

Dominicus Hanson Park

Know All Men By These Presents

That I, Charles A. C. Hanson of Rochester, County of Strafford and State of New Hampshire, bachelor, agreeably to the earlier wishes of my father, Dominicus Hanson, late of said Rochester, and as a memorial from him, and in consideration of the sum of One Dollar to me in hand, before the delivery hereof, well and truly paid by the City of Rochester, Trustee, in said County, the receipt whereof I do hereby acknowledge, have granted, bargained and sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said City of Rochester, Trustee, its successors and assigns in said trust, the following described property for the purposes, and upon the conditions hereinafter specifically set forth.

The said property consists of one certain tract of land situate in said Rochester upon the northeasterly bank of the Cochecho River, and lying between said river and the location of the Boston & Maine Railroad, formerly the Dover and Winnepesaukee Railroad and known as the Hanson Pines, together with an approach fifty feet (50 ft.) in width as designated by said Charles A. C. Hanson from the Chestnut Hills Road, so called, which tract is more particularly described as follows:

Bounded northeasterly by land of the Boston & Maine Railroad, formerly known as the Dover and

Winnepesaukee Railroad: southeasterly by land of Jedediah Morrill, commencing at the Boston & Maine Railroad and running by the face of two stone monuments set in the ground on said tract to the Cochecho River; southwesterly by said Cochecho River; northwesterly by land of Frank Smith, beginning at said River and running by the face of two stone monuments set in the ground on said tract to the land of said Railroad Company.

Which said tract has been improved by said Charles A. C. Hanson since the decease of his father, Dominicus Hanson, at an expense of over One Thousand Dollars (\$1,000) by cutting and removing over three hundred loads of bushes, trees and maples, and in constructing avenues, drives, walks and paths,—all agreeably to the earlier suggestions of said Dominicus Hanson,—the purpose being to afford to the public a park, wooded with health-giving pines, covering the ground with a carpet of pine-needles, excluding maples and other trees which yield only leaves and mold, but retaining some nut-bearing trees,—also affording to the public opportunities in connection with the park for water sports upon the beautiful Cochecho River already used for canoeing and boating, giving a beautiful sail from Duval Park and Silas Hussey Bridge by boat to the Hanson Park landing, which river may be later used for regattas.

The growth of pine should be encouraged and to that end said grantor advises that the pine-spills and pine-cones be allowed to remain upon the ground as the pine-spills are the only fertilizer that the pines have and by their removal the life of the pines would be sacrificed, while the pine-cones are largely used by the squirrels for food.

Said City of Rochester, its successors and assigns under this trust shall forever hold said property in trust for the benefit of the public as a wooded and timbered park, and a place of recreation for the people not only of Rochester and surrounding towns and cities, but of the world at large.

Said City shall have full control and management of said park and may make such rules and regulations as seems best governing the use of said park for the purposes herein specified.

This conveyance is made upon the following express conditions:

First. The said City of Rochester shall by a vote of its Mayor and Council accept this deed as trustee to serve without pay and upon the other conditions herein stated, and if necessary to the proper execution and fulfillment of said trust shall seasonably seek and obtain any legislative authority necessary to the carrying out thereof.

Second. Any trustee appointed under this deed shall accept the trust to serve without pay.

Third. That said Park shall be forever known as the Dominicus Hanson Park.

Fourth. That the evergreen and nut-bearing timber and trees standing and growing upon said premises shall be kept standing thereon and permitted to grow, except so far as a reasonable and advantageous use of said premises as a wooded park requires the construction of parkways and paths thereon, fountains, pavilions and buildings for public use, including other art embellishments as well as animal dens and enclosures, aviaries, etc., and no evergreen or nut-bearing trees shall be cut upon said premises except for said purposes until they have died and it is apparent from

their age and decay that they are no longer advantageous for the purposes of a park. It is my purpose that the question of the profit from the sale of lumber in any of the trees shall not be given any weight in the administration of this park except so far as the timber can be utilized when it has ceased to be of advantage as a covering and shade to said park, which shall be maintained by said trustee as a perpetual public park forever.

The City may make such improvements as it deems necessary to carry out the purpose and intent of this deed to make said tract a perpetual park forever.

Fifth. That no trees whatever unless dead or dangerous to the public, shall be cut upon said premises during my lifetime without my personal approval.

Sixth. There shall be no highways across the park, but there may be a park-way of the same width as a substitute for the same use.

Seventh. Whatever proceeds may come from the timber cut and removed from said premises under the conditions hereinbefore enumerated shall be kept and used as a fund for the improvement and for beautifying said park.

If for any reason there should be a failure of this trust then for the consideration of One Dollar to me in hand before the delivery hereof, well and truly paid by the Protestant Churches of the City of Nashua in said State, the receipt whereof I do hereby acknowledge, I do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said Protestant Churches of the City of Nashua, their successors and assigns forever all of the property hereinbefore described and all property thereon and all improvements thereon that shall have been made.

I am depending upon my Catholic friends in Rochester, to see that the Protestant Churches of Nashua do not get any part of said property and upon my Catholic and Protestant friends in Rochester to see that the purpose of the trust for the benefit of the public is faithfully carried out.

If more than Five Hundred Dollars (\$500) in value of trees be cut at any time, except in case of damage by fire or hurricane, or if at any time the expended fund arising from the cutting of any trees or growth upon said premises (except in case of damage by fire or hurricane) exceeds the sum of Five Hundred Dollars (\$500), under the provisions of clause four, I direct that said sum be paid by my said Trustee to the said Protestant Churches of Nashua. If at any time the park is injured by fire or hurricane, however, the proceeds from the sale of trees actually blown down or killed by fire, may be held by said Trustee as a special fund, the income on which shall be used for the improvement and beautification of said park without limit to the amount thereof.

This trust shall not fail however for the want of a trustee, but the Superior Court of said County is given power to appoint a trustee in case of a vacancy in said trusteeship.

This deed shall be recorded in the Registry of Deeds for said County of Strafford.

The City of Rochester shall be exempted from giving bond for the faithful performance of said trust.

No celebration is required at the acceptance of this deed as the donor of this valuable gift is reposing in the cemetery where all will later rise when the Trumpet sounds, from their long sleep.

TO HAVE AND TO HOLD the said granted premises with all the privileges and appurtenances to the same belonging, to the said City of Rochester, Trustee, and its successors and assigns, to its and their only proper use and benefit during the continuance of a valid trust hereunder and forever if the conditions hereinbefore set forth are kept.

But if there be a failure or termination of said trust, then, and then only, the entire property shall pass to the said Protestant Churches of Nashua and be owned by them with all the improvements then thereon; to have and to hold the said granted premises with all the privileges and appurtenances to the same belonging to the said Protestant Churches of the City of Nashua, their successors and assigns to their only proper use and benefit forever.

And I, the said Charles A. C. Hanson, and my heirs, executors, and administrators do hereby covenant, grant, and agree, to and with the said City of Rochester, Trustee, and the said Protestant Churches of Nashua, and their several successors and assigns that until the delivery hereof I am the lawful owner of said premises, and am seized and possessed thereof in my own right in fee simple; and have full power and lawful authority to grant and convey the same in manner aforesaid; and that the premises are free and clear from all and every incumbrance whatsoever, and that my heirs, executors and administrators shall and will warrant and defend the same to the said grantees, their successors and assigns as hereinbefore set forth, against the lawful claims or demands of any person or persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my

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hand and seal this fourth day of October in the year of our Lord, 1915.

CHARLES A. C. HANSON.



Signed, sealed and delivered in the presents of us:

NORMA C. SNOW
LESLIE P. SNOW
HORACE L. WORCESTER
JOHN GREENFIELD
CHARLES H. EASTMAN
A. GASPARD GELINAS
DAVID J. LUCEY
JOHN V. HORNE

STATE OF NEW HAMPSHIRE

OCTOBER 4th 1915

STRAFFORD, SS.

Personally appeared the above named Charles A. C. Hanson and acknowledged the foregoing instrument to be his voluntary act and deed. Before me

LESLIE P. SNOW

*Justice of the Peace
and Notary Public*

Assessors' Inventory

Polls	2,664	\$	5,328 00
Improved and unimproved lands and buildings			\$4,568,537 00
Horses	713		73,320 00
Oxen	30		2,955 00
Cows	764		33,430 00
Other neat stock	104		3,890 00
Sheep	126		505 00
Hogs	41		642 00
Fowls	2,082		2,773 00
Vehicles (including automobiles)			119,939 00
Portable Mills			2,325 00
Wood and lumber (not stock in trade)			37,913 00
Stock in public funds			6,250 00
Stock in banks and other corporations			39,900 00
Money on hand, at interest or on deposit			64,673 00
Stock in trade			776,327 00
Mills and carding machines and factories and their machinery			633,925 00
Total valuation			\$6,422,623 00