing, not including the day of the hearing or the day of posting.

- C. Within five (5) business days of the Demolition Review Committee's decision to hold a public hearing, the Building Inspector shall notify the applicant that a sign identifying the building as proposed for demolition and the date, time, and place of the public hearing on the proposed demolition is ready for posting in a visible location on the building or site. Posting of the sign within five (5) business days of receiving notification from the Building Inspector shall be the responsibility of the applicant.
- D. The Demolition Review Committee shall hear all public testimony regarding demolition of the building. The owner or his representative shall be invited to attend the hearing.
- E. At the conclusion of the hearing, the Demolition Review Committee shall either:
  - 1. Notify the Building Inspector in writing within three (3) business days of the decision if the building is found to be not significant, in which case demolition may proceed, provided all other requirements applicable to the demolition have been met.
  - 2. Hold a meeting between the Demolition Review Committee and the owner (or owner's representative) within ten (10) business days of the public hearing to discuss alternatives to demolition if the Demolition Review Committee determines the building is significant and its loss potentially detrimental to the community.
- F. The demolition review process shall not delay the issuance of a demolition permit by more than the 49 days provided by Section 509.5, A.1, except in the following circumstances:
  - 1. An owner's (or his/her representative's) unwillingness or inability to meet with the Demolition Review Committee shall extend the period until such a meeting is held and for 20 days following the date of the meeting.
  - 2. An owner's delay in posting the sign required by Section 509.5, C shall extend the period by the number of days of delay in posting the sign.

**509.6 Demolition:**

- A. If no alternatives to demolition have been identified and agreed to by the applicant after the meeting provided for in Section 509.5, E.2, the applicant is free to proceed with demolition, provided all other requirements for demolition are met. Prior to demolition, and if the applicant is in agreement, the Demolition Review Committee shall photographically document the building. The Demolition Review Committee shall also encourage the applicant to salvage significant architectural features.

- B. Nothing in this article shall be construed to prevent immediate demolition where public safety is at stake and the building has been determined by the Building Inspector to be a public hazard and demolition is the only viable recourse.

**509.7 Criteria:** In determining if a building is “potentially significant” or “significant” the Demolition Review Committee shall consider whether:

- A. The building is of such interest or quality that it would meet national, state or local criteria for designation as an historic, cultural or architectural landmark.
- B. The building is of such unusual or uncommon design, texture or materials that it could not be reproduced or could be reproduced only with great difficulty and expense.
- C. The building is of such historic, architectural or community value that its removal would be to the detriment of the public interest.
- D. Retention of the building would help preserve and protect an historic place or area of historic interest.

# RYE HISTORICAL SOCIETY & TOWN MUSEUM

The idea for the Rye Historical Society [RHS] came from founding member Jessie Herlihy who served with Louise Tallman, Bonnie Goodwin, Ralph Morang III, Becky Marden on Rye's American Revolution Bi-Centennial Committee. RHS was the permanent project which emerged from that committee. In 1976 RHS began presenting regular programs for the public, collected and received donations of artifacts, documents, photographs, restored old graveyards and researched old houses. RHS was given storage space in the McDonald Room of the library which has been very supportive of the society from the beginning and whose NH Room today offers excellent research material on Rye. In 1985, RHS honored the town's Bi-centennial with a two day Town Hall event with many loaned and donated exhibits on display. In 1986, the town gave space in the Town Hall auditorium for museum exhibits which were open to the public on Saturdays. From 1991 until 2006 Bonnie Goodwin and Alex Herlihy served as joint leaders of the society.

In 1997, the town donated to RHS a cape-style house adjacent to the library (built c. 1930) which became expendable because of the library expansion. The building was moved a short distance from that site and, with Bonnie Goodwin as supervisor, it was painstakingly restored as a town museum, opening in 2002. Funding to restore the building came from house tours, which the society sponsored from 1976 to 2002, as well as generous donations from people such as Louise and Charles Tallman and the estate of John Adams, a descendant of the Seavey family.

Since 2002, RHS has mounted three exhibits in the museum: first was a generic Rye history collection. In 2005, under a grant from the Tallman family through the Greater Piscataqua Community Fund, the society opened its first professionally created exhibit entitled: "Summering in Rye, Over a Century by the Sea: the Hotels and Boarding Houses of Rye" which is still on view in the museum. In 2009, a third exhibit was mounted which tells the history of Rye in words and images. In 2014, a new chronological and thematic Rye history exhibit was mounted and it was upgraded in 2018.

Today, RHS continues the work it started in 1976 and has greatly expanded projects including curriculum work with the schools, old house and graveyard projects and the beginning of a five year town celebration connected to the 400<sup>th</sup> anniversary of Rye in 2023 as the oldest European settlement in New Hampshire.

Membership is: individual \$10, family \$15, business \$50, life \$500; (monthly E-newsletter, etc.)  
The RHS Board is as follows: President Alex Herlihy, Vice President Anne Arnold, Secretary Becky Marden, Treasurer Steve Cash, and board members James Tegeder, Rich Davis, Debbie Toohey. The museum offers a wealth of artifacts, photos, documents and other printed items for viewing and research and an extensive Rye film collection. Visit the RHS web site for details and visit the museum by request almost anytime. The Rye Historical Society welcomes your participation and needs your volunteer support in our many projects. Join us to celebrate the long and rich history of our town.

PO Box 583, Rye, NH 03870, 10 Olde Parish Rd. Tel. (603)997-6742  
Museum hours: (May-Oct.) Sat. 10am-12pm & most Wed. 3-5pm. Year-round by appointment.  
Website: [www.ryenhistoricalociety.org](http://www.ryenhistoricalociety.org) e-mail: [info@ryenhistoricalociety.org](mailto:info@ryenhistoricalociety.org)

# RYE HISTORIC DISTRICT MAP

