

FEB 22 1989

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NPS Form 10-900 (Rev. 8-86)

OMB No. 1024-0018

United States Department of the Interior National Park Service

APR 26 1989

National Register of Historic Places Registration Form

NATIONAL REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name THE WEBSTER ESTATE other names/site number

2. Location

street & number State Route 113, 770 ft. north of Burleigh Farm Road not for publication n/a city, town Holderness vicinity n/a state New Hampshire code NH county Grafton code 009 zip code 03245

3. Classification

Table with 3 columns: Ownership of Property, Category of Property, and Number of Resources within Property. Includes checkboxes for private/public ownership and building/district/site/structure/object categories. Totals: 4 contributing, 1 noncontributing, 5 total.

Name of related multiple property listing: n/a Number of contributing resources previously listed in the National Register 0

4. 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. See continuation sheet. Signature of certifying official: R. Stewart Walker, NEW HAMPSHIRE. Date: APR. 20 1989.

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet. Signature of commenting or other official. Date. State or Federal agency and bureau.

5. National Park Service Certification

I, hereby, certify that this property is: [X] 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:)

Signature of the Keeper: [Signature] Date of Action: 6-9-89

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**6. Function or Use**

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Historic Functions (enter categories from instructions)  
Domestic / single dwelling

Current Functions (enter categories from instructions)  
Domestic / hotel

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**7. Description**

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Architectural Classification  
(enter categories from instructions)

Shingle style

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Materials (enter categories from instructions)

foundation stone

walls shingle

roof asphalt

other \_\_\_\_\_

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Describe present and historic physical appearance.

## SUMMARY

The Webster Estate has integrity with regard to design, settings, materials, workmanship, feeling, and association. The site was the summer home of Frank G. Webster, the Boston financier, and his descendants. The property is located approximately 3 miles north of Holderness New Hampshire. The site is bordered by the Squam Mountain Range to the west and Lake Squam to the east. Webster Mountain, named after F.G. Webster is to the northwest. The subject property is the 16.43 acre core of one of the largest turn-of-the-century estates in New Hampshire. Once a 5,000 acre family vacation estate and working timber farm, the original property has since been subdivided among descendants.

The site is primarily pasture which slopes gently down to the wooded shores of Lake Squam. Mature deciduous and evergreen trees surround the structures, line the roads, and dot the landscape. The significant structures on the property are the F.G. Webster House (a.k.a. The Homestead) and the L. J. Webster house, the garage, and a greenhouse. The most significant site feature is the combination formal garden and tennis court. It is on the western side of the property. Laurence Road, a private road, runs between the gardens and the two homes. The five car garage is south of the L.J. Webster House. The greenhouse is north of the formal gardens.

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**1. THE FRANK G. WEBSTER HOUSE a.k.a. THE HOMESTEAD, 1896, BUILDING, CONTRIBUTING.**

The Frank G. Webster House is a detached house located near the center of the property, north of the L.J. Webster house and east of the formal gardens. Constructed in 1896, it is a two story Shingle Style home with a partial basement and attic. The plan is basically rectangular (124 feet X 32 feet) with a side wing addition connecting the main house to the ice house. The main roof is gambrel and extends down to the first story. The rafters are exposed. There are hipped roofs on the ice house and on the covered piazzas. Roofs on the seven dormers are bellcast with exposed rafters. Exterior materials are unpainted shingles, with a shingle roof, wood windows and columns, and brick chimneys. There is a belfry with weathervane on the ice house. Foundations are made from on-site granite.

A piazza surrounds all main rooms (Living, Dining and Entry Hall) on the lower level. Where covered, the roof on the piazza is supported by paired wood doric columns on a shingle-covered plinth. A wood vertical picket guard rail spans between plinths.

Adjacent to the front entry there is a second story fixed arch window over a ground level double hung window. Most windows are double hung with a single pane on the lower sash and six panes on the upper sash. Windows enclosing the piazza and sleeping porch are multi-pane.

On the interior, the original maple floors, built-in cabinets, doors, hardware and light fixtures remain. Typical of the Shingle Style, the interior is simple and unpretentious. The entry hall is room size (20' X 16") and includes a simple brick fireplace. The original Dutch entry door with side windows remains. The Living Room has a simple brick fireplace and double multi-pane glass doors leading to the Entry Hall. The Dining Room has wood wainscoting and a corner cupboard niche with half shell top and pilasters. The niche is not shown on the original plan, and may have been added later possibly during the 1916 remodeling. Upstairs, Chamber No. 4 has an ornamental fireplace. There is a partial basement under the original house, with two oil fueled furnaces and a food conserving cellar. The ice house now attached to the main house was used to store ice blocks cut out of Squam Lake. It contains a wood and metal workshop. The bell in the belfry, which was used as an emergency alarm, is in working order.

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The original home was 60' X 32' structure with a detached ice house. A Wing was added to the original house which connected it to the ice house c. 1912. In a later addition, c.1917, portions of the piazza were enclosed on the south and east corner. The enclosure was behind the original paired columns, railings and shingle plinths which were left in situ. On the second level a sleeping porch was added. In 1987, the house was resingled and the decking, joints and on the east and west piazzas and railings on the east piazza were replaced.

**2. THE LAURENCE J. WEBSTER HOUSE, 1903, BUILDING, CONTRIBUTING.**

The Laurence J. Webster House, constructed in 1903, is a two story shingle style home with a partial basement and attic. The Plan is irregular, but basically rectangular with a side wing addition connecting the main house to the ice house. The main roof is gambrel and in some areas extends down to the first story. Two bellcast roofs intersect the main gambrel. One dormer has a bellcast roof, the other four dormers and the covered piazza have shed roofs. The sleeping porch and ice house have hipped roofs. There is a cupola on the ice house. Exterior materials are unpainted shingles, with a shingle roof, wood windows and columns, and brick chimneys. The piazza on the West Elevation has paired wood doric columns on a shingle-covered plinth. Vertical picket guard rails span between the plinth. Most windows are double hung with a single pane on the lower sash and six panes in the upper sash. On the East (rear) Elevation windows on an added Living Room extension are single pane with double lite transoms above. The casement windows have 10 lites per sash. Windows on the South Elevation sleeping porch addition are double hung with multiple panes on the top sash, but are wider than the original windows.

On the interior, the original maple floors, built-in cabinets, doors, hardware, light fixtures and some plumbing fixtures remain. The interiors are simple and unpretentious. The Entry Hall is room size (17" X 22") with a brick fireplace. There are built-in banquettes on both the upper and lower level. The Dining Room has wood wainscoting and a brick fireplace. The Living Room has exposed beam ceiling and simple wood pilasters where an addition was added. The studio has exposed beam ceilings, a brick fireplace, and built-in shelving.

Chamber No. 1 has a brick fireplace and coved ceiling. Chamber No. 2 has a brick fireplace and french doors leading to a sleeping porch. Chamber 3, 4, and 6 are simple with no significant details. Chamber 5 has a built in corner closet.

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The kitchen has pine floors and vertical tongue-and-groove wainscoting. There is some built-in cabinetry. Off the kitchen there is a china closet and a baking pantry. The bathroom for Chamber 2 has fixtures which were modified circa 1930. However, the tub, sink, and bathroom accessories and fireplace in the bathroom off Chamber 1 are unaltered. The tub, sink and toilet tank in the bathroom shared by Chambers 3 and 4 are original. In the attic, a simple bathroom, probably for servants, has the original tub and sink. Other rooms including a powder room, mud room, and dark room are off the studio.

The house retains its original floor plan with the following exceptions: the extension at the East Elevation which enlarged the Living Room and added a sleeping porch and bath to the bedroom above; the addition of a sleeping porch on the second level, the enclosure of a covered piazza; and the removal of a porch on the North Elevation. According to family records the changes were made between 1916 and 1918. In 1950 and in 1987 the exterior was resingled. Other exterior 1987 alterations include rebuilding two open porches on the rear elevation, painting, and replacing removable screens and storm windows. The 1987 interior alterations included rewiring, installation of a new shower in place of an existing leaking shower, toilet fixture replacement, painting and wallpapering. In addition the kitchen was remodeled with new cabinets and appliances added. The original floors, wainscoting, windows doors and trim remain. The original finishes remain in the china closet and the baking pantry.

**3. GREENHOUSE, c. 1910, SECONDARY BUILDING, CONTRIBUTING.**

While the date of the greenhouse structure is unknown, its physical characteristics are similar to the main houses. The structure consists of a cross-gabled potting shed with a long greenhouse wing. Exterior materials on greenhouse wing are wood, iron and curved glass. Exterior materials on the potting shed are unpainted shingles, shingle roof, painted wood windows and doors. The windows are Double-hung 6-over-6 lite windows painted white. The door has 9 lites and is painted white. There is a tall brick chimney with the same detailing as the chimney's on the two dwellings. There is a triangular gable vent. There is open lattice work on the south wall which is similar in detail to the formal garden lattice work. Unlike the other structures on the estate the foundation is masonry block.

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**4. GARAGE, c. 1910, SECONDARY BUILDING, CONTRIBUTING.**

The five-car garage, is a detached one story rectangular structure with a gable roof. Exterior materials are unpainted shingles, with a shingle roof, wood windows and doors, Foundations are made from on-site granite. The double leaf casement garage doors are painted white and have 8 lite windows in their upper third. The end elevations have five 6-over-6 lite double hung windows painted white. Simple wood brackets between the double doors support the roof overhang.

**5. FORMAL GARDENS, c.1907, SITE, CONTRIBUTING.**

The formal gardens and the tennis courts are the same size and arranged symmetrically and centered on axis with the circular driveway in front of the L.J. Webster House. The gardens consist of a central reflecting pool made from on-site granite, and two bird bath bases surrounded by a pergola and a 2' high granite wall. Of the original planting the vines and hedges remain. Of the original structure the tennis court, the two bird bath bases, and the stone reflecting pool the pergola and open lattice work, and a 2' high stone wall remain.

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**8. Statement of Significance**

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Certifying official has considered the significance of this property in relation to other properties:

 nationally     statewide     locallyApplicable National Register Criteria     A     B     C     DCriteria Considerations (Exceptions)     A     B     C     D     E     F     G

Areas of Significance (enter categories from instructions)

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Architecture

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Commerce

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Summer Vacation Home

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Movement

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Period of Significance

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1896 - 1910

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1886 - 1930

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1896 - 1910

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Significant Dates

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1896

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1903

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Cultural Affiliation

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n/a

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Significant Person

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F. G. Webster

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Architect/Builder

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Architect - Wales and Holt

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State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

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**SUMMARY PARAGRAPH**

The Webster Estate is significant under Criteria A because it is part of the summer home movement. It is significant under Criteria B and under the area of significance "Commerce" because of its association with Frank G. Webster and his two sons, Edwin S. Webster and Laurence J. Webster. Known as the "Dean of State Street,"<sup>1</sup> Frank G. Webster maintained a prominent place in Boston's financial and social communities from his tenure as President of Kidder Peabody Co. until his death. The estate is significant under Criteria C and area of Significance "Architecture" because it is the only known surviving work of the firm of Whales and Holt and it is a virtually intact prototypical example of the rural shingle style in New Hampshire. The period of significance under criteria A and C is from 1886 to 1910 because the estate was acquired and developed during this period. The period of significance under Criteria B is 1886 to 1930, the time from when F.G. Webster purchased the land until his death. During this period the estate grew and Webster's influence as a prominent Boston financier increased.

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<sup>1</sup> The Boston Post, Boston Ma, February 2 1930.





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**HISTORICAL CONTEXT**

Frank G. Webster was a significant figure in American Commerce at the end of the 19th and the early 20th centuries. In the era of the robber Barons, Webster brought the human element into American Business. He was with Kidder Peabody upon its inception in April of 1865 as senior clerk. The following year he became a partner. Webster was solely responsible for keeping the accounts and supervising the entire office until December 1868. He continued to be in charge of the firm's correspondence and bond accounts and was one of only two persons authorized to work with customers at the counter. He remained with the prominent banking firm from 1886 until his retirement after World War I. He continued to be involved in the firm as an advisor until his death.<sup>2</sup>

In addition to his leadership in business Webster was also a philanthropist. He actively supported many Boston hospitals and other charities. He also helped younger men, providing both financial support and business advice and earning the title "Father of the 80s." He shared his business acumen daily at Boston's Exchange Club Round Table luncheons. Many of the young men at the round table went on to become leaders in industry and politics.

In New Hampshire he was known as one of the state's wealthiest citizens. Yet in Holderness he was known as "the grand old man" a "democratic type" who made friends with farm hands. At Christmas he played a generous Santa Claus to both rich and poor in Central New Hampshire.

Due to his prominence, notice of Frank Webster's death appeared in every major newspaper in the United States, and in Paris in the Herald Tribune. On January 24, 1930 all offices of Kidder Peabody & Co. closed in his memory.

Sons Laurence J. and Edwin S. were both engineers, graduating from M.I.T. In 1889, Edwin S. Webster and Charles Stone, a college friend, were two of the first men to enter the new field of Electrical Engineering. Advisors tried to discourage them from establishing an Electrical Engineering firm, saying the field was too small to support one man, let alone two. Undaunted, Charles Stone & Edwin Webster established one of the nation's first electrical engineering firms. Laurence J. Webster was a partner in the firm but was forced into early retirement ill health. The Stone and Webster Corporation grew into an

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<sup>2</sup> Carosso, Vincent P., More than a Century of Investment banking, The Kidder Peabody & Co. Story. p.16.

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internationally known multi-million dollar construction and investment business. According to the Boston Sunday Post, February 2, 1930, Webster and Stone were known from "The Cape to Cairo and from Badabanaio to the Caribbean to the reaches of Alaska".<sup>3</sup>

The structures on the Webster Estate are the only structures known to have been built by F.G. Webster. The two Boston residences in which F.G. Webster lived, at 232 Newberry and 167 Commonwealth, were both existing structures when Webster purchased them. The Commonwealth home exists today and is a Late Victorian Renaissance revival brick Row house with a Richardsonian stone base. L.J. Webster's Boston residence at 172 Beacon in a simple brick Early 20th Century apartment building with a neo-Classical Entry door.

In the early years of the 20th century, the wealthy often built lavish estates in which to spend their summers. Many flocked to such seaside communities as Newport R.I. or Cape May, N.J. Others built camps in the Aderondacks. The Websters, however, chose to erect a working farm in rural New Hampshire. They were by no means alone in this endeavor. The state of New Hampshire published a series of pamphlets entitled New Hampshire Farms for Summer Homes, which aimed at encouraging people like the Webster's to make their summer homes there. The Webster Estate appears prominently as a center foldout in the eleventh volume of the series, published in 1913.

An avid conservationist Frank G. Webster first visited pristine (A)squam Lake in 1881. while staying at the Asquam Hotel on Shepard Hill, he met and fished with Captain William Carnes, whose home on Carnes Island F.G. Webster bought after the Captain's death. Hoping to maintain Squam in its natural state, unlike the rapidly developing Lake Winnepesaukee, and to curb deforestation, he purchased a large parcel of lakeside acreage from Willy Sleep in 1891 on which he built his family summer home and farm. He and his sons continued to acquire land until the holdings reached 5,000 acres. The holdings extended beyond Holderness and into Ashland, Plymouth, Campton, and Sandwich.

Except for the trees removed for roads and building construction no trees were allowed to be removed from the extensive Webster lands until September of 1938 when 1.5 million board feet of lumber were lost in a hurricane. Since the natural disaster controlled logging has been enforced.

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<sup>3</sup> "Late Great Financier Responsible for Engineering Concern Known Round the World--Was Considerate to Baby Blinking in Sun and of Colleagues Hard Pressed for Funds--Son Follows in Footsteps", The Boston Sunday Post. (Boston Ma.), February 2 1930.

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F. G. Webster's original intention to preserve Squam Lake in its natural state was carried forward by his descendants. In 1903 Mrs. Lawrence Webster became interested in feeding wild birds. She subsequently established a hummingbird sanctuary at the Webster Estate. After her death her work was carried on by her husband and her granddaughter Mary Fidelia Webster, one of the current owners. The sanctuary was so widely renowned it was the subject of a National Geographic magazine in August of 1947.

In the early 1930's John Baker, National President of the Audubon Society was a frequent visitor to the estate. He assisted Mrs. L.J. Webster in founding and organizing the Lost River Nature established to instruct teachers in the areas of conservation and nature studies. Today Webster descendants have donated a portion of the original estate to a Science Center. Like its parent, the Lost River Camp, the Science Center is dedicated to conservation and the study of Natural Resource.

Webster and his sons built the Homestead in 1896 and for the next 35 years until his death Frank G. Webster lived in Holderness from May until November. His son Laurence spent his summers in L.J. Webster house which the family built in 1903, Edwin S. lived in a nearby home which remains today but is not on the subject property.

#### ARCHITECTURAL SIGNIFICANCE

Architecturally, the Webster Estate is important as the surviving core of one of the largest estates in New Hampshire; as the only known work of Wales and Holt, a fledgling turn-of-the-century firm; and as surviving rural examples of the Shingle style, a style popular mainly at the New England seacoast.

Most men as prominent as Frank G. Webster would have selected an established architectural firm for the design of such a major undertaking as the Webster Estate. Instead, Frank G. Webster selected the new and unknown firm of Wales and Holt. This is not surprising when one understands Mr. Webster's interest in establishing young men in business. Edwin S. Webster and architect George Canning Wales attended M.I.T. at the same time, and it is likely the two were friends. Father Frank G. Webster helped both men get started. Son Webster went on to establish an international multi-million dollar industry. Architect Wales dissolved his partnership with Holt shortly after the completion of the Webster Estate. Wales later became known for his engravings of ships. Despite Wales' & Holt's youth and obscurity, they designed a superb set of structures.<sup>4</sup>

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<sup>4</sup> Obituary of George Whales, Avery Library Obituary file.

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The Homestead and L.J. Webster homes contain all the major elements of the mature Shingle Style as defined by Vincent Scully in The Shingle Style, by John J.G. Blumenson in Identifying American Architecture, and by Lester Walker in American Shelter. On the exterior, these elements include the characteristic colonial gambrel roof with multiple dormers, the extension of the roof down beyond the second level to a covered piazza, and multi-pane grouped windows. Of course, both homes are clad in the characteristic unpainted wood shingle siding.

The architects Wales & Holt were surely familiar with the work of John Calvin Stevens of the firm Stevens and Cobb, also of Boston. Stevens' own home built in 1883 was first published in Examples of American Domestic Architecture in 1889, seven years before the construction of the Homestead. The comparison between the Stevens House and the Homestead are obvious. Webster's house is a slight variation, but both have the gambrel roof extending to the first floor piazza, hipped dormer windows, grouped brick chimneys, and multi-pane grouped windows.

In plan the Webster homes are also characteristic of the shingle style. The open piazzas act as exterior extensions of each major room and prolong the horizontality. Typical of the shingle style, the entry hall in both homes has been expanded to form a large room, complete with fireplace and built-in seating. Also typical of the shingle style, all major rooms, including bedrooms and master bath, contain fireplaces.

All the individual listed elements combined form a single contained mass. The simplicity and unpretentiousness are meant to evoke an agrarian past for which the mature Shingle Style is now known. This selection of style certainly met the programmatic needs of Frank G. Webster, a wealthy man who was also a benevolent humanitarian and conservationist. The style was also ideal for the site. The austere yet elegant style fits ideally in the natural setting overlooking Lake Squam: and was compatible with the formal gardens and tennis courts required for "The Dean of State Street's" rural retreat.

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### COMPARABLE SHINGLE STYLE BUILDINGS

The only other Webster property to be examined, therefore, is the third house on the Holderness Estate, built for Edwin Webster. This structure serves both to complete our understanding of the original estate and to expand our knowledge of Webster as a client.

The Edwin Webster House is the largest of the three homes. This roughly L shaped shingled structure has massive stone foundations, gable roofs, many tall brick chimneys and faceted tower joining the two legs of the L. The house is surrounded by a fieldstone walls which match the stone foundations. The building also has shed dormers, projecting, gabled windows at the second story, second story porches and a variety of multi-pane windows. While certainly large and grand, this home does not have the unity and cohesion of the other two homes on the Estate.

Other shingle style summer residences can be found along the New England Coast, from Maine to Long Island, including several in the Lakes region of New Hampshire. At the turn of the century, the area around Squam Lake was becoming popular as a place to build seasonal homes. While many of these structures still exist, few are as grand as the Webster Estate.

The Roger Hamlin House in Center Sandwich, at the corner of Squam Lake Road and Range Road, is a shingle style structure of very similar appearance to the Webster Houses. Again this is a shingled structure with a stone foundation, covered porches, white wood trim and multi-pane, varied windows. Like the L.J. Webster House, the structure has a cross gable with subordinate roof gables beside it.

Another nearby structure contemporary with the F.G. Webster House is the Holderness Inn, of 1895-96. Architect John Davidson built this structure as a Hotel, and it too contains elements of the Shingle Style. Like both the L.J. and F.G. Webster Houses, the Holderness Inn is gambrel roofed and has covered porches. The shingled roof extends down over the third story, and the windows at this level are pushed out to become dormers. Two features, however, the clapboard first and second stories and the turned porch supports, are more characteristically Vernacular Victorian features, making this structure stylistically transitional.

Brushwood, on Coxboro Road in Holderness, is also in the Shingle Style. Built in 1904 by owner/architect Charles Main of Boston, this structure parallels the Webster Estate in style, date and in being the product of a Bostonian owner and architect.

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While the structures described above can all be compared to the individual Webster Houses, there is nothing nearby that compares as a complex of seasonal shingle style structures. While the individual structures on the Webster Estate are definitely worthy of preservation, the true significance of the property lies in its existence and continued preservation as a unified complex of similar structures.

### SIGNIFICANCE AS AN ESTATE

The Webster Estate was unique among farms for its size as well as for its architectural style. At 5,000 acres, it was in 1930 "the largest and most costly summer Estate in New Hampshire." The estate was called a "massive playground", where "guests from every part of the world were entertained."<sup>5</sup>

The Webster estate is significant as one of the largest turn-of-the-century family vacation estates in New Hampshire. It remains in good condition. Although the estate has been subdivided it has not been further developed so retains its original appearance and connection to the water's edge. Most comparable New Hampshire estates have been subdivided and isolated from their original frontage on the water. The individual components of the Webster Estate are each architecturally significant. Comparable New

Hampshire vacation estates were usually comprised of one large house with substantially smaller and less significant outbuildings and guest cabins. The original Webster Estate had three main homes, two of which are on the nominated property.

### COMPARABLE ESTATES

Comparable Estates include The Blue Mountain Park a.k.a. Corbin Park; The Rocks, a.k.a. The John Jacob Glessner Estate; The Fells, a.k.a. The John Milton Hay Estate; and the Broads a.k.a. Kimball Castle.

Austin Corbin's Blue Mountain Park was 28,000 acre private park in six townships in western New Hampshire. Developed at the same time as the Webster Estate and stocked with exotic wild animals. Like Webster he was a wealthy businessman who appreciate the New Hampshire landscape and sought to make it his own through acquisition of individual farms. The original clubhouse was destroyed in 1925.

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<sup>5</sup> "Central New Hampshire Mourns death of Benefactor, Frank G. Webster, 88", Manchester Union. (Manchester NH), January 23, 1930.

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The Rocks was the summer estate of John Jacob Glessner, a Chicago businessman. Like the Webster estate the Rocks is an estate comprised of smaller farms purchased between 1889 and 1909. Like Webster, Glessner was deeply committed to Conservation and sought to protect the timber in New Hampshire. The Rocks was approximately on quarter of the size of the original Webster Estate. The original Queen Anne style main house was remodeled by the prominent firm of Shepley, Rutan, and Coolidge in 1889, six years before Webster Built his house. The house was remodeled in the shingle style, the style of Webster's house, and a popular resort style. It was subsequently demolished. A second important dwelling built in the shingle style was also destroyed.

The Broads, is similar to the Webster Estate in that it a summer estate of an important industrialist which is on lake front property. The Lake Winnepesaukee estate was purchased a year after Webster's and construction of the homes began at the same time. Mr. Kimball's medieval castle cannot be compared to the rustic unpretentious Webster Homes. However the 5 bay shingle carriage house is remarkably similar to the Webster garage. The Broads estate was approximately 260 acres, compared with the 5,000 acre Webster Estate.

The Fells was owned by the former United States Secretary of State John Hay the Fells is located on the shores of Lake Sunapee. The main was dwelling, built in 1991 a few years before the F.G.Webster house. Although the Fells style is Colonial Revival the Dutch gambrel roofs and porches are similar to the Webster homes. The original estate was approximately 850 acres, compared with the 5,000 acre Webster Estate.

One comparable, nearby estate is the Castle in the Clouds, on route 171 in Moultenboro. This large estate, also built by a Boston Industrialist, is an earlier fieldstone and shingle version of the shingle style. This structure parallels the Webster Houses in its complex, and multi-pane windows, in the use of a variety of dormer types, including shed and

bellcast, and in the low shingled roof which extends down to the first floor. Like the Homestead, the roofscape is composed of one main dormer and several smaller ones. The structure differs from the Webster Houses in its extensive use of fieldstone and half timbering. Also the roof is gable rather than gambrel.



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Carosso, Vincent P., More Than a Century of Investment Banking, The Kidder, Peabody & Co. Story. McGraw-Hill, (New York), 1979.

"Central N.H. Mourns Death of Benefactor, Frank G. Webster, 88," Manchester Union (Manchester N.H.), 23 January 1930.

"Corbin's Park" New Hampshire Profiles, December 1974.

"Dean of State Street Dead," Boston Evening Transcript, 22 January 1930, front page.

"E.S. Webster, of Stone and Webster, 80 today," Newspaper unknown, 26 August 1948.

"F. G. Webster, Boston Banker, is Dead at 89," NY Herald Tribune, 23 January 1930.

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The Broads

Hay, John Milton Estate

The Rocks Estate

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Mary W. Kampf, owner, Piedmont CA. 1987, 1988.

Frank G. Webster II former owner, Holderness N.H. May 1987.

Laurence J. Webster III, owner, Orinda CA. May 1987.

Richard Candee, Director of Historic Preservation, Boston University. April 1987.

Virginia Colby, Cornish, NH. July 1988.

James Garvin, historian with the New Hampshire Division of Historical Resources, Concord, NH. July 1988.

Dennis DeWitt, Historian, Brookline, MA. April 1987.

Chester Liebs, Director of Historic Preservation Program University of Vermont, American Studies Program. Sept. 1987

Tom Martin, Lake Region Planning Commission Nov.87 and July 1988.

David Ruell, Historic Consultant. July 1988.

Tom Visser, Historian. Nov. 1987.

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UTM References

Z E N

- A 19-294120-4848240
- B 19-294140-4848170
- C 19-294200-4848180
- D 19-294230-4848060
- E 19-294130-4848020
- F 19-293830-4848110
- G 19-293865-4848240
- H 19-293900-4848230
- I 19-293920-4848270

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**VERBAL BOUNDARY DESCRIPTION**

The property is north of Holderness Village and just west of Squam Lake. The 16.43 acre parcel is comprised of four contiguous lots--3, 3A, 4, and 4A. Please see accompanying survey map. Description uses map's reference north rather than true north.

At the point where Addendum Drive meets State Road 113 proceed west for 1044.62 feet. Make a 45 degree right turn and proceed 467.50 feet north. Here make another 45 degree right turn and proceed east for 80 feet, then a 45 degree left turn and proceed north another 183.87 feet. At this point turn right and proceed east for 288.40 feet then northeast for 400.97 feet to State Road 113. Proceed south along the western edge of State Road 113 for 220.12 feet. Cross State Road 113 and proceed east for 198.27 feet to the shore of Squam Lake. Proceed 400 feet south along the shoreline then turn right and proceed 407.48 feet in a southwest direction to the point of origin.

Boundaries of the nominated property are highlighted in yellow on the attached sketch map.

**BOUNDARY JUSTIFICATION**

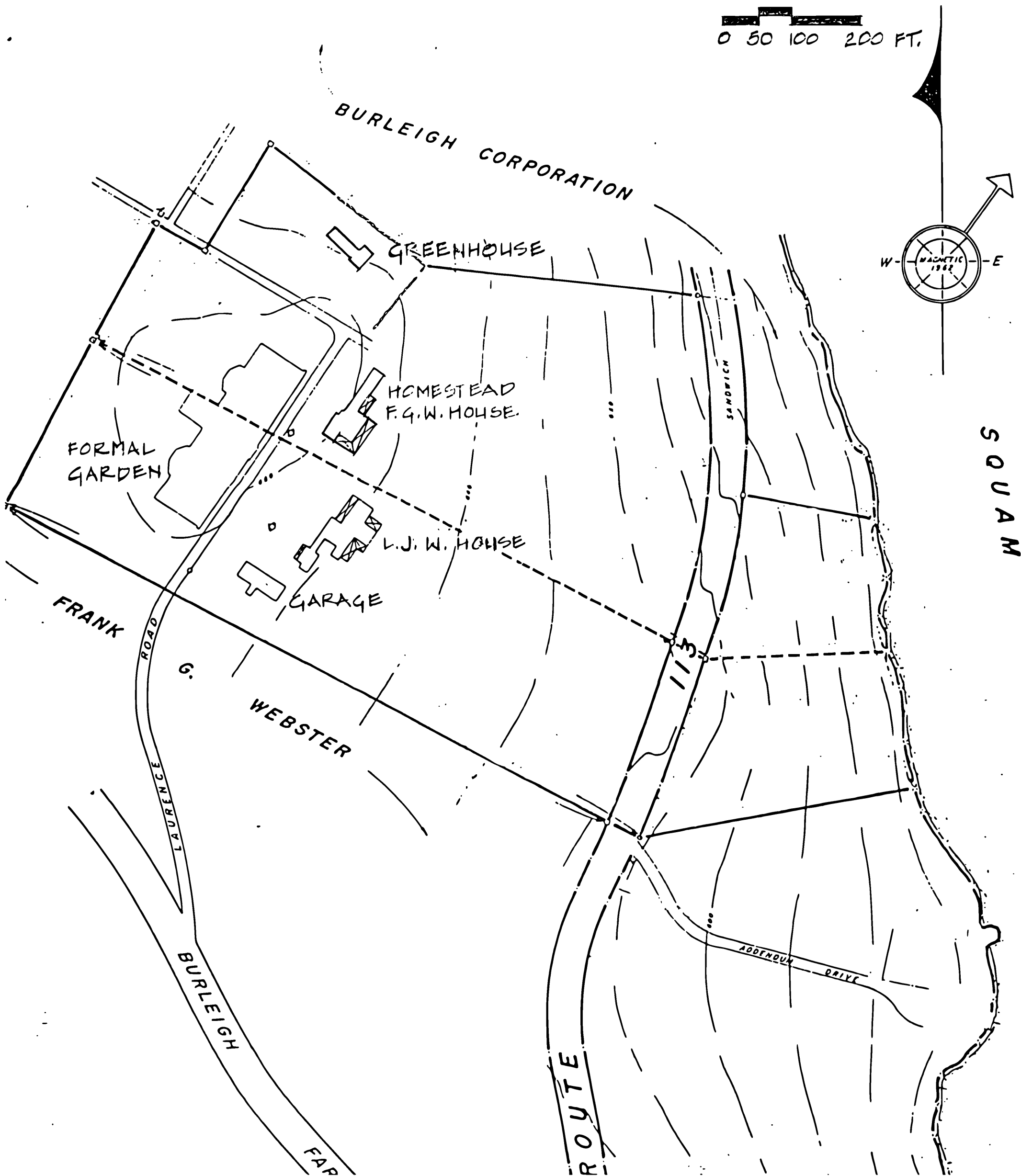
The nominated property represents the core of the original estate associated with the Homestead and the L.J. Webster House.

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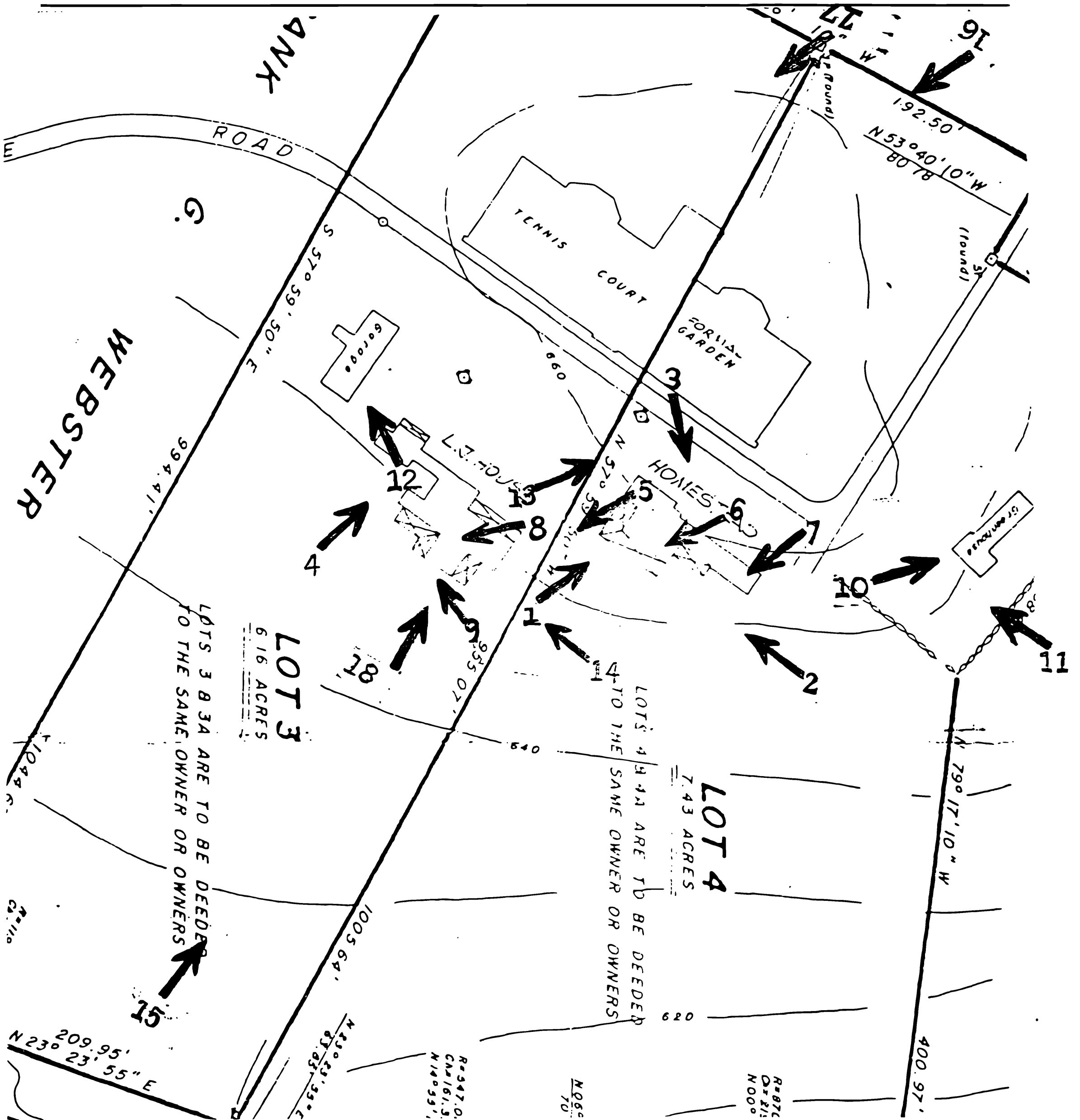
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THE WEBSTER ESTATE      List of Property Owners

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Owners:

Mary W. Kampf  
315 Blair Avenue  
Piedmont, CA 94611  
(415) 420-0338

Laurence J. Webster  
30 Donald Drive  
Orinda, CA 94563  
(415) 254-8054

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This certifies that the appearance has not changed since these photographs were taken.