

**United States Department of the Interior
Heritage Conservation and Recreation Service**

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**National Register of Historic Places
Inventory—Nomination Form**

received

date entered

SEP 17
NOV 14 1979

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic WINDERMERE

and/or common WINDERMERE

2. Location

street & number SW of Moultonborough on Long Island not for publication

city, town Moultonborough vic. vicinity of congressional district First

state New Hampshire code 33 county Carroll code 003

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Gardiner G. Greene, Gardiner G. Greene, Jr., and Martha Greene Morse

street & number Route #62, Box 396

city, town Center Harbor vicinity of state New Hampshire 03226

5. Location of Legal Description

courthouse, registry of deeds, etc. Registry of Deeds - Carroll County Court House

street & number PO Box 208

city, town Ossipee state New Hampshire 03814

6. Representation in Existing Surveys

title None has this property been determined eligible? yes no

date federal state county local

depository for survey records

city, town state

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

Windermere is a Victorian estate of unusual elegance, dating from the late nineteenth century, which is located on a 5+-acre tract of land on the southern tip of Long Island, the largest island in Lake Winnepesaukee. The main building is a three-story mansion house, but there are also the usual outbuildings such as a caretaker's house or gatehouse, stable, poultry house, ice house, and boathouse. The main buildings were erected by Dr. Frank Eugene Greene in accordance with plans prepared by the Boston architect, J.H. Besarick. Construction of the main buildings is said to have taken two years and to have occupied a crew of about one hundred men who camped in tents at the site while the project was under construction. All materials were brought to the construction site by water. When the mansion had been completed, Dr. Greene and his wife, who were frequent travellers abroad, filled it with paintings, sculptures and other art treasures collected by them on their travels. Presumably they chose the name "Windermere" for their estate after the English lake of that name.

A modern macadam road leads to the entrance to Windermere which is marked by a pair of large granite gate posts hung with wrought iron gates. Through the gate a black-top drive continues into the estate, past the gatehouse, and winds its way up to the mansion through grounds maintained in lawns which are dotted and edged with flowering shrubs and many unusual species of trees.

The mansion, which looks out across its surrounding grounds to the waters of Lake Winnepesaukee and New Hampshire's hills and mountains in the distance, is an impressive expression of Victorian architecture. Its exterior walls, faced with handcut shingles and clapboards, are painted colonial yellow with white trim; black shutters lend dignity to the windows of the main facade, and the roofs are red. The house is nearly surrounded by spacious covered and columned porches commanding views of extraordinary beauty in every direction.

The main entrance of the mansion opens into a large living hall, the walls and ceiling of which are paneled with quartered oak which continues up the broad sweep of a circular stairway to the second floor. An ornate wrought iron chandelier hangs in the center of this hall, and along one wall is an enormous fireplace of waterstruck brick. Off to the right of the living hall is a music room, elaborately furnished with fine furniture, paintings and other art objects. There is a Chickering concert grand piano here, and over all, hangs a crystal chandelier. The billiard room, also off the living hall, has an ornate fireplace and is wainscotted in cherry with handpainted, embossed wallpaper, imported from Germany.

The dining room, like all rooms on the ground floor, is completely furnished with unusual furniture and accessories. The walls, which are adorned with original oil paintings in gilded frames, have whitewood wainscoting, mahogany stained, up to chair-rail height, above which there remains the original red-flocked paper, still in excellent condition. An ornate fireplace completes the decor of this room.

From the dining room, a butler's pantry of copious size, leads to the kitchen. The butler's pantry has a dishwashing sink and adequate shelves for china, bespeaking the tremendous meals and generous hospitality which stemmed from it.

The kitchen, a large room with two pantries, is the only modernized room in the mansion. It has a new stainless steel sink, electric range, and all appropriate modern equipment

(See Continuation Sheet #1)

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DATE ENTERED	NOV 14 1979

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

CONTINUATION SHEET

1

ITEM NUMBER

7

PAGE

2

DESCRIPTION (Continued)

for serving bountiful meals to large groups of guests. The atmosphere of the kitchen is homey with its low table around which a group may sit comfortably on an old settle or a rocking chair and chat. Old kitchen equipment is displayed here and there. Beyond the kitchen, the original walk-in ice chest remains unchanged as does the turn-of-the-century laundry room. A washer and dryer have, however, been incorporated for modern convenience. Despite the installation of these few modern contrivances, the original wood stove remains, giving the hospitable Victorian kitchen a tone all its own.

The second floor hall, hung with pictures of Greene ancestors in gold-leaf frames, leads to five master bedrooms and one single room. There is also a trunk room on this floor. Two of the bedrooms have fireplaces and two are equipped with stoves. A full bath and a half bath complete the second floor. All of these bedrooms are furnished in Victorian style. The third floor consists of three large guest rooms and three servants' rooms, all appropriately furnished.

A high-posted cellar, with large granite blocks serving as a foundation, supports the entire mansion. An interesting gas system, with a large crib of stones, provided the original lighting. This contraption, in order to function, had to be cranked up each day to provide pressure for the gas lighting fixtures in the house and barn. This gas device shows the ingenuity used in contriving comforts at the time that Windermere was built. Today Windermere is entirely serviced by electricity.

The barn at Windermere was as carefully planned and built as the mansion. It is L-shaped and consists of a stable area with stalls for ten horses. There are two carriage rooms and two large hay lofts as well as second-floor quarters for stable help: coachmen, groom and others. The cow barn has stalls for ten cows, two bull pens, two hay lofts, and other rooms. It has a full cellar and rests upon a large granite block foundation. In the very peak of the barn is a wooden, two thousand gallon water tank. This was used to provide gravity-fed water to the mansion. Originally, water was pumped underground from the Lake one quarter of a mile away by a rare type "hot air" piston pump. The mansion is now served by an artesian well.

Another building, not previously mentioned as part of the Windermere estate, is the large boathouse. In connection with this, a note, historically interesting, is that the Greene Family for years had steam yachts which plied Lake Winnepesaukee, used largely for fishing parties, easy transportation about the Lake, and lavish social events. Dr. Frank Eugene Greene's first yacht, the Mohawk, burned in 1906. This, he replaced with a larger one, the Windermere, which is named for his estate.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1891-93 **Builder/Architect** J.H. Besarick

Statement of Significance (in one paragraph)

Windermere is the crown jewel of Long Island in Lake Winnepesaukee and a monument to a manner of living marked by aristocratic elegance which flourished at the turn of the century but today has vanished into the mists of time. The significance of Windermere is to be found in the history and culture which produced it and of which it is an expression.

The recorded history of Long Island dates from 1799 when it was annexed to the Town of Moultonborough. In its early years, its soil was found to be unusually productive, and Long Island potatoes, a major crop, brought prosperity and some fame to its early settlers. According to local history, the seed from these potatoes was used in the development of the famous Idaho potato.

Two names stand out in this early farming period: John Boody and John Brown. Boody raised wheat of such superior quality that it was purchased by the Federal Government and shipped to farmers in the western states who recognized and utilized its excellent seed. More impressive is the fact that so much wheat of good quality was grown on the farms of Long Island that John Pillsbury built a wind-powered flour mill on the top of nearby Cow Island. This has been recently restored. As time went on and the great wheat farms began developing in the mid-west, he left New Hampshire and started the Pillsbury Flour Mills in that section of the country.

On his Long Island acres, Brown, meanwhile, developed King Philip Corn--used as a meal--a strain said to have come from seed given to the Pilgrims at Plymouth Colony, by Massasoit, the friendly Indian, son of King Philip. For this flint corn with its eight-rowed grains and its ears ranging in length from ten to thirteen inches, Brown won considerable acclaim. For fifty years, he held the record in New Hampshire for the quantity of corn per acre which he produced.

These farmers were joined in 1839 by one Robert Lamprey who brought his family to Long Island and built a farmhouse near the site of the present Windermere mansion. Lamprey gained fame for his shelled corn, of which he raised as much as one hundred and thirty-one bushels and seven quarts per acre. In 1891, Lamprey moved his house to Geneva Point on Moultonborough Neck and sold his holdings in the southern end of Long Island to Dr. Frank Eugene Greene, thus providing Greene with the land upon which Windermere was to be developed. Still another name which figures in the history of the Island is Wentworth, a family of early settlers, whose property was situated on the third of the Island nearest Moultonborough. Thus, the names Brown, Lamprey, Wentworth, and Greene, and later, with the passage of time, Blackstone, were to become almost synonymous with Long Island and Lake Winnepesaukee.

(See Continuation Sheet #2)

9. Major Bibliographical References

Blackstone, Edward H., Farewell Old Mount Washington, (Steamboat Historical Society of America, New York, 1969).

Mathews, Helen S., (Moultonborough Historical Society, New Hampshire, 1963).

10. Geographical Data

Acreeage of nominated property 5 acres ±

Quadrangle name Winnipesaukee, NH

Quadrangle scale 15'

UMT References

A

1	9	3	1	0	9	7	5	4	8	3	3	7	2	5
Zone			Easting					Northing						

B

Zone			Easting					Northing						

C

Zone			Easting					Northing						

D

Zone			Easting					Northing						

E

Zone			Easting					Northing						

F

Zone			Easting					Northing						

G

Zone			Easting					Northing						

H

Zone			Easting					Northing						

Verbal boundary description and justification (Tax Map #1, Parcel #54 sub-tract: Cont. Sheet 4)

The nominated property is bounded on the northwest by Windermere Road, on the northeast by a stone wall, and a projected line to include the henhouse & icehouse, on the southeast by an irregular line which intersects the southwestern boundary, a straight line approximately perpendicular to Windermere Road; enclosing 5 A. ±.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
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state	code	county	code
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11. Form Prepared By

name/title Gardiner G. Greene

organization

date May 19, 1977

street & number Route #62, Box 396

telephone (603) 253-4528

city or town Center Harbor

state New Hampshire 03226

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

Commissioner, Dept. Resources & Economic Development

title NH State Historic Preservation Officer

date 11-16-78

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I hereby certify that this property is included in the National Register

date 11-14-79

Keeper of the National Register

Attest:

date 11/8/79

Chief of Registration

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DATE ENTERED	NOV 14 1979

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

CONTINUATION SHEET

2

ITEM NUMBER 8

PAGE 2

SIGNIFICANCE (Continued)

The name Wentworth recalls the fact that there was no bridge from the mainland to Long Island until some time after 1864. In that year, one of the Dows of Moultonborough married a Wentworth. In order to get his bridge to her new house in Moultonborough, Dow used a rowboat for the crossing; then wheeled her possessions from the shore to their home in a wheelbarrow. When a bridge was finally built, it was merely a built-up roadway constructed of rock and gravel, not at all satisfactory since it could be easily washed away, particularly since there was a strong current in the Lake at that point. Sometime before 1900, this primitive piece of construction was replaced by a bridge supported by concrete piers; this, in turn, was supplanted in the twentieth century by the present dependable bridge.

A very comprehensive story of transportation on Lake Winnepesaukee with emphasis upon the steamboat and the part it has played in the development of the Lake and its islands, was written by the late Edward H. Blackstone--familarly remembered as Bud. His book, entitled "Farewell Old Mount Washington" was published in 1969 by the Steamboat Historical Society of America, 414 Pelton Avenue, Staten Island, New York.

From early times, the raft, the gundalow, the catamaran, the horseboat, the scow, and the barge all played significant parts in the lives of those residing on Long Island. Later, with the coming of the steamboat, the history of the Lake and its isolated island settlements, shifted from small self-contained hamlets with their own schools, bands, boat builders, and farmers, into a more interrelated and sophisticated community. Indeed, in the last half of the nineteenth century, the use of the steamboat in conjunction with the railroads promoted a tourist boom which led to the building of inns and hotels; and many homes became boarding houses while others catered to paying guests.

There were two hostelrys on Long Island. One was the Browns' Long Island Inn, established in 1874. It was successfully operated by George K. Brown, son of John and Catharine, and later by his son, Harry, remembered with great respect by the Island's inhabitants as a friend and neighbor. Their house, built in 1830, which was expanded for use as an inn, is still standing, near the entrance gates of Windermere. From this inn, the slope to the shore of the Lake was cleared and an avenue of trees led down to a large wharf. It was, at this time, a great accommodation that mail was delivered by boat five times a day. Such famous steamers as The Lady of the Lake and the first Mount Washington stopped regularly at Browns' Wharf on their trips around the Lake, bringing, in addition to mail, provisions, freight, and passengers.

(Continued on Continuation Sheet #3)

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DATE ENTERED	NOV 14 1979

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

CONTINUATION SHEET 3 ITEM NUMBER 8 PAGE 3

SIGNIFICANCE (Continued)

The other hostelry, named Island Home, known locally as Blake's Hotel, was situated half way down Long Island. It was flourishing in 1878 under the management of two cousins, one named Blake; the other, Lamprey. Popular in its day, it stood unused for a number of years and was destroyed by fire in 1962.

The accessibility of Long Island not only by steamboat but also by bridge from the mainland attracted tourists to the Island and also drew summer residents who built beautiful houses there and brought to the area an elegant way of life, heretofore unknown. Prominent among those who had the means and the foresight to choose Long Island as a site for summer residences were the two brothers: Dr. Frank Eugene Greene and Dr. Jared Alonzo Greene, both of whom were known for their patented blood and nerve medicines, the best known and most popular of which was Greene's "Nervura." In connection with their thriving business, they pioneered with their national advertising and promotions. They came from the Boston area and had factories there as well as in New York and Chicago.

As previously mentioned, the Lampreys sold their land at the tip of Long Island to Dr. Frank Eugene Greene. On this property, during 1891 - 1892, he built Windermere mansion which today still stands, substantially in its original condition, an elegant and imposing monument to the era of greatest prosperity and social preeminence of the Island's inhabitants.

The house is one of the finest and most imposing late-Victorian mansions in the Lake Winnepesaukee area. The exterior is characterized by the symmetrical facade and classical detailing of the Colonial Revival style, while retaining the tower and ornamented shinglework of the Queen Anne style. The panelled walls, grand staircase, fireplaces, beamed ceilings and elaborated casings of the interior also combine elements of both styles in an exceptional state of preservation. The architect of the house, J.H. Besarick of Boston, designed the Hotel Eliot in Boston Highlands in 1874 and the Congregational Church and Chapel on Moreland Street in 1886. The Hotel Eliot, according to the American Architect and Building News (January 8, 1977), contained fifteen suites, two elevators and "all the modern conveniences." Besarick's tendency to utilize the most advanced technology of his day is seen in the water and gas systems of Windermere, which made the estate virtually self-sufficient. Besarick's use of the Colonial Revival and Queen Anne styles reflects the fashion in the Boston suburbs in the early 1890s. The original working drawings for the house are retained by the family.

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

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CONTINUATION SHEET 4

ITEM NUMBER 10

PAGE 2

