

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

JL

6 1992

date entered

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

1. Name

historic THE BROADS

and/or common KIMBALL CASTLE (preferred)

2. Location

street & number Locke's Hill Road, _____ not for publication

city, town Gilford _____ vicinity of ~~Congressional district~~ (1st)

state N.H. code 33 county Belknap code 001

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" 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 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 checked="" type="checkbox"/> N/A	<input type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: vacant

4. Owner of Property

name Town of Gilford

street & number Belknap Mountain Road

city, town Gilford _____ vicinity of _____ state New Hampshire

5. Location of Legal Description

courthouse, registry of deeds, etc. Belknap County Registry of Deeds
Belknap County Courthouse

street & number 64 Court Street

city, town Laconia _____ state New Hampshire

6. Representation in Existing Surveys

title N/A has this property been determined eligible? _____ yes no

date _____ federal _____ state _____ county _____ local

depository for survey records

city, town _____ state _____

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input checked="" type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date <u>n/a</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

Kimball Castle stands on a shoulder of Locke's Hill near the south shore of Lake Winnepesaukee. The nominated property includes Kimball Castle itself, a gazebo and six service buildings - a cottage, a stable, the driver's house, an ice house, a carriage house and a pump house. All but the pump house are located on a flat ridgetop overlooking the lake.

Kimball Castle stands at the north end of the ridgetop where, before the present forest grew up, it commanded a superb view of the lake, the Ossipee Range and the White Mountains. It is, as the name implies, a stone house built in Medieval castle style. The 2½-story main house is connected to the 2-story kitchen wing to the south by a short 1-story section. The walls of random rubble masonry are topped by parapets of cut stone that step up in the centers of the main house facades and to large chimnies crowned by metal chimney caps at the corners of both the main house and the kitchen wing. (The shallow hip roofs are hidden by the parapets.)

The buttressed 2-story entrance porch projects from the west facade of the main house. Its first story is an open porch with semicircular arches and wide granite steps leading up to the main door. Above the porch is a sitting room, said to have been added as an afterthought. It boasts exterior copper walls, battlements, an impressive oriel window to the west and large windows to the north and south. The entrance porch is flanked by large arches on the main floor and double windows on the second floor. The north facade has three large open arches at the main level, with double windows above them. Over the central arched double window can be seen the iron rings that once held a flagpole. The east facade of the main house is again 3 bays wide with two large on the main floor and double windows above. The short connecting section is distinguished only by an arched door on the west. The one bay east and west facades of the kitchen wing have wide segmental arched windows on the first floor and double arched windows on the second. The two doors of the wing's south facade are protected by an overhanging shingled roof.

A short flight of steps mounts from the small entryway to the most interesting feature of the interior - a 2-story octagonal space surrounded by an octagonal balcony (supported in part by octagonal columns) and lit by an octagonal skylight. The first level of this central octagon is part of the main room of the castle, a large space that served as both a living and dining room. Like the other rooms, it has plaster walls and a hardwood floor, but it also boasts a large fireplace with a paneled mantelpiece, large arched windows to the east and west, and a ceiling of boxed beams and tongue and grooved boarding. The north third of the main floor is devoted to an open porch with five large open arches which frame the Castle's excellent views to the north, east and west.

The second story of the main house is reached by a two stage stairway which passes the well lit sitting room at the landing and ends on the balcony. The balcony has a balustrade of turned balusters and hefty corner posts with pendant drops below, and is sheltered by a coved plaster ceiling which reaches to a flat skylight once filled with amber glass. The four bedrooms in the corners and the bathroom to the south all open on to the balcony as do the two alcoves to the north and east. The bedrooms are almost identical, each with two double windows, a corner fireplace, a small triangular closet, plaster walls and ceiling. (The basement under the main house is used only for a heating plant and storage.)

**United States Department of the Interior
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**National Register of Historic Places
Inventory—Nomination Form**

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Continuation sheet #1 - DESCRIPTION

Item number 7

Page 2

The short connecting section contains only two small rooms, a back entryway and a pantry with cases for glass and china. The first floor of the service wing is the kitchen which still contains counters, cabinets and a builtin icebox that was loaded with ice from an exterior door. A simple staircase leads to the two servants rooms on the second floor.

The interior woodwork is largely oak, although spruce was used in the bedrooms. As befits a summer home, the decoration of the woodwork is well crafted but not ostentatious. A common motif is a beaded moulding that appears, for example, on the octagonal columns, the balcony and the bedplace fireplace surrounds.

The building did suffer from moisture and casual vandalism during the years it was unoccupied. Leaks in the roof and the walls have led to damaged masonry, plaster and beams. An early attempt to solve this problem was a coat of stucco applied to the exterior walls. But, save where it has been protected, this covering has weathered away. A new roof has more effectively reduced the water damage. Vandals have destroyed many windows and balusters, as well as stolen much of the hardware and a bedroom fireplace mantel. It should be noted, however, that restoration of these damaged and missing elements, while expensive, is not problematic; except for some decorative windows, their designs are replicated elsewhere in the building.

Gazebo - An octagonal stone gazebo (a.k.a. The Stone House or the Roundhouse) stands on the lawn south of the Castle. It is an open shelter with low walls and eight piers of rounded stone masonry, supporting a shingled octagonal roof. Cut granite steps lead to openings at the four quarters. The ceiling is tongue and groove boarding with exposed beams and rafters.

Outbuildings - Clustered around a small service yard south of the Castle are five wooden outbuildings, all (except possibly the ice house) built in the 1890's to serve the Castle.

The Cottage - A shingle style cottage, once used by the gardner and now occupied by the caretaker, stands facing the Castle. A high rough cut stone foundation supports its shingled walls and the shingled piers of its north porch. A broad hip roof with shed dormers to the east and west shelters the house and porch. The simple but charming exterior is enlivened by the eyebrow in the roof over the porch steps and the splaying bases of the walls and the porch piers.

The front door opens directly from the wide porch into the living room, which, like the cottage's other original rooms, has a hardwood floor and horizontal tongue and groove boarding walls with a low dado. But it also has a boxed beam ceiling and a small mantel-piece with a built in mirror, as well as a paneled dado rather than the vertical boarding dado found elsewhere. The other rooms of the original house are two bedrooms, a kitchen and a small bedroom. In the 1960's, a 3-room wing with a concrete block foundation, shingled walls, gable roof and modern interiors, was added to the south. Save for the addition and some kitchen alterations, the cottage seems to be largely unchanged.

-see Continuation Sheet #2

**United States Department of the Interior
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**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received _____

date entered _____

Continuation sheet #2 - DESCRIPTION

Item number 7

Page 3

Stable - The 1-story stable, although a simpler building, echoes the cottage in its broad hip roof and its shingled walls splaying out at the base. Ornament is limited to simple bracketed eaves, a 4-row band of fish scale shingles and a louvered ventilator-birdhouse on the roof. A large sliding door on the west and a smaller door to the south are the only entries. Three stalls and a privy open off a large general workspace. The interior walls are, of course, strictly utilitarian, with the studding usually exposed, but sometimes covered by tongue and grooved boarding.

Driver's House - The driver's (or hostler's) house is a small single story, gable roofed shingled building south of the stable. It is virtually unornamented and has only two small rooms, a living room/bedroom to the north and a kitchen (still containing cabinets and shelves) to the south. The interiors are again sheathed in tongue and groove boarding.

Carriage House - The carriage house is a long 1½-story shingled building with five bays, all opening onto the service yard to its north. Sliding doors cover 3 bays, while pairs of hinged doors cover the other two. These spaces housed vehicles, equipment and in the westernmost bay, a shop. The roof is asymmetrical, normally sloped to the south but steeply pitched on the north. Bracketed eaves similar to those found on the stable and three shingled gable dormers on the north roof are the only embellishments. Attached to the rear of the carriage house is a shingled gable roofed shed open to the south. The interiors are again utilitarian with exposed framing.

Ice House - Between the driver's house and the carriage house is the one room gable roofed ice house. Its concrete foundation and novelty siding exterior suggest that it was built at a later date than the other outbuildings. The walls, sheathed on the interior with tongue and groove boarding, are thick and were probably once filled with sawdust insulation.

Pump House - Down the hill next to the service driveway is a small one-room shingled hip roofed building that once served as the pump house for the estate's water supply.

The Landscape - The Castle's surroundings were once well landscaped with flowerbeds, terraced gardens, shrubbery and trees. But, save for a lawn between the Castle and the outbuildings, most of the property has now grown up into a dense woodland. Still to be found in these woods are the walkways, steps, terraces, walls and gateposts, often well built of cut stone. The former service drive is now the only road passable by automobiles, but the old carriageway can be followed from the Castle down to the gateway on the abandoned section of Locke's Hill Road. The restoration of the original landscape, while difficult, would nevertheless be possible.

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 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 checked="" type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> other (specify) resorts/tourism
Specific dates	1894	Builder/Architect	unknown	

Statement of Significance (in one paragraph)

Kimball Castle is significant as the residence of Benjamin A. Kimball (1833-1920) an important figure in the history of New Hampshire and New England railroads. The complex of buildings are also significant as a rare example of an early summer estate in a region that has become a major resort area. And Kimball Castle itself is interesting for its medieval castle style, a style uncommon in American domestic architecture.

As a boy in Penacook, N.H., Benjamin A. Kimball early showed an interest in mechanics. In his teens, he studied the building and operation of locomotives. So, it was not surprising, that after graduating from Dartmouth in 1854, Kimball went to work in the shops of the Concord Railroad. After two years as a draftsman, he became superintendent of the locomotive department. By the age of 26, Kimball was the railroad's master mechanic and a designer of locomotives. In 1865, he resigned to help found the firm of Ford & Kimball. This Concord, N.H., firm manufactured railroad car wheels, and other brass and iron products. Kimball prospered financially and socially. He served on the boards of banks, utilities, his college, other businesses and institutions. He was elected to the state legislature and the Governor's Council. But his chief interest was still railroads. In 1879, he returned to the Concord RR as a director. This was the period of railroad consolidation in New England and Kimball was a leading figure in that movement. He is credited with arranging the 1889 merger of the Concord RR with the Boston, Concord & Montreal RR. The resulting Concord & Montreal RR was until its absorption into the Boston & Maine RR system, the dominant railroad in New Hampshire. During the years in which Kimball guided its affairs, the Concord & Montreal RR improved its equipment and facilities, built new branch lines, and promoted tourist travel in the White Mountains and the Lakes Region. (Kimball served as its president from 1895 until the takeover by the B&M RR in 1919.) Benjamin A. Kimball was, in his last years, the most important railroad man in the state. Because of his leadership, the New Hampshire railroads became a coordinated and flourishing system. His career well represented the heyday of the railroad in New Hampshire and New England.

One subsidiary line of the Concord & Montreal RR was the Lake Shore RR built in 1890 from Lakeport to Alton Bay along the south shore of Lake Winnepesaukee. Two years later, the Kimballs bought their first parcel of land on Locke's Hill near the Belknap Point station of the Lake Shore RR. In 1894, construction of Kimball Castle began on this hillside site, which commanded what was regarded as perhaps the finest view in the region. It would be Benjamin Kimball's summer home until his death. (Indeed, Kimball died in his Castle on July 25, 1920.) A biographer noted that "Mr. Kimball and his family divided quite equally their time"¹ between their Concord winter home and their Gilford summer residence.

¹H.C. Pearson "Benjamin A. Kimball", THE GRANITE MONTHLY, Vol. LII, No. 9 (Sept. 1920) p. 351).

9. Major Bibliographical References

George Bingham "Kimball's Castle" manuscript.

"Benjamin Ames Kimball", THE NATIONAL CYCLOPEDIA OF AMERICAN BIOGRAPHY (New York, 1920)
Vol. XVII, pp. 110-111.

H.C. Pearson "Benjamin Ames Kimball", THE GRANITE MONTHLY, Vol. LII, No. 9 (Sept. 1920),
pp. 342-354. & Samuel L. Powers, CHARACTER SKETCHES OF DARTMOUTH MEN (Boston c. 1922).

10. Geographical Data

Acreeage of nominated property 13

Quadrangle name Winnipesaukee, N.H.

Quadrangle scale 1:62500

UMT References

A

1	9	3	0	8	0	7	0	4	8	2	8	1	6	0
Zone			Easting				Northing							

B

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

C

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

D

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

E

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

F

Zone			Easting				Northing							

G

Zone			Easting				Northing							

H

Zone			Easting				Northing							

Verbal boundary description and justification

-see Continuation Sheet #4

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

state	N/A	code	county	code

state	code	county	code

11. Form Prepared By

name/title David Ruell

organization Lakes Region Planning Commission date April 22, 1982

street & number Humiston Bldg. - Main Street telephone (603) 279-8171

city or town Meredith state New Hampshire

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 National Park Service.

State Historic Preservation Officer signature 

Commissioner, Dept. of Resources & Economic Development
title NH State Historic Preservation Officer date June 28, 1982

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

William H. Braithwaite date 8-16-82
Keeper of the National Register

Attest: Patrick W. Andrews date 8/10/82
Chief of Registration

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Continuation sheet #3 - SIGNIFICANCE

Item number 8

Page 2

Kimball Castle was not the first summer home built in the Lakes Region of New Hampshire. The development of the area as a summer resort had begun years before. But, the Castle and its outbuildings are one of the few survivors of an important early phase of that development--the building of summer estates by the wealthy. Many other such estates once existed in the area. But their buildings have been destroyed or altered, and their lands subdivided. Kimball Castle is one of the few late 19th century summer estates that still remains with its main house and service buildings intact and virtually unaltered. It is representative of an aspect of American history which is not listed in the "areas of significance" above but which is nevertheless important--the growth of seasonal resorts and tourism. For some areas, such as the lakes and mountain regions of New Hampshire, the summer resort business has become a dominant industry, and seasonal homes a major land use. The National Register should therefore include places which illustrate this process, particularly its 19th century origins. Kimball Castle, in its day one of the best known summer homes in New Hampshire, is a good example, an historic site as significant in the economic development of the state as many of the industrial sites already in the Register.

After Kimball's death, Samuel Powers who had often visited him at the Castle, told the following story of its design. "Many years ago Mr. Kimball made his first trip up the German Rhine. As he sat upon the steamer's deck viewing the vine-clad slopes on either side of the river, he finally came into view of the castles built by the Barons of the Middle Ages and located on the highest parts of the land on either side of the river. It was then that the thought came to him: that he would like to build a castle similar to those, upon a promotory which he owned on the southerly bank of Lake Winnepesaukee; and so he made a landing, secured an architect and arranged with him to make plans for a castle which suited his fancy."² Powers claimed that Kimball Castle "is an exact reproduction of the one that he selected upon the banks of the Rhine."³

As yet, no particular German castle has been identified as the model for Kimball Castle. And its design is more a free adaptation of the castle idea than "an exact reproduction". The need to light the interior and open the view from the porch forced Kimball to breach the monolithic walls with windows and open arches. And the interiors are more 19th century American than medieval. Nevertheless, the use of the castle style was an unusual step. The Medieval styles were a rich source of motifs and designs for American residential architecture for over a century. And the castle model was used for public buildings, particularly armories. But, few Americans built castles for their homes. (In New Hampshire, only a handful of homes, such as Searles Castle in Windham and Roxmont Castle in Moultonborough were based on the castle.) Kimball's Castle was therefore an imaginative use of a romantic site. It should be recognized as one of the most interesting 19th century homes that still stand in New Hampshire, a rare unaltered example of an unusual architectural style.

²Samuel L. Powers, CHARACTER SKETCHES OF DARTMOUTH MEN (Boston, c. 1922) p. 14.

³Ibid.

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Continuation sheet #4 - GEOGRAPHICAL DATA

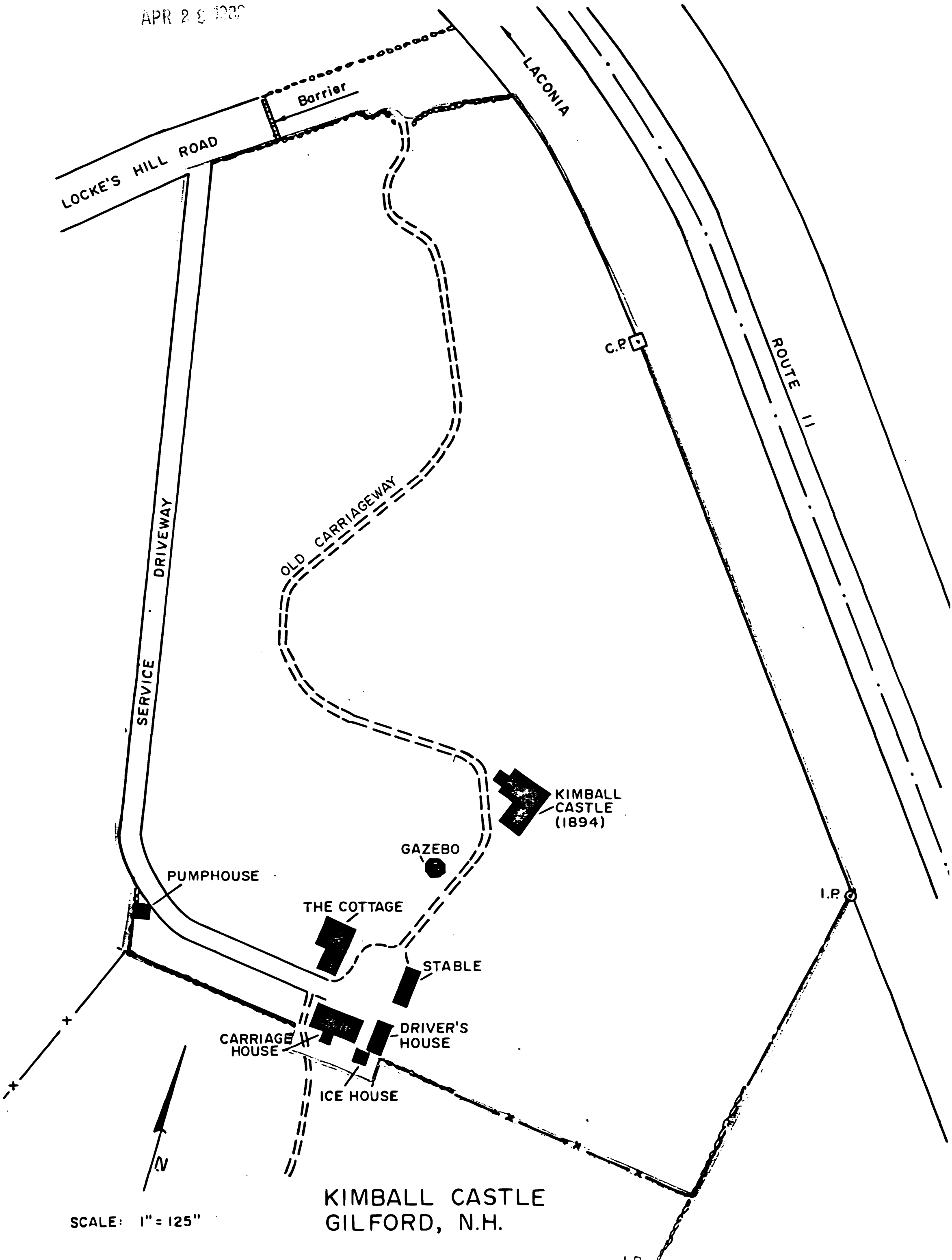
Item number 10

Page 2

Verbal boundary description and justification:

The boundary of the nominated property appears as the red line on the accompanying map entitled "Kimball Castle, Gilford, N.H.". The boundary has been drawn to include the Castle, its outbuildings and their immediate surroundings. Not included in the nominated property are 252 acres of woodlands that were part of the Kimball estate and are now owned by the Town of Gilford. (The nominated property is a section of the Kimball Castle Preserve which appears on the Gilford tax maps 6 and 11 as lot 5-17A.)

APR 28 1929



SCALE: 1" = 125"

KIMBALL CASTLE
GILFORD, N.H.