

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Pickering House
Other names/site number: _____
Name of related multiple property listing:
NA
(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 116 South Main Street
City or town: Wolfeboro State: NH County: Carroll
Not For Publication: NA Vicinity: NA

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide X local

Applicable National Register Criteria:

X A X B X C ___ D

EJ Muzzey, Director and SHPO 2/21/19
Signature of certifying official/Title: Date
State Historic Preservation Officer, Director, NH Division of Historical Resources
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: Date

Title : State or Federal agency/bureau or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)


Signature of the Keeper

4/10/19
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>1</u>	_____	Total

Number of contributing resources previously listed in the National Register _____

6. Function or Use

Historic Functions

(Enter categories from instructions.)

- DOMESTIC/hotel
- DOMESTIC/single dwelling
- DOMESTIC/multiple dwelling

Current Functions

(Enter categories from instructions.)

- DOMESTIC/hotel

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7. Description

Architectural Classification

(Enter categories from instructions.)

EARLY REPUBLIC/Federal

MID-19TH CENTURY/Greek Revival

LATE VICTORIAN/Italianate

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Wood, stone, asphalt

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Pickering House is located at 116 South Main Street in the town of Wolfeboro, New Hampshire. Located in a downtown setting, the house is situated on the north side of South Main Street facing Lake Winnepesaukee and Brewster Academy on a .57 acre lot. The c. 1813 connected house and barn contains four parts; a 2 ½-story main dwelling, two connecting ells dating from ca. 1843 and ca. 1870, and a large barn built in ca. 1813. The building showcases the evolution of the building from a Federal-era tavern to its current appearance with Greek Revival and Italianate detailing. Though the architecture reflects the building's changes over time, it retains its historic and architectural integrity in addition to integrity of location, design, setting, materials, workmanship, feeling and association.

Narrative Description

Constructed in ca. 1813 the Pickering House is located at 116 South Main Street in Wolfeboro, New Hampshire. Located on the north side of South Main Street the house sits on a .57 acre lot at the corner of South Main Street and Brummitt Court.

Consisting of four components the building features a main dwelling, two rear connecting ells, and a large barn. Constructed as a Federal era tavern the building contains Greek Revival and Italianate style detailing. The property is bound to the east by the private Brummitt Court and 126 South Main Street, Wolfeboro's Carpenter Elementary School to the west, 22 Cropley Hill Road to the north and South Main Street to the south. Across South Main Street, separating the

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house from Lake Winnepesaukee, is the campus of Brewster Academy, a private boarding school. The house is set back from South Main Street with a yard bounded by a c. 1870 ornate wood fence with granite posts extending along the south and east elevations of the house. A decorative brick driveway and parking area, re-laid in 2017 to replace a deteriorated brick driveway laid in ca. 2005, is located east of the main building and accessed from Brummitt Court. A brick earthen ramp extends from the driveway to the barn's south elevation entrance.

Main building (Photos 1-7)

The main ca. 1813 building fronting South Main Street is located at the southwest corner of the property. The two-and-a-half story wood-frame clapboard building is five-by-three bays wide. Resided with new clapboards in 2018, the building is set on a high split granite foundation and is capped by a gable roof pierced by two interior brick end chimneys. The building features plain wood corner boards and boxed eaves with a wide molded fascia, flat soffit and narrow frieze board. The majority of the windows throughout the building were in deteriorated condition and replaced as part of the 2017-2018 renovation with the exception of the first floor windows of the south and east elevations sheltered beneath the one-story porch.

The symmetrical façade (south elevation) (photos 1, 2) is dominated by a one-story porch extending around to the east and west elevations. The Italianate-style porch was constructed as part of the 1870s renovation of the building which included the addition of Italianate detailing and the construction of the rear northeast ell. Framed vertical lattice work extends along the foundation of the porch, covering the granite foundation of the building. On the façade, the porch is accessed by a set of wooden stairs and a brick path extending from a granite and wood decorative fence along the public sidewalk. The porch feature's square columns with chamfered corners and elaborate scroll brackets supporting the low pitch roof of the porch (photo 4). The porch shelters the first floor of the façade containing a center set door flanked by two-over-two double hung wood sash windows. The Victorian wood glazed panel double-leaf door features a plain entablature above the late 19th century flat architrave trim (photos 3, 15). Set above the porch roof the second floor windows contain five regularly set two-over-two double hung sash replacement windows, set in line with the first floor bays. The windows of the façade feature plain wood trim with a molded drip cap.

The one-story porch extends from the façade along the east elevations of the main building and the ca. 1843 ell. A landscaped yard and patio (photos 5, 6, 7) are located along the east elevation enclosed by the property's granite and wood ornate fence. A brick walk extending from the fence accesses a set of wooden stairs at the southern end of the main house's east elevation, accessing a secondary entrance. The door (photos 6, 7) features an elaborate Greek Revival surround featuring architrave trim with matching geometric patterns in the header and jambs. Modeled after Figure 28 in Asher Benjamin's 1830 book the Architect or Practical House Carpenter, the pattern is composed of fillets applied to suggest the Greek Key pattern. Four fixed-sash side-lights are set on either side of the door, above a wooden panel. The first floor of the main building's east elevation (photo 6) features regularly spaced two-over-two double hung replacement sash windows with plain wood trim to match the façade. A trio of two-over-two

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double hung sash windows is located within the third floor gable of the east elevation. Wooden partial gable returns frame the third floor of the east elevation.

The three-bay wide west elevation of the main building (photo 14) is dominated by the continuation of the one-story porch. The fenestration of the façade continues onto this elevation with two-over-two double hung sash windows with wood trim. Smaller two-over-two double hung sash windows are centered on the third floor half-story that is framed by wood partial gable returns.

The rear (north) elevation of the main building (photo 11) features a trio of replacement sash windows at the western end of the first floor. A rear entrance is located within the easternmost bay of the first floor adjacent to the south rear ell. The entrance is sheltered beneath a one-story shed-roof porch supported by a corner column constructed in 2017, replicating the columns of the main porch (photo 13). Two windows are located on the second story, and three skylights puncture the rear roof slope.

South rear ell (ca. 1843) (Photos 6, 7, 8)

The two-story gable roof rear ell constructed in ca. 1843 extends perpendicular from the rear (north) elevation of the main house. The ell connects the house with the ca. 1870 ell and the barn. The east elevation (photo 6) of the rear ell extends flush with the east elevation of the main building, forming a continuous east elevation. The first story porch (photo 6) also continues along the elevation of the ell. A handicap ramp lined by a metal pipe railing is set within the northern end of the porch along the ell. The first and second floors of the ell features two bays of two-over-two double hung sash windows matching those of the main building. The three bay wide west elevation (photos 11, 13) of the rear ell features two-over-two double hung replacement sash windows, matching those of the main building, on both the first and second stories.

Northeast rear ell (c.1870) (Photos 5, 8, 10, 11, 12, 13, 14)

The ca. 1870 rear ell is positioned parallel to the main house and extends from the north elevation of the ca. 1843 rear ell. The two-and-a-half story gable roof ell features an intersecting gable roof pediment within the south-facing roof slope. The former first floor porch of this elevation (photo 8) was enclosed to enlarge the interior space of the ell in 2017. The roof of the porch and the southeast corner porch post were retained. A recessed entrance is located within the easternmost bay of the elevation. The elevation of the first floor contains a band of five two-over-two double hung replacement sash windows set beneath the roof of the former infilled porch. The second floor contains four two-over-two double hung replacement sash regularly set windows. The center set gable of the southern roof slope features a double arch Italianate window with a heavy gabled drip cap, flat casing and a narrow sill. The window contains two fixed replacement arched windows divided by a flat mullion. A raised decorative diamond is set between the drip cap and the windows.

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The west elevation (photos 11, 12, 13, 14) of the ell features a two-and-a-half-story gable end elevation with wood partial gable returns. The elevation rests on a simple wood water table and granite foundation. The four bay wide elevation features regularly set two-over-two double hung replacement sash windows matching those of the main house. A first floor entrance (photo 12) forms the northernmost bay of the elevation. The wood panel and glazed door is sheltered beneath an Italianate-style bracketed entrance hood. The elevation is framed by a simple wood vertical board (photo 13) at the southern end of the ell forming the connection with the ca. 1843 ell. The rear (north) elevation of the ca. 1870 ell (photos 10, 11) features regularly set two-over-two double hung replacement sash windows. A first floor entrance (photo 10) is located within the easternmost bay of the elevation, sheltered beneath a shed-roof entry porch with square posts. The 2017 rehabilitation of the building included the construction of a nearly full-width shed-roof dormer within the northern slope of the ell's roof, expanding the interior of the half-story floor. The dormer is set back from the western edge of the roof, retaining a portion of the original cornice line set above the second floor windows. The clapboards of the main elevation continue onto the northern and west elevation of the dormer. A basement bulkhead is located at the western end of the elevation.

Barn (ca. 1813) (Photos 5, 8, 9, 10)

The large gable front bank barn is located in the northeast corner of the property and is connected to the main house at the east end of the ca. 1870 northeast ell. The three-by-five-bay wide barn is clad in clapboard siding and capped by a standing-seam metal covered gable roof and set on a poured concrete foundation as part of the 2017 renovation. The plain architectural detailing of the barn features narrow wood corner boards and window surrounds. Large wood sliding double doors are set at the center of the south elevation. A large 48-lite transom window is set above the double doors. The doors are accessed by an earthen ramped brick driveway formed by plug-split granite retaining walls. The entrance is flanked by two-stories of six-over-six double hung replacement sash windows with simple wood surrounds installed in 2017. The barn has a Greek Revival-style closed pediment above the south entrance of the barn. Three six-over-six double hung sash replacement windows and a decorative infilled fan light above are set within the pediment. The east elevation of the barn features a one-story one-bay wide 2017 lean-to addition extending along the width of the elevation. The addition was constructed to contain stairs to the basement without disturbing the interior configuration of the barn and meet current town fire and building code requirements. Three multi-light fixed sash windows form the fenestration of the addition. A recessed entry porch is located at the northern end of the addition, accessed by a set of wooden stairs lined by a wood balustrade. The porch contains a door within the north elevation of the addition. In addition, a replacement door is located within the porch in the northernmost bay of the barn.

The rear elevation of the barn features three levels of regularly set six-over-six double hung replacement sash windows. A one-story lean-to addition constructed in 2017 is on the west elevation of the barn. The addition was constructed to allow for the addition of restrooms without disturbing the existing configuration of the barn's interior. The addition contains one multi-light transom sash window within the north and west elevation. A lean-to open shelter extends along the west elevation of the addition to conceal the building's condenser units.

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Interior (Photos 15-28)

In 2017 and 2018 the interior of the main house, rear ells and barn were renovated for use as an inn and event space.

Main building (Photos 15-19, 21, 22, 23, 24, figures 17, 18, 19)

The interior of the main building has remained relatively intact, including the original room layout and Greek Revival and Italianate detailing. The main building is the most well-preserved interior space while the rear ells were reconfigured to function as apartment units in the mid-20th century. In 2017-2018 the house was converted to a ten guestroom hotel. The overall interior layout of the main house has been retained and functions as the hotel's common rooms; two parlors and a dining room.

The symmetrical Federal Period floor plan features a central stair (photos 21, 22) flanked by a southwest and southeast parlor rooms. The central stair, reconstructed during the 1843 renovation, features a high octagonal base extending to a curved handrail creating a slight bell at the base. The carved wood newel cap was installed in 2017 replacing a metal newel cap added in 2008. Paired turned balusters are set on each tread and a scroll pattern extends along the open string course of the staircase. The wall string has a molded top to match the baseboard trim.

The prominent feature of the two parlors is the gable end fireplaces with marble surrounds (photos 16, 17, 18, 19) centered within the exterior elevations. The Greek Revival style fireplace surround of the southeast room (photos 18, 19) is enhanced with flat pilasters on either side with a shallow arch above the fire box. The mantel shelf is squared with a short backsplash. In the southwest room the fireplace (photos 17, 18) is enhanced with a Greek Revival style light grey marble surround enhanced by a curved top opening and a carved foliate key at the center of the arch. Both rooms feature Greek Revival style baseboard and window trim.

The dining room is located within the northwest corner of the original building, on the northern side of the southwest parlor. Retained pocket doors connect the southwest parlor and dining room. A new opening in the dining room's south wall connects the dining room to the rear ca. 1843 ell. In 2017, a butler's pantry was constructed to the north of the southeast room connecting the interior of the main house to the interior of the rear ca. 1843 ell.

During the 2017 renovations, the second floor of the original building was converted to two guest rooms with private bathrooms on either side of main stair and central hall (photo 23). The northern end of the stair hall contains a new stair constructed in 2017 to access the attic level of the main house. An interior door at the northern end of the building accesses the interior of the rear ells. The attic of the main house is accessed by the new stair, which replaced a previously installed pull down ladder, and was converted into a guest room and bathroom with the 2017 renovation (photo 24).

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South rear ell (ca. 1843) (figures 17, 18, and 19)

The remodeling of the house with Greek Revival detailing in ca. 1843 was concurrent with the construction of the two-story rear ell, evidence of this is seen where the attic of the main block opens directly to the attic of the rear ell. The roof of the ell is of common rafter with vertical sawn boards on top of them. A door was cut into the northern wall of the attic to give access to the attic of the ca. 1870 ell.

In the mid-20th century, the rear ell was converted into apartment units and retains little Greek Revival and Italianate detailing. The ell was remodeled again during the 2017-2018 renovation and conversion to an inn. The southern end of the first floor contains a reception area connected to the main building through the dining room to the west and butler's pantry to the south. An interior mudroom is located at the southeast corner of the reception room enclosing the retained exterior entrance of the east elevation. The reception area contains a new stair constructed in 2017 accessing the second floor of the rear ells. Two restrooms are located within the northwest corner of the ca. 1843 ell; one restroom is handicap accessible to comply with ADA requirements. A corridor extends from the reception room into the interior of the rear ca. 1870 ell. A handicap accessible guest room is located within the northeast corner of the ell; a requirement to comply with ADA regulations. Glazed double doors connect the interior of the ca. 1843 ell and ca. 1870 ell. The second floor of the ell contains a guest room and bathroom as well as the new stair extending from the first floor. The attic level of the ca. 1843 ell, accessed within the northwest bedroom of the ca. 1870 ell, contains storage.

Northeast rear ell (ca. 1870) (Photos 20, 25, 26, figures 17, 18, 19)

The northeast ell was constructed in ca. 1870 by the Rollins for use as a boarding house for railroad workers. The interior of the northeast ell has been renovated multiple times beginning in the mid-20th century to create apartments. In 2008, a fire destroyed most of the interior of the east end of the ell, adding to the loss of original detailing. The interior of the ell was renovated during the 2017-2018 rehabilitation of the building for use as an inn. The first floor of the ell contains the inn's kitchen and dining room (photo 20) along with a guest room suite. The western end of the kitchen accesses the inn's reception area within the ca. 1843 ell. An enclosed mud room is located at the eastern end of the dining room with exterior access in addition to interior access to the attached barn. The second floor of the ell contains two guest rooms with private bathrooms. A shed dormer on the northern slope of the ell's roof was constructed in 2017 to allow for the rehabilitation of the attic level for two guest rooms with bathrooms (photo 26).

Barn (ca. 1813) (Photos 27, 28, figures 17, 18, 19)

The main entrance of the barn is through a set of sliding door at the south gable end of the building. The interior of the barn features a central aisle with haylofts on either side (photo 27). The interior was heavily altered in 2006 to function as an antique store, at this time many original posts and partitions were removed. The common rafter roof and queen post truss system

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remains visible (photo 28). A small room is located above south entrance which may have been used as a dovecote.

The interior of the barn was again converted in 2017-2018 to function as the inn's event space. Remaining partition walls within the first floor were removed to create an open floor plan (photo 27). In compliance with egress requirements of the town's building and fire departments a new stair was constructed at the northern end of the building to access the two retained hay lofts along the west and east walls (photo 28). The original wood sliding double doors within the south gable end elevation were in deteriorated condition and removed and replaced with wood double doors in 2017. A new enclosed mudroom was constructed in 2017 on the interior side of the double doors, accessed from the barn's interior by glazed double doors. A large 48 lite transom window is set above the exterior doors. A wood fan light is located within the gable of the façade. On the west and east elevations one-story additions were constructed to contain restrooms and a stair to the barn's basement.

2017-2018 Rehabilitation

In 2017 the property was rehabilitation for use as an inn and event space. Throughout the rehabilitation the integrity of the original main house was retained and restored; the majority of the modifications to the property were confined to the previously modified rear ells and barn. On the exterior the rehabilitation included the retention and restoration of the exterior clapboards and exterior trim. Due to large areas of extensive rot within the one-story porch portions of the porch were removed and replaced in kind. The columns and brackets were retained and repaired; in areas of extensive deterioration the elements were reconstructed to match existing. The existing exterior doors of the main house within the south and east elevations have been retained and repaired, continuing as a prominent architectural feature. The Greek Revival east entrance will serves as the building's accessible entrance with the addition of a sloped walk from the existing parking area, thereby minimizing the impact to the main building. The fenestration of the main house has been retained. The windows of the rear ells and barn were in deteriorated condition and were removed and replaced in kind. The first floor windows of the façade and east elevation of the main house, set beneath the one-story porch were retained and restored. A new addition was constructed on the south elevation of the northeast ell, enclosing a portion of the porch. The porch was set back from the existing porch columns allowing for the rendition of the existing columns and brackets of the porch. The rear elevation of the main house and northeast ell were in deteriorated condition and deemed structurally unsound. The entirety of the elevation and foundation were reconstructed to meet current code requirements while maintaining the historic appearance and character of the building. On this elevation a shed dormer was constructed within the building's third floor to allow for additional guest rooms on the interior. The dormer is set back from the eastern end of the roof and set above the existing cornice line of the ell and does not extend to a sloped roof line to ensure limited impact to the existing building's configuration and architectural integrity. Two small, single story additions were constructed on the exterior of the barn. On the west elevation a one-story addition contains two accessible restrooms while an east addition contains new stairs accessing the barn's basement level. The construction of the barn's two additions ensured the retention of the full interior integrity of the original two-story barn.

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On the interior the overall existing configuration of the main house has been retained. The existing central corridor and stair hall flanked by parlors have been retained as common spaces for the inn. The existing fireplaces and surrounds within both rooms have been retained and continue as a prominent architectural feature of the building. The existing configuration of the main building's second floor has been retained and functions as guest rooms. A new secondary stair within the rear ells has been constructed between the first and second floors. The interior of the previously modified rear ells have been reconfigured to contain guest rooms and amenity spaces for the inn. The interior volume of the barn has been retained to function as event space. An interior vestibule has been constructed on the interior of the retained sliding doors of the south elevation to meet code requirements. The existing haylofts along the east and west exterior walls have been retained. The existing stair accessing the haylofts was removed and reconstructed with a new code compliant stair at the northern end of the barn. The existing building systems were replaced and upgraded as necessary to comply with current building code requirements. All mechanical duct work was concealed within the walls; any exterior mechanical equipment was installed at the rear of the building. The rehabilitation included general site improvements.

The rehabilitation of the house and barn has maintained the historic and architectural integrity of the property with the restoration of the existing interior layout, fireplaces, main stair, interior trim, exterior doors, exterior trim, windows and porch. Modifications to the building where necessary for building code compliance and to function as an inn were mainly limited the previously altered rear ells, all while retaining the historic character of the property.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
-

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G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE
COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1815-1870

Significant Dates

1843
1870

Significant Person

(Complete only if Criterion B is marked above.)

Pickering, Daniel

Cultural Affiliation

Architect/Builder

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

One of the oldest homes in Wolfeboro, the Pickering House is significant under National Register Criterion B in the area of Community Planning and Development for its association with Daniel Pickering, one of the most prominent figures in the history of Wolfeboro. In addition to his numerous business enterprises, Pickering was involved in the development of all aspects of the town; founding of the first secondary school, the first Congregational Church and the town's first post-master. In addition, the house is significant under Criterion C for Architecture as an intact Greek Revival house and barn with Italianate detailing. Despite interior changes to the house, rear ells and barn, the property retains integrity of location, design, setting,

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materials, workmanship, feeling and association. While some modern materials have been introduced throughout the building as part of its recent renovation, much of the original **material** and character defining architectural features have been retained. The high level of **workmanship** of the building's original construction has been retained and highlighted with the most recent renovation of the building. The building's period of significance is from 1815 when Daniel Pickering began living in the house through 1870 when the house was updated with Italianate architectural features and the construction of the northeast rear ell, connecting the house to the barn.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

COMMUNITY PLANNING AND DEVELOPMENT: The Pickering House is being nominated under Criterion B for its association with Daniel Pickering and his significant role in the growth and development of Wolfeboro. Involved in many aspects of the town's development, Pickering owned much of the land on either side of South Main Street, from Union Street to Center Street, extending to Lake Winnepesaukee. Some of the land Pickering developed with the construction of commercial structures while other portions were donated for civic use. Daniel Pickering played an integral part in the establishment of Brewster Academy in 1820. The academy is currently located across from the Pickering House on South Main Street. The Pickering House, his private residence is the sole building remaining from Pickering's personal life and business ventures throughout his life in Wolfeboro.

ARCHITECTURE: Originally constructed in ca. 1813 the Pickering House is one of the oldest homes in the town of Wolfeboro. Constructed as a Federal-era tavern, the building includes Greek Revival architectural elements added in ca. 1843 and Italianate style detailing added in ca. 1870. The building retains interior and exterior Greek Revival and Italianate detailing, as seen in the porch, double arch window of the third floor and Greek Revival fire place surrounds. The Pickering House is being nominated under Criterion C for illustrating the evolution of an early nineteenth century Federal-style tavern that adapted new popular architectural styles as the building was expanded and updated.

Early Settlement of Wolfeboro

Settled in 1768 and incorporated in 1770, the town of Wolfeboro was granted by Governor John Wentworth and named for General Wolfe, the hero of the Battle of Quebec. By 1774 there 30 families settled in the town; however, the number was reduced following the Revolutionary War.

Beginning as an agricultural community, the town's business and industry expanded to include blacksmiths, shoemaking, furniture shops, saw and grist mills, taverns and hotel, banking,

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shipbuilding, tanners, and brickmaking. Mills at Wolfeboro Falls continued to be prominent from the 1770s into the 1970s, producing lumber, building products, excelsior, tool handles and automobile repair tools. The first mill was a saw mill built by George Meserve in 1769 on the Smith River, in 1771 a gristmill was added to the mill complex. John Wentworth, the Colonial Governor of New Hampshire, appointed by King George II in 1766 built a farm and mansion on the shore of Smith Pond, now Lake Wentworth. Wentworth seasonally occupied the mansion from 1770 to 1775; the building was destroyed by fire in 1820. The construction of the mansion led to the creation of the town's motto "The Oldest Summer Resort in America." By 1800, the village of Wolfeborough had begun to form along the shore of Lake Winnepesaukee. An inventory of the town taken in 1802 recorded 40,898 wild land, 10 acres of orchards, 262 acres of tilling land, 756 acres of mowing land, and 1,100 acres of pastoral land. By 1805, the town had a total of 206 taxpayers.

With the introduction of steam shipping in the mid-1800s, Lake Winnepesaukee became a center of transportation and commerce for Wolfeboro and summer tourism began to develop. Residents of Boston, New York and additional southern cities spent much of the summers in Wolfeboro. Summer dwellings were built along the shores of the lake and the islands.

In the nineteenth century many of the town's prominent businessmen had large residences along the north side of South Main Street between Glendon Street and Center Street, giving the area the name Bankers Row. The owners of these homes included Blake Folsom, Dr. Rufus King, Samuel Avery as well as Daniel Pickering. The Pickering House is located on the northern side of South Main Street at the corner of Brummitt Court and faces south to Lake Winnepesaukee and Brewster Academy (Figure 2). The original southwest main house was constructed in ca. 1813 by John Pickering (1782-1854) for use as a tavern. In 1815, John sold the property to his brothers Daniel and Stephen, recently relocated from Greenland, New Hampshire. Under the ownership of Daniel and Stephen, the house was used as their residence and a boarding house.

The Pickerings were the sons of William (1745-1789) and Abigail (Fabyan) Pickering of Greenland, New Hampshire. The Pickering family members were descendants of John Pickering, an early English born resident of Portsmouth, New Hampshire. Daniel Pickering (1795-1856) (Figure 13) would become one of Wolfeboro's most prominent citizens with involvement in many aspects of the town's religious, educational, commercial, and industrial development.

Daniel Pickering and the Pickering House

Born on November 22, 1795, Daniel Pickering attended Bracket Academy in Greenland and Philips Exeter Academy in Exeter. On June 26, 1822, Daniel Pickering married Sarah Caldwell Farrar (1801-1867), daughter of Joseph Farrar of Wolfeboro. Together Daniel and Sarah had three children, only one living to adulthood; Caroline (1824-1907), Joseph (1830-1832) and Elizabeth (1832-1842). Pickering became a prominent and key figure in the development of the town of Wolfeboro. He was instrumental in the founding of many town institutions including; the first secondary school, the first Congregational Church and served as the town's first postmaster. Pickering owned land on either side of South Main Street, from Union Street to

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Center Street and extending to the edge of the lake. Pickering developed commercial structures on the land and donated portions of the property for civic uses. Several large 19th century residential buildings were constructed adjacent to the house, three of these buildings remain today; Pickering, Avery and Scott buildings (Figure 7). In the 19th century this portion of South Main Street became known as Bankers Row. Following Pickering's move to Wolfeboro he became involved in the mercantile industry, operating his first business out of the Manning House. Pickering became the largest mercantile dealer in town and continued to operate his business for thirty-five years.

Daniel Pickering played an integral part in the establishment of Brewster Academy, currently located across South Main Street from the Pickering House. Prior to the creation of the academy, the town had voted to organize single room schools in the most populated areas. The town would create 19 small schools mostly to the north and south of today's town center. By 1810 with a thriving economy, the town saw a population increase and a need for larger schools to accommodate older students. The academy was established in 1820 following a meeting of citizens at the inn of Ichabod Libby; located at the corner of North Main Street and Wambec Road. During this meeting Daniel Pickering was appointed secretary. The school was incorporated in June of 1820, and its charter was granted to Samuel Avery, Jonathan Blake, Daniel Pickering and associates. Stephen and Daniel Pickering deeded a one-acre lot for use of the academy and the school's first building was constructed on the site of the present Town Hall. Daniel Pickering was appointed secretary of the school board in 1823 and a trustee in 1824, 1831 and 1836. When the school opened in 1821 there were forty four students enrolled and the tuition was \$3.50 per term. In 1887, the school was renamed the "Brewster Free Academy" and the building was donated to the town and relocated behind the present Carpenter school in 1890. The building was renamed the Pickering school house in 1891 and demolished in 1936. A new campus was created on forty acres of land donated by Daniel Pickering, sloping from Main Street to Lake Winnepesaukee, across South Main Street from the Pickering House. The academy transitioned into a private independent school in 1965 when the Kingswood Regional High School was constructed as the town's public high school.

In 1825 Daniel Pickering became Wolfeboro's first postmaster, at this time the post office was located on North Main Street. The post office was located in the Pickering Store for a short time.

By 1830, having outgrown the Manning House Pickering constructed a three-story brick building for his store. Known as the Pickering Block, the building was located in the intersection of South Main Street and Center Street, later known as Pickering Corner. The brick used for the building was made at Pickering's brickyard at the base of the Center Street hill. Constructed in two sections, the block had the appearance of a residential building rather than a commercial building. The store contained four ground floor businesses, two within each of the two sections. Throughout Pickering's career he operated three mercantile stores; the Pickering Block, one in Wolfeboro's Goose Corner and a third in Tuftonborough. Once inherited by his daughter Caroline D. Rollins, the Pickering Block became known as Rollins Block in the 1850s. The building was demolished in 1937, and the site currently contains a gas station.

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Pickering was also one of the organizers of the Wolfeboro Bank, incorporated on July 5, 1834. At the time of incorporation, the bank's directors were Nathaniel Rogers, Samuel Avery, Joseph Hanson, John P. Hale, Daniel Pickering, John Williams, and Thomas E. Sawyer, with Pickering as bank president. In 1836 a brick building was constructed for the bank on the north side of South Main Street between the Pickering House and the former Pickering Block. Still extant today, known as the Scott Building is occupied by Keller Williams Realty. The bank failed following the panic of 1837.

That same year, 1834, a group of town residents gathered at the Pickering House to establish the first Congregational Church. The 12 citizens created the articles of faith, a covenant, and rules of government and created the name "The Union Congregational Church." In 1846 Pickering donated land on the southeast side of Pickering Corner for the construction of the first sanctuary for a total of \$1,200. In 1871, the church was enlarged, during which time the congregation temporarily met in the Rollins Hall/Pickering Block on the side of South Main Street. The building was removed and replaced with a new church building in 1912 and again reconstructed in 2014. The present day church building that was built in 2014 is located directly across South Main Street from the Pickering House.

In 1836, Daniel Pickering founded the Pickering Manufacturing Co. (aka Pickering Mills), a woolen and satin manufacturer in Wolfeboro Falls, north of the Pickering House. Along with Pickering, the corporation was operated by Stephen Pickering, Nathaniel Rogers and Samuel Avery. In 1839, Abram Guptill was hired to serve as superintendent of the mills. The company's factory building was located on the current site of the Wright Museum on Center Street along Smith River. The building burned down on December 15, 1841. In addition, Pickering owned a gristmill and tannery at Wolfeboro Falls supplying leather for his shoe business. In 1840 Pickering formed a partnership with John N. Brackett, Ira P. Nudd, and Moses Thompson for manufacturing shoes for Boston companies. Originally formed as the Pickering, Brackett & Co., the firm was renamed Pickering, Cotton & Co. when Freeman Cotton was succeeded by Brackett in 1842. The company was again reorganized as "Pickering, Brackett & Thompson" when the former tannery manager Moses Thompson entered into the partnership. The company continued under this ownership until Daniel Pickering's death in 1856.

In 1843, Stephen Pickering released his ownership of the house making Daniel the sole owner of the Pickering House. It was around this time that the original tavern building was enlarged with the construction of a rear ell and renovated the main building in the Greek Revival style, the popular style of the day. Exterior Greek Revival detailing retained today include; boxed eaves, the gable orientation of the barn, closed pediment of the barn as well as the east door of the main house. The Greek Revival door is based on an 1830 Asher Benjamin design. On the interior the two fire place of the main building, within the southeast and southwest parlors feature Greek Revival style surrounds.

In 1848, Pickering became involved in the Winnepesaukee Steamboat Company, named as one of the seven directors of the organization on June 24, 1848. That same year the Concord & Montreal Rail Road had extended to reach Lake Winnepesaukee, connecting residents of surrounding communities to the lake that previously did not have direct access. The

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Winnepesaukee Steamboat Company built the steamer "Lady of the Lake", designed for commercial lake travel in 1849. The steamboats improved the movement of goods, allowing transportation of goods across the lake rather than travelling around the lake by wagons.

Daniel continued to operate the Pickering House as a boarding house. The 1850 census lists multiple boarders occupying the house in addition to Daniel and Sarah including; Ira P Nudd, 21, merchant; Charles Edjerly, 27, farmer; Hannah Willey, 19; Andrew J. Fullerton, 35, mechanic, Mary Fullerton, 28; and Irish-born Mary J. Lee, 15.

In 1849, in partnership with his son-in-law Charles Rollins, Daniel Pickering built the Pavilion Hotel (Figure 15). Charles Rollins (Figure 14) of Boston was a contractor and builder, having constructed the Central Congregational Church on Berkeley Street and the Adams House on Washington Street. Rollins married Daniel's daughter Caroline on January 11, 1848. The Pavilion was the first "grand hotel" in Wolfeboro and the second on the lake, the first being the Senter House in Center Harbor. The building operated as a summer hotel. Later additions increased the building to accommodate a total of 250 guests. Rollins continued as the owner of the Pavilion Hotel until his death in 1897. The building and lot were acquired by Brewster Free Academy and the building was demolished in 1901.

Daniel Pickering died on February 14, 1856 after he fell walking home from his store, he is buried in Wolfeboro's Lakeview Cemetery. Daniel Pickering continuously living in his home on South Main Street as his thriving mercantile business grew and his involvement with the town increased. The Pickering House, his private residence is the sole building remaining from Pickering's personal life and business ventures throughout his life in Wolfeboro. The Pickering Block, containing his store and business office was razed in 1937, the First Congregational Society of Wolfeboro church building was demolished in 2012 and his woolen factory was destroyed by fire in 1841.

Following Pickering's death his estate and the Pickering House were left to his daughter Caroline (Pickering) Rollins and her husband Charles Rollins (Figure 14) of Boston. The Rollins had five children together; Ellen (1849-?), Caroline (1851-1852), Sarah (1855-1935), Elizabeth (1858-1865) and Charles (1862-1910). Residents of Commonwealth Avenue in Boston, the Rollins maintained the Pickering house as a summer residence. During the Rollin's ownership in ca. 1870 another rear ell was construction northeast of the main house, connecting it to the existing barn. In addition, the porch along the west, south and east elevations of the main house, and Italianate architectural details were added throughout the building including the ornate fence and double doors of the façade.

The Rollins constructed an additional ell in 1885 on the eastern side of the barn to function as lodging for the property's caretaker. The structure was demolished between 1901 and 1917 (Figures 3, 4). The ell was designed to match the existing ca. 1870s ell on the west side of the barn (Figure 8).

The Rollin's operated the rear ell as rental housing. At this time the need for additional rental units had increased throughout Wolfeboro with the influx of railroad workers following the

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construction of the Wolfeboro railroad in 1872. The arrival of the railroad and later the automobile greatly affected local industries, most significantly the tourism industry. The railroad enabled people from larger cities to the south to escape the city during the summer to spend days, week or the whole summer on the lake. Grand hotels, summer resorts, and private summer houses were constructed on the lake shores and islands. By the turn of the century the town annually saw thousands of visitors.

Following the death of Caroline Rollins in 1907, the Rollins estate was inherited by their surviving children. Her children Charles and Hellen sold the property on May 19, 1910 to Sherman Brummitt. Sherman and Harriett (Brewster) Brummitt operated the property as a hotel. The 1920 census lists the Brummitt family as Sherman a contractor age 53, Harriett age 51 and their children, Stanley, 29 a steel worker, Norton, 22, Lois, 17, and Frances 11.

The property remained in the family for nearly 100 years until it was sold on January 28, 2005 by Jean P. Roberts to the Mary G. Smith Revocable Trust. A few months later on July 6, 2005 the property was sold to Franklin T. Sykes and Catherine Sykes who operated the barn as an antiques store.

On October 30, 2007 a fire, caused by faulty wiring broke out in the ca. 1870 ell. The majority of the fire damage was located within the rear apartments, while damage to the main house was limited to extensive smoke and water damage. The Sykes repaired the damaged building following the fire and updated the apartments of the rear ell to meet current building code requirements.

On September 25, 2014 the house was transferred from the Sykes to the Bank of New York. Following years of neglect and deteriorated condition and possible demolition for commercial redevelopment the house was nominated as one of the New Hampshire Preservation Alliances "Seven to Save" in 2015. On February 16, 2016 the property was purchased from the bank by Wolfeboro Property Holdings, LLC. The current owners converted the building to the Pickering House Inn, a 10-guest room inn and event space, completed in 2018.

Integrity

The Pickering House retains integrity of location, design, setting, materials, workmanship, feeling and association. The building maintains its prominent original **location** along the town's main road, east of the town center and continues to be a focal point in the town to residents and visitors alike. Evolving from a Federal-era tavern to its current appearance with Greek Revival and Italianate detailing and its most recent renovation the building showcases the evolution of the **design** of the building. The building retains the four sections of the building constructed during the period of significance; the ca. 1813 main dwelling, two connecting ells dating from ca. 1843 and ca. 1870, and its ca. 1813 barn.

Despite some new construction in the surrounding area the building has retained its integrity of **setting**. Set back from the street the property continues to be bound by a ca. 1870 ornate wood fence with granite posts extending along the south and east elevations of the house and its

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relationship with the town center and neighboring buildings is maintained. While some modern materials have been introduced throughout the building as part of its recent renovation, much of the original **material** and character defining architectural features have been retained. The high level of **workmanship** of the building's original construction has been retained and continued with the most recent renovation of the building. On the building's east elevation the original Greek Revival door surround (photos 6, 7) modeled after Figure 28 in Asher Benjamin's 1830 book, the Architect or Practical House Carpenter was retained and preserved. Interior features depicting high degree of workmanship such as fireplaces, moldings and the main staircase have also been retained and preserved.

The overall architectural integrity, retained location and association with the town's prominent figure Daniel Pickering are all contributing factors to the building's integrity of **feeling**. While the Pickering Block, containing Daniel Pickering's store and business office was razed in 1937, the First Congregational Society of Wolfeboro church building was demolished in 2012 and his woolen factory was destroyed by fire in 1841, the retention of his home maintains **association** with Daniel Pickering. Daniel Pickering continuously lived in his home on South Main Street as his thriving mercantile business grew and his involvement with the town increased. The Pickering House, his private residence, is the sole building remaining from Daniel Pickering's personal life and business ventures throughout his life in Wolfeboro.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Ancestry, www.ancestry.com

Bowers, David Q. History of Wolfeboro, NH 1770-1994: A Chronological History of the Town and its People. Vol. 1-3. Wolfeborough, NH: Wolfeboro Historical Society, 1996.

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The Miriam and Ira D. Wallach Division of Art, Prints and Photographs: Photography Collection, The New York Public Library. "Pavilion Hotel, Wolfeborough." *The New York Public Library Digital Collections*. 1872. <http://digitalcollections.nypl.org>

Wolfeboro Historical Society. Images of America: Wolfeboro. Charlestown, SC: Arcadia, 2001.

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Wolfeboro New Hampshire Official Town Website, www.wolfeboronh.us

Wolfeboro Planning Commission. *Wolfeboro Master Plan 1980-2000: Historic Resources Element*. December 1980. On file with the NH Division of Historical Resources, Concord, NH.

Wolfeboro, Town of. Wolfeboro Assessing Office Tax Cards.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: Wolfeboro Public Library, Wolfeboro Historical Society

Historic Resources Survey Number (if assigned): _____

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10. Geographical Data

Acreage of Property .57 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

1. Zone: 19T Easting: 321654 Northing: 4828106

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2. Zone:	Easting:	Northing:
3. Zone:	Easting:	Northing:
4. Zone:	Easting :	Northing:

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary of the Pickering House includes the .57 acre parcel as defined by the property deed filed with the Carroll County registry of deeds. Addressed as 116 South Main Street the property's assessor parcel number is 218-123-000. See Figure 16.

Boundary Justification (Explain why the boundaries were selected.)

The tax parcel boundary includes the house, two rear ells and barn that have historical been included in the Pickering House property and retain historic and architectural integrity.

11. Form Prepared By

name/title: Brielly Allen
organization: Epsilon Associates
street & number: 3 Mill & Main Place, Suite 250
city or town: Maynard state: MA zip code: 01754
e-mail ballen@epsilonassociates.com
telephone: 978-461-6209
date: June 2018

Additional Documentation

Submit the following items with the completed form:

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- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Pickering House

City or Vicinity: Wolfeboro

County: Carroll

State: New Hampshire

Photographer: Brielly Allen

Date Photographed: June 2018

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 28: (NH_CarrollCounty_PickeringHouse_0001)
South elevation of main house, view north

2 of 28: (NH_CarrollCounty_PickeringHouse_0002)
South elevation of main house, view north

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3 of 28: (NH_CarrollCounty_PickeringHouse_0003)

South elevation, detail of main entrance, view north

4 of 28: (NH_CarrollCounty_PickeringHouse_0004)

Main house, detail of southwest porch column, view northeast

5 of 28: (NH_CarrollCounty_PickeringHouse_0005)

South elevation of main house, 1870 ell and barn, east elevation of main house and rear ell, view northwest

6 of 28: (NH_CarrollCounty_PickeringHouse_0006)

East elevation of main house and rear ell, view west

7 of 28: (NH_CarrollCounty_PickeringHouse_0007)

East elevation of main house, detail of entrance, view west

8 of 28: (NH_CarrollCounty_PickeringHouse_0008)

South elevation of 1870 ell and barn, view north

9 of 28: (NH_CarrollCounty_PickeringHouse_0009)

East and north elevation of barn, view southwest

10 of 28: (NH_CarrollCounty_PickeringHouse_00010)

North elevation of 1870 ell, view south

11 of 28: (NH_CarrollCounty_PickeringHouse_00011)

North and west elevation of 1870 ell, west elevation of rear ell, north and west elevation of main house, view southeast

12 of 28: (NH_CarrollCounty_PickeringHouse_00012)

West elevation of 1870 ell, detail of west entrance, view south

13 of 28: (NH_CarrollCounty_PickeringHouse_00013)

West elevation of 1870 ell and rear ell, view northeast

14 of 28: (NH_CarrollCounty_PickeringHouse_00014)

West elevation of main house and 1870 ell, view northeast

15 of 28: (NH_CarrollCounty_PickeringHouse_00015)

Interior, first floor, main entrance, view southeast

16 of 28: (NH_CarrollCounty_PickeringHouse_00016)

Interior, first floor, west living room, view southwest

17 of 28: (NH_CarrollCounty_PickeringHouse_00017)

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Interior, first floor, west living room, detail of fireplace, view west

18 of 28: (NH_CarrollCounty_PickeringHouse_00018)
Interior, first floor, east living room, view southeast

19 of 28: (NH_CarrollCounty_PickeringHouse_00019)
Interior, first floor, detail of fireplace, view east

20 of 28: (NH_CarrollCounty_PickeringHouse_00020)
Interior, 1870 ell, first floor, kitchen, view east

21 of 28: (NH_CarrollCounty_PickeringHouse_00021)
Interior, main house, second floor, main stair, view south

22 of 28: (NH_CarrollCounty_PickeringHouse_00022)
Interior, main house, second floor, main stair, view northwest

23 of 28: (NH_CarrollCounty_PickeringHouse_00023)
Interior, main house, second floor, southeast room, view southeast

24 of 28: (NH_CarrollCounty_PickeringHouse_00024)
Interior, main house, third floor, west room, view west

25 of 28: (NH_CarrollCounty_PickeringHouse_00025)
Interior, main house, third floor, east room, view east

26 of 28: (NH_CarrollCounty_PickeringHouse_00026)
Interior, 1870 ell, third floor, south room, view south

27 of 28: (NH_CarrollCounty_PickeringHouse_00027)
Interior, barn, first floor, view north

28 of 28: (NH_CarrollCounty_PickeringHouse_00028)
Interior, barn, second floor, view southeast

Maps and Figures

Figure 1: Exterior key to photographs

Figure 2: 2018 aerial locus maps showing the Pickering House

Figure 3: 1892 Sanborn map showing the Pickering House

Figure 4: 1917 Sanborn map showing the Pickering House

Figure 5: 1928 Sanborn map showing the Pickering House

Figure 6: 1936 Sanborn map showing the Pickering House

Figure 7: ca. 1855 photograph, view northwest of South Main Street toward Pickering House

Figure 8: ca. 1856-1910 photograph of Pickering House during Rollins ownership

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- Figure 9: South Main Street view west, Pickering House on right
- Figure 10: 1892 New Hampshire State Atlas D.H. Hurd
- Figure 11: 1822 New Hampshire State Atlas D. H. Hurd
- Figure 12: Wolfeborough 1889 Bird's Eye View, George E. Norris
- Figure 13: Photograph of Daniel Pickering
- Figure 14: Photograph of Charles Rollins
- Figure 15: Photographs of the Pavilion Hotel, ca. 1872
- Figure 16: Town of Wolfeboro Assessors map 2018
- Figure 17: Interior Photo Key, First Floor
- Figure 18: Interior Photo Key, Second Floor
- Figure 19: Interior Photo Key, Third Floor

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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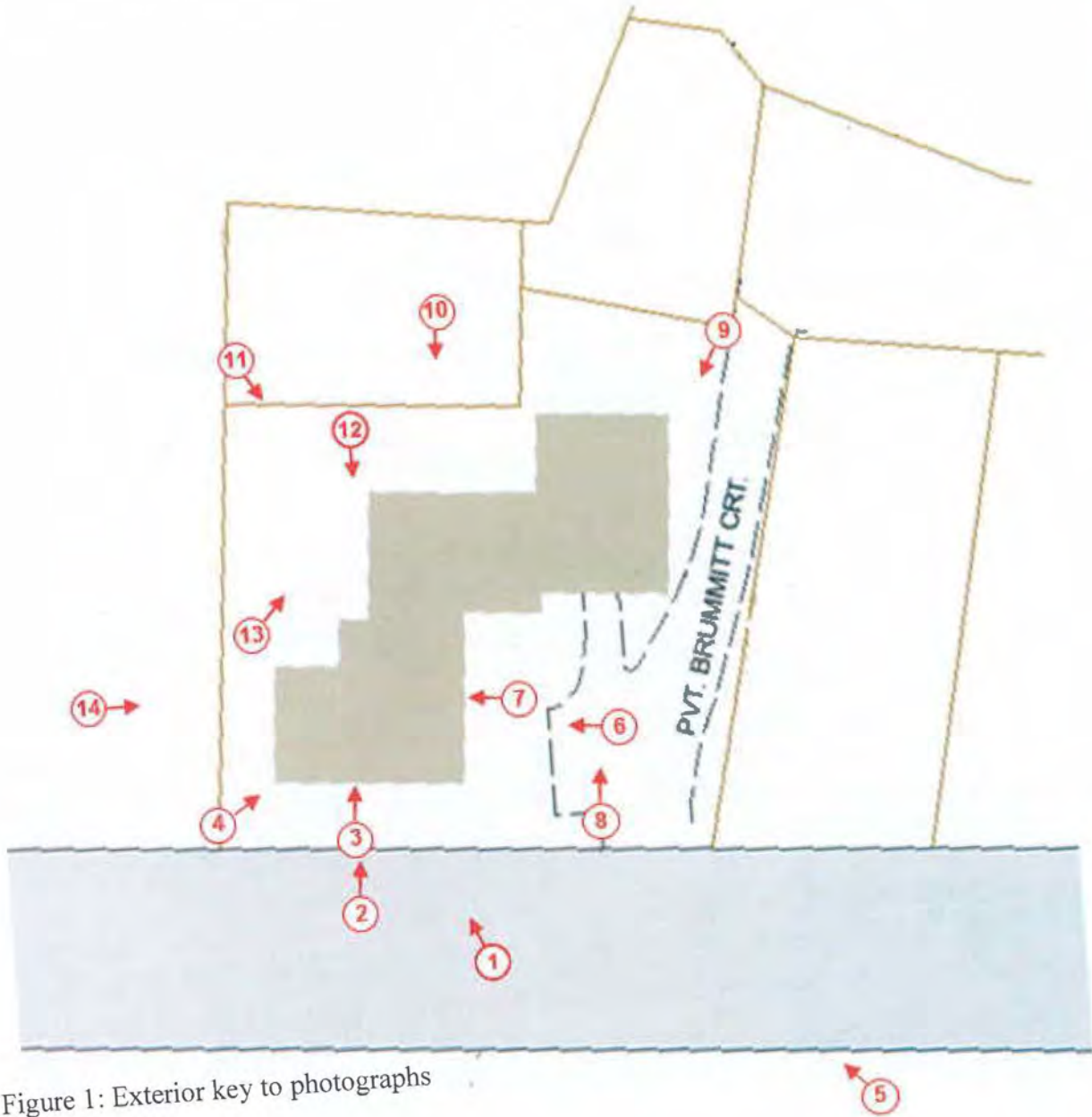


Figure 1: Exterior key to photographs

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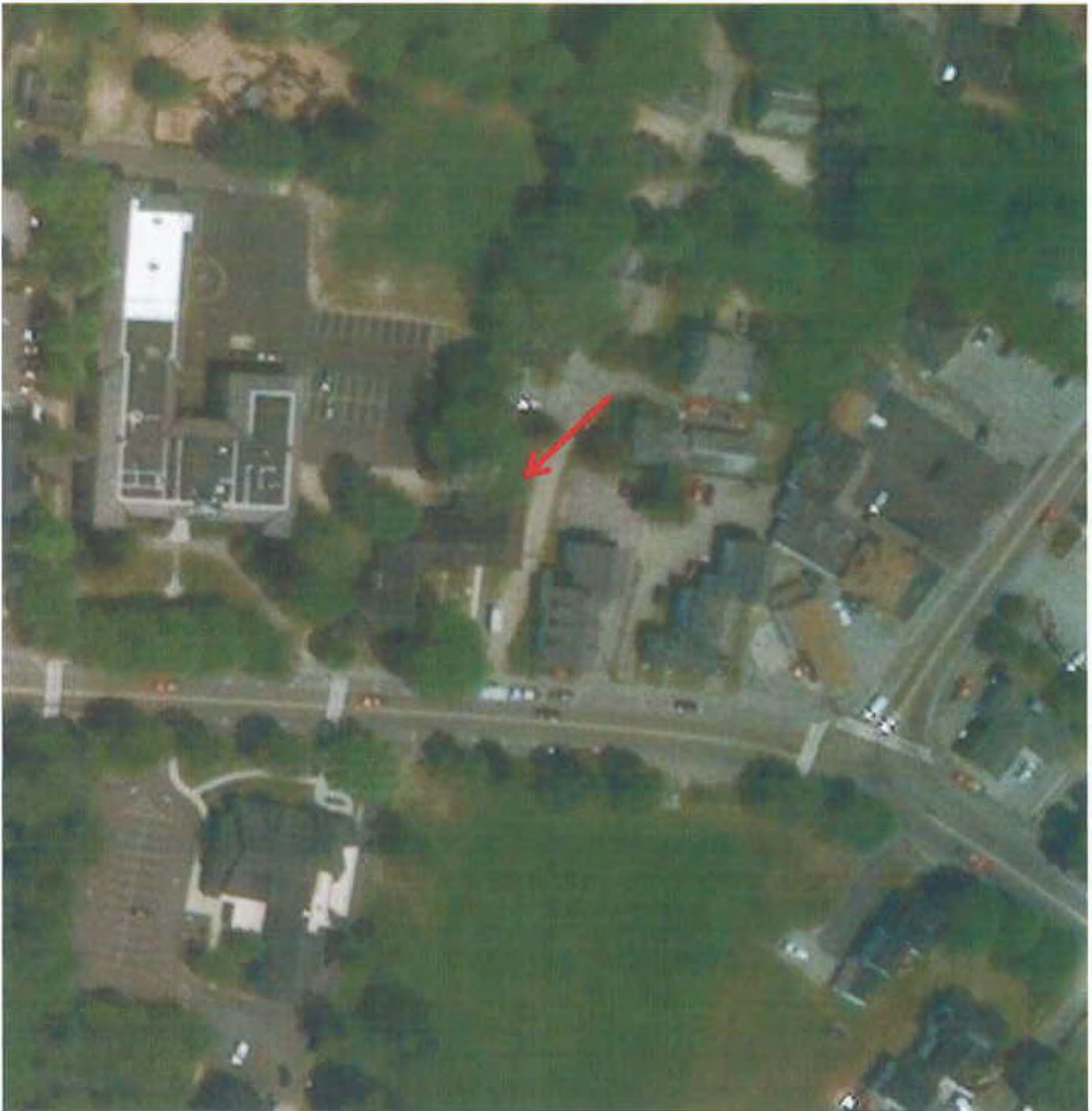


Figure 2: 2018 aerial locus maps showing the Pickering House

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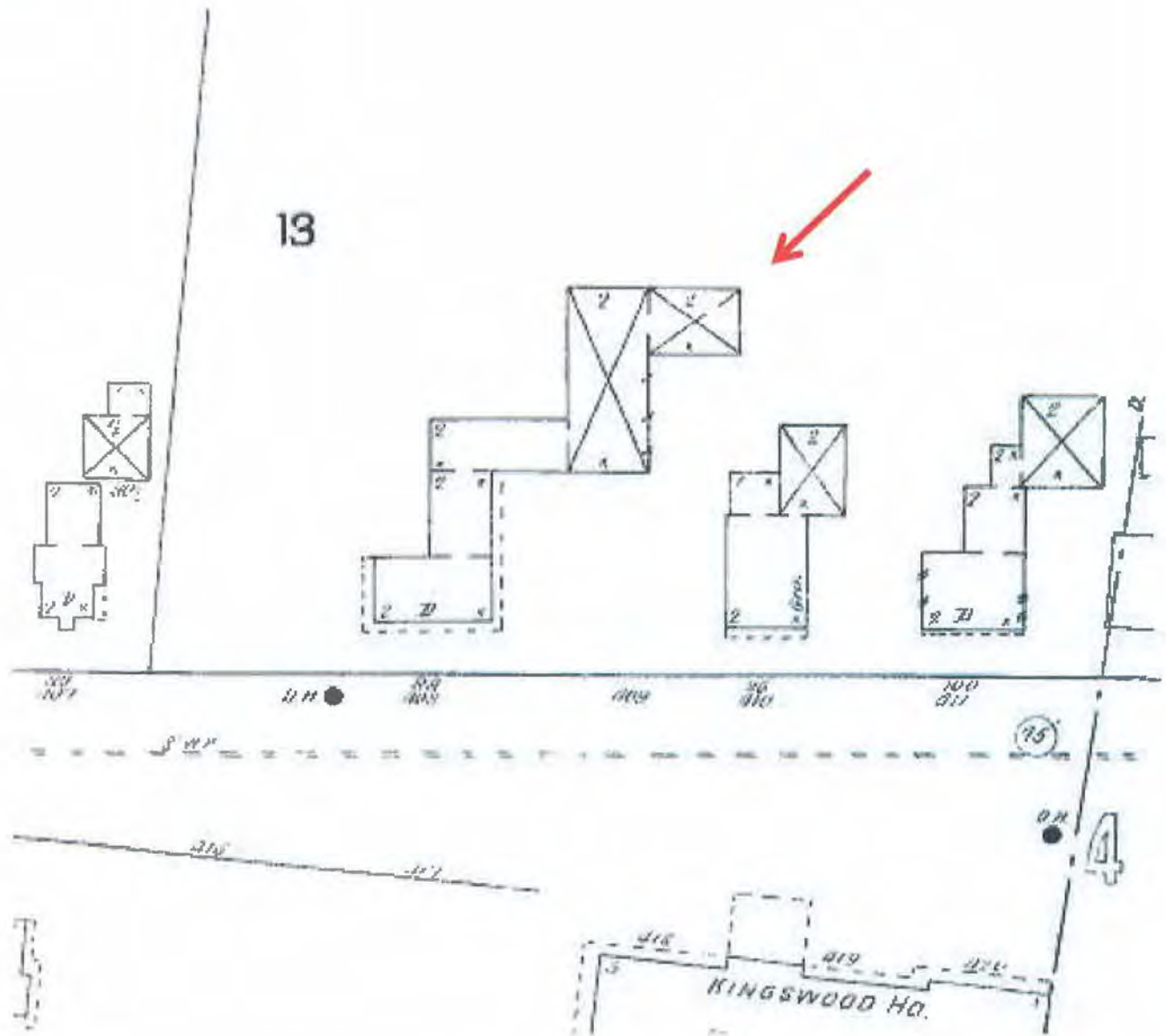


Figure 3: Pickering House in 1892
Source: Sanborn Fire Insurance Company, Nov. 1892, Sheet 3

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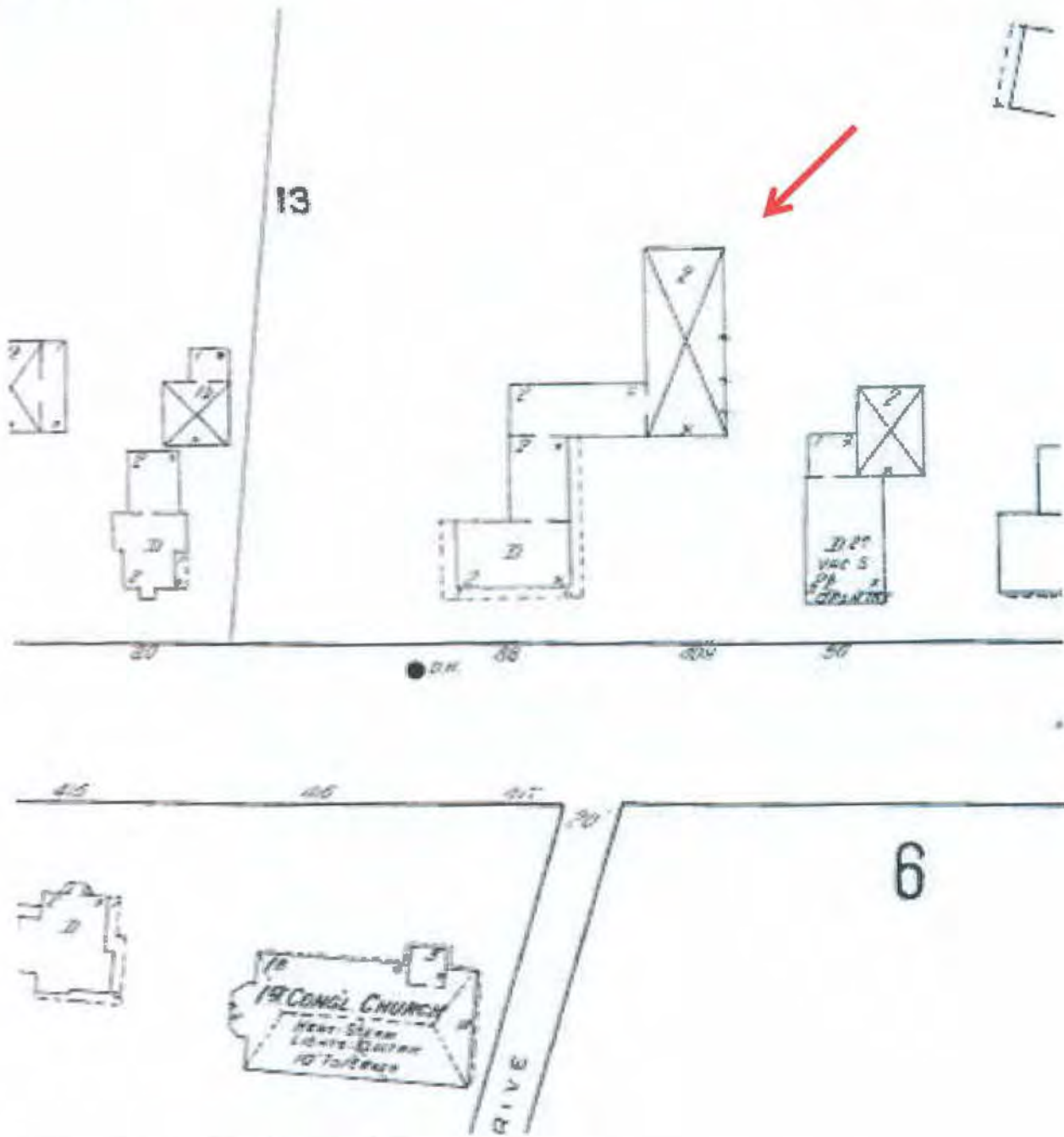


Figure 4: Pickering House in 1901
Source: Sanborn Fire Insurance Company, Nov. 1892, Sheet 3.

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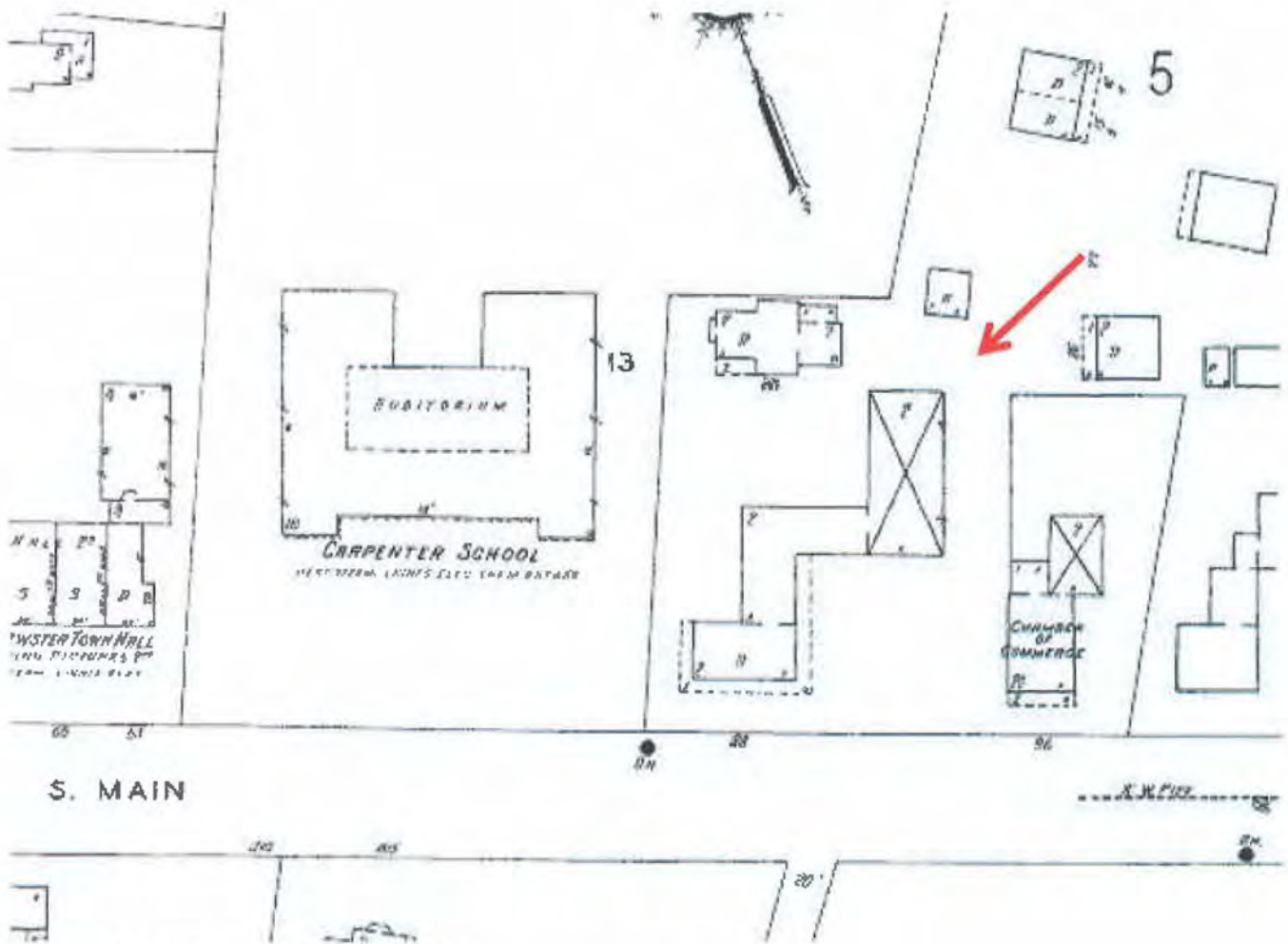


Figure 5: Pickering House in 1928
Source: Sanborn Fire Insurance Company, June 1928, Sheet 4

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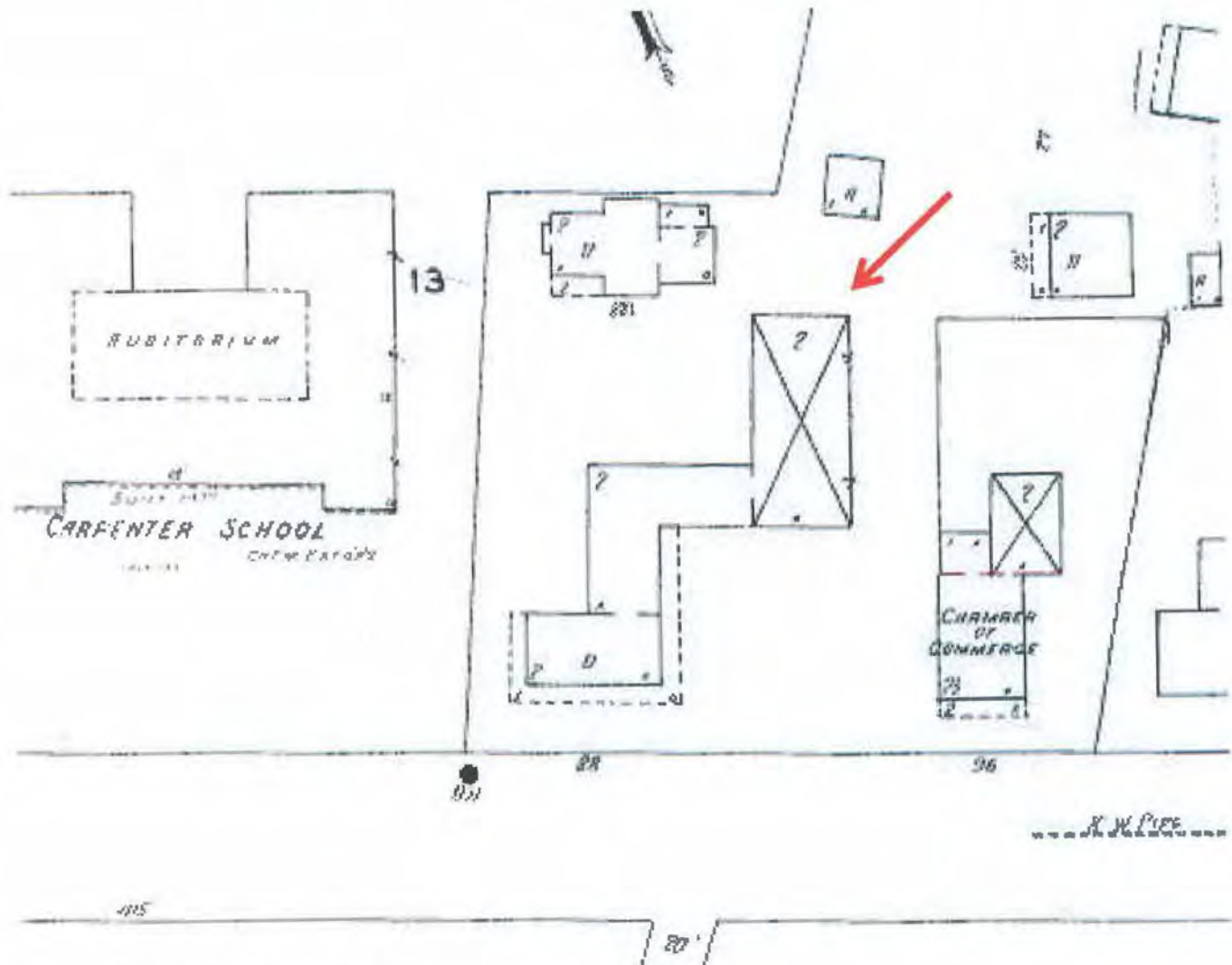


Figure 6: Pickering House in 1936
Source: Sanborn Fire Insurance Company, November 1936, Sheet 4

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Figure 7: ca. 1855 view northwest of South Main Street, from left; Pickering House, Avery House and Scott House
Source: Wolfeboro Historical Society Collections

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RESIDENCE OF MRS. CHARLES ROLLINS. PICKERING HOMESTEAD

Figure 8: Pickering House during Rollins ownership ca. 1856-1910,
Source: Wolfeboro Historical Society Collections

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Figure 9: South Main Street view west, Pickering House on right ca. 1910
Source: Wolfeboro Historical Society Collections

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Figure 10: Wolfeboro in 1892
Source: D. H. Hurd & Co., Town and City Atlas of the State of New Hampshire (Boston: D.H. Hurd & Co., 1892)

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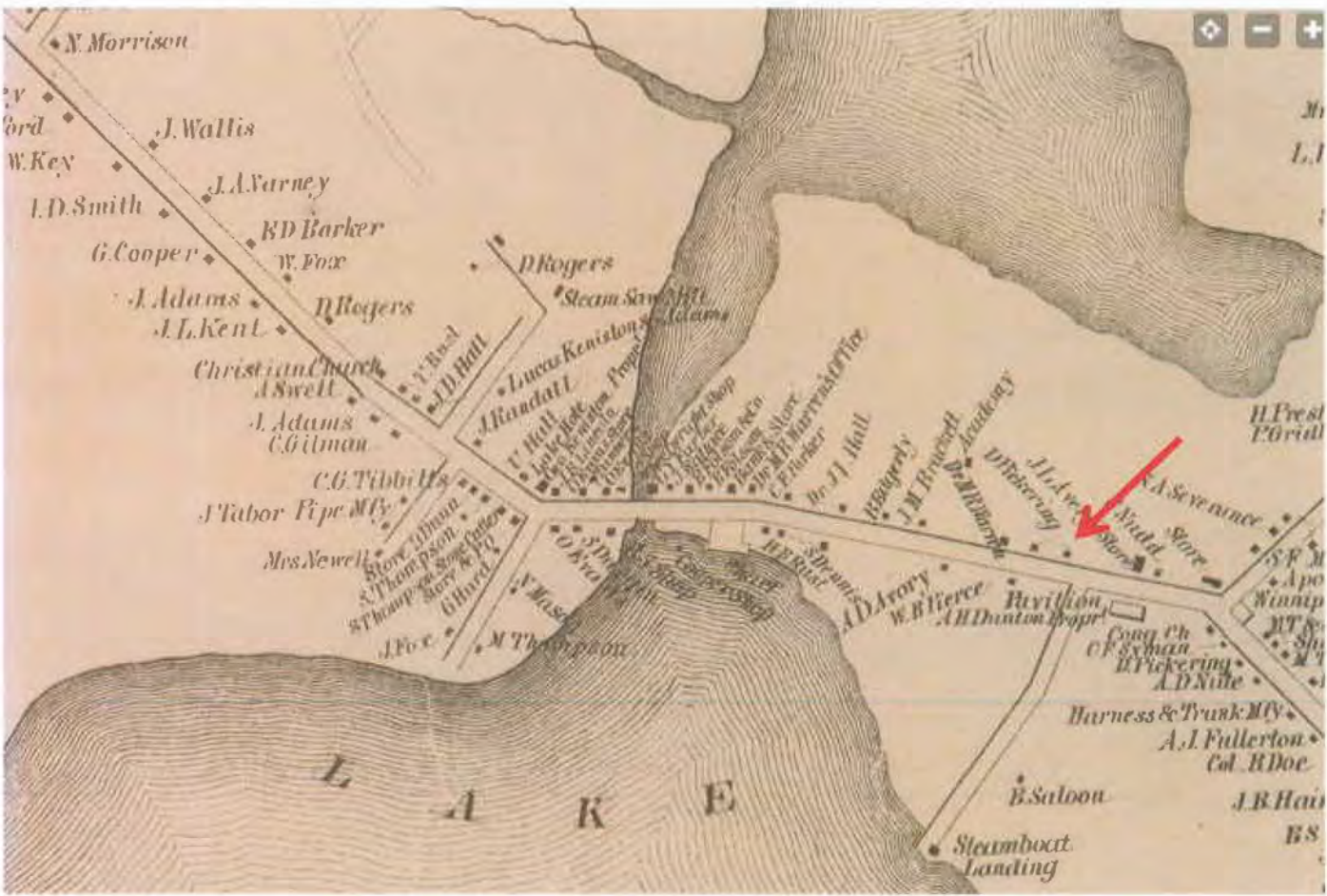


Figure 11: Wolfeborough in 1861
Source: H. F. Walling, *Topographical Map of Carroll County New Hampshire* (New York: Smith & Peavey, 1861), www.loc.gov

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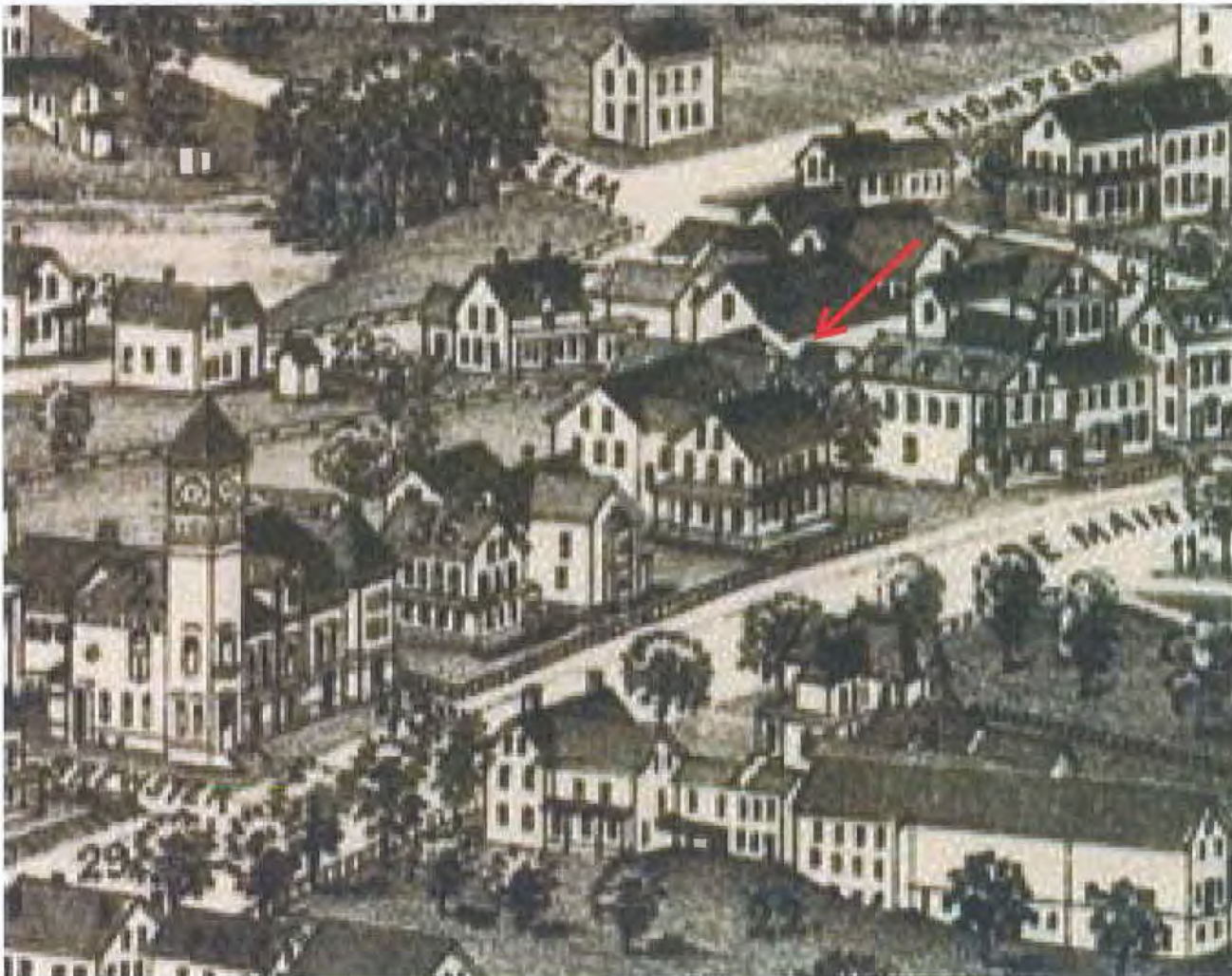


Figure 12: 1889 Bird's Eye View of Wolfeboro
Source: George E. Norris, "Wolfeborough, N.H. and Lake Winnepesaukee" (Brockton, MA: Geo. E. Norris, 1889),

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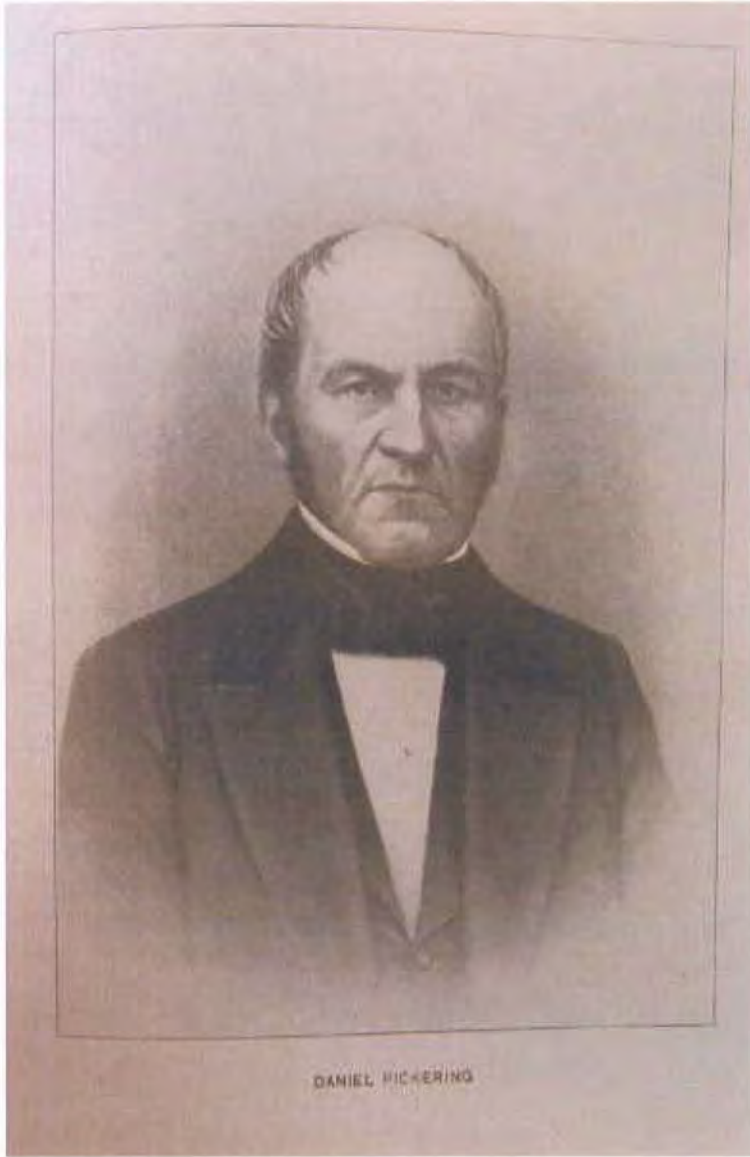


Figure 13: Daniel Pickering
Source: History of Wolfeboro (New Hampshire) Benjamin Franklin Parker

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Figure 14: Charles Rollins,
Source: History of Wolfeboro (New Hampshire) by Benjamin Franklin Parker

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Figure 15: Pavilion Hotel, ca. 1872,
Source: The New York Public Library Digital Collection

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Figure 16: Town of Wolfeboro Assessors map 2018

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County and State

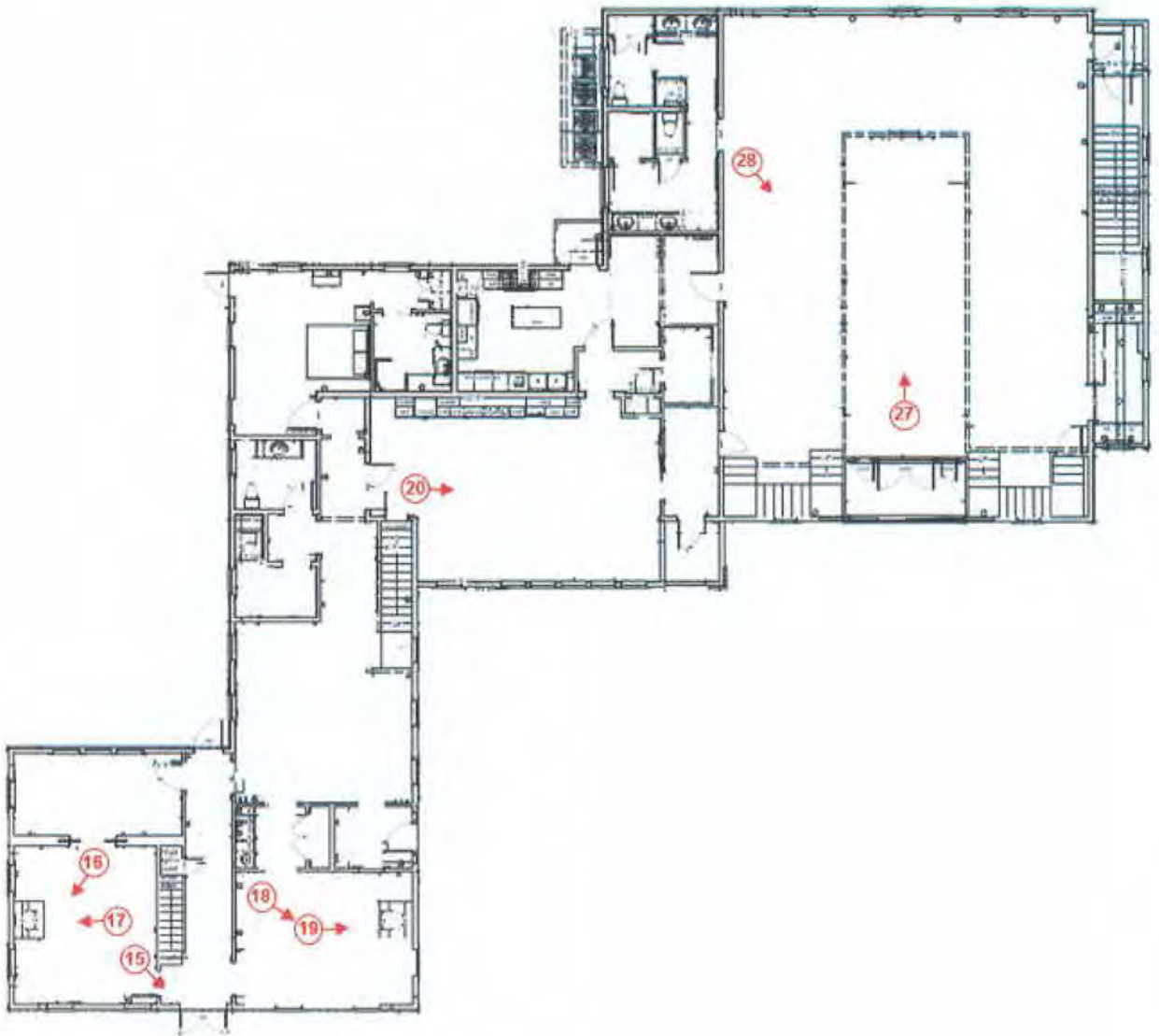


Figure 17: Interior Photo Key, First Floor

Pickering House
Name of Property

Carroll County, NH
County and State



Figure 18: Interior Photo Key, Second Floor

Pickering House
Name of Property

Carroll County, NH
County and State

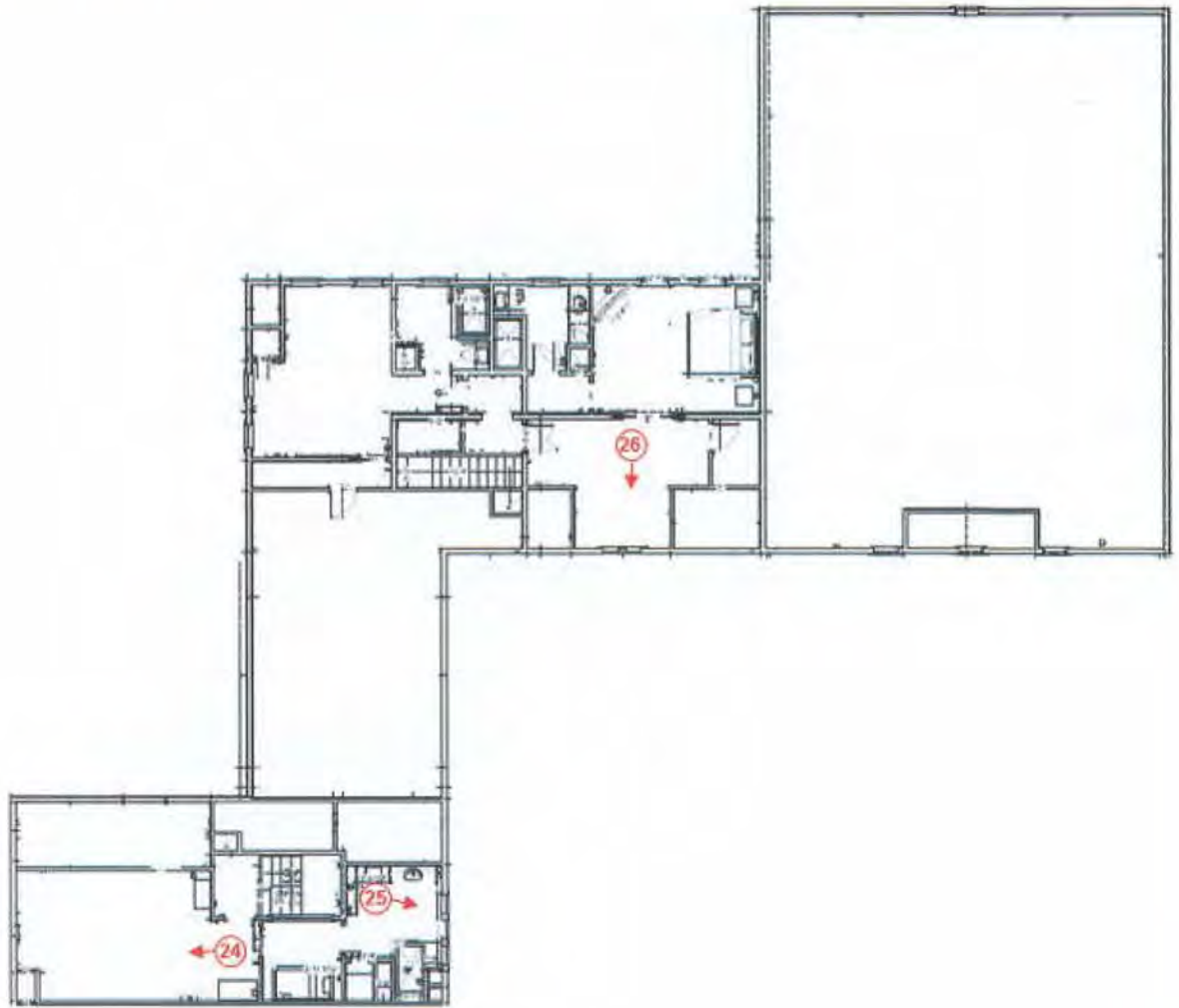


Figure 19: Interior Photo Key, Third Floor



U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



WOLFEBORO QUADRANGLE
NEW HAMPSHIRE
7.5-MINUTE SERIES

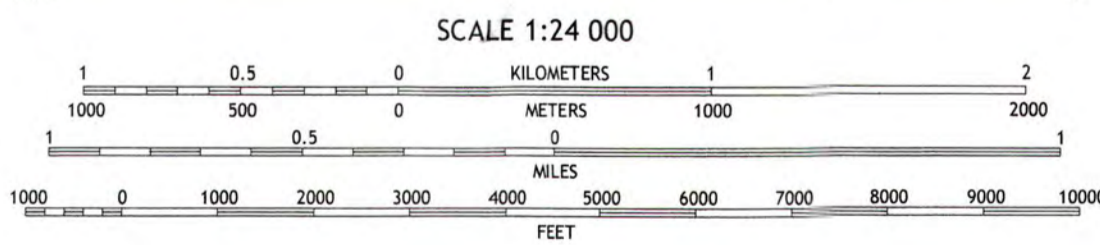
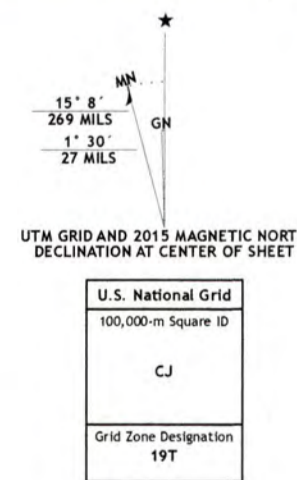


PICKERING HOUSE
116 S. MAIN ST.
WOLFEBORO, NH
CARROLL COUNTY
UTM NAD83
19T 321640
4828136

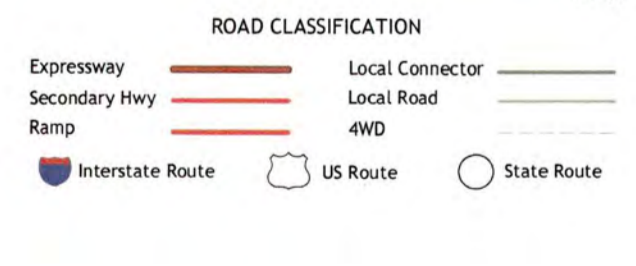
19T 321640
4828136

Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid: Universal Transverse Mercator, Zone 19T
10 000-foot ticks: New Hampshire Coordinate System of 1983
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.

Imagery: NAIP, July 2012
Roads: HERE, 2013 - 2014
Names: GNS, 2015
Hydrography: National Hydrography Dataset, 2012
Contours: National Elevation Dataset, 2008
Boundaries: Multiple sources; see metadata file 1972 - 2015



CONTOUR INTERVAL 20 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988
This map was produced to conform with the
National Geospatial Program US Topo Product Standard, 2011.
A metadata file associated with this product is draft version 0.6.18



1	2	3
4	5	6
7	8	

ADJOINING QUADRANGLES

WOLFEBORO, NH
2015







116

116









♿
PARKING



PICKERING
HOUSE
INN



THE BARN
AT PICKERING HOUSE

Handicap parking sign





















WOLFEBOROUGH, N. H.
LAKE WINNIPESAUKEE.





EXIT

Community
Open
June 23, 20

















UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 4/12/2019 Date of Pending List: Date of 16th Day: Date of 45th Day: 5/28/2019 Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

Accept Return Reject 4/16/2019 Date

Abstract/Summary Comments:

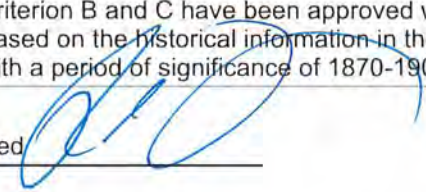
The New Hampshire SHPO responded to the NPS return with a letter acknowledging that the changes suggested by NPS might provide a more complete understanding of the historical significance of the property, but declined to proceed with any revisions in their office. It is also their understanding that the owner is not interested in any further revisions to the nomination.

Accordingly, New Hampshire SHPO requests that the property be listed as submitted based on the rarity of this resource in Wolfeboro. NH SHPO stated that, "The Pickering House is one of the oldest houses remaining in downtown Wolfeboro, which has seen a great deal of successive development since the early 19th century. Today, very little remains to document the village's earliest development. Given the rarity of this type of resource in the community, the DHR recommends that the property has sufficient integrity to illustrate its areas and periods of significance as currently presented."

Given the support for the nomination (approved by the state review board on January 28, 2019), NPS concurs that the documentation in the nomination as presented is sufficient to merit listing the property in the National Register. The Keeper of the Register reserves the right to prepare a supplemental listing record (SLR) that broadens the period of significance and adds an additional area of significance to provide a more complete understanding of why this property meets National Register criteria.

Recommendation/ Criteria:

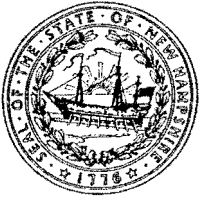
Criterion B and C have been approved with a period of significance extending to 1870. Based on the historical information in the nomination, Criterion A (Entertainment/Recreation) with a period of significance of 1870-1907 is also appropriate.

Reviewer Roger Reed  Discipline Historian

Telephone (202)354-2278 Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



The Senate of the State of New Hampshire

107 North Main Street, Concord, N.H. 03301-4951

July 18th, 2018

RECEIVED

JUL 23 2018

Elizabeth H. Muzzey
Division of Historical Resources
19 Pillsbury Street
Concord NH, 03301

Dear Director Muzzey,

I write to you today in full support of the application made by Peter and Patty Cooke to add the Pickering House to the National Register of Historic Places. The Cookes have kept me apprised of their progress since the beginning of their endeavor and I am excited to see that the construction is completed and the facility is now open to the public. I was fortunate to be able to tour the facility in June and I can personally attest to the immense care and time that went into preserving and highlighting the historical aspects and architecture of the building.

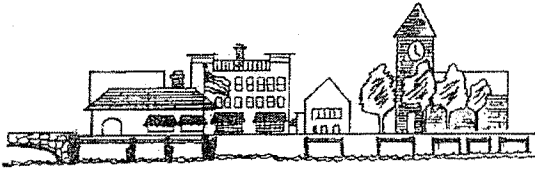
Daniel Pickering was a great man who was vital in developing the Wolfeboro community into the flourishing town it is today. Mr. Pickering owned much of the land on South Main Street in Wolfeboro and in 1820 he played an integral part in establishing the Brewster Academy which still proudly stands across the street from the Inn. Mr. Pickering also served as Wolfeboro's first Post Master.

The Cookes have taken an important historic building in our community, that was destined to be destroyed, and turned it into a beautiful representation of times past that will continue to host guests to the area for years to come. I believe Daniel Pickering would be proud to see that Peter and Patty Cooke have preserved his legacy and I would urge you to add this property to the National Register of Historic Places.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read "Jeb Bradley".

Sen. Jeb Bradley
Senate Majority Leader
Senate District 3



*Town of
Wolfeboro*

Office of Town Manager
PO Box 629
Wolfeboro, NH 03894
(603) 569-8161

October 15, 2018

David Starbuck
Chairman
State Historical Resources Council
19 Pillsbury Street
Concord, NH 03301

Elizabeth Muzzey
Director and State Historic Preservation Officer
New Hampshire Division of Historical Resources
19 Pillsbury Street
Concord, NH 03301

**RE: Pickering House, 116 South Main Street, Wolfeboro
National Register of Historic Places nomination**

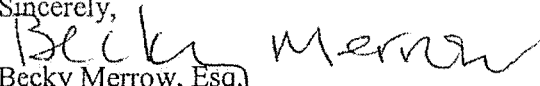
Dear Mr. Starbuck and Ms. Muzzey:

I am writing to express my strong support for the National Register nomination for the Pickering House in Wolfeboro. I understand that the nomination will be considered by the State Historical Resources Council at its meeting on October 29, 2018.

Constructed ca. 1813 by Daniel Pickering, a prominent Wolfeboro resident who played a key role in the town's development, the building and its later ells and barn are significant as a Federal era tavern that features Greek Revival and Italianate detailing. As you are no doubt aware, as recently as a couple years ago the Pickering House was heavily deteriorated following years of neglect and threatened with demolition. If it were not for the efforts of Peter and Patty Cooke who purchased the property and undertook a substantial renovation and conversion of the property to an inn, the building would have been demolished.

I strongly encourage you to look favorably upon the National Register nomination for the Pickering House and ask that you direct DHR staff to forward the nomination to the National Park Service in a timely manner so that this significant New Hampshire resource may be listed in the National Register of Historic Places before the end of the calendar year.

Sincerely,


Becky Merrow, Esq.
Wolfeboro Town Manager

Town of Wolfeboro is an Equal Opportunity Employer

STATE OF NEW HAMPSHIRE
Executive Council

JOSEPH D. KENNEY
EXECUTIVE COUNCILOR
DISTRICT ONE



STATE HOUSE ROOM 207
107 NORTH MAIN STREET
CONCORD, NH 03301
(603) 271-3632

October 17, 2018

Mr. David Starbuck
Chairman
State Historical Resources Council
19 Pillsbury Street
Concord, NH 03301

Ms. Elizabeth Muzzey
Director and State Historic Preservation Officer
New Hampshire Division of Historical Resources
19 Pillsbury Street
Concord, NH 03301

**RE: Pickering House, 116 South Main Street, Wolfeboro, NH
National Register of Historic Places Nomination**

Dear Mr. Starbuck and Ms. Muzzey:

I am writing to express my strong support for the National Register nomination for the Pickering House in Wolfeboro, NH. I understand that the nomination will be considered by the State Historical Resources Council at its meeting on October 29, 2018.

Constructed ca. 1813 by Daniel Pickering, a prominent Wolfeboro resident who played a key role in the town's development, the building and its later ells and barn are significant as a Federal era tavern that features Greek Revival and Italianate detailing. As you are no doubt aware, as recently as a couple years ago, the Pickering House had heavily deteriorated following years of neglect and was threatened with demolition. If it were not for the efforts of Peter and Patty Cooke who purchased the property and undertook a substantial renovation and conversion of the property to an inn, the building would have been demolished.

I strongly encourage you to look favorably upon the National Register nomination for the Pickering House and forward the nomination to the National Park Service so this significant New Hampshire resource may be listed in the National Register of Historic Places before the end of the calendar year.

Sincerely,

A handwritten signature in black ink that reads "Joseph D. Kenney".

Joseph D. Kenney
Executive Councilor, District One

Loughlin, Brandee

From: Maggie Stier <maggiestier@gmail.com>
Sent: Monday, November 12, 2018 10:51 AM
To: Loughlin, Brandee
Cc: Peter Cooke
Subject: Pickering House, Wolfeboro

Hello Brandee,

I hope you are settling in to your new position at DHR. I've been around for a long time--working briefly at your office in 2005-06, then spending 10 years at the NH Preservation Alliance as statewide field service rep.

Since 2016 I have also been chair of the Wolfeboro Heritage Commission, and it's in that capacity that I'm writing today. In 2015, we named the Pickering House to our Seven to Save list to recognize its precarious condition--in foreclosure and threatened not only with demolition but with replacement by incompatible in-fill amid a row of really important historic buildings leading into our downtown. We are thrilled that the Cookes stepped up and invested so much in its rehabilitation.

Peter Cooke let me know he was applying for National Register listing, and I wanted to write a note to say that the Heritage Commission would be thrilled if this building were to receive that designation.

The rescue and revival of this iconic building has been one of our two great preservation success stories in the last few years, the other being the renovation of a our town hall, also NR-listed, which sits just one building away from the Pickering House. The intervening building, Carpenter School, was built in the 1920s in the Colonial revival style and I believe would also qualify for the National Register.

Knowing that the Cookes made a significant investment in this structure, and knowing that the recognition of NR listing would be a benefit to all townspeople, I and others hope that it does qualify for this honor and recognition.

Sincerely,

Maggie Stier
chair, Wolfeboro Heritage Commission



February 6, 2019

Roger Reed
National Park Service
National Register of Historic Places
1849 C Street NW Mail Stop 7228
Washington, DC 20240

RE: National Register Nominations

Dear Mr. Reed,

I am pleased to submit the following two National Register Nominations to be considered for listing by the Keeper of the National Register:

- Scamman Farm, Rockingham County (digital)
- Pickering House, Carroll County (paper)

The enclosed disk contains the true and correct copy of the nomination for the Scamman Farm to the National Register of Historic Places.

The enclosed paper documents contain the true and correct copy of the nomination for the Pickering House to the National Register of Historic Places.

Thank you for your assistance in processing these proposals. Please do not hesitate to contact me if you have any questions.

Best,

Brandee Loughlin
National Register & Preservation Tax Incentives Coordinator
New Hampshire Division of Historical Resources
19 Pillsbury Street, 2nd Floor
Concord, NH 03301
603-271-3583



Reed, Roger <roger_reed@nps.gov>

Pickering House return

4 messages

Reed, Roger <roger_reed@nps.gov>
To: brandee.loughlin@dncr.nh.gov

Thu, Apr 11, 2019 at 10:25 AM


Brandee,


The return was signed on Monday. Here is the actual return sheet we mail to SHPO. As you can see, the issues we have with the nomination are correctable.

Roger

Roger G. Reed, Historian
National Register and National Historic Landmarks Programs
1849 C St. NW
Mail Stop 7228
Washington, D.C. 20240
202-354-2278

2 attachments

 Pickering NH return.pdf
806K

 Pickering NH return.pdf
806K

Loughlin, Brandee <Brandee.Loughlin@dncr.nh.gov>
To: "Reed, Roger" <roger_reed@nps.gov>
Cc: "Muzzey, Elizabeth" <Elizabeth.Muzzey@dncr.nh.gov>

Fri, Apr 12, 2019 at 2:06 PM

Roger,

Thank you for your review of the Pickering House National Register Nomination form and for forwarding your recommendation of adding additional information to the nomination prior to listing to the National Register. Staff of the

Division of Historical Resources have carefully considered your comments and offer the following response (attached).

Please do not hesitate to contact me if you have any questions.


Best,

Brandee

Brandee Loughlin
National Register & Preservation Tax Incentives Coordinator
New Hampshire Division of Historical Resources
19 Pillsbury Street, 2nd Floor
Concord, NH 03301
603-271-3583

Working together to preserve and celebrate New Hampshire's irreplaceable historic resources.

[Quoted text hidden]

 **DHR to NPS re Pickering 4.12.19.pdf**
1045K

Reed, Roger <roger_reed@nps.gov>
To: "Loughlin, Brandee" <Brandee.Loughlin@dnrc.nh.gov>
Cc: "Muzzey, Elizabeth" <Elizabeth.Muzzey@dnrc.nh.gov>

Fri, Apr 12, 2019 at 2:46 PM

Thank you. I have shared this with Kathryn Smith.

Roger G. Reed, Historian
National Register and National Historic Landmarks Programs
1849 C St. NW
Mail Stop 7228
Washington, D.C. 20240
202-354-2278

[Quoted text hidden]

Muzzey, Elizabeth <Elizabeth.Muzzey@dnrc.nh.gov>
To: "Reed, Roger" <roger_reed@nps.gov>, "Loughlin, Brandee" <Brandee.Loughlin@dnrc.nh.gov>

Mon, Apr 15, 2019 at 12:42 PM

Thanks Roger – I really appreciate your consideration on this.

Beth

Elizabeth H. Muzzey
Director and State Historic Preservation Officer
NH Division of Historical Resources
NH Department of Natural and Cultural Resources
603-271-3483 office
603-848-4651 cell

Working together to preserve and celebrate New Hampshire's irreplaceable historic resources.

NHDHR is in the process of scanning our paper records. Consequently, availability of certain records may be limited during the next several months. When scheduling a research or file review appointment please specify the town and document type you wish to review. We will do our best to accommodate your research needs in a timely fashion during this process.

[Quoted text hidden]