

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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name MOUNTAIN VIEW HOUSE

other names/site number Mountain View Grand

2. Location

street & number 120 Mountain View Road

N/A not for publication

city or town Whitefield

N/A vicinity

state New Hampshire code NH county Coos code 007 zip code 03598

3. 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. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

James McInerney Date 4/26/04
Signature of certifying official
New Hampshire
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is
 entered in the National Register for Signature of Keeper Date of Action
 See continuation sheet. Edson H. Beall 6/9/04
 determined eligible for the National Register
 See continuation sheet.
 determined not eligible for the National Register
 removed from the National Register
 other (explain): _____

5. Classification

Ownership of Property (Check as many boxes as apply)	Category of Property (Check only one box)	Number of Resources within Property (Do not include previously listed resources in the count)		
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing	
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>13</u>	<u>1</u>	buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>2</u>	<u>1</u>	sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>2</u>	<u>1</u>	structures
	<input type="checkbox"/> object		<u>1</u>	objects
		<u>17</u>	<u>4</u>	Total

Number of contributing resources previously listed in the National Register 0
 Name of related multiple property listing N/A

6. Function or Use

Historic Functions (Enter categories from instructions)

Current Functions (Enter categories from instructions)

DOMESTIC/hotel
COMMERCE/restaurant
RECREATION and CULTURE/outdoor recreation

DOMESTIC/hotel
COMMERCE/restaurant
RECREATION and CULTURE/ outdoor recreation

7. Description

Architectural Classification
 (Enter categories from instructions)

Materials (Enter categories from instructions)

LATE 19TH AND 20TH CENTURY
REVIVALS/Colonial Revival

foundation STONE
 walls Weatherboard
 roof ASPHALT
 other N/A

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

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 significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield information important in prehistory 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 a grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

ENTERTAINMENT/RECREATION

ARCHITECTURE

Period of Significance

Criterion A: 1872-1954

Criterion C: 1872-1950

Significant Dates

1872, 1880, 1884, ca. 1890, 1891-92, ca. 1900,

1904-05, 1911-12, 1921-22, ca. 1925, 1927,

1928, ca. 1930, 1939, 1950

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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
- Name of repository: _____

10. Geographical Data**Acreege of Property** approximately 24 acres**UTM References** (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing	
1	<u>19</u>	<u>293715</u>	<u>4919425</u>	3	<u>19</u>	<u>293985</u>	<u>4919225</u>
2	<u>19</u>	<u>293945</u>	<u>4919440</u>	4	<u>19</u>	<u>293970</u>	<u>4918975</u>

xx See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)**11. Form Prepared By**name/title Elizabeth Durfee Hengen, Preservation Consultantorganization (for The Mountain View Grand) date January 22, 2004street & number 25 Ridge Road telephone (603) 225-7977city or town Concord state NH zip code 03301**Additional Documentation**

Submit the following items with the completed form:

Continuation Sheets**Maps**A **USGS map** (7.5 or 15 minute series) indicating the property's location.A **sketch map** for historic districts and properties having large acreage or numerous resources.**Photographs**Representative **black and white photographs** of the property.**Additional items**

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Mountain View House Development LLC, c/o Kevin M. Craffeystreet & number 4 Court Street telephone 508-830-0630city or town Plymouth state MA zip code 02360**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. 470 et seq.).**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Mountain View House
Whitefield, New Hampshire

NARRATIVE DESCRIPTION

The Mountain View House is located approximately three miles northeast of the town center of Whitefield, NH, on a sloping site with sweeping views of the White Mountains to the south and east. The property includes twenty-one resources (seventeen contributing and four non-contributing) situated on nineteen acres on the north side of Mountain View Road and approximately five acres on the south side. Included on the nineteen acres is the focal point of the complex, the main hotel building, which was built in eight major building campaigns between 1872 and 1927, plus two additions constructed in 2002 as part of a certified rehabilitation.. Also located on the north side of the road are a variety of detached buildings – three dormitories, two cottages, greenhouse, garage, barn, engineer's shop, maintenance shop and conference center – as well as tennis courts, gazebo, water towers, and the site of an early hotel addition. On the opposite side of the road, the five acres include a golf clubhouse and swimming pool. All but one of the buildings, the conference center, are contributing resources. Three other resources, the tennis court, fountain and garden ponds, are non-contributing due to age. Significant landscape features on the property include stone terraces on both sides of the road.

1. Main Hotel, 1872-1927, plus three additions (ca. 1973-2002). Contributing building.

The main hotel is a large building that evolved from a post-Civil War farmhouse/inn into a sprawling complex with numerous wings and additions. It faces south onto the road and is sited laterally in two primary planes. The building consists of some eight discrete sections built in a series of building campaigns between 1872 and 1927, and three one-story additions built ca. 1973 and in 2002 (and the only major alterations to the building since 1927). (See sketch map for building evolution) Despite the multi-year period, the various sections share common features, giving the entire building a high degree of uniformity: wood-frame construction; mostly three or four stories in height; fieldstone foundation; mostly hipped roofs (but also one gable, and on the one-story sections, flat), frequently punctured with hipped-roof dormers; green-gray asphalt roof shingles; yellow-painted wall clapboards; regularly spaced windows with varied sash configurations, though two-over-two and six-over-six double-hung wooden sash, generally flanked with wooden blinds, predominate; and plain trim boards.

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The focal point of the building is the centrally positioned main entrance block, also the earliest part of the existing building ("A" on sketch map). Four stories in height, it is capped with a hipped roof punctured by hipped-roof dormers with paired one-over-one-sash windows. Rising above the facade is a seven-story, Italianate observation tower. The top level has a parapet wall with balustrade infill and both square and round Doric columns to frame the view; clear Plexiglas installed in 2002 encloses the space from the weather. A hipped roof with eave brackets crowns the tower. A one-story, hipped-roof porch supported by Doric columns runs the length of the block. Paralleling the porch and continuing to the west is a terrace defined by a fieldstone retaining wall with fieldstone posts that support a metal railing. The main entrance to the hotel is accentuated by a pedimented break in the eave line of the porch, creating a portico that is carried on additional Doric columns. The main entrance is capped with a Colonial Revival fanlight. Several large, single-light windows are found to either side of the entrance. Windows on the upper three floors have two-over-two sash on the south elevation and six-over-six on the north elevation, where they are grouped in twos and fours. The core of the main block was built in 1872 (east half) and 1880 (west half) as a two-story building. In 1911-12, it was substantially altered by removing the Second Empire roof and adding two stories (the current third and fourth floors) capped by a new hipped roof with dormers. The facade was completely remodeled at this time, and the tower and porch added (replacing an earlier porch that originally continued to the center bay of the 1904 wing (E)). Perhaps contemporaneously, or possibly in 1921, a one-story, bowed addition was put on the rear of the main block. It has a flat roof and a band of windows with six-over-six sash.

Immediately west of the main block are two one-story, flat-roof additions. The earlier (J) is a modest, stepped-back projection built in 1921 to convert the former dining room into a ballroom. The larger addition (K), found on the front of the hotel, dates from ca. 1973. It has a wide, tripartite window on the south (front) elevation, as well as five windows with six-over-six sash. The west wall is bowed and has a band of windows with eight-over-one sash. Block modillions ornament the overhanging eave. Both the modillions and some of the fenestration date from 2002.

East of the main block, the hotel extends in two continuous wings. The nearest, built in 1904-05 (E), is three-stories high and crowned with a hipped roof that sports a continuous shed dormer with hipped roof protrusions over projecting facade bays. The center three bays project from the facade (south) wall plane on the upper two stories. The east end of the addition terminates in an angular full-height bay, which was a corner turret until the

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hotel was extended beyond it in 1927-28. Windows on the first floor contain six-over-six sash, with the exception of one which contains eight-over-eight and is flanked by narrower openings with four-over-four sash. A molded trim band separates the first story from the upper stories where the windows have two-over-two sash, including the smaller openings for bathrooms. Nearly all of the windows on the north elevation of this addition have two-over-two sash, including those on the two angular third-story bay windows. (There are a few six-over-one-sash windows on the first story.) Dormer windows on both elevations come in two sizes; all have six-over-six sash. The basement level, built of fieldstone, is fully exposed and contains regularly spaced window openings with a mix of two-over-two and four-over-four (vertical) sash on the south elevation and small, two-light-sash window openings on the north. An exterior brick chimney is appended to the north wall, near the east end. The original appearance of the wing nearly mirrored the 1891-92 west wing (C) and featured a roof gable over the center bays and a porch that wrapped around the turret and extended the width of the east elevation. The gable and turret roof were removed in 1927-28 when the dormers were added and a new wing built to the east.

The 1927-1928 wing (F), which completes the eastern end of the building, was designed as a continuum of the 1904 wing, but is somewhat shorter in length. Windows are paired and contain two-over-two sash. Two multi-light, hipped-roof, bay windows project from the easternmost bays on the facade. The north elevation is similar to the south, but lacks bay windows, and the exposed basement level is clad with clapboards, rather than stone. At its junction with the 1904 wing, each story has French doors to access a fire escape. The entire wing has a hipped roof with two dormers, both on the north slope. A brick chimney rises from the south slope just in front of the ridge line. At the east end of the addition there is a porte-cochere supported on fieldstone posts. Portions of the porte-cochere have been obscured by a one-story addition (H – see below), but the segmental arch entrance remains, as does its stone parapet wall still visible inside the building. The porte-cochere is surmounted by a sun porch that was designed with a band of eight-light casement sash set between the existing double pilasters. Sometime after 1973, the windows were replaced with the present single-light casement windows. Above the sun porch are two-story angular bay windows in the outer bays.

The one-story, flat-roof addition (H) at the easternmost end of the hotel building and wrapping around part of the rear was constructed in 2002 to house an indoor swimming

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pool. Block modillions and tripartite windows topped with transoms provide relief to the otherwise plain design.

The 90' x 41' wing (B) that extends northerly from the main block (A) was added in 1884. Due to the sloping site, it is only three stories high, but otherwise similar to the main block to which it is attached. Windows are grouped in pairs and contain two-over-two sash; dormer windows, also paired, have two-over-two sash. Near the northeast corner, a squared-off bay window projects to the east with a band of eight-over-eight-sash windows on the upper two stories and six-over-one windows of unequal sash size on the first. The bay probably dates from 1921, when the dining room (G) was added.

Extending from the east wall of the 1884 wing (B) is a one-story, flat-roof addition (I) constructed in 2002 to house the new hotel kitchen. The only openings, including a loading bay are located in the southeast corner. Connected to the north wall of the 1884 wing is (G), built in 1921 for the hotel dining room. It is a one-story, flat-roof addition that bows outward on the east and west walls which are punctured with windows containing six-over-one, nine-over-one and twelve-over-one sash, some of which have flanking narrow sidelights. A modest, slightly recessed addition on the north contains only a service entrance with modern, solid double doors. An octagonal monitor roof rises from the roof of G, its band of multi-light windows flooding light into the room.¹

Two separate additions project to the west from the 1884 wing. The earlier, built in 1891-92 (C), is parallel to the main block but set back from it. It is a 100', three-story wing which formed the western terminus of the building for thirty years. The wing's present appearance reflects 1920s alterations. Window openings come in two sizes and have two-over-two sash; the larger windows are paired and the smaller, which historically lit bathrooms, are singly spaced. The south elevation (façade) shifts planes in several places: full-height, double-width bays project at the far west end as well as near the east end; between them is a two-story inset porch with two-story, square Doric columns and square-baluster railings on each level. A one-story porch with plain posts and square balusters spans the width of the first story. On the south face of the roof, there is a continuous band of hip-roof dormers with six-over-six sash; on the north side, there are two widely spaced dormers, as well as a hip-roof elevator tower that rises a full story

¹ The dining room addition originally extended further north to include the hotel kitchen and staff dining room. Both of those rooms collapsed in 2002 and were removed that spring.

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above the roof ridge. A single brick chimney rises from the south slope, near the east end of the wing. The north elevation has a small, gabled-roof porch on a fieldstone base and supported by Doric columns. Adjacent to it is a hip-roof projection with windows set between Doric pilasters. This wing originally had a roof gable over the facade center bays, a turret at the west end, and a one-story porch along the length of the facade. The gable was removed when the dormers were added in 1927-28, and presumably the angular bays and inset porch date from the same year. The turret roof disappeared in 1921 when yet another wing was added.

That wing (D) is now the western terminus of the hotel. It is L-shaped in plan, projecting forward toward the road. Like the wing to which it is appended, it is three-stories in height and continues both the fenestration and dormer arrangement of the earlier wing. The sloping site exposes a fieldstone foundation at the south gable end.

Interior

The interior of the main hotel retains a high degree of historic trim, concentrated in the public spaces found on the lobby level and first floor. Immediately inside the main entrance is the large lobby with Colonial Revival trim details, including a coffered ceiling, round and square Doric columns, paneled woodwork, spindle screens, two fireplaces and a reception desk. Another historic fireplace, probably dating from 1880, is located in the room just west of the lobby. The principal staircase is tucked into a corner of the lobby behind a spindle screen. On the lobby level, it has a paneled, square newel post, round balusters, unpainted handrail, and paneled stair wall; on the upper floors, balusters are turned, but there is no stair wall detailing. East of the lobby, a corridor bisected by a row of columns leads to the card room, which features boxed ceiling beams, arched openings and wainscoting. At the far east end of the building is a library paneled in birch with built-in bookcases and a fireplace. The dining room, located on the first floor, is an oval-shaped room with grouped Doric columns and an octagonal monitor roof.

2. Hotel Annex. Contributing site.

Between 1904 and 2002, an annex to the hotel stood on this location. The building was originally built in 1866, the year the hotel opened, as an extension to the Dodge family farmhouse. When the first of the two east wings was added in 1904-05, the annex was

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removed and relocated to this site behind the hotel where it was converted into a dormitory for female employees. By the 1970s, it was no longer in use and was partially collapsed at the time the complex underwent its historic rehabilitation in 2002-03.

As built, the annex was a 2-1/2 story, wood-frame building with vernacular Greek Revival entrances and a prominent two-story inset facade porch. At its south end was a separate, detached 2-1/2 story building that was probably added when the annex was moved to this site. The two buildings were connected by a porch and shed.

3. Chauffeurs' Dormitory, ca. 1900. Contributing building.

The Chauffeurs' Dormitory is the largest of the three detached dormitories and the closest to the hotel building. It is also the most elegant, reflecting its original function to house chauffeurs of hotel guests. The lengthy, 2-1/2 story, side-gable building rests on concrete block piers. Its roof is covered with asphalt shingles; the boxed cornice has eave returns. Walls are clad with clapboards and trimmed with narrow, flat boards. Regularly spaced windows have six-over-six sash. The dominant exterior feature is a one-story, hipped-roof entry porch supported by flared posts and which spans much of the facade (south elevation). On the rear elevation there is a smaller, hipped-roof portico supported by Doric columns.

The dormitory is currently used for storage.

4. Staff Dormitory, ca. 1890. Contributing building.

The oldest of the three hotel dormitories, the staff dormitory, located behind the main hotel, is a 2-1/2 story, side-gable building built on stone piers. The roof is covered with asphalt shingles; the boxed cornice has eave returns. Walls are clad with clapboards and trimmed with narrow, flat boards. Regularly spaced windows have six-over-six sash. A later brick chimney is appended to the west end. The only entrance is located at the far east end of the facade (south elevation) and accessed via a recently built deck.

The dormitory continues to provide housing for hotel staff.

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5. Staff Dormitory, 1950. Contributing building.

Located north of, and at right angles to, the Chauffeur's Dormitory, this is a concrete-block building and the newest of the three dormitories on the property. It is one-story in height, capped with an asphalt-shingle gabled roof. The gable fields are clad with vertical wooden siding. Windows are arranged singly and in pairs and have two-over-two (horizontal) sash. The primary entrance is in the south gable end; a secondary entrance is located on the west elevation, near the north end.

The dormitory is now in office use.

6. Guest Cottage, ca. 1928. Contributing building.

One of two similar guest cottages built at around the same time, this is a one-story, side-gable building set on concrete blocks, with a rear gabled extension. Walls are clad with clapboards, and the roof with asphalt shingles. A stepped, brick chimney is appended to the west gable end. Decorative features include exposed rafter tails and a gabled entry porch on the south wall with square posts resting on stone piers and scalloped vertical boarding in the gable fields. A second porch with a shed roof projects from the rear extension. Windows have six-over-one sash and are single and paired.

The guest cottage continues to provide housing to those affiliated with the hotel.

7. Guest Cottage, ca. 1928. Contributing building.

The second guest cottage is a one-story, side-gable building set on concrete blocks with a facade gable and a rear gabled wing. Walls are clad with clapboards, and the roof with asphalt shingles. Rafter tails are exposed along the eaves. A stepped, brick chimney is appended to the west gable end. A small, inset porch is found on the front and rear elevations. Windows have six-over-one sash.

The guest cottage continues to provide housing to those affiliated with the hotel.

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8. Greenhouse, ca. 1925. Contributing building.

One of three service structures toward the north (rear) end of the property, the greenhouse is a one-story building with a greenhouse section at the south end and two sheds at the north end. The greenhouse section has an even-span roof, single-glazed roof sash set in metal frames, and glazed sidewalls that rest on a wood frame parapet wall. The southern shed, which connects to the greenhouse section, has a gabled roof with asphalt shingles, a brick chimney, and two window openings along the east (facade) wall. The northern shed has a shed roof and is set closer to the ground to provide access to the lower level of the other shed.

Until 2001, a second greenhouse section projected to the south. It was removed due to advanced deterioration, but the remaining section continues in its original use to provide plants for the hotel.

9. Service Garage, ca. 1930. Contributing building.

This one-story, wood frame, shed-roof structure located between the greenhouse and barn has shingled walls, and a rolled asphalt roof. A brick chimney projects from each of the rear corners of the roof, and rafter tails are exposed along both the facade and rear eaves. Six vehicular bays as well as two pass-doors puncture the facade. Regularly spaced windows with two-over-two sash are found in the remaining walls, as well as two wide bays in the center of the rear elevation. The garage functioned as a service/maintenance facility for the hotel.

The garage continues in its historic use as a service/maintenance facility for the hotel.

10. Barn, ca. 1930. Contributing building.

A short distance northeast of the garage is a gambrel-roof barn that was probably built after an earlier barn burned ca. 1929. Sited on a level spot, the barn is clad with wooden shingles and the roof with asphalt shingles. Three metal ventilators project from the roof ridge. A wooden rolling door on exterior tracks is located at the west end of each lateral side. The south, west and north walls are punctured with various doorways and windows with six-over-six sash. Two additional windows are located in the upper sections of the gable ends.

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The barn continues in its historic use as a shelter for horses affiliated with the hotel.

11. Engineer's Shop, ca. 1930. Contributing building.

Tucked into the woods northwest of the main hotel is this small, gabled-roof, wood-frame shed with clapboard walls, two-over-two-sash window, and a four-panel door in the east gable end. A one-story wing projects from the northwest corner of the structure.

The building is currently vacant.

12. Century Hall, 1965. Non-contributing building (due to age).

The most recent building on the site and located directly east of the main hotel building to front on Mountain View Road, Century Hall is a broad-gabled, one-story building with a low-slung roof clad with wooden shingles. Front and rear walls are covered with vertical plywood panels, while the gable end walls are clad with synthetic stone. A band of louvers is found along the raking eaves of the gable ends. Entrance to the building is via deep, gabled projection with a front overhang carried by plain columns. (The gable roof was originally a tri-gable roof, replaced in 2002.) Windows are limited to the front and rear walls are consist of narrow, vertical openings with fixed lights.

Century Hall was so-named to commemorate its construction one-hundred years after the founding of the hotel. It was built to house conferences and large functions and continues to serve in that capacity today.

13. Maintenance Shop, 1950. Contributing building.

The maintenance shop, located on the eastern edge of the nominated property, is a one-story, flat-roof, concrete-block structure of utilitarian design built in three sections that step down the slope. Vehicular bays dominate the facade (west elevation). A single, multi-light casement window is also found on that elevation.

The maintenance shop continues in its historic function.

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14. Tennis Courts, post 1973. Non-contributing structure (due to age).

At the east edge (and also the lowest point) of the property, on the north side of Mountain View Road, are two tennis courts.

As early as 1899, the hotel had tennis courts, though their location is not known. As late as 1973, there were two courts on the south side of Mountain View Road, just west of the golf clubhouse.

15. Garden Ponds (3), 2002. Non-contributing site (due to age).

Three small ponds made from shallow fiberglass molds and set within landscaped gardens are located on the north side of Mountain View Road and situated to be viewed from public rooms within the main hotel.

16. Gazebo, ca. 1880. Contributing building.

The gazebo is a square structure with a hip roof capped with a weathervane. The walls are covered with scalloped and plain shingles and have elongated arched openings that serve as entry points. The frieze is ornamented with brackets.

This structure, thought to be the cupola that was placed atop the 1880 addition to the hotel and removed when the main block was altered in 1911, was found in the woods on the south side of Mountain View Road, where it had stood since that time and is said to have been used for weddings between staff members. In 2002 it was moved to its present location behind the 1927 east wing and converted into a gazebo for garden functions and weddings.

17. Golf Clubhouse, 1939. Contributing building.

Constructed of fallen lumber from the 1938 hurricane, the clubhouse is located on the south side of and close to Mountain View Road. It is a one-story, wood-frame building consisting of a hipped roof central core and angled side wings also with hipped roofs to form a wide "V" in plan. Walls are clad with clapboards and the roof with asphalt shingles. A broad fieldstone chimney projects from the west end. Windows have eight-

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over-eight sash and blinds. A curved portico supported by square posts defines the main entrance. An elevated open deck projects from the rear of the building.

18. Swimming Pool, 1946. Contributing structure.

Just east of the clubhouse is a rectangular in-ground swimming pool.

In 1946, the hotel installed its first outdoor pool. Though improved over the years, it was substantially the same structure as the existing.

19. Stone Terraces (2), ca. 1912. Contributing site.

Two terraces, both with fieldstone retaining walls, are located in front of the main hotel building. One extends across the front and west portion of the hotel façade and features square fieldstone posts with plain granite caps. The other is curved and placed directly across from the hotel's main entrance, on the opposite side of Mountain View Road. Its retaining wall extends from the curve along the road frontage in each direction.

Though one of many improvements made to the hotel in the early twentieth century, the terraces were the only formal landscape elements ever introduced to the site. They offered an alternative outdoor viewing spot from which to enjoy the mountain scenery and tennis and golf players.

20. Fountain, 2002. Non-contributing object (due to age).

Set on the terrace directly opposite the main hotel entrance on the south side of Mountain View Road is an iron, three-tier garden fountain.

21. Water Tower Storage Tanks, ca. 1940s. Contributing structure.

Just west of the site of the Hotel Annex, on the west edge of the nominated property, are two elevated metal water tanks, installed to provide water for the hotel and service its sprinkler system.

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Table of Resources

Map #	Resource Name	Date of Construction	Contributing/ Noncontributing	Type of Resource
1	Main Hotel	1872-2002	C	building
2	Hotel Annex	1866 & 1904	C	site
3	Chauffeurs' Dormitory	ca. 1900	C	building
4	Staff Dormitory	ca. 1890	C	building
5	Staff Dormitory	1950	C	building
6	Guest Cottage	ca. 1928	C	building
7	Guest Cottage	ca. 1928	C	building
8	Greenhouse	ca. 1925	C	building
9	Service Garage	ca. 1930	C	building
10	Barn	ca. 1930	C	building
11	Engineer's Shop	ca. 1930	C	building
12	Century Hall	1965	NC	building
13	Maintenance Shop	1950	C	building
14	Tennis Courts	post-1973	NC	structure
15	Garden Ponds (3)	2002	NC	site
16	Gazebo	ca. 1880	C	building
17	Golf Clubhouse	1939	C	building
18	Swimming Pool	1946	C	structure
19	Stone Terraces (2)	ca. 1912	C	site
20	Fountain	2002	NC	object
21	Water Tower Storage Tanks (2)	ca. 1940s	C	structure

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STATEMENT OF SIGNIFICANCE

The Mountain View House is eligible for the National Register of Historic Places under Criteria A and C. It meets Criterion A, Entertainment/Recreation, for its association with the resort development of the White Mountain region in the latter part of the nineteenth and throughout most of the twentieth century. The property is one of only five grand resort hotels to survive in the White Mountains of New Hampshire, and it retains an exceptionally high degree of integrity under that historic context. Furthermore, it is the oldest surviving such hotel. The core hotel illustrates the evolving nature of the grand hotel, beginning with a modest building and expanding into a full-blown seasonal resort capable of accommodating several hundred guests and providing for their myriad needs on-site. The property retains all but one of the primary historic resources that surrounded the core complex, including staff dormitories, guest cottages, greenhouse, garage, barn, and clubhouse. From 1866 until it closed in 1986, the hotel operated continuously each summer, and until 1979, under consecutive generations of the same family. In 2002, following an extensive certified historic rehabilitation, the hotel reopened as a grand hotel, using all of the buildings on site and, in nearly every instance, in their original function. All of the buildings and structures on the property, even those that are non-contributing, relate to the hotel property and are reflective of innovative methods of ensuring the surviving of a grand resort hotel. The Period of Significance under Criteria A is 1872-1954; the earlier date reflects the initial construction date of the existing hotel building, and the later date the National Register's fifty-year cut-off – a moving date since the property continues to evolve and attain significance.

The property meets Criterion C as a rare surviving example of a grand resort hotel in New Hampshire's White Mountains. As a building type, the grand resort hotel was an immense building equipped to provide modern conveniences and up-to-date technology – often before they were generally available in private houses – as well as varied recreational activities in an insular, spectacular natural setting. Typically, the grand resort hotel started as a modest building, often a converted farmhouse, and grew over several decades into a sprawling, yet architecturally uniform, building comprised of wings and additions. Its guest rooms tended to be modest, but its public rooms spacious and comfortable without being fancy. The Mountain View House fits all of these characteristics and retains an exceptionally high degree of integrity of location, design, setting, materials, workmanship, feeling and association. The period of significance under Criterion C is 1872-1950. The former date represents the date the first section of the

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existing hotel was constructed, and the end date reflects when the last associated building on the property that is more than fifty years old was completed.

Under both criteria, the Significant Dates reflect the years in which the main hotel building underwent substantial alteration or expansion, or contributing buildings were constructed. The Mountain View House is significant on the state level.

Entertainment/Recreation

The Mountain View House is an excellent and rare representative of a grand resort hotel, a type of hostelry defined by elegance, affluence, and insularity, in a setting with splendid natural scenery. Of all the hotels that operated in the White Mountains, the Mountain View House is unique in that for 113 years, it was owned and operated by a single family, four generations of the Dodge family.¹

Though at their heyday at the turn of the twentieth century, there were thirty grand resort hotels throughout the White Mountains, today only five survive.² The Mountain View House ranks among the finest representatives not only in the region, but in New England. Like most New England examples, it achieved aesthetic impact not through architecturally stunning buildings, but through its immense size and spectacular setting. The hotel offered its guests comfortable accommodations, plentiful and wholesome cuisine, and a wide range of recreational opportunities.

The grand resort hotel movement began shortly before the Civil War. Prior to that period, hotels in the area were rustic taverns that catered to tradesmen as much as to the few visitors who braved the rugged region. It was not until transportation routes improved, initially roads and steamboats, and later the railroad, that visitors from urban centers throughout New England, as well as New York, Philadelphia, and Chicago and other major metropolitan areas, attracted by the splendid scenery, clear mountain air and social conviviality, poured into the region to spend between one and three months of the summer in residence. As tourism grew, the hotel facilities adapted to cater to the growing

¹ Tolles, 1998: 202.

² The other four are the Mount Washington Hotel in Bretton Woods; The Balsams in Dixville Notch; and Eagle Mountain House and Wentworth Hall in Jackson. Of the five, the Mountain View House ranks third in terms of size.

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expectation for conveniences and luxuries familiar to an urban crowd. The first substantial hotels staffed with professional managers were constructed in the 1830s and 1840s; these were the forerunners of the "grand hotels" which emerged during the 1850s. For the next seventy-five years, the White Mountains were a favored summer spot for the wealthy and middle classes. The peak years were the 1870s through the early 1920s; nearly all of the Mountain View House's wings and many of its outbuildings were constructed during that period.

By 1930, the automobile, once welcomed by the hotels, threatened their very survival. Faster, more convenient transportation enabled visitors to cover more ground, with subsequently shorter stays. The area was no longer a haven for the upper classes, as it became more accessible to those of lesser means with shorter vacations. Few of the grand resort hotels survived the transition; they were abandoned, lost to fire or torn down.

Architecture

The Mountain View House is significant in the area of architecture as an excellent representative of the grand resort hotel building type as it evolved in northern New Hampshire. Furthermore, it is the oldest surviving grand hotel in New Hampshire. Both the main hotel building itself and all of its historic support buildings retain a high degree of architectural integrity. Together with The Balsams, the Mountain View House best illustrates "the architectural evolution from a small-scale precursor to full-blown grand resort hotel complex on a single site."³

Typically, the grand resort hotels evolved from a modest, often residential, structure through a series of additions into a sprawling complex. Oftentimes, this occurred with little, or no, input from a professional architect. Its overall appearance could reflect shifting tastes and technical developments in the various construction campaigns, or as in the case of the Mountain View House, be remarkably uniform. The Mountain View House's single-family ownership undoubtedly contributed to its homogeneous, conservative design and perhaps to the unusual fact that no major portion of the building was ever demolished until 2002.⁴

³ Tolles, 1998: 202.

⁴ Tolles, 1998: 202. It is unknown whether the Dodge's farmhouse was removed or merely engulfed in the main block that evolved between 1872 and 1884. When the Dodges replaced the Hotel Annex, instead of

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Architecturally, the vast majority of grand resort hotels were designed in styles derived from residential architecture in order to provide a familiar, relaxing environment with few fanciful architectural embellishments. The design of the Mountain View House, a clapboard building with standard-sized window openings and flanking blinds, gabled and hipped roofs, facade porches and turrets, reflected northern New England vernacular farmhouses. Only the upper story projecting bays and inset porches, features common to large hotels, suggested a larger-scale building. Like all but two of the White Mountain's grand resort hotels, the Mountain View House was constructed entirely of wood.⁵ Other typical characteristics of the grand resort hotels were low-rise, horizontal massing and an interior arrangement of public spaces on the ground floor and modest guest sleeping rooms above, all exemplified in the Mountain View House.

Though the main building itself has distinct defining characteristics, its representation of this building type extends to the auxiliary structures on the site, which typically accompanied such a hotel. A grand resort hotel complex usually included a variety of such buildings: guest cottages, staff and chauffeur dormitories, farm outbuildings, greenhouses, ice house, horse and automobile barns, and even power plants. With the exception of the 1866 annex, the Mountain View House retains all of its historic auxiliary buildings, including two guest cottages, three staff and chauffeur dormitories, barn, two garage/maintenance buildings, greenhouse, engineer's shop and golf clubhouse.

Historical Background

The Mountain View House is located in Whitefield, in the heart of the northern White Mountains. It first opened in 1866 – due to an accident, according to Dodge family tradition. In 1865 a stage coach en route to Montreal overturned some three miles north of Whitefield's town center. The driver directed his two passengers to a nearby farmhouse owned by William Franklin Dodge (ca. 1827-1919) and Mary Eastman Dodge, who took them in. The visitors were so charmed by the view, they stayed a few

demolishing it, they moved it behind the hotel for continued use. (See Historical Background below) The demolition that occurred in 2002 involved the Annex and the kitchen and staff dining room additions. In each instance, the buildings were structurally undermined and had partially collapsed.

⁵ Perhaps it is no coincidence that the two hotels built in part with fire-proof construction, are the other two surviving examples.

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extra days and then returned that summer for several weeks. The following year, in 1866, the Dodges built an annex to their farmhouse to accommodate visitors and officially opened the hotel. They advertised in Boston papers that they welcomed summer boarders.

Guests were treated not only to a captivating view, but to home-cooked meals that relied heavily on produce, meat and dairy products from the Dodge's farm. The couple divided its work in traditional fashion: Mary Dodge cooked and served meals, while William Dodge ran the farm and drove guests around the countryside. As guests increased, the Dodges added onto their hotel, initially demolishing (or engulfing) their farmhouse, and later by adding another large wing every four to ten years. The first major addition, a mansard-roof structure built in 1872 to replace their farmhouse, increased guest capacity to fifty. Eight years later, the building was doubled in size. By 1884, the hotel could accommodate 100 guests, a number that soared to 140 with yet another addition in 1891-92. The early 1900s brought more expansion with new guest room wings added in 1904-05, 1921-22 and 1927, and in 1921, a large dining room that could seat 450. At its peak, the hotel's capacity was 300 guests. Some of the wings were likely built by Eugene Gale (1871-post-1953), a noted local contractor who worked on many of the hotel buildings in the region.⁶

Brochures published at various times called attention to the hotel's comfortable sitting and activity rooms, the immense oval dining room, telephone service (by 1899), steam heat (installed 1901), electric lighting (1905) and bell system, and country cuisine. When the east wing was added in 1904-05, it was designed so that it could be isolated from the rest of the hotel, allowing the Dodges to have a modest number of guests during the cold winter months.⁷

Behind the hotel, the Dodges gradually erected dormitories for hotel staff, a separate dormitory for guest chauffeurs, barn, garages, and greenhouse.⁸ They even recycled obsolete buildings: when the 1904-05 wing replaced the 1866 annex, they moved the annex behind the hotel and converted it into another staff dormitory.

⁶ Tolles, 1998: 204-210.

⁷ Tolles, 1998: 209.

⁸ The original barn was erected in 1891-92. Two hundred feet in length, it burned in 1929 and was replaced by the existing structure. [Tolles, 1998: 209]

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Recreational opportunities abounded at the Mountain View. In 1899, the hotel added a golf course, joining tennis courts, croquet lawn and baseball diamond. Indoor activities ranged from theatricals, movies, and dancing to billiards and bowling. In the late 1930s, the family erected a golf clubhouse and, the following decade, installed a swimming pool.

In 1884, nearly twenty years after the hotel first opened, Mary and William Dodge passed the management on to their son, Van Herbert (1859-1934), and his wife Alice (d. 1948). It was during their thirty-five year tenure that the facility took on grand resort hotel stature, as it grew from a single mansard-roofed block into a vast structure with three major wings. Three of the dormitories were erected under their direction. Their son and daughter-in-law, Frank Schuyler Dodge (1889-1948) and Mary Bowden Dodge, managed the hotel from 1919 until Frank's death in 1948. Under their guidance, four additional large wings and two guest cottages were constructed, as well as the golf clubhouse and swimming pool. In 1953, after five years of running the hotel on her own and adding another staff dormitory, Mary Dodge passed the operation on to her sons, fourth generation Frank Schuyler, Jr. (b. 1928) and John Bowden (b. 1930) Dodge. The brothers ran it together for fourteen years, adding Century Hall, a conference center, in 1965. Two years later, John left the business, and his brother ran it alone for another twelve years.

In 1979, with 3,000 acres, the hotel passed out of the Dodge family to Mountain View Associates, headed by Robert and Ann Diltz. The hotel proved unprofitable for the couple, and in 1986 it closed its doors. Three years later, its contents were sold at auction, and a substantial amount of the acreage sold off. After twelve years of sitting vacant, the hotel buildings and the remaining 360 acres were purchased by contractor/developer Kevin Craffey of Massachusetts. Following a certified historic rehabilitation that approached twenty million dollars and included constructing new kitchen and pool wings and enlarging many of the guest rooms, the hotel reopened in May, 2002.

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GEOGRAPHIC DATA

UTM REFERENCES (cont.)

5 19 293690 4919020

VERBAL BOUNDARY DESCRIPTION

The boundary for the Mountain View House includes land on both sides of Mountain View Road, a total of approximately twenty-four acres.

On the north side of the road, the Town of Whitefield's Tax Map 217, Lot 12 (18.86 acres) is included in its entirety. Approximately 25,000 square feet of Tax Map 217, Lot 11 is included as well; part of this square footage abuts the east edge of Lot 12 immediately north of a jog to the west in that boundary, and the remainder of the square footage from Lot 11 abuts the west edge of Lot 12, again immediately north of a jog to the east in that boundary.

On the south side of Mountain View Road, the boundary includes approximately five acres of Tax Map 217, Lot 27, more specifically described as the portion of road frontage, approximately 1100' and to a depth of 200', immediately across from the main hotel building and extending east to include the golf clubhouse and swimming pool. The bounds of the nominated property are indicated on the attached sketch map.

BOUNDARY JUSTIFICATION

The boundary for the Mountain View House under both Criteria A and C has been defined to include all of the historic resources that accompany the main hotel on both sides of Mountain View Road. Nearly all of the resources are located on the north side of the road on an 18.86 acre lot (Lot 12). The boundary has been extended beyond that lot to include a small portion of the abutting 179-acre lot (Lot 11) in order to include the hotel's maintenance shop and two water tower storage tanks, both contributing resources. The remainder of Lot 11's acreage is mostly woodland. Though historically associated with the hotel, it is not included because it lacks any historic resources. Part of the acreage contains a portion of the hotel golf course, which lacks integrity due to substantial improvements and alterations in recent years.

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The boundary has been extended across Mountain View Road to include the historic resources associated with the hotel on the south side of the road: golf clubhouse, swimming pool and stone terrace. Only five acres of the 156 acres of this lot (Lot 27) were included as the remaining acreage is woodland or the remainder of the golf course

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The following information is the same for all photographs:

Name of property: Mountain View House
Town/state: Whitefield, New Hampshire
Photographer: Elizabeth Durfee Hengen
Date of Photograph: October 2003
Location of negative: 25 Ridge Road, Concord, NH 03301

Photo #1

View: Looking north at the façade (south elevation) of the main hotel building, showing the 1921-22 (D) and 1891-92 (C) wings set back to the left of the center block and one of the water towers in the rear. The 1904-05 (E) and 1927 (F) wings are to the right of the center block. The one-story addition to the left of the center is K. In front of the main block is the stone terrace (19-b).

Photo #2

View: Looking southwest at the rear of the 1904-05 (E) and 1927 (F) wings; the rear of the center block (with tower); the east and rear elevations of the 1884 (B) wing; and the one-story dining room (G). The one-story addition in the center of the photograph is the kitchen addition (I).

Photo #3

View: Looking north from the top floor of the tower, showing from left, the two guest cottages (#7 & 6), greenhouse (8), service garage (9), barn (10) and staff dormitory (4). The lot line which defines the northern boundary of the nominated property approximately follows the tree line.

Photo #4

View: Hotel lobby (A), looking west and showing main staircase at right rear.

Photo #5

View: Hotel dining room (G), looking northeast.

Photo #6

View: Chauffeurs' Dormitory (3), looking northeast at façade (south elevation) and west elevation.

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Photo #7

View: Guest Cottage (6), looking north at façade (south elevation) and east elevation.

Photo #8

View: Staff Dormitory (5), looking northwest at façade (south elevation) and east elevation.

Photo #9

View: Maintenance Shop (13), looking east at façade (west elevation).

Photo #10

View: Engineer's Shop (11), looking west at façade (east elevation).

Photo #11

View: Century Hall (12), looking north at façade (south elevation).

Photo #12

View: Golf Clubhouse (17), looking south at façade (north elevation).

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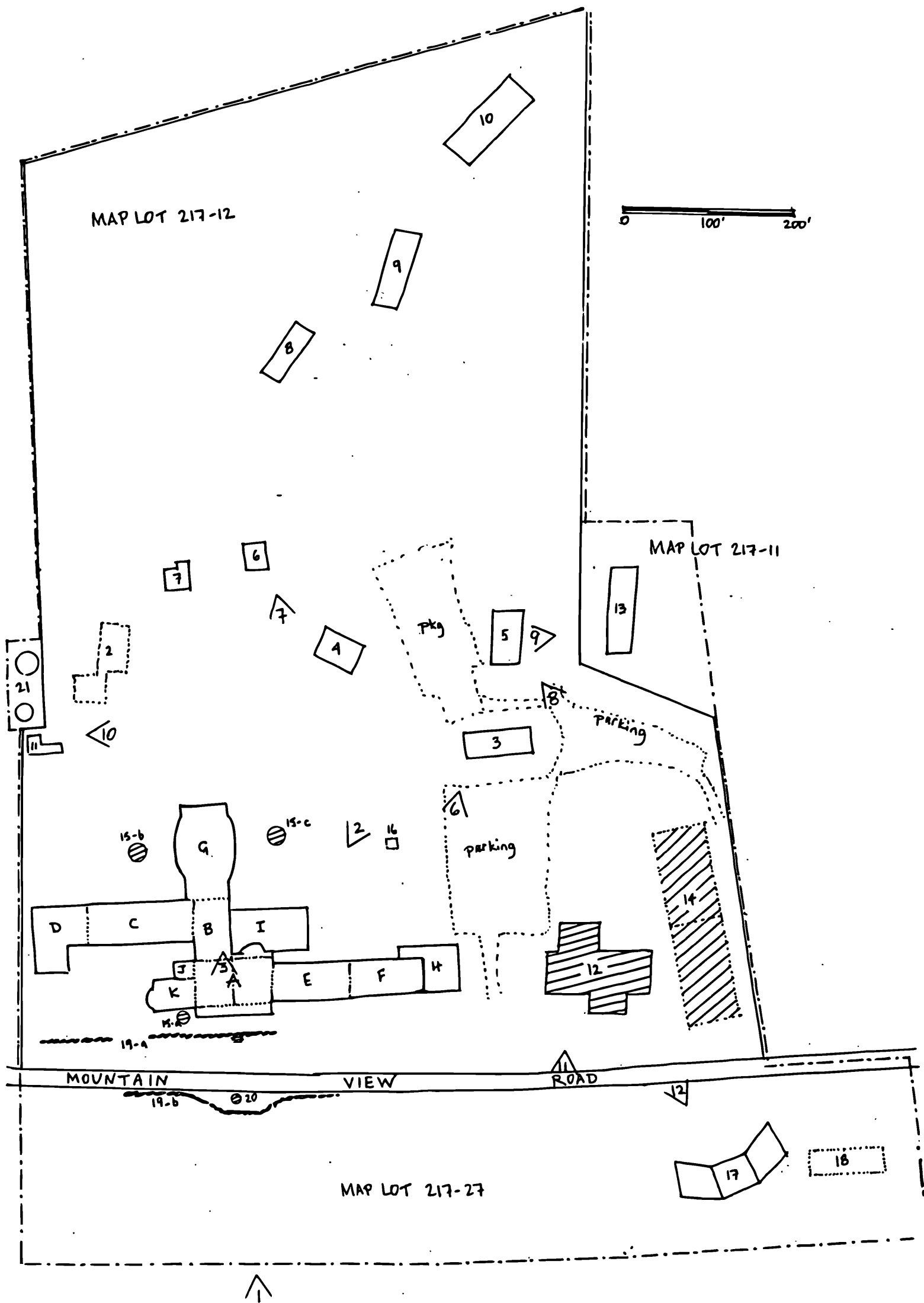
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PHOTOGRAPH KEY



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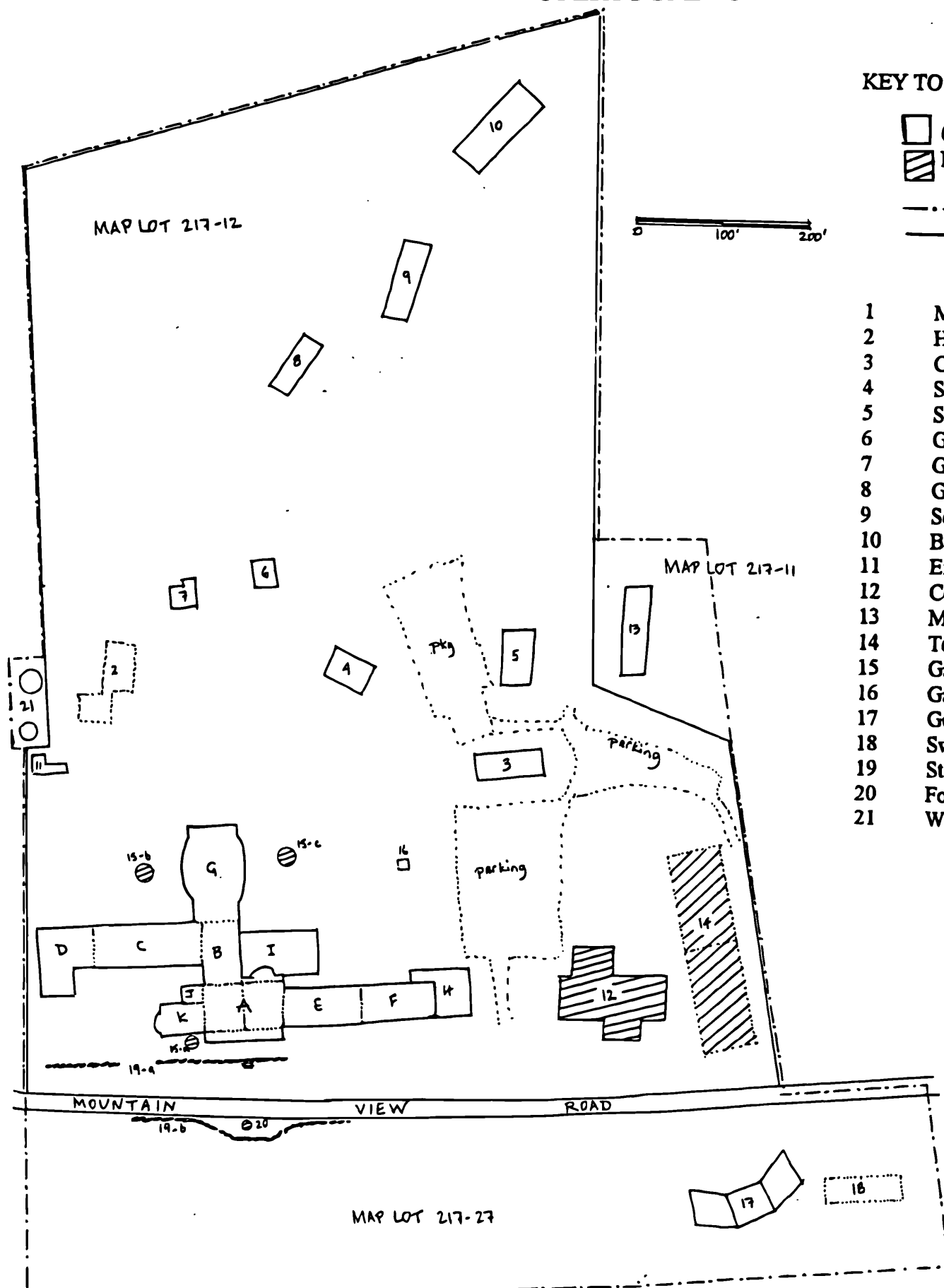
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

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PROPERTY SKETCH MAP



KEY TO MAP

-  Contributing resource
-  Non-contributing resource
-  District boundary
-  Lot line



- | | | |
|----|---------------------------|-----------------------------------|
| 1 | Main Hotel | <i>contributing building</i> |
| 2 | Hotel Annex | <i>contributing site</i> |
| 3 | Chauffeurs' Dormitory | <i>contributing building</i> |
| 4 | Staff Dormitory | <i>contributing building</i> |
| 5 | Staff Dormitory | <i>contributing building</i> |
| 6 | Guest Cottage | <i>contributing building</i> |
| 7 | Guest Cottage | <i>contributing building</i> |
| 8 | Greenhouse | <i>contributing building</i> |
| 9 | Service Garage | <i>contributing building</i> |
| 10 | Barn | <i>contributing building</i> |
| 11 | Engineer's Shop | <i>contributing building</i> |
| 12 | Century Hall | <i>non-contributing building</i> |
| 13 | Maintenance Shop | <i>contributing building</i> |
| 14 | Tennis Courts | <i>non-contributing structure</i> |
| 15 | Garden Ponds | <i>non-contributing site</i> |
| 16 | Gazebo | <i>contributing building</i> |
| 17 | Golf Clubhouse | <i>contributing building</i> |
| 18 | Swimming Pool | <i>contributing structure</i> |
| 19 | Stone Terraces | <i>contributing site</i> |
| 20 | Fountain | <i>non-contributing object</i> |
| 21 | Water Tower Storage Tanks | <i>contributing structure</i> |