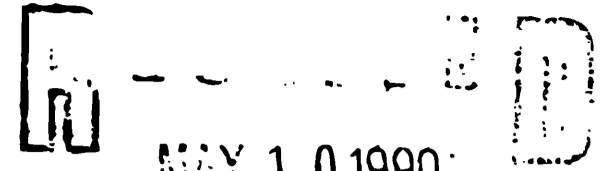


United States Department of the Interior  
National Park Service



National Register of Historic Places  
Registration Form

NATIONAL REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Margeson, Richman, Estate  
other names/site number Hawkrige, Edwin, Estate; Loomis, Ralph, Estate

2. Location

street & number Long Point Road N/A  not for publication  
city, town Newington (Pease Air Force Base) N/A  vicinity  
state New Hampshire code NH county Rockingham code 015 zip code 03801

3. Classification

|  |  |  |                        |
|--|--|--|------------------------|
| <b>Ownership of Property</b>                       | <b>Category of Property</b>                  | <b>Number of Resources within Property</b> |                        |
| <input type="checkbox"/> private                   | <input type="checkbox"/> building(s)         | <b>Contributing</b>                        | <b>Noncontributing</b> |
| <input type="checkbox"/> public-local              | <input checked="" type="checkbox"/> district | 2  | _____ buildings        |
| <input type="checkbox"/> public-State              | <input type="checkbox"/> site                | _____                                      | _____ sites            |
| <input checked="" type="checkbox"/> public-Federal | <input type="checkbox"/> structure           | _____                                      | 1 structures           |
|  | <input type="checkbox"/> object              | _____                                      | _____ objects          |
|  |  | 2  | 1 Total                |

Name of related multiple property listing:  
N/A

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  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  meets  does not meet the National Register criteria.  See continuation sheet.

*[Signature]*  
Signature of certifying official  
Department of the Air Force  
State or Federal agency and bureau

MAY 4 1990  
Date

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

*[Signature]*  
Signature of commenting or other official  
New Hampshire  
State or Federal agency and bureau

November 9, 1989  
Date

5. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register.  See continuation sheet.
- determined eligible for the National Register.  See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

*[Signature]* 6-21-90

*[Signature]* Signature of the Keeper

Date of Action

**6. Function or Use**

Historic Functions (enter categories from instructions)

DOMESTIC/camp

Current Functions (enter categories from instructions)

DOMESTIC/camp

**7. Description**

Architectural Classification

(enter categories from instructions)

Colonial Revival

Materials (enter categories from instructions)

foundation Stone

walls Weatherboard

roof Asphalt

other

**Describe present and historic physical appearance.**

The Margeson Estate is composed of a main house in the colonial revival style, a caretaker's cottage, and a dug well which supplies both buildings with water. The main house stands on Hoyt Hill, a rounded eminence adjacent to the shore of tidal Great Bay in Newington, New Hampshire. The elevated position of the house commands views in all directions except where forest cover intervenes, and the extensive panoramas visible from the site provided the impetus for construction of the dwelling as a summer home in 1894. Beginning in 1952, the estate, like all surrounding properties and much of the town of Newington, was acquired by the federal government as the site of Pease Air Force Base. The Margeson house was retained, unlike most neighboring dwellings, and was utilized as a sportsmen's clubhouse for Air Force personnel. The nominated property retains its integrity of location, design, setting, materials, workmanship, feeling, and association. The estate is significant under National Register Criterion C, for its architectural characteristics. It embodies the essential characteristics of the colonial revival style, and therefore exemplifies both the period of its construction and a stylistic preference of its locale at that period. The property is also significant under Criterion A, being an example of a country summer home at a period when the construction of such homes was fashionable for those who could afford them and was of great economic significance in the depressed economy of rural New England.

**MAIN HOUSE:** The main dwelling is sited at the top of a declivity which slopes westward to the shore of Great Bay, an expansive tidal estuary. An allee was opened from the front door of the house to the shore. This broad slope is bordered on the north by a granite retaining wall which divides the graded surface of the walkway from the irregular natural terrain beyond its edges. The allee provides an extensive view across a broad sheet of tidewater to the opposite shore of the bay, two and a half miles distant. Both sides of the corridor are bordered by ancient trees, mostly mixed northern hardwoods and eastern white pines, which have been preserved since the nineteenth century. The house is shaded by a variety of ornamental trees and shrubs, beyond which stretch open fields preserved from the days when this was a working farm. To the southeast, the house commands extensive views toward natural wetlands, with Herod's Cove, an arm of Great Bay, in the distance. Use of the estate by the Air Force as a game preserve has protected most of the natural features which made this an attractive summer estate in the late nineteenth century. In the aggregate, the estate and its surroundings represent a rare survival of a little-disturbed estuarine ecosystem with accompanying uplands. Historically, the lands of the estate represent portions of several tidewater farms which were first brought under cultivation in the seventeenth century and were once characteristic of the entire border of Great Bay.

 See continuation sheet

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The main house is a large, hip-roofed, two-story dwelling in the colonial revival style. The main body of the dwelling is 40'-6" wide and 30'-9" deep, while the one-story wing, extending easterly, is about sixteen feet wide and twenty-seven feet long. A small flat-roofed extension, postdating the original kitchen wing, extends eight feet from its rear (east) wall. The house stands above a full cellar on a deep foundation constructed of iron-oxide-stained shale. Its frame is constructed of sawn lumber, and the interstices of the exterior walls are filled with brick nogging as a windbreak.

The exterior walls of the house are clapboarded and are defined by fluted pilasters at the corners, by a heavy water table at the bottom, and by a deep frieze and a strongly projecting cornice. The steep hipped roof of the main block is truncated by a balustraded deck with a scuttle opening onto the roof. The four slopes of the main roof are pierced by hip-roofed dormers, while the gabled roof of the wing has gabled dormers on both surfaces. All roofs are presently covered with asphalt shingles.

The detailing of the house remains little changed from the date of original construction. Windows have 6-over-1 sashes and moulded caps. Dormers in the wing retain their 6-over-1 sashes, while those of the main house, remodelled some years after the house was constructed, have 2-over-1 sashes.

The house has two porches, both the products of remodelling early in the twentieth century. The facade (western elevation) has a classical one-story porch extending the full width of the front. With detailing resembling that of the main block of the house, this porch is supported by clusters of four Ionic columns rising from granite-capped piers of cemented sea-rounded cobblestones. Extending from the center of the porch is an expansive porte-cochere which spans a paved driveway in front of the house. The southern elevation of the kitchen wing has a smaller and simpler porch supported by Tuscan columns.

The fenestration of the house is generally symmetrical. The facade has three bays, with a central doorway flanked by high windows on the first story. The second floor is similar, having a three-part window in the center, given emphasis by a wooden balustrade which extends forward on the flat roof of the porch. The side (north and south) elevations are similar to one another. The north wall has two large windows on each floor, with a smaller central window, lighting a bathroom, on the second story. The south elevation is the same, except that the room at the rear of the house (originally a dining room) has two windows instead of one. Fenestration of the rear of the main block and of the kitchen wing is regular but not perfectly symmetrical.

The house has a generally symmetrical floor plan, with rooms arranged on each side of a central hallway that extends through the structure from front to back. The house originally had two chimneys placed on each side of the hallway; the southerly chimney has been dismantled. The main staircase rises along the rear (east) wall of the hallway and is embellished by a reeded vasiform newel post and turned balusters of a "colonial" pattern. The plan of the second floor is symmetrical, with two rooms on each side of the broad hallway. The plan of the third floor is similar, except that a bathroom is located in the center rear of the house. This area was originally part of the central hallway, and was formerly lighted by a skylight in the roof deck.

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The interior detailing of the house is generally of a simple "colonial" style. Baseboards have Grecian ovolo caps; some rooms have ogee crown mouldings. Door and window casings are wide and have a complex moulded profile which suggests Federal-style detailing. Doors have four flat panels, bordered by reeded mouldings.

The house has been altered since its construction. The first alterations were probably undertaken during the 1920s by the Hawkrige family, who bought the estate from the Margesons in 1906 and subsequently expanded the land holdings. On the exterior, alterations included the removal of a series of rather narrow gabled dormers and their replacement by the present wide multi-window dormers with hipped roofs; the attic was probably remodelled (and possibly finished for the first time) as part of this change. The Hawkrige family also added the large porch and porte-cochere at the front of the house. This entailed the removal of an original doorway portico, and also the removal of a cobblestone retaining wall which was articulated by cobblestone piers at intervals and provided a terreplein surrounding three sides of the house. Stones from this wall were reused in constructing the piers of the present porch and porte-cochere. The kitchen porch was probably added as part of this remodelling, which essentially brought the house to the exterior appearance it retains to this day.

Later alterations were carried out by the Air Force during their adaptation of the house to its present use as a sportsmen's clubhouse. These changes included the rebuilding of the northern chimney, which entailed the removal of a fireplace that originally had heated the central hallway. The Air Force also removed the southern chimney and the first-floor partition that divided the parlor from the dining room, thus creating a single long room along the southern half of the first story. Access to this room was provided by substantially widening the doorways leading from the hall.

**CARETAKER'S COTTAGE:** The present caretaker's cottage replaces an earlier building which appears to have been built at the same time as the main house but which was destroyed by fire in the 1920s. The present structure probably dates from the 1920s. It is a one-story house with a T-shaped floor plan and a hipped roof. Its walls are clapboarded and its roof is covered with asphalt shingles. The building stands on a stone foundation which appears to have served the earlier caretaker's house. The building has a balloon frame.

The exterior and interior detailing of the house is simple, consisting of flat, square-edged stock. The windows are mostly two-sash units, consisting of pairs of six-over-six sashes separated by mullions. Interior casings are unmoulded, and interior doors are flush units. The house has a single chimney which serves both a basement furnace and a fireplace in the parlor; the latter is fitted with a well-detailed colonial revival fireplace. The attic is unfinished and is lighted by a hip-roofed dormer in the south slope of the roof, above a staircase.

The caretaker's cottage has not undergone any known major alterations.

**WELL (noncontributing structure):** Between the main house and the caretaker's cottage

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is a dug well. The well is accessible from a subterranean pump and pressure tank room, covered by a flat wood-frame deck with a scuttle. The well was constructed by the Air Force after their acquisition of the property in 1952, and is ineligible for listing on the National Register because of its recent date.

The well site was originally occupied by a large rectangular structure built of sea-rounded cobblestones and set among the trees of an old apple orchard. Above the stone base, which was covered by a wooden gable roof, rose a two-stage wooden tower topped by a windmill. The mill pumped water to a tank in the upper part of the tower; this, in turn, was connected by piping to a copper-lined wooden tank which remains in the attic of the main house and provided the necessary water pressure for household use. The elaborate well structure was later replaced by the present underground pump room with a pressure pump powered by electricity.

Among the apple trees, adjacent to the old well building, stood an octagonal gazebo which commanded a view of Long Point Road as it approached the estate from the northeast. Like the well building, this structure has disappeared.

The estate once had two barns, built in 1894 and used to shelter cattle and other stock kept on the estate. These were removed by the Air Force.

The remainder of the nominated property is composed of a mixture of open and wooded land which is gently rolling in the vicinity of the buildings but which slopes sharply toward the shore of Great Bay immediately west of the main house. The property has few man-made features except for sections of stone wall which are to be found in the woods west of the house. These probably represent relics of the field system of the Woodman Farm, which formed the core of the Margeson Estate. The only substantial topographical change made by the Margeson family was the levelling of the allee which extends from the front door of the house to the shore of the bay. This necessitated the construction of a granite retaining wall at the northern edge of the allee, and the filling and levelling of the broad slope with earth. Now lightly covered with brush, the allee was until recently a grass-covered slope bordered by mature trees.

The Air Force has left the topography of the remainder of the nominated property relatively unaltered. It may be supposed that stone walls have been removed from some open areas, but the use of lands surrounding the main house as a game preserve has provided little incentive for alteration in the area.

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally  statewide  locally

Applicable National Register Criteria  A  B  C  D

Criteria Considerations (Exceptions)  A  B  C  D  E  F  G

Areas of Significance (enter categories from instructions)  
Architecture

Period of Significance  
N/A

Significant Dates  
1894

Summer vacation home movement

c. 1920s

Cultural Affiliation  
N/A

Significant Person  
N/A

Architect/Builder  
Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Margeson Estate is significant under National Register Criterion C, embodying the distinctive characteristics of a building type, period, and method of construction, and possessing high artistic value. The main house is significant as a relatively early example of the colonial revival style within a region which contributed much to the development of the style. The period of significance consists of two dates. 1894 is the year in which the main house was constructed; the 1920s represent the period in which the present caretaker's cottage was built and in which architectural changes were made to the main house.

Beyond its style, the house was constructed as a summer home, a building type which began to appear in great numbers in New Hampshire during the late 1800s as a direct result of encouragement by state government. Because the estate embodies a social movement which did much to shape Americans' attitudes toward country life, and which also was of crucial importance to the economy of rural New England in the late nineteenth and early twentieth centuries, the estate is further significant under National Register Criterion A.

The house was built in 1894 by Richman Stanley Margeson and his wife, Isabella H. Margeson, on the forty-acre Woodman Farm, purchased in the spring of that year. Margeson had established the Portsmouth Furniture Company in 1890, although he continued to reside in the Boston area and left the management of the company to his son-in-law, Nathaniel Adams Walcott.<sup>1</sup> The estate remained in the Margeson family until 1906, when Edwin Hawkrige bought it. It remained in the Hawkrige family until 1952, when the federal government bought it from the estate of Emma Hawkrige Loomis and Ralph Loomis.<sup>2</sup> Thus, the property was transformed from farm to estate in a process that was to be repeated hundreds of times in New Hampshire during the late 1800s, and the dwelling that defined that estate remains a good example of a style that was largely inspired by local architecture.

Architecture: The main house of the Margeson Estate is a good example of colonial revival domestic architecture. Before a remodelling gave the house its present dormers and porch, the building had gabled dormers and a small portico that gave it a still greater resemblance to local Georgian dwellings. The Portsmouth, New Hampshire region abounds in Georgian and Federal dwellings which played an important role in defining

See continuation sheet

**9. Major Bibliographical References**

BOOKS AND ARTICLES:

- Biographical Review . . . of Rockingham County, New Hampshire (Boston: Biographical Review Publishing Company, 1896)
- Durham Historic Association. Durham, New Hampshire: A History, 1900-1985 (Canaan, N.H.: Phoenix Publishing, 1985)
- New Hampshire Farms for Summer Homes (Concord, N.H.: N.H. State Board of Agriculture, 1902-16)
- Rowe, John Frink. Newington, New Hampshire (Canaan, N.H.: Phoenix Publishing, 1987)
- Sturges, Walter Knight. "Arthur Little and the Colonial Revival," Journal of the Society of Architectural Historians 32 (1973), pp. 147-63.
- Walcott, Arthur Stuart. The Walcott Book (Salem, Mass.: Sidney Perley, 1925)

NEWSPAPERS (Portsmouth, N.H.):

- New Hampshire Gazette
- Portsmouth Journal

MAPS (Planning Office, Pease Air Force Base):

Plan, "Real Estate, Pease Air Force Base Military Reservation, Segment 'D'," April, 1952

See continuation sheet

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 # \_\_\_\_\_

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: \_\_\_\_\_

**10. Geographical Data**

Acreage of property 11.7 acres

UTM References

A 

|      |   |         |   |   |   |   |          |   |   |   |   |   |   |   |
|------|---|---------|---|---|---|---|----------|---|---|---|---|---|---|---|
| 1    | 9 | 3       | 4 | 8 | 6 | 3 | 7        | 4 | 7 | 7 | 1 | 1 | 4 | 0 |
| Zone |   | Easting |   |   |   |   | Northing |   |   |   |   |   |   |   |

C 

|      |   |         |   |   |   |   |          |   |   |   |   |   |   |   |
|------|---|---------|---|---|---|---|----------|---|---|---|---|---|---|---|
| 1    | 9 | 3       | 4 | 8 | 8 | 6 | 0        | 4 | 7 | 7 | 1 | 0 | 0 | 0 |
| Zone |   | Easting |   |   |   |   | Northing |   |   |   |   |   |   |   |

B 

|      |   |         |   |   |   |   |          |   |   |   |   |   |   |   |
|------|---|---------|---|---|---|---|----------|---|---|---|---|---|---|---|
| 1    | 9 | 3       | 4 | 8 | 8 | 6 | 1        | 4 | 7 | 7 | 1 | 1 | 3 | 8 |
| Zone |   | Easting |   |   |   |   | Northing |   |   |   |   |   |   |   |

D 

|      |   |         |   |   |   |   |          |   |   |   |   |   |   |   |
|------|---|---------|---|---|---|---|----------|---|---|---|---|---|---|---|
| 1    | 9 | 3       | 4 | 8 | 5 | 7 | 0        | 4 | 7 | 7 | 1 | 0 | 0 | 0 |
| Zone |   | Easting |   |   |   |   | Northing |   |   |   |   |   |   |   |

See continuation sheet

Verbal Boundary Description

The boundaries of the nominated property are indicated by the dashed line on the attached sketch map.

See continuation sheet

Boundary Justification

These boundaries are drawn to encompass the surviving components of the estate which retain integrity and are eligible for the National Register.

See continuation sheet

**11. Form Prepared By**

name/title James L. Garvin, Architectural Historian

organization New Hampshire Division of Historical Resources date November 9, 1989

street & number 15 South Fruit Street -- P.O. Box 2043 telephone (603) 271-3483

city or town Concord state NH zip code 03302-2043

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the colonial revival style in the United States. The Margeson house is a relatively early example of the colonial revival in a region having a special connection with that style.

By the 1870s, the Portsmouth region had assumed the reputation it retains today as an area especially rich in colonial buildings. The antiquarian painter Edward Lamson Henry had visited Portsmouth to sketch the stairhall of the ancient Macpheadris-Warner House. In 1877, the young Boston architects Robert Swain Peabody and Arthur Little visited Portsmouth to study and sketch old houses. Peabody became a quick convert to an architectural style based on colonial prototypes, and promoted the idea in articles and speeches. Both Peabody and Little admired the picturesque Benning Wentworth Mansion in Portsmouth, and Little featured sketches of the house in his pioneering book, Early New England Interiors.<sup>3</sup> Portsmouth's Rockingham Hotel, opened in 1886, was designed by Boston architect Jabez H. Sears to reflect colonial motifs in its overall design and its detailing, and even to incorporate a room from the 1785 house that had stood on its site.<sup>4</sup> At about the same time, a wealthy Bostonian, J. Templeman Coolidge, bought the Benning Wentworth Mansion and began to restore it, setting an example that was followed by others with antiquarian tastes.

By 1890, a number of architects were designing colonial revival houses in the Portsmouth area. The New York firm of McKim, Mead, and White is reputed to have provided designs for remodelling an old brick house on Fox Point in Newington into a luxurious summer home for Woodbury Langdon, who also maintained an eighteenth-century ancestral home in Portsmouth. A Portsmouth native, Henry B. Ball, became a principal in the Boston architectural firm of Ball and Dabney. Ball returned to Portsmouth to design some of the city's finest colonial revival houses, including the Morris C. Foye House (1891) and the Wallace Hackett House (1891-2).

Local architects also became skillful practitioners of the colonial revival style. William A. Ashe of Portsmouth used the colonial style in his designs for the Langdon Library in Newington (1892-3) and for several public buildings in Portsmouth. The style became predominant in domestic architecture by the 1890s, as the local housing market boomed; in the winter of 1893, architect Ashe reported that he was designing fourteen or fifteen houses for construction the following spring.<sup>5</sup>

Most of the elaborate colonial revival houses in the region are city dwellings located along the fashionable streets of Portsmouth. The style called for careful and sometimes elaborate detailing, and so was more favored by prosperous city dwellers than by farmers and other rural people. The colonial style was always a rarity in Newington, which remained a farming community and had only a few estates on the grand scale. With the accidental burning of the Woodbury Langdon estate in 1923, the Margeson house assumed the stature of an almost unique example of an ambitious house type. The removal of nearly every other house in central Newington during construction of Pease Air Force Base has left the Margeson house virtually the sole survivor of its type. As such, the dwelling represents a rare example of the colonial revival style in a rural setting.



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The house also retains a high artistic value. The structure itself is carefully proportioned and detailed. The house was also designed, however, as part of a landscaped estate and a working farm. While the destruction of the windmill and the two barns has compromised the relationship of the dwelling with its setting, the house still exerts a powerful aesthetic effect upon the landscape. The vistas to be enjoyed from the house are also largely unchanged, and represent a significant part of the artistic quality of the dwelling.

The height of local ambition in the colonial revival style was the country estate of Woodbury Langdon, built nearby at Fox Point in Newington about 1890. This great brick house had a roof balustrade and cupola, projecting semicircular wall bays, and elaborate porches and balustrades. A house of comparable ambitiousness, Three Rivers Farm, built by Edward W. Rollins, still stands a few miles upriver in Dover. Yet not all colonial revival country estates in New Hampshire were ambitious; many were designed on a more modest scale than the Margeson estate. An example is Cleveland Farms, built for ex-President Grover Cleveland in Tamworth, N.H., in 1905. Designed by Walter H. Kilham of the Boston architectural firm of Kilham and Hopkins, Cleveland Farms is a small story-and-a-half house. The same is true of Kilham's own Tamworth summer home, remodelled from an old farmhouse, and the nearby cottage that Kilham designed for Dr. John H. Finley, President of the College of the City of New York.<sup>6</sup> Many other examples of summer homes in the colonial style can be found on the borders of Great Bay, some of them more elaborate than the Margeson house, and many of them less ambitious. While the range of colonial revival country houses in New Hampshire is wide, very few such buildings of any degree of elaboration remain in Newington. Within its local context, then, the Margeson Estate is an important surviving example of the type.

Entertainment/Recreation: The Margeson Estate epitomizes the process by which New Hampshire farms were converted to summer homes in the late nineteenth century. The impetus for this type of conversion, which became a statewide phenomenon, was provided by a combination of economic circumstances, initiatives taken by state government, the scenic beauty of the region, and the presence of a nearby population of wealthy people who had the leisure time, the money, and the means of transportation necessary to convert a run-down farm to an estate. On such estates, of which there were hundreds in New Hampshire, the enjoyment of scenic beauty, fresh air, and outdoor exercise came to take precedence over the harsh need to earn a living from the soil. Many farms, run down and abandoned as no longer viable, nevertheless possessed extraordinary mountain or water views. Like the forty-acre Woodman Farm in Newington, these properties often found a second life in the late 1800s as estates owned by "summer people" from outside the region.

Beginning after the Civil War, most of rural New Hampshire began to lose population. The attractions of western lands for those who wished to continue farming combined with the lure of New England's growing cities to draw people away from the New Hampshire farm. Although the state established the New Hampshire College of Agriculture and the Mechanic Arts in 1866 and reestablished a Board of Agriculture in 1870, nothing could prevent the depopulation of most farming regions in New Hampshire. Thousands of acres of abandoned land, paying no revenue, posed an immediate threat to the economy

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of New Hampshire, where most public works were paid for by property taxes. In the 160 towns which reported on their situation in 1889, there were no fewer than 936 abandoned farms which were deemed reclaimable through quick reoccupation; some individual towns had twenty or thirty such farms within their borders. Some four or five hundred New Hampshire farms, though still occupied, were for sale.<sup>7</sup>

Reacting to this situation, the New Hampshire legislature created the new office of State Commissioner of Immigration. The Commissioner saw that a mixture of approaches might save the New Hampshire farm. Some farms might be kept productive under new ownership. Others might offer a picturesque old dwelling and a fine view that would attract a purchaser who wanted a summer place but had no interest in agriculture. Still others might offer the perfect site for conversion to a true country estate through the building of a spacious modern home. In an effort to encourage prosperous outsiders to invest in New Hampshire properties, the Board of Immigration began in 1890 to issue a pamphlet entitled, Secure a Home in New Hampshire, Where Comfort, Health, and Prosperity Abound. The first edition of this pamphlet listed no fewer than 1,442 abandoned farms with tenantable buildings.

The conversion of the Woodman Farm in Newington to an estate, first by the Margeson family and later through additional land purchases by the Hawkridge family, mirrored the process of estate building seen throughout New Hampshire. First, the margins of Great Bay had long been recognized as ideal for the establishment of country seats. A number of the wealthy mercantile families of pre-Revolutionary Portsmouth had bayside farms which provided fresh produce for city homes and offered escape into the country during the heat of summer. Second, Great Bay is a beautiful estuary, with broad sheets of ebbing and flowing tidewater, picturesque farmlands extending down to the shore, and fine hunting, fishing, and boating. Third, the town of Newington was a bucolic community in the late 1800s, yet was easily accessible from Portsmouth, Boston, and other cities by rail or road. By the late 1800s, a number of wealthy people had grown fond of the town as a vacation spot; the society columns of Portsmouth newspapers noted, for example, that Richman Margeson and his family summered in Newington for several years before purchasing the Woodman Farm. Finally, the farm itself was clearly ready for conversion to an estate. The foreclosure of a mortgage on the property in 1884 resulted in the farm being sold to the first of its non-local owners. In 1888, Professor James Barr Ames, later Dean of Harvard Law School, bought the farm with his wife as a summer retreat. The Ameses apparently kept the farm as they bought it, leaving it to the Margeson family to carry out more ambitious plans.

Although New Hampshire's Great Bay was widely admired and extensively used for recreation in the late nineteenth and early twentieth centuries, relatively few people built large summer estates along its shores. Rather, the shorelines of many old bayside farms were subdivided for camps or cottages, and several local farms were converted to boarding houses for summer guests. In Newington, for example, groups of cottages were constructed along the shores of Little Bay (the northern end of Great Bay) and parts of nearby Fox Point. In neighboring Greenland, other shoreside cottages were built on the Weeks and Brackett farms near Bayside railroad depot. Across the bay in Durham, Comfort Mathes Camp, an organized girls' summer camp, was established in 1911 at Durham Point,

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overlooking Little Bay. A large farm at Adams Point, also in Durham, was converted about 1900 to accommodate as many as fifty summer boarders.<sup>8</sup>

Only a few old bayside farms became summer estates, and of these the Margeson Estate is almost certainly the best preserved on Great Bay proper, despite the loss of some of its outbuildings. Most others have been drastically changed. The estate of Joshua Winslow Peirce, on the border between Newington and Greenland, for example, is now a golf course. Established as early as the 1830s as a gentleman's farm, the Peirce property survived into the twentieth century and inspired the Margeson Estate and others of its period. The grandest of these later estates, that of Woodbury Langdon on Fox Point in Newington, would remain preeminent among Great Bay summer homes if its main house had not burned in 1923, leaving only two large barns, dating from about 1891, to suggest the scale of the estate. Even the large boarding house at Adams Point in Durham is lost, having been torn down in 1965; its site is now occupied by the estuarine biology laboratory of the nearby University of New Hampshire. The removal of most of Newington's other bayside farmhouses, summer houses, and cottages during construction of Pease Air Force Base has left the main house of the Margeson Estate virtually the sole survivor of its type in the immediate area. The fortuitous designation by the Air Force of the surrounding fields and woods as a hunting and fishing preserve has increased the importance of the estate by preventing development or alteration near the house. Thus, the property offers a locally unique example of a house and land which, except for reforestation in areas, survive almost as they were in the 1920s or before.

Richman S. Margeson lived in Boston Highlands (Roxbury) Massachusetts. Although he founded the local Portsmouth Furniture Company, he remained a "summer person." His outlook in converting the Newington farm to a "gentleman's estate" may have been similar to that of other businessmen from Massachusetts and elsewhere who built comparable retreats in New Hampshire at the end of the century. They often described their motivation as including the need to escape large cities or job pressures; enjoyment of natural beauty or fresh air; privacy; and, usually, the practice of some sort of agriculture or horticulture. George B. Rowell said of his summer home near Lancaster, New Hampshire, that "as a place to go when tired and in need of rest, its equal cannot be found in all this world." Col. Isaac L. Goff of Providence, Rhode Island, put into words a common assumption of the time when he declared, "I believe business and professional men realize more each year the necessity of taking at least one month's time from business cares, to get back to the mountains where the air is high, dry, and healthy . . . ." Herbert Dumaesque said of his Kona Farm on New Hampshire's Lake Winnepesaukee that "being an active businessman, I rather enjoy being isolated--as my leisure time is fishing, hunting, and walking--and in no other place that I have ever seen can I get so much rest and enjoyment. . . ." The Rev. Louis Banks of New York City bought his New Hampshire farm because "I grew up in the country, and I wanted my children to grow up with a sense of land ownership. . . . I wanted to take them three months in the year out of the artificial life of the cities, and to let them breathe the air of simplicity among the mountains."<sup>9</sup>

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New Hampshire native and Boston banker Montgomery Rollins expressed the views of that smaller number of summer visitors who chose to build on the Great Bay estuary when in 1902 he explained his rationale for creating Tidewater Farm, a few miles north of the Margeson Estate: ". . . I was satisfied that the particular part of New Hampshire called Great Bay, with its salt water branches (offering nearly 50 miles of inland navigable waters) offered more attractions to me than any other part of New Hampshire. It is almost wonderful that a section as beautiful as the Great Bay, . . . a locality rich in historical events and one of the earliest explored and settled communities of this hemisphere, should have been so long neglected by summer home seekers, especially in view of the fact that it is so near and accessible to Boston. The country surrounding these inland waters is still mostly settled by the farming population. . . . The vacation seeker has, through the bicycle, golf, and outdoor sports, become more interested in the country and in rural life, and feels the want more than ever of a place he can go to rather more than for the summer months only . . ."10

Undoubtedly inspired by similar sentiments, Richman Margeson immediately began to transform the run-down Woodman Farm into a model estate. In the spring of 1894, Margeson hired a Boston contractor named Burdon to erect a stable and carriage house on the farm. By autumn, he also kept a herd of cattle there.<sup>11</sup> Margeson's construction of a windmill-powered water system was also in keeping with the practice of local estate builders. At least two neighboring estates, those of P. B. Holmes and Granville Knox, had already created such systems before Margeson made his purchase.<sup>12</sup>

The Hawkrige family, who bought the estate in 1906, made a series of other land purchases before World War I, greatly increasing the original forty-acre size of their holdings. When the federal government condemned the land in 1952, Hawkrige-related property totalled 270 acres.<sup>13</sup>

While the Margeson Estate is typical of New Hampshire summer homes in general, it also contributes to the smaller context of tidewater estates in the New Hampshire seacoast. Since New Hampshire has only a short coastline, such summer homes were greatly outnumbered by inland estates on fresh water lakes or in the mountains. Yet coastal estates and gentlemen's farms were the first country seats built in New Hampshire, many of them having been established by the mid-eighteenth century. Thus, the Margeson Estate reflects both an early tradition and the unique economic circumstances of the late nineteenth century. The Margeson Estate represents a summer estate of average scale for New Hampshire, and one typical of the circumstances which gave rise to this type of property. It has particular importance to the town of Newington as one of few examples there of the summer home movement, and as the only survivor of several which existed on the land that became Pease Air Force Base.

## NOTES:

<sup>1</sup>Portsmouth Journal, May 3, 1890; May 31, 1890; June 14, 1890; June 21, 1890; July 19, 1890; Arthur Stuart Walcott, The Walcott Book (Salem, Mass.: Sidney Perley, 1925), pp. 212-13, 224; Biographical Review . . . of Rockingham County, New Hampshire (Boston: Biographical Review Publishing Company, 1896), pp. 477-78.

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NOTES, continued:

<sup>2</sup>Plan, "Real Estate, Pease Air Force Base Military Reservation, Segment 'D'," April 1952.

<sup>3</sup>Walter Knight Sturges, "Arthur Little and the Colonial Revival," Journal of the Society of Architectural Historians 32 (1973), pp. 147-63.

<sup>4</sup>Raymond A. Brighton, Frank Jones, King of the Alemakers (Hampton, N.H.: Peter E. Randall, 1976), Chapter 10, "The Rockingham."

<sup>5</sup>John Frink Rowe, Newington, New Hampshire (Canaan, N.H.: Phoenix Publishing, 1987), pp. 184-7, 217; New Hampshire Gazette (Portsmouth, N.H.), February 23, 1893.

<sup>6</sup>New Hampshire Farms for Summer Homes (Concord, N.H.: New Hampshire State Board of Agriculture, 1906), pp. 10-13.

<sup>7</sup>Plymouth Record (Plymouth, N.H.), October 12, 1889.

<sup>8</sup>Rowe, Newington, New Hampshire, pp. 237-8; Durham Historic Association, Durham, New Hampshire: A History, 1900-1985 (Canaan, N.H.: Phoenix Publishing, 1985), pp. 285-7, 164-71.

<sup>9</sup>New Hampshire Farms for Summer Homes (Concord, N.H.: New Hampshire State Board of Agriculture, 1902), pp. 24, 30, 36.

<sup>10</sup>Ibid., p. 51.

<sup>11</sup>New Hampshire Gazette (Portsmouth, N.H.), July 5, 1894, September 27, 1894.

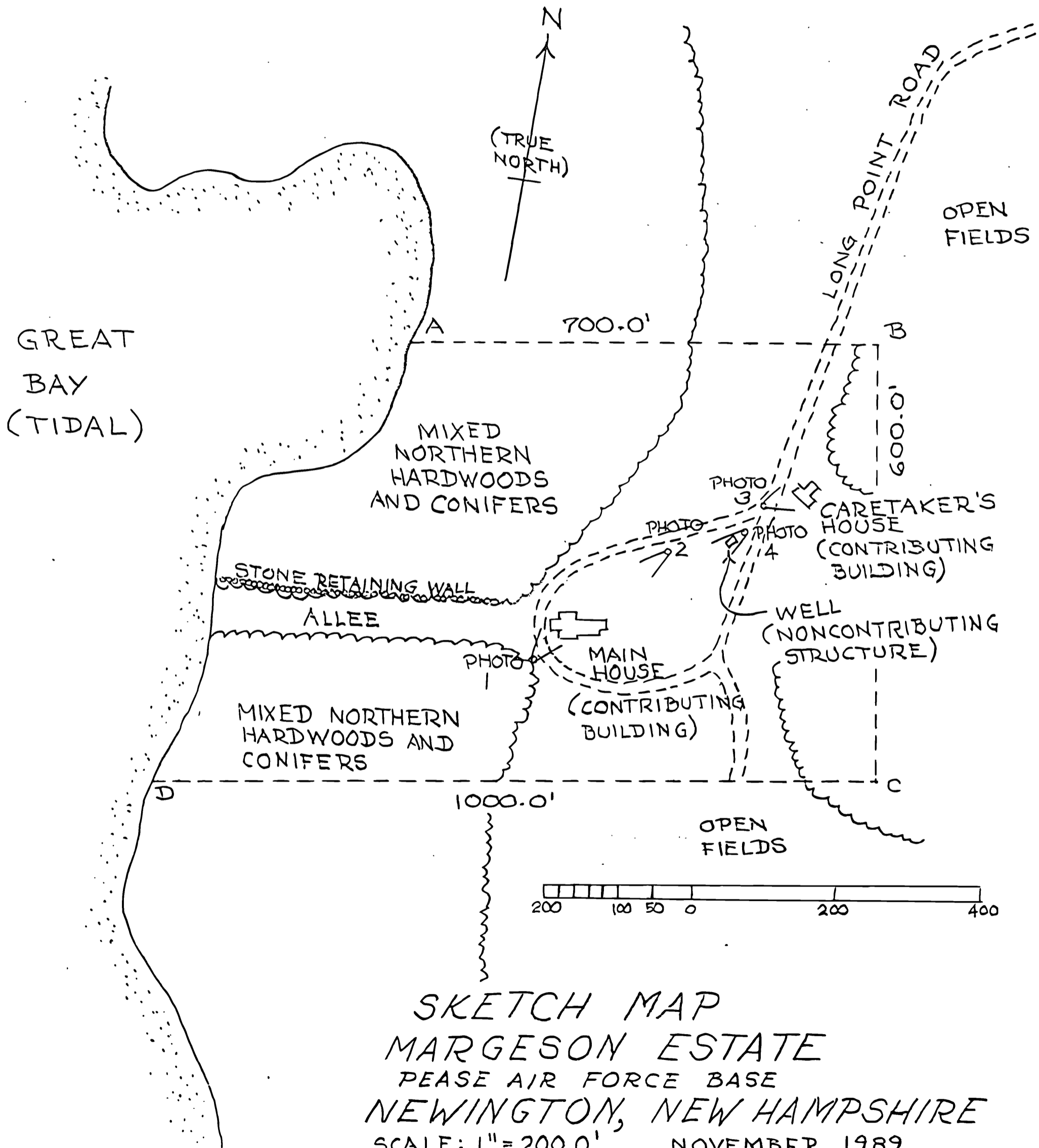
<sup>12</sup>Portsmouth Journal, August 9, 1890; New Hampshire Gazette, June 14, 1894.

<sup>13</sup>Plan, "Real Estate, Pease Air Force Base Military Reservation, Segment 'D'," April 1952.

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The following information is the same for each of the four photographs submitted with this nomination:

- 1) Margeson, Richman, Estate
- 2) Long Point Road, Newington NH
- 3) Photographer: James L. Garvin
- 4) Date of photograph: September 25, 1989
- 5) Original negative with: New Hampshire Division of Historical Resources  
Walker Building -- 15 South Fruit Street  
P.O. Box 2043  
Concord, New Hampshire, 03302-2043
  
- 6) West elevation of main house; photographer facing northeast
- 7) Photograph 1
  
- 6) North (side) and east (rear) elevations of main house; photographer facing southwest
- 7) Photograph 2
  
- 6) Southwest (front) and northwest (side) elevations of caretaker's cottage; photographer facing northeast
- 7) Photograph 3
  
- 6) Well (noncontributing structure), showing relationship to main house; photographer facing southwest
- 7) Photograph 4

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OWNERSHIP:

Pease Air Force Base  
Lillian Norton, Real Property Officer  
c/o Commander, 509th C.S.G.  
Pease Air Force Base  
Portsmouth NH 03801

Mr. Gary Vest (Fed Rep)  
Deputy for Environmental Safety  
ODASAF, Pentagon, Room 4C916  
Washington, DC 20330



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### SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 90000873 Date Listed: 06/21/90

|                                  |                   |           |
|----------------------------------|-------------------|-----------|
| <u>Margeson, Richman, Estate</u> | <u>Rockingham</u> | <u>NH</u> |
| Property Name                    | County            | State     |

N/A  
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

*Beth A. Savage*  
Signature of the Keeper

6-21-90  
Date of Action

=====

**Amended Items in Nomination:**

**6. Function or Use: Historic and Current Function**

The most appropriate historic use is "Domestic/Single dwelling."  
The most appropriate current use is "Vacant/Not in use."

**8. Statement of Significance: Area**

The Summer Vacation Home Movement, a statewide historic context, most closely correlates with the area of "Entertainment/Recreation."

This information has been confirmed with James Garvin, nomination preparer, and Christine Fonda, both of the NPSHPO, by telephone.

**DISTRIBUTION:**  
National Register property file  
Nominating Authority (without attachment)