

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

For HCRS use only

received SEP 19 1979

date entered

AUG 15 1980

**1. Name**

historic

THE OLD PATCH PLACE

and/or common

RHODODENDRON COTTAGE

**2. Location**

street & number Rhododendron Road      *W. of Fitzwilliam st.*       not for publication

city, town Fitzwilliam      *me*       vicinity of      congressional district 2

state New Hampshire      code 33      county Cheshire      code 005

**3. Classification**

Category	Ownership	Status	Present Use	
district	<input checked="" type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
X building(s) *	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input checked="" type="checkbox"/> park
structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
*on 294 acres of land.	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

**4. Owner of Property**

name State of New Hampshire  
Department of Resources & Economic Development  
street & number Box 856

city, town Concord       vicinity of      state New Hampshire 03301

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Cheshire County Registry of Deeds  
Cheshire County Courthouse

street & number 12 Court Street

city, town Keene      state New Hampshire 03431

**6. Representation in Existing Surveys**

title None      has this property been determined eligible?  yes  no

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"/>	good	<input type="checkbox"/>	ruins
<input checked="" type="checkbox"/>	fair	<input type="checkbox"/>	unaltered
		<input checked="" type="checkbox"/>	altered
		<input type="checkbox"/>	original site
		<input type="checkbox"/>	moved date _____
		<input type="checkbox"/>	unexposed

### Describe the present and original (if known) physical appearance

The Rhododendron Cottage is a one and one-half story central chimney Cape Cod style farmhouse with a five bay fenestration located on a rural back road several miles from the center of Fitzwilliam, New Hampshire. Although situated quite close to the road, the shingled building is isolated from neighboring inhabited structures. The 150-foot (approximate) driveway to the cottage also serves as the entrance road to the Rhododendron State Park, 294 acres of state-owned land flanking the house site and extending deep into the woods to the rear. On the exterior, the house appears in good condition, the roof having been maintained by the Department of Parks and Recreation. Early photographs illustrate a series of connected buildings extending from the rear elevation that are no longer existing. All exterior wood doors are replacements, probably installed by the Appalachian Mountain Club for security. It is considered that the present exterior cedar wood shingles, of contemporary standard type, were added within the last fifty years, to replace the original (or previous wood clapboards in need of paint) by the Appalachian Mountain Club similar to its many White Mountain trail huts. The building has several accretions undoubtably added in the late nineteenth century or early twentieth century, including a side porch on the south end wall, a small front entrance portico, and dormer windows. The exposed foundation blocks are native granite, set on natural large rocks below grade.

While of vernacular origin and having been modified over the years, the integrity of first floor interior details remains substantially intact. All interior walls on the first floor are constructed of one inch thick, broad vertical white pine planks, from floor to ceiling, except where paneled partitions occur. The central chimney has three fireplace openings, the largest of which is in the kitchen located in the rear portion of the dwelling. Constructed of small, handmade red clay brick with a flat steel bar supporting the lintel, the granite hearth opening is flanked on the right by a bake oven and ash pit below. Both of these apertures have cast-iron doors and frames, the former with a rotating circular draft control and sliding damper above. The pine, raised field paneling surrounding the fireplace is constructed of broad single boards and includes built-in cupboards and closets.

The front parlor rooms flanking the chimney exhibit the strongest evidence that the house pre-dates the nineteenth century: raised field paneling and four panel doors are seen in the central interior wall surrounding the fireplace openings. All present sash are wood with large lights, two over two, of the late nineteenth century that replace the original, but the complex design of the interior window trim appears, like the doors and paneling, to be of Georgian influence. All interior doors are one inch thick pine raised field paneling to match adjacent partitions, and show some original hand-wrought H hinges and Suffolk latches. The small central entrance hall is illuminated by a transom light over the front door, the latter closing over a hand-tooled granite threshold. The stair to the upper level may have once been located in this hall but it is no longer possible to ascertain this as an alteration has apparently been made. The present stairs ascend from the southern corner of the kitchen. Configuration and details in the opposite front parlor imitate those in the front room.

The second story undoubtably was an unfinished loft originally. The flooring is composed of wide pine boards and all exposed purlins are hand-hewn as are all the structural members of the building which are open to view. Later dormers and partitions of dimensional lumber were added to create several bedrooms and double bathroom. Some partitions were plastered, while other areas were covered with fibreboard, the latter probably by the Appalachian Mountain Club.

UNITED STATES DEPARTMENT OF THE INTERIOR  
HERITAGE CONSERVATION AND RECREATION SERVICE

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

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DESCRIPTION (Continued)

Moving outside, about fifty feet behind the house, is located a medium-sized one and one-half story shingled barn. This structure, in excellent condition throughout, is of post and beam construction with mortice and tenon joints. All framing members appear to have been hewn with the same type of tool used on similar members in the house, suggesting that both structures may have been built during approximately the same period, beginning in the early nineteenth century. The shingles probably also are of recent origin.

Located across the road is the Monadnock Mineral Spring, a popular late nineteenth tourist attraction. At that time, the silica spring had a wooden gazebo built around it; it presently is covered by a concrete cap.

## 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 checked="" 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/				
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian				
<input checked="" type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater				
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation				
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify) botanical				

Specific dates	Builder/Architect	Captain Samuel Patch

### Statement of Significance (in one paragraph)

The Rhododendron Cottage is believed to have been built by Captain Samuel Patch between 1790 and 1816. Conflicting evidence in deed records and land maps do allow these dates to be ascertained by records.

During the last quarter of the nineteenth century, the "Patch" property prospered greatly under the ownership of S.M. Follansbee. During this period, S.M. Follansbee advertised widely and drew great numbers of tourists interested in drinking the medicinal waters of Monadnock Mineral Spring and viewing the Rhododendron Gardens. In addition, he sold silica, advertised as "Silverette, Flour of the Forest," bottled mineral water, and rhododendron plants to visitors and mail orders alike. The commercial activity of Follansbee contributed generously to the prosperity and growth of Fitzwilliam.

At the turn of the century, Miss Mary Lee Ware of Boston purchased the property, then donated it to the Appalachian Mountain Club. The Rhododendron Cottage served as a clubhouse-hostel for many visitors and weary hikers during the next forty years. The large and unique stand of wild Rhododendron maximum located within the property continued to be worthy of large numbers of visitors.

In 1946, the Appalachian Mountain Club no longer could support the Rhododendron Cottage and Reservation; thus, they gave the 294 acres and buildings to the State of New Hampshire, with the stipulation that the 16 acres of shrubs be maintained for the benefit of future generations as required by Miss Mary Lee Ware when giving the "Old Patch Place" to the Appalachian Mountain Club in 1903. Until recent years, the property has not received the attention needed for its upkeep. Presently, the New Hampshire park officials and the Fitzwilliam Garden Club are cooperating to improve conditions and collaborate on long term plans for the property.

The Rhododendron Cottage exhibits several periods of domestic architecture. Most significantly characteristic of the Georgian period is the interior detailing on the first floor, including the raised field paneling and fireplace treatment. The modernization of the building visibly traces the use and history of the Rhododendron Cottage.

Largely unaltered, the barn is a superb example of the smaller rural agricultural structures which served New England farming before the agricultural revolution of the 1840's, when larger barns with complex internal systems and employing milled timbers were introduced. It is presently the oldest and best preserved barn owned by the New Hampshire Park Department.

The Town of Fitzwilliam considers the property worthy of recognition and as having played a significant role throughout its history not only to its residents but to the many visitors.

## 9. Major Bibliographical References

Norton, Rev. John F., The History of Fitzwilliam, NH, from 1752 to 1887. New York, Burr Printing House, 18 Jacob Street, 1888.  
Whittemore, Joel  
Registry of Deeds, Cheshire County Courthouse, Keene, NH, Book #332, p. 197.

## 10. Geographical Data

Acreage of nominated property 294 acres

Quadrangle name Monadnock, NH

UMT References

A	1 8	7 2 9 2 2 0	4 7 4 1 2 7 5
Zone	Easting	Northing	
C	1 8	7 2 9 2 2 0	4 7 3 9 6 0 0
E			
G			

B	1 8	7 3 0 3 0 0	4 7 4 1 2 7 5
Zone	Easting	Northing	
D	1 8	7 3 0 3 0 0	4 7 3 9 6 0 0
F			
H			

### Verbal boundary description and justification

Town of Fitzwilliam Tax Records; Map 14, Lots 9, 10, and 11.

### List all states and counties for properties overlapping state or county boundaries

state code county code

state code county code

## 11. Form Prepared By

name/title Mrs. Francis Fiske

organization Fitzwilliam Garden Club date

street & number Gap Mountain Road telephone 242-7778

city or town Troy state New Hampshire 03465

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

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 Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature Sally J. Dill

title Commissioner, Dept. of Resources & Economic Development date May 23, 1979

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I hereby certify that this property is included in the National Register

date 8/15/80

*July 1980* Sally J. Dill  
keeper of the National Register

date 8/15/80

Attest: Francis M. Drago

date 8/15/80

CHIEF REGISTRATION

UNITED STATES DEPARTMENT OF THE INTERIOR  
HERITAGE CONSERVATION AND RECREATION SERVICE

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Old Patch Place, Fitzwilliam, N.H.  
Boundary Justification.

The nominated property is that tract which was deeded by Mary Lee Ware to the Appalachian Mountain Club in 1903. It represents an early achievement of the conservation movement in New Hampshire to protect endangered natural resources and make open space and recreational resources available to the general public.

