

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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RECEIVED JUN 17 1980  
DATE ENTERED AUG 26 1980

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC Swallow Boathouse  
AND/OR COMMON Swallow Boathouse

**2 LOCATION**

STREET & NUMBER 5 of Windward Boathouse  
CITY, TOWN Windward VICINITY OF NOT FOR PUBLICATION  
Moultonborough vic. CONGRESSIONAL DISTRICT First  
STATE New Hampshire CODE 33 COUNTY Carroll CODE 003

**3 CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input checked="" type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

**4 OWNER OF PROPERTY**

NAME Mrs. Dudley Hare  
STREET & NUMBER Windward  
CITY, TOWN Center Harbor VICINITY OF STATE  
New Hampshire, 03226

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE, REGISTRY OF DEEDS, ETC. Carroll County Courthouse  
STREET & NUMBER P.O. Box 208  
CITY, TOWN West Ossipee STATE New Hampshire, 03864

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE N/A  
DATE \_\_\_\_\_  
\_\_\_\_FEDERAL \_\_\_\_STATE \_\_\_\_COUNTY \_\_\_\_LOCAL  
DEPOSITORY FOR SURVEY RECORDS \_\_\_\_\_  
CITY, TOWN \_\_\_\_\_ STATE \_\_\_\_\_

# 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED      DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

## DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Swallow Boathouse was built between 1908 and 1910 by architect Harry J. Carlson (1870-1957) on Lake Winnepesaukee at Moultonborough Neck, New Hampshire. The wooden structure measures 80 by 37 feet and is built on eight stone piers set into the lake bottom in approximately ten feet of water. Upon these piers rests a crib of heavy timbers which support the superstructure of the building. The boathouse is located 138 feet out from the lake's edge and is accessible from land by a wooden walkway.

The frame of the boathouse has three major structural bays, each of which is flanked by heavy trusses that support the massive roof and span the water basin in the center of the structure. Each structural bay is expressed on the exterior by a wide opening which embraces a recessed freight platform. Recessed sliding glazed doors set within each opening enclose and illuminate an interior platform that extends around three sides of the basin; the fourth side is open to the lake. Shingled wall piers between the exterior freight platforms are boldly battered and flare outward at their bases.

The most remarkable feature of the building is a steep and expansive gambrel roof which sweeps upward in broad planes from the wall plates and culminates, at about three-quarters of its height, in upper planes of slightly shallower pitch. The ridge of the roof is punctuated by a symmetrical arrangement of three louvered cupolas intended to vent the smoke of the coal-fired yacht for which the boathouse was constructed. The octagonal central cupola has battered walls that support an ogee dome with a small round turret, a short mast, and a weathervane in the form of the Swallow, which was originally housed in the building. The two flanking cupolas are square in section and are topped by slightly flared hipped roofs with tall lightning rods bearing ball finials. Along most of its length on each side, the upper slope of the gambrel roof extends beyond the curb, forming a shed dormer that covers a long row of clerestory windows. Below this clerestory, in the broad plane of the steep lower slope of the roof, are three dormers that echo the positions of the three cupolas and provide light at the level of a partial second and third floor. Each dormer is topped by a flaring hipped roof, a rod, and a ball finial. The northeast corner of the roof continues its downward sweep below the main wall plate to a point within a few feet of the water, covering an enclosure that originally served as a coal bin. Water access to this 7 by 32 foot enclosure is gained by a round-topped door set beneath a gable that projects at right angles from the main roof of the coal bin.

Both ends of the boathouse have shingled first stories. The upper walls are treated with applied stucco and boarding to simulate highly ornamental half-timbering. On the landward elevation, the first floor entrance is enclosed by sliding glazed doors with pointed windows in the Gothic style. The simulated half-timbering is symmetrically pierced at intervals on three upper levels by narrow windows set between the studs. The interstices between the other studs are filled with buff-colored stucco panels having pointed-arch tops, and each floor level is marked by a horizontal band of boarding pierced by a row of quatrefoils. The lake elevation of the building is similarly decorated, but on the lower level this wall has glazed sliding doors that open to a width of 12 feet to accommodate the hull of the Swallow. Above, extending to a height of about 70 feet, is an aperture 7 feet wide. Closed by folding doors that swing inward, this opening received the vessel's masts. This combination of doors provides access to a water basin measuring 72 feet in length, 17-1/2 feet in width, and about 10 feet in depth; it is bounded on three sides by a platform having a minimum width of four feet.

FHR-8-300A  
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR  
HERITAGE CONSERVATION AND RECREATION SERVICE

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## NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

CONTINUATION SHEET

ITEM NUMBER 7

PAGE 2

DESCRIPTION, continued:

The Swallow Boathouse has been altered slightly since its completion. The original roof covering of wooden shingles was replaced in 1975, the building has been repainted, and a section of previously-open interior space has been floored over. The 138-foot walkway from the shore to the boathouse was formerly roofed and had an ornamental hip-roofed pavilion at its landward end; these features have been removed due to storm damage and the walkway is now open.

# 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input checked="" type="checkbox"/> OTHER (SPECIFY) Recreation
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1908-1910

BUILDER/ARCHITECT Harry J. Carlson

## STATEMENT OF SIGNIFICANCE

Architecture: The Swallow Boathouse combines the structural form of the shiphouse with the ornamental vocabulary of the Tudor and Shingle styles. In design and function, the building is a small copy of the massive timber-framed shiphouses which were constructed during the nineteenth century in most private and government shipyards; the prototype most accessible to Lake Winnepesaukee would have been the Franklin Shiphouse (1838) at the Portsmouth, N.H. Navy Yard. The architect of the Swallow Boathouse used the covering of wooden shingles seen on most government shiphouses as a suggestion for a fanciful design in the Shingle style, adding dormers and turrets to transform a utilitarian structure into a sprightly form which was further varied by simulated half-timbering in the Tudor manner.

Recreation: The Swallow Boathouse was built on the Kona Farm estate of Herbert Dumaresque on Moultonborough Neck in Lake Winnepesaukee, New Hampshire, at a time when that lake had achieved popularity as one of the chief resort areas in New England. The boathouse was constructed to house the Swallow, a former flagship of the Marblehead (Massachusetts) Yacht Club. Given by Mrs. Dumaresque's father, Jordan Marsh, the Swallow was taken from the ocean at Marblehead and transported by railroad to Lake Winnepesaukee.

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

"A Novel Boat House on the Estate of Mr. Herbert Dumaresq, Lake Winnepesaukee, N.H., Harry J. Carlson, Architect," Country Life XXXVIII, 3 (July 1920), p. 72.

# 10 GEOGRAPHICAL DATA

**UTM NOT VERIFIED**  
**ACREAGE NOT VERIFIED**

ACREAGE OF NOMINATED PROPERTY approx. 2 acres  
UTM REFERENCES

A	ZONE	EASTING	NORTHING	B	ZONE	EASTING	NORTHING
C	ZONE	EASTING	NORTHING	D	ZONE	EASTING	NORTHING

## VERBAL BOUNDARY DESCRIPTION

Located 138 feet from the shoreline in Lake Winnepesaukee on a line between two concrete bounds on Moultonborough Neck at the shore of the lake, to wit: the concrete bound between property of Madeleine Hare and Swallow Point Associates, and a second concrete bound between the property of Madeleine Hare and Leonard and Paula W. Smart. The bearing of this line is S8°39'52"E with reference to Magnetic North in 1977, and the line is indicated on a plan entitled "'Windward' on Kona Farm owned by: Mrs. Dudley Hare," by Ronald M. Mitchell & Associates, Gilford, N.H., Feb. 18, 1977; rev. Sept 30, 1977.

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

# 11 FORM PREPARED BY

NAME / TITLE  
**Dr. J. Peter Hare**

ORGANIZATION \_\_\_\_\_ DATE  
November 15, 1978

STREET & NUMBER  
**16 Hickory Hill Road** TELEPHONE  
(617) 526-7245 or (617) 526-4910

CITY OR TOWN  
**Manchester** STATE  
Massachusetts, 01944

# 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL \_\_\_ STATE \_\_\_ LOCAL X

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

STATE HISTORIC PRESERVATION OFFICER SIGNATURE *[Signature]*

TITLE **Commissioner, Dept. of Resources & Economic Development** DATE  
**NH State Historic Preservation Officer** May 23, 1980

**FOR NPS USE ONLY**

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

*W. Ray* *Lucy [unclear]* DATE **8/26/80**  
DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION  
KEEPER OF THE NATIONAL REGISTER

ATTEST: *[Signature]* DATE **8.22.80**  
KEEPER OF THE NATIONAL REGISTER