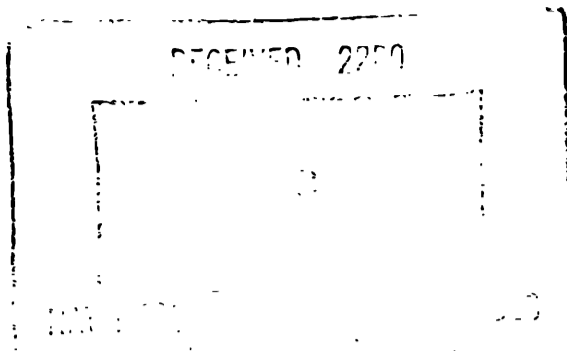


United States Department of the Interior  
National Park Service



# 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 an 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 Nichols, Marion, Summer Home (preferred)  
other names/site number The Lodge

### 2. Location

street & number 56 Love Lane  Not for publication  
city or town Hollis  vicinity  
state New Hampshire code NH county Hillsborough code 011 zip code 03049

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 McConaughy 10/27/03  
Signature of certifying official/Title Date  
NEW HAMPSHIRE  
State of 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 certifying official/Title Date  
\_\_\_\_\_  
State or Federal agency and bureau

### 4. National Park Service Certification

I hereby certify that the 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 A. Beall 12/10/03  
Signature of the Keeper Date of Action

Marion Nichols Summer Home  
Name of Property

Hillsborough Co., NH  
County and State

**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	
2	0	buildings
		sites
1	0	structures
		objects
3	0	Total

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

**Number of contributing resources previously listed in the National Register**

0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

DOMESTIC: single dwelling

DOMESTIC: secondary structure

AGRICULTURE: agricultural outbuilding

**Current Functions**

(Enter categories from instructions)

SOCIAL / EDUCATION

DOMESTIC

AGRICULTURE: agricultural outbuilding

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

Late 19th and 20th Century Revivals

**Materials**

(Enter categories from instructions)

foundation Concrete

walls Wood: shingle

Brick

roof Slate

other N/A

**Narrative Description**

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

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Marion Nichols Summer Home  
Hollis (Hillsborough County)  
New Hampshire

Section number 7 Page 1

---

The Marion Nichols Summer Home is located off Love Lane, a rural road west of Main Street in Hollis. Completed in 1935, the main house is an eclectic, two-story structure which bears the imprint of Tudor Revival, Craftsman and Colonial Revival influences. The property now includes 4.9 wooded acres of land and in addition to the main house, there is a small brick wellhouse and a single-story, wood-shingled outbuilding that originally housed a billiards room and shop space.

**A. Main House, 1935. Contributing building.**

The main house is a two-story structure, L-shaped in plan with the main living space contained in the north-south block and a wing running east from the south end containing the kitchen, servants' quarters and a two-car garage. The main entrance is located on the east elevation of the main block, facing the driveway loop.

The exterior of the house is predominantly sheathed in weathered, natural wood shingles; a rounded molding wraps around the building between the two stories. The house is set on a poured concrete foundation and is capped by a slate, hipped roof.

The main entrance near the south end of the east facade is marked by a cross gable over the second floor, the face of the gable is clapboarded. The single bay entrance porch displays a projecting gable roof supported by two front posts with chamfered corners and front curved brackets. The asphalt-shingled porch roof displays overhanging eaves with exposed rafter tails and unpainted clapboards in the front gable. The side walls of the entrance porch consist of turned balusters resting on a wooden sill and brick half wall. The entire porch rests on a concrete base with inlaid flagstone. Sheltered by the porch, the front door is constructed of vertical tongue and groove boards punctuated by a square upper window overlaid by a grid of four metal straps. The first floor area surrounding the entrance and the bay window to the south is brick. The three-sided bay window contains leaded glass casement windows, five panels each containing 3 x 7 panes of glass.

Above the entrance porch there is a small double-hung 6/6 window. An S-bracket at the base of the window is evidence of a previous shutter. To the north of this window and lighting the interior staircase is a three tier window consisting of two 9/9 windows topped by a 3 x 2-light transom. The gable above is punctuated by a small louvered opening and may have originally been fitted with shutters. The clapboards of the gable are spaced more closely together on the upper courses; a dentil molding runs at the base of the gable. To the south, above the first floor bay window next to the entrance, a set of three 6/6 windows cuts through the edge of the roof.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetMarion Nichols Summer Home  
Hollis (Hillsborough County)  
New HampshireSection number 7 Page 2

To the north of the entrance section the wall surface is recessed slightly. On the first floor there are two pairs of leaded glass casement windows, fitted with working vertical board shutters with horizontal battens. On the second floor there are three individual 6/6 windows to the west; that to the south is slightly smaller. All of these windows are fitted with shutters and exterior storm windows. The north end of the building consists of a recessed, open porch on the first floor above which an enclosed sleeping porch occupies the second floor. The east wall of the sleeping porch has a set of three paired casements with each panel consisting of 2 x 4 panes of glass. The north end has four pairs of casements while the west wall echoes that on the east.

The recessed first floor porch on the north end of the house has a flagstone floor encased in a concrete base. Brick angles mark the northeast and northwest corners of the porch. The intermediate supports are wooden boxes with simple double-curved capitols applied to the tops. On the north end of the porch there are half columns attached to the brick end supports. On both the east and west sides there are two complete columns between the brick ends which in classical terms would be a *distyle in antis* arrangement. The brick mass on the south side of the porch corresponds to the interior fireplace. On either side of the fireplace is a "Dutch" door consisting of 3 x 4 glass panes over two recessed panels.

The west elevation of the house has three openings on the first floor section to the south of the recessed porch. A tripart leaded set of casement windows is flanked by two paired casements. Above, on the second floor, there are two individual 6/6 windows and a set of three smaller casement windows corresponding to an interior bathroom. To the south is a projecting gable which is aligned with the gabled entrance. As on the facade, the first floor of the gabled section is fronted with brick. Decorative wooden pendants mark the corners of the overhang. On the first floor there is a three-sided bay window filled with casements and capped by a copper roof. Above the bay window is a pair of 6/6 windows. A louvered opening is located in the gable which displays shallow returns and lacks the decorative dentil molding seen on the facade.

To the south of the gabled projection the remainder of the west elevation on the first floor consists of a recessed porch off the interior dining room. With its flagstone floor and combination of brick supports, half and full wooden posts it is similar to the north porch except that it has been enclosed in recent years by a combination of aluminum sliding doors and fixed glass panels. The second floor above has two pairs of 6/6 windows and three pairs of casement windows which provide air for the sleeping porch inside.

The south elevation of the servants wing is punctuated by a combination of double-hung 6/6 windows in several sizes, arranged individually and in pairs. On the west end of the first floor,

**United States Department of the Interior  
National Park Service****National Register of Historic Places  
Continuation Sheet**Marion Nichols Summer Home  
Hollis (Hillsborough County)  
New HampshireSection number 7 Page 3

part of the recessed porch has been enclosed to provide toilet facilities. On the second floor, the southeast and southwest corners of the house are lit by sets of three pairs of casement windows. A stockade fence of relatively recent construction encloses a small drying yard in front of the east end of the south wall. The east end of the servants wing has two individual 6/6 windows on the first floor, lighting the garage with five pairs of casement windows upstairs corresponding to the sleeping porch.

Facing the driveway, the north elevation of the service wing has two individual garage doors on the east end, with three pairs of casements lighting the wall above. Recessed to the west of the garage is the entrance to the servants' wing, sheltered by a slight pent overhang and containing a multi-glass and panel door capped by a flat hood supported by curved braces and flanked immediately on either side by a 6/6 window. To the east of the entrance there is a smaller vertical board door which once accessed a storage area for milk deliveries. Above the entrance, the second floor openings consist of a pair of 6/6 windows with an individual window on either side. A tall brick chimney rises from the junction of the main house and wing roof

**Interior Description**

The main entrance to the house, on the east elevation, opens into a two-story stair hall which provides access to the living room to the north, a library to the west and an antechamber with bay window and window seat to the south which links the dining room to its west and kitchen areas to the south. Half walls topped by large turned balusters act as screens separating the dining room from the antechamber and the antechamber from the hall while allowing for the passage of air and light. Double doors lead to the living room and library. The walls of the living room are finished with vertical pine boards, accented by vertical posts topped by primitive caps reminiscent of the ornamented posts of a medieval dwelling. The beamed ceiling features hardwood timbers which may have been salvaged from other buildings. Rusticated plaster fills the spaces between the beams. The brick fireplace at the north end of the room has a pine shelf with dentil molding.

Both of the rectangular door frames leading from the hallway into the living room and library display inset Tudor arches decorated by nobbed nail heads. The library includes simple built-in bookcases and a simpler fireplace on the south wall. A bay window provides views of the west lawn. Most of the first floor windows in the main area consist of casement units set with leaded glass. Interior woodwork including the floors has a natural finish. The dining room is located in the southwest corner of the family wing. French doors on the west and originally on the south sides of the room accessed a recessed porch with flagstone floor. East of the dining room, the antechamber with bay window and window seat is paneled in knotty pine. Between the dining

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Marion Nichols Summer Home  
Hollis (Hillsborough County)  
New Hampshire

Section number 7 Page 4

---

room and the kitchen is a butler's pantry of yellow pine. A dumbwaiter from the basement is located between the antechamber and the kitchen.

Beyond the butler's pantry, the kitchen has been heavily renovated in recent years with new linoleum and kitchen cabinets. A marble-topped cabinet is the only remnant of the original kitchen. The adjacent small dining room has a chair rail and built-in cabinet. The predominant door type is a two-panel door with glass knob. A bathroom and laundry are located adjacent to the entrance to the garage. A back staircase in the southwest corner leads to the servants' living quarters upstairs.

An open three-run staircase leads from the entrance stairhall upstairs to the family living quarters consisting of two bedrooms, a bath room and a sleeping porch. Wall finish consists of a combination of gypsum board and painted vertical boards. The northern bathroom retains what appear to be original blue and orange tiling. The walls of the sleeping porch are painted a two-tone sage green.

At the south end of the second story hallway, a passage connects the upper stair hall to the servants' wing. The living space for the servants includes a living room, a sitting room, several bedrooms, a bath and two sleeping porches. One of the rooms is fitted with extensive built-in cabinets, probably for linens. In general, the servant spaces show simpler finishes in comparison to the family spaces.

**B. Billiard Room/Shop, c.1940. Contributing building.**

To the southeast of the south end of the house is a single-story, wood-shingled outbuilding that originally housed a billiards room and shop space. The building is capped by an asphalt-clad gable roof. The east half of the building is fronted by a porch supported by simple wooden posts with chamfered corners and simple curved tops. Sheltered by the porch are a pair of 6/6 windows with shutters and a vertical board door with 3 x 2 upper lights. To the west of the porch a set of double doors sheathed with diagonal boards access a storage area. A small gable hood resting on simple posts marks the entrance to a small workshop space. A lean-to storage shed was constructed along the rear elevation in recent years.

The interior of the building consists primarily of exposed studs and rafters. What was the billiard room at the east end has a raised wooden floor and plain horizontal boarding has been added by the Beaver Brook Association. The remainder of the space has a concrete floor.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Marion Nichols Summer Home  
Hollis (Hillsborough County)  
New Hampshire

Section number 7 Page 5

---

**C. Well House. c.1935. Contributing structure.**

To the east of the driveway is a small brick wellhouse capped by a gable roof which is now sheathed in asphalt shingles. Double doors with metal strap hinges are located on the west gable facing the house. The gable above the doors is sheathed in wood shingles.

The balance of the 4.9 acres is largely wooded. The property includes approximately 844.5 feet of frontage on Love Lane which forms the north and west boundaries of the property. A stone wall marks the southern bound. Set in a clearing in the woods, the main house is accessed by a long driveway shaded by aspen and birch trees. Mature white pine trees surround the house. A former croquet court is located west of the living room and the north porch. The lawn to the west of the house is scattered with boulders and slopes down to a stonewall beyond which is a wood road shaded by oaks and hemlock. To the east of the wellhouse, the land is swampy and overgrown and includes a small pond.

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

**National Register of Historic Places  
Continuation Sheet**

Marion Nichols Summer Home  
Hollis (Hillsborough County)  
New Hampshire

Section number 7 Page 6

---

**Marion Nichols Summer Home  
56 Love Lane  
Hollis, NH**

Map Letter	Resource Name	Date of Construction	Contrib./ Noncontrib.	Type of Resource
A	Main House	1935	C	Building
B	Billiard Room/Shop	c.1940	C	Building
C	Wellhouse	c.1935	C	Structure



Marion Nichols Summer Home  
Name of Property

Hillsborough Co., NH  
County and State

### 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 a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

#### Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or 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.

#### 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 # \_\_\_\_\_

#### Areas of Significance

(Enter categories from instructions)

Entertainment/Recreation

#### Period of Significance

1935-1953

#### Significant Dates

1935

#### Significant Person

(Complete if Criterion B is marked above)

N/A

#### Cultural Affiliation

N/A

#### Architect/Builder

Densmore, LeClear & Robbins

Hodgton, Turner

#### Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Marion Nichols Summer Home  
Name of Property

Hillsborough Co., NH  
County and State

### 10. Geographical Data

Acreage of Property 4.9 acres

#### UTM References

(Place additional UTM references on a continuation sheet.)

1 

1	9
---	---

2	8	7	1	0	0
---	---	---	---	---	---

4	7	3	4	4	1	0
---	---	---	---	---	---	---

  
Zone Easting Northing

3 

--	--

--	--	--	--	--	--

--	--	--	--	--	--

  
Zone Easting Northing

4 

--	--

--	--	--	--	--	--

--	--	--	--	--	--

  
 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 Lisa Mausolf, Preservation Consultant

organization \_\_\_\_\_ date July 2003

street & number 20 Terrace Park telephone 781-942-2173

city or town Reading state MA zip code 01867

#### 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 SHPO or FPO.)

name Beaver Brook Association

street & number 117 Ridge Road telephone 603-465-7787

city or town Hollis state NH zip code 03049

**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 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 Projects (1024-0018), Washington, DC 20503.

**United States Department of the Interior  
National Park Service****National Register of Historic Places  
Continuation Sheet**Marion Nichols Summer Home  
Hollis (Hillsborough County)  
New HampshireSection number 8 Page 1

The Marion Nichols Summer Home at 56 Love Lane in Hollis, New Hampshire is eligible for the National Register under Criterion A, Recreation/Entertainment, as a good representation of an early 20th century summer home. The architect-designed home was constructed for a wealthy widow with a sizable household staff. Whereas most of Hollis' summer residents utilized historic homes and farms for their summer retreats, the Nichols Home is unusual in that it was specifically designed as a seasonal home. The property retains integrity of location, design, setting, materials, workmanship, feeling and association. The period of significance for the property is 1935-1953, reflecting the completion of the construction of the house and the fifty-year cut-off of the National Register. The property is significant on the local level.

The Marion Nichols Summer Home and property is a well-preserved complex which beautifully documents the accommodation of an affluent summer resident in Hollis in the early 20th century. Hollis began serving as a summer destination in the late 1880s and the trend continued until World War II. The town was located only three hours from Boston by train, five hours by horse and carriage and less by car. Various levels of accommodations were available to summer residents ranging from boarding houses and inns to farms and houses. Some Hollis homes including the house at 27 Main Street, took in boarders for the summer. The Cranford Inn was built in the village in 1910 and briefly served vacationers until it was destroyed by fire in 1912. More typical was the statewide trend of city folk purchasing abandoned farms and retrofitting them for use as summer homes. In Hollis, the house at 123 Worcester Road was a summer farm owned from 1914 to 1944 by the Hayes family of Arlington, Massachusetts while the Buttonwood Farm on Main Street was also used as a summer home. In other cases, old family homesteads became summer residences for descendants who had moved to the city but desired to return to their "roots" periodically.

The Nichols Home is unique in Hollis as it was designed to be a summer retreat for a well-to-do widow and her considerable servant staff, combining all the comforts available with the advantages of a rural retreat. The design of the main house offers separate living spaces for the family and the servants, including a library, living room and dining room for the use of the family. The servants' wing was designed to include a two-car garage, a butler's pantry, a manual dumbwaiter connecting the basement and first floor used to transport fireplace wood and a receiving unit for the delivery of milk, groceries and other goods. Sleeping porches, capitalizing on the benefits of the fresh country air, are an integral component of the house design and are included in both the family and servant wings. Most of the windows on the house were originally shaded by awnings. A croquet court was located west of the main living room and north porch and a billiards room was contained in a separate outbuilding.

**United States Department of the Interior  
National Park Service****National Register of Historic Places  
Continuation Sheet**Marion Nichols Summer Home  
Hollis (Hillsborough County)  
New HampshireSection number 8 Page 2

The house at 56 Love Lane was constructed for summer resident and widow Marion Poole Nichols according to designs by architect Turner Hodgdon of the Boston firm of Densmore, LeClear and Robbins. Marion, born in 1877, was the youngest of four daughters of James V. and Sarah (Burton) Poole. James V. Poole and his younger brother William left Hollis in their early twenties and established a successful wholesale provision business in the Boston area but usually summered in Hollis, at the family homestead at 19 Main Street in the village. It was through these summer vacations that the Poole girls came to know and love the town where their father had spent much of his childhood. In 1899 Marion E. Poole married Charles J. Nichols, a wool merchant from England and the couple established their primary residence in West Roxbury, Massachusetts. After their father, James V. Poole, died in 1906 and their uncle William Poole died in 1910, the four Poole sisters purchased the family home at 19 Main Street in Hollis, dividing it into three apartments and using the home as a summer retreat for their families. By 1919 the Poole summer home was becoming cramped and the Nichols Family acquired the Buttonwood Farm, further down Main Street, from the estate of C.T. Guething of Winchester, Massachusetts, who had used the farm as a summer retreat. After the Nichols acquired the property, they returned it to use as a year-round dairy farm although the family continued to summer there. After Charles Nichols' unexpected death in 1929, Marion Nichols was left a relatively young widow of 52. Rather than have her continue summering at the working Buttonwood Farm, Marion's children developed the idea of building a new summer house for their mother on ten acres among the pines along the ridge in back of Buttonwood Farm. This land was part of the farm property and included all the land on the south side of Love Lane. The ownership of Buttonwood Farm subsequently passed to Jeff Smith, son of Susan Poole Smith.

The Nichols family selected the Boston architectural firm of Densmore, LeClear and Robbins to design the new summer home. An associate named Turner Hodgdon was in charge of the project. Due to the effects of the Depression, there were reportedly 80 men in the office in 1932 and not one had work. Planning for the house was begun in 1932 and it was completed in 1935. The foundation was dug by shovel and scoop by Mr. Parkhurst of Hollis. The contractors were Osgood Construction of Nashua. The total cost of the summer home was \$27,000 and the architect received 8% of the total.

The firm of Densmore, LeClear & Robbins is well known as the designer of various commercial and institutional structures primarily in the Boston metropolitan area. The senior member of the firm, Edward Dana Densmore (1871-1925), was educated at Harvard University and the Massachusetts Institute of Technology. Nothing is known about the other partners or associate Turner Hodgdon. Among the firm's best known works are the Salada Tea Company Building (1919), the Park Square Office Building at 31 St. James Avenue (1923), the Beth Israel Hospital, and the Art Deco style New England Telephone and Telegraph Company Building at 6 Bowdoin

**United States Department of the Interior  
National Park Service****National Register of Historic Places  
Continuation Sheet**Marion Nichols Summer Home  
Hollis (Hillsborough County)  
New HampshireSection number 8 Page 3

Square (1930). The firm also designed various other New England Telephone buildings throughout the state. Densmore, LeClear & Robbins was also involved in the design of the Quabbin and Hultman Aqueducts and Reservoirs. One of the firm's more modest designs was the Tudor Revival style Waban Public Library in Newton, constructed in 1929-30. The firm also designed the Christian Science Church in Newtonville in 1924-7. The Poole family were practicing Christian Scientists; whether there is a connection between the use of the firm on that church and the Nichols Summer Home is not known. The Massachusetts Historical Commission inventory records include over thirty-five known resources designed by Densmore, LeClear & Robbins. With the exception of the Hollis summer home, there are no documented examples of residential designs by Densmore, LeClear & Robbins.

According to family members Mrs. Nichols never enjoyed her new summer home. As her family grew up and moved out, she found it easier to sometimes stay with her sisters at 19 Main Street in Hollis Village. After World War II, Mrs. Nichols lost her longtime summer housekeeper and it became too much of an effort for her to come to Hollis for the summer. At the same time, Hollis was becoming less of a destination for summer visitors. In 1949 Marion Nichols conveyed ownership of the Love Lane house to her children. By 1964 the house was hardly ever used. With Mrs. Nichols frail and in her eighties, her son Hollis Nichols conceived of the idea to use the property as the seed to create a trust to preserve the beauty and simplicity of the town. With his cousin, Jeff Smith, and other town residents, Hollis Nichols created the Beaver Brook Association. The Love Lane house including fourteen acres was the first property to be put in trust, and has been used since then as a conference and education center. The Beaver Brook Association now manages almost 1,700 acres of forest, fields and wetlands with over thirty miles of trails in Hollis and Brookline, New Hampshire. During the Beaver Brook Association's ownership the Nichols House has become known as "The Lodge". The facility is available for rent by corporate, educational and nonprofit entities. The former pool room/shop is used by Beaver Brook as classroom space.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Marion Nichols Summer Home  
Hollis (Hillsborough County)  
New Hampshire

Section number   9   Page   1  

---

Major Bibliographical References

Hill, Allen Charles. "Assessment and Proposal for Preservation: The Residence at 56 Love Lane", May 28, 2003. [Beaver Brook Association].

Hillsborough County Registry of Deeds, Nashua, New Hampshire.

Hollis History Committee. *Where the Past has been Preserved: Hollis, New Hampshire, 1879-1979*. Canaan, NH: Phoenix Publishing, 1980.

Husk, Lucy, [Granddaughter of original owner], Interview, July 2003.

Lyndon, Donlyn. *The City Observed: Boston, A Guide to the Architecture of the Hub*. New York: Random House, 1982.

Massachusetts Historical Commission. Survey data report on Densmore, LeClear & Robinson.

Massachusetts State Archives. Marriage Records, 1899.

Mausolf, Lisa National Register Nomination for Hollis Village Historic District. Listed March 2, 2001.

Tinklepaugh, Joan (Historian, Hollis Historical Society). "A Summer Place: A Program presented to the Colonial Garden Club of Hollis, NH", Fall 1994. [Collection of Lucy Husk].

Tucci, Douglass Shand. *Built in Boston: City & Suburb*. Boston: New York Graphic Society, 1978.

Withey, Henry F. & Elsie Rathburn Withey. *Biographical Dictionary of American Architects (Deceased)*. Los Angeles: Hennessey & Ingalls, Inc., 1970.

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

**National Register of Historic Places  
Continuation Sheet**

Marion Nichols Summer Home  
Hollis (Hillsborough County)  
New Hampshire

Section number 10 Page 1

---

Verbal Boundary Description

The nominated property constitutes Map 17, Lot 37 in the local tax assessor's records. Boundaries are indicated on the attached sketch map.

Verbal Boundary Justification

The nominated property includes all that remains of the original property constructed for Marion Nichols in the 1930s. Additional acreage which has been subdivided over the years has not been included.

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

**National Register of Historic Places  
Continuation Sheet**

Marion Nichols Summer Home  
Hollis (Hillsborough County)  
New Hampshire

Section number \_\_\_\_\_ Page \_\_\_\_\_

---

**PHOTOGRAPHS**

The following information is the same for all photographs:

Name of Property: Marion Nichols Summer Home  
Town/County/State: Hollis, Hillsborough County, New Hampshire  
Photographer: Lisa Mausolf  
Date of Photograph: July 2003  
Location of Negative: Beaver Brook Association, Hollis, NH

Photo #1

Description of view: Main house, south servants' wing at left with family wing at right.  
Looking SW.

Photo #2

Description of view: Main house, looking west toward main entrance.

Photo #3

Description of view: Main house, west elevation. Looking NE.

Photo #4

Description of view: Main house, west and south elevations. Looking NE.

Photo #5

Description of view: Main house, Antechamber adjacent to entrance hall and dining room.  
Looking SW.

Photo #6

Description of view: Main house, Living room. Looking north.

Photo #7

Description of view: Main house, View into library looking west.

Photo #8

Description of view: Billiard Room/Shop. Looking southwest.

Photo #9

Description of view: Well House, looking east.

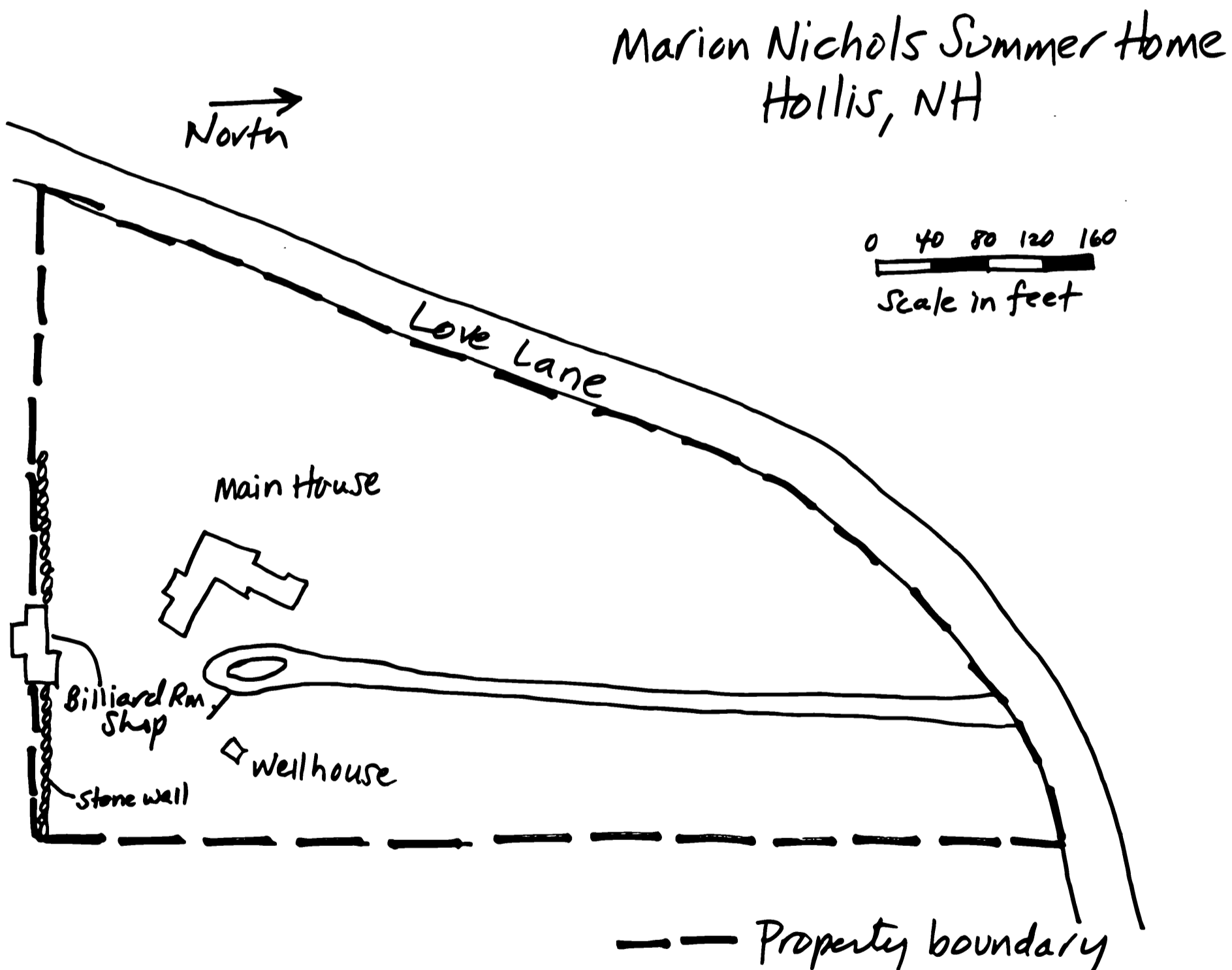


United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Marion Nichols Summer Home  
Hollis (Hillsborough County)  
New Hampshire

Section number \_\_\_\_\_ Page \_\_\_\_\_

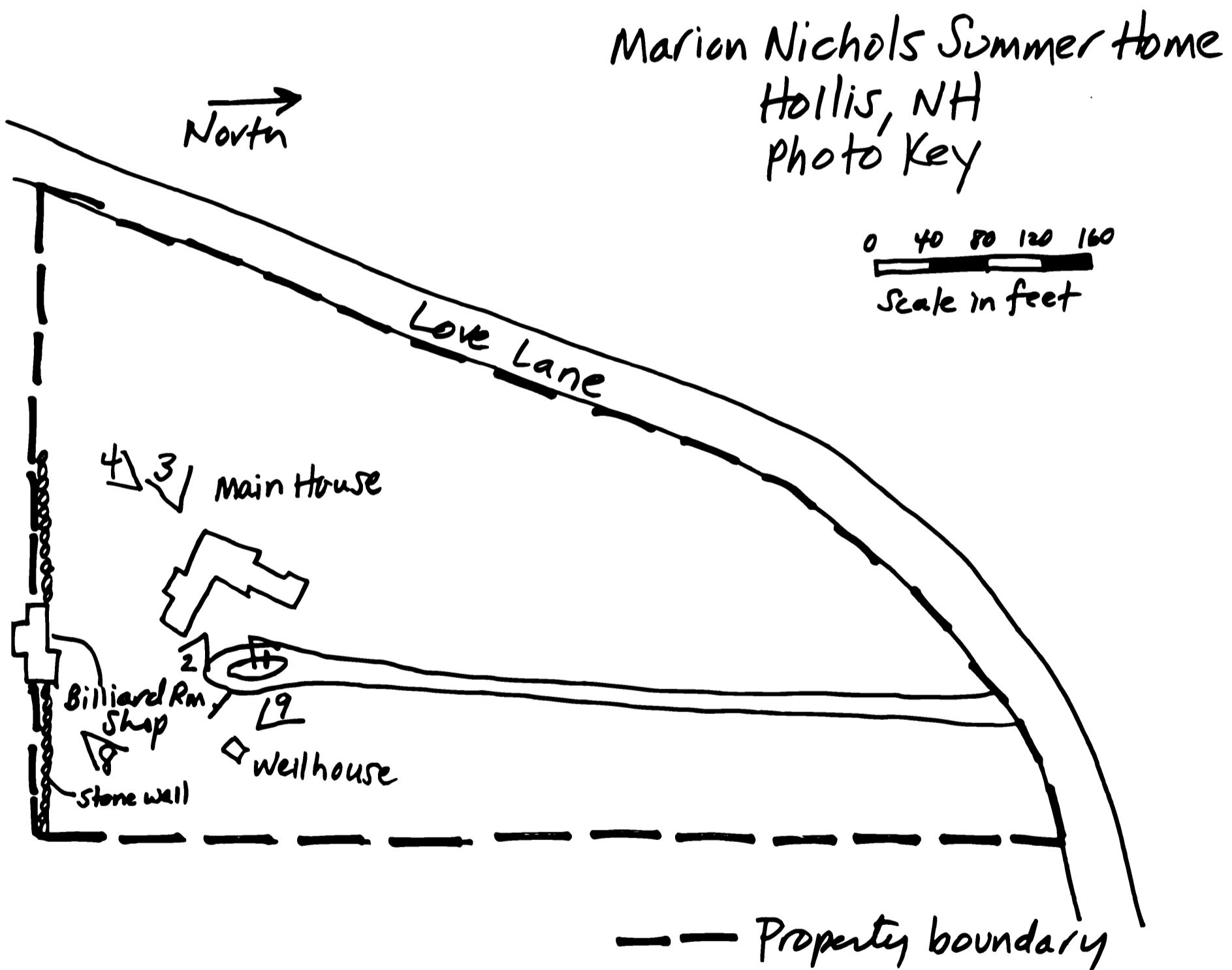


United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Marion Nichols Summer Home  
Hollis (Hillsborough County)  
New Hampshire

Section number \_\_\_\_\_ Page \_\_\_\_\_



United States Department of the Interior  
National Park Service

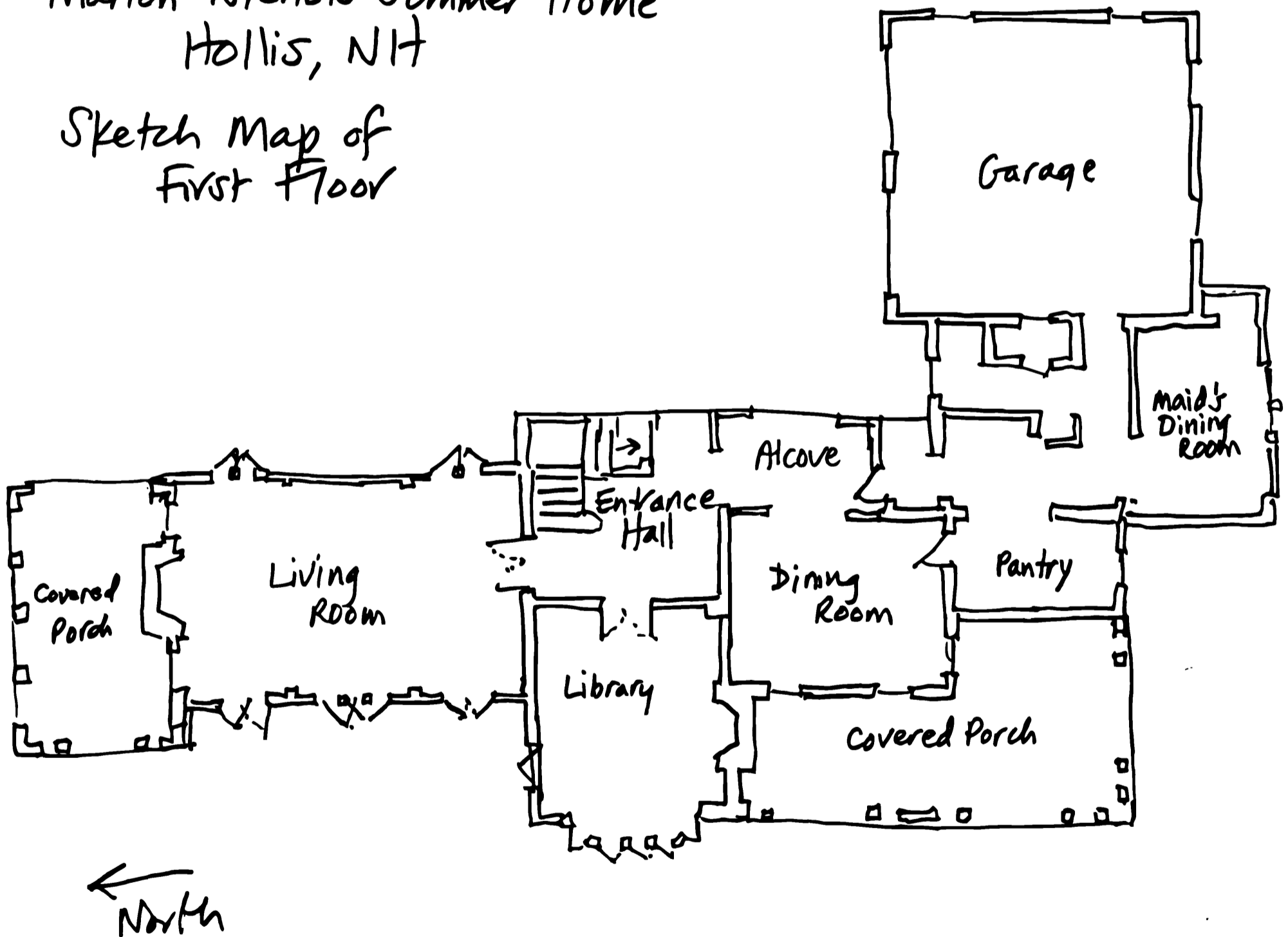
# National Register of Historic Places Continuation Sheet

Marion Nichols Summer Home  
Hollis (Hillsborough County)  
New Hampshire

Section number \_\_\_\_\_ Page \_\_\_\_\_

Marion Nichols Summer Home  
Hollis, NH

Sketch Map of  
First Floor



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Marion Nichols Summer Home  
Hollis (Hillsborough County)  
New Hampshire

Section number \_\_\_\_\_ Page \_\_\_\_\_

Marion Nichols Summer Home  
Hollis, NH

Sketch Map of  
First Floor + Photo Key

