

DEC 03 2001

NPS Form 10-900  
(Rev. 10-90)

OMB No. 1024-0018

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM**



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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 The Balsams

other names/site number The BALSAMS Grand Resort Hotel

**2. Location**

street & number north side of NH Route 26, 10 miles east of Colebrook, NH N/A  not for publication

city or town Dixville N/A  vicinity

state New Hampshire code NH county Coos code 007 zip code 03576

**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 Melonakis 1/28/02  
Signature of certifying official Date  
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

- See continuation sheet.
- determined eligible for the National Register  
 See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain): \_\_\_\_\_

Edson H. Beall 3/13/02  
Signature of Keeper Date of Action

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

**Category of Property**

(Check only one box)

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>9</u>	<u>5</u>	buildings
<u>2</u>	<u>0</u>	sites
<u>3</u>	<u>4</u>	structures
<u>0</u>	<u>0</u>	objects
<u>14</u>	<u>9</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)

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

**Current Functions** (Enter categories from instructions)

DOMESTIC/hotel  
COMMERCE/restaurant  
INDUSTRY/manufacturing facility  
RECREATION and CULTURE/ outdoor recreation  
DOMESTIC/single dwelling

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

LATE 19<sup>TH</sup> & 20<sup>TH</sup> CENTURY REVIVALS  
Bungalow/Craftsman  
OTHER

**Materials** (Enter categories from instructions)

foundation stone  
walls weatherboard  
vinyl  
shingle  
CONCRETE  
STUCCO  
roof ASPHALT  
CERAMIC TILE  
METAL  
other BRICK  
STONE

**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  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

#### Period of Significance

1874-1951  
\_\_\_\_\_  
\_\_\_\_\_

#### Significant Dates

1892, 1895-96, ca. 1906,  
1911-12, 1916-18  
\_\_\_\_\_

#### Significant Person

(Complete if Criterion B is marked above)

N/A

#### Cultural Affiliation

N/A  
\_\_\_\_\_  
\_\_\_\_\_

#### Architect/Builder

Whitcher, Chase R.  
Morgan, Sylvanus D.

**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: The BALSAMS Grand Resort Hotel

**10. Geographical Data****Acreege of Property** approximately 52 acres**UTM References** (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing	
1	<u>19</u>	<u>317400</u>	<u>4971120</u>	3	<u>19</u>	<u>318260</u>	<u>4970660</u>
2	<u>19</u>	<u>317800</u>	<u>4971140</u>	4	<u>19</u>	<u>318180</u>	<u>4970355</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 BALSAMS Grand Resort Hotel) date November 7, 2001street & number 25 Ridge Road telephone (603) 225-7977city or town Concord state New Hampshire 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 Tillotson Corporationstreet & number 59 Waters Avenue telephone (617) 387-9400city or town Everett state MA zip code 02149**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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**NARRATIVE DESCRIPTION**

The Balsams is located on the north side of Route 26 in Dixville Notch, a tiny community within unincorporated Dixville in northern New Hampshire. The property includes a variety of hotel, industrial and related buildings spread out on fifty-two acres of land and set against the steep, rugged cliffs that form Dixville Notch. The focal point of the complex is the main hotel building, which consists of an assemblage of ten discrete sections built nearly entirely between 1874 and 1918. The property also includes a variety of detached buildings and structures: three guest cottages, a residence, staff dormitory/guest garage, wood-waste energy plant, turbine house, spring house, water storage building, telephone company building, cabanas, sheds, and barn. All but six (water storage building, wood-waste energy plant, telephone company building, spring house, cabanas and sheds) are contributing resources. Significant landscape features include a man-made lake, waterfall, stone fireplace and tables, and stone arch and wall. Additional site features, all non-contributing due to age, include two sets of tennis courts, a swimming pool, a stone bridge and a waterfall. All of the buildings and structures, even those that are non-contributing, relate to the hotel property and are reflective of innovative methods of ensuring the survival of a grand resort hotel. Despite synthetic siding on the main hotel, replacement window sash on most buildings, and alterations to some of the detached buildings, The Balsams retains a high degree of historic integrity in terms of location, design, setting, materials, workmanship, feeling and association.

**1. Main Hotel, 1874-1918, plus minor late 20<sup>th</sup> c. additions. 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. By 1918, the bulk of the complex was in place, but over the course of the 20<sup>th</sup> century, several small additions and infill areas have been built. Despite the multi-year construction period, all but one of the various sections share common features, giving the entire building a high degree of uniformity: wood frame construction clad with white vinyl siding; 2-1/2 or 3-1/2 stories in height; gabled or gambrel roofs, frequently punctured with gable or shed-roof dormers; red asphalt roofing shingles; end bays with angular or round turrets or square towers; and regularly spaced and traditionally sized windows with 1/1 replacement sash (historic sash was mostly 6/6, 6/2 and 2/1). The one addition with a substantially different design scheme is Hampshire House, a distinctive, five-story, stucco-clad wing that projects from the east end and was the last major addition to the main hotel.

The main block of the hotel is a south-facing "U" in the approximate center of the building that represents the original farmhouse/inn built in 1874: a 2-1/2 story, gable-front house with a 2-1/2 story ell projecting to the east and connecting to a gable-front barn ("A" on sketch map). In 1892 and again in 1895-96, the original building was substantially remodeled; its current appearance has changed little from that second

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renovation.<sup>1</sup> The west section of the “U”, originally the “house,” has a continuous shed-roof dormer on both roof slopes that merges with the south-facing, shed-roof dormer of the ell. (Prior to the late 1890s, there was a series of gable-roof dormers on these slopes.) The roof eave that once ran beneath the dormers has been eliminated, probably in the late 20<sup>th</sup> century. Tall brick chimneys, all of which appear in a 1913 photograph, project from various roof locations. A one-story, hip-roof porch supported on Tuscan columns wraps around the south, west and east elevations of the “U”. Appended to the southwest corner of the “house” gable end is a round, three-story turret with a conical roof punctured with dormers capped with steep gabled roofs. The turret is clad with vertical aluminum siding. An angled entry portico which leads onto the porch at the southeast corner of the “house” reflects a ca. 1911 Colonial Revival remodeling largely focused on the interior. Like all the exposed entrances in the main block, it retains an historic Colonial Revival door, in this instance surrounded by leaded glass sidelights and transom. The gable end of the “barn” is treated similarly to the “house”, with an appended three-story, octagonal tower capped with a balustrade. A square belvedere with steep hip roof and finial provides access onto the tower roof.

The west wing (“C”) is a lengthy 3-1/2 story wing added in 1910 that extends to the west of the main block and terminates in a massive, four-story octagonal end bay with a steep roof capped with a finial. Gabled dormers of varying sizes puncture the roof slopes. Historic 2/1 window sash survive on the top story and in most dormers. A one-story, shed-roof porch, originally open and now enclosed with aluminum sliders, spans the south elevation. The interior of the wing includes a ballroom and the ballot room where the nation’s first primary votes are cast. Noted New Hampshire builder Sylvanus D. Morgan of Lisbon, N.H was the contractor for this addition.

Projecting north from the main block is “B,” a 2-1/2 story wing which dates from ca. 1906 and was the first major addition, providing space for a dining room and barber shop. The north wing (“D”), built in 1911-12, is parallel to and just east of “B.” The three-story addition terminates in a four-story, hipped roof block with gabled dormers and a fully exposed lower level. Windows contain a mix of 2/1 historic sash and 1/1 replacement sash.

East of the north wing and at right angles to it is a two-story lobby/dining room addition that is appended to the east end of the main block (“E”). A change in grade aligns its second story with the first story of the main block. Though built in 1912, the addition has been substantially renovated several times, particularly following a flood in 1960 and again in the late 20<sup>th</sup> century. The first story has tripartite windows and fully glazed doors, and the second story has single-light sash with two transom lights above. On the south wall, a shed-roof porch extends the length of the second story, a continuation of the porch on the main block. In 1990, a lengthy, glassed-in, covered walkway that terminates in an over-sized hipped-roof porte-cochere

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<sup>1</sup> The primary alteration to the main block since 1896 is the substitution of clapboards for the wood shingles and, more recently, the application of vinyl siding over the clapboards.

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was added to the north side to serve as the primary entrance into the hotel lobby. Historic photographs of the addition taken soon after it was built show a two-story structure with a monitor roof, a porch in the same location as the existing, tripartite sash on the north elevation, and a wide opening at ground level that allowed carriages and automobiles to pass through. Then, as now, the ground level functioned as an entrance to the main lobby and the second level as an extension of the dining room.

The lobby/dining room addition leads to the most distinctive wing of the hotel, Hampshire House ("H"). The five-plus story, stucco-clad wing was built in 1916-1918 to plans prepared by Chase R. Witcher and executed by H.P. Cummings & Co. Witcher's design is highly evocative of the European Rhein and Alps regions. The wing is punctuated by eight, seven-story, hipped-roof towers, as well as dormers, Flemish facade gables, and full-height angular bays. The roof is covered with red tiles. Paired, over-sized brackets are found beneath the overhanging eaves. Window sash are 6/6, and tower windows are grouped vertically with wooden, pilastered frames that feature ornamental iron balconies.

Hampshire House was the first steel-frame, reinforced tile and concrete masonry structure erected in New Hampshire. Its architect, Chase R. Witcher (1876-1940), was a native of Lisbon, N.H. and a graduate of Massachusetts Institute of Technology. For most of his professional life, his office was in Manchester, N.H., where he designed over 300 buildings in New Hampshire and elsewhere, including town halls, hospitals, commercial blocks, schools, hotels, and residences. It was likely that his social and political connections brought him to Hale's attention at The Balsams. The contractor for Hampshire House, H.P. Cummings & Co., was based in Ware, Mass. with offices in Woodsville, N.H., a construction company still in operation and known for its important commercial and institutional contracts, including most, if not all of the new buildings and wings erected at The Balsams between 1914 and 1918.<sup>2</sup>

Three gambrel-roof buildings, all constructed in 1916 and none of which was originally attached to the main hotel, project from the northwest corner of the main hotel complex. The kitchen wing ("I") is a two-story (only one story exposed on the south side) addition sited parallel to the west wing and main block. Original window openings survive in the upper gambrel end, but remaining openings on that elevation have been blocked by a smaller, late 20<sup>th</sup> century, gambrel-roof-covered loading dock for food service delivery vehicles. The shed-roof dormers that originally punctured the north roof slope have been removed. The staff canteen ("G") is a 2-3/4-story building with shed-roof dormers on the lower roof slope and gable-roof dormers on the upper. Windows contain a mix of historic 6/1 and replacement 1/1 sash. Immediately east of the canteen and parallel to it is The Balsams Inn ("F"), also a 2-3/4 story building. The facade features two facade gambrel-shape gables and a gabled entry portico in the center of the building. Shed-roof dormers are found on the lower slope of the roof; two rows of windows are found in the gambrel ends.

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<sup>2</sup> Tolles, 1998: 229-31.

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Nearly all of the historic 6/2 window sash remain. The Balsams Inn (also known as Winter Inn) was designed to provide the first year-round guest rooms.

Since the completion of Hampshire House in 1918, additions to the main hotel have been minor and include the one-story, gambrel-roof addition to the kitchen wing, the covered entry walkway, and one-story infill to connect the kitchen wing and staff dormitory to the rest of the building. The interior of the main hotel retains a high degree of historic trim. The public rooms in the original inn spaces reflect a major remodeling ca. 1911 in the Colonial Revival style. Elsewhere, interior features are a mix of vernacular Colonial Revival and late-19<sup>th</sup> century (flat or symmetrically molded casings, beaded-board wainscot and four-panel doors) detailing.

**2. Hale Cottage/Wind Whistle, 1905. Contributing building.**

Hale Cottage is located near and faces toward the west end of the west wing. It is a 2-1/2 story, foursquare dwelling whose sloped site creates a fully exposed basement in the rear. The building is capped by a hipped roof clad with asphalt shingles. A hipped-roof dormer is found on the east and west roof slopes, and a single brick chimney on the east. Walls are covered with stucco on the first story and shingles on the second. Most of the windows contain 12/2 sash. At the south end of the building, there is an inset sunroom with 9/2-sash windows that extends the length of the first story. Above it is a fully enclosed room lit by elongated casement windows in the southeast corner. Projecting from the north elevation of the cottage is a one-story, hipped-roof extension that incorporates another sunroom at the north end.

Hale Cottage was occupied by Henry S. Hale's family from 1905-1912 when they relocated to Beaver Lodge. The cottage was converted into housing for guests' children and later remodeled into apartment quarters for senior staff. The two-story sunroom addition to the east replaced a one-story, hipped-roof combination sunroom and open porch in 1980.

**3. Boiler House Chimney, 1902. Contributing structure.**

This brick chimney stands approximately 45' high. A date plaque near the cap provides its original construction date.

The chimney is all that remains of the first boiler house on this site, which burned in 1912. The plant was replaced by one-story, flat-roof concrete structure on the same site that was, in turn, replaced by the existing structure. (See #16)

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**4. Beaver Lodge, 1902. Contributing building.**

Beaver Lodge is a 1-1/2 story Craftsman cottage on a poured concrete foundation that is sited on the north shore of Lake Gloriette. Walls are clad with wooden shingles and the roof with asphalt shingles. A metal commercial kitchen vent and two brick chimneys project from the north roof slope. The eave line is broken by connected gabled and shed-roof facade dormers, and exposed rafter tails are found beneath the eaves. Six-over-two and six-light window sash were replaced in 2000 with the existing 1/1 with interior muntin grids. The hipped-roof, one-story porch on the north wall was added in 2000 to replace a porte-cochere that was damaged by snow loads and removed in the 1940s. Overlooking the lake is an inset porch that extends the length of the south elevation and is enclosed with a band of windows.

In front of the cottage, a castellated stone wall provides privacy along the road frontage. At its west end, a castellated stone arch spans the entry drive. The wall and arch are likely contemporaneous with the cottage. A mid-20<sup>th</sup> century, gabled roof garage with two vehicular bays and wood shingled walls stands east of the cottage.

Henry S. Hale erected this cottage and moved his family here from Hale Cottage, probably to distance them from the bustle of the main hotel. He hired Sylvanus D. Morgan, who built the hotel's west wing, to design and erect the building. When Hale sold The Balsams in 1922, this was the one building he retained, and his family continued to use the cottage for many years. In the late 1993, Neil Tillotson purchased the cottage and re-integrated it into the hotel property. In 2000, The Balsams renovated it for its Culinary Apprenticeship Center. The interior of the cottage, replete with unpainted woodwork, stone and brick fireplaces, windows seats, built-in cupboards, beamed ceiling, original lighting fixtures, and paneled wainscot, remains largely unaltered.

**5. Staff Dormitory, 1916. Contributing building.**

Like most other buildings erected on the hotel grounds in 1916, this is a 2-3/4 story, wood frame building with a gambrel roof pierced with shed roof dormers. Two gambrel-roofed facade bays project forward slightly and contain the building's two primary entrances. Each has a gabled portico supported by Tuscan columns. The east (facade), south and north walls are clad with vinyl siding and the roof with red asphalt shingles. The rear wall is concrete, to provide fireproof protection from the garage appended to its rear. Historic 6/6 window sash and doors remain.

This was erected to provide on-site housing for the hotel staff. H.P. Cummings of Ware, Mass. and Woodsville, NH was the contractor. The building is presently known as the Wilderness Inn.

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**6. Guest Garage, 1916-1917. Contributing building.**

The guest garage is attached to the rear of the staff dormitory. The structure is comprised of two parallel, identical wings, with a one-story infill connector between them. The wings stand 3-1/2 stories high and have gambrel roofs clad with red asphalt shingles. Walls are covered with stucco below the eaves and wooden shingles in the gambrel peaks. The two metal roof vents on the north wing appear in historic photographs. Both roof slopes of each wing have a continuous band of shed-roof dormers. Windows along the primary elevations are paired; sash throughout is 6/6. A shallow, one-story projection on the west end connects the two wings and provided the entrance to the garage through a wide vehicular opening in the center.

Extending the lengths of the south wall of the southern wing and the north wall of the northern wing are one and two-story concrete-block additions dating from 1962 to increase office and plant space after the garage was converted into a manufacturing facility for rubber products. Each addition incorporates work space and enclosed loading docks.

The garage was built by H.P. Cummings and is thought to have been the largest garage north of Boston when completed. The first two stories housed guest automobiles, the third story housed chauffeurs, and the top story (under the roof) was hotel staff housing. An historic photograph shows a third, two-story wing north of and paralleling the existing building. It is not known when it was removed, but the manufacturing plant addition now occupies that spot.

**7. Captain's Cottage, 1916. Contributing building.**

Captain's Cottage is a 1-1/2 story, side-gabled building clad with rusticated wood-shingle walls. A wide shed-roof dormer is located on each roof face, and a brick chimney with an open cap projects from the ridge. The roof is clad with red asphalt shingles, and rafter tails are exposed at the eaves. Window sash is replacement 1/1. A full-width inset porch spans the facade. It is supported by tree trunk posts stripped of their bark. Originally open, the porch has been enclosed by a band of windows set on a shingled parapet wall. A one-story, gabled-roof extension to the east is a later addition.

Captain's Cottage was built as a guest cottage and was one of three featured in advertising brochures of that period. It was occupied by Captain Doudera when he owned the hotel (1927-41) and is currently the residence of one of the hotel's managing partners.

**8. Turbine House, ca. 1916. Contributing building.**

This is a one-story, stucco-clad, concrete structure set into the slope below the entrance drive and just north

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of Hampshire House. Originally built with a flat roof, the structure was expanded in the 1960s with a low-pitched gabled roof and a gabled addition that projects from the south wall. The roofs are clad with asphalt shingles and the gable fields with vinyl siding, applied over wooden shingles.

The structure was built to house a hydro-electric generator powered by a system of interconnected waterways and reservoirs in the hills above the hotel. The flood of 1960 severely damaged the building and wiped the hydro system out. Although the building was repaired and the system ultimately restored, it has since been supplemented by the wood-waste power plant (#16). The building continues to be used for electricity production, as well as for storage.

**9. Tillotson House, 1950. Contributing building.**

South of the main hotel and overlooking Lake Gloriette is the most recent residence on the property. Tillotson House is a two-story, hipped roof building flanked by stepped wings. A broad, fieldstone chimney is found at the shared wall with the east wing. The first story is clad with fieldstone and the second with vinyl over clapboards. The roofing material is asphalt shingles, and rafter tails are exposed at the eaves. Windows are arranged singly, in pairs and in trios; sash is replacement 1/1. Extending from the south elevation is a deep, enclosed entry portico on a fieldstone base.

Tillotson House was intended to be a site for gambling, but a police raid and state governmental actions discouraged such activity before the building could be put to use. Since 1960, when a spring flood washed away Stone Cottage, it has been the residence of The Balsams' owner Neil Tillotson.

**10. Lake Gloriette, 1896. Contributing site.**

In 1896, Henry Hale created this eighteen-acre man-made lake between Route 26 and the hotel buildings by damming the Mohawk River as it flowed through the Notch. From Route 26, the lake splendidly sets off the hotel buildings and the mountains behind them. From hotel rooms, the lake affords lovely vistas to the east and south; Hampshire House was designed to maximize views of the lake. In addition to its aesthetic attributes, from the outset the lake substantially increased recreational opportunities for guests through swimming, boating, fishing and picnics on the island.

Prior to the creation of Lake Gloriette, the main road through the Notch passed through what is now the lake bed.

**11. Barn/Golf Pro Shop, ca. late 1920s. Contributing building.**

Located at the western edge of the property, this is a 1-1/2 story, gabled-roof structure sited parallel to the

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road with a substantial addition, with a deep, overhanging gabled roof, that projects south toward to the road. Walls are clad with vinyl and the roof with asphalt shingles. Several windows with 6/6 sash are found in the main building, and a hay door in the east gable end speaks to the structure's original purpose.

The barn may have been built after the 1929 flood washed out nearby Balsams Farm No 1, creating a need for storage space. The gabled addition dates to the 1960s, at which time the building was converted into a gold pro shop.

**12. Spring House, 1993. Non-contributing structure (due to age).**

Set into the hillside on the edge of the entrance drive and not far from Route 26, the Spring House is a gabled structure set on a base of stacked, flat stones. The roof of the gable is covered with wooden shingles and the gable field is comprised of vertical logs.

The Spring House is a reproduction of an earlier structure that stood close by the highway and provided shelter to the many residents and visitors who stopped for drinking water. The structure was removed when the entrance drive was paved ca. 1930. The existing structure shelters a spring-fed faucet that drips into a stone trough.

**13. Cabanas (5), 1980s-90s. Non-contributing building (due to age).**

Scattered around the tennis courts, lake shore and swimming pool are five cabanas built in the late 20<sup>th</sup> c.

13-a. Hipped roof with exposed rafter tails, vinyl siding.

13-b. Hipped roof with exposed rafter tails, vinyl siding.

13-c. Flat-roof capped with balustrade, fieldstone walls, south end opens into bar seating.

13-d. Flat-roof with open, hipped roof superstructure; vinyl siding.

13-e. Hipped roof with exposed rafter tails, vinyl and fieldstone siding.

**14. NHDOT Sheds (3), 1980s-90s. Non-contributing building (due to age).**

Three late 20<sup>th</sup> century sheds are clustered together on a service road behind the guest garage. The sheds were built for the regional office of the New Hampshire Department of Transportation to house equipment.

14-a. Gambrel roof, vinyl siding, two vehicular bays in gambrel end.

14-b. Gabled metal roof, vinyl siding.

14-c. Arched metal roof on poured concrete base. Garage door opening in east end.

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**15. Spring Water Storage Building, ca. 1996. Non-contributing building (due to age).**

Tucked on the hillside north of the hotel complex is this modest, functionally designed, front-gable building on a poured concrete base and clad with vinyl siding.

The building was built by Veryfine, which purchased The Balsams Water Company in 1994. Founded in 1985, The Balsams Water Company leased rights to collect and bottle for sale water from The Balsams springs. Spring water is stored in tanks in this building before it is trucked to an off-site distribution plant.

**16. Wood-waste Energy Plant, 1982. Non-contributing building (due to age).**

This is a one-story, concrete and metal-sided structure of irregular plan built into a slope on the west side of the service drive.

The plant was constructed by the Tillotson family to provide electricity and steam heat to the rubber factory, the hotel complex and the alpine ski area. A loading area at the south end of the building accommodates tractor trailers with wood chips purchased from regional sawmills. Within the building there are waste-wood storage silos, boilers and turbine generators.

The Energy Plant was one of the state's first cogeneration energy plants and was initially constructed in 1979 in the wake of the 1970s oil embargo when a power plant utilizing a fuel source that was reliable and economical proved imperative to the hotel's operation. The first plant was destroyed by fire in 1982 and was replaced by the existing facility. The plant occupies the same site as at least two earlier boiler houses. (See #3)

**17. Dixville Telephone Co. Building, ca. 1970s. Non-contributing building.**

The telephone company occupies a small, one-story, square-plan building located southwest of the guest garage. The building rests on a poured concrete foundation with incised vertical slats and is capped with a flat roof.

The Dixville Telephone Company was formed in 1954 and is operated by The Balsams . It continued to use a mechanical switching system until it switched over to a digital system in 1995. The building houses the company's equipment.

**18. Fireplace Enclave, ca. 1943. Contributing structure.**

Near the service entrance at Route 26 is a stone fireplace and lengthy tables made of stone bases and

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concrete slab tops and shelves. The top of the fireplace is castellated in a similar fashion to the wall and arch in front of Beaver Lodge.

The fireplace enclave was used to serve picnic lunches to guests.

**19. Bridge, 1960. Non-contributing structure (due to age).**

A dry-laid stone bridge with two arches visible on the north side carries Moss Glen Brook under the main entrance drive, just northwest of Hampshire House. The brook feeds into Lake Gloriette.

**20. Tennis Courts (2 sets), post-1955. Non-contributing structure (due to age).**

On the lawn between the main hotel and the Tillotson House, and set on a lower grade than the hotel, are two sets of tennis courts, three courts in each group.

The Balsams had tennis courts as early as the 1896, but whether they were in the same location as the existing is unknown.

**21. Swimming Pool, 1954. Non-contributing structure (due to age).**

An outdoor swimming pool is located east of the tennis courts.

**22. Water Way, ca. 1916. Contributing structure.**

The water way is a narrow, shallow canal for water running out of the turbine house (#8) to nearby Lake Gloriette.

**23. Waterfall, early 20<sup>th</sup> c. Contributing site.**

Approximately 60' high, the waterfall is part of Moss Glen Brook, a stream that originates far above the hotel buildings and forms a waterfall just above the entrance drive before cascading under the bridge and emptying into Lake Gloriette. The waterfall has been a fixture of the hotel's landscape for at least the past 100 years.

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**Table of Resources**

<b>Map #</b>	<b>Resource Name</b>	<b>Date of Construction</b>	<b>Contrib./ Noncontrib.</b>	<b>Type of Resource</b>
1	Main Hotel	1874-1918	C	building
2	Hale Cottage	1905	C	building
3	Boiler House Chimney	1902	C	structure
4	Beaver Lodge	1912	C	building
5	Staff Dormitory	1916	C	building
6	Guest Garage	1916	C	building
7	Captain's Cottage	1916	C	building
8	Turbine House	ca. 1916	C	building
9	Tillotson House	1950	C	building
10	Lake Gloriette	1896	C	site
11	Barn/Golf Pro Shop	ca. late 1920s	C	building
12	Spring House	1993	NC	structure
13	Cabanas	1980s-1990s	NC	building
14	NHDOT sheds	1980s-1990s	NC	building
15	Spring Water Storage Bldg.	ca. 1996	NC	building
16	Wood-waste Energy Plant	1982	NC	building
17	Dixville Telephone Co. Bldg.	ca. 1970s	NC	building
18	Fireplace Enclave	ca. 1943	C	structure
19	Bridge	1960	NC	structure
20	Tennis Courts	post-1955	NC	structure
21	Swimming Pool	1954	NC	structure
22	Water Way	ca. 1916	C	structure
23	Waterfall	early 20 <sup>th</sup> c.	C	site

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**STATEMENT OF SIGNIFICANCE**

The Balsams is eligible for the National Register of Historic Places under Criterion A, Entertainment/Recreation, for its significance as a grand resort hotel. The property is one of only five grand resort hotels to survive in the White Mountains, and it retains a high degree of integrity under that historic context. The main hotel illustrates the evolving nature of the grand resort hotel, beginning with a modest farmhouse structure and expanding through a series of building campaigns into a full-blown resort capable of accommodating several hundred guests and providing for their myriad needs on-site. The property retains virtually all of the related buildings, structures and sites that emerged within the Period of Significance and which surround the main hotel, including staff dormitories, guest garage, cottages, residence, turbine house, boiler house chimney, barn, artificial lake, waterfall, water way, stone walls, and fireplace enclave. The few that no longer remain were lost due to natural catastrophes (fire and floods) between 1929 and 1960. All of the non-contributing resources are thus solely due to age and all relate functionally to hotel operations.

The property retains integrity of location, design, setting, materials, workmanship, feeling and association. The Period of Significance for the property is 1874-1951; the earlier date reflects the initial construction date of the existing hotel, 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 Significant Dates reflect the years in which the hotel underwent substantial alteration or expansion. The hotel has operated continuously ever since it opened in 1874. The Balsams is significant on the state level.

**Entertainment/Recreation**

The Balsams 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. Though at their heyday at the turn of the 20<sup>th</sup> century, there were thirty such hotels throughout the White Mountains, today only five survive.<sup>1</sup> The Balsams 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 phenomenon in the White Mountains 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

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<sup>1</sup> The other four are the Mount Washington Hotel in Bretton Woods; Mountain View House in Whitefield; and Eagle Mountain House and Wentworth Hall in Jackson. Of the five, The Balsams ranks second in terms of size.

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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, 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 expectation for conveniences and luxuries familiar to an urban clientele. 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; virtually all of the main hotel at The Balsams and its detached buildings 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. The Balsams, more successfully than most, adapted to changing times by capitalizing on both automobile and air transit. In more recent years (currently not within the Period of Significance), the hotel has moved in even more innovative directions to diversify its revenue base and attain national recognition.

**Historical Background**

The origin of The Balsams stems from the construction of George Parsons' inn in 1874. Like others before him, Parsons, a Colebrook native, was attracted to the wild scenic splendor of Dixville Notch. Since the early nineteenth century, the Notch had offered a hostelry for travelers, but between 1846 and 1870, the area reverted to wilderness. During that period, the railroad reached North Stratford, some twenty-three miles to the southwest, making the area relatively accessible to visitors. In 1870, rail transport was extended further north to Colebrook, only ten miles from Dixville Notch. That same year, Frank Walker built a small inn in the Notch that was destroyed by fire only two years later. In 1874, with the arrival of George Parsons, the first phase of what became The Balsams began.

Parsons' hostelry, known as Dix House, consisted of a 2-1/2 story building with a side ell and a connected barn.<sup>2</sup> The inn housed fifty guests. Though substantially renovated and enlarged in subsequent years, the U-shaped form of Parsons' inn remains visible today (#1-A on sketch map). Fishing, walks, waterfalls, forests, scenic vistas, and pristine, pollen-free air lured visitors to the spot in the summer months. From the railroad depot in Colebrook, a hotel stage brought guests

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<sup>2</sup> Dix House was named for General John A. Dix, the first local landholder.

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the remaining miles to the inn. After Parsons' death in 1890, his wife continued to operate the inn, enlarging and remodeling it in 1892 to bring its capacity to seventy people.<sup>3</sup>

It was the inn's next owners, Mr. and Mrs. Henry S. Hale, who developed The Balsams into a full-blown grand resort hotel. The Hales had been guests at Dix House for sixteen years, seeking relief from hay fever, before they purchased the property in 1895. A resident of Philadelphia, Henry S. Hale was the wealthy inventor and manufacturer of the reversible Pullman seat.<sup>4</sup> The couple renamed the hotel "The Balsams" and began a building campaign that continued over twenty years and created the bulk of the existing complex.

That first year, Hale enlarged the hotel, added a porch that wrapped around the front and sides of the building, and appended towers to the two front gable ends, increasing its capacity to 150 guests.<sup>5</sup> Inside, steam heat, hardwood floors, electric lights, private baths and roomy closets offered guests extremely comfortable accommodations in a magnificent wilderness setting. Hale proceeded to construct a series of outbuildings behind the hotel, including a stable, carriage barn, laundry and staff quarters.

Over the following years, he improved the grounds with a system of hiking trails accompanied by a published guide, an extensive road network, deer park (for venison), fish hatcheries (guests could choose their own fish for dinner), and a large man-made lake, Lake Gloriette, in front of the hotel that offered recreational and aesthetic opportunities. He later created two additional lakes, Abenaki and Coashaukee, to the west of Lake Gloriette. He brought in famed designer Donald F. Ross to lay out the 18-hole Panorama Golf Course on Keyser Mountain, some three miles from the hotel, and erected a handsome stone clubhouse.<sup>6</sup> To provide fresh produce, dairy products, poultry, and meat for his guests, as well as protect the surrounding acreage, Hale gradually purchased sixteen farms in the vicinity, thereby increasing the overall property to several thousand acres.<sup>7</sup> Circa 1900, Hale oversaw the construction of a reservoir on the mountain

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<sup>3</sup> Tolles, 1998: 226.

<sup>4</sup> Though best known for that invention, Hale's business activities were extensive and included interests in the railroad industry, Sun Life of Canada Insurance Co., and Hale & Kilburn Furniture Co.

<sup>5</sup> Whether it was Hale or Mrs. Dix who converted the barn into guest quarters is unclear, but by 1900, only the basic envelope of the barn remained, as the structure had been fully absorbed into the main hotel.

<sup>6</sup> Ross was a major designer of golf courses for grand resort hotels in the first quarter of the 20th century. A native of Scotland, he arrived in the United States in 1899. By his death in 1948, over 400 courses were attributed to him. Both the course and the clubhouse at The Balsams remain in active use today.

<sup>7</sup> A plan of Hale's property drawn in 1919 shows sixteen farms and two maple sugar orchards belonging to The Balsams. Two were located in Dixville, west of the hotel complex, and the remaining fourteen in Colebrook. A farm journal from the early 20<sup>th</sup> century gives an idea of the extent of operations. In the 1910s, livestock included 200 sheep, 50 horses and mules, 300 cattle, and up to 600 pigs. Outbuildings included a slaughter house, blacksmith shop and many barns. Hale suffered substantial losses during World

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behind the hotel, from which water was piped down to the hotel under sufficient pressure to provide the hotel's water needs, as well as to power an electric generating plant and a sawmill.

Between 1906 and 1912, Hale added four major additions to the hotel, including the north and west wings and a lobby/dining room expansion. An even more massive building campaign was initiated in 1916 that further expanded the number of guest rooms and added The Balsams Inn, staff canteen, a large staff dormitory, and an enormous fireproof garage for guest automobiles, chauffeurs and additional staff housing.<sup>8</sup>

In 1912, Hale erected a cottage, Beaver Lodge, for his family, close by the shore of the lake, and converted the previous family cottage, Hale Cottage (now known as "Wind Whistle"), into quarters for children of guests. Two additional cottages were soon added to the hotel property: Stone Cottage in 1915 and Captain's Cottage in 1916, both used by special guests. With the exception of Beaver Lodge, which is somewhat removed, they are ranged around the hotel building.<sup>9</sup>

Hale's building campaign culminated, both in terms of chronology and sheer physical expression, in Hampshire House, a five-plus story wing at the east end of the main hotel that opened in 1918.<sup>10</sup> Designed by Manchester architect Chase R. Whitcher, Hampshire House was heralded as the first steel-frame, reinforced-concrete structure in the state. Motivation for its fireproof construction stemmed from concern for guest safety, as so many of the state's traditional wood-frame resort hotel buildings had been destroyed by fire. Its distinctive Rhenish appearance evoked European mountain resorts and brought national attention to The Balsams for its "pace-setting architectural and engineering excellence."<sup>11</sup> Its rooms offered splendid views of the lake and mountains, generous closet space, private bathrooms, and interconnected rooms that enabled guests to create family suites. With the addition of Hampshire House, guest capacity at The

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War One, and in 1918 he was forced to auction the livestock. During the 1920s and 1930s, the farms were all gradually sold.

<sup>8</sup> Prior to this period, Hale planned to build an entirely new hotel building west of the existing complex (just beyond the National Register boundary) on a platform he flattened solely for that purpose. The hotel archives include a drawing dated 1909 of a sprawling building that appears nearly the same size as the existing complex. For unknown reasons, the new building was never built, and he instead embarked upon this eight-year building campaign. The stable, carriage barn, and laundry were removed to make way for the staff dormitory and garage.

<sup>9</sup> Only one of the four cottages is no longer extant. In 1960, a spring flood swept Stone Cottage off its foundation and destroyed it. At the time, it was occupied by hotel owner, Neil Tillotson. He subsequently moved into the Casino. Though hotel promotional brochures between 1907 and 1911 suggest a number of cottages were planned on "fine sites near the hotel" – a common practice for grand resort hotels – only these two guest cottages were ever built.

<sup>10</sup> John Phillip Sousa played at the opening of Hampshire House.

<sup>11</sup> Tolles, 1998: 16.

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Balsams stood at approximately 400.<sup>12</sup>

Guests had options beyond staying in the main hotel. In 1901 Hale purchased Camp Millsfield, a cluster of rustic cottages ten miles away that offered city visitors a true “wilderness” experience. Guests could also choose Dixville Farm, a thirty-guest annex a mile from the hotel proper.

With the completion of Hampshire House, Henry Hale’s association with The Balsams was nearly over. Unsound pre-war investments forced him to auction the property in 1922 to J.J. Lannin, owner of the Boston Red Sox and a businessman from New York City. Lannin kept Hale’s son, Warren, on as resident manager, but held the property for only five years. During that time, Lannin added an innovative and greatly touted service: early-morning delivery of New York newspapers, mail and packages via daily airplane shuttle.

Even before this service emerged, The Balsams was fully aware of how to market new transportation modes. In the early days of automobiles, The Balsams maintained a fleet of heavily advertised hotel vehicles to pick up guests at the Colebrook railroad station. When not making depot runs, the hotel used the automobiles for motor excursions on the improved local roads. In 1916, recognizing that its isolated location made convenient private transportation all the more important, the hotel planned and began to construct a large, fireproof, fully appointed automobile garage that held 200 guest automobiles and most likely was the largest garage structure north of Boston. Thus, through constant attention to the most modern technology, the hotel managed to overcome any disadvantages of its isolated, northern New Hampshire location.<sup>13</sup>

Lannin passed the enterprise on through a hotel trade to Frank Doudera, a successful interior designer, former police officer, and avid outdoorsman from New York City.<sup>14</sup> During his ownership, from 1927 until 1941, Doudera expanded the recreational facilities, adding more tennis courts, riding trails, and a wooden platform within Lake Gloriette so that swimmers did not have to touch the muddy bottom. In 1929, the hotel suffered perhaps its worst natural catastrophe. Heavy spring rains broke the dam at the foot of Lake Gloriette. The flood waters washed out the main road and seventy-two buildings in downtown Colebrook ten miles away. They also eliminated Lakes Abenaki and Coashaukee, as well as the hotel’s primary farm. Doudera later

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<sup>12</sup> The exact guest capacity is difficult to determine, as figures in brochures differ radically and often do not correspond to the building campaigns.

<sup>13</sup> A 1907 brochure for The Balsams wrote of the “exhilarating automobile ride of fifty minutes” from Colebrook’s depot to the hotel. By 1923, the management noted that ninety percent of the hotel’s guests arrived by private automobile.

<sup>14</sup> Doudera earned the title “captain” for bravery while a member of the New York City police force. His interior decorating firm attained numerous important commissions for commercial and civic buildings, including the Plaza Hotel and Standard Oil Building. The hotel he traded The Balsams for was the Hotel Granada, a residential hotel in Brooklyn. *Colebrook Sentinel*, August 16, 1928.

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converted the lake beds into polo grounds.<sup>15</sup>

After 1941, the property passed through two owners, who unsuccessfully endeavored to keep it afloat during a period of major decline for destination resorts. In 1954, Neil Tillotson purchased The Balsams.

A successful manufacturer of latex rubber products, Tillotson relocated elements of his company to The Balsams property during the period 1955 to 1960. These moves resulted in critical revenue to the area through jobs. This innovative mix of industry and recreation continues today, as The Balsams manages its thousands of acres of forestland (it is a certified New Hampshire Tree Farm); generates all of its heat and electricity in an on-site, custom-designed, wood-waste energy plant; leases rights to its spring water; and still hosts the manufacture of rubber products.

In the years since 1954, Neil Tillotson has left an indelible mark on The Balsams. Tillotson (1898-2001) was a self-made man who grew up in Beecher Falls in northern Vermont. He left high school and eventually found employment as a laboratory technician with the Hood Rubber Company. An enterprising young man with superb problem solving skills, he was assigned the job of assessing the potential of latex, only recently introduced into the Boston area. Hood Rubber Company stipulated that any applications he derived should use the capital equipment the company had on hand. Tillotson experimented with latex and discovered that when a form was dipped into the liquid and allowed to dry, it could quickly be fabricated to any shape. Hence, the birth of the modern, stretchable balloon. Through inventive means, Tillotson promoted his balloons, a simple, inexpensive toy especially suited to Depression times, and soon established Tillotson Rubber Company in Watertown, Massachusetts, in 1932. Five years later, the company moved to Needham where it produced a variety of latex products. The company is perhaps best known for its latex gloves, of which it was the largest producer in the world in the late 1980s. Over the years, Tillotson's corporation established varied companies that related to the production or distribution of latex products.

Tillotson purchased The Balsams, knowing he could convert it to an industrial site if the hotel failed. He moved the balloon production portion of his business to Dixville Notch and established it in the former guest garage. He ultimately brought part of the glove manufacturing business there as well and operated a 24-hour-per-day, 7-days-per-week manufacturing facility that, by 1978, employed 350 and produced the major portion of the country's gloves and balloons. Currently, the Dixville factory produces solely gloves.

To improve profits at the hotel, Tillotson first extended its season into the winter in 1965 through a phased period of winterizing the rooms, creating an alpine ski area across the street, and

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<sup>15</sup> In the 1960s, the lake beds became part of a nine-hole golf course that also occupies the area flattened by Hale for the unrealized hotel building.

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adapting the hiking trails for cross-country skiing.

Under Tillotson's direction, The Balsams has become known for innovative solutions. He created an unusual management structure, selecting four employees who lacked professional managerial experience, but in whom he recognized the ability to run the diverse operations of the property. Each man assumed direct responsibility for a key area of operations – food, marketing, daily operations and maintenance – and each remained in his position for thirty years or more. The Balsams built the wood-waste energy plant to meet the energy needs of both the hotel and the factory. It opened an on-site culinary school to ensure high-quality food and build a competent kitchen staff. It professionally manages its thousands of acres of forestland. It leases rights to its spring water. It has maintained its American rate plan, where there are no extra charges for meals or any amenities, in an era when the industry has turned nearly exclusively to a la carte charges.

Perhaps the most noteworthy of Tillotson's initiatives, however, is The Balsams' headline-making stature as the site of the nation's first votes to be cast in the presidential primary. Since 1920, New Hampshire has hosted the country's first primary elections, and since 1960, the handful of permanent residents of Dixville Notch, incorporated solely to hold elections, has gathered at midnight in The Balsams' ballot room to mark their ballots.

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**GEOGRAPHIC DATA**

**UTM REFERENCES**

5 19 317560 4970500

**VERBAL BOUNDARY DESCRIPTION**

The boundary for The Balsams begins on Route 26 at the entrance to the service drive and follows the west side of the drive northerly as far as the Wood-Waste Energy Plant, where it turns northwesterly to go behind the building. It continues northerly, running behind the Dixville Telephone Company shed and turning westerly to follow the road leading to the Panorama Golf Course. It heads northerly to the west of the barn (#11) and continues to the 1900' contour line. The boundary then follows the 1900' contour as far as Route 26 and west along Route 26 to the starting point.

The nominated property includes Lot 6.4 on Map 1626 of the series entitled Coos County Unincorporated Places and portions of Lots 6.1, 6.3, 6.5, and 7. Boundaries are indicated on the attached sketch map.

**VERBAL BOUNDARY JUSTIFICATION**

The boundary of the nominated property includes the hotel complex and its immediate environs. Other features historically associated with the hotel, including the reservoirs and Panorama Golf Course, are physically and visually distant from the complex.

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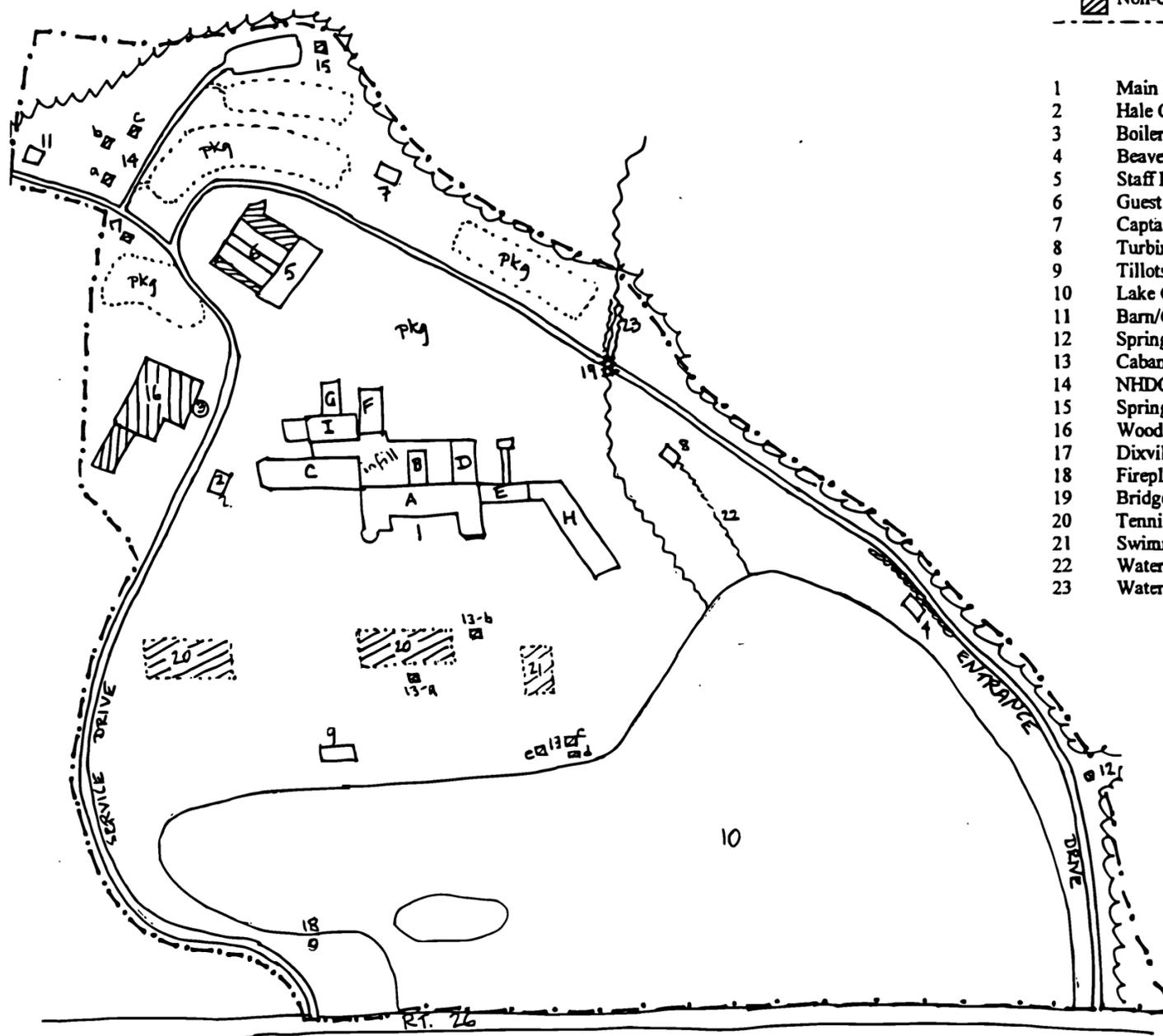
**PROPERTY SKETCH MAP**

**KEY TO MAP**

-  Contributing resource
-  Non-contributing resource
-  District boundary



approximate scale: 



- |    |                              |                                   |
|----|------------------------------|-----------------------------------|
| 1  | Main Hotel                   | <i>contributing building</i>      |
| 2  | Hale Cottage                 | <i>contributing building</i>      |
| 3  | Boiler House Chimney         | <i>contributing structure</i>     |
| 4  | Beaver Lodge                 | <i>contributing building</i>      |
| 5  | Staff Dormitory              | <i>contributing building</i>      |
| 6  | Guest Garage                 | <i>contributing building</i>      |
| 7  | Captain's Cottage            | <i>contributing building</i>      |
| 8  | Turbine House                | <i>contributing building</i>      |
| 9  | Tillotson House              | <i>contributing building</i>      |
| 10 | Lake Gloriette               | <i>contributing site</i>          |
| 11 | Barn/Golf Pro Shop           | <i>contributing building</i>      |
| 12 | Spring House                 | <i>non-contributing structure</i> |
| 13 | Cabanas                      | <i>non-contributing building</i>  |
| 14 | NHDOT sheds                  | <i>non-contributing building</i>  |
| 15 | Spring Water Storage Bldg.   | <i>non-contributing building</i>  |
| 16 | Wood-waste Energy Plant      | <i>non-contributing building</i>  |
| 17 | Dixville Telephone Co. Bldg. | <i>non-contributing building</i>  |
| 18 | Fireplace Enclave            | <i>contributing structure</i>     |
| 19 | Bridge                       | <i>non-contributing structure</i> |
| 20 | Tennis Courts                | <i>non-contributing structure</i> |
| 21 | Swimming Pool                | <i>non-contributing structure</i> |
| 22 | Water Way                    | <i>contributing structure</i>     |
| 23 | Waterfall                    | <i>contributing site</i>          |

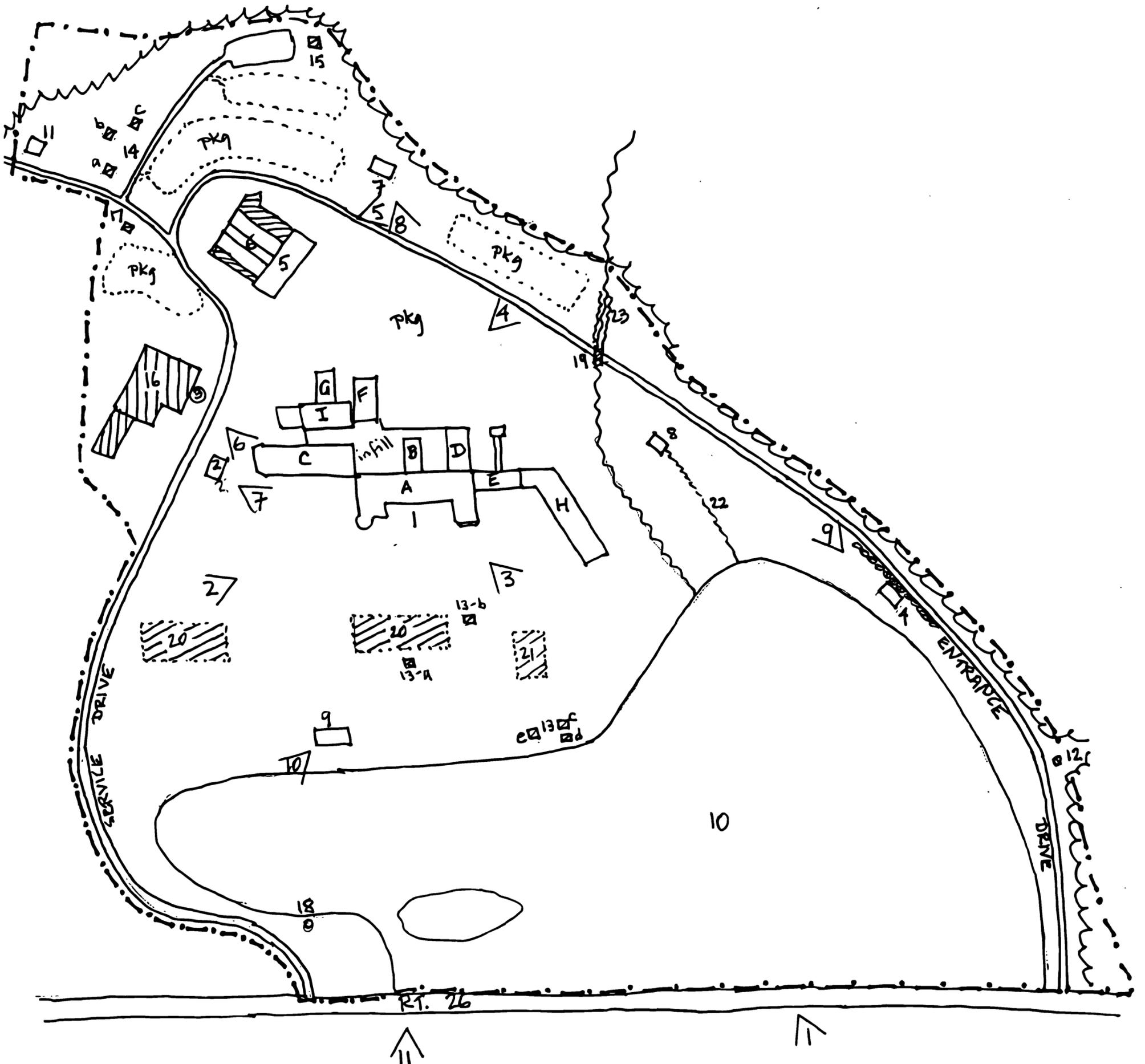
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New Hampshire

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**PHOTOGRAPH KEY**



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The following information is the same for all photographs:

**Name of property:** The Balsams  
**Town/state:** Dixville, New Hampshire  
**Location of negative:** 25 Ridge Road, Concord, NH

**Photo #1**

**Photographer:** Elizabeth Durfee Hengen  
**Date of Photograph:** October 2001  
**View:** NW view showing Lake Gloriette in the foreground, main hotel in center, Tillotson House (9) at left and Beaver Lodge (4) at right.

**Photo #2**

**Photographer:** Elizabeth Durfee Hengen  
**Date of Photograph:** October 2001  
**View:** NE view of main hotel, showing west wing (1-C) at left, main block (1-A) in center and Hampshire House (1-H) at right.

**Photo #3**

**Photographer:** Elizabeth Durfee Hengen  
**Date of Photograph:** October 2001  
**View:** N view of main hotel showing main block (1-A), south elevation (facade)

**Photo #4**

**Photographer:** Elizabeth Durfee Hengen  
**Date of Photograph:** October 2001  
**View:** SW view showing rear of main hotel, including north wing (1-D) at left, Balsams Inn (1-F) in center, and staff canteen (1-G) at right.

**Photo #5**

**Photographer:** Elizabeth Durfee Hengen  
**Date of Photograph:** October 2001  
**View:** SW view showing Staff Dormitory (5) and Guest Garage in rear, with 1960s addition for rubber factory on north elevation (6).

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**Photo #6**

**Photographer:** Elizabeth Durfee Hengen

**Date of Photograph:** October 2001

**View:** NW view showing Wood-waste Energy Plant (16), Boiler House Chimney (3) and Guest Garage in rear with addition for rubber factory on south elevation (6).

**Photo #7**

**Photographer:** Elizabeth Durfee Hengen

**Date of Photograph:** October 2001

**View:** W view of Hale Cottage/Wind Whistle facade (2)

**Photo #8**

**Photographer:** Elizabeth Durfee Hengen

**Date of Photograph:** October 2001

**View:** N view of Captain's Cottage facade and east elevation (7)

**Photo #9**

**Photographer:** Elizabeth Durfee Hengen

**Date of Photograph:** October 2001

**View:** SE view of entrance drive, Beaver Lodge, north and west elevations, and castellated stone wall and arch (4).

**Photo #10**

**Photographer:** Elizabeth Durfee Hengen

**Date of Photograph:** October 2001

**View:** NE view of Tillotson House facade (9)

**Photo #11**

**Photographer:** copy negative by Charley Freiberg

**Date of Photograph:** 1918 or 1919

**View:** N view of The Balsams taken after completion of final building campaign. The three buildings in background are no longer extant, nor is Stone Cottage directly above Hampshire House.