

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 any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

#### 1. Name of Property

historic name CHOCORUA LAKE BASIN HISTORIC DISTRICT

other names/site number N/A

#### 2. Location

street & number parts of Chocorua Mountain Hwy (Rt. 16), Chocorua Lake Rd, Philbrick Neighborhood Rd., Fowles Mill Rd., Washington Hill Rd. and all of Loring, MacGregor and Bolles Rds. N/A  not for publication

city or town Tamworth N/A  vicinity

state New Hampshire code NH county Carroll code 003 zip code 03817

#### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)  
James McLaughlin, SHPO 4/25/05  
Signature of certifying official Date  
New Hampshire  
State or Federal agency and bureau

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

#### 4. National Park Service Certification

I hereby certify that this property is  
 entered in the National Register  
 See continuation sheet.  
 determined eligible for the National Register  
 See continuation sheet.  
 determined not eligible for the National Register  
 removed from the National Register  
 other (explain): \_\_\_\_\_  
Signature of Keeper [Signature] Date of Action 6/9/05

**5. Classification**

Ownership of Property (Check as many boxes as apply)	Category of Property (Check only one box)	Number of Resources within Property (Do not include previously listed resources in the count)		
		Contributing	Noncontributing	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	155	54	buildings
<input checked="" type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	8	2	sites
<input checked="" type="checkbox"/> public-State	<input type="checkbox"/> site	34	6	structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	1	0	objects
	<input type="checkbox"/> object	198	62	Total

Number of contributing resources previously listed in the National Register 0

Name of related multiple property listing N/A

**6. Function or Use**

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

- DOMESTIC/hotel
- DOMESTIC/single dwelling
- DOMESTIC/secondary structure
- DOMESTIC/camp
- RECREATION & CULTURE/outdoor recreation
- RECREATION & CULTURE/sports facility
- SOCIAL/clubhouse
- LANDSCAPE/forest
- LANDSCAPE/natural feature
- LANDSCAPE/conservation area

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

- DOMESTIC/single dwelling
- DOMESTIC/secondary structure
- DOMESTIC/camp
- RECREATION & CULTURE/outdoor recreation
- RECREATION & CULTURE/sports facility
- LANDSCAPE/forest
- LANDSCAPE/natural feature
- LANDSCAPE/conservation area

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

- LATE VICTORIAN/Shingle Style
- LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS  
/Colonial Revival
- LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY AMERICAN  
MOVEMENTS/Bungalow/Craftsman

**Materials** (Enter categories from instructions)

- foundation STONE
- walls WOOD
- roof ASPHALT
- other N/A

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

### 8. Statement of Significance

**Applicable National Register Criteria** (Mark "X" in one or more boxes for the criteria qualifying the property for National Register listing)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield information important in prehistory history.

**Criteria Considerations**

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

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or a grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions)

- ENTERTAINMENT/RECREATION
- CONSERVATION
- ARCHITECTURE
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Period of Significance**

- Criterion A/Entertainment: 1867-1955
- Criterion A/Conservation: 1879-1955
- Criterion C/Architecture: 1874-1924

**Significant Dates**

- Criterion A/Entertainment: 1867 & 1874
- Criterion A/Conservation: 1879
- Criterion C/Architecture: none

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

see attached

**Narrative Statement of Significance** (Explain the significance of the property on one or more continuation sheets.)

### 9. Major Bibliographical References

**Bibliography**(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS)**

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

**Primary Location of Additional Data**

- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other
- Name of repository: Chocorua Lake Conservation Foundation

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## 10. Geographical Data

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**Acreage of Property** 6,135 acres

**UTM References** (Place additional UTM references on a continuation sheet)

see attached

**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.)

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## 11. Form Prepared By

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name/title Elizabeth Durfee Hengen, Preservation Consultant, with James Bowditch

organization for Chocorua Lake Conservation Foundation date March 2005

street & number 25 Ridge Road telephone 603-225-7977

city or town Concord state New Hampshire zip code 03301

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### Additional Documentation

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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)

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### Property Owner

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(Complete this item at the request of the SHPO or FPO.)

name multiple: see attached List of Owners

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

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**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 1**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

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**NARRATIVE DESCRIPTION**

The Chocorua Lake Basin Historic District is located in the northeast quadrant of the Town of Tamworth, oriented around the shore of Chocorua Lake. It contains 6,135 mostly forested acres, extending north to the Albany town line, east to Washington Hill Road, south to Heavenly Hill Road and west, roughly following the rear lot lines of property along Philbrick Neighborhood Road to, and including part of, Fowles Mill Road.

The district is characterized by its integration of natural resources and historical resources. The two dominant visual elements are Mount Chocorua, a peak of 3,475' lying to the north of the district and sometimes called the "Matterhorn of the Northeast," and Chocorua Lake, a 220-acre, mile-long-and-half-mile-wide body of relatively shallow water (maximum depth of 31') in the near geographic center of the district. The entire shoreline is wooded, and all of the cottages that enjoy frontage are well screened and usually set far back from the water. Mount Chocorua is the most prominent peak of the Sandwich Range and is located toward its eastern end. The granite cone that marks its summit features in the viewsheds of many of the summer cottages within the district.<sup>1</sup> The basin created by the southern slopes of the mountain range and the western slope of Washington Hill defines much of the boundary for and lends its name to the district. The basin creates an unusually lush environment, trapping moist air from the lake and providing an excellent climate for unusual plants, including a number that are endangered.

Four lakes are within the historic district, each fed by the Chocorua River, which enters the town from the north, passing under Mount Chocorua Highway (Route 16) and almost immediately entering the district. The river soon changes its course to the south, eventually flowing into Chocorua Lake, by far the largest of the lakes. At the south end of Chocorua Lake is the much photographed rustic Narrows Bridge (#84), and immediately to its east is The Grove (#90), a stand of white pines with rustic seating that affords spectacular views of the lake and mountains. Downstream from the bridge is Little Lake, after which the river flows for a short stretch before entering Second Lake. It then forms a narrow, short passage before entering Third Lake; both Second and Third lakes are small bodies of water. At the far end of the latter is the Chocorua River Dam (#93), which controls the level of the lakes. The river continues southward toward Chocorua

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<sup>1</sup> Mount Chocorua's pointed, rocky summit is unique in the White Mountains. Repeatedly depicted in paintings, it is said to be the most frequently illustrated peak.

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

**NATIONAL REGISTER OF HISTORIC PLACES**  
**Continuation Sheet**

**Section 7**

**Page 2**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

Village, crossing the southern edge of the historic district. In the northwest corner of the district is James Pond. Several brooks pass through the district; the most important is Stratton Brook, which flows into the west shore of Chocorua Lake and is crossed by two historic bridges (#85, 86).

Chocorua Mountain Highway (NH Route 16), a major transportation route within the state, traverses the district from north to south and runs along the lake's eastern shore. Along much of its length, views open up of the lake and mountain. Prior to 1956, the road ran closer to the lake shore, where the former roadbed is still visible, even mostly still paved. It passes through The Grove and The Island (#91), a strip of land along the water that affords scenic vistas, and Sand Beach (#92), a beach at the north end. Once off the highway, the roads within the district are rural, unpaved and closely bound by woods. A vast network of carriage roads, footpaths and hiking trails lace the district. Diagonally crossing the northwest corner is an old stage road.

Stone walls of varying types are found throughout and include former field walls, broad, turn-of-the-twentieth century summer estate walls, and roadside walls. Entry drives are frequently marked with granite posts and/or walls. With rare exceptions, driveways are narrow, unpaved, curved, and either edged with field boulders or natural vegetation, or bounded by woods on either side. Many drives extend a quarter-mile and more, and extensive natural vegetation screens the buildings from the road, the lakes and other properties.

Eighteen of the properties in the district are vacant lots that lack any known resources on them. Ranging in size from 2 to 262 acres, each is directly linked historically to early summer residents in the Basin, and nearly all were initially associated with a particular cottage. In most instances, these larger lots were subdivided by subsequent generations, but in some cases, they were split off by an owner selling the cottage outside the family, but wishing to retain some land within the district. The value of these lots to the Basin has been underscored in that each is permanently protected through a covenant or easement. They, like all of the acreage within the district, are integrally tied to the cultural use of the land over a period of more than 125 years. In its entirety, the land within the district is a contributing site.

Most of the cottages are still located on large lots and set in a clearing within the woods or at the edge of a field. Rather than lawns, landscaping around the buildings relies primarily on native vegetation, such as ferns, moss, and mowed weeds, interspersed with

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 3**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

granite steps and retaining walls and glacial boulders. Formal gardens are few, limited to two Samuel Newsom-designed gardens found at his own cottage (#11) and at The Rafters (#52); early twentieth-century formal gardens at Salter Cottage (#18) and Stonewall (#19); and a more recent garden at Juniper Lodge (#17). Swimming pools are rare and typically assimilated into a formal garden. More common are clay tennis courts (a total of eight).

While few cottages today have views of Chocorua Lake due to the forest growing up, virtually all have maintained a view toward Mount Chocorua and/or the Sandwich Range. Historic views of the district show a far different setting of open, often cultivated, fields throughout the Basin, and sweeping views of the lake and mountains. Today, fields are maintained in some areas, most notably around Stonybrook (#21); Whittemore, Fearing and Cannon Cottages (#45, 48 and 49) on Philbrick Neighborhood Road; Greycroft (#51), Kalarama (#58) and Harry Balch Camp (#57) on Loring Road; Sherwin Cottage (#42), Wheeler Cottage (#34) and Willowgate (#30) on Chocorua Lake Road; around former farmsteads on Washington Hill Road (#61, 62 and 65); and behind the roadside screening along Chocorua Mountain Highway, particularly at Cairncroft (#9), Birchtower (#10), Chadwick Cottage (#13), Conni Sauti (#15), Red Gables (#16) and Juniper Lodge (#17).

The district is composed primarily of summer cottages and their associated outbuildings constructed (or renovated from earlier farmhouses) between 1874 and 1955.<sup>2</sup> In total, the district has seventy primary residences, of which fifty are contributing and twenty are non-contributing. Also within the district are seven additional parcels with historic resources and twenty-three parcels totaling 1,109 acres of undeveloped, contiguous forest land that lack known historic resources, but are historically and integrally linked to the district.

Of the fifty contributing residences in the district, fourteen, probably fifteen, are late-eighteenth through mid-nineteenth-century farmhouses – all capes – that were later converted into summer cottages.<sup>3</sup> Twenty-one were built as summer residences between

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<sup>2</sup> Only five of the residences were built for year-round use: #24, 28, 39, 40 and all fall beyond the Period of Significance. Today, the vast majority of the cottages continue to be used solely as summer homes, not adapted for year-round use.

<sup>3</sup> The fifteenth cottage is Salter Cottage (#18), said to date from 1897, but which visually appears to have originated as a mid-nineteenth century farmhouse. Yet another cottage, June Cottage (#66), is thought to have been created from a nineteenth-century farm outbuilding.

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

**NATIONAL REGISTER OF HISTORIC PLACES**  
**Continuation Sheet**

**Section 7**

**Page 4**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

ca. 1886 and 1913, of which eighteen were substantial, architect-designed cottages generally accompanied by various outbuildings.<sup>4</sup> After 1917, with one exception – The Rafters (#52), built in 1924 – all the new cottages were far more modest in scope, and several were log cabins. Fourteen were built between 1914 and 1955, and sixteen were erected within the past fifty years. The district also includes a mid-nineteenth-century farmhouse that later became a hotel and is now a residence (#5).

The cottages that clearly originated as farmhouses fall into two categories: those that were only minimally altered and today retain a high degree of their original farmhouse character, and those that were dramatically renovated through remodeling and major additions. Five fall into the former category and include Whittemore Cottage (#45), Walley Cottage (#33), Stonybrook (#21), Red Gables (#16) and Sarah Oliver Cottage (#61). Nine underwent substantial alterations, including Birchentower (#10), Stonewall (#19), Crowlands (#41), Fearing Cottage (#48), Cannon Cottage (#49), Mowrer Cottage (#50), Moir Cottage (#65), Clark Cottage (#60), and Sherwin Cottage (#42). Birchentower and Sherwin Cottage evolved into summer cottages equal to the grandest in the district. Three of the farmhouses were moved from their original sites: Cannon and Mowrer cottages in the mid-nineteenth century, prior to their cottage conversion, in order to be closer to the road, and Birchentower in the summer era to take better advantage of the view.<sup>5</sup>

Both the substantially remodeled and the newly constructed cottages erected prior to 1924 share many common architectural features. They were all constructed of wood and typically clad with unpainted wood shingles or clapboards painted in a dark color. Native fieldstone was generously employed for chimneys, foundations and on porches, particularly for massive posts and parapet walls. Roughly dressed granite steps appear at primary and secondary entrances. Regular and sleeping porches abound, as do dormers, gables, bay windows, and Dutch doors. While most do not fall neatly into a particular architectural style, elements of the Shingle, Craftsman and Colonial Revival styles abound.

The larger cottages are typically comprised of a main living block and a rear service ell that frequently terminates in an inset service porch. The main block was carefully sited to

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<sup>4</sup> Included in this count are two cottages that burned, but whose outbuildings survive: Willowgate (#30) and Kalarama (#58). The latter cottage is being rebuilt, following the footprint and design of the original.

<sup>5</sup> The Brown Study (#15b), located on the Conni Sauti property, was also moved early on to an elevated site.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 5**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

take full advantage of mountain views; oftentimes a wing was added, angled for the view. (Though views of Chocorua Lake were common before the forest grew up again, that view did not seem as important as the mountain view until the mid-twentieth century.) When the façade of the cottage faced away from the view, as in the case of Birch Knoll (#59), Juniper Lodge (#17) and Kinterra (#31), the rear elevation received more architectural attention.

Surrounding the cottages is a wide range of outbuildings. Barns, sheds and garages are most common, but many of the larger cottages are also accompanied by carriage houses, ice houses, wood sheds, laundry houses, bunk houses, play houses, artist studios, outhouses, well houses, spring houses, and pump or power houses. On separate lots, gathered near the lake shore, are bath and boat houses.<sup>6</sup>

A number of well-known architects are represented in the district. Boston architect and Chocorua summer resident Charles Howard Walker designed six, possibly seven of the cottages; Charles Adams Platt designed two cottages on Heavenly Hill and a third derived from one of those plans; Peabody and Stearns designed one cottage (since demolished) and a major service ell on another. A former draftsman for that firm designed a cottage. Other cottages were designed by lesser known, but highly competent architects. Sandwich builder Larkin D. Weed erected at least four, probably five of the cottages, as well as a major addition to another.

Beginning in 1922 with the Ruth Whitman cabins (#54), the scale and splendor of the cottages shifted markedly. Modest, one-story structures, some made of logs, were erected (or cobbled together from salvaged structures), often by family members on land that was part of the family's holdings.

Throughout the district, the cottages and outbuildings retain a high level of integrity. Alterations and additions made within the past fifty years continue the design intent and character of the original cottage. For the most part, property owners have gone to great

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<sup>6</sup> Nearly all of the historic outbuildings survive. In total, there are twenty-six barns, seventeen garages, thirteen ice houses (seven of which are attached to a wood shed and two to a barn), ten wood sheds (including those attached to an ice house), three tool sheds, fifteen other sheds, two laundry houses, five playhouses, three studios/studies, four bunkhouses, nineteen wells and well houses, three spring houses, two pump houses, four outhouses, eight tennis courts, and twelve bath/boat houses. Summer residents had horses, planted large vegetable gardens and kept chickens and cows.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 6**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

lengths to keep changes to a minimum, as a means of retaining the charm and memories of summers past.

The district's thirty-four contributing structures include nineteen wells or well houses, three spring houses, eight tennis courts, three bridges and a cairn. The sole object is a granite watering trough. The eight contributing sites within the district bounds include a farmhouse foundation, cottage foundation, barn foundation, mill site, and three viewing spots along the shorefront, as well as all of the land within the district.<sup>7</sup>

Of the eighteen noncontributing residences, all but one was built after 1955, and seven of those were constructed by local builder Lawrence "Bun" Nickerson, a direct descendant of John Henry Nickerson, first owner of the Chocorua House. Born in the 1920s, Nickerson lived in Red Gables as caretaker for Conni Sauti for some years. His cottages include #11, 22, 23, 26, 27, 39, and 44. (He also erected #33d, a cabin that accompanies a cottage, and an earlier cottage on the site of #32, which burned in 1962.) With the exception of #33d, all of his extant cottages were erected in the 1960s. Like the post-1922 cottages, all are modest, one-story structures designed to be tucked into the landscape and are well screened (usually not even visible) from the road or lakes. They are clad with shingle or clapboard siding either left unpainted or painted dark green or brown. A signature feature that appears on several of Nickerson's cottages are cantilevered gables, visible on #23 and 26. Nickerson also remodeled or erected major additions to a number of the earlier cottages: #2, 4, 5, 13, 17, 21, 25f, 34, 35, 42, 49, 55, and 57.

The sole non-contributing cottage built prior to 1955 is #47, which was originally erected in the 1940s and substantially altered ca. 1992. Although the extent of the recent alterations render the building non-contributing due to a loss of integrity, the cottage retains the general character, expressed in scale, materials and siting, of the district's smaller cottages.

In addition to the residences, noncontributing buildings include two barns, ten sheds, eleven garages, one pump house, one bunkhouse, one guesthouse, five bath/boat houses, two pool houses, a sun house, an outhouse and a sap house. The six non-contributing

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<sup>7</sup> While there are additional cellar holes within the district, there was no attempt made to inventory or acknowledge them unless they had been previously identified. Sites of former cottages were excluded from this count, unless there were visible remains.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 7**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

structures include two swimming pools, two well houses, a gazebo and a dam. The two non-contributing sites are both formal gardens designed by a district resident.<sup>8</sup>

**1. HEAVENLY HILL, 98 Heavenly Hill Road.**

*Photo #1*

Atop a knoll known as Heavenly Hill, in the southernmost section of the district and nearly a quarter-mile from Route 16, are two facing houses designed as near mirror images of each other (see also #2). Heavenly Hill, the earlier of the two, was built in 1898-99 to designs of Charles Adams Platt and numbers among his earliest commissions. The building sits on a seven-acre parcel, at the west end of a clearing surrounded by mature woods. Initially, the house was approached from the west by a drive, still visible, that diverged from the current road opposite the Fry House (#3). (Also associated with the cottage is a boathouse (#71) on leased land near the lakeshore.)

**1a. Cottage, 1898-99. Contributing building.**

Heavenly Hill is a two-story, low-hipped-roof, horizontally massed, Colonial Revival cottage on a fieldstone foundation. It was designed by Charles Adams Platt, whose New England classicism is clearly evident in this house, one of his earliest commissions.<sup>9</sup> Walls are clad with wide novelty siding and the roof with asphalt shingles. Rafter tails and a molded band that separates the two stories are prominent features on the otherwise relatively plain walls. Two tall brick chimneys with perforated flue caps are placed at right angles to each other on the roof ridge. Windows have 6/6 sash and blinds; openings on the second story are smaller than those on the first. The off-centered entrance has a hipped-roof portico supported by Tuscan columns. Projecting from the rear (south) elevation is a loggia with paneled posts and a brick deck that affords a striking view toward Mount Chocorua.

A one-story, gabled-roof service ell that originally included an ice house, shed and playroom, extends to the west and forward of the main house. An inset porch occupies the northwest corner.

**1b. Garage, ca. 1900. Contributing building.**

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<sup>8</sup> Three other formal gardens exist within the district, but since little is known of their origins and nothing of their designers, they are acknowledged in the property description, but excluded from the resource count.

<sup>9</sup> A detailed discussion of Platt and copies of his plans for Heavenly Hill are found in Bryant Tolles' *Summer Cottages in the White Mountains* (2000), pp. 221-224.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 8**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

Situated west of the house is a modest side-gabled-roof garage clad with novelty siding. The standing-seam metal roof has deep eaves. The single vehicle bay has double hinged beaded-board doors.

**History**

Heavenly Hill, together with Weatherledge (#2), Fry House (#3), and The Clearing (#4), occupies land that was purchased in several transactions between July 1891 and 1899 by a group of friends known as the Heavenly Hill Syndicate. The group included George Hyde Page (b. 1860) and his wife, Mary Hutchinson Page, of Brookline, Massachusetts; George's sister, Lilius Page; Eugene Stone and his wife, Margaret Grant Stone; and two distinguished Episcopal ministers, Rev. Percy Stickney Grant (Margaret Grant Stone's brother) and Rev. Joseph Hutchinson (Mary Page's brother-in-law); the latter four hailed from New York City. They met at the Chocorua House (#5) at the foot of the hill and frequently walked up to enjoy the sunsets, where they had lively discussions about suffragettes, religion, prohibition, and living simply. Together, the Syndicate purchased twenty-five acres of this hilltop land with its spectacular views of Chocorua Lake and Mountain to the north and the Ossipee Range to the south. They dubbed the spot "Heavenly Hill" after the ministers and the spiritual nature of the site

The cottage Heavenly Hill was erected by George Hyde and Mary Hutchinson Page in 1898-99. It replaced an earlier cottage, Fry House (#3), cobbled together by the group in 1890 on this site and later moved down the hill to accommodate this cottage. George was a Boston schoolteacher, and Mary served as president of the Massachusetts State Woman Suffragist Association.

In the early 1900s, Dr. Simon Flexner, Director of the Rockefeller Institute for Medical Research at Princeton, resided here, often visited by his brother, Abraham Flexner, who wrote *Medical Education in the United States and Canada* (1910), which revolutionized the curriculum of medical schools in both counties, while staying here.

The house was in the Page family until 1960, when it was sold to John Lewis III, an art patron from Philadelphia, in whose family it remains.

**2. WEATHERLEDGE, 116 Heavenly Hill Road.**  
*Photo #2*

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 9**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

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Weatherledge occupies a knoll with views of the Ossipee Range to the south and overgrown views of Mount Chocorua to the north. A two-acre clearing surrounds the primary buildings, but the remainder of the twenty-two acre is wooded.

**2a. Cottage, 1907. Contributing building.**

The house is a two-story, low-hipped-roof, horizontally massed, classically designed building on a fieldstone foundation – thought to be an elongated, mirror-image derivative of Charles Adams Platt's design for Heavenly Hill (#1). Like Heavenly Hill, walls are clad with wide novelty siding and the roof with asphalt shingles. Exterior ornamentation is limited to exposed rafter tails. Two tall, brick chimneys with perforated flue caps are placed at right angles to each other on the roof ridge. Windows have 6/6 sash and blinds; openings on the second story are smaller than those on the first. The off-centered entrance has a hipped-roof portico supported by Tuscan columns. A one-story, gabled-roof service ell with a continuous shed-roof dormer extends forward from the southeast corner of the house.

**2b. Ice House, 1907. Contributing building.**

Adjacent to the house and linked to the service ell is an ice house set on a fieldstone foundation. The structure was later renovated and extended toward the south (date unknown), apparently for a bunkhouse. The lower level is open and accessed through three arched bays.

**2c. Garage, ca. 1970s. Non-contributing building (due to age).**

South of the house is a two-bay, side-gable-roof garage with board and batten siding. A greenhouse is attached to its north end.

**2d. Barn/storage building, 1970s. Non-contributing building (due to age).**

A side-gabled-roof barn/storage building on a concrete block foundation stands northwest of the house, screened by trees. Walls are covered with board and batten siding and the roof with corrugated metal. Rafter tails are exposed along the eaves; the south eaves front has two open bays. The building is understood to be on the site of a horse barn that likely accompanied the house.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 10**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 11**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**2e. Tennis court, early 20<sup>th</sup> c. Contributing structure.**

West of the barn and on the slope of the knoll in the woods is an overgrown clay tennis court.

**2f. Pump House, ca. 1907. Contributing building.**

A small pump house is said to stand in the woods north of the barn, although it could not be confirmed in the field.

**History**

Weatherledge was built by Rev. Percy Grant (1860-1927) for his sister, Margaret, and her husband, Episcopal minister Dr. Eugene Stone (1861-1916), of New York City. The pairing of these two, near-mirror-image houses built for friends is unique within the White Mountain area.<sup>10</sup> In 1951, Margaret Stone sold it to Stanley Snow, who relocated here from The Clearing (#4). Snow sold it to John Gribble in 1972; he was the first to live here year-round. In 1997 the current owners purchased it as a year-round residence. (See also "History" under Heavenly Hill, #1)

**3. FRY COTTAGE, 81 Heavenly Hill Road.**

*Photo #3*

Fry Cottage is located on the north side of the road in a small clearing that offers a partial view of Mount Chocorua. A stone wall immediately behind the house defines the east line of the 2.2-acre parcel.

**3a. Cottage, 1890-91. Contributing building.**

The house consists of a two-story, hipped-roof, main block with Colonial Revival and Craftsman elements and a 1-1/2 story, gambrel-roof wing to the east that was probably added in the early 20<sup>th</sup> century. The main block sits on a fieldstone foundation. Rafter tails ornament the eaves of the roof, and a brick chimney rises from the west end. Most of the windows, often arranged in pairs, have 6/1 hung sash; a few are wider and contain 8/1 sash. A one-story, hipped-roof bay window projects from the northwest corner. The main entrance is on the south elevation, unembellished and protected by a simple, shed-roof

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<sup>10</sup> Tolles, 2000:225.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 12**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

portico on Tuscan columns. The dominant feature of the house is on the north elevation, which sports a loggia (now screened in) overlooking the view.

The wing, perhaps designed as a service ell, rests on a concrete block foundation. Both its walls and lower roof slope are covered in wood shingles, and windows are similar to those on the main block. Shed-roof dormers with paired windows puncture both faces. A small inset porch is located at the northeast corner, a shed extension projects from the east end, and a mid-20<sup>th</sup> century, single-bay, shed-roof garage is attached to the north end of the east elevation.

### **History**

The first of the so-called "Syndicate" houses to be erected, Fry Cottage resembles both Heavenly Hill (#1) and Weatherledge (#2) in its basic design, although it preceded them by a few years. It was built in somewhat haphazard fashion by the members of the Syndicate in 1890-91 and stood atop Heavenly Hill. Eight years later, after one of the group died and some of the couples had children, Fry Cottage was moved down the hill to this location and Heavenly Hill (#1) built on its original site by the Pages. The Pages also assumed ownership of Fry Cottage, although it is not known who occupied it. In 1948, their daughter, Katherine Page Hersey, sold it to Irene Fry, wife of Philadelphia doctor Wilfred Fry and in whose family it remains. (See also "History" under Heavenly Hill, #1)

#### **4. THE CLEARING, 462 Chocorua Mountain Highway (Route 16).**

*Photo #4*

Though it fronts onto the highway, The Clearing sits closer to Heavenly Hill Road, from which it can be reached via a path. Its five-acre lot is now heavily forested, but was originally open with fine views of Chocorua Lake and the entire Sandwich Range.

##### **4a. Cottage, 1901-02. Contributing building.**

Like nearby Heavenly Hill (#1), The Clearing was designed by Charles A. Platt. It is a simple, yet elegant two-story, square-plan cottage with a hipped roof. It sits on a granite foundation. Two brick chimneys rise from the roof, and the overhanging eaves are ornamented with rafter tails. Walls are covered with wood shingles and trimmed with a wide, molded band that separates the two stories. Windows have 6/6 hung sash and

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

**Section 7**

**Page 13**

---

replacement metal blinds. The focal point of the building is an inset, classically designed porch that spans the façade. It features a molded cornice, square posts with molded caps, and a railing with cross braces. A shallow, one-story ell that once held the laundry and woodshed extends to the rear of the house.

**History**

The third house to be constructed on Heavenly Hill, The Clearing was the home of Liliias Page, sister of George Page, who built both Fry House (#3) and Heavenly Hill (#1), and was one of the Syndicate partners. In planning her house, Miss Page turned to the same architect her brother used, Charles Platt, although the two houses are quite different. She seldom used the house herself and frequently rented it to the adjacent Chocorua Inn to use as a staff annex. Admiral Elliot Snow, second-in-command to Admiral Byrd in the 1920-30s South Pole explorations, subsequently owned it, passing it to his son Stanley. In 1952, having just purchased Weatherledge (#2), Elliot Snow sold The Clearing to the Woodhouse family. John Woodhouse, Sr., a long-time summer visitor to the Basin, was a chemist with Dupont; his son and present owner, John Woodhouse, Jr., is a founder of Sysco. (See also "History" under Heavenly Hill, #1)

**5. CHOCORUA HOUSE ANNEX, 498 Chocorua Mountain Highway (Route 16).**

*Historic Photograph #1-3*

*Photo #5*

The Chocorua House Annex sits at the west edge of a modest clearing. Its entrance drive (and the historic entrance to the inn) is marked by a fieldstone post. In front of the Annex is a mortared retaining wall, as well as granite and fieldstone lawn steps.

**5a. House, ca. mid-19<sup>th</sup> century/1865. Contributing building.**

The Annex is thought to incorporate the original farmhouse on this site, expanded to close to its present form (minus a wing that was removed) in 1865. It is a 2-1/2 story, five-bay-wide, side-gabled roof building. Walls are covered with clapboards and the roof with asphalt shingles. A single brick chimney (post-1948) projects off-center from the ridge. Gabled dormers puncture each roof face; a fifth dormer in the center of the rear breaks the eave line. Historic window openings have 2/2 sash. A shallow, upper-story bay window with three double-hung windows is located over the center entrance; it was in place by 1960. More recent bay windows are also found in the two bays of the north

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 14**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

elevation. Several minor shed-roof additions of unknown date are found on the rear. A two-story, rebuilt wing with mid-20<sup>th</sup> century fenestration projects to the south, set back from the main house. A two-bay garage is appended to the wing.

**5b. Garage, ca. 1960.** Non-contributing building (due to age).

Southeast of the house is a small, square-plan garage with a shed roof.

### **History**

The Chocorua House, later known as Chocorua Inn, played a critical role in the evolution of the Chocorua summer community. Established in the early 1860s, many district residents had their first exposure to the region as a guest at the hotel, and often their own guests stayed here. It was also not unusual for Chocorua's property owners to spend time here, while they waited for their cottages to be opened, or late in the year when their cottages were too cold for habitation. The majority of the hotel guests came from the Boston area, but many came from New York City, Philadelphia, and points west, including two visitors from Japan in 1904.<sup>11</sup>

In 1861, John Henry Nickerson, local farmer and real estate speculator, bought this property, which included a farmhouse, and first opened it for summer tourists. Four years later, to capitalize on the growing number of visitors to the area, he enlarged the house, adding a second story and wings to either side, to accommodate thirty-five guests and calling it Chocorua House. (This original hotel building is the existing building on the site.) Like most inns in the region, Chocorua House provided guests with local produce and dairy foods from its own farm. Nickerson managed the operation until 1899, when he sold it to Mark Eddy Robertson. By then, the hostelry was capable of accommodating sixty guests.<sup>12</sup>

During the late 19<sup>th</sup> century, perhaps into the early 1900s, the hotel complex grew to include three buildings: the expanded farmhouse and two buildings that stood to its north. One, which was probably added in the 1870s or 1880s, was a 2-1/2 story, cross-gabled building, that was residential and quite similar in appearance to the expanded farmhouse.

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<sup>11</sup> Chocorua House Registers, 1867-1911; Chocorua Inn Registers, 1912-16, 1924-1932.

<sup>12</sup> 1860 map of Tamworth; Harriet Atwood (daughter of Albert Atwood) materials at Tamworth Historical Society; Carroll County Registry of Deeds; *New Hampshire Agriculture Annual Report*, 1892, p. 434.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 15**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

Behind it stood a lengthy, three-story, barn-like building with a hip-roof porch that wrapped around much of the first story; it likely dated from the late 1880s or 1890s.<sup>13</sup>

In 1912, Robertson transferred ownership to the Chocorua Company, under whom the operation changed its name to the Chocorua Inn. At about the same time, and certainly by 1913, the cross-gabled building was replaced with a new, very large structure placed at an angle to the barn-like building. This newest (and final) building for the hotel stood two stories high, plus a fully finished attic story and was clearly intended to be the “front door” to the hotel. The first photographs of this building show a series of façade gables; later photographs show a continuous shed dormer along the side elevation. It is probable that noted local architect C. H. Walker, who designed a number of the cottages in the district, had a hand in the design of this latest building.<sup>14</sup>

One of the three men of the Chocorua Company, Albert Atwood, assumed ownership of the operation ca. 1920 and ran it until it closed in the 1940s. During World War Two, Atwood’s wife had the two newer inn buildings removed.<sup>15</sup>

With the additional buildings, the original farmhouse (the existing building) became known as the Annex. Historic photographs of the Annex show twin chimneys and a hipped-roof porch extending along the northern section of the facade, wrapping around the west elevation, and a large, central facade dormer that projected over a second-story, single-bay porch above the entrance. The wing originally had two facade dormers and terminated in a barn (no longer extant) set perpendicularly to the rest of the building.

In 1919, long before the Inn’s demise, the Company sold the Annex to Cora Ayers. At some point prior to the 1960s, the south wing collapsed from snow and was rebuilt in its current configuration. For a number of years after the war, the Annex was used as a residence, candy and ice cream shop, then changed hands frequently, its present owners buying it and an acre of land in 2003.<sup>16</sup>

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<sup>13</sup> Tamworth Historical Society and New Hampshire Historical Society photograph collections.

<sup>14</sup> Carroll County Registry of Deeds; Tamworth Historical Society and New Hampshire Historical Society photograph collections. Plans prepared by Walker for the Inn, which are on file at the Tamworth Historical Society, show an extremely similar building planned for the same site.

<sup>15</sup> Carroll County Registry of Deeds. The father of local builder Lawrence Nickerson apparently purchased one of the inn’s buildings in 1946 and moved it into the village where it still stands on Route 16 next to his house.

<sup>16</sup> Harriet Atwood (daughter of Albert Atwood) materials at Tamworth Historical Society; Tamworth Historical Society photograph collection..

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 16**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**6. HYDE COTTAGE, 102 Juniper Lane.**

*Photo #6 & 7*

Hyde Cottage is set well back from Chocorua Mountain Highway (Route 16) on a lane that services this cottage and a cabin (#97). Stonewalls line the drive and define the south edge of the twenty-five-acre lot. The lot extends to the main road and includes the site of the Chocorua Inn (see #5). Stone posts mark the entrance to the drive, but two other stone posts nearer to the road were part of the entrance to the former inn. The cottage is set in a large, open field surrounded by woods, with a small pond to the east, a tennis court to the west, and four outbuildings ranged in a row behind the house along the lot line. (A boat house across the road on Little Lake (#82) is also associated with the cottage.) Stonework on the east side of the house includes a walled brick terrace, posts, side walls at entrance steps and granite steps at the doorways and on the terrace.

**6a. Cottage, ca. 1912. Contributing building.**

The cottage is a 2-1/2 story, gambrel-roof, five-bay-wide, Colonial Revival building with twin brick chimneys and a lean-to roofline. It sits on a fieldstone foundation. Walls are covered with clapboards. Three gabled dormers with arched, multi-pane upper sash capped with keystones extend across front and rear roof slopes. Most of the windows have 6/1 hung sash. The façade features a full-width, one-story, hipped-roof porch on a high fieldstone base. It has a clapboard-clad parapet wall that supports Tuscan columns. The center bay of the porch has a shallow, gabled projection, but there is no access to the front of the house. Both this detail and the proportions of the parapet wall suggest the porch was added ca. 1930s. The east elevation has a two-story bay window with a crenellated parapet, a gabled portico on a fieldstone base that shelters a side entrance, and a semi-circular window with arched muntins in the gable peak. The west elevation has two, similarly designed bay windows and a matching semi-circular gable window now boarded up. The cornices of the porch, bay windows and eaves are denticulated. Several alterations are found in the rear, including the removal of the arched sash from one dormer, a shed-roof, dormered addition at the eastern two bays and one, perhaps two ground-level additions.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 17**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**6b. Garage, ca. 1912. Contributing building.**

The westernmost of the outbuildings, the garage is a square-plan structure on a fieldstone foundation capped with a pyramidal roof. Walls are covered with clapboards and punctured with 2/2-hung-sash windows. The vehicular entrance is off-centered on the north elevation, accessed by an earthen, stone-edged ramp.

**6c. Bunk house, ca. 1925. Contributing building.**

East of the garage is a gabled-roof bunkhouse on a fieldstone foundation. It has novelty-sided walls, exposed rafter tails and windows with 2/2 hung sash on the north and west walls. A stove pipe projects from the roof.

**6d. Ice house, ca. 1912. Contributing building.**

Directly behind the house is an ice house, a square structure with a pyramidal roof, clapboard-sided walls that are devoid of windows, and two solid doors. A tool shed is appended to the rear.

**6e. Shed, ca. 1940s. Contributing building.**

The easternmost in the row of outbuildings, this small shed is clad with clapboards and sited on a stone foundation. It has a vertical match-board door in the west gable end.

**6f. Tennis court, early 20<sup>th</sup> century. Contributing structure.**

West of the outbuildings and house is a clay tennis court.

**History**

Deed research reveals that E. Pratt Hyde of Baltimore purchased land from the Chocorua Company in 1912, where he subsequently erected this cottage. At that time, Chocorua Company owned the Chocorua Inn, which stood on the road, abutting this property. Hyde, who was with Pratt Whitney, is shown as the owner on Chocorua Mountain Club maps through 1941. By 1954 it was owned by the Corkery family. More recently, it was owned by a Mr. Shannon, who gave a cabin on the property, together with 1.7 acres of land-locked land, to his lawyer as partial payment for services (see #97).

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 18**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**7. WRIGHT CABIN, 28 Heavenly Hill Road.**

*Photo #8*

This modest cabin is on a wooded, three-acre lot at the foot of Heavenly Hill; its west edge fronts onto Chocorua Mountain Highway (Route 16). The dwelling is in a small clearing. An old carriage road heads south from the cabin into the woods.

**7a. Cabin, ca. 1945/1970s. Contributing building.**

This is a one-story, side-gabled-roof, 4x2-bay cabin. Most of the walls are covered with wood shingles, but much of the rear is clad with novelty siding. The roof is covered with standing-seam metal. A brick chimney rises from the near center of the ridge. Windows have 1/1 hung sash. The main entrance is located in the second bay from the right of the north elevation, flanked by a window to either side. It is unclear whether the original studio comprised the entire existing building.

**7b. Shed, ca. 1960. Non-contributing building (due to age).**

A small, gabled-roof shed with vertical-board siding stands northeast of the cabin, closer to Heavenly Hill Road.

**History**

As early as ca. 1902, a house was built on this site for the Page family, owners of Heavenly Hill (#1) and The Clearing (#4) and members of the Syndicate that developed this area, apparently in a debt settlement. Deed records show that Mary Hutcheson Page sold the property to Theodore Johnson in 1929. Johnson passed the property to Henry Stanley Richer Austin in 1943, who added a studio to the property. His granddaughter, Caroline Wright, took title in 1962. The house burned down in the 1970s, after which Caroline Wright adapted the studio, which survived the fire, into a cabin. After a sale to a developer in 1982, the land was stripped in an apparent readying for a commercial use of the property. The Chocorua Lake Conservation Foundation purchased it in 1984, immediately reselling it to John Woodhouse, Jr., owner of The Clearing (#4), who placed covenant restrictions on the property.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet

Section 7

Page 19

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**8. FISKE WARREN COTTAGE**, 495 Chocorua Mountain Highway (Route 16).

*Photo #9*

This cottage and carriage barn are located on the west side of the road, with only a minimal setback, and directly across the road from the Chocorua Inn Annex (#5). The ten-acre parcel is mostly woodlands that run down to the Chocorua River. Behind and north of the cottage is a modest clearing. A stone wall runs along the road north of the house, intersecting with another that runs toward the river.

**8a. Cottage**, ca. 1895. Contributing building.

The cottage is a 2 ½ story, 5x4-bay dwelling on a granite block foundation. The roof, presently covered with standing-seam metal, is punctured with twin brick stove chimneys. Walls are covered with clapboards and trimmed with narrow, plain corner boards. Windows have a mix of 2/1 and 2/2 sash. The center entrance is protected with a simple, gabled portico that appears to date from the mid-20<sup>th</sup> century. A one-story, hipped roof porch with a high, clapboard-clad parapet wall and a band of single-light windows spans the north gable end; it appears to date from the 1930s. Across the rear of the house is a one-story addition dating from the mid-late 20<sup>th</sup> century.

**8b. Carriage house**, ca. 1895. Contributing building.

The carriage house built to accompany this cottage is among the most distinctive in the district. Sited facing the road, it is a 1 ½ story, side-gabled-roof building on a fieldstone foundation. Walls are covered with clapboards and the roof with asphalt shingles. A square ventilator with 2/2-sash windows in each face and a pyramidal roof topped by a weathervane is a dominant feature. The façade features a wall dormer over the hay door and a pair of early rolling doors. With the exception of two small windows in the south façade bay, fenestration is original, with 2/2 hung sash predominating.

**History**

Despite the mid-19<sup>th</sup> century appearance of this cottage, nothing appears on this site on historic maps until post-1892. Late 19<sup>th</sup> century deeds offer little illumination: the property may have been part of the Stetson Blaisdell farm across the road. The earliest documented owner is Fiske Warren, who sold the property to Ida Parker in 1912. From 1929 until 1951, Margaret M. Hotchkiss was the owner. Chocorua Mountain Club maps

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 20**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

show a hiking trail leading from the road immediately south of the house heading southwest to Hayford's-in-the-Field, the other important local hotel that served Chocorua. For most of the 20<sup>th</sup> century, this house was a summer home.

**9. CAIRNCROFT, 550 Chocorua Mountain Highway (Route 16).**

*Historic photo #4*

*Photo #10-13*

Cairncroft sits at the east edge of a broad, open field and is one of the few residences in the district to retain its views of the lake and mountain. Fieldstone gates mark the entrance drive; the visible portions of the thirteen-acre lot are enclosed with wide (often 10') stone walls. (The roadside wall was rebuilt in 1968 when Route 16 was widened.) Included on the property are a house, horse barn, ice house/wood shed, well house, cairn, and far in the woods, a spring house. (Also associated with the cottage is a boathouse (#78) on Little Lake.) The backland of the lot is wooded and laced with carriage roads and riding paths, many now overgrown.

**9a. Cottage, 1892. Contributing building.**

The house is a 2-1/2 story, side-gabled roof building with a 2-1/2 story, hipped-roof southern wing angled for a view of the mountain and, before trees grew up, the lake. Its architect was Edwin James Lewis, Jr., a former draftsman in the Peabody and Stearns firm; his design remains virtually unchanged. The first story is clad with fieldstone and the second with wood shingles, the bottom rows of which are sawtooth. The asphalt-clad roof is punctured by hipped-roof dormers (added in the 1930s) with replacement sash on both faces and four substantial brick chimneys with tapered caps. Windows vary in size, but are typically grouped; sash is 1/1. An oriel window is found on the end wall of the wing. Centered on the facade is an overhanging facade dormer. East of the dormer, the house originally had an open porch covered by a shed roof. In the early 1930s, a second story sleeping porch was added over the porch. The main entrance is under a hipped-roof porch supported by fieldstone posts which spans the juncture of the main house and wing. A secondary rear entrance features a hipped-roof portico with stone posts. A 2-1/2 story service wing extends from the rear of the house; though similar in design to the main house, it lacks the stonework on the first story and entry portico.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 21**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**9b. Horse barn, ca. 1887. Contributing building.**

Slightly pre-dating the cottage is a 1-1/2 story, side-gabled-roof horse barn on a stone foundation. Walls are clad with wood shingles and the roof with asphalt shingles. A square ventilator with flared pyramidal roof and a wood finial caps the ridge. The center facade bay is dormered and contains original vehicular and hay doors, as well as an adjacent pass door. A trefoil ornaments the peak of the dormer.

**9c. Ice house/woodshed, ca. 1887. Contributing building.**

Close by the barn is a combined ice house and woodshed, a 1-1/2 story building with a shingle walls and capped by an overhanging asphalt gabled roof with a single gabled dormer. The east bay, which functioned as an ice house, has a solid wood door and a small vent in the east gable end. The middle bay, the woodshed, is open. The west bay, a tool room, is enclosed and includes coachman's quarters above.

**9d. Well house, 1892. Contributing structure.**

South of the barn and behind the house is a square, fieldstone well house. Low parapet walls have granite caps. Fieldstone posts support a hip roof with an extended gabled hood supported on lengthy braces. Two wooden finials representing Danish longboats project from the roof peak and from the ridge of the hood; they are replicas of the original finials that were removed several decades ago.

**9e. Cairn, ca. 1892. Contributing structure.**

Directly south of the house at the edge of the field is a cairn constructed of local glacial boulders and standing approximately fourteen feet high. It was erected by the original owner of the property, Emil Hammer, to remind him of his native Denmark. Though no longer extant, several smaller cairns were also scattered around the property.

**9f. Spring house, ca. late 19<sup>th</sup> c. Contributing building.**

Far behind the cottage, situated a quarter-mile up a woods road, is a spring house built to service the adjacent Chocorua Inn (see #5) to which it is linked via a pipe. It is a low-slung structure whose asphalt-shingled gable roof reaches the ground. The two gables are

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

**NATIONAL REGISTER OF HISTORIC PLACES**  
**Continuation Sheet**

**Section 7**

**Page 22**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

sided with asphalt shingles; centered in the west gable is a pointed-arch, louvered doorway.

**History**

Cairncroft was built for Emil Christian Hammer (ca. 1820-1894), who migrated to the United States from Denmark in 1840, where he became a prominent businessman in several Boston business, including Waltham Manufacturing Company, of which he became treasurer, director and principal stockholder. With his brother Thorvel, he acquired the Branford (CT) Malleable Iron and Fittings company, which became one of the most successful concerns of its kind internationally. In the mid-1880s, he founded the United States Watch Company in Waltham, one of the most important such companies in the country. President Abraham Lincoln appointed Hammer as Danish consul in 1864 (and Todd Lincoln was later a house guest at Cairncroft). A talented artist, Hammer was a generous supporter of the Boston Art Club and a highly respected art critic. He fitted out the upper floor of the east end of the service ell for a studio.

Hammer died an exceptionally wealthy man only two years his cottage was completed. He purchased the land in 1886 from John Henry Nickerson, owner of the adjacent Chocorua House (see #5) and apparently erected the barn and ice house/woodshed prior to embarking upon the cottage. At his death, the property passed to his wife, Martha Payne Hammer. Her daughter, Cynthia Hollis and also an accomplished artist (her watercolors are found in several local homes), inherited it and eventually passed it to her husband, John Charles State Andrews, professor of theology at Harvard and Boston University. Andrews bequeathed it to his brother Nathaniel, grandfather of the current owner.

**10. BIRCHENTOWER, 572 Chocorua Mountain Highway (Route 16).**

*Historic Photo #5 & 6*

*Photo #14-16*

Birchentower occupies twenty-six acres on both sides of the highway. On the east side of the road are the cottage, ice house/wood shed, two well houses and a pump house set on eighteen acres. Across the road is a barn and a bathhouse (see #83) on an eight-acre lot.

The naturalistic landscaping immediately in front of the house was designed by Samuel Newsom, son-in-law of Ingersoll and Sylvia Bowditch (see #11). The curved drive

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 23**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

encloses an open field in front of the house; the open land continues across the road, extending down to the shore of Little Lake; another field on the west side of the road turns into woodland and continues to the Chocorua River. Behind the house is more woodland. Stone walls are found along the roadside and throughout the wooded areas. (The roadside wall was built in 1934-35 and moved back in 1952 and rebuilt higher when the road was reconstructed.) Overlooking Chocorua Lake and Mountain, the house and barn command what has been called the most photographed view in New England.

**10a. Cottage, 1841/1874/1917/1932. Contributing building.**

Birchentower is one of the fourteen early farmhouses in the district that were later converted into summer cottages. It has occupied its current site since 1874 where it sits set back from and above the road. As additions and features have been added (and removed), it has evolved into a sprawling, fourteen-bedroom cottage with three interior staircases. Its current appearance reflects the last building campaign in 1932. The entire cottage is sheathed in clapboards and the roof with asphalt shingles. The original farmhouse, which was moved to this spot in 1874 from close to the road, forms the north-front section of the house and is angled to face southwest. The five-bay cape retains a central chimney (likely rebuilt), but most of its features date from subsequent alterations. The main entrance has double doors (1874) and a simple portico that supports a balcony above (1874). Access to the balcony comes from narrow doors set in a large, gabled roof dormer. Left of the dormer is a smaller, shed-roof dormer (1932). An open deck (1932) with a braced railing extends north of the portico. A bay window (1874) projects from the north elevation. Most of the windows have 2/2 sash (1874).

South of the original farmhouse is a large, 1-1/2 story, wing on a poured concrete foundation added in 1917 and angled for maximum views of the lake and mountains. The roof is hipped, with a jerkin-head at the south end. Two large brick chimneys rise from the ridge. The façade is dominated by two wide façade dormers with clipped gables; a wide bay window with a continuous band of windows spans the northern dormer. The rear of the wing sports a hipped-roof dormer that breaks the eave line as well as an overhanging sleeping porch. Windows in the wing have primarily 2/2 hung sash, though some in the rear have 8/8 sash. Boston architect Lois Lilley Howe, the first woman to graduate with an architectural degree from MIT and co-founder of the first architectural firm established by women in the country, designed the wing; local builder Larkin Weed constructed it.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 24**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

A two-story, gabled addition on a fieldstone foundation with groups of elongated casement windows and an upper story sleeping porch was built onto the northeast corner of the original farmhouse in 1932. Behind it is a two-story service ell (1874) on a fieldstone foundation that is attached to the rear of the farmhouse. It is a gabled-roof structure with façade dormers (ca. 1904) on side elevations, a gabled cross-wing at the northeast corner (built ca. 1900 to replace an attached small barn), and a bay window on the south wall. Adjacent to the bay window are two wide doors that swing fully outward to ventilate the laundry room (now screened).

**10b. Ice house/woodshed, ca. late 19<sup>th</sup> c. Contributing building.**

Behind the service ell is a shed-roof, clapboard-clad shed on a fieldstone foundation that is open on the south end for wood storage. The north end, used as an ice house, has a solid door on the south wall.

**10c. Well house, 1962. Non-contributing structure (due to age).**

In the south service yard (formed by the "L" of the cottage) is a rustic well house. It has a gable roof supported by rustic-work vertical supports with cross-braced infill, all set on a dry-laid fieldstone base, in turn placed on a broad concrete platform edged with fieldstones. The well house was designed by Samuel Newsom (#11) for bucket extraction.

**10d. Well house, 1898. Contributing structure.**

Some distance east of the cottage and set deep in the woods is a well house with a low-slung gable roof clad with corrugated metal. Walls are covered with vertical plywood walls (rebuilt mid-20<sup>th</sup> c.). Within the well house is an enormous fieldstone well, approximately 20' in diameter. According to Horace Scudder's 1898 entry in the cottage's log book, the location for the well was determined by a man employing a dousing stick.

**10e. Pump house, ca. early 20<sup>th</sup> c. Contributing building.**

Attached to the northwest corner of the well house (10d) is a gable-roof pump house. The roof is covered with rolled asphalt and walls with tile. A wood-fired pump remains inside

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 25**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

the structure; it probably pumped water to a large water tower that stood on the site of the 1962 well house.

**10f. Barn, ca. 1845. Contributing building.**

Across the road from the house is a timber-frame barn that was part of the Emery Farm. It sits on the south edge of a field that slopes down to Little Lake. In 2000 it was moved some fifty yards further back from the road onto a new fieldstone foundation (and an attached shed removed). The east gable front is sheathed in clapboards and remaining walls in wood shingles. The façade has off-center, hinged, double doors made of vertical boards, above which are two 9/6-sash windows protected by a shed roof. Trefoil swallow holes pierce the gable peak.

**History**

Marshall Scudder was the first to purchase property for a summer residence at Chocorua Lake. Scudder (1819-1876) was a partner in J.J. Walworth & Co., a successful Boston business firm. He and his wife, Rebecca, first became acquainted with the Chocorua area as a guest at the nearby Chocorua House as early as 1867, and the inn's proprietor, John Nickerson, assisted in his purchase of part of Emery Farm in 1874.

Immediately after purchasing the farm, Scudder moved the house some 100 yards up the hill for an improved view of the lake and mountain. He expanded the building with a bay window, porch and extensive rear service ell. Perhaps most distinguished of his alterations was a two-story, square tower with tall, pyramidal roof positioned where the shed-roof dormer is now located. Scudder lived only a year after undertaking these improvements, and the property passed to his widow, Rebecca.

After many summers at Birchentower, Scudder's half-brother, Horace Elisha Scudder (1838-1901) purchased the property in 1889. Horace was a writer of numerous novels, children's books, histories and biographies and introduced Hans Christian Anderson to the English-speaking world. For much of his life he was associated with Houghton, Mifflin and Company. A year after buying Birchentower, he became editor of the *Atlantic Monthly*, a post he held for eight years. Locally, he was one of the founders of the Chocorua Public Library.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 26**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

It was the Scudders who introduced Boston-area friends to the Basin, including the three men who purchased much of the lake frontage and ensured its future conservation: C.P. Bowditch (#15), Henshaw Walley (#33), and Frank Bolles (#41). They also entertained widely at Birchentower; among their house guests were John Greenleaf Whittier and Ernest Fenolosa, an American educator instrumental in preserving traditional Japanese art. Other guests at Birchentower over the years include journalist, novelist, political thinker Hilaire Belloc and Metropolitan Opera soprano Geraldine Farrar.

At Horace Scudder's death, his daughter, Sylvia, who married C. P. Bowditch's son, Ingersoll, inherited the house. The couple was active in local affairs. Ingersoll established a saw mill to employ local workers in the off-seasons, and Sylvia was instrumental in creating a visiting nurse program.

Sylvia (1875-1964) and Ingersoll (1875-1938) Bowditch further expanded the house in 1917 with the two-story southern wing, angled to maximize lake and mountain views. They further altered the cottage in 1932 with a north addition that expanded the dining room and provided a sleeping porch above, and by removing the tower.

Birchentower remains in the Scudder-Bowditch family.

**11. SAMUEL NEWSOM COTTAGE, 571 Chocorua Mountain Highway (Route 16).  
*Photo #17 & 18***

This twenty-two-acre parcel is predominantly wooded, with extensive shore frontage on the three little lakes south of the bridge. The cottage is sited far from and well below the road, with a northerly view over the lakes. Other features on the property include a garage, shed, and enclosed Japanese garden. An area north of the cottage is similarly enclosed and topped with pagoda-type ornament; it was designed for bonsai plants. All the buildings, as well as the garden, were designed by owner Samuel Newsom, a Japanese-trained landscape architect and painter. Lawrence Nickerson of Chocorua was the builder.

**11a. Cottage, 1968. Non-contributing building (due to age).**

The cottage is a one-story house of complex plan that is comprised of various sections extending in an east-west plane with a mix of gabled and hipped roofs. The building rests on a concrete foundation and the roof is covered with asphalt shingles. Common

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 27**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

repeating features include vertical-board siding, applied lattice-work grids in each gable, deep roof overhangs, sawn wood fish on each gable ridge, and exposed rafters with curved ends. A large fieldstone chimney is located at the near-center of the house. Entire walls are filled with windows, arranged either in bands or filling all but the peaks of projecting gabled sections. An elevated deck with simple wood railing spans the east half of the lakefront (north) elevation.

**11b. Garage, 1968. Non-contributing building (due to age).**

The garage is located on the entrance drive, some distance before the house. The front-gable structure is clad with board and batten siding and the roof with standing-seam metal. The vergeboard is curved at the lower ends that, coupled with projecting boards at plate level that terminate in scalloped ends, lends an oriental element to the building. The north gable end has two vehicular bays with overhead doors. In the gable, the siding is overlaid with horizontal wood strips, creating an applied lattice-work grid.

**11c. Shed, ca. 1968. Non-contributing building (due to age).**

East of the cottage and fairly close to the lake shore is a shed with partial walls and fully open on the west end. The gable has an applied latticework grid similar to that on the garage and cottage.

**11d. Garden, ca. 1968. Non-contributing site (due to age).**

Samuel Newsom's Japanese garden is behind (south) of the house. The garden blends rustic and Japanese features, reflecting Newsom's training and the naturalistic surroundings of the site. It is enclosed by a vertical-board wall with a raised, peaked cap. A rustic gateway at the east entrance offers access to the site; a second gateway on the west end is Japanese in style, with a high, flared roof. Garden features include a granite slab walkway, small pools surrounded by glacial boulders, wood posts, statues and urns, granite slab bridges with rustic railings, and moss-covered paths.

**History**

Sylvia and Samuel Newsom erected their cottage in 1968, across the road from Birchentower (#10) where Sylvia Newsom, daughter of Ingersoll and Sylvia Bowditch, had spent her childhood summers. They carefully sited the house around an erratic

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 28**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

boulder, which they felt would be the perfect focus for a garden pool. After her husband retired from his architectural practice in Mill Valley, California, the couple made the cottage their permanent residence. Their son and current owner Sam inherited the house in 1996, using it as a summer home.

**12. WALDRON-ALLMENDINGER CABIN, 669 Chocorua Mountain Highway  
(Route 16).**

*Photo #19*

This cabin is situated close to the south shore of Little Lake, screened by low vegetation and surrounded on remaining sides by trees. The two-acre wooded parcel includes a small sand beach.

**12a. Cabin, 1932/1956. Contributing building.**

The cabin consists of two separate sections: the west (and smaller) portion was built in 1932 and the east portion in 1956. Both sections were built of logs, have gabled roofs covered with asphalt shingles and are one-story in height. The earlier section, supported by granite footings, is long and narrow, with a screen porch occupying the entire east half and bands of windows on both eaves walls in the west half. A fieldstone chimney anchors the west gable end. The 1956 section, which is supported on cinderblocks, has a higher roofline and a brick ridge chimney near the west end. Windows have 8/1 sash with the exception of the lakeside elevation, which has wide, sliding windows.

**12b. Pump House, 1956. Non-contributing structure (due to age).**

A small, gable-front pump house stands on cinderblock footings south of the cabin. It has clapboard-clad walls, exposed rafter tails and a doorway in the north gable end.

**History**

Helen Waldron erected the earlier (west) section of this cabin in 1932. She and her husband were the former owners of a farmhouse (later Chocorua View Bed and Breakfast) south of the village. After selling the house, they stayed at the Chocorua Inn, where they met Margaret M. Hotchkiss, who had recently moved across the road (see #8). Hotchkiss sold land to Helen Waldron on which this cabin was built. The cottage remains in the Waldron (now Allmendinger) family.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 29**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**13. CHADWICK COTTAGE, 706 MacGregor Hill Road.**

*Photo #20-22*

Chadwick Cottage is set high on a steep slope overlooking the lake and mountain range. Originally accessed from the highway via a serpentine carriage drive that is still visible, it is now reached by a paved drive from MacGregor Road. The twenty-three acres include a Shingle style house, five outbuildings, a meadow in front of the house, pond, brook, small orchard, fieldstone retaining walls, and a network of paths, many with hand-cut stone steps. (Also associated with the house is a boathouse (#80) on the shore of Little Lake.)

**13a. Cottage, 1890-91. Contributing building.**

The house is a 2-1/2 story, side-gable-roof, shingle-clad building that rests on a high stone foundation. Abundant fieldstone work is present on the west side, where steps with parapet walls and posts approach the main entrance, and the basement is fully exposed. Dominating this façade is a 2-1/2 story, gabled projecting bay flanked to the south by an overhanging second story sleeping porch supported by braces and to the north by a half-hip-roof, partially screened, entry porch with square, fieldstone piers and parapet wall. Above the entry porch is a hip-roof dormer with paired windows. A shed-roof dormer, added prior to 1930, is located on the rear roof slope. Several brick chimneys project from the roof. Primary windows are varied in size and sash configuration, though replacement 1/1 and single-pane sash predominate; several of the gables feature arched sash. The northeast corner of the house was expanded in the 1930s with the addition of an inset sleeping porch.

**13b. Carriage House, 1890-91. Contributing building.**

North of the cottage and accessed by a drive that continues due north from the house is a 1-1/2 story, six-bay carriage house that faces south toward the house. It rests on a fieldstone and waste granite foundation; the east end is built into the hillside. Walls are clad with board and batten siding and the gable roof with asphalt shingles. Eaves feature exposed rafter tails. Two gabled dormers are located on the south slope, one with a hay door and the other, which lights the chauffeur's quarters, with paired 2/2-sash windows. Five of the bays have carriage openings with vertical-board doors; the fifth opening is arched.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

**Section 7 Page 30**

---

**13c. Ice house, 1890-91. Contributing building.**

Directly behind the cottage is a wood shingle clad ice house, which forms the north end of a connected building. Now a one-story, flat-roof structure, the structure originally had a roof and ventilator. It is built into the hillside.

**13d. Game Room, ca. 1891. Contributing building.**

The game room is attached to the south end of the ice house. Like the latter, which it post-dates, it is built into the hillside. The single-story structure has a gable roof with wood shingle side walls, a granite and fieldstone foundation, and shed-roof dormers (added prior to 1930) on both slopes; the eastern dormer extends into an inset porch. An exterior brick chimney on a concrete base is found on the south end.

**13e. Laundry House, 1890-91. Contributing building.**

East of the game room is a one-story, gable-roof laundry house with wood shingle walls, asphalt shingle roof and fieldstone base. A brick chimney rises from the south end. Twelve-light casement windows along the eaves side allow maximum ventilation.

**13f. Power House, 1890-91. Contributing building.**

The power house is a small, gable-front building tucked in the edge of the woods northeast of the carriage house. Walls are covered with wood shingles, and a single wood and glass paneled door is found in the south gable end.

**History**

Dr. James R. Chadwick (1844-1905) was introduced to Chocorua through local hotel stays, including the Chocorua House, where he was a guest as early as 1876. He purchased seventeen acres in 1890 on which he erected this house and its outbuildings the following year. The design of the buildings is attributed to C. Howard Walker; prolific builder Larkin D. Weed of Sandwich was the contractor. Chadwick entertained numerous guests at his house, including Edwin Arlington Robinson, William Vaughn Moody, and Augustus Saint-Gaudens. Friend and artist Paul Wayland Bartlett (see #14) sculpted two bas-reliefs in the cottage, a lion over the living room fireplace and a profile on the adjacent wall. Chadwick himself was a professor at Harvard Medical School and a

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 31**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

pioneer nationally in the field of gynecology. He played a key role in organizing the American Gynecological Society, was the founder and first president of the Harvard Medical Alumni Association, a founder of the Boston Medical Library of which he served as librarian for three decades, and closely involved in the New England Cremation Society.

In 1906 Chadwick sold the house to Lillian Farlow, wife of Harvard professor William G. Farlow, a world-renowned authority on fungi and other non-flowering plants. (He identified several rare fungi and lichens, as well as two hitherto unknown species of carnivorous plants on this property.) John McGregor, a successful manufacturer of medical instruments and in whose family it has descended, purchased the property from the Farlow estate in 1932.

**14. BARTLETT COTTAGE, 706a MacGregor Hill Road.**

*Photo #23*

Bartlett Cottage is directly northeast of Chadwick Cottage (#13) and with which it shares a lot. It is set on the edge of the woods, with a clearing in front of the house. A stone retaining wall follows the drive which leads to the wagon shed.

**14a. Cottage, ca. 1899. Contributing building.**

The house is a 2-1/2 story, side-gabled roof, 3x2 bay house on a fieldstone foundation. Walls are covered with wood shingles and the roof with standing-seam metal. A plain brick chimney projects from near the center of the roof. The unadorned main entrance is off-center and located on the south elevation; granite steps access it. Windows are arranged singly and in pairs; those on the second story are smaller. Most of the sash, which does not appear to be original, is 1/1 or single-pane sliders. A hipped-roof porch with a band of 6/6-sash windows spans the west elevation, affording views of the mountain range. Projecting from the north (rear) elevation is a one-story, shed-roofed addition (while date unknown, probably pre-1940) with a wide, equipment storage opening in the cellar level.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 32**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**14b. Wagon shed, ca. 1900. Contributing building.**

Behind the cottage is a modest, shed-roofed wagon shed with a single, segmental arched opening in the south end. Walls are covered with wood shingles, and rafters tails project from the side eaves.

**14c. Well house, ca. 1900. Contributing structure.**

A well house on a round fieldstone base sits in front of the house. Rustic-work posts support the six-sided roof.

**14d. Well house, ca. 1900. Contributing structure.**

Farther up MacGregor Road and in the woods is another well house that also dates from the early years of Bartlett Cottage. (It was not field checked.)

**History**

Bartlett Cottage was a second summer house built by Dr. James Chadwick ca. 1899 for his artist friend, Paul Wayland Bartlett (1866-). Bartlett was a frequent guest of the Chadwicks and sculptor of the bas-reliefs, but apparently his sense of decorum did not always jibe with Mrs. Chadwick: he is said to have allowed one of his wild creatures to escape within the house, frightening the ladies at tea. When Mrs. Chadwick insisted he leave their house, Dr. Chadwick had this cottage built for him, designed with three large, north-light windows (now obscured by a rear addition) for his studio. Chadwick enjoyed the cottage sufficiently that he asked Dr. Chadwick to leave it to him in his will. Offended, Dr. Chadwick informed him he could just leave the house permanently. The cottage stood vacant for many years until either John McGregor or his son-in-law, George Paul, repaired it.

**15. CONNI SAUTI, 776 Chocorua Mountain Highway (Route 16).**

*Historic Photo #7*

*Photo #24 & 25*

Set far back from the road on a hill with commanding views of the lake and the Sandwich Range, Conni Sauti is one of the largest and most imposing cottages in the district. Stone walls separate the fields from the highway and mark the boundaries of the seventy-two

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 33**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

acre property. The Shingle style residence was designed by C. Howard Walker and built by Wyatt Bryant of Sandwich. In 1896, Peabody and Stearns designed the rear service ell.

**15a. Cottage, 1892-93. Contributing building.**

The 2-1/2 story house extends nearly 100 feet across the hillside, its façade broken by two projecting gabled pavilions, each of which has a two-story, angular bay window with a pitched roof. Between these two pavilions is a lengthy porch with a flared roof, square posts and curved brackets. The roofline of the house is a complex mix of gabled, hipped and shed dormers, a minimum of four brick chimneys with corbelled caps, gabled and hipped end sections and various porches, both projecting and inset. A three-story, square tower capped with a balustrade is appended to the rear of the south end and functions as a small porch accessed from a roof dormer. Window opening sizes and sash configurations are varied, with 1/1 on the first story, 6/6 on the upper floors, and casements dominating. The lengthy, functionally designed rear service ell has standard-size, 4/4-sash on the first story and smaller 2/2-sash windows on the second. The fourth bay features a carriage drive-through, beyond which is an attached, two-story laundry room at the easternmost end of the ell. The entire building is clad with unpainted shingles; a modest flare divides the lower two stories.

**15b. Brown Study, 1885/moved ca. 1893. Contributing building.**

Shingled walls, a high hipped roof with a large chimney and broad porches on three sides with rustic-work posts distinguish this one-story, square-plan outbuilding. Windows have 6/6 and 8/8 sash. The shingles immediately above each opening flare outward and the bottom row has a narrow band of saw-tooth shingles.

C.P. Bowditch erected this one-room retreat while residing at Cone Farm-Red Gables (#16). After completing Conni Sauti, he moved the structure from its original location just north of the farmhouse to its present site, providing an improved, elevated setting.

**15c. Barn, ca. 1910. Contributing building.**

North of the service ell stands a south-facing, gable-front barn with shingled walls and double, hinged doors fashioned of vertical boards. The roof is capped with a gabled and louvered ventilator, and exposed rafter tails are found at the eaves.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 34**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**History**

Thirteen years after purchasing Cone Farm (see #16) with his friend Henshaw Walley (#33), Charles Pickering Bowditch erected this substantial summer house for his family east of the original farmhouse and up on the hillside overlooking the mountain and lake. The two men had by then divided their holdings, with Walley taking much of the property on the west side of the lake and Bowditch that on the eastern shore.

C. P. Bowditch (1842-1921) was a successful Boston financier and preeminent scholar. He provided financial support to Alfred Tozzer for his pioneering work in Mayan archeology in Yucatan and made important contributions in deciphering the Mayan hieroglyphic alphabet. A wing at Harvard's Peabody Museum, of which he was a prime benefactor and to which he donated rare books, manuscripts, photographs and many items collected on expeditions, is named for him.

After Bowditch died, Conni Sauti (including Red Gables) passed to his wife, Cornelia (1841-1930), and then to their eldest daughter, Cora. Following Cora's death in 1946, the property went to her sister, Katherine Codman. Three of C. P. Bowditch's granddaughters purchased it in 1962 after Katherine's death, one of which, Betty Snyder, eventually bought out her siblings. Mrs. Snyder subdivided Red Gables from Conni Sauti, retaining the former for herself, and selling Conni Sauti in the 1990s to the Wheeler family, also descendants of C. P. Bowditch.

**16. RED GABLES, 842 Chocorua Mountain Highway (Route 16).**

*Historic Photo #7 & 8*

*Photo #26*

Red Gables is one of the fourteen early farmhouses in the district that were later converted into summer cottages. The other buildings on the property, a barn and garage, were added during the summer cottage era, or post-1883. All are sited on eleven acres on the east side of, and close to, the road. Directly across the road is the shore of Chocorua Lake.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 35**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**16a. Cottage, ca. 1860/1883. Contributing building.**

The cottage, built ca. 1860, sits perpendicular to the road to face south. It is a 5x2 bay, high-posted, side-gabled-roof dwelling on a granite block foundation; The steeply pitched roof is covered with asphalt shingles and punctured with a rebuilt, centrally positioned chimney, as well as a gabled dormer on the south slope. Walls are covered with clapboards, and the eaves are ornamented with scalloped verge board. Windows have 6/6 sash and flat surrounds. The main entrance features a plain, flat-roof portico with replacement posts. Over the entrance an oval window lends interest to the façade. Projecting from the east gable end is an 1-1/2 story ell that was renovated from a shed sometime after 1883. It has a standing seam metal roof with dormers on each slope.

**16b. Barn, ca. 1880s. Contributing building.**

East of the ell is a gable-front horse barn that appears to date from the 1880s. Its walls are clad with clapboards. The off-center wagon bay has an external rolling door with multi panes in the upper section and is accessed by a graded ramp. Stall windows are found along the south elevation. A dolphin weathervane caps the roof.

**16c. Garage, ca. 1920s. Contributing building.**

Tucked in the woods northeast of the barn is a small, ca. 1920s garage with double sliding doors in the gable front.

**History**

C.P. Bowditch and Henshaw Walley jointly purchased the 100-acre Cone Farm on the east shore of Chocorua Lake, which included this farmhouse, in 1879, the first of several purchases the men made together over the next several years.<sup>17</sup> They initially used this farmhouse, dubbed "Loafers' Rest," as a bath house, and after 1881, as a summer house for their families. They removed the ell to the house and relocated it to the north, connecting it to the main house by a dining room and bedrooms above. The west wall

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<sup>17</sup> The two men purchased Cone Farm under unusual circumstances. Sylvester Cone was serving thirty years in prison for fatally shooting one of two boys he found swimming naked on his property at the Narrows (the neck of land between the main lake and Little Lake). Cone's wife sold the house and land to Bowditch and Walley in order to pay his debts. Cone Farm's acreage included the Grove, the Island, and the entire Brown lot (#102).

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 36**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

was rigged so that it could be lifted in its entirety to allow an unobstructed view of the lake and mountains. (Both of these additions have since been removed.) Historic photographs show rustic-work posts at the entry portico and on a porch that spanned the west elevation.

When the two men divided their joint holdings in 1886, Bowditch took title to Cone Farm and lived here until he moved into Conni Sauti (#15) in 1893. Red Gables (as this house was later known) was occupied by various families in the 20<sup>th</sup> century, most of them caretakers for the estate. In the mid-1940s, it was rented to two men who operated it as a bed and breakfast under the name Lakeview Tourist Home. Though a Bowditch descendant subdivided the property in 1982, placing Red Gables and Conni Sauti on separate lots, both remain in the family.

**17. JUNIPER LODGE**, Chocorua Mountain Highway & 225 Washington Hill Road.  
*Photo #27 & 28*

Set high on the hillside above Chocorua Mountain Highway and with a half-mile access drive off the highway (one of the few in the district that is paved), Juniper Lodge was designed by Ernest M.A. Machado of Salem and Boston, Massachusetts, and constructed by Larkin D. Weed. Machado's drowning death in 1907 brought a New York City architect known only as "Miss Cotton" to the site to complete the interior details. The sixty-three acre property is mostly wooded, with steep slopes to the east and west. West of the house is an expansive, sloping lawn with formal gardens, swimming pool and nearby pool house and affording magnificent views of the lake and entire Sandwich Range. A mix of historic and late 20<sup>th</sup> century, compatibly designed outbuildings are found north and east of the house. A second driveway leads to Washington Hill Road.

**17a. Cottage**, 1910-11. Contributing building.

The best example of the Craftsman style in the district, this is a lengthy, two-story, gable-roof building arranged in a foreshortened "U". Two broad fieldstone chimneys with concrete caps topped with small stones project from the low-slung, asphalt-shingled, hipped roof. A low eyebrow dormer is centrally positioned on both the west and east slopes of the roof. Deep eaves overhang exposed rafter tails. Walls are covered with wide, novelty siding. Windows are arranged in groups and most are diamond-pane casements. The main entrance is on the east elevation, within the inner portion of the "U", which is an inset porch supported on posts with curved brackets. Flanking the porch

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 37**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

is a group of windows on the first story protected by a shed roof. The west elevation, which overlooks the view, has a lengthy, one-story, glass-enclosed porch (originally a pergola) with a fieldstone base and curved rafter tails. South of the porch, in the angle of the "U", the second story features an overhanging sleeping porch (now enclosed with glass) above a bracketed, tripartite window within a Tudor arch. The south elevation is more simply designed, with French doors containing panes arranged in a diamond pattern, similar to those leading onto the former pergola, along the first story; the doors are protected by braced shed roofs. The end walls of the arms of the "U" terminate in a jerkin-head roof with wall braces. A pergola projects from the south arm, while a service porch is located on the end of the north arm.

**17b. Barn/Ice house, ca. 1910-11. Contributing building.**

North of the house is a one-story, side-gabled roof structure that includes an ice house at the west end and a horse barn at the east end. The entire building is sheathed in novelty siding and rests on a fieldstone foundation. The deep eaves reveal rafter tails. The ice house section lacks wall openings save for a wide doorway on the south elevation, now filled with a modern overhead door. The larger barn section has a wagon opening with a rolling, paneled door flanked by 9/6-sash windows on the south elevation.

**17c. Well house, ca. 1910-11. Contributing structure.**

The well house is located south of and some distance from the drive, tucked into the woods. It is a low structure on a fieldstone base that is covered with novelty siding and whose gable roof nearly reaches the ground.

**17d. Garage, 1990s. Non-contributing building (due to age).**

One of two garages on the property, this is a four-bay, gable-roof structure clad with novelty siding and resting on a poured concrete foundation. The roof extends on the southeast slope over a greenhouse addition.

**17e. Guest house, 1980. Non-contributing building.**

The guest house, located behind the barn/ice house at the edge of the tree line, is a one-story, side-gabled roof structure with exposed rafter tails, novelty siding and sited on a fieldstone foundation. The south (primary) elevation contains an off-center entrance and

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 38**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

windows with 9/6 sash, arranged singly and in pairs. The roof extends as a hip over the west end, sheltering a screen porch.

**17f. Garage, 1980. Non-contributing building (due to age).**

East of the guest house is the earlier of the two garages, a four-bay, side-gabled roof building with exposed rafter tails, novelty siding and placed on a stone foundation. Like the other recently built outbuildings, it is screened by trees.

**17g. Swimming pool, 1990s. Non-contributing structure (due to age).**

The irregularly shaped, in-ground swimming pool was built toward the north edge of the west lawn.

**17h. Pool house, 1990s. Non-contributing building (due to age).**

Immediately north of the swimming pool is a modest pool house with a gable-roof and novelty siding.

**History**

James Bronson Reynolds (1861-1924) and his wife, Florence (d. 1919), of New York City erected Juniper Lodge. Introduced to Chocorua by Salome Machado Warren, a Smith College classmate of Mrs. Reynolds' and the sister of the architect, the couple purchased thirty acres in 1906. A lawyer, Reynolds had a distinguished career as a social and political reformer. His close friendship with Theodore Roosevelt (a frequent guest at Juniper Lodge) led to a number of appointments to important state and national commissions made while Roosevelt was governor and president. One commission was to investigate the Chicago stock yards and meat packing industry; his 1906 report, together with Upton Sinclair's *The Jungle*, was instrumental in promoting much-needed reforms.

Reynolds bequeathed Juniper Lodge, including many of the family's fine antiques, to Smith College in his wife's memory, stipulating that the estate be used as a rest retreat by members of the college community. Smith operated the estate in this manner until 1980, when financial issues necessitated its sale. For the next twelve years, the property was owned by the Thomas Roukes, who returned the house to residential use and built the guest house and nearby garage. In 1992, the current owners, the Peters, purchased the

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 39**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

property and subsequently added the second garage, swimming pool, and pool house and expanded the gardens.

**18. SALTER COTTAGE**, 1334 Chocorua Mountain Highway.  
*Photo #29 & 30*

Salter Cottage includes two parcels of land totaling thirty-five-acres. It is mostly wooded save a clearing around the house and gardens and a lengthy, recently cleared field to the south. Extensive turn-of-the-last-century stone walls dot the grounds and define the road frontage. A sizeable fieldstone bench with a high back anchors the edge of the formal garden area.

**18a. Cottage**, 1897. Contributing building.

The cottage is a 1-1/2 story, gambrel-roof, three-bay-wide building that rests on a granite block foundation and was sited to front onto the main road. Broad, twin outer chimneys with corbelled caps rise from the ridgeline. The shed dormer on the front slope contains three windows. Walls are covered with clapboards. Windows have modern replacement 1/1 hung sash. The original main entrance, centered on the west elevation, has a wide surround and a peaked cap, typical of the mid-19<sup>th</sup> century period. A 1-1/2 story ell with a modified hipped roof extends from the northeast corner of the house. It has been substantially renovated in recent decades and has varied fenestration and a small cupola atop the ridge. Projecting from the south end of the main block is a one-story, shed-roof screen porch on which a balustraded deck has been superimposed.

Though locally believed to date from 1897, several aspects of this cottage, including the massing, chimney position, granite foundation and front entrance details, suggest a mid-19<sup>th</sup> century house that was later altered.

**18b. Horse barn**, ca. 1897. Contributing building.

A ramped drive edged with stone retaining walls leads to a horse barn located southeast of the house. The balloon-frame structure is clad with wood shingles and an asphalt-shingle roof. Three shed-roof dormers are located on the west slope. The pedimented north gable front has a wagon entrance in the left bay; the sliding door is faced with diagonal boards. Walls are punctured with a mix of 2/2-sash windows, and along the west wall, horse stall windows.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 40**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**18c. Sap house, ca. 1900. Contributing building.**

Near the horse barn is a wood-shingled sap house with a brick exterior chimney at the south end and a ridge vent.

**18d. Tennis court, early 20<sup>th</sup> c. Contributing structure.**

The tennis court is located between the front of the house and the road. Now overgrown, it is enclosed by a high, wire-mesh fence. In recent years, it has been used both for a basketball court and a garden.

**18e. Watering trough, pre-1890. Contributing object.**

Since at least 1890, travelers watered their horses at this pink granite trough on the east side of the road. The structure is carved from a single piece of granite and dressed along the edges. It rests on salvage pieces of granite block.

**History**

William MacIntyre Salter (1853-1931) erected this cottage (or substantially renovated a ca. 1860s farmhouse) in 1897 and summered here for the next twenty-five years.<sup>18</sup> He chose the site in large part because his brother-in-law, William James, summered next door (#19). Salter prepared for the Unitarian ministry at Harvard Theological Seminar, after which he worked closely with Dr. Felix Adler, the founder in 1876 of the Ethical Culture Movement.<sup>19</sup> Between 1883 and 1907 when he retired, Salter served variously as the first leader of the Chicago Ethical Culture Society and its Philadelphia counterpart.

After 1922, the property passed through a number of owners. Noted tenants over the years included Kermit Roosevelt, founder of the Roosevelt Steamship Line and both son of Theodore Roosevelt and nephew-in-law of Franklin D. Roosevelt, who rented the house for several summers. Another tenant of interest was Professor Francis James Child,

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<sup>18</sup> Although no house appears in this location on the 1860 map, it could have been erected shortly thereafter or relocated from another site. Alternatively, its appearance could have been an attempt on Salter's part to erect a house similar to that of his brother-in-law next door.

<sup>19</sup> The Ethical Culture Movement, still in existence, is a religious, philosophical, and educational movement based on how one lives one's life and not on what one believes.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet

Section 7

Page 41

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

author of *The English and Scottish Popular Ballads* (1882-1898), considered by many as the "canon" of folk music.

**19. STONEWALL**, 1434 Chocorua Mountain Highway  
*Photo #31 & 32*

Forty-four mostly wooded acres surround Stonewall and its associated structures, which include a barn, studio, and shed. Behind the house is a formal garden and extensive stone walls. In more recent years, a pool and pool house were constructed.

**19a. Cottage**, ca. 1798/1887. Contributing building.

The house is one of the fourteen early farmhouses in the district that were later converted into summer cottages. The original house forms the northwest section of a building complex that reflects several late 19<sup>th</sup> through late 20<sup>th</sup> century building campaigns and subsequent alterations. It is a 3x2-bay, 1-1/2 story, gambrel-roof building with a granite block foundation. Its original orientation was toward the south, but in the late 19<sup>th</sup> century, the north elevation became the front, reinforced by the positioning of the later additions and landscaping. Both walls and roof are clad with wood shingles; a tall stove chimney rises from the mid-point of the ridge. Shed-roof dormers are found on each roof slope, probably added in the late 19<sup>th</sup> century. Most of the fenestration is 20<sup>th</sup> century and includes wide windows with 8/8 hung sash, windows with 9/6 sash and with 6/6 sash. The south elevation has a narrow, centrally positioned entrance that was probably the historic front entrance.

A large, 1-1/2 story ell, evidently built ca. 1887, extends to the rear to form a "U" plan. It rests on a granite block foundation and has a gabled roof that terminates in an inset sleeping porch at the north end. Hipped-roof dormers of varying sizes are found on both roof slopes, and exposed rafter tails at the eaves. Six-over-six sash fills most of the window openings. A second 1-1/2 story addition projects east from the ell, also built ca. 1887. Its gable roof terminates in a jerkin head and is punctured with hipped roof dormers. A sunroom projects from the south wall.

**19b. Barn**, ca. mid-19<sup>th</sup> c. Contributing building.

Close to the road is a gable-front barn that likely dates from the mid-19<sup>th</sup> century. It rests on a granite block foundation and has wood shingled walls on all but the north elevation.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 42**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

An off-center wagon entrance with a vertical-board sliding door is located on the east gable end. Above it is a row of four small windows with nine lights. Similar windows appear on the south elevation, and a second sliding wagon door on the west end. The existing location of the barn dates from William James' tenure here; it is unknown where its original location was.

**19c. Studio, ca. 1910. Contributing building.**

William James Jr. erected this studio for himself. It is a one-story, gabled-roof structure located near the tree line north of the barn. The plainly designed building is clad in wood shingles, has exposed rafter tails and rests on a poured concrete foundation. The south wall has an entrance and a single horizontal window opening, while the north elevation features a shed-roof dormer with a lengthy multi-light window to admit light into the interior space. A later, small, shed-roof extension is appended to the west end.

**19d. Shed, ca. early 20<sup>th</sup> c.. Contributing building.**

Tucked against the woods at the east edge of the clearing is a gabled-roof shed covered with wood shingles. Three open bays are found along the west elevation, two for storage and one for a vehicle.

**19e. Swimming pool, ca. 1970. Non-contributing structure (due to age).**

A rectangular in-ground swimming pool is located south of the east wing of the house, east of the formal garden. A stone wall broken by a pergola on the south side surrounds two of its sides.

**19f. Pool house, ca. 1970. Non-contributing building (due to age).**

Near the swimming pool is a small pool house with board and batten siding and a gabled roof of unequal pitch.

**History**

According to town records, deed research and *If Walls Could Speak*, Charles Cogswell was the likely builder of this house ca. 1798, having purchased a 100-acre lot at an estate auction. In 1814, it was purchased by Oliver Hale, who remained here for nearly thirty

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet

Section 7

Page 43

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

years, when he sold 54 acres to John Salvage. Salvage added to his holdings before the family sold the farm to Adam Leppere in 1869. In 1886, Leppere sold it to William James.

James (1842-1910) was a famous and pioneering psychologist and philosopher who wrote extensively and taught at Harvard. He summered here for twenty-three years and died in his cottage.<sup>20</sup> James was among those responsible for the successful petition to change the name of Tamworth Iron Works to Chocorua Village. His introduction to Chocorua came through Henry Bowditch, the brother of C.P. Bowditch and a well known doctor who, among other accomplishments, established the country's first medical research center at Harvard. James attracted many famous visitors to his cottage. Among them were his own brother, Henry James, who proofread his galleys for *The Golden Bowl* during one stay; Baron Hermann Ludwig Ferdinand von Helmholtz, a noted German physician, physicist, mathematician and philosopher; Edward Sylvester Morse, a pioneer collector of Japanese pottery; Percival Lowell, a brilliant amateur astronomer; and abolitionist and suffragette Julia Ward Howe.

James' son, William James, Jr. (1881-1961), married Alice Runnells, the daughter of J. Sumner Runnells, the owner of Willowgate (#30). A distinguished Boston portrait painter and art teacher, he inherited Stonewall and built the studio.

The property remained in the James family until 1965, when it was sold to Carmen and Lyford Merrow, CEO of International Paper. During their ownership, the tennis court was removed and a swimming pool constructed. Twelve years later, they sold it to Gerald Hamel, a real estate broker from Conway, from whom the present owners purchased it in 1992.

**20. GRIFFIN COTTAGE, 1401 Chocorua Mountain Highway.**

The Griffin Cottage is accessed via a long dirt road and situated on the east bank of the Chocorua River. A cleared lawn/garden with a narrow view of Mount Chocorua is east of the house; the remainder of the forty-two acres is wooded.

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<sup>20</sup> According to James' biographer, James' funeral was held in Cambridge, but his ashes were brought back to Chocorua and scattered in a brook on the property. When he purchased the cottage, it was a rambling, shingled-sided building with seventeen exterior doors and much in need of repair. During his time here, the cottage was called Hill Top. See Allen, Gay Wilson, *William James, A Biography*. New York: Viking Press, 1967.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 44**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**20a. Cottage, 1975. Non-contributing building (due to age).**

Construction of the house began in 1975 and continues in stages. It currently has three primary sections, each one or 1-1/2 stories. The entire building has a standing seam metal roof and a poured concrete foundation. The north and center sections are offset, sited parallel to the river. The northern section is clad with vinyl siding and the center section with board and batten siding. The south section is oriented perpendicular to the river and connected to the other sections with a short, gabled link. It has vertical board siding and a threaded brick chimney on the north side. Fenestration is varied, but paired, single-light windows dominate.

**History**

Griffin Cottage was designed and built by Richard Griffin, the current owner and history teacher at Milton Academy.

**21. STONYBROOK, 266 Scott Road.**

*Photo #33 & 34*

A half-mile drive separates Stonybrook from the main road. The house and barn sit at the north end of a large field that once afforded views of Chocorua Lake. The remainder of the 134-acre tract is wooded and contains a brook that runs from the foot of Mount Chocorua to the head of the lake.

**21a. Cottage, 1829/1895. Contributing building.**

One of the fourteen early farmhouses in the district that were later converted into summer cottages, Stonybrook retains much of its original appearance, particularly in the main block of the house, a 5x3 bay cape on a granite block foundation. The clapboard-clad walls trimmed with simple corner pilasters, cornice returns, and transom over the front entrance are all mid-19<sup>th</sup> century features (although materials may have been replaced). Much of the fenestration is original and 2/2 hung sash predominates. Both front and rear roof slopes sport hipped-roof dormers with diamond-pane upper sash that were added in 1895. The main center chimney and the ell chimney were rebuilt with corbelled caps, probably in the 1890s. The façade features a one-story, shed-roof, screened porch that spans three bays and is supported by chamfered posts; it was added in the 1950s,

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 45**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

replacing a late 19<sup>th</sup> century portico. To the rear of the house is a two-story ell (raised from 1-1/2 stories in the 1890s) that is original to the house, but raised to a full two stories in the 1890s. It rests on a granite block foundation, is covered with clapboards and has windows with a mix of 2/2 hung sash and tripartite mid-20<sup>th</sup> century windows. Appended to the rear of the ell is an offset single-story, clapboard-clad, metal-roof shed on a fieldstone and granite foundation that appears to date to the mid-19<sup>th</sup> century.

**21b. Barn, mid-19<sup>th</sup> c. Contributing building.**

This timber-frame structure is one of a handful of farm barns in the district. Located a short distance beyond the rear shed, it is a gable-front structure set on a fieldstone and granite foundation. The roof is covered with a standing seam metal roof and walls with wood shingles. A modest ramp leads to the wagon opening, centered in the north gable end.

**History**

According to *If Walls Could Speak*, Joseph Bennett established this farm and built the house in 1829. Subsequent owners included Warren Tasker (who acquired it in 1846) and David Hammond (whose family owned it from 1859 into the 1890s). In 1895 it was purchased for a summer home by Miss Ellen D. Putnam, who had previously rented it in the 1880s (and whose cousin owned Whittimore Cottage (#45)). Putnam raised the roof of the ell and added the dormers and a hipped-roof entry portico. Putnam's niece inherited the property ca. 1915. At her death, it passed to her own niece and nephew-in-law, Abigail Scott and J. Henry Korson, professor of Sociology at University of Massachusetts and father of the current owner.

**22. CHEVALIER COTTAGE, 118 Chocorua Lake Road.**

*Photo #35*

This cottage is one of only two that are situated close to the shore of Chocorua Lake. On a wooded two-acre parcel at the south end of the lake, the cottage looks north toward a view of the lake and mountain obstructed by only a few trees.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 46**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**22a. Cottage, 1963. Non-contributing building (due to age).**

The cottage is a modest, one-story building on concrete footings, oriented with its gable end facing the lake. The roof has a deep overhang and exposed rafter tails. Exterior walls are sheathed in dark, vertical-plywood siding. Paired, metal sliding windows are set within full-height white plywood panels. A porch spans the lakeside (north) elevation.

**History**

Harold Chevalier purchased this parcel in 1963 from Franklin G. Balch, Jr., whose family owned Birch Knoll (#59) and much of the southwestern shorefront of Chocorua Lake. Chevalier engaged local builder Lawrence Nickerson to erect the cottage. The current owners purchased it at auction in the late 1980s.

The construction of this and the adjacent cottage (#23) on the shoreline with the potential to spoil the uninterrupted naturalistic beauty of the lake was one of the catalysts that prompted local residents to explore establishing voluntary covenants on all Basin properties, the first such conservation measure on a large scale in New Hampshire.

**23. KUNHARDT COTTAGE, 142 Chocorua Lake Road.**

This cottage is one of only two that are situated close to the shore of Chocorua Lake. On a wooded 1.6-acre parcel at the south end of the lake, the cottage looks north toward a view of the lake and mountain obstructed by only a few trees.

**23a. Cottage, 1963. Non-contributing building (due to age).**

The cottage is a modest, one-story, "T"-plan building on a poured concrete foundation. Exterior walls are sheathed in dark, vertical-plywood siding. All of the roof gables are cantilevered, and those facing the lake, including a large, gabled dormer, are fully glazed. Remaining windows consists largely of casement sash. A deck wraps around the north (lake) and west sides of the western cross-section of the cottage, with a connecting catwalk to a sun house.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 47**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**23b. Sun house, 1963. Non-contributing building (due to age).**

The sun house is a square structure supported on stilts, with a hipped roof and glazed window panels on each face. It is located northwest of the cottage and connected to it via a catwalk.

**23c. Boat house, 1963. Non-contributing building (due to age).**

A small, front-gable boat house perches on the shore of the lake. Walls are sheathed in vertical plywood panels.

**History**

John and Anita Kunhardt purchased this parcel in 1963 from Franklin G. Balch, Jr., whose family owned Birch Knoll (#59) and much of the southwestern shorefront of Chocorua Lake. The Kunhardts engaged local builders Lawrence Nickerson and D. Dethlefs to erect the cottage. The property remains in the Kunhardt family.

The construction of this and the adjacent cottage (#22) on the shoreline with the potential to spoil the uninterrupted naturalistic beauty of the lake was one of the catalysts that prompted local residents to explore establishing voluntary covenants on all Basin properties, the first such conservation measure on a large scale in New Hampshire.

**24. SAMUEL C. NEWSOM HOUSE, 268 McGregor Road.**

This house is set some distance back from the road on an eight-acre wooded parcel with a cleared lawn to the west and south.

**24a. House, 1978. Non-contributing building (due to age).**

The house is a 1 ½ story structure capped with a gambrel roof. Walls are sheathed in vertical board siding and the roof with asphalt shingles. A brick chimney projects from the center of the ridge. Windows are paired and contain single lights. A gabled, partially enclosed pavilion projects from the north elevation, containing the main entrance. Extending from it is a deck that leads to a secondary entrance. A lengthy, gambrel-roof garage is appended to the east elevation, set below the main block. Though the garage is original to the house, its roof was raised in the 1980s.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 48**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**History**

Samuel C. Newsom, the son of landscape gardener Samuel Newsom who designed and built #11, designed and built this house for himself as a year-round residence on forty acres of land. After a decade, he sold the house with reduced acreage to the current owners and moved to Virginia, continuing to spend summers at his parents' cottage (#11), which he inherited in 1996.

**25. LOTOS LODGE, 89 Chocorua Lake Road.**

*Historic Photo #9*

*Photo #36 & 37*

Lotos Lodge is deeply set back from the road and located in a small clearing surrounded by mature woods that afford a screened view of Little Lake (originally of both lakes, as well as Mount Chocorua). With its six wood-shingled, early outbuildings, as well as a cabin, the property is perhaps the most extensive cottage complex in the district. Most of the outbuildings are clustered fairly near the house. The sixty-five acre parcel includes a network of paths and frontage on Little Lake, as well as the Chocorua River. A stone wall defines the road frontage, wrapping around at the entrance drive.

**25a. Cottage, ca. 1892. Contributing building.**

The cottage is a 2-1/2 story, 4x3-bay, modified-Shingle-style building on stone footings. The steeply pitched gabled roof is covered with asphalt shingles and walls with wood shingles. Rafter tails are visible along the eaves, and a brick chimney is off-centered on the roof. With the exception of first story façade (north elevation) windows, which have 1/1 hung sash, most of the windows have 6/1 hung sash. The main entrance is off-centered on the facade. Second-story doorways (with French and outer screen doors) and rustic-work brackets above it are reminders of a shed-roof overhang that protected an upper story balcony with a rustic-work railing. The conical roof over the east gable window (also originally a door) protected a similar balcony. Both the overhang and balconies were removed years ago (but post-1909), at which time the two façade dormers in the outer bays were likely removed. In 1965, a hipped-roof porch that spanned the façade and east elevations was taken off, although its deck remains. A final modification to the house is the addition of sliding doors in the rear.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 49**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

A shallow, stepped-back, 2-1/2 story wing with hipped-roof dormers projects to the west and connects to a two-story service ell. The ell has a second-story overhang on the east wall to shelter a shallow service porch, a small bathroom addition on the south end, and a one-story shed appended to the west wall; both additions appear to pre-date 1940.

**25b. Carriage house, ca. 1892. Contributing building.**

The carriage house is a one-story, hipped-roof structure with a jerkin head at the north end. It rests on stone footings. Walls are covered with wood shingles and the roof with standing seam metal. The wagon entrance is located in the north end and retains an early interior rolling door in the right bay. Most of the windows contain 6/6 hung sash.

**25c. Laundry house, ca. 1892. Contributing building.**

Tucked in the woods some distance southwest of the house is a one-story, hipped-roof, wood-shingled laundry house that was later used as a studio. Walls are punctured with 6/6-sash windows and two doors are located on the east wall. Two ventilating skylights are found on the north face of the roof. A large section of the north wall is hinged, allowing it to lift up and out by means of a pulley, thus exposing the interior to additional ventilation for drying. The soapstone sink remains inside the building. The south end of the building contains quarters originally intended for a hired man and later used as a bunkhouse.

**25d. Ice house/woodshed, ca. 1892. Contributing building.**

Between the laundry house and service ell of the house, now in the woods, is a square-plan, hipped-roof structure with wood shingled walls. The roof has a raised gable vent. Its double wall construction and two sets of solid entry doors (located in the north wall) were designed for maximum insulation. The outer door accesses an area used for wood storage, while the inner leads into the ice house where the original wall sheathing remains.

**25e. Well house, ca. 1892. Contributing structure.**

Adjacent to the house on the west is a hipped-roof well house that is low to the ground. The roof is covered with asphalt shingles and carried on rustic-work bracketed posts. The well cover is made of concrete.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 50**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**25f. Moot Cabin, 1930s/1945/1973. Contributing building.**

Moot Cabin is located some distance north of the primary complex, reached via a path. It consists of three major sections. The oldest section, built as a ski lodge in the 1930s by Richard Stone, son of Robert and Alice Stone, is near the east end. It is a small, one-story, gable-front, wood-shingled cabin with a large, brick chimney on the ridgeline. It rests on a poured concrete foundation. Most of the window openings are horizontal. A small, low-slung-shed-roof addition extends to the north, probably the addition dating from 1945. The west end, added in 1973 by local builder Lawrence Nickerson, is a lengthy, one-story structure on a poured concrete foundation. It has wood shingled walls, picture windows, sliding doors, a broad chimney, and an overhanging roof along the south side to protect the entrance.

**25g. Playhouse, 1920s. Contributing building.**

Near Moot Cabin is a small, gable-roof building with novelty siding, six-light windows and a Dutch door. It was built as a playhouse and stood nearer Lotos Lodge until relocated to this spot.

**25h. Well house, ca. 1892. Contributing structure.**

A well house built to service Moot Cabin stands in the woods a half-mile southwest of Lotos Lodge; it was abandoned after an earthquake in 1941. (The structure was not field-checked.)

**History**

Lotos Lodge was built ca. 1892 by C.P. Bowditch for his sister, Charlotte (1846-1919), of Boston. Larkin Weed is thought to be the builder.<sup>21</sup> After her death, it passed to a friend before it was purchased in 1922 by Charlotte's nephew, Robert Bowditch Stone (1877-1945), and his wife, Alice Balch (1876-1969). (Alice Balch was the cousin of Franklin Balch, who married C.P. Bowditch's daughter, Lucy.) The property passed through the Bowditch-Stone family until 1966, when it was sold to the present owners, businessman John Moot and his wife, Ellen, who were familiar with Chocorua through their Cambridge neighbor, Cornelia Wheeler (#34), a member of the Bowditch-Balch family.

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<sup>21</sup> A beam in the carriage house bears Weed's signature.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 51**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

The property originally included all the western shorefront on Little, Second and Third Lakes. Prior to its sale to the Moots, the Stones sold off three small lots on which cottages were soon built (#26, 27 and 28).

**26. WAYLETT COTTAGE, 137 Chocorua Lake Road.**

One of two cottages with frontage on Second Little Lake and barely visible from the water, this is sited near the north shore on a two-acre wooded lot accessed by a lengthy drive shared with Epplesheimer Cottage (#27). The cottage was erected by local builder Lawrence Nickerson.

**26a. Cottage, 1964. Non-contributing building (due to age).**

This 1 ½ story cottage is rectangular in plan, with a one-story extension (1986) to an attached garage at the east end. The building rests on a poured concrete foundation and is sheathed with strapped plywood siding. Exposed rafters are visible at the eaves, and a concrete chimney is appended to the north façade gable, threaded through the roof edge. The west end of the building is dominated by a cantilevered façade gable on both front and rear that is sheathed with horizontal boards in the peaks. The front gable of the garage is similarly treated. The main entrance, located in the west elevation, sports a gabled portico that is also cantilevered.

**26b. Shed, 1964. Non-contributing building (due to age).**

West of the house is a small, gabled-roof shed with a metal roof and strapped plywood-sided walls. A sliding door is found in the south gable end.

**History**

The John Wayletts erected this summer cottage, in use year-round since 1986, when they expanded the building. The Wayletts purchased the land from the Stones, owners of Lotos Lodge (#25) and with whom they were friends. The lot was one of three carved out of the Lotos Lodge property in the early 1960s, shortly before that property passed out of the original family.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 52**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**27. EPPLESHEIMER COTTAGE, 139 Chocorua Lake Road.**

This is one of two cottages with frontage on Second Lake, though the property extends to Third Lake. It is sited near the west shore on a four-acre wooded lot accessed by a lengthy, shared drive (with #26). The cottage is a moderate distance and fully screened from the lake. It was erected by local builder Lawrence Nickerson.

**27a. Cottage, 1963-64. Non-contributing building (due to age).**

This rambling cottage, comprised of three major sections, is one-story in height and sided with strapped plywood on what appears to be a newer section in the northeast corner and board and battens elsewhere. The gabled roofs are low-slung, with deep eaves and exposed rafter tails. The east walls overlooking the lake have wide expanses of glass and probably afforded a more open view than currently. Remaining windows are large, with single lights. The westernmost section consists of a screen porch

**27b. Wood/tool shed, ca. 1963-64. Non-contributing building (due to age).**

North of the cottage stands a wood/tool shed, a gabled-roof structure with board and batten siding that has open storage at the east gable end.

**History**

Bruce and Ellen Epplesheimer (1914-89) erected this summer cottage in 1963-64. Ellen Epplesheimer was the daughter of Robert and Alice Stone, who purchased Lotos Lodge (#25) in 1922 and had spent her summers there. (Lotos Lodge was built by her great-aunt, Charlotte Bowditch, sister of C.P. Bowditch.) Before the Stones sold Lotos Lodge, they carved out this lot. At Ellen Epplesheimer's death, the cottage passed to her nephews, in whose ownership it remains.

**28. WARD HOUSE, 183 Chocorua Lake Road.**

This house and accompanying garage occupy a five-acre lot; a small clearing surrounds the buildings. A stone wall follows the road frontage. The entry drive is one of the few in the district that is paved.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 53**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**28a. House, 1962. Non-contributing building (due to age).**

The house is a one-story, 3x2-bay, side-gabled-roof building on a poured concrete foundation. It has wood shingle siding and a metal standing-seam roof. A large, multi-pane window flanks the center entrance; remaining windows, often paired, have 6/6 sash. A one-story wing is offset at the east end of the house, and a gable-front garage with arched vehicular openings is attached to the west end, via a shallow link.

**28b. Tool shed, ca. 1962. Non-contributing building (due to age).**

Behind the attached garage is a tool shed. The side-gabled-roof building has wood shingle walls and a vehicular opening with a multi-paneled door in the left façade bay.

**History**

Robert Ward erected this house for himself for year-round use, after spending many summers on nearby Washington Hill. The lot was one of three carved out from the Lotos Lodge property (#25). In 1994, Ward sold the property to Malcolm Coulter, who had spent his boyhood summers in the nearby Willowgate Carriage House (#30).

**29. PINECONE, 225 Chocorua Lake Road.**

*Photo #38-40*

Pine Cone is located on the south side of Chocorua Lake Road, high on a steep knoll that originally offered views of both the lake and mountains. The ten-acre parcel is now heavily wooded, with only a modest clearing on which the cottage and its three outbuildings sit, ranged in a rough square. (A boathouse (#78) across the road on leased land is also associated with the cottage.) An opening cut into the trees maintains a limited mountain view. The lawn in front of the house is terraced, and glacial boulders are strewn around the remainder of the clearing.

**29a. Cottage, ca. 1892. Contributing building.**

The cottage is a 2-1/2 story, hipped-roof house with a rear service ell to form an "L"-shaped building. It sits on a fieldstone foundation and walls are clad with wood shingles. Hipped-roof dormers puncture all roof faces of the main block; a single brick chimney rises from the east end. The majority of the windows on the main block have 6/6 hung

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

**Section 7 Page 54**

---

sash and blinds; some four-light casement sash are found on secondary elevations. The dominant feature of the cottage is the full-width façade porch, which wraps around the east elevation as an inset porch. It has a hipped roof supported by fieldstone posts and parapet wall. A flight of fieldstone steps leads down on the east side. Above the front entrance a sleeping porch with a pyramidal roof and a band of elongated casement windows projects over the porch. A one-story, hipped-roof bay window projects from the west wall and a decorative oriel window from the east wall.

The service ell stands 2-1/2 stories high, capped with a hipped roof. A brick chimney and both hipped and shed-roof dormers puncture the roof. Windows have a mix of 6/6 and 2/2 hung sash. The south end terminates in a simple, shed-roof service porch. A one-story sunroom addition to the ell was erected in 1952, appended to the west elevation.

**29b. Barn/ice house, ca. 1892. Contributing building.**

Behind the house is a barn/ice house, unusual for its form. It is a one-story, gabled-roof, three-bay structure with steep pyramidal roofs capping the outer bays. It is clad in board and batten siding. The north end, which contained the ice house, has a solid door on the front (east) wall and a louvered gabled dormer vent in the rear. The southern two bays, which functioned as the barn, has a wagon entrance with two vertical-board hinged doors on the front.

**29c. Study, early 20<sup>th</sup> century. Contributing building.**

West of the barn/ice house is a small, one-story, side-gable-roof structure on fieldstone footings, clad with board and batten siding. A brick chimney rises from the ridge at the east end. The south-facing façade has a central doorway flanked by a 6/6-sash window. Smaller windows are found on the side walls. According to the owners, the building was erected as a study or studio used by Walker.

**29d. Playhouse, early 20<sup>th</sup> century. Contributing building.**

The northernmost of the three outbuildings, the playhouse is a small, side-gabled-roof structure with a wood-shingled roof and unpainted clapboard siding. Three-light casements on the walls admit light.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 55**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**29e. Tennis court, early 20<sup>th</sup> century. Contributing structure.**

A clay tennis court, lined with tress on three sides, is located west of the outbuildings.

**History**

Boston architect Charles Howard Walker, the designer of several of the cottages in the district, built Pine Cone for his own use. Born in 1857, Walker was educated in Boston and received his architectural training with Sturgis and Brigham. After five years of practice in New York City, followed by a study trip to Europe, he resumed practice in Boston in 1884, designing residential, educational and civic buildings. He spent thirty years in Nebraska, where he received wide acclaim for buildings designed for several expositions, but ultimately returned to Boston, where he practiced from 1919 until his death in 1936. He was the architect for a wide range of buildings, including the British Consulate, Oliver Ditson Building, Longfellow School and Mount Vernon Church, but was best known for his teaching and writing on architecture, including a stint as editor of *Architectural Review*.

Walker was familiar with the White Mountains from sketching trips. He and his wife, Mary Louise, spent a few summers here, before purchasing thirty acres in two transactions made in late 1891 (the house lot) and 1893. By then, Walker had designed a cottage for the Chadwicks (#13) and likely for the Sherwins (#42) and was drawing plans for Conni Sauti (#15), commissioned by C.P. Bowditch. He is also attributed with the plans for Greycroft (#51) and Masquemoosic (#43), both built later that decade.<sup>22</sup> His last work within the district was Birch Knoll (#59), built in 1913. Walker also prepared plans for a major addition to Chocorua Inn (#5).

After Walker's death, the house passed to his daughter, Katherine Walker Hubbell. The Hubbells' daughter, Kay, was a top professional tennis player, at one time ranked no. 14 in U.S. singles and no. 3 in doubles; she undoubtedly learned her sport on the court at Pine Cone. She reached the Wimbledon semi-finals in doubles in 1954 and was inducted into the New England Tennis Hall of Fame in 1990.

Hubbell sold Pine Cone in 1964 to the present owners, Richard and Elizabeth Gill, who had been introduced to the area by Richard Gill's Harvard colleague and Tamworth

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<sup>22</sup>Tolles, 2000: 213-15. Locally, some residents attribute Avoca (#35) to Walker as well, although Tolles is inclined to think it was the work of a New York architect.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 56**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

summer resident, John Finley. An Economics professor at Harvard and author of twelve books in his field, Richard Gill radically changed careers in 1971 to become an internationally recognized professional opera singer. During his fourteen-year career, he performed internationally, including with New York's Metropolitan Opera and Milan's La Scala.

**30. WILLOWGATE, 251 Chocorua Lake Road.**

*Historic Photo #10*

*Photo #41 & 42*

The surviving buildings associated with Willowgate, a summer estate established in 1899, occupy a forty-nine-acre lot, much of which is an extensive, rolling field with magnificent views north to Mount Chocorua. The main house, which was demolished in the late 1930s, was on a flattened knoll that remains open and surrounded by mature shade trees. (There is no visible foundation.) The six outbuildings erected by the Runnells family all remain, scattered about the south end of the field (and south of the main house site). A curved drive that splits to reach the house site appears to be part of the original layout. (Also associated with the property is a boathouse (#79) on leased land on the lakeshore.)

**30a. Carriage House/Cottage, 1899-1900/late 1940s. Contributing building.**

The carriage house is the southernmost outbuilding on the site and now serves as a cottage, converted to such use in the late 1940s. The main block, a 1-1/2 story, gabled-roof structure with a flared brick chimney on the north gable end and exposed rafter tails, is the surviving portion of the carriage house. (Historic photographs of the building indicate this surviving section is the center portion of a far larger structure.) It is clad with clapboards on the first story and wood shingles above the first story windows. Two original gabled dormers break the eave line on the east roof slope. Fenestration appears to date from the late 1940s and consists of large, multi-light openings on the ground level and 6/6-sash windows above. The east elevation window and adjacent door appear to fill an early wagon entrance. Extending to the south is a gabled addition with clapboard siding that was added during or after the conversion. A lengthy screen porch, which projects to the east, was added more recently.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 57**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**30b. Barn, 1899. Contributing building.**

The barn stands mid-way up the field, closest to the main entrance of the property. It is a front-gable structure with clapboard siding that rests on granite posts and blocks. The raking eave boards are paneled, and a dropped finial graces the gable peak. Early doors fill both wagon entrances in the gable ends; the front (north) entrance is surmounted by a transom window with two rows of lights. Windows with 6/6 hung sash appear on all elevations and in the gable peaks.

**30c. Pony barn, ca. 1910. Contributing building.**

The pony barn is nearly hidden in the woods west of the original house site. It is a small structure with a hipped roof, wood shingle walls, an attached grain shed and two interior stalls.

**30d. Playhouse, ca. 1910. Contributing building.**

East of the main barn is a square-plan, hipped-roof playhouse. It rests on a fieldstone foundation and is sheathed with clapboards. Windows with 6/1 sash puncture the walls.

**30e. Generator house, ca. 1920. Contributing building.**

The generator house stands near the main barn and playhouse and close to the carriage house. The one-story, square building has a hipped roof, wood-shingled walls and a single door.

**30f. Well House, ca. 1899. Contributing structure.**

The well house is set in the woods southeast of the play house. An enclosed structure, it has a low-slung, shed roof, wood shingle side walls and fieldstone base. A single window is found on the east gable end.

**History**

John Sumner Runnells (1844-1928), the original owner of Willowgate, grew up in Tamworth, son of the village's long-time Baptist minister, Elder Runnells. Lured by the West, he settled in Iowa in 1868 after graduating from Amherst College, where he put his

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 58**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

law studies to work as private secretary to the governor. For the next twenty years, he served as a U.S. consul in England, U.S. district attorney for Iowa and practiced law. In 1887 he moved to Chicago and became general counsel, then vice-president of the Pullman Palace Car Company. During that period, the famous Pullman labor strike occurred. In 1911, Runnells became the company's third president, succeeding Robert Todd Lincoln, Abraham Lincoln's son; he held the position for the next eleven years. Runnells regularly brought his family east to Chocorua for summer visits and eventually purchased this fifty-acre tract where, in 1899, he built perhaps the largest residence in Chocorua, a cottage more akin to those erected along the Maine coast. That August, the nearly completed house burned to the ground. The Runnells immediately commenced rebuilding, working with the noted Boston architectural firm Peabody and Stearns (which undoubtedly designed the first house). Runnells was among those responsible for the successful petition to change the name of Tamworth Iron Works to Chocorua Village.

In the late 1930s, Runnells' heirs tore the house down, leaving the outbuildings standing, in an effort to save on property taxes. In 1945, they sold the property to Eliot and Elizabeth Coulter of Virginia, who were friends of the Wheelers (#34) and had previously rented Lotos Lodge (#25) for several summers. The Coulters, in whose family the property remains, converted the carriage house into a cottage.<sup>23</sup>

**31. KINTERRA, 1193 Fowles Mill Road.**

*Photo #43 & 44*

Kinterra is at the western edge of the district, nearly a half-mile from the nearest cottage, but closely associated with the district both historically and architecturally. The cottage and outbuildings are on a 348-acre lot on the north side of the road. A separate, thirty-five-acre lot (407/107) across the road is in the same ownership, bringing the total acreage associated with this cottage to 383 acres. Behind the house is a large, glacial-boulder-strewn field with a spectacular view of Mount Chocorua and the Sandwich Range. Stone walls are scattered throughout the property. Hidden from view is James Pond, located north of the field and a source of ice during winter months. An orchard is across the road from the house.

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<sup>23</sup> Tolles, 2000: 225-29; deed research. The architectural plans for Willowgate are on file at the Boston Public Library and reprinted in Tolles' book.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 59**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**31a. Cottage, ca. 1893/ca. 1917. Contributing building.**

The cottage is a lengthy, 1-1/2 story, side-gabled-roof house that was built in two sections, but appears as a unified whole and exhibits elements of the Rustic style. (The east section, roughly east of the rear fieldstone chimney) was erected ca. 1893 and the west (and larger) section ca. 1917.) The house is clad in natural-stained novelty siding and rests on a fieldstone foundation. Windows in the east section are primarily six-light casements and in the west section primarily 2/2 hung sash, though both types are represented in each section. Two exterior fieldstone chimneys with concrete caps are on the building, on the east gable end (added post-1938) and on the rear (north) elevation, roughly marking the division point; a third fieldstone chimney rises from the ridge in the west section. The façade (south elevation) has two undistinguished entrances, a lengthy shed-roof dormer punctured by regularly spaced windows, and a screened sleeping porch at the east end with an arched, gabled roof that overhangs the first story, supported by wood braces. A wood railing runs along the perimeter of the porch and is repeated on two balconies on the east elevation. The rear elevation, which overlooks the view, features two similar sleeping porches and a first-story screen porch at the west end.

**31b. Barn, ca. mid-19<sup>th</sup> century. Contributing building.**

West of the house and close to the road is a barn that probably accompanied the original farmhouse on the property. It is a 37' x 39,' timber-frame, gable-front structure covered with board and batten siding and placed on a fieldstone and granite block foundation. The wagon entrance is on the south gable end and has an exterior rolling door made of vertical boards. A clipped-gable shaped window in the north gable end was added post-1938 when the barn was used as a painting studio by Lawrence Scudder's daughter. A shed-roof outhouse is attached to the west wall.

**31c. Wood shed, ca. 1893. Contributing building.**

The wood shed is near the road, moved here from north of the barn after the 1938 hurricane. The 12' x 24' structure sits on rock footings, has a metal-clad shed roof, novelty siding on the north (eaves) wall and clapboards on remaining walls. Two open, segmentally arched bays are on the north wall.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 60**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**31d. Well, ca. 1893. Contributing structure.**

Between the house and the wood shed is a fieldstone well, roughly 2 ½' high and 5' in diameter. The flat top is capped with a wood cover.

**History**

In 1891, Charles Pickering Putnam, a pediatrician and orthopedic specialist from Boston, purchased a 100-acre farm established by Samuel Hale prior to 1843 (and subsequently owned by John R. Buzzell (1843-48) and Edward Knox (1848-91)). Putnam retained the barn, but tore down the farmhouse and erected the east end of the cottage on its site, apparently for his friend, Dr. Edward Twitchell and his family.<sup>24</sup> (Putnam himself purchased Whittemore Cottage (#45) the following year, where he spent the next eight summers.)

In 1916, Putnam sold Kinterra to Arthur Comey, a graduate of Harvard Design School and one of the founders of the Chocorua Mountain Club, for which he was a cartographer. (The club's first maps show two trails to the summit of Mount Chocorua originating from this property.) It is likely that Comey was responsible for the large addition on the west end of the cottage. Comey purchased substantial contiguous acreage, bringing the total to some 325 acres. After twenty-two years, Comey sold the property to Lawrence and Alice Scudder, the former an investment banker from Chicago. The Scudders undertook a number of improvements to the house, primarily to the interior. Current owner and grandson of the Scudders, David Little, has substantially augmented the acreage surrounding the cottage, not all of which is included within the district.<sup>25</sup>

**32. TIMBERLEA II, 344 Chocorua Lake Road.**

*Historic Photo #11*

*Photo #45*

Timberlea II sits far back from the road, in a modest clearing close by the shore of Chocorua Lake with superb views over the lake and mountain. The ten-acre wooded parcel also includes a shed, outhouse, cabin and gazebo, as well as a small beaver pond.

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<sup>24</sup> Harkness, 1958: 276. The 1892 map shows a building on the site, owned by Dr. Putnam. Whether it was the farmhouse or the new cottage is unknown. At that time, Fowles Mill Road did not continue west of the house.

<sup>25</sup> David Little, "Notes on Kinterra," 2002.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 61**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**32a. Cottage, 1963. Non-contributing building (due to age).**

Timberlea II, as the cottage is known, is a sprawling, mostly one-story building with four major sections, arranged at alternate right angles to each other and each with varying heights and orientation. With the exception of the westernmost section, which has a half-gambrel roof, the roofs are gabled and covered with asphalt shingles. Weathered board and batten siding unifies the building. Fenestration is varied; large expanses of the north elevation are glazed, opening the house up to the view.

**32b. Chocorua Mountain Club Cabin, 1997. Contributing building (criterion E).**

This log cabin is a one-story, gabled roof structure set on fieldstones and occupying an elevated point of land overlooking the lake. It is constructed of over-sized logs, all cut down on the property, and is covered with a wood-shingled roof. A band of six-light casement windows is tucked under the eaves. A fieldstone chimney is appended to the south gable end. Spanning the west wall is a shed-roof extension, also constructed of logs.

The cabin contributes to the district under Criterion E as an accurately executed reconstructed structure on its original site and within its original setting. It is an exact replica of the original Chocorua Mountain Club cabin, built in 1922 as a meeting spot and to house the club's library of nearly 100 books on nature, wildlife and outdoor sports. The club was founded in 1908 for the purpose of maintaining the hiking trails on Mt. Chocorua and nearby Mt. Paugus, and many of its founding members were residents of the district. The cabin ultimately collapsed from disrepair. The 1997 cabin was built with the assistance of historic photographs and reusing many items salvaged from the earlier building, including the chimney, windows, doors and flooring.

The original cabin was constructed within the Period of Significance, and if standing today, would be a contributing resource within the district. It was a unique resource and the only one within the district historically associated with the Chocorua Mountain Club.

**32c. Shed, ca. 1970s. Non-contributing building (due to age).**

A small, gabled-roof tool shed stands southwest of the house at the edge of the clearing.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 62**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**32d. Outhouse, ca. 1957. Non-contributing building (due to age).**

The outhouse is clad with vertical board siding, capped with a shed roof and situated southeast of the cottage within the trees.

**32e. Gazebo, ca. 1970s. Non-contributing structure (due to age).**

An octagonal gazebo covered with a wood-shingled roof, two rows of which are scalloped, stands near the lake on a small point.

**History**

This cottage was erected by Robert and Barbara Lloyd in 1963, replacing an earlier cottage built for them in the late 1950s and which burned. (The first cottage was built by Lawrence Nickerson of Chocorua.) Robert Lloyd was the son of Isabel and Robert McAllister ("Mac") Lloyd (#37) and great-grandson of General Thomas Sherwin (#42). He was an active member of the Chocorua Mountain Club whose cabin stood on this land (then owned by the Balches, #59) until it collapsed. Lloyd also contributed critical financial expertise to the early years of formal conservation planning that resulted in the establishment of the Chocorua Lake Association and Chocorua Lake Conservation Foundation.

The Lloyds made Chocorua their permanent residence in 1973, when Robert became a partner in a real estate agency, where he remained until his death in 1996. The replica Chocorua Mountain Club cabin was erected in his memory.

**33. WALLEY COTTAGE, 420 Chocorua Lake Road.**

*Photo #46-48*

Walley Cottage is one of the fourteen early farmhouses in the district that were later converted into summer cottages. The other buildings on the property, a barn, cabin and wood shed, were added during the summer cottage era, or post-1883, as was the tennis court. All are sited on forty-seven acres on the east side of the road. The buildings are located in a roadside field, which affords a view of Mount Chocorua, but the remainder of the property is now wooded. (Also associated with the cottage is a boathouse (#77) on the lakeshore.)

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 63**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**33a. Cottage, ca. 1791. Contributing building.**

The house sits close and at an angle to the road to face in a southerly direction. Unlike most of the former farmhouses in the district, Walley Cottage underwent few alterations after the house was converted into a summer cottage. It is a 5x2-bay cape exhibiting Greek Revival (mid-19<sup>th</sup> century) details at the entrance and in cornerboards. It has a large center chimney (rebuilt) and a roof hatch immediately below on each slope. Two hipped dormers, probably added ca. 1900 and one of the few summer-era alterations, are also found on each slope. Wood shingles cover the roof. The house rests on a granite block foundation. Walls are clad with clapboards and trimmed with paneled cornerboards. Window sash is 9/6 on all but the rear elevation of the first floor and 6/6 elsewhere. The main entrance has a fluted pilaster surround with corner blocks, partial sidelights and an early 20<sup>th</sup> century portico (which replaces an earlier one). The east elevation has an early side entrance toward the rear, as well as a doorway that was converted from a window sometime after the conversion.

**33b. Barn, late 19<sup>th</sup> c. Contributing building.**

The barn is a small, side-gabled, balloon-frame structure on a granite block foundation located southwest of the house at the edge of a clearing. Walls are covered with wood shingles and the roof with narrow metal strips. A square ventilator with a wood shingle roof projects from the ridge. Both a centrally positioned wagon entrance with an interior rolling door and a pass door are found on the northeast façade.

**33c. Woodshed, ca. 1900. Contributing building.**

Tucked into the woods east of Hodge Podge (#33d) is a small, gable-roof woodshed with exposed rafter tails, horizontal wall sheathing and a corrugated metal roof.

**33d. Cabin, ca. 1951. Contributing building.**

This adjunct cabin, known as "Hodge Podge," is a one-story building that evolved in a linear manner over a period of years, starting ca. 1951. Its current appearance is of gabled wings arranged in parallel and sometimes offset fashion. The entire building is covered with clapboard siding and capped with asphalt-shingled roofs. A tall, fieldstone, exterior chimney is appended to one end. Lawrence Nickerson of Chocorua was the builder.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 64**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**33e. Tennis Court, early 20<sup>th</sup> c. Contributing structure.**

A clay tennis court is located north of the house, at the far edge of the field and close to the road.

**History**

Henshaw Walley and C.P. Bowditch jointly purchased Stratton Farm on the west shore of Chocorua Lake in 1883, one of several purchases the men made together over a period of several years. The farm was established by Samuel Phillips in 1791, who lived here only a short period. Until purchased by Walley and Bowditch, the property frequently changed hands; only the Hobbs family (1798-1837) and Newlin Hatch (1839-72) owned it for any period of time. Walley erected a viewing structure on a knoll, later torn down when Birch Knoll (#59) was built on its site. Nothing is known of Henshaw Walley beyond that he was a Civil War friend of Bowditch's.

When the men divided their joint holdings in 1886, Bowditch took title to this portion of Stratton Farm, including the farmhouse and the property where Birch Knoll was later built. Walley gradually sold off the rest of Stratton Farm to others, many of whom built or owned cottages in the vicinity. This property passed to Bowditch's daughter and son-in-law, Franklin and Lucy Balch, and remains in the family, currently in a family trust. On the land over the years, two cottages, Birch Knoll (#59) and Wheeler Cottage (#34), were erected by members of the Bowditch-Balch family. Also on the land, along the lake shore, are ten privately owned boat and bathhouses (#68-77) on land leased by the trust. (Three other cottages, #22, 23 and 32, were built on land purchased from the Balch family.)

**34. WHEELER COTTAGE, 416 Chocorua Lake Road.**

*Photo #49*

Wheeler Cottage sits on the southeast edge of a twelve-acre open field that leads to the lake shore. Also associated with the cottage is a shed, bunkhouse and boathouse (#77) on the lakeshore. The property shares a lot with Walley Cottage (#33), as well as a group of bath/boat houses ranged along the west shore of Chocorua Lake (#68-77).

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 65**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**34a. Cottage, 1950-51. Contributing building.**

The cottage is a one-story, clapboard-clad house with a deeply overhanging shed roof from which a wide brick chimney rises. Large, single-light windows look easterly toward the lake; remaining windows are single-pane casements. A screen porch projects from the southwest corner.

**34b. Bunkhouse, 1950-51. Contributing building.**

This bunkhouse, known as "Higglety-Pigglety," is located just south of the house in the woods. It has a deeply overhanging shed roof, clapboard siding, concrete block footings and a shuttered window opening.

**34c. Shed, ca. 1950-51. Contributing building.**

At the west end of the field, just within the woods, is a small, gabled-roof shed with wood shingle walls.

**History**

Wheeler Cottage was built by Cornelia and Leonard Wheeler, daughter and son-in-law of Lucy and Franklin Balch (#59), on land that was originally part of Stratton Farm (see #33) and purchased by the Balches in the early 1900s. Wheeler was a prominent Boston lawyer, who had a role in the Nuremberg trials. The architect of the cottage was fellow summer resident Winthrop Cannon (see #47).

**35. AVOCA, 491 Chocorua Lake Road.**

*Photo #50-52*

Avoca is set in mature woodlands on a thirty-acre parcel bounded by Chocorua Lake Road on the north and east. When first built, the cottage had fine views of the lake and mountains, now all but obscured. In front of the house, a terraced lawn slopes down to the road. A fieldstone retaining wall with gate posts near the road edges the entrance drive. In addition to the cottage, the property includes a carriage house, ice house, shed and tennis court. (Also associated with the cottage are a bathhouse (#68) and boathouse (#69), both on leased land near the lakeshore.)

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 66**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**35a. Cottage, ca. 1905-06. Contributing building**

The cottage is a 1-3/4 story, side-gabled building designed in the Shingle style. Walls are clad with wood shingles and the steeply pitched roof with asphalt shingles. Several fieldstone chimneys, with both interior and exterior locations, are found on the house, including one on the north gable end that features an arched niche. The façade is dominated by two gabled dormers that are linked by a shed dormer. Above the dormers is a single shed-roof dormer set high on the roof slope. The rear slope also has a double row of dormers, all with shed roofs. A single-story, hipped-roof porch spans the façade and wraps around each side elevation. Fieldstone foundation piers, a rustic-work railing and braced support posts characterize the porch. At its south end, the deck angles out in a forward extension over a stone cistern. The majority of the windows contain hung sash with diamond panes in the upper sash. The ceremonial entrance is centered on the façade beneath the porch, but the functional entrance, which features a distinctive “wavy” roof, is located on the north elevation. A 1-1/2 story, gambrel-roof ell extends from the rear, forming an “L” house plan. With shed-roof dormers and diamond-pane upper sash, its appearance mirrors that of the main block. It terminates in a one-story, hipped-roof shed that includes an ice house in the middle section and open storage space in the outer sections.

**35b. Carriage house, ca. 1906. Contributing building.**

Avoca's carriage house, located behind the house, is one of the larger and most distinctive in the district. It is a gable-front structure on a granite block foundation, with a high, steeply pitched roof that extends nearly to the ground. On the south side, the roof extends outward to accommodate a slightly later, hipped-roof automobile garage addition that projects forward from the southeast corner. The main building has a centrally positioned carriage entrance with paired rolling doors which have small, diamond-pane windows in the upper section. Above the entrance is an elongated hay opening that also features diamond panes. The front gable has a cross brace in its peak. Attached to the front of the building is a stone trough sheltered by a hipped-roof hood on oversized brackets. Low-slung, shed-roof dormers puncture each side slope of the carriage house.

**35c. Shed, ca. 1930s. Contributing building.**

A small, gable-roof shed clad in novelty siding and set on a poured concrete foundation is in the woods south of the house.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 67**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**35d. Shed, ca. 1920s. Contributing building.**

Far from the rest of the buildings and near the road at the north edge of the property is a larger shed with a gabled roof, exposed rafter tails, horizontal sheathing, and a pair of double doors in the gable end. Its access drive is overgrown.

**35e. Tennis court, early 20<sup>th</sup> c. Contributing structure.**

North of the entrance drive and close to the road is a clay tennis court edged with a fieldstone retaining wall on the south half. It is surrounded by woods.

**History**

Henshaw Walley, owner of Stratton Farm (#33), sold eleven acres to Margaret J. ("Annie") Thayer of Brooklyn, New York, on which she built this summer home ca. 1905-06. Nothing is known about Thayer beyond the fact that she was from Nassau County and never married. Though some believe the house was designed by C. Howard Walker, architectural historian Bryant Tolles believes it more likely that a New York architect was involved.<sup>26</sup> It is likely that local (and prolific) builder Larkin Weed constructed the house, as his name is inscribed on a roof rafter.

After Thayer's death in 1910, the house passed to Mary Thayer Scudder (d. 1924), believed to be Margaret's sister. Mary was married to Judge Townsend Scudder (1865-1960), a two-term justice of the New York State Supreme Court and twice elected to U.S. Congress. Judge Scudder was an avid horticulturalist and one of the country's best known breeders and exhibitors of cocker spaniels. At Chocorua, he built a wharf near his bath and boathouses (#68 & 69). Scudder ultimately transferred ownership of Avoca to his second wife, Alice McCutcheon Scudder, who sold it to Steven Weld Sr. of Milton, Massachusetts, in 1948 (and in whose family it remains). Weld, who was introduced to Chocorua through Boston connections, most probably Harry Balch (#57), son of Lucy and Franklin Balch (#59), increased the property by fifteen acres the following year.

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<sup>26</sup> Tolles, 2000: 233. Despite extensive research on the part of Tolles, no documentation identifying the architect has surfaced. Tolles' supposition that a New York City-area designer was involved is based on the dissimilarity of this house with others designed by Walker and that the original owner was from New York.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 68**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**36. WATKINS COTTAGE, 50 Bolles Road.**

*Photo #53*

Watkins Cottage is set close to the shore, hidden from the lake by a dense screen of trees, on a nine-acre lot.

**36a. Cottage, 1951-52. Contributing building.**

The cottage consists of several one-story, shed-roof blocks. A broad, low fieldstone chimney projects from one of the junctures. Walls facing north toward Mount Chocorua are entirely glass, arranged in large lower panels and transoms above, while secondary walls have vertical board sheathing and a high, narrow window band, sometimes complemented by a single vertical row of lights. The west end of the building incorporates a carport.

**History**

Watkins Cottage was erected by John Watkins, who previously owned Sherwin Cottage (#42) and subdivided this lot off from that property. According to Mr. Watkins, the design for the cottage was based on plans of Frank Lloyd Wright. It was constructed by Mr. Eastman. The cottage remains in the Watkins family.

**37. LLOYD-HELM COTTAGE, 116 Bolles Road.**

*Photo #54*

Lloyd Cottage is set back from the road on a one-acre, mostly wooded parcel that is landlocked and accessed via a drive over a commonly held lot. (Also associated with the property is a bathhouse (#73) on leased land near the lakeshore.)

**37a. Cottage, 1966. Non-contributing building (due to age).**

The cottage is a one-story structure on a high poured concrete foundation with a lower, single-story wing to the south added at a later date. The gabled roof has a deep overhang on all edges; a low, broad brick chimney rises from the north end. Walls are covered with vertical wood siding. Single-light windows are tucked up against the eaves. A raised deck is located on the north elevation.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 69**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**37b. Garage, ca. 1966.** Non-contributing building (due to age).

West of the house and nearer the road is a gable-front garage with board and batten siding and sliding double doors in the south gable end.

**37c. Bunkhouse, ca. 1966.** Non-contributing building (due to age).

A small bunkhouse with board and batten siding and a gabled roof is located south of the cottage, adjacent to a disused drive.

**History**

General Sherwin's granddaughter, Isabel (1899-1994), and her husband, Robert McAllister ("Mac") Lloyd, built this cottage on land that was part of her grandparents' property (see #42). In 1904, Isabel's parents, Eleanor and William H. Goodwin, had built a summer house on this side of the road; it was torn down in 1993, although some of the outbuildings remain (see #95). The Lloyd-Helm Cottage was built near to it; the one parcel has now been subdivided into three. The cottage remains in the Lloyd family, now owned by their daughter and son-in-law, Eleanor ("Nella") and William Helm, who added the south wing.)

**38. RICHARD PHENIX CABIN, 252 Bolles Road.**

This cabin is reached via a half-mile drive that terminates in a modest clearing almost immediately behind Crowlands (#41). The seven-acre site is wooded, but extends down to Chocorua Lake.

**38a. Cottage, 1986-87.** Non-contributing building (due to age).

The dwelling is a small, 1-1/2 story, gable-roof log cabin set on a poured concrete foundation. Its sloping site allows a fully exposed garage entrance in the east end. A modest, partially enclosed vestibule extends from the west end.

**History**

This cabin occupies land historically associated with Crowlands (#41). It was built by Alan Phenix for his father, Richard, the grandson of Frank Bolles (see #41).

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 70**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**39. JOAN PHENIX COTTAGE, 126 Bolles Road.**

This cottage is located near the end of, and on the east side of Bolles Road. The six-acre parcel is wooded, but extends down to Chocorua Lake.

**39a. Cottage, 1960s. Non-contributing building (due to age).**

The cottage is a gable-front, 1-1/2 story building on a poured concrete foundation with vertical board siding and large expanses of glass in the front peak. It extends to the west, terminating in a second gabled-front section that is clad in board and batten siding and is nearly devoid of openings on the front face.

**39b. Garage, ca. 1960s. Non-contributing building (due to age).**

Southeast of the cottage is a gable-front garage with board and batten siding and two vehicular openings in the west end. History

**History**

This cottage occupies land historically associated with Crowlands (#41). It was built for Joan Phenix, daughter of Richard Phenix and granddaughter of Frank Bolles, (see #38 & 41). Chocorua resident Lawrence Nickerson built the cottage.

**40. ALAN PHENIX CABIN, 165 Bolles Road.**

*Photo #55*

The Alan Phenix Cabin is set in a modest clearing on a six-acre wooded parcel near the end of, and on the west side of Bolles Road.

**40a. Cabin, 1983-85. Non-contributing building (due to age).**

The cabin is a two-story log house on a poured concrete foundation that is fully exposed on the east end for a garage bay. The side-gabled roof has exposed rafter tails. A brick and stone chimney is centered on the ridge. Window openings are a mix of 1/1 hung sash and horizontal fixed sash.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 71**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**History**

This cabin occupies land historically associated with Crowlands (#41). It was built by Alan Phenix for his own use and is one of two log cabins he built in the immediate vicinity (see also #38). Alan Phenix is the great-grandson of Frank Bolles (see #41).

**41. CROWLANDS, 205 Bolles Road.**

*Photo #56 & 57*

Crowlands is the last cottage at the end of Bolles Road. It occupies a thirteen-acre lot with a substantial clearing around the house and barn that includes an orchard north of the barn and a view of Mount Chocorua. The eastern boundary of the lot is the shore of Chocorua Lake, though lake views are now obscured by trees.

**41a. Cottage, ca. 1830/1886. Contributing building.**

Crowlands is one of fourteen farmhouses in the district that was converted into a summer cottage, and despite porches, dormers and a rear ell, the core house, a 5x2 bay cape on a granite block foundation, remains imminently visible. The roof is clad with asphalt shingles and walls with wood shingles. Corbeled brick chimneys are centered on both the main roof and the ell; a third chimney is appended to the west gable end. Surviving early architectural details include corner pilasters, frieze board and a boxed cornice. The predominant window type is 2/2 hung sash, which probably dates from the early summer era. Other features dating to that period include gabled dormers which appear on both roof faces, as well as on the ell. The façade has a full-width, one-story, hipped roof porch on a fieldstone foundation that supports a lengthy gabled sleeping porch at the east end, added ca. 1930. The rear ell, a 1-1/2 story structure, reflects early 20<sup>th</sup> century alterations, though it probably incorporates an early farmhouse ell. In 1911 it was extended another bay for an upper level sleeping porch with a sheltering jerkin-head pent roof.

**41b. Barn, mid-19<sup>th</sup> c. Contributing building.**

The barn is a gable-front, timber-frame structure sited northwest of the house. Walls are covered with wood shingles and the roof with asphalt shingles. A square ventilator capped with a weathervane rises from the ridge. The main wagon entrance is off centered in the south gable end and contains sliding doors made of diagonally laid boards. A second wagon entrance with double vertical-board doors is located at far left and a pass

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 72**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

door at far right. A third wagon entrance is on the north gable end. Horizontal windows with multi-light fixed sash are scattered about the walls. A shed-roof extension is appended to the east wall and contains an overhead garage door in the front (south) end.

**History**

Crowlands is the original farmhouse for the John Doe farm, established in 1830. After Doe and his brother Joseph sold it in 1838, it went through a succession of owners, of whom only Adam Brown (1845-1869) and Horace Sargent (1869-1886) held it for any length of time.

In 1886, Sarah Hodge Swan purchased the farm for her daughter and son-in-law, Elizabeth and Frank Bolles (1856-94). Bolles served as the first secretary of Harvard College (1887-94), founded the Harvard Cooperative Society and was a noted naturalist. His stays at Chocorua inspired four books: *At the North of Bearcamp Water*, *Land of the Lingering Snow*, *From Blomidon to Smoky* and *Chocorua's Tenants*, a book of poetry. Bolles played an active role in Chocorua affairs and was among those responsible for the successful petition to change the name of Tamworth Iron Works to Chocorua Village.

After the Bolles' death, the property passed to their three daughters, Evelyn, Elinor and Katherine, in 1922. Four years later, Evelyn began to buy her siblings out, becoming sole owner of the entire property in 1935. She was the wife of Spencer Phenix, a prominent diplomat in the post-World War II era. Phenix played a leading role in the early years of formal conservation planning that resulted in the establishment of the Chocorua Lake Association and Chocorua Lake Conservation Foundation. In 1970 the Spencer Phenix family conveyed their holdings, then 247 acres minus a nineteen-acre homestead parcel, to the Nature Conservancy. Two of their children, Richard and Joan, built cottages on adjacent parcels (#38 & 39), and a grandson, Alan Phenix and son of Richard, built on a third (#40). The homestead parcel was sold in 1986 to Talbot Page, professor of Environment Economics at Brown University, and whose family erected and long owned Heavenly Hill (#1).

**42. SHERWIN COTTAGE, 578 Chocorua Lake Road.**

*Photo #58 & 59*

Sherwin Cottage is one of the fourteen early farmhouses in the district that were later converted into summer cottages. The barn that accompanies the house was part of the

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 73**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

original farm, but the playhouse was added during the summer cottage era, or post-1885. All are sited on seventy-one, now mostly wooded acres on the north side of Chocorua Lake Road. Also part of the property is a five-acre, partially cleared parcel (407/117) across Bolles Road that provides access to (and view of) the lake. The house sits at the northwest corner of a large field that extends down to Bolles Road; a clearing to the north retains a view of Mount Chocorua.

**42a. Cottage, ca. 1840s/1885. Contributing building.**

The cottage consists of three primary sections, each built at a different period. The main block (east end of the building), as well as a short link behind it, dates from 1885; the middle section comprises the original farmhouse that likely included the rear ell that survives; and the rear section (west end) is an addition built in 1968. The entire building is unified through its massing, fenestration, and consistent use of wood shingles on exterior walls. With the exception of the newest addition, the design of the house is attributed to C. Howard Walker.

The main (front) block, designed from scratch in 1885, is a 1-1/2 story, side-gabled roof building whose primary feature is a one-story, hipped-roof porch carried on beefy fieldstone posts that rest on a fieldstone parapet wall; the porch spans both the façade and south elevation and wraps around a portion of the north elevation. The front roof slope is punctured by a wide, hipped-roof dormer that contains five windows with diamond-pane hung sash. The dominant window type is 6/6 hung sash. The front entrance, centered on the east elevation, has a split, wide, paneled door and is flanked by angular bays.

The center section contains the core of the original farmhouse, and in all likelihood, its ell. It is 1-1/2 stories in height, rests on a granite block foundation and features deep eave returns, an angled bay window on the south wall, and a porch along the south wall of the ell (possibly a late 19<sup>th</sup> century rebuilding of a farmhouse porch). The jerkin-head gable ends reflects an 1885 alteration, as would the raised roof of the ell and addition of jerkin-head dormers along all roof slopes. Three brick chimneys project from the roof. Windows contain a mix of 2/2, 6/6 and diamond-pane sash.

The rear addition, built by Lawrence Nickerson in 1968, is set at right angles to the ell, paralleling the main block and farmhouse core. It is a 1-1/2 story, high-posted structure, sensitively designed to complement the earlier portions of the cottage.

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

**NATIONAL REGISTER OF HISTORIC PLACES**  
**Continuation Sheet**

**Section 7**

**Page 74**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**42b. Barn, mid-19<sup>th</sup> century. Contributing building.**

The barn, which faces the house (and is probably not on its original site), is a gable-front, timber-frame structure on a stone foundation. Walls are clad with wood shingles and the roof with corrugated metal. The main wagon entrance is off-centered in the west gable end and contains paired, hinged doors. Sometime after 1885, a portion of the interior was remodeled for caretaker quarters.

**42c. Playhouse, ca. 1890. Contributing building.**

South of the house is a square-plan, hipped-roof, wood shingle-clad playhouse on a fieldstone foundation. An inset porch spans the north elevation and features rustic-work posts and railing, as well as a narrow frieze screen with a bottom row of saw-tooth shingles, a detail that is repeated over door and window openings.

**History**

In 1885 Isabel Fisk Sherwin, wife of General Thomas Sherwin, purchased some 100 acres of shorefront property from various parties and proceeded to erect a summer house designed by C. Howard Walker, moving and using an earlier farmhouse on the site (likely that built by Steven M. Allen in the mid-1840s) as the core. The Sherwins were from Jamaica Plain, Boston, and were lured to Chocorua by their close friend, C.P. Bowditch. Harvard-educated Thomas Sherwin (1839-1911) earned his rank of colonel and brigadier general for gallantry at the Battle of Gettysburg and a sterling war record. After the war, he went back to teaching, holding various administrative posts for the city of Boston. From 1883 until his death, he was in the telephone industry. He soon became first president and later chairman of the board of New England Telephone and Telegraph Company, a post he held until his death.

Sherwin's wife, Isabel Fisk Edwards, was the first cousin of Mrs. William James, who purchased Stonewall (#19) in 1886 with her husband. In 1929 Mrs. Sherwin sold Sherwin Cottage to Frederick S. Bigelow, editor of the *Saturday Evening Post* and who owned it for nine years. John Watkins subsequently purchased it and owned it until 1953, when he erected a new cottage (#36) on land formerly part of Sherwin Cottage. He sold Sherwin Cottage to Adrian Rubel, a good friend of the Sherwins' in-law, William Goodwin, Jr. (see #37) and father of the current owners. The Rubels had spent several

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 75**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

previous summers in Chocorua renting other cottages within the district. A 112-acre lot (#111) north of Sherwin Cottage remains in Watkins' ownership.

**43. MASQUEMOOSIC, 615 Chocorua Lake Road.**

*Photo #60*

Set in a small clearing on top of a knoll, Masquemoosic once overlooked both the lake and Mount Chocorua, but the nineteen-acre parcel is now wooded. The steep, winding drive is edged with a fieldstone retaining wall; similar retaining walls define the side lawn and edge the garden terrace in front of the house. Like the Sherwins (see #42), the Wainwrights likely turned to C. Howard Walker to design their cottage, and the two buildings share many features. (Also associated with the cottage is a boathouse (#75) on leased land near the lakeshore.)

**43a. Cottage, ca. 1896-97. Contributing building.**

Masquemoosic is a 1-1/2 story, wood-shingle-clad, east-facing dwelling on a fieldstone foundation. The gabled roof incorporates a cross gable at the south end and a south dormer that intersects a massive exterior fieldstone chimney. Fieldstone is also heavily employed on the hipped-roof façade porch, in the form of square posts and a parapet wall that is capped with granite slabs. The porch spans the façade of the cottage, wrapping around the two sides where it is inset under the main roof. The main entrance is accessed via the porch and is off-centered on the façade. Windows contain a mix of 1/1 and 6/6 hung sash, as well as some diamond-pane sash, a design element that also appears on French doors. Many of the windows are grouped in threes and fours, often with a shared shallow, shingled cap. A two-story, hipped-roof service ell, with a mix of 6/6 hung sash and diamond-pane casement windows, extends to the rear of the house. It terminates in a one-story, gabled extension with an inset service porch on the south wall. Alterations to the cottage include a shed-roof extension on the south side of the ell (late 20<sup>th</sup> century), partial screening of the façade porch (1967), and a work room addition to the west end of the ell (1993).

**43b. Shed, 1998. Non-contributing building (due to age).**

A small, gable-roof shed with wood shingle walls stands to the rear of the house. Access is gained via hinged doors made of vertical boards.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 76**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**History**

In late 1895, the Wilton P. Wainwrights purchased thirty-two acres from Thomas Sherwin, who had just erected a cottage across the road (#42) and with whom the former may have been acquainted. Practically the only fact known of the Wainwrights is that ee cummings was an occasional visitor. The house remained in the Wainwright family until 1965, when the current owners, Alan and Lydia Smith, purchased it. Alan was employed by Arthur D. Little, where he edited *The Industrial Bulletin*, and Lydia was a professor of Education at Simmons College. Their acquaintance with Chocorua stemmed from a friendship with members of the Lloyd family, owners of #37.

**44. HOFHEINZ COTTAGE, 725 Chocorua Lake Road.**

*Photo #61*

The Hofheinz Cottage is placed on a knoll within a thirty-seven acre wooded lot, with a view cleared toward Mount Chocorua.

**44a. Cottage, 1968-69. Non-contributing building (due to age).**

The one-story house is set on a high, poured concrete foundation, exposing a full basement story. Walls are clad with vertical-grooved plywood siding, and the low-pitched, deeply overhanging gable roof with asphalt shingles. Large, single-pane windows are located at eave height and fill much of the north gable end which faces the mountain. A deck surrounds much of the cottage.

**44b. Well house, ca. 1968. Non-contributing structure (due to age).**

Near the entrance to the drive is a well house, set low to the ground and covered with a shallow-pitched roof covered with rolled asphalt. The roof extends nearly to ground level, leaving only two rows of horizontal board siding exposed.

**History**

Local builder Lawrence Nickerson erected this cottage for Harriet Hofheinz, who had spent many childhood summers in Kalarama (#58).

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 77**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**45. WHITTEMORE COTTAGE, 992 Philbrick Neighborhood Road.**

*Photo #62*

Whittemore Cottage is one of the fourteen early farmhouses in the district that were later converted into summer cottages. The dwelling sits on a twenty-one-acre, primarily wooded lot with an open meadow east of the house. A clearing to the north affords views of Mount Chocorua. Stone walls crisscross the property. Until 1971 when it was realigned, Philbrick Neighborhood Road ran in front of the house, and the driveway follows the former road bed. The property also includes an eight-acre lot (407/104) across Philbrick Neighborhood Road and a five-acre lot (407/111) across Chocorua Lake Road. (Also associated with the cottage is a bathhouse (#70) on leased land near the lakeshore.)

**45a. Cottage, ca. 1810-30/ca. 1892. Contributing building.**

Visible exterior evidence points to an initial construction date of the farmhouse in the early 19<sup>th</sup> century, with alterations stemming from the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. The original farmhouse remains well defined: a five-bay, north-facing cape with both Federal and Greek Revival stylistic elements. It has a granite block foundation and was built against a stone embankment. Walls are covered with clapboards and trimmed with plain, flat boards; the roof is clad with wood shingles. The height and pitch of the roof suggests it might have been raised sometime after 1892. Windows have 9/6 hung sash. The front entrance features a vernacular Greek Revival surround with full sidelights and a four-panel door. Mid-twentieth century alterations include a rear shed-roof dormer, a rear addition and a lengthy one-story wing that projects to the south.

**45b. Shed, ca. early 20<sup>th</sup> century. Contributing building.**

A small, gable-front shed on a fieldstone foundation stands southeast of the house, near the road. Walls are covered with clapboards and a hinged door is found in the north gable end.

**45c. Shed, ca. mid-20<sup>th</sup> century. Non-contributing building (due to age).**

This small shed stands directly east of the house. It has a concrete block foundation, vertical-board walls and double-hinged doors in the west gable end.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 78**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**45d. Shed**, ca. mid-20<sup>th</sup> century. Non-contributing building (due to age).

In the woods near the road and southwest of the house is a small, gable-roof, wood-shingle-clad shed on a poured concrete foundation.

**History**

Until this was purchased for a summer residence, it passed through numerous hands, most of whom presumably farmed the property. Dr. Charles Pickering Putnam (1844-1914), a pediatrician and orthopedic specialist from Boston, was the first to summer here, starting in 1892 and staying for eight years. Prior to purchasing this, Putnam had bought the Hale Farm on which he erected Kinterra (#31), apparently for another party.

Putnam's cousin, noted artist Sarah Goll Putnam, was probably staying here when she painted views of Mount Chocorua from the meadow in front of the house. (Another Putnam cousin purchased Stonybrook (#21) in the 1890s.) In 1900, the James Whittemores purchased the property and remained here until 1966. Whittemore was professor of Mathematics at Yale, and his wife Elizabeth was a generous benefactor of Tamworth, bequeathing funds to build the Chocorua Public Library and support the Town Nurse Association. The childless couple left the property to Emily Lincoln Sedgwick, the daughter of a friend and mother of the current owner.

**46. LEE CANNON CABIN**, 947 Philbrick Neighborhood Road.

*Photo #63*

The Lee Cannon Cabin is located on a wooded one-acre parcel with a small clearing around the house.

**46a. Cabin**, 1978-79. Non-contributing building (due to age).

The 1-1/2 story, 3x2 bay, side-gabled roof, center-entrance cabin sits on a poured concrete foundation. Walls are sided with board and batten and the roof with asphalt shingles. Broad window openings contain sliding, single-light sash and are flanked with slatted shutters.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 79**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**History**

This occupies land that was until fairly recently part of the Fearing Cottage (#48). It was built by Lee Cannon, son of LeGrande Cannon (#49) and in whose family it remains.

**47. WINTHROP CANNON COTTAGE, 933 Philbrick Neighborhood Road.**

This cottage is located on a sixteen-acre wooded parcel with a small clearing around the house, which is set on a modest rise with an overgrown view toward Mount Chocorua.

**47a. Cottage, 1940s/early 1990s. Non-contributing building (due to age of alterations).**

Though the origins of the Winthrop Cannon House date back to the 1940s (see below), its current appearance reflects a major remodeling undertaken in the 1990s. It is a 1-1/2 story, side-gabled roof structure on a poured concrete foundation. The roof is covered with asphalt shingles and walls with clapboards. On the rear (northwest) elevation is a stepped, exterior brick chimney. A shed-roof dormer projects from the front (southeast) elevation. Windows vary in size, but all contain a single pane. Appended to the southwest end is a gabled-roof garage and to the northeast end a screen porch. One-story additions extend off the garage and rear of the house.

**History**

This sixteen-acre parcel was until fairly recently part of the Fearing Cottage property (#48). The original part of the house was a playhouse built in the 1940s for that home. In the early 1990s, it was totally remodeled by architect-owner Winthrop "Wint" Cannon, son of LeGrande Cannon (#49) and in whose family it remains. Cannon was also the architect for the Chocorua Public Library.

**48. FEARING COTTAGE, 895 Philbrick Neighborhood Road.**

*Photo #64-66*

The Fearing Cottage is located close to, and on the west side of the road, facing east. The cottage is set into a clearing, with a sunken garden and fieldstone retaining walls to the south. An earlier stone wall runs along the roadside.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 80**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

The property includes twenty-one acres spread across five separate lots: 407/46 & 47 on the west side of the road and 407/50, 51 & 52 on the east side. In addition to the cottage, structures on the west side of the road include an ice house/wood shed and a tennis court. Across the road is a horse barn placed on the edge of a large field with a striking view of Mount Chocorua. (Also associated with the property, but now on its own lot in separate ownership, is a spring house located deep in the woods (see #96).)

**48a. Cottage, ca. 1800/ca. 1905. Contributing building.**

The cottage is a ca. 1800 farmhouse that was converted and expanded into a summer cottage exhibiting elements of the Craftsman style in the early 20<sup>th</sup> century. Features such as the granite block foundation, center entrance with its four-panel door flanked by partial sidelights and set within a flat-board surround, and center chimney, as well as some interior detailing, date to the early-mid 19<sup>th</sup> century. When it became a summer house, the roof was raised to accommodate a second story and various wings, an ell, front entry portico and assorted outbuildings were added. The 2-1/2 story structure is clad in wood shingles. A plain, brick chimney rises from the ridge, and exposed rafter tails are found at the eaves. The front entrance is sheltered by a gabled portico on paired, slender columns. Windows are grouped in twos and threes; first story windows have 9/6 sash, while those on the second story have 6/6 and 6/1. Two-story wings project to either side of the main block, with screen porches on the ground level and sleeping porches above. The north sleeping porch has a fanciful roofline: cross gabled above a jerkin-head pent roof. A two-story, gable-roof ell on a fieldstone foundation extends to the rear, terminating in an inset screen porch on both stories; the first story openings incorporate a Queen Anne sash-type grid. A one-story, hip roof shed projects to the south from the end of the ell.

**48b. Horse barn, ca. 1905. Contributing building.**

The horse barn is located at the edge of the field across the road, placed parallel to the road. It is a gable front structure on a stone foundation with shingled walls, exposed rafter tails and a square ventilator with a flared, pyramidal roof. Two elongated shed-roof dormers are located on the east side. Centered on the façade is a wagon door with a rolling, vertical board door; above it is a hay door. Flanking both are windows with 6/6 sash. A hipped-roof extension with shingled walls extends east into the paddock.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 81**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**48c. Ice house/wood shed, ca. 1905. Contributing building.**

Behind the house and tucked into an embankment at the edge of the woods is a rectangular, gable-roof structure sheathed in shingles and exhibiting exposed rafter tails. The center bay, marked by a façade dormer both front and rear, is an ice house and includes the trademark louvered ventilator and a louvered opening above the solid door. The outer bays served as storage.

**48d. Tennis court, early 20<sup>th</sup> c. Contributing structure.**

South of the drive is a clay tennis court with a low, fieldstone retaining wall on two sides.

**History**

The earliest known owner of this former farm is Alvan Lord, who sold it in 1848. It passed through several hands until purchased by Mrs. Mary Putnam Fearing in 1905, effectively ending its farming era. Mrs. Fearing was a rather eccentric woman who had resided for many years in the Orient. Each summer, she brought her Chinese coolies with her to Chocorua; they lived in the barn and pulled her around in a Boston-built rickshaw that is still in the barn.

In 1923, Jeanette Belo Peabody bought the property from Fearing. Mrs. Peabody was the wife of Charles Peabody, a well-known Harvard archaeologist and colleague of Alfred Tozzer, a noted Mayan archaeologist whose work was largely funded by C.P. Bowditch. Mrs. Peabody left the property, including some 300 acres, in trust to her children. When the trust eventually dissolved, her great-granddaughter, Lisa Keith, purchased this cottage and much of the family land across the road.

**49. CANNON COTTAGE, 813 Philbrick Neighborhood Road.**

*Photo #67*

Like its neighbors to the either side, this is a nineteenth century farmhouse that was converted into a summer residence in the early twentieth century. It also sits close to the road, shaded by mature maple trees and facing east overlooking a pasture and, to the north, Mount Chocorua. A wooden rail fence extends along the road frontage and a stone wall marks the south line of the seventeen acre parcel.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 82**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**49a. Cottage, ca. 1845/1927. Contributing building.**

The 3-bay cottage likely originated as a cape, but since 1927 it has sported a gambrel roof, front porch and rear ell. The cottage has a granite block foundation; walls and the lower roof slope are clad in shingles. A brick chimney projects from the ridge above the centrally positioned, Greek Revival entrance. Windows have 9/6 (reproduction) sash on the first story and a mix of 6/6 and 9/6 above. A one-story, flat-roof, screen porch on a fieldstone base spans the façade. A 2-1/2 story, gabled ell on a fieldstone foundation extends to the rear of the cottage, with a two-story sleeping porch (since enclosed) extending to the south. Former sheds north of the cottage are linked to the house by a modest connector.

**49b. Garage/Tool shed, ca. 1930. Contributing building.**

One of two closely spaced sheds located northwest of the cottage, this is a gable-roof, shingled structure with exposed rafter tails, double rolling doors in the two-bay garage section and a 6/6-sash window and pass door in the tool shed at the west end.

**49c. Equipment shed, ca. 1930. Contributing building.**

The equipment shed is a longer, gable-roof structure with horizontal sheathing and three open bays on the south eaves side.

**History**

When Joseph Frost erected this farmhouse ca. 1845, it stood approximately one-quarter-mile farther west. Ten years after Philbrick Neighborhood Road was laid out in 1848, Frost purchased five acres from Joel Brewster (then-owner of #50) in order to move the house to its current position next to the road. (It is believed that Brewster also moved his house, since two cellar holes are located in the rear of the property.)

The property's summer era dates to 1926 when Caryl Peabody Lovejoy bought it. Lovejoy was the daughter of Jeannette Peabody, who had purchased #48 only three years earlier. Lovejoy left the property to her sister, Jeannette Peabody Cannon, wife of LeGrande Cannon, who continued to use it as a summer residence. LeGrande Cannon wrote much of his best selling novel *Look to the Mountain* (1942) in the house. Cannon

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 83**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

deeded the property to the family trust, which included #48. When it dissolved, his daughter, Margaret Cannon, became the current owner.

**50. MOWRER COTTAGE, 773 Philbrick Neighborhood Road.**

*Photo #68*

The Mowrer Cottage is the southernmost of three 19<sup>th</sup> century farmhouses that were later used as summer cottages. It is set in a small clearing on a twenty-five-acre wooded lot on which are also found a car port, well, garage and playhouse.

**50a. Cottage, ca. 1810/ca. 1891/ca. 1907/ca. 1955. Contributing building.**

Though it underwent substantial alterations at various periods between 1891 and the mid-20<sup>th</sup> century, this cottage continues to convey its Federal cape origins, particularly on the façade (south elevation) and interior. It is a 5x3 bay, shingled (originally clapboard) dwelling on a fieldstone foundation with a center chimney and two shed dormers, each with triple windows, on both faces. Overhanging eaves feature scrolled, exposed rafter tails that likely date from the early 20<sup>th</sup> century and reflect a rebuilding of the roof. The front entrance retains a simple Federal-style surround. The predominant window form is 2/2 hung sash in openings that were reduced, probably between 1891 and 1910. The rear of the cottage exhibits ca. 1955 fenestration, including a tripartite picture window that opens the interior up to the view of Mount Chocorua. Both entrances on that elevation also date from the mid-20<sup>th</sup> century. A one-story kitchen wing of unknown date extends to the west.

**50b. Car port, ca. 1955. Contributing building.**

West of the cottage is a car port with a steeply pitched, high shed roof supported by metal poles on the high, open end. The lower (north) end is closed in horizontal siding.

**50c. Garage, ca. 1907. Contributing building.**

A modest, gable-front garage with shingled walls, exposed rafter tails and a single vehicular bay enclosed by a pair of hinged, vertical board doors sits some distance west of the car port, tucked into the woods.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 84**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**50d. Playhouse, ca. 1910s. Contributing building.**

Behind the garage and attached to it at one corner is a gable-roof playhouse that is screened on the west and south sides and clapboarded elsewhere. Like the garage, it is in the woods.

**50e. Well, ca. 1907. Contributing structure.**

Northwest of the cottage is a round, fieldstone well that stands approximately 30" high.

**History**

Physical evidence suggests the Mowrer Cottage was constructed ca. 1800. It is probable it was moved east to front on Philbrick Neighborhood Road, after the road was laid out in 1848. By then, the house was owned by Joel Brewster. In 1891, Mary J. Gilman sold the house to Gustavus Browne Maynadier, who had been a guest at Chocorua House in 1885. Maynadier (1833-1922) was a railroad engineer from Boston (Roxbury), who designed bridges in Peru. He and his son both purchased property in Chocorua in 1891, and the elder Maynadier soon designed a house for his son (see #58).

In 1907 Maynadier sold the house, by then a summer cottage, to Lucy Perkins, whose family sold it in 1934 to Henry De C. Ward. Paul and Hadley Mowrer, parents of the current owner, purchased it from him in 1948. Paul Mowrer was a well-known war correspondent and poet, the European editor of the New York Post, officer of the French Foreign Legion of Honor, and winner of the first Pulitzer Prize ever awarded to a foreign correspondent. His wife was formerly married to Ernest Hemingway and served as the librarian at the Chocorua public library during the 1950s.

**51. GREYCROFT, 616 Philbrick Neighborhood Road.**

*Photo #69 & 70*

Greycroft is a Shingle style cottage designed by C. H. Walker sited at the south end of a large, sloping meadow surrounded by mature woods and reached by a long drive. Though its view of the lake has overgrown, the Sandwich Mountain Range remains visible. A broad fieldstone wall marks the edge of the property along the road and runs along the west side of the entry drive. Also included on the property are an ice house/wood shed, horse barn, cabin, and approximately 150 yards west of the cottage, a cellar hole.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 85**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**51a. Cottage, ca. 1896. Contributing building.**

The cottage is a 1-3/4 story, gambrel-roof building with a similarly scaled rear gambrel ell. Wood shingles cover the walls, as well as the lower slope of the roof. Hip and shed-roof dormers are found on all roof slopes, including the ell, and alternately spaced on front slope of the main block. Two brick chimneys project from the main block and a third from the ell. Windows on the main block have 10/10 sash with the exception of some diamond-pane casements. The rear ell has a mix of 6/6 and 8/8-sash windows. Fieldstone is used extensively, appearing in the foundation, on the piers and parapet wall of the expansive front (north) entrance porch, and in a retaining wall that extends the length of the façade and creates a terrace on either side of the porch. The main entrance, located on the north façade, has double doors with a quasi-Queen Anne pane arrangement. Above the porch is a two-bay wide, gambrel-roof extension. The door in the right bay leads onto the porch roof, which was originally enclosed with a balustrade. A second, flat-roof porch with fieldstone posts projects from the east end of the house, which was apparently added in 1904. A service porch with a hip roof added sometime after 1905 wraps around the rear of the main block and onto the west side of the ell; it is now partially enclosed. The upper stories of the ell overhangs at the south end, creating an open porch below.

**51b. Barn, ca. 1896. Contributing building.**

Although a date plaque suggests this horse barn was built in 1884, it seems more likely it was constructed contemporaneously with the cottage. It is located below the house and faces onto the entry drive. It is a 1-1/2 story structure sheathed in wood shingles and placed on a fieldstone foundation. The gable front features simple corner pilasters, frieze boards and cornice returns. The wagon opening is off-center and contains a vertical-board interior rolling door. Two windows with 6/6 sash are equally spaced in the gable above and below a louvered semi-circular opening.

**51c. Ice house/wood shed, ca. 1896. Contributing building.**

Behind the house is a wood-shingled, gable-front structure on a fieldstone base and whose roof extends nearly to the ground on either side. The center portion of the building was designed as an ice house and retains a gabled ridge ventilator, although the double glass doors are a more recent addition. Arched openings to either side were likely used for wood storage.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 86**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**51d. Cabin, ca. 1940s. Contributing building.**

Located in the northeast corner of the lot and near the road, some distance from the house, is a modest side-gabled roof cabin with clapboard walls, a standing seam roof and a screen entry porch. According to family lore, the cabin arrived by train in three pieces for on-site assembly. Initially used by the family, it is now rented.

**51e. Cellar hole, pre-1860. Contributing site.**

The 1860 map shows two dwellings in the vicinity of this cellar hole. It is unknown whether the house was standing at the time of Loring's purchase.

**History**

In all likelihood, it was C.P. Bowditch, with whom he shared social, college and antiquarian interests, who introduced General Charles Greely Loring (1828-1902) and his wife, Mary Josephine Hopkins (d. 1915), to Chocorua. A graduate of Harvard College, Loring earned the rank of brigadier general during the Civil War, after which he became a renown Egyptologist and on the first board of trustees of the Boston Museum of Fine Arts, of which he later served as its first director-curator for over twenty years. In 1896, the Lorings purchased land from Henshaw Walley and Bowditch, presumably erecting the house shortly thereafter.<sup>27</sup> Like many of the other summer residents, they expanded their property through additional purchases, including land across both Philbrick Neighborhood and Loring roads.

Loring left Greycroft to his son, Charles G. Loring Jr. (b. ca. 1882). His widow, in an effort to be fair to their other child, Ruth Loring Whitman (1877-1963), deeded the land on the opposite side of Loring Road to Whitman's then-three children (see #53, 54 & 55). Mrs. Loring continued to summer here until her death in 1915, after which Charles Loring, Jr. stayed here. A plan of the property made in 1917 shows a curved drive heading toward Loring Road, intersecting the existing drive leading to the Henry Balch Camp (#57). Also on the property at that time were a tennis court, a barn foundation at the southeast corner of Loring and Philbrick Neighborhood roads, and a path heading to Hayford's in the Field, a hotel now known as the Brass Heart Inn.<sup>28</sup> Loring descendants continue to own Greycroft.

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<sup>27</sup> Loring's purchase probably included a farmhouse (no longer extant) and the existing barn.

<sup>28</sup> The site plan of Greycroft, made in 1917, is part of the collection of the Tamworth Historical Society.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 87**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**52. THE RAFTERS, 635 Philbrick Neighborhood Road.**

*Photo #71*

The Rafters is located on a twenty-three acre lot on the west side of Philbrick Neighborhood Road. Included on the property are a Colonial Revival house designed by Charles G. Loring, Jr. (see #51), garage and garden designed ca. 1970 by Samuel Newsom (see #11).

**52a. Cottage, 1924. Contributing building.**

The cottage is screened from the road and sited to face north, overlooking the garden, a field and Mount Chocorua. It is a 2-1/2 story, 6x4 bay, side-gabled roof building with a 1-1/2 story rear garage addition dating to 1963. The house rests on a poured concrete foundation. Walls are covered with wide clapboards and flat corner boards. Most of the windows have 6/6 sash and molded casings; the primary exception is a group of three horizontal windows at the rear of the east elevation. Twin brick chimneys rise from the ridge. The main entrance is off-centered on the north façade and consists of a glass and paneled door flanked by partial sidelights. Since 1963 it has been obscured by a shed-roof porch that extends most of the façade width; the east (entry end) third of the porch is fully enclosed, while the remainder has jalousie windows. (The porch replaced an smaller entry portico that was removed in 1951.) Also dating from 1963 is a small, one-story, shed-roof addition appended to the west elevation. The garage addition has a double-bay vehicular opening and shed-roof dormer on the front (east) elevation. Part of it occupies the site of an earlier, detached wood shed.

**52b. Garage, ca. 1924. Contributing building.**

Near the road is a small, single-bay, gable-front garage with clapboard siding, 6/6-sash windows on the side walls and exposed rafter tails. The vehicular opening has a three-part hinged and paneled door.

**52c. Garden, ca. 1970. Non-contributing site (due to age).**

Samuel Newsom's garden was designed to complement the view from the house toward the mountain. Primary features include a rock garden, narrow foot paths, an artificial, stream-fed pool, scattered granite boulders and a bridge comprised of two granite slabs that approximate the shape of the states of Vermont and New Hampshire.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet

Section 7

Page 88

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**History**

Charles Greeley Loring Jr., who inherited Greycroft (#51) from his parents, designed The Rafters for his sister, Katherine Alice Page, and her husband, Walter Hines Page, ambassador to the Court of St. James during World War I and the Versailles Peace Treaty. The Pages sold the house to Dr. and Mrs. Henry Kumm in 1947; their children are the current owners. The elder Kumms removed the front porch (1951) and built the west porch, west bedroom and attached garage in 1963. They also commissioned Samuel Newsom to design the garden. Dr. Kumm was a noted expert on tropical diseases (from one of which, ironically, his wife Joyce died) and played a major role in eradicating malaria following World War II, particularly on the Pontine Marshes outside of Rome. In 1947 he received the prestigious Cruzeiro do Sul award from the president of Brazil for his work on tropical diseases in that country.

**53. PENNYPACKER-WORCESTER CABIN, 105 Loring Road.**

*Photo #72*

Set back from the road on a ten-acre wooded lot, this cabin is placed in a clearing that opens up in the rear to afford views of Mount Chocorua. (Also associated with the cottage is a bathhouse (#74) on leased land near the lakeshore.)

**53a. Cabin, 1929. Contributing building.**

The one-story, gabled-roof, L-plan, log cabin rests on a poured concrete pad; the roof is covered with asphalt shingles. Horizontal window openings with paired, sliding 1/1 sash are tucked up against the eave. A massive, exterior fieldstone fireplace is located at the south corner. The cabin sports two screen porches with log posts, found on the inside of the "L", and running the length of the northwest (rear) elevation; a large, screened porch with open deck was added in the 1990s at an angle from the rear elevation toward the view. A log extension projects from the east elevation, later extended and raised up.

**53b. Garage, ca. 1929. Contributing building.**

Originally erected as a garage that included small, primitive living space for the chauffeur in an attached lean-to, this was enlarged and winterized for living quarters in the mid-1960s and further improved in the 1980s by Samuel C. Newsom (see #24). It is a front-gable, log structure with a screen porch that projects from the front (southwest). Shed-

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 89**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

roof extensions are found on each side elevation, faced with logs in the front and wood shingles on the sides. (Supporting log posts suggest these side walls were once open.) The building is tucked into the edge of the woods.

**53c. Shed, ca. 1929. Contributing building.**

A small, gable-roof shed tucked into the trees stands east of the house. It is faced with novelty siding and rests on concrete blocks.

**53d. Outhouse, ca. 1929. Contributing building.**

Behind the shed is a outhouse that was used by the three servants who accompanied Mrs. Whitman to Chocorua. The shed roof is covered with corrugated metal and walls with wood shingles.

**History**

Ruth Loring Whitman, the second of Charles and Mary Loring's two children, erected this cabin for herself (and assisted with its construction) on land deeded to her three children by their grandmother (see #51). The builders were Danny Watson and Perley Grace, ably assisted by Whitman. Whitman passed this property to her daughter, Ruth Whitman Pennypacker (who had sold her own cabin, #54, to her brother), and son, Loring. Pennypacker eventually bought her brother out, and the property is currently owned by her daughter, Barbara Worcester.

**54. RUTH WHITMAN CABINS, 732 Philbrick Neighborhood Road.**

*Photo #73 & 74*

These two log cabins, located on a forty-three acre wooded lot, sit well back from the road on a ridge that offers a fine view of Mount Chocorua.

**54a. Cabin, 1922. Contributing building.**

The larger of the two cabins and known as "Onaskew," this is a side-gabled roof structure with a broad fieldstone chimney centrally located on the roof. The gable peaks are sheathed in wood shingles and lit with three windows, the center one of greater height. Remaining window openings are horizontal and contain sliding 1/1 sash. Spanning the

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 90**

Chocórua Lake Basin Historic District  
Tamworth, New Hampshire

---

south elevation is a porch with log posts and exposed log rafters; its roof begins at the ridge of the cabin and is framed into the front roof slope with short upright supports, presumably to achieve a higher roofline and direct more light into the cabin. The main entry door, located at the west end of this elevation, is made of vertical boards. A gabled extension with shingled walls is appended to the east end of the cabin and includes an inset screen porch in the rear. A gabled log ell extends to the rear of the cabin.

**54b. Cabin, 1922. Contributing building.**

The smaller cabin, "Beta," sits west of and slightly back from the larger. It is a gable-front, single-room building with an open porch inset into the front end; the porch is supported by log posts and features a log cross-piece in the gable. Both gables are made of logs. Its windows and entry door match those of the larger cabin.

**54c. Garage/bunkhouse, ca. 1922/1930s. Contributing building.**

Screened by trees at the east edge of the clearing is a gable-front, wood-shingled garage with a single vehicular bay accessed by double doors with panels of diagonally laid boards. The south wall was later (ca. 1930s) extended to provide a bunkhouse addition that is lit with 6/6-sash windows and accessed via a horizontal panel door.

**54d. Outhouse, ca. 1922. Contributing building.**

Likely the earlier of the two privies on the property, given its closer proximity to the cabins, this is a shed-roof building clad with clapboards.

**54e. Outhouse, ca. 1930s. Contributing building.**

Likely built for occupants of the bunkhouse, given its proximity to that building, this is a shed-roof building clad with clapboards.

**History**

Prior to her marriage to John Pennypacker, Ruth "Peggy" Whitman (1899-1993) built these two log cabins on land she and her brothers, William and Loring, inherited from their grandmother, Mary Loring (see #51). Enchanted by a log cabin belonging to an old family friend in northern Maine, she arranged to have some of his trees chopped down

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

**Section 7 Page 91**

---

and transported by the weekly lumber train to West Ossipee, where they were dumped on the siding and left until Whitman had them hauled to Chocorua. In 1922 she herself constructed the first cabin, named Onaskew in acknowledgment of the warped condition of the logs. The other (smaller) cabin, also built by Whitman, was named Beta. Whitman eventually sold the cabins to her brother, William Whitman III, in whose family they remain.

**55. JOANNA PENNYPACKER CABIN, 125 Loring Road.**

This cabin sits on a knoll, far back from the road, with a view north to Mount Chocorua. The nineteen-acre parcel is wooded. (Also associated with the cottage is a bathhouse (#74) on leased land near the lakeshore.)

**55a. Cabin, 1969. Non-contributing building (due to age).**

The cabin is a gable-roof building sheathed in vertical-grooved plywood siding on the walls and asphalt shingles on the roof. A brick chimney projects from the ridge, near the west end. The cabin is sited gable end to the view, with a deck off the north gable end and a screen porch to the west, both located for maximal vistas.

**55b. Garage, early 1970s. Non-contributing building (due to age).**

The garage is a gable-front structure on a concrete pad with a vehicular opening and pass door in the front gable end. Walls are sheathed with vertical-grooved plywood siding and the roof with asphalt shingles. The garage is located below the house, also set back from the road.

**History**

This cabin was built on land formerly associated with Greycroft and which was deeded by Mary Loring to her grandchildren (see #51). One of those grandchildren was Ruth Whitman Pennypacker, the mother of Joanna Pennypacker, who built two cabins off Philbrick Neighborhood Road (#54) before moving into Worcester Cabin (#53) which is adjacent to this property and now owned by Joanna Pennypacker's sister. Joanna Pennypacker is both the original and current owner of this cabin. The builders were Danny Watson and Perley Grace.

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

**NATIONAL REGISTER OF HISTORIC PLACES**  
**Continuation Sheet**

**Section 7**

**Page 92**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**56. FIFIELDS**, Chocorua Lake Road.

*Photo #75*

Fifields is located deep in the woods, north of Chocorua Lake Road, and has been abandoned since at least the early 1950s. The fifty-one-acre wooded lot wraps around the Clark Cottage parcel (#60); at its west end is a cellar hole (see #87).

**56a. House**, ca. 1890. Contributing building.

The house is a 1-1/2 story, high-posted, 3x1-bay, side-gabled roof dwelling set on a poured concrete foundation. An offset brick chimney rises from the ridge, and the cornice returns at the gable ends. Walls are covered with clapboards and trimmed with simple corner boards. Neither the exterior door nor any window sash remain.

**History**

Called Fifields since the 1920s, nothing is known of this house, beyond what deed research, historic maps and interviews reveal. The 1860 map shows a house owned by J. Bickford in the vicinity, but given the late nineteenth century appearance of Fifields, it was probably not this building. In 1892, a building on this site is marked "Chaplin," and deeds show that Winfield S. Chaplin purchased land in 1889 and again in 1892, selling it in 1900 to John E. Hudson. None of the transactions specifically reference a building. No building appears on the 1916-21 Chocorua Mountain Club map, although locals have known of a house here since the 1920s. The 1931 CMC map shows a building here, but without an owner's name. It seems likely it received its name from the family who occupied it during the 1930s and believed to be related to the Clarks, owners of Clark Cottage (#60) and who ultimately purchased this tract.

**57. HARRY BALCH CAMP**, 124 Loring Road.

*Photo #76*

A quarter-mile drive ending at the top of a hillside pasture leads to the Harry Balch Camp, located on a 107-acre parcel. In front of the camp is a former pasture, now somewhat overgrown with bushes, affording a view of Mount Chocorua to the north. Set in the midst of the pasture is a fieldstone fireplace, built into a glacial boulder. An early stone wall follows the upper portion of the drive. (Also associated with the cottage is a boathouse (#76) on leased land near the lakeshore.)

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 93**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**57a. Camp, 1947. Contributing building.**

The dwelling is located in the southwest corner of the pasture. Two buildings joined together in 1947, it stands one story high, is clad with board and batten siding, rests on concrete footings and has a corrugated metal roof. The main block is rectangular in plan, with a gabled screen porch forward-projecting extension at the south end. A second screen porch with a hipped roof is appended to the north end. Window openings are both vertical and horizontal and filled with a wide variety of multi-pane sash types.

**57b. Wood/tool shed, ca. mid-20<sup>th</sup> c. Contributing building.**

At the southern edge of the pasture is a small wood and tool shed. It has a gabled roof covered with corrugated metal, board and batten wall siding and is open at the north end for wood storage.

**57c. Shed, ca. mid-20<sup>th</sup> c. Contributing building.**

A small, shed-roof shed with board and batten wall siding is located adjacent to the drive, north of the house.

**57d. Well house, ca. 1947. Contributing structure.**

The well house consists of a standing-seam-metal gabled roof that reaches the ground. Horizontal sheathing covers the two triangular side walls. It is located adjacent to the drive, north of the shed.

**History**

Henry "Harry" G. Balch (1901-75), son of Franklin and Lucy Balch (#59), assembled two smaller buildings into a summer camp for his wife, Molly, and himself, purposely distanced from the rest of the Balch family cottages. One of the buildings came from the saw mill established by Ingersoll Bowditch in the 1930s on the so-called Brown lot (#102); the other was a goat shed used by Ingersoll's father, C.P. Bowditch, in an attempt to raise angora goats on this former pastureland. Gerald Stanley of Conway moved and united the two buildings for Balch.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 94**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

Balch is credited with being the first to recognize the increasing detrimental impact of automobile traffic and mobility on life within the district and was a major force in local conservation planning that led to the establishment of the Chocorua Lake Association and Chocorua Lake Conservation Foundation.

The property passed to the Balches' two daughters and remains in the family.

**58. KALARAMA, 342 Loring Road.**

*Historic Photo #12*

*Photo #77*

Kalarama is set at the south edge of a large, sloping field surrounded by mature trees, with a splendid view of Mount Chocorua and the Sandwich Range. It is reached via a quarter-mile drive. Stone walls run behind the house, as well as to the east. Low fieldstone retaining walls are found in front of the house. The property includes two parcels of land. The house lot is 407/61, comprising 17.2 acres and 407/60, a half-acre contiguous parcel.

**58a. Cottage, 2003-04. Contributing building (Criteria E).**

Currently under reconstruction, the cottage is a 2 ½ story, hip-roof building designed in a Y plan, with the prominent full-height, gable-roof extension facing north toward the mountains. It rests on a poured concrete foundation, and the roof is covered with asphalt shingles. A shed-roof dormer projects from the hip roofs. The majority of the windows have 1/1 hung sash; a few are diamond-pane casements or multi-light sash. Walls are now clad with wrap, but will ultimately be covered with wood shingles. A broad fieldstone terrace (which was salvaged from the original cottage) wraps around the entire extension and is covered on the two sides with a shed-roof porch.

The cottage contributes to the district under Criterion E as a faithful reconstruction of the original cottage on its original site and within its original setting. It is a near-exact replica of the ca. 1892 cottage, differing only in the use of 1/1 hung sash in lieu of what had been 6/6 sash, and shed-roof dormers rather than gable-roof dormers. A two-story, hip-roof service wing, which had been added to the cottage in the 1920s, was not rebuilt.

The rebuilding was undertaken relying on the numerous family and published photographs of the house. Although the fire entirely destroyed the house, the new cottage

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 95**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

was placed on the original foundation and continues to open onto the broad fieldstone terrace that was part of the original house. Its historic setting – part of a complex that includes an ice house and horse barn and set in a field with stunning views toward Mount Chocorua – is unchanged.

**58b. Horse barn, ca. 1891-92. Contributing building.**

Southeast of the cottage, in the woods, is a gable-front horse barn covered in shingles. A rolling door fills the wagon entrance. The roof is sheathed with corrugated metal; rafter tails are exposed at the eaves.

**58c. Ice house, ca. 1892. Contributing building.**

Behind the cottage (and originally directly behind its service wing) is a gable-roof ice house on a stone base. Walls are covered with wood shingles. A single, solid-board door is found on the west wall, and small louvered vents in the gables. Interior walls are sheathed and insulated with sawdust. The building lacks a floor.

**History**

Railroad bridge engineer Gustavus Browne Maynadier (see #50) apparently designed the original house on this site for his son, Gustavus Howard Maynadier (1866-1959), without the assistance of an architect. It was designed in a “Y” to maximize views of the mountains; the parlor at the end of the Y resembled a captain’s cabin in the stern of a ship. The house was constructed by Larkin D. Weed. The younger Maynadier bought the land for the house in 1891 from the Gilman family, later adding to his holdings in 1903.<sup>29</sup> The name for his cottage, built ca. 1892, is thought to be derived from the Greek “kalo orama,” or “pleasant view.” A bachelor, Maynadier was a Harvard professor of English.

Katherine Sergeant White, later the wife of E.B. White and *The New Yorker*’s first fiction editor, spent several summers here in the early 1900s when her family rented Kalarama.

The property remains in the Maynadier family, currently owned by grandsons of Gustavus Howard Maynadier’s sister, Grace Evelyn Mathews.

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<sup>29</sup> It is unclear whether both father and son lived here, or whether the elder Maynadier, who purchased #50 in 1891, lived at that address.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 96**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

Tragically, in September, 2002, an arsonist burned Kalarama to the ground, leaving only the chimney and fieldstone terrace. The wood shed, which stood close by the service ell, was badly charred and later torn down, leaving only the ice house and horse barn from the original complex. Within a year, the family began rebuilding the cottage on the footprint of the original.

**#59. BIRCH KNOLL**, 353 Loring Road.

*Photo #78-80*

Located on fifteen acres on the north side of Loring Road, Birch Knoll sits on a knoll in a modest clearing surrounded by mature woods. The rear (east) porch initially looked out over Chocorua Lake and Mountain, but the view is now reduced to only a glimpse. In addition to the cottage, the property includes an ice house/wood shed and a garage. (Also associated with the cottage are a boathouse (#77) on the lakeshore and a well house (#98), both located on a separately owned lots.)

**59a. Cottage**, 1913. Contributing building.

The cottage, which survives virtually unaltered, is the work of Charles H. Walker; its dissimilarity to his other houses in the district is probably due to its far later date.<sup>30</sup> Designed in the Colonial Revival style, it is a 2-1/2 story, hipped-roof house with a two-story, two-part wing. The entire building rests on a granite block foundation, has wood-shingle-clad walls and asphalt shingles on the roof. Two tall, wide, brick chimneys rise from the main block and a third from the wing. The main block is a 3x2-bay structure; on the façade, the north bay projects forward in a full-height, hipped-roof pavilion. Windows in the main block are varied and include both 6/6 and 2/2 hung sash and paired, three-light casements flanked by narrow three-light openings. The main entrance, a strong Colonial Revival feature and centered on the west façade, is a modified Palladian window in form. Above it is a group of four windows with a shared, molded cap on the second story and a hipped-roof dormer in the roof. The east elevation features a one-story, full-width porch supported on square posts. Two pairs of French doors, in addition to a standard doorway, all with wide, full-length sidelights, lead onto the porch, providing maximum cross-ventilation. Above the porch are hipped-roof, balustraded sleeping porches in the outer bays, linked by a shed-roof dormer.

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<sup>30</sup> Birch Knoll is Walker's only cottage in the district designed in the Colonial Revival style, and it consequently lacks the use of fieldstone on exterior architectural elements – his signature piece on his other residences.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 97**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

The wing extends to the north. The southern section, which contains the kitchen and related spaces on the first floor, has a gable roof and is parallel to the main block. Both front and rear elevations have a row of paired, three-light casements on the first story, repeated in the rear on the second story. The northern section of the wing, the servants' wing, is a single bay wide, has a hipped roof and is placed at right angles to the rest of the cottage.

**59b. Ice house/wood shed, 1913. Contributing building.**

North of the house at the edge of the clearing is an ice house/wood shed that visually complements the cottage. It rests on a poured concrete foundation. Walls are covered with wood shingles and the roof with corrugated metal. Rafter and purlin ends are exposed on all sides of the overhanging eaves. The north end has a gabled ventilator, suggesting the ice house was in this section.

**59c. Garage, ca. 1954. Contributing building.**

West of the house is a garage on concrete blocks. Walls are sheathed with horizontal boards and the roof with standing seam metal. The east gable front is entirely open for vehicular access.

**History**

Birch Knoll was built for Lucy and Franklin Balch. Lucy was the youngest daughter of C.P. Bowditch. The property was part of the several tracts that Bowditch and Henshaw Walley purchased jointly in 1883. When the two men split their holdings in 1886, Walley retained much of Stratton Farm, but Bowditch took ownership of the farmhouse (Walley Cottage, #33), the lakeshore and the knoll on which Birch Knoll was built, replacing an informal viewing structure erected by Walley.

Franklin Greene Balch (1864-1958) was a prominent Boston surgeon who was very active in a number of state, regional and national professional medical associations. Harvard educated, he was a fellow of the American College of Surgeons, as well as of the American Surgical Association and served as a diplomat to the American Board of Surgery. He and Lucy (1868-1952) actively supported black causes, including Hampton Institute, and frequently invited the Hampton Singers to their Chocorua home for

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet

Section 7

Page 98

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

concerts.<sup>31</sup> Singer Marion Anderson was another visitor, as was Balch's sister, Emily Balch, winner of the Nobel Peace Prize in 1946. The house remains with the Balches, in a family trust.

**60. CLARK COTTAGE**, 1461 Fowlers Mill Road. Contributing lot (8 acres).  
*Photo #81 & 82*

The Clark Cottage is one of the fourteen early farmhouses in the district that were later converted into summer cottages. With a barn and poultry house, it occupies an eleven-acre lot on the north side of the road, near its intersection with Philbrick Neighborhood Road. A modest clearing behind the house offers a mountain view. An early 20<sup>th</sup> century stone wall edges the road, continuing along the edge of the adjacent parcel of which this property was a part until 1969. Fieldstone posts mark the driveway entrance. At the west edge of the parcel, granite lawn steps lead to a path that heads westerly toward a cellar hole (see #80).

**60a. Cottage**, ca. 1850s/1920s. Contributing building.

Although the core of the original farmhouse, a Greek Revival cape, is evident, identified primarily through the portion of the foundation that is granite block and the positioning of the main entrance, it was substantially renovated and expanded in the 1920-30s, as well as in the 1990s. The main block is a 1-1/2 story, side-gabled roof structure with clapboard siding. The original portion is on a granite block foundation, but the eastern two bays, added in the 1920-30s, are on a fieldstone foundation. The main entrance, centered in the original portion, appears to be the original farmhouse entry; it has partial sidelights, transom and glazed corner blocks (unclear whether they are original or later features). A gabled door hood (ca. 1920s) with drop finial brackets protects the entrance. Above the entrance is a brick stove chimney, likely a replacement of an earlier chimney in its approximate location. Fenestration on the first story is varied and reflects 1920-30s alterations on the façade (a mix of 6/6 hung sash windows and smaller casements) and late 20<sup>th</sup> century modifications in the rear. Ranged across the roof are three gabled

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<sup>31</sup> Tolles, 2000: 241-43. Hampton Institute, founded in 1868 as a normal and agricultural school, was one of the first black colleges and a pioneer in African-American education. At one time, its president was George Perley Phenix, father of Spencer Phenix (#41). The Hampton Singers were part of the Institute and helped to bring spiritual music to the forefront of American life. Between at least 1928 and 1940, the group performed annually at Birch Knoll.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 99**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

dormers of similar vintage to the entry hood; each dormer has dentil molding, exposed rafter tails, and two or three multi-pane windows. The west end of the house has an arched and denticulated multi-pane window in the gable suggestive of an inset sleeping porch and probably a 1920-30s feature. Appended to the east gable end is a stepped-back, 1-1/2 story addition of similar design to the main block.

**60b. Barn, ca. 1880s. Contributing building.**

East of the house, and with its front gable end facing it, is a barn that probably accompanied the farmhouse, but its transitional timber frame suggests it was built at a later date. It rests on a fieldstone foundation and has wood-shingle-clad walls. The centrally positioned wagon entrance has a rolling, interior door of vertical boards. Windows with 9/6 hung sash are found in the gable peak and side walls and stall windows in the rear gable end.

**60c. Poultry house, ca. early 20<sup>th</sup> c. Contributing building.**

Behind the barn is a partially collapsed wood-frame shed once used for chickens and later converted by J.D. Clark to a sauna for his Swedish workers.

**History**

The 1860 map shows three adjacent dwellings in the immediate vicinity, making it unclear which was this house. The 1892 map indicates it was owned by "Walley," presumably Clara L. Walley, who also owned the adjacent parcel (#87). In the early 20<sup>th</sup> century, it came into the hands of Arthur Comey, who purchased adjacent Kinterra (#31) in 1916 and may have picked up this property to protect his holdings. Land records indicate he sold it in 1920 to J. Dudley Clark, in whose ownership it remained for nearly fifty years. It was probably Clark who renovated the farmhouse into a summer cottage. Clark assembled other land in the vicinity, including the 175-acre Engelman property (see #87 & 88) and 200 acres from the Bickfords. In 1968, his grandson, Forrester A. Clark, donated this property to the Appalachian Mountain Club, which sold it the following year to Richard and Carol Stoneman, the current owners. Richard Stoneman, a musician from Ohio at West Point, had previously vacationed in New Hampshire; after relocating here, he became a real estate agent. In 1972, Clark, donated 262 acres (#113) of his back land to the Chocorua Lake Conservation Foundation.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 100**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**61. SARAH OLIVER COTTAGE, 455 Washington Hill Road.**

*Photo #83*

This property, situated at the intersection of McGregor Road, is the southernmost of seven within the district that front on Washington Hill Road. The buildings, consisting of a house with connected sheds and barn, are on the north end of a small cleared field. A broad, early 20<sup>th</sup> century stone wall extends along the Washington Hill Road frontage; a more recent dry-laid retaining wall of field boulders separates the front yard from the field. The wooded twenty-four-acre parcel (map/lot 408/48) across McGregor Road is associated with this property.

**61a. Cottage, ca. 1790/ca. 1914. Contributing building.**

This is one of the fourteen early farmhouses in the district that were later converted into summer cottages; despite a modicum of early and mid-20<sup>th</sup> century alterations, it retains its elongated (five bays wide, with an additional bay, early, if not original, at the west end) cape form and Greek Revival entrance detailing. The cottage rests on a granite block foundation; walls are clad with clapboards and the roof with asphalt shingles. The boxed eaves return at the gable ends. Two gabled dormers are found on the façade: the western one was added ca. 1914 and the eastern post-1940. The brick ridge chimney, centered over the entrance, has been rebuilt, probably in the mid-20<sup>th</sup> century. The majority of the windows have 2/2 sash. The main entrance is located in the third bay from the east and features a Greek Revival surround and partial sidelights. Projecting from the east gable end is a full-width, hipped-roof porch, possibly the same porch, albeit modified, that appears in early 20<sup>th</sup> century photographs, at which time it extended across the first two façade bays. Projecting from the west gable end is a 1-1/2 story ell that seamlessly connects to a shed. The façade of the ell contains a secondary entrance and three windows with 10/10 sash, while the shed has a 2/2-sash window and a wagon entrance with an exterior rolling door.

**61b. Barn, ca. 1920. Contributing building.**

The gable-front barn was built to replace an earlier barn that burned sometime in the early 20<sup>th</sup> century. It apparently stands on the same site, but now connects to the house via a short, wood-shingled link. Both the barn and the link are sheathed with wood shingles. A wagon entrance, with a rolling, diagonally boarded door, is located in the left bay and a hay door above. Horse stall windows puncture the west elevation.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 101**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**61c. Well, ca. 1914. Contributing structure.**

Behind the ell is a round, fieldstone well.

**History**

The earliest known owner of this farmhouse, erected ca. 1790, is the Ham family; Nicholas Ham is the indicated owner on the 1860 map. By 1892, Ham had died and the property owned by his heirs, from whom Sarah E. C. Oliver purchased it at auction in 1913. Miss Oliver, the first to use it as a summer residence, was an accomplished watercolor artist from Boston. She added the west dormer and a porch. Even prior to purchasing this farmhouse, Miss Oliver had bought a fair amount of land on Washington Hill, starting in 1897 – in fact, with the exception of #62, all of the Washington Hill Road property within the district was in her ownership. Across the street, she built a studio for herself (see #67) and apparently a house for her mother (#63).

Most of her property was sold to various parties at her death ca. 1929, but Miss Oliver sold this house to Helen Ellis of New York in 1922. In 1940 it was purchased by the Leigh Hoadleys, in whose family it remains. Leigh Hoadley was a Biology professor at Harvard.

**62. WARREN COTTAGE, 464 Washington Hill Road.**

*Photo #84*

Warren Cottage, the southernmost district property on the east side of Washington Hill Road, occupies a forty-one-acre parcel that includes woodland, a field south of the cottage (in which an enormous glacial boulder sits), and numerous stone walls.

**62a. Cottage, 1917. Contributing building.**

The cottage is a 1-1/2 story, 5x3-bay, gambrel-roof building sited at right angles to the road to face south over a field. It rests on a granite block foundation, likely that of an earlier farmhouse on the site. Wood shingles cover the walls, and a mix of standing-seam metal and asphalt shingles cover the roof. Both roof faces are punctured with a shed-roof dormer containing three windows. A wide, brick chimney rises from the ridge. Most of the windows contain 6/6 sash; the rear dormers have 4/4 casement sash. Extending to the east is a 1-1/2 story, gambrel-roof wing with an inset porch on the south elevation.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 102**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**62b. Woodshed, pre-1916. Contributing building.**

Northeast of the house is a gabled-roof woodshed, once an ice house, that accompanied the earlier farmhouse. It has wood shingles on the walls and roof.

**62c. Garage, ca. 1964. Non-contributing building (due to age).**

North of the house is a gabled-roof garage that was built at least in part from scrap materials belonging to a barn on the site that collapsed in 1961. The garage sits on a concrete base and is clad with wood shingles. Two garage bays with a transom window above are found in the south (eaves) elevation.

**History**

By the mid-19<sup>th</sup> century, the Blaisdell family had established a farm here. In 1910, Harvard professor Milton Machado Warren purchased the farmhouse for a summer house.<sup>32</sup> Six years later, the farmhouse burned and the Warrens replaced it with the existing cottage. The family held it until 1961, when it was purchased by John and Ruth Miller, in whose family it remains.

**63. PRATT COTTAGE, 480 Washington Hill Road.**

*Photo #85-87*

This property occupies one of the smallest lots in the district, a mere 1.8 acres. Mostly wooded, the lot contains a cottage, barn, well house, fieldstone fireplace and a small field south of the cottage. A stone retaining wall marks the north lot line.

**63a. Cottage, ca. 1915. Contributing building.**

The cottage is a 2 ½ story, 4x2-bay dwelling with a shallow, 1 ½ story ell. The west (façade), south and east elevations of the main block are clad in clapboards, while the north elevation is covered with wood shingles. A short, brick chimney rises from the roof. Wrapping around the façade and east elevation, as well as half of the ell, is a one-story, hipped-roof porch on a fieldstone base and supported by chamfered posts; the

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<sup>32</sup> Although yet to be documented, it seems likely that Milton Machado Warren was related to Salome Machado Warren, who introduced the Reynolds to Chocorua and brought in her brother, Ernest Machado, to design their cottage, Juniper Lodge (#17).

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 103**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

railing has plain, square balusters. The main entrance is located in the second façade bay from the left; the far left bay projects out onto the porch. Windows are regularly spaced and contain 2/2 sash. The ell features gabled dormers on both roof faces and an inset service porch at the southeast corner. Attached to the east wall of the ell is a wood-shingled shed with a shed-roof dormer and a rolling wagon door in the south wall; the shed is thought by the owners to pre-date the house and may have been part of the Blaisdell farm (see #62).

**63b. Barn, ca. 1915. Contributing building.**

East of the house is a gable-front barn built contemporaneously with the cottage. It has wood-shingled walls, windows with 2/2 sash, a wagon opening with an exterior rolling door in the left façade bay, a hay door above, and a shed extension along the south wall.

**63c. Well house, ca. 1915. Contributing structure.**

North of the house and tucked against the property line is a well house consisting of a low, fieldstone base covered by a low-slung, asphalt-shingled, gabled roof that nearly touches the ground. The gable is sheathed with vertical boards and includes a flush door.

**History**

Sarah Oliver, whose summer house was across the street at 455 Washington Hill Road, is thought to have erected this cottage for her mother. (Miss Oliver also erected a studio for herself – see #67.) In 1929, Harold B. Pratt, a friend or acquaintance of Miss Oliver's and previous guest at Hayford's-in-the-Field, purchased this property from Oliver's estate. It remains in the Pratt family.

**64. TAYLOR COTTAGE, 521 Washington Hill Road.**

*Photo #88*

Situated on a two-acre, wooded parcel on the west side of Washington Hill Road, this cottage is set in a small clearing far back from the road. Dirt drives lead out to both Washington Hill and McGregor roads.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 104**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**64a. Cottage, 1930. Contributing building.**

Taylor Cottage is a square-plan, hipped-roof rustic dwelling with a brick chimney rising from the apex of the roof and a hipped-roof screen porch spanning the west, south and east elevations. The building stands a single story in height, with a sleeping loft that appears to extend its entire perimeter. The main roof is covered with asphalt shingles and the porch roof with standing-seam metal. Machine-cut log siding, exposed rafter tails, and log posts and railing on the porch are key rustic features. First level windows are wide, with 2/1 sash, while sleeping loft windows are hinged and multi-pane.

**History**

This cottage stands on land that was part of Sarah Oliver's holdings (see #61) and was purchased by Geraldine Taylor in 1929 from her heirs. Almost immediately, Mrs. Taylor erected the cottage for the use of her two daughters. In the late 1970s, the daughters sold the property to Richard Moir, who lived immediately to the north (#65) and needed the "overflow" space.

**65. MOIR COTTAGE, 521 Washington Hill Road.**

*Photo #89*

One hundred and seven acres surround Moir Cottage and its outbuildings. The buildings are located toward the south end of the property, which includes woodland and small cleared fields. In front of the house, the lawn is terraced with fieldstone retaining walls before it reverts into a small field. Stone walls extend along the road frontage, edge the entry drive and run behind the buildings. At the time the house was converted to a summer residence, there were views of Ossipee Lake to the south.

**65a. Cottage, ca. 1800/ca. 1910. Contributing building.**

Moir Cottage is one of the fourteen early farmhouses in the district that were later converted into summer cottages. The original building is a five-bay, south-facing cape with a large, central chimney (rebuilt). Although this main block is clearly visible, the house has been expanded over the years with an east wing (pre-1929 and likely late 19<sup>th</sup> century), north ell (ca. 1940s) and northwest wing (1986).

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 105**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

The main (original) block is sheathed with clapboards on the façade and wood shingles on remaining elevations. Windows have 9/6 hung sash. Ranged across the south roof slope are four small, gabled dormers with 6/6-sash windows, added sometime after 1920. Appended to the west gable end is a gabled screen porch that appears to date from ca. 1960s. The east wing, which appears in early 20<sup>th</sup> century photographs, is clad similarly to the main block, with clapboards on the façade and rear and wood shingles on the east gable end. A large brick chimney (rebuilt) is centered on the ridge. The existing façade fenestration, consisting of a group of three 9/6-sash windows and two single windows, reflects mid-late 20<sup>th</sup> century remodeling, as do the two existing shed-roof façade dormers, which break the eave line, and a row of four gabled dormers on the rear slope. (Early 20<sup>th</sup> century photographs show a hipped-roof porch spanning the façade, what appears to be regularly spaced windows and a centrally located entrance, a corbeled stove chimney and dormers in the same locations, but gabled.)

A 1 ½ story, ca. 1940s ell extends from the rear of the main block. It is clad with clapboards. Both roof slopes are punctured by linked gabled dormers; a large brick chimney rises from the ridge. Projecting from the northwest corner of the ell is a large, one-story, shed-roof sunroom with a south-facing clerestory; it was added in 1986.

**65b. Barn, ca. mid-19<sup>th</sup> c. Contributing building.**

Located directly on the road, northeast of the house and with its gable-front facing the road, is a barn that was associated with the original farm. It rests on a fieldstone foundation and has wood-shingled walls and a standing-seam metal roof. The historic wagon openings in each gable end have been modified to accommodate an overhead garage door. Walls are pierced with a variety of window sizes and types, including those with 9/6 sash, stall windows, and flanking the west vehicular opening, multi-pane horizontal windows. A shed-roof canopy is attached to the south wall.

**65c. Well, ca. 1910. Contributing structure.**

Southwest of the house on the lawn is a square, fieldstone well that stands approximately 2 ½ feet high.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 106**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**65d. Garage, 1981. Non-contributing building (due to age).**

A side-gabled-roof garage is situated immediately northwest of the barn. Walls are sided with vertical plywood siding and the roof with standing-seam metal. Three garage bays with overhead doors are located along the south (eaves) wall.

**65e. Sap house, 1981. Non-contributing building (due to age).**

Behind the cottage and some distance up a separate dirt drive is a sap house sheathed with vertical plywood siding.

**65f. Car barn, 1991. Non-contributing building (due to age).**

Near the sap house is a large equipment building used to store vehicles. Walls are sided with vertical plywood and the roof with metal.

**History**

One of several early farms on Washington Hill Road and likely established ca. 1800, this was in the Perkins family by 1860. (The 1892 map shows two other farms on the road in that family, immediately north and south of the district bounds.) In 1898, Miss Sarah Oliver purchased land from John Perkins, followed by a second transaction in 1910, after which she converted his farmhouse into a summer cottage, modifying (or possibly adding) the east wing.. Miss Oliver owned nearly all the Washington Hill land that lies within the district; it is unclear whether she continued to summer in this cottage after purchasing the farmhouse at 455 Washington Hill Road (#61) in 1913 and also converting that into a summer cottage.

After her death, this property was purchased by Miss Edith R. Moir of Brookline, Massachusetts, in whose family it remains. The Moirs added dormers and the screen porch to the main block, as well as the ell, northwest sunroom and late 20<sup>th</sup> century outbuildings. It is one of the few dwellings in this section of the district now lived in year-round.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**                      **Page 107**                      Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**66. JUNE COTTAGE, 526 Washington Hill Road.**

*Photo #90*

June Cottage is located on a wooded, four-acre lot on the east side of Washington Hill Road. A paved drive continues past the buildings and on to a rear parcel beyond the bounds of the district.

**66a. Cottage, ca. mid-19<sup>th</sup> c./ca. 1924. Contributing building.**

The cottage possibly evolved from a 19<sup>th</sup> century farm outbuilding, but its present appearance is that of an early 20<sup>th</sup> century summer cottage. It is a 1 ½ story, side-gabled-roof dwelling on a fieldstone foundation with a one-story wing extending to the east. Walls are clad with wood shingles and the roof with asphalt shingles. Although primary access is on the north elevation, the south elevation is the more visually prominent. Four gabled dormers span the roof slope, each with twelve-pane sash. The first story has a wide, multi-light, tripartite window occupying the west half of the wall and a group of three 6/6-sash windows in the east half. An entrance is found at the east end of the main block, reached via a flight of fieldstone steps and protected by a plain portico. The north elevation features two large gabled dormers with casement sash and an unassuming entrance at the east end of the main block. An exterior brick chimney is appended to the west gable end; its base has been incorporated into a recently added wooden deck. The east wing appears to date from the 1920s-30s and is similar in appearance to the main block, although its roofline is lower and it lacks dormers.

**66b. Garage, mid-20<sup>th</sup> c. Non-contributing building.**

Northeast of the cottage stands a front-gable garage that faces west toward the street. Walls are sheathed with wide clapboards. The west gable end contains two vehicular openings with overhead doors.

**66c. Well house, ca. 1924. Contributing structure.**

North of the garage and across the entry drive is a well house that stands on a concrete base. It has a low-slung gabled roof with wood shingles covering the gable.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 108**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**History**

Although not documented, it is thought locally that this cottage may have been an outbuilding on the Blaisdell Farm, which occupied this side of the road by 1860 and whose farmhouse was on the site of Warren Cottage (#62). In 1924, the structure and forty acres were transferred to William Edgar Moore, grandfather of the current owner and caretaker of Sarah Oliver, who owned most of the real estate in the vicinity in the early 20<sup>th</sup> century and lived at 455 Washington Hill Road (#61). The forty acres included the property on which Look Cottage (#67) and a large, rear parcel on which the current owner erected a house in 1977 that is beyond the district bounds.

By 1931, the property was in the Bartram family. During the 1940s and '50s it belonged to M. Warren (see #62).

**67. LOOK COTTAGE, 540 Washington Hill Road.**

*Historic Photo #13*

*Photo #91-94*

Tucked into the trees on a seven-acre wooded lot is a cottage and five outbuildings, most of which are connected by fieldstone-lined paths.

**67a. Cottage, ca. 1915/1929. Contributing building.**

The cottage is thought to have been moved to this site from a location several hundred feet south. By 1929 it was on this site.<sup>33</sup> With the exception of the removal of a brick ridge chimney and south deck, and the addition of an east wing, it has been only minimally modified since its construction. It is a rustic, 1 ½ story, side-gabled-roof, south-facing building with an original west wing and later (date unknown) east wing, both of which are set back from the main block. The foundation is a mix of fieldstone and brick piers. The entire cottage is covered with wood shingles and has exposed rafter tails along the eaves. The main entrance, which retains an early wood and glass-paneled door, is set at the west end of the main block. Windows vary in size, but most are square and contain six panes. A distinctive bay window supported by braces and protected by a steep, gabled roof projects from the façade.

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<sup>33</sup> An early photograph of the cottage, labeled Miss Oliver's studio, shows the cottage on this site. Whether it was moved here by her, or always stood in this spot, has not been documented.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 109**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**67b. Log Cabin, ca. 1930. Contributing building.**

North of the cottage is a lengthy, one-story log cabin that is built into the hillside. It rests on a fieldstone foundation and has a low-pitched gable roof. At the time of this nomination, it was undergoing major repair. The cabin served as a kitchen/dining room for the cottage.

**67c. Bunkhouse, ca. 1930s. Contributing building.**

Farther up the hillside behind the cottage is a small bunkhouse with wood-shingle walls, exposed rafter tails and a fieldstone foundation. The main entrance is set in the south gable end and contains a vertical-board door.

**67d. Garage, ca. 1940s. Contributing building.**

The garage, which is located near the road, is built of vertical logs. The south end is suspended over a drop in the grade, supported on fieldstone piers. The gabled roof has exposed rafter tails. Two narrow vehicular bays are in the north gable end, each with hinged, wood doors.

**67e. Well, ca. 1930. Contributing structure.**

Also near the road and somewhat north of the garage is a round, fieldstone well standing approximately three feet high.

**67f. Outhouse, ca. 1930. Contributing building.**

The outhouse is southeast of the cottage and some distance from it. It features a steep, gabled roof with a cross-gable over the entrance. Walls are covered with wood shingles.

**History**

The cottage on this property was built ca. 1915 by Miss Sarah Oliver as a studio. It originally stood near her mother's house (see #63) farther south on Washington Hill Road. By 1929 it had been moved to this site, where it was purchased from her estate that year by James B. Look. The Look family, which owned the property until 2002, likely erected all of the auxiliary buildings that accompany the cottage.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 110**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**68-77. BATH AND BOATHOUSES, Chocorua Lake, west shore.**

*Photo #95 & 96*

**Site Description & History**

A group of ten bath and boathouses are strung along a narrow, wooded path that hugs the west shoreline of Chocorua Lake. The buildings are accessed by a long, dirt drive (closed to vehicles) that heads east from Bolles Road, just north of Chocorua Lake Road. The drive terminates at the lake, where a sandy incline provides boat access to the water. From there, the path stretches to the south, with structures lining its west side. None of the structures is visible from the water, effectively screened by trees and natural vegetation as well as their own unpainted and weathered siding materials. A few have narrow footpaths leading down to the water's edge, sometimes provided with a simple log railing and/or ending at a small dock.

All of the bath and boathouses are situated on common land owned by the Balch Trust (see #59). Each was erected by an owner of a cottage within the district and, for the most part, has remained associated with that particular cottage ever since. The first structure was built ca. 1906 and the most recent in the 1960s; many of the later ones replaced earlier structures on the site.

The bath and boathouses are numbered from north to south.

**68. Weld Bathhouse, ca. 1906. Contributing building.**

*Photo #95*

One of the larger bathhouses, this side-gabled roof structure is sheathed in wood shingles and capped by an asphalt-shingled roof with exposed rafter tails. The lakeside elevation has a full-width inset porch with curved side walls. A high, louvered opening on the rear wall provides light and ventilation.

The Weld Bathhouse, the oldest of the group, was built ca. 1906 by Margaret J. ("Annie") Thayer, the original owner of Avoca (#35) and since 1948 in the ownership of the Weld family.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 111**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**69. Weld Boathouse, mid-late 1920s. Contributing building.**

*Photo #95*

The most distinctive building of the group, the Weld Boathouse is located directly behind (west of) its related bathhouse and is the only building that does not face directly on the north-south path. It is a relatively large structure with a clipped-gabled roof on the north end. Walls are sheathed with natural-stained novelty siding. A hipped-roof porch with exposed rafter tails extends from the north gable end, sheltering a wide, sliding paneled door. Walls are punctured with fixed, six-light windows.

The Weld Boathouse was erected by Judge Townsend Scudder, the (supposed) brother-in-law of Margaret J. Thayer and subsequent owner of Avoca (#35). At about the same time, Scudder built a wharf (no longer extant), -- cribbing made of logs and filled with stones, that extended from the sandy incline adjacent to his bath and boathouses.

**70. Sedgwick Bathhouse, ca. 1930-40s. Contributing building.**

Among the smaller of the bathhouses, this is a side-gabled roof structure sheathed with board and batten siding. The asphalt-shingled roof has exposed rafter tails. The lakeside wall is recessed in the center, providing access to changing room doorways on either side.

Family members believe this bathhouse was constructed when the Whittemore family owned the cottage with which it is associated (#45).

**71. Lewis Boathouse, ca. 1960s. Non-contributing building (due to age).**

Despite its relatively recent construction, the design and general appearance of this boathouse continues the tradition established by these structures in the early 20<sup>th</sup> century. Set back slightly from the row of buildings, it is a front-gabled structure sheathed with T-1-11 siding on the walls and asphalt shingles on the roof. A high, screened band extends around all sides of the building.

The Lewis family erected this boathouse shortly after purchasing Heavenly Hill (#1).

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 112**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**72. Peabody-Cannon Boathouse, ca. 1940s. Contributing building.**

One of the larger structures, this is a side-gabled roof building sheathed with board and batten siding. The roof is clad with standing-seam metal. The lakeside wall has a wide, center, ramped opening with hinged doors. Remaining walls have shuttered openings.

The Peabody-Cannon family built this boathouse, which is jointly shared among occupants of the four cottages (#46, 47, 48 & 49) owned by that family on Philbrick Neighborhood Road.

**73. Goodwin-Helm Bathhouse, ca. 1910. Contributing building.**

*Photo #96*

Believed to be the second oldest building in the group, this is a side-gabled-roof structure with an inset porch along the lakeside wall that accesses three small rooms. Walls are clad with clapboards and the roof, which has exposed rafter tails, with asphalt shingles. The rear wall has small openings with hinged shutters.

Descendants of the Sherwin family (see #42), which built Goodwin Cottage in 1905 (no longer standing – see #95), erected this bathhouse for their use.

**74. Pennypacker-Worcester Bathhouse, ca. 1960s. Non-contributing building (due to age).**

*Photo #96*

This small bathhouse is set back slightly from the row; despite its relatively recent construction, it retains the appearance of a structure dating from the 1930s. It has a side-gabled roof, board and batten siding, shuttered openings on the side walls and two doors on the lakeside wall.

Members of the Pennypacker and Worcester families, both descendants of the Loring family which built Greycroft (#51) and themselves owners of cottages in the district (#53 & 55), built this bathhouse.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 113**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**75. Smith Boathouse**, ca. 1966. Non-contributing building (due to age).  
*Photo #96*

This is a side-gabled-roof boathouse sheathed with clapboards. A shallow, inset porch spans the lakeside wall, accessing three doors. The rear wall has three, small windows, each with six lights.

After purchasing Masquemoosic (#43) in 1965, Alan and Lydia Smith erected this boathouse for their use.

**76. Miller-Moody Boathouse**, late 1940s. Contributing building.

A gable-front structure with board and batten siding, this is one of the few buildings in the group to stand on stone footings, rather than cinder blocks. Two doors are located in the lakeside wall, and shuttered openings are found on the side walls.

This was built by Samuel and Marian Bowditch, owners of Birchentower (#10). Already the owners of a boathouse on Little Lake, they ultimately sold this structure to their cousins, Mary Balch Miller and Susie Balch Moody, joint-owners of the Henry Balch Camp (#57).

**77. Balch Boathouse**, ca. 1920s. Contributing building.

The southernmost building in the group and also among the earliest, this is a side-gabled-roof structure set on stone footings and sheathed with board and batten siding. Hinged doors on the lakeside wall open into an open center area with two changing rooms on either side. Shuttered openings are found on the side walls.

The Balch family, owners of the land on which all the boat and bathhouses are placed, erected this structure. Occupants of three family-owned cottages – Birch Knoll (#59), Wheeler Cottage (#34) and Walley Cottage (#33) – share the boathouse.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 114**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**78 & 79. BOATHOUSES**, Chocorua Lake, south shore.

*Photo #97*

**Site Description & History**

At the south end of Chocorua Lake, somewhat back from and well screened from the water, are two late 19<sup>th</sup> century boathouses situated at the north end of a twelve-acre wooded parcel. They are accessed by a dirt drive that heads north from Chocorua Lake Road.

The lot on which the boathouses are located is owned by the Balch Trust (see #59). The boathouses were erected by the original owners of two nearby cottages and with which they remain associated.

**78. Walker Boathouse**, ca. 1892. Contributing building.

Of the two boathouses, this one sits closer to the shore, oriented parallel to it. The building is sheathed with horizontal boards and the gable roof with rolled asphalt. A vertical-board pass door is located to one side in the west gable end, and small windows puncture the lakeside wall.

Charles Howard Walker, original owner of Pine Cone (#29), directly across the road, erected this boathouse.

**79. Runnells Boathouse**, ca. 1900. Contributing building.

Runnells Boathouse is directly behind Walker Boathouse and crowded by encroaching trees. The larger of the two buildings, it is oriented gable end to the lake, with a vertical-board door on the north end. Walls are covered with board and batten siding and the roof with standing-seam metal. Small windows along the side walls, many of which are missing their six-light sash, provide light to changing rooms, while the center space was designed for boat storage.

John Sumner Runnells, original owner of Willowgate (#30), directly across the road, erected this boathouse.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet

Section 7

Page 115

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**80—83. BOATHOUSES.** Little Lake, southeast shore.

*Historic Photo #14*

*Photo #98 & 99*

A group of four bath and boathouses line the southeast shore of Little Lake, looking north over the Narrows Bridge (#84) toward the Sandwich Range; they are the only shorefront buildings within the district that are fully visible from the water. They are accessed by a narrow paved road that leaves Chocorua Mountain Highway (Route 16) slightly north of McGregor Road (and is the roadbed of the highway before it was realigned in 1956). Although located in a cluster, interrupted by the Waldron-Allmendinger Cabin (#12), there is no formal connecting path between them.

Like the other boat and bathhouses in the district, each of these four was erected by an owner of a cottage within the district and has remained associated with that particular cottage ever since; they differ, however, in that three of the four occupies a minute lot that is owned by the corresponding cottage owner. The two older structures of this group, built in the 1890s, were probably moved from their original (nearby) sites, due to the construction of the first Chocorua River Dam in 1901.

**80. Chadwick Boathouse,** ca. 1891. Contributing building.

*Historic Photo #14*

*Photo #98*

This is the oldest boathouse in the district and one of only two to jut out over the water. It is a log structure set on stone and concrete footings. The gabled roof has exposed rafter tails. A wide boat entrance is centered on the lakeside wall, and a vertical beaded-board pass door in the south gable end. The gable peaks each have screened openings.

This was erected by Dr. James R. Chadwick, original owner of Chadwick Cottage (#13) across the road.

**81. Wellinghurst Bathhouse,** ca. 1993. Non-contributing building (due to age).

The most recently constructed boat/bathhouse in the district, this was nevertheless designed in the tradition of the older bathhouses. It sits on concrete footings and is sited with its gable end toward the lake. Walls are covered with horizontal board siding and the roof, which has exposed rafter tails, with asphalt shingles. Openings are limited to the

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 116**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

two gable ends and include a lakeside doorway, shuttered windows and screened gable vent.

Karen Wellinghurst, owner of nearby Cairncroft (#9), erected this boathouse.

**82. Chocorua Inn Boathouse, ca. 1930. Contributing building.**

*Photo #98*

One of only two boathouses in the district to jut out over the water, this is oriented gable end to the lake. It is sheathed with novelty siding and the roof with asphalt shingles. A narrow doorway is found on the lakeside elevation.

This was erected for the use of guests at the Chocorua Inn (#5). At the time it was built ca. 1930, it had a long dock capable of holding many boats. Sometime after the inn closed in the 1940s, the boathouse was purchased by the owners of Hyde Cottage (#6).

**83. Bowditch Bathhouse, ca. 1896. Contributing building.**

*Photo #99*

This is one of the earlier boat/bath houses in the district and one of the most rustic in appearance. It is the southernmost of the group that front on Little Lake, set back slightly from the water but connected to it via a wooden walkway-dock. The gabled-roof, clapboard-clad building is sited parallel to the lake, with an inset porch supported by rustic-work posts and railing spanning the lakeside façade. Four vertical-board doorways occupy most of the wall.

Since it was built, this bathhouse has been associated with Birchentower (#10); it shares an eight-acre lot with the barn (10f) to that property. A photograph of Little Lake taken in 1899 shows a building on this site, likely the existing bathhouse. It was built by Horace Scudder, then-owner of Birchentower.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 117**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**84. NARROWS BRIDGE**, Chocorua Lake Road, ca. 1990. Contributing structure (Criterion E).

*Historic Photo #7, 14-16*

*Photo #100, 104 & 105*

The Narrows Bridge is located at the south end of Lake Chocorua and crosses over the outlet into Little Lake. It is supported by granite block abutments and wing walls on either end which date from the late 19<sup>th</sup> century. The deck is constructed of wooden planks. The railing is also made of wood, and though most recently reconstructed ca. 1990, is rustic in character, continuing a bridge design tradition established by the late 19<sup>th</sup> century. It has log posts and rails with inner panels containing a grid pattern and cross braces also fashioned with logs. The railing appears on both sides of the bridge and continues along both east and west approaches.

**History**

The first bridge at this location was in place prior to 1901 and is documented in a photograph that pre-dates 1901. At that time, the dam that created Little Lake had not yet been built, and the crossing was over the Chocorua River. Like the existing structure, the first bridge had log posts and rails arranged in a panels with log cross braces. At that time, the railing extended only a short way along the approach, but its appearance along the deck differed from the existing bridge only in that the lower rail was positioned at the mid-point of the braces, rather than at their base. Over the years, the railing was clearly rebuilt at least three times between 1900 and the 1950s, each time with a slightly different pattern and with longer approaches, but always built of logs arranged in panels of similar proportions and retaining a rustic design. The deck has similarly been replaced over the years, but again always built of wood planks. The granite abutments and wing walls remain unchanged. The rustic character of the bridge and its picturesque setting make it one of the most photographed scenes in New Hampshire.

The bridge contributes to the district under Criterion E as a reconstructed structure in its original location and setting and executed in a design and with materials that have been employed since a bridge was first built on this site in the late 19<sup>th</sup> century. Within the Period of Significance for the district, the bridge railing was rebuilt at least three times, each time with slight modifications, but consistently retaining its rustic design. The most recent rebuilding, although beyond the Period of Significance, continues this tradition. The Narrows Bridge is unique within the district: it is the only bridge to have retained its

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 118**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

fully developed rustic appearance; and its setting captures an unparalleled view of the lake and Mount Chocorua, which from the outset, the bridge's design and appearance were intended to complement.

**85. CHOCORUA LAKE ROAD BRIDGE**, Chocorua Lake Road, ca. 1890.

Contributing structure.

*Photo #101*

This bridge is located just south of the intersection with Bolles Road; it crosses Stratton Brook. The structure consists of a rough-cut, granite slab substructure (a double layer on the east exposed side) with a dirt roadbed. The railing is made of square wood posts and a plain, board rail. Large field boulders form the abutments.

An undated photograph (ca. 1900) of the bridge depicts a more roughly shaped (and single layer) granite substructure and a rustic wooden railing similar in design to those that appeared on the Narrows Bridge over the years (see #84).

**86. PHILBRICK NEIGHBORHOOD ROAD BRIDGE**, Philbrick Neighborhood Road, ca. 1890. Contributing structure.

This bridge is located just north of the intersection with Loring Road; like the Chocorua Lake Road Bridge (#85), it too crosses Stratton Brook. The structure also resembles the Chocorua Lake Road Bridge in that it consists of a rough-cut, granite slab substructure with a dirt roadbed and abutments constructed of large field boulders. The bridge lacks a railing.

**87. ENGELMAN COTTAGE SITE**. Fowles Mill Road, Map/lot 407/109.

An early 20<sup>th</sup> century fieldstone wall, broken by large, square posts that marked the former entrance to a cottage, edges the western road frontage of this fifty-one-acre parcel. Not far from the road is a broad, high, early 20<sup>th</sup> century stone wall that apparently once encircled the cottage and its rear garden. A break in the wall on the north end leads to a well. The parcel is "U" shaped, wrapping around Clark Cottage (#60); at the eastern end is an abandoned cottage, known as Fifields (see #56).

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 119**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**87a. Dwelling foundation, ca. 1895. Contributing site.**

The cellar hole is roughly square-shaped with a narrow easterly extension that terminates in a partially standing fireplace apparently accessible from both the east and west.

**87b. Well, ca. 1930. Contributing structure.**

Behind the cellar hole is a round, fieldstone well that stands approximately three feet high.

**History**

Deed research reveals that George Engelman purchased this property from Clara L. Walley (possibly related to Henshaw Walley, #33) in 1895 and built a cottage shortly thereafter. Engelman's wife was the mother of J. Dudley Clark's wife; the Clarks later summered next door at Clark Cottage (#60). Though the Engelmans retained ownership of their cottage, it was in disuse for a number of years before it was torn down in the 1940s. The granite block foundation stones were reused at nearby Boomerhaven (#94), erected in 1981. Across the road was an earlier barn (#88), later associated with this house and also no longer standing. The Engelman land, some 175 acres on both sides of the road, was sold to Forrester "Tim" Clark, grandson of J. Dudley and then-owner of #60, in 1953.

**88. ENGELMAN BARN SITE, Fowles Mill Road, 407/105 & 106.**

This property includes two contiguous parcels in single ownership, both fronting on Fowles Mill Road. The larger parcel, 407105, comprises 179 acres, while 407/106 is four acres. An eighteenth-century stage road passes between the two lots, heading southwest to the Old Mail Road in Tamworth.

**88a. Barn foundation, ca. mid-19<sup>th</sup> c. Contributing site.**

Near the road and sited parallel to it is a barn foundation. The foundation measures roughly 30' x 40' and is made of split granite blocks and field boulders, with an approach marked by retaining walls at the east end. Another retaining wall runs parallel to the south wall, turning north some distance from the east gable end. The property also

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 120**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

includes an adjacent four-acre parcel fronting on the road and in the same ownership. The smaller parcel, 407/106, contains four acres.

**History**

The dimensions and nature of the foundation suggest it was built in the mid-nineteenth century, probably for one of the three dwellings that stood in the immediate vicinity at that time. In the late 1890s, it was owned by the Engelman family, who erected a cottage across the road (#87). According to local residents, the barn either burned or was torn down in the 1950s. The Engelman land, some 175 acres on both sides of the road, was sold to Forrester "Tim" Clark, grandson of J. Dudley and then-owner of #60, in 1953.

**89. NICKERSON MILL SITE**, Scott Road, ca. mid-19<sup>th</sup> century. Contributing site.

The granite block remains of a former saw mill are still visible on the north side of Scott Road, approximately an eighth-mile from Chocorua Mountain Highway (Rt. 16). The mill stood on the east bank of the Chocorua River, somewhat more than a half-mile above its outlet into Chocorua Lake.

**History**

Known as the Nickerson Mill, the saw mill and a mill pond, also within the district, appear on the 1860 map of Chocorua. Two members of the Nickerson family (J.H. Nickerson and N. Nickerson) lived nearby, on the west side of Chocorua Mountain Highway. The mill was purchased and removed by J.S. Runnells and C.P. Bowditch in 1912 or 1913 to improve the water flow to the lake and protect the river and lake from sawdust.<sup>34</sup>

**90. THE GROVE**, Chocorua Lake Road, late 19<sup>th</sup> c. Contributing site.

*Photo #102*

The Grove is a picturesque picnicking and viewing spot at the south end of Chocorua Lake, with stunning views north toward Mount Chocorua and the Sandwich Range. The pine grove spans both sides of Chocorua Lake Road, immediately east of the Narrows Bridge (#84). Scattered granite slabs serve as low benches, and logs and boulders subtly limit parking to the south side.

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<sup>34</sup> *Chocorua Conservation Over the Years*, 1993: 6 (quoting from C.P. Bowditch's journal, 1913).

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 121**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**History**

Since the early 1900s, The Grove has been open to the public, though in private ownership. In the early twentieth century, it was a popular spot for the families' maids to picnic and swim. (Cottage owners swam from their own docks.) Until 1956, Route 16 passed through its east end. The roadbed remains visible, although the paving has been removed. Since 1987, it has been owned by the Chocorua Lake Conservation Foundation.

**91. THE ISLAND**, Chocorua Lake, east shore, late 19<sup>th</sup> c. Contributing site.  
*Photo #103*

The Island is a sixteen-acre parcel of land situated between Route 16 (Chocorua Mountain Highway) and the lake. It is a long, narrow, wooded parcel with the former paved roadbed extending its length and still accessible by automobile.

**History**

Since at least the turn of the 20<sup>th</sup> century, visitors and residents have been drawn to this spot with its scenic shoreline. In 1956, when the State of New Hampshire widened, straightened and relocated Route 16 (Chocorua Mountain Highway) along the eastern shore of the lake, it widened this spot and created an "island" that included the old roadbed. Originally owned by C.P. Bowditch and later by his estate, The Island was purchased by the Chocorua Lake Conservation Foundation in 1990 and is open to the public.

**92. SAND BEACH**, Chocorua Lake, east shore, late 19<sup>th</sup> c. Contributing site.

Sand Beach is approximately four acres of land situated between Route 16 (Chocorua Mountain Highway) and the lake immediately north of The Island (#91). It is primarily a sandy beach, accessed by a paved, dead-end road that is the former roadbed of Route 16.

**History**

This spot includes two beach areas, Sand Beach and Town Beach. Sand Beach was used as a public beach long before the highway was moved in 1956, although it was far smaller. Town Beach, also enlarged by the road improvements in 1956, is restricted to

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**                      **Page 122**                      Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

residents of Tamworth. The beaches are owned by the Chocorua Lake Conservation Foundation, while the old road bed is owned by the Town of Tamworth.

**93. CHOCORUA RIVER DAM, Third Lake, 1961. Non-contributing structure.**

The Chocorua River Dam is a concrete structure located at the south end of Third Lake, the last of three small bodies of water south of the Narrows Bridge and Chocorua Lake.

**History**

In 1901, C.P. Bowditch purchased the waterpower rights in Chocorua Village and constructed a dam in the village (beyond the district bounds) in the hopes that the newly available power would stimulate the local economy through light manufacturing. Although the endeavor did not prove successful, Bowditch shortly thereafter erected a second dam of wood in the narrow passage between Second and Third lakes, this time to raise the water level, improve the ragged, muddy appearance of the lake shore, and facilitate boat passage between the main lake and Little Lake. It was replaced at least once, before the present dam, built of concrete in 1961 with funds provided by the Tamworth Foundation. Since 1973, the Chocorua Lake Association has owned and maintained the dam and water level.

**94. BOOMERHAVEN, 1121 Fowles Mill Road.**

The house and accompanying five-acre lot on the north side of the road is surrounded by the land accompanying Kinterra (#31). A low stone wall and strewn glacial boulders are found in front of the house and a low fieldstone wall in the rear, providing an edge to a patio. Northerly views toward Mount Chocorua and part of the Sandwich Range have been opened up.

**94a. House, 1981. Non-contributing building (due to age).**

Built for year-round use though used only during the summer, Boomerhaven is a one and one-and-a-half story house consisting of four blocks (three living blocks and a garage block at the east end) arranged in linear, but offset fashion; the foundation is poured concrete. Fieldstone chimneys project from two of the blocks, each with projecting clay flues. Skylights are found on several roof slopes, as well as in a continuous band near the ridge of the middle living block. Walls are clad with clapboards and the majority of the

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 123**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

windows have multi-pane, casement sash. The main entrance is in the middle of the living blocks, located in a deep, angled recess. The entrances and windows are flanked with paneled shutters.

Granite blocks salvaged from the foundation of the Engelman Cottage (#87) were reused for doorsteps, garden steps and on the living room fireplace.

**94b. Shed**, ca. 1981. Non-contributing building (due to age).

East of the house is a gable-roof shed clad with horizontal-board siding and open along the west eaves side. An enclosed addition projects from the south end.

**94c. Tennis court**, early 20<sup>th</sup> c. Contributing structure.

East of both the house and shed is a clay tennis court enclosed by a high, wire fence. It originally accompanied Kinterra (#31) and was built by either Arthur Comey or Kinterra's successive owners, Lawrence and Alice Scudder.

**History**

Alice Scudder, owner of Kinterra (#31) since 1930, gave this lot to her daughter, Clair, who married George Boomer. The house was built in 1981, designed by North Conway architect Frank Kennett, Jr. It is currently owned by George Boomer's third wife, Nola.

**95. GOODWIN COTTAGE**, Bolles Road. [407/115]

Two small, partially cleared lots contain two outbuildings associated with a former early 20<sup>th</sup> century cottage (no visible foundation). (Also associated with the property is a bathhouse (#73) on leased land near the lakeshore.)

**95a. Garage/shed**, ca. 1904. Contributing building.

The garage/shed is close to and paralleling the road. It consists of a hipped roof, novelty-sided garage at the south end, with exposed rafter tails and hinged, glass and wood paneled doors filling the east wall. Projecting to the north is a shed, with two open equipment bays and an enclosed tool bay at the far end.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 124**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**95b. Tennis court, ca. 1904. Contributing structure.**

A clay tennis court is located near the road at the north end of the parcel.

**History**

In 1904, Eleanor and William H. Goodwin built a summer house on this site. At that time, what has become three parcels (these two, plus a one-acre lot where the Lloyd-Helm Cottage (#37) stands) was a single lot. Eleanor Goodwin was the daughter of General and Isabel Sherwin, whose cottage (#42) was across the road. After Mrs. Goodwin's death ca. 1950, the cottage was rarely used; it was ultimately taken down in 1993, leaving only the garage and tennis court, on two separate, small lots.

**96. FEARING SPRING HOUSE, off Philbrick Neighborhood Road, Map 407/41.**

This is a sixty-two-acre, land-locked, wooded lot, approximately one-third mile from the road.

**96a. Spring House, ca. 1910. Contributing structure.**

Set deep into the woods is an unusual octagonal, shingled spring house. It is connected to two cottages (#48 & 49) via underground pipes.

**History**

The spring house was probably erected by Mary Fearing, who lived in Fearing Cottage (#48) from 1905 through 1923. After the adjacent Cannon Cottage (#49) passed into the Peabody-Cannon family in 1926, pipes were laid to serve that cottage as well.

**97. DEMBROWSKI CABIN, off Juniper Lane, Map 408/14.**

This is a wooded, landlocked 1.7-acre parcel approximately 500' east of Chocorua Mountain Highway (Route 16). A single cabin, accessed via Juniper Lane, is located on the parcel.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 125**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**97a. Cabin, ca. 1940s. Contributing building.**

The cabin is located in a wooded setting north of Hyde House (#6), with which it shares a drive. It is a small, wood-frame, gable-front building that is in a state of collapse.

**History**

Little is known of this cabin, beyond its original association with Hyde House in some fashion. Approximately forty years ago, then-owner of Hyde House, Mr. Shannon, gave the cabin and 1.7 land-locked acres to his lawyer, Mr. Dembrowski, as full or partial payment for services. It remains in the Dembrowski family.

**98. BIRCH KNOLL WELL HOUSE, Loring Road.**

This three-acre, triangular-shaped parcel spans Loring Road, with most of the land and a well house on the east side of the road.

**98a. Well house, ca. 1891. Contributing structure.**

This is a wood-frame structure with a low-slung gable roof. It is located in the woods near the road, though barely visible from it, and southwest of the entry drive to Kalarama (#58). It was built to service Birch Knoll (#59) across the road, and though on a separate parcel, remains in the same ownership as the cottage.

*All of the land within the district cumulatively contributes to the district's significance, tied to it through cultural use. The following are vacant lots; without exception, each is permanently protected through either a conservation easement or Chocorua Lake Conservation Foundation (CLCF) covenant.*

**99. VACANT LOT, 408/132.**

This two-acre wooded parcel is situated at the foot of Heavenly Hill and was historically in the ownership of the Syndicate (see #1).

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**                      **Page 126**                      Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**100. VACANT LOT, 407/82.**

This twenty-acre parcel, which fronts on Chocorua Mountain Highway (Route 16), is a field that fronts on Chocorua Mountain Highway (Route 16). For many years, it has been owned by the Bowditch family (see Birchentower, #10).

**101. VACANT LOT, 408/9 & 11.**

These two contiguous lots, totaling thirty-one acres, straddle MacGregor Road and were formerly part of the Samuel C. Newsom House (#24). When Newsom sold the house in the late 1980s, he subdivided the property, retaining ownership of this woodland.

**102. BROWN LOT, 407/129.**

The 150-acre Brown Lot, which fronts on Chocorua Mountain Highway (Route 16), was part of C.P. Bowditch's holdings (see #15). During the 1930s, Bowditch's son, Ingersoll, erected a saw mill on the property in an effort to employ local workers during the Depression. (The mill was later moved and incorporated into a family member's camp – see #57.) Circa 1998, CLCF purchased the woodland lot from the Bowditch estate.

**103. WOODHOUSE RESERVE, 402/10.**

The seventeen-acre Woodhouse Reserve, which fronts on the north shore of Chocorua Lake, was purchased from the C.P. Bowditch estate by CLCF in 1991.

**104. BOWDITCH RESERVE, 402/11.**

The two-acre Bowditch Reserve, which fronts on the north shore of Chocorua Lake, was purchased from the C.P. Bowditch estate by CLCF in 1991.

**105. VACANT LOT, 402/30.**

This four-acre wooded parcel fronts on Chocorua Mountain Highway (Route 16) and abuts the Bowditch-Runnells State Forest.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 127**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**106. BOWDITCH-RUNNELLS STATE FOREST, 402/14, 19 & 29.**

This 133-acre parcel, now owned by the State of New Hampshire, spans Chocorua Mountain Highway (Route 16) at the north end of the district. The parcel on the east side of the highway was initially conserved by C.P. Bowditch and J.S. Runnells in 1912 or 1913. The two men purchased the parcel to prevent the owners from cutting the timber and destroying the beauty of the road. They then conveyed a 125' strip along the road to the Society for the Protection of New Hampshire Forests.

**107. ABIGAIL ADAMS SCOTT KORSON NATURE RESERVE, 402/12.**

A long, narrow strip of land that extends from Stonybrook (#21) to the north shore of Chocorua Lake, this fourteen-acre parcel was acquired by CLCF in 1981 from J. Henry Korson, owner of Stonybrook. Korson was the nephew by marriage of Mary Scott, who inherited Stonybrook from her aunt, Ellen Putnam.

**108. VACANT LOT, 407/118.**

This one-acre, pie-shaped wooded parcel provides access to the west shore of Chocorua Lake from Bolles Road. It is owned by the current owners of Masquemoosic (#43).

**109. FRANK BOLLES NATURE RESERVE, 402/7 & 16.**

One of the two largest vacant lots within the district, the Bolles Reserve includes 262 wooded acres stretching from the northwestern shore of Chocorua Lake to the northern edge of the district. Evelyn Phenix, daughter of Frank Bolles and wife of Spencer Phenix, donated 242 acres of it to The Nature Conservancy in 1969; the remaining fifteen acres in the northeast corner was acquired by CLCF. Bolles was the first summer resident of Crowlands (#41) with which this acreage was associated. The Reserve is managed by CLCF.

**110. MARY P. SCOTT NATURE RESERVE, 402/115.**

These forty-three wooded acres along the northern boundary of the district (part of which cross over the town line into Albany, beyond the district) were donated by Mary P. Scott to CLCF in 1976. Mrs. Scott was the niece of Ellen Putnam, first summer resident of Stonybrook (#21) and with which this land was associated.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 128**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**111. VACANT LOT, 402/4.**

This 112-acre lot was part of Sherwin Cottage (#42) until 1953, when then-owner John Watkins sold the cottage, but retained this northern tract of woodland.

**112. VACANT LOT, 407/110. Contributing land.**

This twenty-five-acre wooded lot fronts on Chocorua Lake Road. It is one of several parcels associated with the Clark family (see #60) since the early twentieth century.

**113. CLARK RESERVE, 402/3.**

One of the two largest vacant parcels within the district, the Clark Reserve includes 262 acres of landlocked woodland that extends to the northern boundary of the district. It was donated by Forrester A. Clark, owner of Clark Cottage (#60), to CLCF in 1972. The land had belonged to his grandfather, J. Dudley Clark.

**114. VACANT LOT, 407/49.**

These eleven acres on the east side of Philbrick Neighborhood Road are part of the extensive land historically associated with Fearing Cottage (#48). They remain in a family trust established by early twentieth century owners of the cottage.

**115. VACANT LOT, 408/10.**

This is a twenty-one-acre parcel of woodland on the north side of MacGregor Road.

**116. VACANT LOTS, 408/6, 7 & 8.**

These three contiguous landlocked lots, totaling thirty-two acres, are north of MacGregor Road. Originally one lot, they were split into three parcels and are owned by three members of the same family.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 129**

**Chocorua Lake Basin Historic District  
Tamworth, New Hampshire**

---



The Annex of the Chocorua Inn, Chocorua, N. H.

Historic Photograph #1: Chocorua Inn Annex (#5), ca. 1925. This was hotel owner John Nickerson's farmhouse which he opened to visitors in the early 1860s and quickly expanded. It was soon supplanted by newer, larger buildings to the north (see next views).

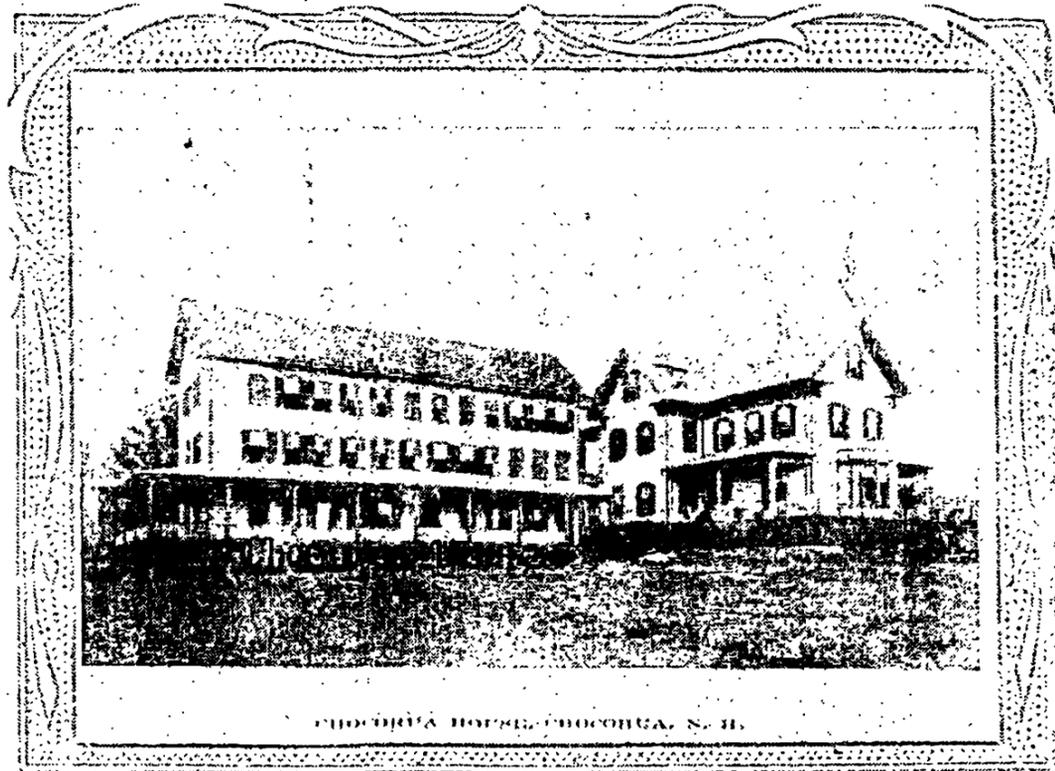
**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 130**

**Chocorua Lake Basin Historic District  
Tamworth, New Hampshire**



**Historic Photograph #2: Chocorua House buildings, ca. 1900. The building at the right was probably built in the late 1870s or 1880s, and that at the left in the late 1880s or 1890s. The earlier structure was eventually replaced by the large Inn building shown in the next view.**

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 131**

**Chocorua Lake Basin Historic District  
Tamworth, New Hampshire**



127

Chocorua Inn, Chocorua, N. H.

Hand Colored

Historic Photograph #3: Chocorua Inn buildings, ca. 1935 (demolished 1940s). The large building in the foreground was added ca. 1913, based on plans prepared by C.H. Walker. *Courtesy New Hampshire Historical Society.*

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

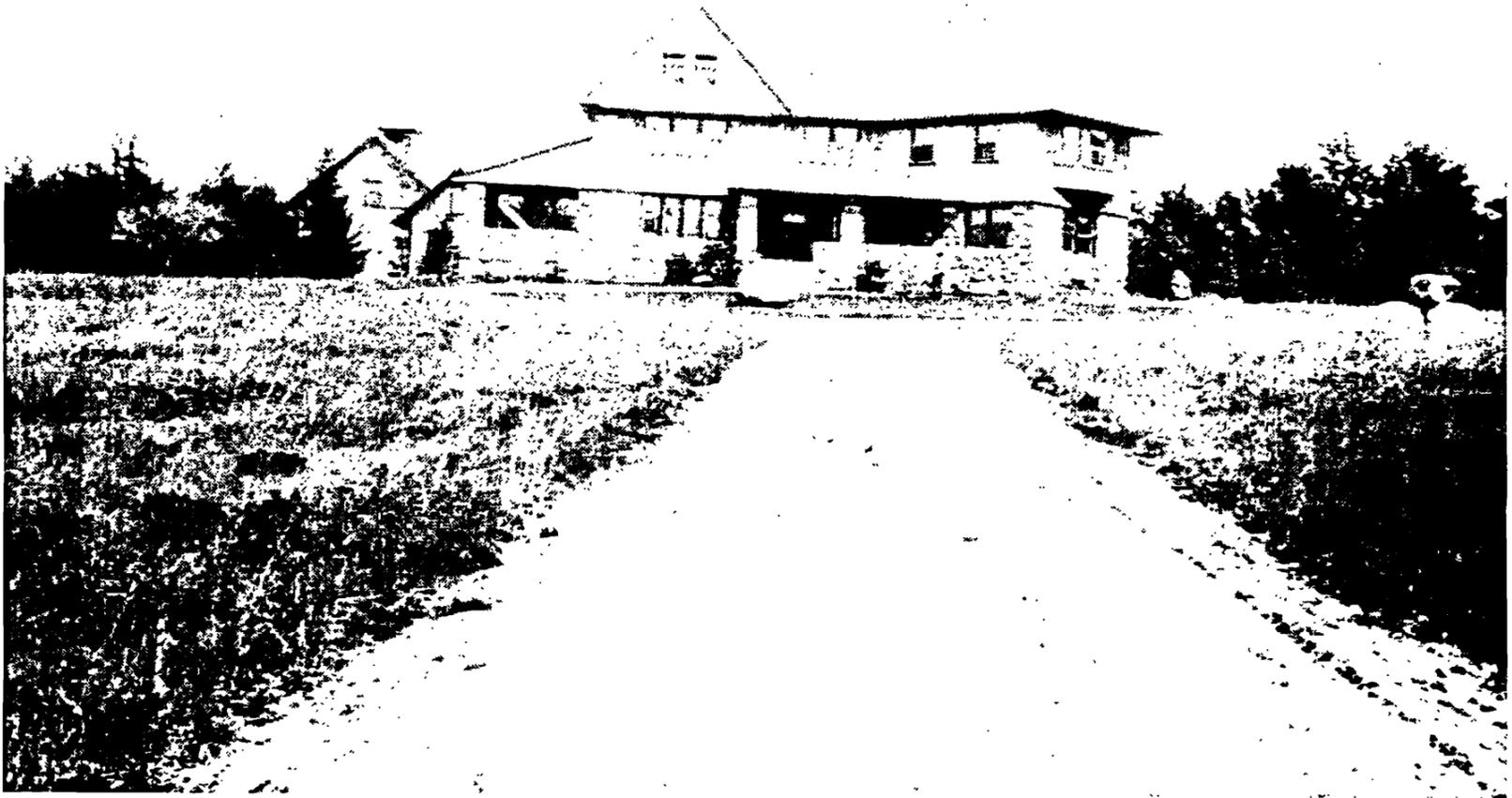
**NATIONAL REGISTER OF HISTORIC PLACES**  
**Continuation Sheet**

**Section 7**

**Page 132**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---



Historic Photograph #4: Cairncroft (#9), 1892.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 133**

**Chocorua Lake Basin Historic District  
Tamworth, New Hampshire**



Historic  
Photograph #5:  
Birchtower  
(#10), ca. 1880s.



Historic Photograph #6: Birchtower (#10), ca. 1905.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 134**

**Chocorua Lake Basin Historic District  
Tamworth, New Hampshire**



Historic Photograph #7: Looking east in September, 1887 from Narrows Bridge (#84) toward Red Gables (#16). This is the earliest known view of the bridge and probably shows the original structure. Brown Study (#15b) is shown to left of Red Gables, before it was moved up the hill to Conni Sauti (#15) ca. 1893. *Collection of New Hampshire Historical Society.*

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

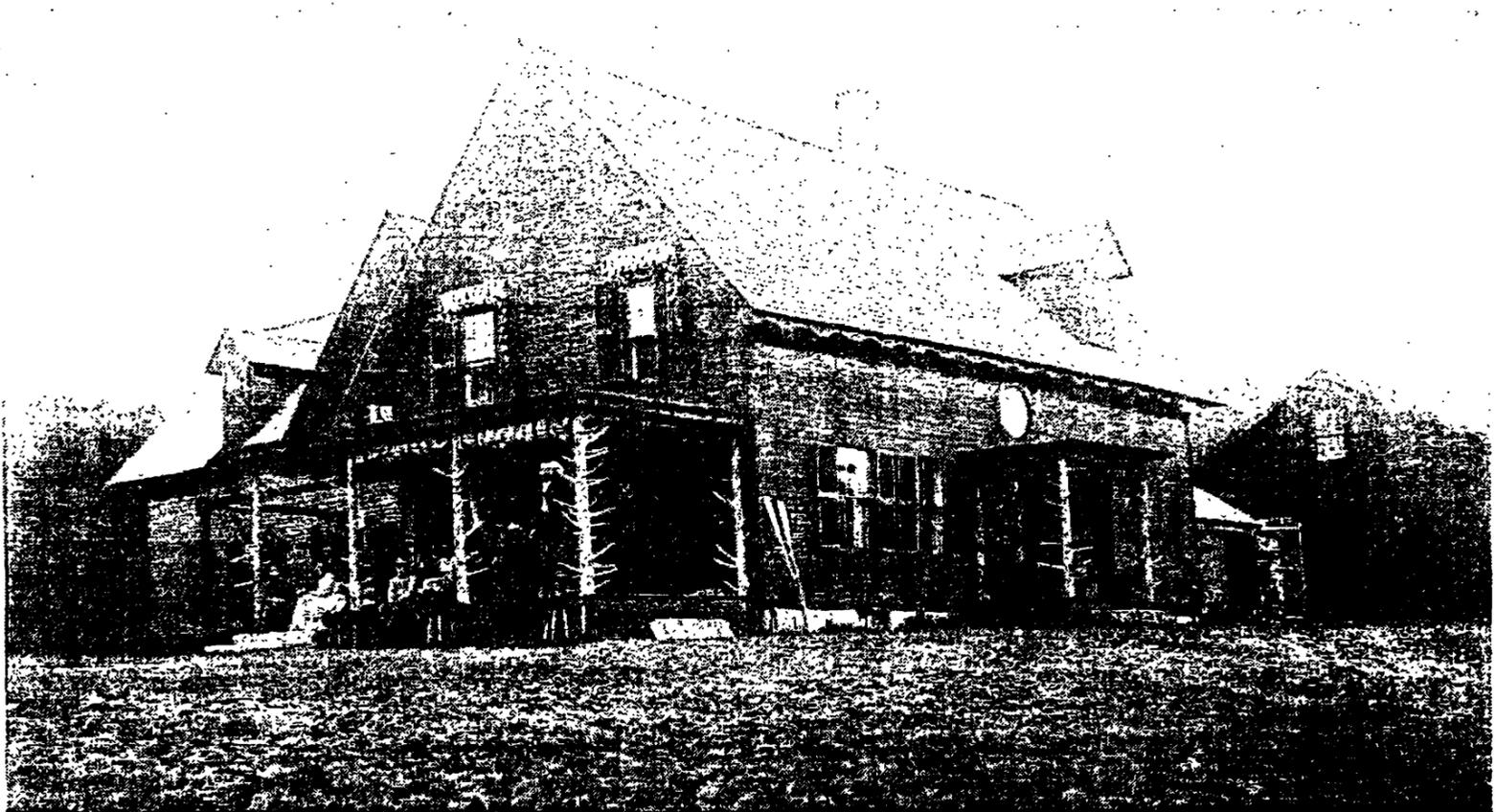
**NATIONAL REGISTER OF HISTORIC PLACES**  
**Continuation Sheet**

**Section 7**

**Page 135**

**Chocorua Lake Basin Historic District**  
**Tamworth, New Hampshire**

---



Historic Photograph #8: Red Gables (#16), ca. 1890.

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

**NATIONAL REGISTER OF HISTORIC PLACES**  
**Continuation Sheet**

**Section 7**

**Page 136**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---



Historic Photograph #9: Lotos Lodge (#25), 1900.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 137**

**Chocorua Lake Basin Historic District  
Tamworth, New Hampshire**



Historic Photograph #10: Willowgate (#30), photographed in the early 20<sup>th</sup> c., showing the cottage that was torn down in the 1930s at right. At the left of the view is the carriage house (#30a) prior to its conversion to a cottage.

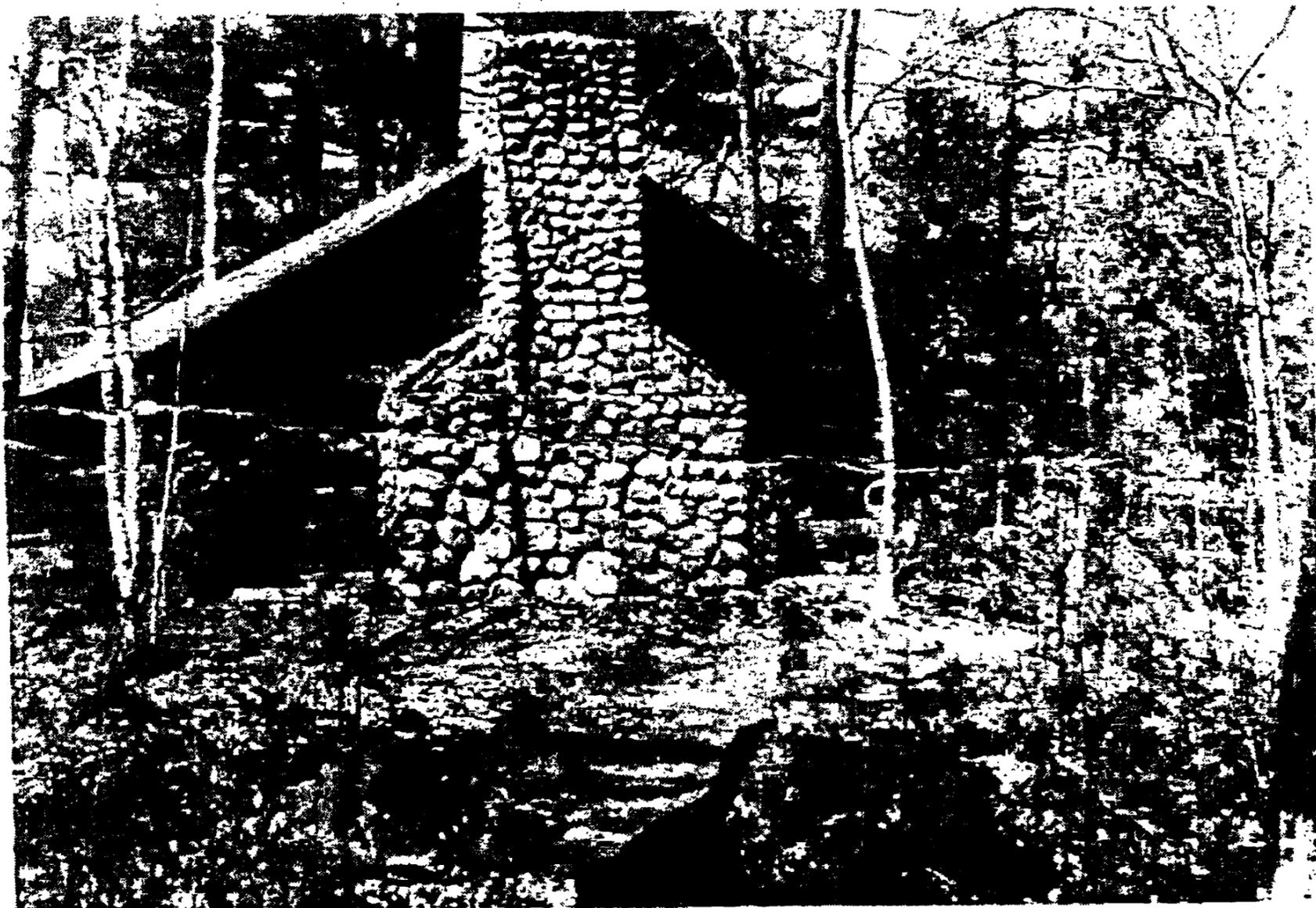
**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 138**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire



Historic Photograph #11: Chocorua Mountain Club Cabin, ca. 1950s. It was eventually replaced by a replica on the same site (#32b).

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 139**

**Chocorua Lake Basin Historic District  
Tamworth, New Hampshire**



Historic Photograph #12: Kalarama (#58), photographed the day prior to its loss to fire, September, 2002.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 140**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire



Historic Photograph #13: Look Cottage (#67), ca. 1920s.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7**

**Page 141**

**Chocorua Lake Basin Historic District  
Tamworth, New Hampshire**

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Historic Photograph #14: Looking north over Little Lake in the early 1900s, showing Chadwick Boathouse (#80) and, in far distance, Narrows Bridge (#84).

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet

Section 7

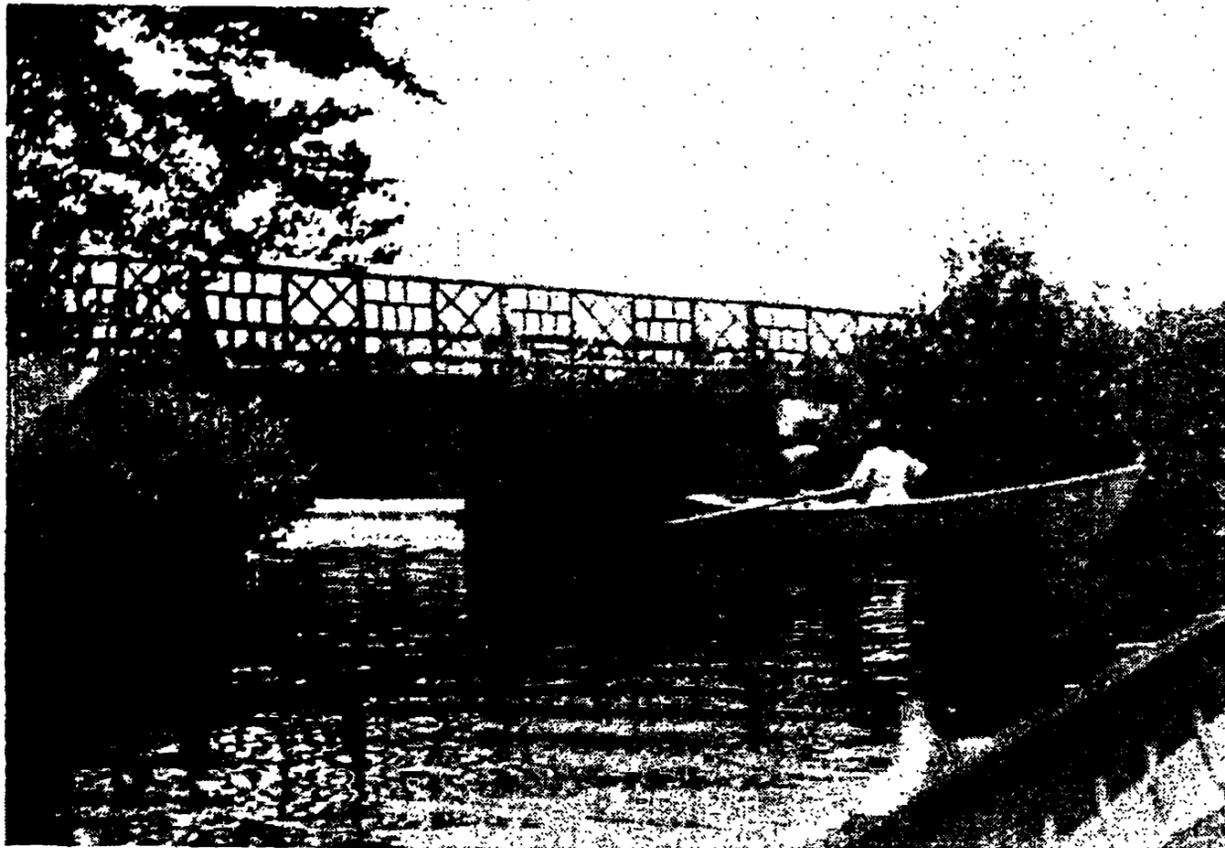
Page 142

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire



Mt. Chocorua from Chocorua Lake

Historic Photograph  
#15: Narrows Bridge  
(#84), ca. 1920s.



RUSTIC BRIDGE, CHOCORUA LAKE

Historic Photograph #16:  
Narrows Bridge (#84), ca.  
mid-20<sup>th</sup> c.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7 Page 143 Tamworth, New Hampshire**

TABLE OF PROPERTIES

Prop #	Property Name	Address	Map/lot	Construction Date	C/NC
1a	<b>Heavenly Hill</b>	98 Heavenly Hill Rd.	408/23	1898-99	C
1b	garage	"		c. 1900	C
2a	<b>Weatherledge</b>	116 Heavenly Hill Rd.	408/22	1907	C
2b	ice house	"		1907	C
2c	garage	"		c. 1970s	NC <sup>1</sup>
2d	barn/storage building	"		1970s	NC <sup>1</sup>
2e	tennis court	"		early 20 <sup>th</sup> c.	C (S)
2f	pump house	"		c. 1907	C
3a	<b>Fry Cottage</b>	81 Heavenly Hill Rd.	408/17	1890-91	C
4a	<b>The Clearing</b>	462 Chocorua Mt. Hwy (Rt. 16)	408/16	1901-02	C
5a	<b>Chocorua Inn Annex</b>	498 Chocorua Mt. Hwy (Rt. 16)	407/131	mid-19 <sup>th</sup> c./ 1865	C
5b	garage	"		c. 1960	NC <sup>1</sup>
6a	<b>Hyde House</b>	102 Juniper Lane	408/15	c. 1912	C
6b	garage	"		c. 1912	C
6c	bunkhouse	"		c. 1925	C
6d	ice house	"		c. 1912	C
6e	shed	"		ca. 1940s	C
6f	tennis court	"		early 20 <sup>th</sup> c.	C (S)
7a	<b>Wright Cabin</b>	28 Heavenly Hill Rd.	408/24	c. 1945/1970s	C
7b	shed	"		c. 1960s	NC <sup>1</sup>
8a	<b>Fiske Warren Cottage</b>	495 Chocorua Mt. Hwy (Rt. 16)	407/81	c. 1895	C
8b	carriage house	"		c. 1895	C
9a	<b>Cairncroft</b>	550 Chocorua Mt. Hwy (Rt. 16)	407/13	1892	C
9b	horse barn	"		c. 1887	C
9c	ice house/woodshed	"		c. 1887	C
9d	well house	"		1892	C (S)
9e	cairn	"		c. 1892	C (S)
9f	spring house	"		c. late 19 <sup>th</sup> c.	C (S)
10a	<b>Birchentower</b>	572 Chocorua Mt. Hwy (Rt. 16)	408/12	c. 1845/1874/ 1917/1932	C
10b	icehouse/wood shed	"		ca. late 19 <sup>th</sup> c.	C
10c	well house	"		1962	NC <sup>1</sup> (S)
10d	well house	"		1898	C (S)
10e	pump house	"		c. early 20 <sup>th</sup> c.	C
10f	barn	"	407/84	c. 1845	C

C Contributing NC Non-contributing (S) Structure (Si) Site (O) Object

<sup>1</sup> Due to age

<sup>2</sup> Due to integrity

<sup>3</sup> Criterion E – see narrative description for property

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 7 Page 144 Tamworth, New Hampshire**

11a	<b>Samuel Newsom Cottage</b>	571 Chocorua Mt. Hwy (Rt. 16)	407/83	1968	NC <sup>1</sup>
11b	garage	"		1968	NC <sup>1</sup>
11c	shed	"		c. 1968	NC <sup>1</sup>
11d	garden	"		c. 1968	NC <sup>1</sup> (Si)
12a	<b>Waldron-Allmendinger Cabin</b>	669 Chocorua Mountain Hwy	407/85	1932 /1956	C
12b	pump house	"		1956	NC <sup>1</sup>
13a	<b>Chadwick Cottage</b>	706 MacGregor Hill Rd.	408/3	1890-91	C
13b	carriage house	"		1890-91	C
13c	ice house	"		1890-91	C
13d	game room	"		c. 1891	C
13e	laundry house	"		1890-91	C
13f	power house	"		1890-91	C
14a	<b>Bartlett Cottage</b>	706 MacGregor Hill Rd.	408/3	c. 1899	C
14b	wagon shed	"		c. 1900	C
14c	well house	"		c. 1900	C (S)
14d	well house	"		c. 1900	C (S)
15a	<b>Conni Sauti</b>	776 Chocorua Mt. Hwy (Rt. 16)	408/4	1892-93	C
15b	Brown Study	"		1885	C
15c	barn	"		c. 1910	C
16a	<b>Red Gables</b>	842 Chocorua Mt. Hwy (Rt. 16)	407/130	c. 1860 /1883	C
16b	barn	"		c. 1880s	C
16c	garage	"		c. 1920s	C
17a	<b>Juniper Lodge</b>	Chocorua Mt. Hwy (Rt. 16) & 225 Washington Hill Road	401/47	1910-11	C
17b	barn/ice house	"		c. 1910-11	C
17c	well house	"		c. 1910-11	C (S)
17d	garage			1990s	NC <sup>1</sup>
17e	guest house			1980	NC <sup>1</sup>
17f	garage			1980	NC <sup>1</sup>
17g	swimming pool			1990s	NC <sup>1</sup> (S)
17h	pool house			1990s	NC <sup>1</sup>
18a	<b>Salter Cottage</b>	1334 Chocorua Mt. Hwy (Rt. 16)	402/32 & 33	1897	C
18b	horse barn	"		c. 1897	C
18c	sap house	"		c. 1900	C
18d	tennis court	"		early 20 <sup>th</sup> c.	C (S)
18e	watering trough	"		pre-1897	C (O)
19a	<b>Stonewall</b>	1434 Chocorua Mt. Hwy (Rt. 16)	402/31	c. 1798/1887	C

C Contributing NC Non-contributing (S) Structure (Si) Site (O) Object

<sup>1</sup> Due to age

<sup>2</sup> Due to integrity

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

**NATIONAL REGISTER OF HISTORIC PLACES**  
**Continuation Sheet**

**Section 7**

**Page 145**

**Tamworth, New Hampshire**

19b	barn	“		c. mid-19 <sup>th</sup> c.	C
19c	studio	“		c. 1910	C
19d	shed	“		c. early 20 <sup>th</sup> c.	C
19e	swimming pool	“		c. 1970	NC <sup>1</sup> (S)
19f	pool house	“		c. 1970	NC <sup>1</sup>
20a	<b>Griffin Cottage</b>	1401 Chocorua Mt. Hwy (Rt. 16)	402/13	1975	NC <sup>1</sup>
21a	<b>Stonybrook</b>	266 Scott Rd.	402/17	1829/ 1895	C
21b	barn	“		c. mid-19 <sup>th</sup> c.	C
22a	<b>Chevalier Cottage</b>	118 Chocorua Lake Road	407/123	1963	NC <sup>1</sup>
23a	<b>Kunhardt Cottage</b>	142 Chocorua Lake Road	407/122	1963	NC <sup>1</sup>
23b	sun house	“		1963	NC <sup>1</sup>
23c	boat house	“		1963	NC <sup>1</sup>
24a	<b>Samuel C. Newsom House</b>	268 MacGregor Road	408/11-1	1978	NC <sup>1</sup>
25a	<b>Lotus Lodge</b>	89 Chocorua Lake Road	407/93	c. 1892/c. 1910s	C
25b	carriage house	“		1892	C
25c	laundry house	“		1892	C
25d	ice house/woodshed	“		1892	C
25e	well house	“		c. 1892	C (S)
25f	Moot Cabin	“		1930s/c. 1945/1973	C
25g	playhouse	“		1920s	C
25h	well house	“		c. 1892	C (S)
26a	<b>Waylett Cottage</b>	137 Chocorua Lake Road	407/94	1964/1986	NC <sup>1</sup>
26b	shed	“		1964	NC <sup>1</sup>
27a	<b>Epplesheimer Cottage</b>	139 Chocorua Lake Road	407/95	1963-4	NC <sup>1</sup>
27b	wood/tool shed	“		c. 1964	NC <sup>1</sup>
28a	<b>Ward House</b>	183 Chocorua Lake Road	407/96	1962	NC <sup>1</sup>
28b	tool shed	“		c. 1962	NC <sup>1</sup>
29a	<b>Pine Cone</b>	225 Chocorua Lake Road	407/97	c. 1892	C
29b	barn/ice house	“		c. 1892	C
29c	study	“		early 20 <sup>th</sup> c.	C
29d	playhouse	“		early 20 <sup>th</sup> c.	C
29e	tennis court	“		early 20 <sup>th</sup> c.	C (S)
30	<b>Willowgate</b>	251 Chocorua Lake Road	407/98	est. 1899	-
30a	carriage house/cottage	“		1899/late 1940s	C
30b	barn	“		1899	C
30c	pony barn	“		c. 1910	C
30d	playhouse	“		c. 1910	C

C Contributing NC Non-contributing (S) Structure (Si) Site (O) Object

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United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet

Section 7 Page 146 Tamworth, New Hampshire

30e	generator house	"		c. 1920	C
30f	well house	"		c. 1899	C (S)
31a	<b>Kinterra</b>	1193 Fowles Mill Road	402/2 & 407/107	c. 1893/c.1917	C
31b	barn	"		c. mid 19 <sup>th</sup> c.	C
31c	wood shed	"		c. 1893	C
31d	well	"		c. 1893	C (S)
32a	<b>Timberlea II</b>	344 Chocorua Lake Road	407/120	1963	NC <sup>1</sup>
32b	CMC cabin	"		1997	C <sup>3</sup>
32c	tool shed	"		c. 1970s	NC <sup>1</sup>
32d	outhouse	"		c. 1957	NC <sup>1</sup>
32e	gazebo	"		c. 1970s	NC <sup>1</sup> (S)
33a	<b>Walley Cottage</b>	420 Chocorua Lake Road	407/119	c. 1791	C
33b	barn	"		late 19 <sup>th</sup> c.	C
33c	wood shed	"		c. 1910	C
33d	cabin	"		c. 1951	C
33e	tennis court	"		early 20 <sup>th</sup> c.	C (S)
34a	<b>Wheeler Cottage</b>	416 Chocorua Lake Road	407/119	1950-51	C
34b	bunkhouse	"		1950-51	C
34c	shed	"		c. 1950-51	C
35a	<b>Avoca</b>	491 Chocorua Lake Road	407/100	c. 1905-06	C
35b	carriage house	"		c. 1906	C
35c	shed	"		c. 1930s	C
35d	shed	"		c. 1920s	C
35e	tennis court	"		early 20 <sup>th</sup> c.	C (S)
36a	<b>Watkins Cottage</b>	50 Bolles Road	407/116	1951-52	C
37a	<b>Lloyd -Helm Cottage</b>	116 Bolles Road	407/113	1966	NC <sup>1</sup>
37b	garage	"		c. 1966	NC <sup>1</sup>
37c	bunkhouse	"		c. 1966	NC <sup>1</sup>
38a	<b>Richard Phenix Cabin</b>	252 Bolles Road	402/8	1986-87	NC <sup>1</sup>
39a	<b>Joan Phenix Cottage</b>	126 Bolles Road	402/9	1960s	NC <sup>1</sup>
39b	garage	"		c. 1960s	NC <sup>1</sup>
40a	<b>Alan Phenix Cabin</b>	165 Bolles Road	402/5	1983-85	NC <sup>1</sup>
41a	<b>Crowlands</b>	205 Bolles Road	402/6	c. 1830/1886	C
41b	barn	"		mid-19 <sup>th</sup> c.	C
42a	<b>Sherwin Cottage</b>	578 Chocorua Lake Road	407/111, 112, 117	c. 1840s/1885	C
42b	barn	"		mid-19 <sup>th</sup> c.	C
42c	play house	"		c. 1890	C
43a	<b>Masquemoosic</b>	615 Chocorua Lake Road	407/101	c. 1896-97	C
43b	shed	"		1998	NC <sup>1</sup>
44a	<b>Hofheinz Cottage</b>	725 Chocorua Lake Road	407/102	1968-69	NC <sup>1</sup>

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

**NATIONAL REGISTER OF HISTORIC PLACES**

**Continuation Sheet**

**Section 7**

**Page 147**

**Tamworth, New Hampshire**

44b	well house	“		c. 1968	NC <sup>1</sup> (S)
45a	<b>Whittemore Cottage</b>	992 Philbrick Neighborhood Road	407/103 & 104	c. 1810-30/ c. 1892	C
45b	shed	“		c. early 20 <sup>th</sup> c.	C
45c	shed	“		c. mid-20 <sup>th</sup> c.	NC <sup>1</sup>
44d	shed	“		c. mid-20 <sup>th</sup> c.	NC <sup>1</sup>
46a	<b>Lee Cannon Cabin</b>	947 Philbrick Neighborhood Road	407/48	1978-79	NC <sup>1</sup>
47a	<b>Winthrop Cannon Cottage</b>	833 Philbrick Neighborhood Road	407/45	1940s/c. 1992	NC <sup>2</sup>
48a	<b>Fearing Cottage</b>	895 Philbrick Neighborhood Road	407/46, 47, 50, 51 & 52	c. 1800/ c. 1905	C
48b	horse barn	“		c. 1905	C
48c	ice house/wood shed	“		c. 1905	C
48d	tennis court	“		early 20 <sup>th</sup> c.	C
48e	spring house	“		c. 1910	C (S)
49a	<b>Cannon Cottage</b>	813 Philbrick Neighborhood Road	407/44 & 53	1845/1927	C
49b	garage/tool shed	“		c. 1930	C
49c	equipment shed	“		c. 1930	C
50a	<b>Mowrer Cottage</b>	773 Philbrick Neighborhood Road	407/43 & 54	c. 1810/ c. 1891/c. 1907/c. 1955	C
50b	car port	“		c. 1955	C
50c	garage	“		c. 1907	C
50d	play house	“		c. 1910s	C
50e	well	“		c. 1907	C (S)
51a	<b>Greycroft</b>	616 Philbrick Neighborhood Road	407/63	c. 1896	C
51b	barn	“		c. 1896	C
51c	ice house/wood shed	“		c. 1896	C
51d	cabin	“		c. 1940	C
51e	cellar hole	“		pre-1860	C (Si)
52a	<b>The Rafters</b>	635 Philbrick Neighborhood Road	407/39 & 42	1924	C
52b	garage	“		c. 1924	C
52c	garden	“		c. 1970	NC <sup>1</sup> (Si)
53a	<b>Pennypacker-Worcester Cabin</b>	105 Loring Road	407/57	1929	C
53b	garage	“		c. 1929	C
53c	shed	“		c. 1929	C
53d	outhouse	“		c. 1929	C

C Contributing NC Non-contributing (S) Structure (Si) Site (O) Object

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

**NATIONAL REGISTER OF HISTORIC PLACES**

**Continuation Sheet**

**Section 7**

**Page 148**

**Tamworth, New Hampshire**

54	<b>Ruth Whitman Cabins</b>	732 Philbrick Neighborhood Road	407/55		-
54a	cabin	"		1922	C
54b	cabin	"		1922	C
54c	garage/bunkhouse	"		c. 1922	C
54d	outhouse	"		1922	C
54e	outhouse	"		c. 1930s	C
55a	<b>Joanna Pennypacker Cottage</b>	105 Loring Road	407/58	1969	NC <sup>1</sup>
55b	garage	"		early 1970s	NC <sup>1</sup>
56a	<b>Fifields</b>	Chocorua Lake Road	407/109	c. 1890	C
57a	<b>Henry Balch Camp</b>	124 Loring Road	407/64	1947	C
57b	wood/tool shed	"		c. mid-20 <sup>th</sup> c.	C
57c	shed	"		c. mid-20 <sup>th</sup> c.	C
57d	well house	"		c. 1947	C (S)
58a	<b>Kalarama</b>	342 Loring Road	407/60 & 61	2003-04	C <sup>3</sup>
58b	horse barn	"		c. 1892	C
58c	ice house	"		c. 1892	C
59a	<b>Birch Knoll</b>	353 Loring Road	407/99	1913	C
59b	ice house/wood shed	"		1913	C
59c	garage	"		c. 1955	C
60a	<b>Clark Cottage</b>	1461 Fowles Mill Road	407/108	c. 1850s/ 1920s	C
60b	barn	"		c. 1880s	C
60c	poultry house	"		early 20 <sup>th</sup> c.	C
61a	<b>Sarah Oliver Cottage</b>	455 Washington Hill Road	408/48 & 49	c. 1790/c. 1914	C
61b	barn	"		c. 1920	C
61c	well	"		c. 1914	C (S)
62a	<b>Warren Cottage</b>	464 Washington Hill Road	408/59	c. 1916	C
62b	ice house/wood shed	"		pre-1916	C
62c	garage	"		c. 1964	NC <sup>1</sup>
63a	<b>Pratt Cottage</b>	480 Washington Hill Road	408/58	c. 1915	C
63b	barn	"		c. 1915	C
63c	well house	"		c. 1915	C (S)
64a	<b>Taylor Cottage</b>	521 Washington Hill Road	408/50	1930	C
65a	<b>Moir Cottage</b>	521 Washington Hill Road	408/51	c. 1800/c. 1930	C
65b	barn	"		c. mid-19 <sup>th</sup> c.	C
65c	well	"		c. 1920s	C (S)
65d	garage	"		1981	NC <sup>1</sup>

C Contributing NC Non-contributing (S) Structure (Si) Site (O) Object

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United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES**

**Continuation Sheet**

**Section 7**

**Page 149**

**Tamworth, New Hampshire**

65e	sap house	"		1981	NC <sup>1</sup>
65f	car barn	"		1991	NC <sup>1</sup>
66a	<b>June Cottage</b>	526 Washington Hill Road	407/57	c. mid-19 <sup>th</sup> c./ c. 1924	C
66b	garage	"		mid-20 <sup>th</sup> c.	NC <sup>1</sup>
66c	well house	"		c. 1924	C (S)
66b	well house	"		c. 1924	C (S)
67a	<b>Look Cottage</b>	540 Washington Hill Road	407/55	c. 1915	C
67b	log cabin	"		c. 1930	C
67c	bunkhouse	"		c. 1930s	C
67d	garage	"		c. 1940s	C
67e	well	"		c. 1930	C (S)
67f	outhouse	"		c. 1930	C
68	<b>Weld Bathhouse</b>	Lake Chocorua, west shore	407/119	c. 1906	C
69	<b>Weld Boathouse</b>	"	"	mid-late 1920s	C
70	<b>Sedgwick Bathhouse</b>	"	"	c. 1930-40s	C
71	<b>Lewis Boathouse</b>	"	"	1960s	NC <sup>1</sup>
72	<b>Peabody-Cannon Boathouse</b>	"	"	c. 1940s	C
73	<b>Goodwin-Helm Bathhouse</b>	"	"	c. 1910	C
74	<b>Pennypacker-Worcester Bathhouse</b>	"	"	c. 1960s	NC <sup>1</sup>
75	<b>Smith Boathouse</b>	"	"	c. 1966	NC <sup>1</sup>
76	<b>Miller-Moody Boathouse</b>	"	"	late 1940s	C
77	<b>Balch Boathouse</b>	"	"	c. 1920s	C
78	<b>Walker Boathouse</b>	Lake Chocorua, south shore	407/121	c. 1892	C
79	<b>Runnells Boathouse</b>	"	"	c. 1900	C
80	<b>Chadwick Boathouse</b>	Little Lake, southeast shore	407/88 & 89	c. 1891	C
81	<b>Wellinghurst Bathhouse</b>	"	407/87	c. 1993	NC <sup>1</sup>
82	<b>Chocorua Inn Boathouse</b>	"	407/86	c. 1930	C
83	<b>Bowditch Bathhouse</b>	"	407/84	c. 1896	C
84	<b>Narrows Bridge</b>	Chocorua Lake Road	-	c. 1990	C (S) <sup>3</sup>
85	<b>Chocorua Lake Road Bridge</b>	Chocorua Lake Road	-	c. 1890	C (S)
86	<b>Philbrick Neighborhood Road Bridge</b>	Philbrick Neighborhood Road	-	c. 1890	C (S)
87a	<b>Engelman Cottage site</b>	Fowles Mill Road	407/109	c. 1895	C (Si)

C Contributing NC Non-contributing (S) Structure (Si) Site (O) Object

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

**NATIONAL REGISTER OF HISTORIC PLACES**

**Continuation Sheet**

**Section 7**

**Page 150**

**Tamworth, New Hampshire**

87b	well	“		c. 1895	C (S)
88a	<b>Engelman Barn site</b>	Fowles Mill Road	407/105	c. mid-19 <sup>th</sup> c.	C (Si)
89	<b>Nickerson Mill site</b>	Scott Road	402/19	c. mid-19 <sup>th</sup> c.	C (Si)
90	<b>The Grove</b>	Chocorua Lake Road	407/124	late 19 <sup>th</sup> c.	C (Si)
91	<b>The Island</b>	Chocorua Lake, east shore	407/125-7	late 19 <sup>th</sup> c.	C (Si)
92	<b>Sand Beach</b>	Chocorua Lake, east shore	407/127 (?)	late 19 <sup>th</sup> c.	C (Si)
93	<b>Chocorua River Dam</b>	Third Lake	-	1961	NC (S) <sup>1</sup>
94a	<b>Boomerhaven</b>	1121 Fowles Mill Rd.	402/1	1981	NC <sup>1</sup>
94b	shed	“		ca. 1981	NC <sup>1</sup>
94c	tennis court	“		early 20 <sup>th</sup> c.	C (S)
95	<b>Goodwin Cottage</b>	Bowles Road	407/115	1904 (demolished)	-
95a	shed/garage	“		c. 1904	C
95b	tennis court	“		c. 1904	C (S)
96a	<b>Fearing Spring House</b>	off Philbrick Neighborhood Road	407/41	c. 1910	C (S)
97a	<b>Dembrowski Cabin</b>	off Chocorua Mountain Highway	408/14	c. 1940s	C
98a	<b>Birch Knoll Well House</b>	Loring Road	407/62	c. 1892	C (S)

**The following lots are vacant and part of the contributing site that defines the district as a whole:**

Prop #	Name	Map/lot	Acreage
99	[vacant lot]	408/132	2
100	[vacant lot]	407/82	20
101	[vacant lot]	408/9 & 11	31
102	<b>Brown Lot/Bowditch Estate</b>	407/129	150
103	<b>Woodhouse Reserve</b>	402/10	17
104	<b>Bowditch Reserve</b>	402/11	2
105	[vacant lot]	402/30	4
106	<b>Bowditch-Runnells State Forest</b>	402/14, 19 & 29	133
107	<b>Abigail Adams Scott Korson Nature Reserve</b>	492/12	14
108	[vacant lot]	407/118	1
109	<b>Bolles Reserve</b>	402/7 & 16	262
110	<b>Mary P. Scott Nature Reserve</b>	402/115	43
111	[vacant lot]	402/4	112
112	[vacant lot]	407/110	25
113	<b>Clark Reserve</b>	402/3	262
114	[vacant lot]	407/49	11
115	[vacant lot]	408/10	21
116	[vacant lot]	408/6, 7 & 8	32

C Contributing NC Non-contributing (S) Structure (Si) Site (O) Object

<sup>1</sup> Due to age

<sup>2</sup> Due to integrity

<sup>3</sup> Criterion E – see narrative description for property

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

**Section      8              Page**

---

**ARCHITECT/BUILDER**

Walker, Charles Howard  
Platt, Charles  
Peabody and Stearns  
Lewis, Edwin James, Jr.  
Maynadier, Gustavus Browne  
Machado, Ernest M.A.  
Loring, Charles, Jr.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 8**

**Page 1**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

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**STATEMENT OF SIGNIFICANCE**

The Chocorua Lake Basin Historic District is eligible for the National Register of Historic Places under Criteria A and C, for its significance as a distinctive summer colony shaped by its setting, natural beauty, cultural use of the land, architecturally distinguished cottages and associated outbuildings, close family and social relationships, lengthy tenure to the land, and a deeply ingrained conservation ethic. This underlying significance of the district applies to each area and period of significance. The district possesses an exceptionally high level of integrity of location, design, setting, materials, workmanship, feeling and association.

It meets Criterion A in two ways. It is eligible under Entertainment/Recreation as a distinctive summer colony that originated in the final quarter of the nineteenth century and has functioned continuously as such to the present day. The district evolved from a farming community, settled in the late-eighteenth century, to one dominated by summer residents, most of whom made long-term commitments to the area and whose descendants still spend time there each summer. The first wave of summer residents came to Chocorua primarily through word of mouth and were frequently friends, relatives or colleagues from Harvard or within the Boston literary world. The district's resources include a wide range of building types, ranging from large, architect-designed cottages with varied dependencies, to modest one-story cottages, to small log cabins. In addition to the summer homes, the district includes other resources typically associated with a summer resort community, including an early hotel building, boat and bath houses, mountain club cabin, picturesque bridge, and rustic viewing spots along the lake shore. Virtually all of the resources that have defined the district over the years are extant. Of the primary resources, only three cottages and the larger buildings of the hotel have been lost, yet each has surviving outbuildings.<sup>1</sup> Within the White Mountain region, no other summer colony equals Chocorua in sheer size, range of resources and overall integrity. All of these resources are set within a naturalistic landscape of forest and field that is dominated by mountain and lake views. Over the years, the district's entire 6,000 acres has been shaped and used for wide-ranging recreational purposes.

The Period of Significance for Entertainment/Recreation is 1867 – 1955. The earlier date reflects the earliest documented date future summer residents of the Basin stayed at the

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<sup>1</sup> These buildings are Willowgate (cottage demolished late 1930s), Kalarama (cottage burned 2002), Chocorua Inn (all but the annex – actually the oldest part of the hotel – removed in the 1940s), and Goodwin Cottage (cottage demolished in 1993).

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 8**

**Page 2**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

Chocorua House. The later date reflects the fifty-year cut-off for the Register, a moving date since the district continues to evolve and attain significance in this area. The Significant Dates are 1867, the year the first permanent resident is known to have been introduced to the area, and 1874, the year the first summer resident purchased property, thus beginning the cycle of cottage construction and seasonal activity within the district.

The district also meets Criterion A for its association with Conservation. From the outset, the district's earliest and most prominent summer residents bought up most of the land around the lake, not for development, but in order to preserve the shoreline – an initiative that paved the way for a pristine lakefront ever since, a situation that is unique within the State of New Hampshire for a lake of its size. Subsequent efforts were made to beautify the lake shore and to provide public access to it, as well as to create and improve hiking trails within the district and on the nearby slopes of Mounts Chocorua and Paugus. In more recent years (but beyond the Period of Significance), the district has been associated with pioneering efforts in land conservation, largely through two non-profit organizations established by its residents. The Period of Significance under Conservation is 1879 – 1955. The earlier date reflects the year C.P. Bowditch and Henshaw Walley made their first purchase of lakeshore land, thus beginning the land conservation movement that continues to this day. The later date reflects the fifty-year cut-off for the Register, a moving date since the district continues to evolve and attain significance in this area. The Significant Date under Conservation is 1879, for the reason cited above.

The district is eligible under Criterion C for the large number of substantial, architect-designed cottages erected (or in a few instances substantially altered from earlier farmhouses) between 1874 and 1924. These nineteen cottages represent the type of residences erected by wealthy, urban summer people in the White Mountains in the final decades of the nineteenth century and into the twentieth. The number of such cottages in the Chocorua Lake Basin that are extant is unusually high and second only to Bethlehem within the entire White Mountains. Ten of these cottages were designed by regionally and nationally prominent architects, including Peabody and Stearns, Charles Platt, and Charles Howard Walker. (Excluded from this count is a cottage that no longer stands.) Architects for another five of the significant cottages were lesser known, but nevertheless highly accomplished: Ernest M.A. Machado, Gustavus Browne Maynadier, Lois Liley Howe, Edwin James Lewis and Charles Loring, Jr. The designers for four of the major cottages remain unknown. All of the architects relied heavily on features associated with the Shingle, Craftsman, and Colonial Revival styles.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 8**

**Page 3**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

The Period of Significance under Architecture is 1874-1924, The earlier date reflects the year the first of the substantial cottages took shape, in this instance a farmhouse that was enlarged. The later date reflects the year the last of the major cottages was constructed. Due to the lengthy period during which these cottages were built, there is no Significant Date.

Within the State of New Hampshire, the Chocorua Lake Basin Historic District stands alone. It is the only summer colony oriented around both a lake and mountain in which the drive to preserve its setting and natural beauty was present from the outset and successfully continued by succeeding generations of owners. None of the state's other summer colonies of this scale have been shaped by such a deeply rooted conservation ethic – one that is expressed in the character and siting of the buildings on the land, in the social mores of its residents, in the cultural use of the entire landscape, and in the extent of open land historically linked to the district. The significance of the Chocorua Lake Basin Historic District is on a state level.

**Entertainment/Recreation**

The Chocorua Lake Basin Historic District is an excellent representative of a close-knit summer cottage colony that was settled by friends and colleagues, many of whose descendants still maintain a presence. The period of major development occurred in the final decades of the nineteenth and first two decades of the twentieth century, when its residents erected splendid cottages ranged around Chocorua Lake and sited to take full advantage of its spectacular mountain backdrop.

Summer cottage tourism in Chocorua, as well as elsewhere in Tamworth, of which Chocorua is a part, emerged in the mid-1870s, but did not pick up speed until the late 1880s. The town's numerous agricultural properties, many of which were abandoned, and its hilltop locations affording splendid views of lake and mountains, in particular the granite cone of Mount Chocorua, were top attractions for a group of well-educated, cultivated families, who came primarily from Boston and many of whom had ties to Harvard University. Although Tamworth was not directly served by a railroad (the nearest station was in Whittier, five miles south of Chocorua Lake), it did have a good system of town roads that became the network for the summer homes that sprang up around Chocorua Lake and on former farmland in all directions.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 8**

**Page 4**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

The Chocorua Lake section of Tamworth enjoyed a particularly large grouping of summer cottages. With its converted farmhouses, substantial, architect-designed cottages, and particularly after 1910, smaller cottages and cabins, it evolved into the largest cohesive summer colony anywhere in the White Mountains of New Hampshire.<sup>2</sup> The community that ensued was one of friends and relatives, who both pursued their own interests and developed a complex web of social customs and activities on the land within the district, many of which are still evident. Property owners carefully nurtured the natural landscape, building cottages and outbuildings of native material in settings that left only subtle imprints on the natural environment. They also left an indelible mark on the local community, primarily through philanthropic work, but in at least one instance, political clout.

Marshall Scudder, a successful Boston businessman, was the first to purchase property for a summer residence in the district. As a guest at the Chocorua House, he learned from its proprietor, John Nickerson, that Emery Farm (see #10), just up the road from the hostelry, was available; he purchased it in 1874. The farmhouse was the first of many that were eventually purchased and remodeled for summer occupancy.<sup>3</sup> Although Scudder died shortly after enlarging and remodeling his cottage, his wife and half-brother, Horace Scudder, continued to summer there. It was Horace Scudder who introduced several of his Boston-area friends to the Basin, the most notable of which was Charles Pickering Bowditch.

C. P. Bowditch (1842-1921) was a Harvard-educated, successful Boston financier and amateur archeologist with a specialty in Mayan culture. Much of his collection ended up at Harvard's Peabody Museum, where a wing is named for him. Together with Henshaw Walley, a Civil War friend, Bowditch purchased the 100-acre Cone Farm (of which Red Gables, #16, was the farmhouse) on the east shore of Chocorua Lake in 1879, followed by several other parcels, including Stratton Farm (of which Walley Cottage, #33, was the farmhouse) on the west shore. Four years later, the two men divided their holdings, with

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<sup>2</sup> Bryant Tolles definitive study of summer cottages in the White Mountains indicates that Chocorua has the second highest number of particularly distinctive summer cottages in the region, second only to Bethlehem. (See *Summer Cottages in the White Mountains*, 2000). All of the cottages, both grand and modest, both those erected within and beyond the Period of Significance, retain a uniformity of character and contribute to the cohesiveness of the community.

<sup>3</sup> The 1860 map of the area shows eighteen houses within the district. By 1930, at least fourteen, perhaps fifteen, had been purchased by summer residents.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 8**

**Page 5**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

Bowditch taking title to Cone Farm and Walley to most of Stratton Farm. Bowditch continued to purchase land, acquiring some forty-one parcels between 1891 and 1907.<sup>4</sup>

Between 1885 and 1910, other prominent people, the majority from Boston and many with ties to Harvard College, followed rapidly. Thomas Sherwin, a Civil War general and president of the New England Telephone and Telegraph Company, bought the former Allen Farm in 1885 to remodel and substantially enlarge the farmhouse (Sherwin Cottage, #42). The following year, psychologist, philosopher and Harvard professor William James purchased the Salvage Farm (Stonewall, #19), also remodeling the farmhouse. As an internationally known figure, his entry into the community introduced it to many others. James wrote to a friend, citing the "dirt cheap" prices of New England farms and described his reasons for purchasing his farm: it had "seventy-five acres of land, two thirds of it oak and pine timber, one-third hay, a splendid spring of water, fair little house and large barn, [was] close to a beautiful lake and under a mountain 3,500 feet high, four-and-half hours from Boston, for \$900."<sup>5</sup>

Next door to James was the cottage (which also likely evolved from a farmhouse) of his brother-in-law, William Salter, the first leader of the Ethical Cultural Society in Chicago (Salter Cottage, #18). The Doe Farm (Crowlands, #41) was bought in 1886 for Elizabeth and Frank Bolles, the first secretary of Harvard College, founder of the Harvard Cooperative Society and a noted naturalist.

In the early 1890s, the first cottages built from the ground up were constructed. Dr. James Chadwick, a professor at Harvard Medical School, led the wave by erecting Chadwick Cottage (#13) in 1890-91. Harvard English professor, Gustavus Howard Maynadier, built Kalarama (#58), while his father, Boston railroad engineer Gustavus Browne Maynadier, bought a farmhouse on Philbrick Neighborhood Road (#50). Boston architect Charles Howard Walker built Pine Cone (#29) for his own use. Emil Christian Hammer, founder of the United States Watch Company in Waltham, MA, and former Danish consul in Boston, built Cairncroft (#9). C. P. Bowditch erected both Conni Sauti (#15) for himself and Lotos Lodge (#25) for his sister Charlotte. On Heavenly Hill, George Hyde Page, a Boston schoolteacher, and his wife Mary, president of the Massachusetts State Woman Suffragist Association, built Fry Cottage (#3). The Pages were members of a group of friends from Boston and New York City who erected five cottages on Heavenly Hill between 1890 and 1907. Charles Pickering Putnam, a pediatrician and orthopedic

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<sup>4</sup> Carroll County Registry of Deeds.

<sup>5</sup> *Chocorua Recalled*: 15.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 8**

**Page 6**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

specialist from Boston, was associated with both Kinterra (#31) and Whittemore Cottage (#45).

Later that decade, Civil War brigadier-general Charles Loring erected Greycroft (#51). Loring, a renowned Egyptologist, was the first director of the Boston Museum of Fine Arts. In 1899, Tamworth native and president of the Pullman Palace Car Company, John Sumner Runnells, purchased land on the west side of the lake and built what was probably the largest residence ever to stand in the district, Willowgate (#30).<sup>6</sup> The following year, Yale Mathematics professor, James Whittmore, purchased Whittmore Cottage (#45).

The early 1900s saw a continuing influx of summer residents who built new cottages or remodeled old farmhouses. New York lawyer James Bronson Reynolds built Juniper Lodge (#17). Harvard professor Milton Machado Warren bought a farmhouse on Washington Hill Road (#62). The remainder of the district's acreage along Washington Hill Road was purchased by Sarah Oliver, also of Boston. Noted Boston surgeon and son-in-law of C. P. Bowditch, Dr. Franklin Balch, erected Birch Knoll (#59); and Walter Hines Page, former ambassador to the Court of St. James, built The Rafters (#52) in 1924, the last of the larger cottages.

The State of New Hampshire was not above using the prominence of Chocorua's cottage owners to promote the availability of other abandoned farmhouses, such as that purchased by William James. In its 1913 edition of *New Hampshire Farms for Summer Homes*, it quoted noted lawyer James Reynolds, owner of Juniper Lodge (#17): "My reason for choosing New Hampshire as my vacation state is simple. The quality of the air, the beauty of the country, with its charming combination of mountains, lakes and fine trees, the great variety of unusually attractive drives, and the agreeable people, all combined to make the temptation to build at Chocorua irresistible."<sup>7</sup>

It was not unusual for Chocorua's property owners to spend time at Chocorua House, later known as Chocorua Inn, while they waited for their cottages to be opened, or late in the year when their cottages were too cold for habitation. Many district residents had their first exposure to the region as a guest at the hotel, and often their own guests stayed there. It was situated at the south end of the district, where one of its buildings (#5) still

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<sup>6</sup> Willowgate burned before it was completed, but was replaced almost immediately. Though the cottage was torn down in the late 1930s, the many outbuildings are all extant.

<sup>7</sup> Tolles: 236.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet

Section 8

Page 7

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

stands. The hostelry was established by John Henry Nickerson, a local farmer and real estate speculator, who purchased the property in 1861. Quickly recognizing the area's popularity as a summer destination, he expanded the facility several times. The hostelry was an important feeder for what eventually became the Basin summer colony. Most of Nickerson's guests came from the Boston area, but many came from New York City, Philadelphia, and points west, including two visitors from Japan in 1904. Guests also stayed at nearby Hayford's-in-the-Field on Philbrick Neighborhood Road, just beyond Chocorua Basin.<sup>8</sup>

After 1920, the scale and pace of cottage construction shifted dramatically. Over the next thirty-five years, only twelve new cottages were built: #7, 12, 34, 36, 47, 53, 54, 57, 62, 64 and 66. Of the twelve, six were erected by descendants of original summer residents, one was built by an existing summer resident, two were rebuilt when an earlier structure on the site burned, and one was probably built from an agricultural outbuilding.

Property ownership within the district has remained extraordinarily constant over the years. Of the cottages erected (or converted to summer use) prior to 1955, the Period of Significance, fifteen, or a third, have remained in the same family.<sup>9</sup> Twelve cottages are in second family ownership, and nine have changed families three times. The cottages built within the past fifty years have left original family ownership even less frequently. Fourteen – well over four-fifths – remain in the same family, and all but four of those cottages were built by later generations of “old” families.

The lives of Chocorua's first residents were rich in literature and the arts. Horace Scudder (#10) was a noted writer and editor of *Atlantic Monthly* and the Houghton Mifflin Riverside series, who, among his other achievements, introduced Hans Christian Anderson to the English-speaking world. Frank Bolles (#41) authored four books inspired by his summers in Chocorua. Dr. James Chadwick (#13) for years hosted an artists' salon at his Chocorua cottage that attracted such poets as Edwin Arlington Robinson and William Vaughn Moody and artists Augustus Saint-Gaudens and Paul Wayland Bartlett.

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<sup>8</sup> Hayford's-in-the-Field still operates as an inn, now called the Brass Heart Inn. Among its early guests who eventually purchased property in the district were Henry de Ward (#50), John Moir (#65), William Gallagher (#13), John Woodhouse (#4), Stanley Snow (#2) and Gerard Hamel (#19). [Hotel registers, 1923-53]

<sup>9</sup> These cottages are Cairncroft (#9), Birchtower (#10), Waldron-Allemendinger Cabin (#12), Conni Sauti (#15), Red Gables (#16), Stonybrook (#21), Walley Cottage (#33), Wheeler Cottage (#34), Cannon Cottage (#49), Graycroft (#51), Pennypacker-Worcester Cabin (#53), Ruth Whitman Cabins (#54), Henry Balch Cabin (#57), Kalarama (#58), and Birch Knoll (#59).

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

**Section 8                      Page 8**

---

Noted artist Sarah Gool Putnam, an exhibitor at the 1893 Columbian Exposition in Chicago, was a frequent guest at Whittemore Cottage (#45), where she often painted views of Mount Chocorua. William James Jr., who inherited Stonewall (#19) from his father, was a distinguished Boston portrait painter. Sarah Oliver, who purchased most of the district land along Washington Hill Road and resided at #61 and/or 65, was an accomplished watercolor artist from Boston. Poet ee cummings frequently visited the Wainwright family at Masquemoosic (#43). Lucy and Franklin Balch, often presented concerts by the famed Hampton Singers at Birch Knoll (#59), as well as hosting Marion Anderson.

Kermit Roosevelt, founder of the Roosevelt Steamship Line and both son of Theodore Roosevelt and nephew-in-law of Franklin D. Roosevelt, rented Stonewall (#19) for several summers. Abraham Flexner wrote the revolutionizing medical curriculum *Medical Education in the United States and Canada* (1910), while staying at Heavenly Hill (#1).

Other visitors to Chocorua included Emily Greene Balch, who won the Nobel Peace Prize in 1946 and often stayed at Conni Sauti (#15) or her brother Franklin Balch's cottage, Birch Knoll (#59); Theodore Roosevelt, who was a close friend of the Reynolds, owners of Juniper Lodge (#17); Harvard professor Francis James Child, compiler of English and Scottish ballads and a frequent guest at Salter Cottage (#18); John Greenleaf Whittier, who stayed at Birchentower (#10); Todd Lincoln, a house guest at Cairncroft (#9); and the many visitors of William James at Stonewall (#19), among them his brother, Henry James, suffragette Julia Ward Howe, German physicist and philosopher Baron Hermann Ludwig Ferdinand von Helmholtz, philosopher and educator Josiah Royce, and astronomer Percival Lowell.

Second-generation family members and owners of these cottages were also frequently high-profile figures or accomplished academics. Included among them were Spencer Phenix, a prominent diplomat in the post World War Two era (#41); Judge Townsend Scudder of the New York State Supreme Court (#35); Admiral Elliot Snow, second-in-command to Admiral Byrd during his South Pole explorations (#4); Harvard professor William Farlow, a world authority on fungi (#13); Katherine Walker Hubbell, a top professional tennis player (#29); and Frederick S. Bigelow, editor of the *Saturday Evening Post* (#42). LeGrande Cannon (#49) wrote much of his best-selling novel *Look to the Mountain*, a tale set in the early period of the region, in his cottage.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 8**

**Page 9**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

Many of Chocorua's residents have taken an active interest in the town around them. In 1888, a group led by Frank Bolles, William James and C.P. Bowditch, joined by Chocorua Inn owner John Henry Nickerson, started a movement to create a library in the village. Elizabeth Whittemore (#45) bequeathed funds to construct the building, and many of its 510 books were donated by summer residents. The library was housed in the first Runnells Hall, built in 1897 and named for the father of John Sumner Runnells (#30), the former local pastor. Over the years, many of the summer residents have served as trustees, including LeGrand Cannon. Its seventh librarian was Hadley Mowrer (#50), hired in 1951.<sup>10</sup>

In 1901, C.P. Bowditch purchased the waterpower rights in Chocorua village and constructed a dam there in the hopes that the newly available power would stimulate the local economy through light manufacturing. (The endeavor did not prove successful, but it did create a scenic river-pond in the village.) His son, Ingersoll Bowditch (#10), established a saw mill in the 1930s to employ local workers in the off season. During the Depression, several of the summer residents purposely gave employment to local workers by undertaking major renovation and remodeling projects on their cottages. Sylvia Bowditch (#10) was instrumental in creating a visiting nurse program, and Elizabeth Whittemore left funds to support it. The Chocorua Lake Association maintains the Narrows Bridge (#84), and the Conservation Foundation owns and maintains the Chocorua River Dam (#93). And it goes without saying that many local residents were employed by the summer people for household work, to supply fresh produce, undertake carpentry and repairs, and so forth.

Some of the residents' efforts were less altruistic. They built several of the roads in the district for their own convenience. MacGregor Road (originally called Chadwick Road) was laid out as an easier, if steeper, drive into Chadwick Cottage (#13), practical only when automobiles were prevalent. Loring Road was probably built by General Charles Loring, owner of Graycroft (#51) for quicker access to the lake. Runnells Lane was likely laid out by J.S. Runnells for carriage drives from Willowgate (#30).

One effort was unabashedly self serving: the successful drive led by Frank Bolles, Runnells and Williams James to change the name of the village. In 1899, they sought the influence of former President Grover Cleveland, himself later a summer resident of

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<sup>10</sup> Mowrer was previously married to Ernest Hemingway. With a collection of over 13,000 books, the library today is one of the few privately funded libraries in New Hampshire. Its current home was built in 1969, to plans prepared by Winthrop Cannon (#47).

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 8**

**Page 10**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

Tamworth, to rename it from Tamworth Iron Works to Chocorua, a name James in particular felt more fitting for his many distinguished visitors. Locally, the townspeople were not pleased and even called a meeting to reverse the decision, but political clout prevailed.<sup>11</sup>

Various traditions grew up within the summer community. In 1903 the Chocorua Tennis Association launched an annual tournament that continues to this day. In 1908 the Chocorua Mountain Club was established, with many from the Basin among its first members. The club erected a cabin on the west side of Chocorua Lake in 1922, now occupied by a replica (#32b). As early as 1905 the “parade of lights,” for which people wore costumes and dressed up their boats for a parade accompanied by band music, was an annual occurrence on Little Lake; the custom was recently revived. Other popular activities included horseback riding (the larger cottages had a horse stable) and hiking on the myriad trails and woods roads in the district and beyond, canoeing, swimming, bird watching, nature walks, charades, and dances.

### **Conservation**

Since 1879, the Chocorua Lake Basin summer community has been pioneers in the area of conservation, active stewards of the land within the Basin. In the last quarter of the 19<sup>th</sup> century, three men – C.P. Bowditch, Henshaw Walley and John Sumner Runnells – purchased all of the land surrounding Chocorua Lake, not for development purposes, but to preserve the shoreline, thus ushering in an era of stewardship and conservation that continues to this day. None of these men were year-round residents of Chocorua. Bowditch and Walley were from Boston and were among the first to recognize the scenic assets of the area. Runnells was born and grew up in Tamworth, but had lived elsewhere since 1868, returning each summer for visits. Bowditch and Runnells ultimately erected cottages for themselves and members of their families within the district (#15, 25 and 30).

Bowditch and Runnells were particularly active in local environmental conservation. Bowditch continued to buy land, a total of forty-one parcels by 1907 that included some

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<sup>11</sup> According to *Chocorua Recalled* (p. 17), Cleveland sent a telegram to Washington on their behalf, and the very next day was notified the name had been changed. Should a change be made, the local preference had been “East Tamworth.”

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet

Section 8

Page 11

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

eighty percent of the lake's frontage.<sup>12</sup> North of Chocorua Lake, on the Chocorua River, Bowditch and Runnells purchased and removed a sawmill (#89) in 1912 or 1913 to improve the flow of water and protect both the brook and lake from sawdust. That same year, the two men also bought land north of Stonewall (#19), when the owners were about to cut timber and destroy the beauty of the road. They conveyed a 125' strip to the Society for the Protection of New Hampshire Forests for permanent protection. In later years, other contiguous land was purchased and protected, now comprising the Bowditch-Runnells State Forest (#106). South of the lake, Bowditch built a dam (see #93) at the end of Third Lake, to raise the water level, improve the ragged, muddy appearance of the lake shore, and facilitate boat passage between the main lake and Little Lake. Bowditch's will, written in 1916, expressed his intent that his conservation efforts continue. [I wish] "to insure in the future, as I have attempted to insure in the past, the keeping of the shores of the Chocorua ponds in as natural and wild a state as possible."<sup>13</sup>

Other residents of the district joined in this early conservation movement, demonstrating their commitment to preserving the area's natural beauty for their own pleasure and that of others. In 1908 a group founded the Chocorua Mountain Club for the purpose of maintaining the hiking trails on Mt. Chocorua and nearby Mt. Paugus; among the active initial members were Arthur Comey (#31). The club erected a log cabin within the district (see #32b) in 1922 in which it maintained a library of nearly 100 books on nature, wildlife and outdoor sports.<sup>14</sup> In 1925, the Mountain Club spearheaded a campaign against the New Hampshire Forestry Service to block the erection of a fire lookout tower on the summit of Mount Chocorua. The Forest Service instead erected it on a nearby (and less visible) peak known as the Middle Sister and used plans prepared by C. Howard Walker, architect of many of the district's cottages and himself a resident, who designed a low, inconspicuous structure.<sup>15</sup> In 1937, district residents successfully petitioned the New Hampshire Legislature to prohibit commercial sight-seeing flights over the lake. In 1971, they successfully returned to the state to ban gasoline-powered boats from the lake, the first such occurrence in New Hampshire.<sup>16</sup>

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<sup>12</sup> That this was a depressed area in the aftermath of the Civil War, with many abandoned farms, certainly facilitated Bowditch's efforts.

<sup>13</sup> *Chocorua Conservation Over the Years*, 1993: 7.

<sup>14</sup> The original cabin eventually collapsed. In 1997 it was replicated on its original site as a memorial to Robert Lloyd, an active member.

<sup>15</sup> *Chocorua Recalled*, 1996: 79-80. The lookout tower is no longer standing.

<sup>16</sup> *Chocorua Conservation Over the Years*, 1993: 8.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 8**

**Page 12**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

Many of the district's early residents were ardent naturalists, drawn to the lush environmental climate created by the Basin. Frank Bolles, for whom Crowlands (#41) was purchased, was particularly noted in this field. William G. Farlow, owner of Chadwick Cottage (#13) in the early 20<sup>th</sup> century, was a world-renowned authority on fungi and other non-flowering plants; he identified several rare fungi and lichens, as well as two hitherto unknown species of carnivorous plants on his property.

Over the years, district residents have carried out C.P. Bowditch's wish to nurture the natural landscape that defines the Chocorua area, through naturalistic settings, large lots, well-screened buildings, and rustic designs and materials. From the outset, the public was always welcome to use the privately owned parcels now called The Grove (#90), The Island (#91) and Sand Beach (#92). In 1924, Ingersoll Bowditch, son of C.P., initiated the Chocorua Fire Patrol, supported by voluntary private contributions and overseen by residents of the district and later the CLA, to guard against forest fires that might be started by public campers using these spots.

As early as 1953, a number of the district property owners discussed establishing a lake association to deal with local and state issues, but it was not until 1966 that the effort achieved real momentum. Of particular concern was protecting a famous view, one that could be lost if the character of the lake and its shoreline were drastically altered by increased use and subdivision pressures. Property owners hired Hans Klunder Associates of Hanover, a professional land-planning firm, to study the situation. From its recommendations ensued the Chocorua Lake Association (CLA) and the Chocorua Lake Conservation Foundation (CLCF). The former was created as a non-profit, membership-based organization charged with working with state and local government, and the latter as a non-profit trust that could own and manage property for conservation purposes. The report also recommended that a mechanism for voluntary restrictions, or covenants, on land usage be introduced, with CLCF holding and monitoring the covenants. In the first five years, practically all of the land in the Basin was placed under covenant, and since the first covenant was recorded in 1968, more than 4,800 acres in the Basin have been conserved through covenants (totaling seventy-two).<sup>17</sup> Within the district, only six parcels (#8, 51, 60, 65, 66 and 67), totaling 188 acres, remain unprotected.

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<sup>17</sup> The covenants allow only residential use, require a minimum eight-acre lot size and control building height and setbacks. They also prohibit billboards, commercial extraction of sand and gravel, alterations to natural drainage, and clear cutting within 150' of Chocorua Lake.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 8**

**Page 13**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

The covenant initiative was (and remains) unique within the State of New Hampshire. The Chocorua Lake Basin property owners have been the only group of land owners to undertake mutual covenants on such a large scale – and on lake frontage. No other major lake in New Hampshire enjoys an entirely protected shoreline, a particularly unusual situation in that a major state highway runs along one side. The establishment of covenants was exceedingly forward looking and actually predated conservation easements in New Hampshire; in fact, Chocorua's action provided the momentum for the easement legislation. Although the concept of covenants had been in use for years, employing them for scenic purposes was novel. The Chocorua property owners were the first in New Hampshire to recognize the value of, and subsequently to protect, scenery and a landscape for the benefit of the public – fulfilling a long legacy of stewardship for public enjoyment.<sup>18</sup>

Coincident with the covenant movement, many large parcels of undeveloped land within the district have been donated by district residents to either CLCF or a conservation organization. The Phenix family (#41) donated the 238-acre Frank Bolles Nature Reserve (#109) in 1969; Forrester A. Clark (#60) donated the 262-acre Clark Reserve (#113) in 1969; and the Scott-Korson family (#21) donated 72 acres in 1976 and 1981 (#107 & 110). Additional lands have been purchased by CLCF, which now owns or manages over 650 acres within the district.

### **Architecture**

The Chocorua Lake Basin Historic District includes a high number of large summer cottages that were erected by accomplished designers during the area's primary wave of seasonal development, 1880-1924. With fifteen extant cottages, Chocorua ranks second within New Hampshire's White Mountains in architecturally significant summer cottages.<sup>19</sup> Two of the cottages – Connie Sauti (#15) and Avoca (#35 – rank among the region's most outstanding examples of the Shingle style, one of the three most utilized architectural styles for this building type. Heavenly Hill (#1) and Birch Knoll (#59) are

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<sup>18</sup> Gallagher, 1976; Interview with Paul Bofinger, former Forester, Society for the Protection of New Hampshire Forests, August, 2003. A large part of Chocorua's success can be attributed to the close relationship of the summer families and their lengthy tenure in the area, part of what makes the Basin summer colony unique.

<sup>19</sup> Only Bethlehem has a higher number of these cottages. See Bryant Tolles, *Summer Cottages in the White Mountains* (2000): 103.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 8**

**Page 14**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

considered two of the region's most noteworthy examples of the Colonial Revival style, while the Craftsman style is exemplified in Juniper Lodge (#17).<sup>20</sup> The architects of Chocorua's cottages included individuals and firms of national stature, as well as several about whom little is known. In writing of them, Bryant Tolles, leading authority on the White Mountain's summer cottages, stated, "The legacy of this noted group of designers [is] a collection of houses sporting qualities of the Shingle, Colonial Revival, and Craftsman styles, and, through the use of native building materials, exhibiting a rusticity suited to the rural forested and mountainous environment in which these houses were situated."<sup>21</sup>

The designer most represented within the district is Boston architect Charles Howard Walker, who prepared plans for six, possibly seven cottages, including one built for his own use. Walker also prepared plans for a major addition to the Chocorua Inn (#5). Born in 1857, Walker was educated in Boston and received his architectural training with Sturgis and Brigham. After five years of practice in New York City, followed by a study trip to Europe, he resumed practice in Boston in 1884, designing residential, educational and civic buildings. He spent thirty years in Nebraska, where he received wide acclaim for buildings designed for several expositions, but ultimately returned to Boston, where he practiced from 1919 until his death in 1936. He was the architect for a wide range of buildings, including the British Consulate, Oliver Ditson Building, Longfellow School and Mount Vernon Church, but was best known for his teaching and writing on architecture, including a stint as editor of *Architectural Review*.

Walker was familiar with the White Mountains from sketching trips, and he and his wife, Mary Louise, spent a few summers at Chocorua. Whether it was during those visits or through Boston connections that he made contact with the first of his Chocorua clients is unknown. His first commission was for General and Mrs. Thomas Sherwin of Jamaica Plain, Boston, for whom he designed Sherwin Cottage (#42), converting an earlier farmhouse into the ell for a new summer home in 1885-86. In 1890, he began work on Chadwick Cottage (#13) for James Chadwick, also from the Boston area. Within a couple of years, Walker designed and built a cottage for himself, Pine Cone (#29), as well as Conni Sauti (#15), a large cottage commissioned by C.P. Bowditch, Chocorua's most prominent early figure. Later that decade, he was hired by the Wilton Wainwrights of Boston to prepare plans for Masquemoosic (#43). It is also highly likely Walker was the architect for Greycroft (#51), built ca. 1896 by General Charles Loring, the first

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<sup>20</sup> Tolles, 2000: 10.

<sup>21</sup> Tolles, 2000: 196.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 8**

**Page 15**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

curator/director of Boston's Museum of Fine Arts. All of these cottages were heavily influenced by the Shingle style: they were clad with dark (often natural) wood shingles; featured complex rooflines with intersecting gable, hip and gambrel roofs, as well as dormers of all types; and sported myriad porches— all carefully integrated into the surrounding landscape to take full advantage of the splendid views. Walker's cottages are comprised of a main living block and a rear service ell. Usually spanning the façade of the main block is a porch, either topped with a hip roof or inset under the main roof. For all of these cottages, Walker made extensive use of fieldstone masonry, generally for porch posts and parapet walls, prominent chimneys and foundations. A common interior feature was placing the living room across the entire front of the house, finishing it with ceiling beams and a large fieldstone fireplace at one end.

Walker's last work within the district was Birch Knoll (#59), built in 1913. Unlike his earlier works and perhaps due to its later construction date, Birch Knoll was designed in the Colonial Revival style. As such, it lacks the signature use of fieldstone Walker employed on his other works, instead relying on brick and wood and incorporating a variety of refined, classical features on a symmetrical main block. At about the same time, Walker prepared plans for a major Colonial Revival building for the Chocorua Inn.<sup>22</sup>

Initially a farmhouse, Birchentower (#10) was greatly expanded over the years as it was adapted for summer use. In 1917, a professionally designed major addition was constructed: a large, winterized wing angled to maximize the view. It was designed by Lois Liley Howe (1864-1964), a friend of the Bowditch family and the first woman to receive an architectural degree from M.I.T. Howe also co-founded one of the country's first firms established by women.<sup>23</sup>

Although the architect for Conni Sauti (#15) was Walker, the firm Peabody and Stearns was hired a few years after its completion to design a large, rear service ell. The lengthy addition terminated in a porte cochere with upper-story cantilevered porches.<sup>24</sup> Peabody and Stearns was the preeminent Boston architectural firm for a period of thirty years following the death of H.H. Richardson in 1886. Partners Robert S. Peabody (1845-1917)

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<sup>22</sup> The building replaced an earlier, and far smaller, hotel structure on the site. C.H. Walker's plans for it are in the collection of the Tamworth Historical Society; the building that was constructed deviated somewhat from those plans. It was torn down in the 1940s.

<sup>23</sup> Tolles, 2000: 209.

<sup>24</sup> The plans for this rear ell are part of the Peabody and Stearns Collection at the Boston Public Library.

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

**NATIONAL REGISTER OF HISTORIC PLACES**  
**Continuation Sheet**

**Section 8**

**Page 16**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

and John Goddard Stearns, Jr. (1843-1917), together with their associates, designed over 1,000 buildings, concentrated in New England, but represented across the United States. Among their works were many Boston commercial buildings, such as the Customhouse Tower and the Exchange Building; buildings on the Harvard, Smith and Simmons college campuses, as well as at Groton and Lawrenceville School; hotels; city halls for Chelsea and Worcester, Massachusetts; buildings at the Columbian Exposition in Chicago; and large estates up and down the New England coast.

Peabody and Stearns also designed Willowgate (see #30), likely the largest cottage in the district and commissioned by John Sumner Runnells in 1899. It was torn down in the 1930s, although its outbuildings, presumably designed by the firm, survive. Historic photographs of the cottage show a Shingle style residence with the usual characteristic features of the style: fieldstone foundation, various porches, roof dormers, steep pyramidal roofs, diamond-pane sash, and an asymmetrical floor plan.<sup>25</sup>

A former draftsman with Peabody and Stearns designed Cairncroft (#9) in 1892, one of the most sophisticated examples of the Shingle style in the district. Like C.H. Walker, Edwin James Lewis, Jr. (1859-1937) made extensive use of fieldstone, using it to clad first story walls and build porch posts and low walls. Upper stories are punctuated with dormers and gables, and the entire building sits prominently on a broad, sloped site overlooking the lake and mountains. Lewis was a graduate of M.I.T. and maintained a solo practice in Boston.<sup>26</sup>

Charles Platt (1861-1933) was the architect for two of the cottages in the district, and a third cottage was directly derived from one of those plans; all are located on Heavenly Hill at the south end of the district. The first of the cottages, Heavenly Hill (#1), was built in 1898-99. It is a classically inspired house with horizontal massing, low hip roof, regularly spaced fenestration, balanced floor plan and a rear loggia, carefully placed for the view. Its roots in traditional New England architecture are reflected in its painted-white wood siding, exterior shutters and symmetrical proportions.<sup>27</sup> Close by and actually facing Heavenly Hill is Weatherledge (#2), built a decade later. It is a near-exact mirror image of the earlier cottage – and likely built from the same plans – but extended another

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<sup>25</sup> Tolles, 2000: 226-27. The plans for Willowgate are in the Peabody and Stearns Collection at the Boston Public Library.

<sup>26</sup> Tolles, 2000: 218. The current owners have the original plans for Cairncroft.

<sup>27</sup> The plans for Heavenly Hill are on file at Avery Architectural and Fine Arts Library, Columbia University.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 8**

**Page 17**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

two feet in length. Platt's third cottage, The Clearing (#4), is situated downhill from the others. Completed in 1902, it is a trim, square-plan building with a hip roof and classically designed inset porch with square, Doric columns, that runs the width of the façade. Dividing the two stories is a broad frieze that wraps around all four sides and provides a strong contrast to the wood-shingled wall surfaces.<sup>28</sup>

Charles Platt is considered "one of the leading designers and landscape planners of the American country house during its prominence at the beginning of the twentieth century."<sup>29</sup> Throughout his career he worked in the classical idiom, firmly placing him in the forefront of the American Renaissance. Initially leaning toward art and landscape architecture, Platt somewhat inadvertently shifted to straight architecture, receiving his first building commission in 1889. Over the next twenty years, he designed primarily residences and often gardens to accompany them; many of these were vacation houses. After establishing an office in New York City in 1916, Platt concentrated on museum and institutional work. Among his better known works during that period are the Freer Gallery in Washington DC, and buildings and campus plans for Connecticut College, Deerfield Academy, the University of Illinois at Urbana, and Phillips Academy in Andover, Massachusetts. His cottages on Heavenly Hill were all commissioned by members of a group of Boston and New York City friends known as The Syndicate. It was probably Annie Page, the sister of George and Lilius Page, original owners of Heavenly Hill and The Clearing respectively, who introduced the group to Platt. Annie Page was a friend and model for Augustus Saint-Gaudens, himself a close friend and summer colleague of Platt. The pairing of the near-twin Heavenly Hill and Weatherledge is apparently unique within the entire White Mountain region.<sup>30</sup>

Some of Chocorua's more distinctive cottages were designed by little known architects. The original Kalarama (#58), which burned in 2002, was designed by the first owner's father, Gustavus Browne Maynadier, a railroad engineer from Boston. Completed ca. 1892, the cottage was a highly refined building influenced by the Shingle style, whose "Y" plan bore strong similarities to a captain's cabin in the stern of a sailing ship.<sup>31</sup> The Rafters (#52) was the work of summer resident Charles Loring, Jr., owner of Greycroft.

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<sup>28</sup> Tolles, 2000: 231. The plans for The Clearing are on file at Avery Architectural and Fine Arts Library, Columbia University.

<sup>29</sup> Tolles, 2000: 221-22.

<sup>30</sup> Tolles, 2000: 222-23, 230.

<sup>31</sup> Tolles, 2000: 215-16.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 8**

**Page 18**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

Juniper Lodge (#17) was designed by a young architect from Salem, Massachusetts. Ernest M.A. Machado was the brother of Salome Warren, a Smith College classmate of Florence Reynolds. Mrs. Reynolds and her husband, James, were introduced to Chocorua by Salome. Ernest Machado (1868-1907) was educated at M.I.T. and maintained offices in Salem and Boston when he was engaged by the Reynolds. He had designed large residences in Boston, Salem and along the North Shore, as well as Blake Memorial Chapel in Harmony Grove Cemetery in Salem; he also served as the restoration architect for the Essex Bank Building in Salem. His unexpected death by drowning halted activity on Juniper Lodge. Mrs. Reynolds turned to an unidentified female architect, "Miss Cotton," from New York City, to complete the residence, first occupied in 1911; it seems likely she incorporated much of Machado's work.<sup>32</sup>

The architects for three architecturally distinguished cottages – Hyde Cottage (#6), Kinterra (#31) and Avoca (#35) – remain unknown. Avoca, one of Chocorua's most distinctive cottages, was traditionally thought to be the work of C.H. Walker, but recent research and visual analysis by Bryant Tolles suggests it was more likely the work of someone from New York City, as it neither resembles Walker's other Shingle style work, nor was its original owner, Margaret "Annie" Thayer, from Boston, as were Walker's other Chocorua clients.<sup>33</sup>

Many of the Chocorua cottages were built by local contractor Larkin D. Weed (1855-post-1932) of nearby Sandwich. Weed was one of several highly skilled builders or contractors in the North Country who frequently worked with nationally known architects to construct a wide variety of summer cottages in the White Mountains. Within the historic district, Weed was the builder for Chadwick Cottage (#13), Juniper Lodge (#17), Lotos Lodge (#25), and the original Kalarama (#58). He erected the major addition (1917) on Birchentower (#10). At Avoca (#35), his name is carved into a rafter, suggesting he either built or had a major construction role for that cottage. Weed worked in the Tamworth-Sandwich area for thirty years, typically with a sizeable crew, and is credited with summer cottages and other buildings in many of the surrounding towns. One of his later projects was Far Pastures, a summer cottage in Sandwich built during the

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<sup>32</sup> Tolles, 2000: 236-39.

<sup>33</sup> Tolles, 2000: 233. Despite exhaustive research, Tolles was unable to document the architect for this beautifully designed cottage. Miss Thayer was from Brooklyn, New York, but no other information about her materialized.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 8**

**Page 19**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

1920s for Archibald Cary Coolidge, Harvard history professor and the first director of the university's Widener Library.<sup>34</sup>

The Chocorua Lake Basin Historic District's overall historical, architectural and cultural significance within the State of New Hampshire is exceptionally high. Its architectural heritage, unspoiled natural setting, viewsheds, system of unpaved roads lined with trees and stone walls, pioneering work in conservation, and distinctive social traditions ranks it among the most important of the state's summer colonies.

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<sup>34</sup> Tolles: 7, 186-87, 205-06, 237-38. Weed may also have constructed Seven Hearths in the Wonalancet section of Tamworth.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section** 9

**Page** 1

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 9**

**Page 2**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 9**

**Page 3**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section 9**

**Page 4**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

1962 "Map of Chocorua Region, NH." Chocorua Mountain Club.

**Photograph collections**

New Hampshire Historical Society  
Tamworth Historical Society

Private collections housed at the following cottages: Birchentower, Cairncroft, Cannon  
Cottage, Conni Sauti, Crowlands, Greycroft, Red Gables, Sarah Oliver Cottage,  
Stonybrook, Walley Cottage

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES**  
**Continuation Sheet**

**Section** 10                      **Page** 1                      Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

**GEOGRAPHIC DATA**

**UTM REFERENCES**

1	19	317000	4864800
2	19	320870	4865400
3	19	320880	4864070
4	19	321370	4864040
5	19	321620	4863275
6	19	322380	4863240
7	19	322505	4862400
8	19	322840	4862400
9	19	322880	4862090
10	19	321770	4862120
11	19	321690	4861670
12	19	321480	4861385
13	19	320940	4861400
14	19	320955	4861700
15	19	320000	4861900
16	19	319580	4861330
17	19	318800	4861660
18	19	318700	4862270
19	19	317900	4861910
20	19	317440	4862360
21	19	317020	4863830

**VERBAL BOUNDARY DESCRIPTION**

The Chocorua Lake Basin Historic District includes 5,784 acres of land within the Town of Tamworth, New Hampshire. The boundary is indicated on the accompanying sketch map and more specifically described below as follows:

Beginning at the northwest corner of the district, at the NW corner of 402/2 (#31), the boundary follows a straight line easterly along the Tamworth-Albany town line to the NE corner of 402/18 (#106). It then turns south, following the east lot lines of 402/18, 402/29, 402/31 (#19), and 402/32 & 33 (#18). Just before the SE corner of 402/33, the boundary turns east, following the north lot line of 401/47 (#17), then in a generally southerly direction following the east lot lines of 401/47 and 407/129 (#102). The boundary then turns easterly, following the jagged north lot line of 408/51 (#65) to Washington Hill Road, which it follows south, along its east edge, to 408/55 (#67). The

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES**  
**Continuation Sheet**

**Section** 10                      **Page** 2                      Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

---

boundary follows the north lot line of 408/55, the east lot lines of 408/55 and 408/57 (#66), before turning easterly to follow the north lot line of 408/59 (#62) to the Tamworth-Madison town line, where it heads south, then west along the east and south lot lines of 408/59, crossing Washington Hill Road, and continuing along the south lot line of 408/48 (#61) to its SW corner. It then heads south along the east lot lines of 408/13 (#9) and 408/15 (#6), turning west along the latter's south lot line, then south along the east lot line of 408/22 (#2) and west along the south lot lines of 408/22, 408/23 (#1) and 408/24 (#7). The boundary crosses Chocorua Mountain Highway (Route 16) and heads north along its western edge to 407/81 (#8), where it turns westerly, following the south lot lines of 407/81 and 407/93 (#25). It then follows the easterly edge of Runnells Lane to its intersection with Philbrick Neighborhood Road, which it follows in a northwesterly direction, along its south edge, to the SE corner of 407/37 (#52). The boundary heads westerly, then north, along its south and west lot lines, follows the south lot line of 407/43 (#50), then the east, south and west lot lines of 407/41 (#96) and the south lot line of 407/105 (#88). It then heads in a generally northerly direction along the west lot line of 407/105, jogging east at its NW corner to the west lot line of 407/107 (#31). At Fowles Mill Road, the boundary follows its southern edge in a westerly direction to the west lot line of 402/2 (#31), which it follows to the point of beginning.

**VERBAL BOUNDARY JUSTIFICATION**

The boundary for the Chocorua Lake Basin Historic District under both Criteria A and C is the same and has been drawn to include the entire basin of Chocorua Lake that falls within the Town of Tamworth, including all of the historic resources and their accompanying acreage that represent each of the areas of significance. The entire district is oriented toward Mount Chocorua and/or Chocorua Lake in terms of being within the watershed, or Basin, and incorporating one, if not both, features within the view sheds from nearly every cottage.

The northern boundary follows the Tamworth-Albany town line. The northern portion of the east boundary follows the rear lot lines of the cottages that front on Chocorua Mountain Highway, while the southern portion extends to the ridge of Washington Hill, the edge of the Basin, to include seven cottages along Washington Hill Road, all of which share the architectural features common to the district and whose original owners were part of the social network that was established during the first decades of summer residency. The eastern portion of the south boundary includes Heavenly Hill, which is the southern reach of the Basin, and its cottages. South of Heavenly Hill, there are no cottages. The boundary along Philbrick Neighborhood Road and Fowles Mill Road was

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section** 10                      **Page** 3                      Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

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drawn to include all of its summer cottages, which not only fall within the Basin but are related architecturally and socially to the rest of the area.

The full acreage associated with each cottage, as well as adjacent parcels in same ownership, are included because the parcels were purchased by the district's summer residents by the 1920s, and generally earlier. The 1,077 acres of land on the vacant lots are included within the district, because each is tied historically to early summer residents and nearly all were initially directly associated with a particular cottage. The non-contributing properties all fall within the core of the district, and with rare exception are related architecturally and historically to contributing properties.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

**Section** List Of Owners **Page** 1

---

NR #	Owner
1	John Lewis P.O. Box 216 Malvern, PA 19355
2	Margaret Turk P.O. Box 337 Chocorua, NH 03817
3	Margaret Saxton Trust - c/o Garrett Saxton 1723 Stonebridge Rd. Alexandria, VA 22304
4	John Woodhouse 650 Rumblewood Drive Houston, TX 77079
5	Patrick and Cindy Boswell 498 Chocorua Mt. Highway Chocorua, NH 03817
6	Rosemary Dean 45 E. 89th St., Apt 29F New York, NY 10128
7	John Woodhouse 650 Rumblewood Drive, Houston, TX 77079
8	Eleanor Homeyer P.O. Box 64 Chocorua, NH 03817
9	Karen Wellinghurst P.O. Box 127 Chocorua, NH 03817
10	Chippy Co LLC c/o James Bowditch P.O. Box 1952 New London, NH 03257

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

**Section List Of Owners Page 2**

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- |     |  |
|-----|--|
| 11  | Samuel Newson<br>316 James St.<br>Salem, VA 24153                          |
| 12  | Eugene and Ann Allmendinger<br>46 Oyster River Rd<br>Durham, NH 03824      |
| 13. | Scott Paul<br>P.O. Box 441<br>Chocorua, NH 03817                           |
| 14  | Scott Paul<br>See # 13   |
| 15  | Wheeler Trust c/o John Wheeler<br>P.O. Box 1017<br>George's Mill, NH 03751 |
| 16  | Elizabeth Snyder<br>221 Mt. Auburn St.<br>Cambridge, MA 02138              |
| 17  | Peter Family Trust c/o Susan Peter<br>P.O. Box 367<br>Chocorua, NH 03817   |
| 18  | David Farley<br>P.O. Box 3<br>Chocorua, NH 03817                           |
| 19  | Thomas and Joan Peters<br>1434 Chocorua Mt. Highway<br>Chocorua, NH 03817  |
| 20  | Richard Griffin<br>324 Canton Ave.<br>Milton, MA 02186                     |
| 21  | Thomas Korson<br>2525 Dahlia St.<br>Denver, CO 80207                       |

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

**Section** List Of Owners **Page** 3

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- |    |  |
|----|--|
| 22 | Andrew and Margaret Nighswander<br>P.O. Box 246,<br>Gilmanton, NH 03237-0246   |
| 23 | Radakotojo Chocorua Trust c/o Anita Kunhardt<br>52 Peacock Farm Rd.<br>Lexington, MA 02421-6306                        |
| 24 | Samuel Newsom<br>316 James St.<br>Salem, VA 24153  |
| 25 | John and Ellen Moot<br>44 Coolidge Hill Rd.<br>Cambridge, MA 02138   |
| 26 | Alice Waylett<br>P.O. Box 24<br>Chocorua, NH 03817   |
| 27 | Jonathan Stone<br>295 Penfield Rd.<br>Fairfield, CT 06430<br><br>Robert Stone<br>287 Payne Drive<br>Cheshire, CT 06410 |
| 28 | Malcolm Coulter<br>P.O. Box 480<br>Chocorua, NH 03817  |
| 29 | Richard and Elizabeth Gill<br>220 S. Ocean Lane, #1405<br>Ft. Lauderdale 33316   |
| 30 | Douglas Coulter<br>Guanghua School of Management,<br>University of Beijing<br>100871 China                             |
| 31 | David Little<br>P.O. Box 1220<br>Durham, NH 03824  |

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

**Section List Of Owners Page 4**

- 
- |     |  |
|-----|--|
| 32  | Barbara Lloyd<br>P.O. Box 71<br>Chocorua, NH 03817   |
| 33  | Balch Trust c/o Cornelia Lanou<br>90 Keene St.<br>Providence, RI 02906                             |
| 34. | Balch Trust<br>See # 33  |
| 35  | Steven Weld<br>267 Adams St.<br>Milton, MA 02186   |
| 36  | Watkins Family Realty Trust c/o Robert M. Watkins<br>76 Honey Pot Road<br>Southwick, MA 01077-9757 |
| 37  | Eleanor and William Helm<br>P.O. Box 26<br>Chocorua, NH 03817                                      |
| 38  | Katherine Phenix<br>2419 Keystone Court<br>Boulder, CO 80304                                       |
| 39. | Peter Whipple<br>P.O. Box 12<br>Chocorua, NH 03817   |
| 40  | Alan Phenix<br>P.O. Box 124<br>Chocorua, NH 03817  |
| 41  | Talbot Page<br>11 Linden Rd.<br>Barrington, RI 02806   |
| 42  | Alexander Rubel<br>55 Balsam Drive<br>East Greenwich, RI 02818                                     |

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

**Section List Of Owners Page 5**

- 
- |    |  |
|----|--|
| 43 | Lydia Smith<br>1010 Waltham St. Unit F10<br>Lexington, MA 02421        |
| 44 | Harriet Hofheinz<br>10 Berkeley Place<br>Cambridge, MA 02138           |
| 45 | John Sedgwick<br>155 Waverly Ave.,<br>Newton, MA 02458                 |
| 46 | Marie Cannon<br>74 Governor's Way<br>Topsham, ME 04086                 |
| 47 | Winthrop Cannon<br>422 Pendleton Lane<br>Londonderry, NH 03053         |
| 48 | Lisa Keith<br>172 Shore Rd.<br>Old Greenwich, CT 06870                 |
| 49 | Margaret Cannon<br>P.O. Box 271<br>Chocorua, NH 03817                  |
| 50 | Richard Mowrer<br>733 Philbrick Neighborhood Rd.<br>Chocorua, NH 03817 |
| 51 | David Loring<br>616 Philbrick Neighborhood Rd.<br>Chocorua, NH 03817   |
| 52 | William Kumm<br>511 Heaventree Lane<br>Severna Park, MD 21146          |
| 53 | Barbara Worcester<br>244 Brattle St.<br>Cambridge, MA 02138-4651       |

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES**  
**Continuation Sheet**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

**Section** List Of Owners **Page 6**

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- |     |   |
|-----|---|
| 54  | Hugh and Mary Whitman<br>160 Andrews Rd.<br>Gilford, CT 06427                                 |
| 55  | Joanna Pennypacker<br>220 W. 1 St.<br>Malvern, PA 19355                                       |
| 56  | Forrester Clark<br>308 Sagamore St.<br>S. Hamilton, MA 01942                                  |
| 57. | Mary and Richard Miller<br>7648 Miller Falls Rd.<br>Derwood, MD 20855                         |
| 58  | George Mathews<br>91 Auburn Ave.<br>Auburn, ME 04210  |
| 59  | Balch Trust c/o Cornelia Lanou<br>90 Keene St.<br>Providence, RI 02906                        |
| 60  | Richard Stoneman<br>1461 Fowlers Mill Rd.<br>Chocorua, NH 03817                               |
| 61  | Nancy Fryberger<br>74 Russell Ave.<br>Watertown, MA 02472                                     |
| 62  | Chocorua Trust c/o Ruth Miller<br>1011 Quaker Knoll Rd.<br>Sandy Spring, MD 20860-1269        |
| 63  | William Pratt, Meyer Trustee c/o Goodwin & Proctor<br>Exchange Place<br>Boston, MA 02109-2881 |
| 64  | John Moir<br>P.O. Box 106<br>Chocorua, NH 03817   |

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

**Section List Of Owners Page 7**

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65	John Moir See # 64
66	Denis Brown 528 Washington Hill Road Silver Lake, NH 03875
67	Gary Jones P.O. Box 452 Chocorua, NH 03817
68	Balch Trust (land) c/o Cornelia Lanou 90 Keene St. Providence, RI 02906
69	Balch Trust See # 68
70	Balch Trust See # 68
71	Balch Trust See # 68
72	Balch Trust See # 68
73	Balch Trust See # 68
74	Balch Trust See # 68
75	Balch Trust See # 68
76	Balch Trust See # 68
77	Balch Trust See # 68

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES**  
**Continuation Sheet**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

**Section** List Of Owners **Page 8**

---

78 Land: Balch Trust (see #68)  
Building: Richard and Elizabeth Gill  
220 S. Ocean Lane #1405  
Ft. Lauderdale, FL 33316

79 Land: Balch Trust (see #68)  
Building: Douglas Coulter  
Guanghua School of Management  
Beijing University  
Beijing 1000871China

80 Scott Paul  
P.O. Box 441  
Chocorua, NH 03817

81 Karen Wellinghurst  
P.O. Box 127  
Chocorua, NH 03817

82 Rosemary Dean  
45 E. 89th St Apt. 29F  
New York, NY 10128

83 Chippy Co LLC c/o James Bowditch  
P.O. Box 1952  
New London, NH 03257

84 Town of Tamworth  
Main Street  
Tamworth, NH 03886

85 Town of Tamworth  
See #84

86 Town of Tamworth  
See #84

87 Forrester Clark  
308 Sagamore St.  
S. Hamilton, MA 01942

88 Forrester Clark  
See # 87

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES**  
**Continuation Sheet**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

**Section** List Of Owners **Page** 9

- 
- |    |   |
|----|---|
| 89 | State of New Hampshire, Dept. of Resources & Economic Development<br>172 Pembroke Road<br>PO Box 1856<br>Concord, NH 03302-1856 |
| 90 | Chocorua Lake Conservation Foundation c/o Cornelia Lanou<br>90 Keene St.<br>Providence, RI 02906                                |
| 91 | Chocorua Lake Conservation Foundation c/o Cornelia Lanou<br>See # 90  |
| 92 | Chocorua Lake Conservation Foundation c/o Cornelia Lanou<br>See # 90  |
| 93 | Chocorua Lake Conservation Foundation c/o Cornelia Lanou<br>See # 90  |
| 94 | Nola Boomer<br>P.O. Box 201<br>Istero, FL 33928   |
| 95 | Nela Helm<br>P.O. Box 29<br>Chocorua, NH 03817<br><br>Joan Kinne<br>25 Poor Road<br>New London, NH 03257                        |
| 96 | Winthrop Cannon<br>422 Pendelton Lane<br>Londonderry, NH 03053  |
| 97 | Elizabeth Dembrowsky<br>34 Forrest Road<br>Stoughton, MA 02072  |
| 98 | Balch Trust<br>see #68  |
| 99 | John Woodhouse<br>650 Rumblewood Drive<br>Houston, TX 77079   |

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES**  
**Continuation Sheet**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

**Section** List Of Owners **Page** 10

- 
- |     |   |
|-----|---|
| 100 | Chippy Co LLC c/o James Bowditch<br>P.O. Box 1952<br>New London, NH 03257   |
| 101 | Samuel Newsom<br>316 James St.<br>Salem, VA 24153   |
| 102 | Chocorua Lake Conservation Foundation c/o Cornelia Lanou<br>See # 90  |
| 103 | Chocorua Lake Conservation Foundation c/o Cornelia Lanou<br>See # 90  |
| 104 | Chocorua Lake Conservation Foundation c/o Cornelia Lanou<br>See # 90  |
| 105 | G. E. Hamel<br>P.O. Box 423<br>Chocorua, NH 03817   |
| 106 | State of NH Dept. of Resources & Economic Development<br>172 Pembroke Road, PO Box 1856<br>Concord, NH 03302-1856   |
| 107 | Chocorua Lake Conservation Foundation c/o Cornelia Lanou<br>See # 90  |
| 108 | Lydia Smith<br>1010 Waltham St. Unit F10<br>Lexington, MA 024   |
| 109 | <i>Map 402, Lot 16:</i><br>Chocorua Lake Conservation Foundation c/o Cornelia Lanou<br>See # 90<br><br><i>Map 402, Lot 7:</i><br>Nature Conservancy<br>22 Bridge St., 4th Floor<br>Concord, NH 03301-4987 |
| 110 | Chocorua Lake Conservation Foundation c/o Cornelia Lanou<br>See # 90  |
| 111 | Watkins Family Realty Trust c/o Robert M. Watkins   |

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES**  
**Continuation Sheet**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

**Section** List Of Owners **Page** 11

---

- 76 Honey Pot Road  
Southwick, MA 01077-9757
- 112 Forrester Clark  
See #87
- 113 Chocorua Lake Conservation Foundation c/o Cornelia Lanou  
See # 90
- 114 Marie Cannon  
74 Governor's Way  
Topsham, ME 04086
- 115 Cersosimi Industries, Inc.  
P.O. Box 1800  
Brattleboro, VT 05302-1800
- 116 *Map 407/8:*  
Jocelyn Hubbell  
P.O. Box 682  
Brunswick, ME 04011
- Map 407/7:*  
Franklin Hubbell Jr.  
P.O. Box 3150  
Conway, NH 03818
- Map 407/6:*  
Kent Hubbell  
109 E. Upland Road  
Ithaca, NY 14850

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES**  
**Continuation Sheet**

**Section** List of Photographs      **Page** 1      Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

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The following information is the same for all photographs:

**Name of district:** Chocorua Lake Basin Historic District  
**Town/state:** Tamworth (Chocorua), New Hampshire  
**Photographer:** Elizabeth Durfee Hengen  
**Date of Photograph:** September 2002 through October, 2003  
**Location of negative:** 25 Ridge Road, Concord, NH 03301

**Photo #1**

*Heavenly Hill* (#1). Looking south at façade of cottage (1a).

**Photo #2**

*Weatherledge* (#2) Looking north at façade of cottage (2a).

**Photo #3**

*Fry Cottage* (#3). Looking southeast at north (primary) elevation of cottage (3a).

**Photo #4**

*The Clearing* (#4). Looking south at façade of cottage (4a).

**Photo #5**

*Chocorua Inn Annex* (#5). Looking east at façade of house (5a).

**Photo #6**

*Hyde Cottage* (#6). Looking southwest at façade of cottage (6a).

**Photo #7**

*Hyde Cottage* (#6), outbuildings. Looking north at, from left: ice house (6d), bunkhouse (6c), garage (6b).

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES**  
**Continuation Sheet**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

**Section** List of Photographs **Page** 2

**Photo #8**

*Wright Camp* (#7). Looking north at façade of cabin (7a).

**Photo #9**

*Fiske Warren Cottage* (#8). Looking southwest at house (8a) and carriage house (8b).

**Photo #10**

*Cairncroft* (#9). Looking east at façade of cottage (9a).

**Photo #11**

*Cairncroft* (#9). Looking northeast at, from left, ice house/wood shed (9c) and horse barn (9b).

**Photo #12**

*Cairncroft* (#9). Looking southeast at well house (9d).

**Photo #13**

*Cairncroft* (#9). Looking southeast at cairn (9e).

**Photo #14**

*Birchentower* (#10). Looking east at façade of cottage (10a), showing original farmhouse left of center.

**Photo #15**

*Birchentower* (#10). Looking south at well house (10c).

**Photo #16**

*Birchentower* (#10). Looking northwest at barn (10d).

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES**  
**Continuation Sheet**

**Section** List of Photographs      **Page** 3      Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

**Photo #17**

*Samuel Newsom Cottage* (#11). Looking northeast at south elevation of cottage (#11a).

**Photo #18**

*Samuel Newsom House* (#11). Looking east into Japanese garden (11d).

**Photo #19**

*Walden-Allmendinger Cabin* (#12). Looking north at south elevation of cabin (12a), showing earlier (1932) section at left.

**Photo #20**

*Chadwick Cottage* (#13). Looking northeast at façade of cottage (13a) and surrounding stonework.

**Photo #21**

*Chadwick Cottage* (#13). Looking north at carriage house (13b).

**Photo #22**

*Chadwick Cottage* (#13). Looking northeast at laundry house (13e).

**Photo #23**

*Bartlett Cottage* (#14). Looking north at façade of cottage (14a) and well house (14c).

**Photo #24**

*Conni Sauti* (#15). Looking east at façade of cottage (15a).

**Photo #25**

*Conni Sauti* (#15). Looking northwest at Brown Study (15b).

**Photo #26**

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES**  
**Continuation Sheet**

Chocorua Lake Basin Historic District

**Section** List of Photographs **Page** 4 Tamworth, New Hampshire

*Red Gables* (#16). Looking northeast at facades of cottage (16a) and barn (16b).

**Photo #27**

*Juniper Lodge* (#17). Looking northeast at west (primary) elevation of cottage (17a).

**Photo #28**

*Juniper Lodge* (#17). Looking north at ice house/barn (17b).

**Photo #29**

*Salter Cottage* (#18). Looking southeast at façade of cottage (18a).

**Photo #30**

*Salter Cottage* (#18). Looking south at sap house (18c) at left and horse barn (18b) at right.

**Photo #31**

*Stonewall* (#19). Looking south at north elevation of cottage (19a), showing rear elevation of original farmhouse at right.

**Photo #32**

*Stonewall* (#19). Looking north at south elevation of studio (19c).

**Photo #33**

*Stonybrook* (#21). Looking northwest at south (façade) and east elevations of cottage (21a).

**Photo #34**

*Stonybrook* (#31). Looking northeast at barn (31b).

**Photo #35**

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES**  
**Continuation Sheet**

**Section** List of Photographs      **Page** 5      Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

*Chevalier Cottage* (#22). Looking northeast at façade and south elevations of cottage (22a).

**Photo #36**

*Lotos Lodge* (#25). Looking southwest at façade of cottage (25a).

**Photo #37**

*Lotos Lodge* (#25). Looking south at laundry house (25c), showing hinged wall on west wall.

**Photo #38**

*Pine Cone* (#29). Looking south at façade of cottage (29a).

**Photo #39**

*Pine Cone* (#29). Looking southwest at barn/ice house (29b).

**Photo #40**

*Pine Cone* (#29). Looking south at study (29c).

**Photo #41**

*Willowgate* (#30). Looking south at barn (30b) in foreground and former carriage house, now cottage (30a) in background.

**Photo #42**

*Willowgate* (#30). Looking north at generator house (30e) at left, barn (30b) in center, and playhouse (30d) at right.

**Photo #43**

*Kinterra* (#31). Looking northeast at façade of cottage (31a).

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES**  
**Continuation Sheet**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

**Section** List of Photographs **Page** 6

**Photo #44**

*Kinterra* (#31). Looking west at rear elevation of cottage (31a), showing sleeping porches.

**Photo #45**

*Timberlea II* (#32). Looking southwest at replica Chocorua Mountain Club cabin (32b).

**Photo #46**

*Walley Cottage* (#33). Looking east at façade of cottage (33a).

**Photo #47**

*Walley Cottage* (#33). Looking southwest at barn (33b).

**Photo #48**

*Walley Cottage* (#33). Looking north at cabin "Hodge Podge" (33d).

**Photo #49**

*Wheeler Cottage* (#34). Looking east at cottage (34a) and its setting at edge of lakeside field.

**Photo #50**

*Avoca* (#35). Looking west at façade of cottage (35a).

**Photo #51**

*Avoca* (#35). Looking west at carriage house (35b).

**Photo #52**

*Avoca* (#35). Looking south at tennis court (35e).

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES**  
**Continuation Sheet**

**Section** List of Photographs      **Page** 7      Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

**Photo #53**

*Watkins Cottage* (#36). Looking south at façade of cottage (36a).

**Photo #54**

*Lloyd-Helm Cottage* (#37). Looking northeast at façade of cottage (37a).

**Photo #55**

*Alan Phenix Cabin* (#40). Looking northwest at façade and east elevation of cottage (40a).

**Photo #56**

*Crowlands* (#41). Looking northeast at façade and west elevation of cottage (41a).

**Photo #57**

*Crowlands* (#41). Looking north at barn (41b).

**Photo #58**

*Sherwin Cottage* (#42). Looking north at façade and south elevations of cottage (42a).  
Original farmhouse section of cottage is in center of building (at jerkin head).

**Photo #59**

*Sherwin Cottage* (#42). Looking south at playhouse (42c).

**Photo #60**

*Masquemoosic* (#43). Looking north at south elevation and a portion of east (façade)  
elevation of cottage (43a).

**Photo #61**

*Hofheinz Cottage* (#44). Looking south at façade of cottage (44a).

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES**  
**Continuation Sheet**

**Section** List of Photographs      **Page** 8      Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

**Photo #62**

*Whittemore Cottage* (#45). Looking southwest at façade of cottage (45a) and mid-20<sup>th</sup> century wing.

**Photo #63**

*Lee Cannon Cabin* (#46). Looking southwest at façade of cottage (#46a).

**Photo #64**

*Fearing Cottage* (#48). Looking west at façade of cottage (48a).

**Photo #65**

*Fearing Cottage* (#48). Looking south at gable front of barn (48b).

**Photo #66**

*Fearing Cottage* (#48). Looking north at ice house/wood shed (48c).

**Photo #67**

*Cannon Cottage* (#49). Looking west at façade of cottage (49a).

**Photo #68**

*Mowrer Cottage* (#50). Looking north at façade of cottage (#50a).

**Photo #69**

*Greycroft* (#51). Looking southeast at façade of cottage (#51a).

**Photo #70**

*Greycroft* (#51). Looking west at barn (51b).

**Photo #71**

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES**  
**Continuation Sheet**

Chocorua Lake Basin Historic District

**Section** List of Photographs **Page** 9 Tamworth, New Hampshire

*The Rafters* (#52). Looking southeast across Samuel Newsom's garden (52c) at cottage (52a).

**Photo #72**

*Pennypacker-Worcester Cabin* (#53). Looking north at façade of cabin (53a).

**Photo #73**

*Whitman Cabins* (#54). Looking southwest at log cabins (54a on right and 54b on left).

**Photo #74**

*Whitman Cabins* (#54). Looking northeast at garage/bunkhouse (54c).

**Photo #75**

*Fifields* (#56). Looking southeast at façade of house (56a).

**Photo #76**

*Henry Balch Camp* (#57). Looking west at façade of camp (57a).

**Photo #77**

*Kalarama* (#58). Looking south at north and west facades of cottage (58a) under reconstruction. Original ice house (58c) is visible behind cottage.

**Photo #78**

*Birch Knoll* (#59). Looking northeast at façade of cottage (59a).

**Photo #79**

*Birch Knoll* (#59). Looking west at rear of cottage (59a).

**Photo #80**

*Birch Knoll* (#59). Looking northeast at ice house/wood shed (59b).

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES**  
**Continuation Sheet**

Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

**Section** List of Photographs      **Page** 10

**Photo #81**

*Clark Cottage* (#60). Looking north at façade of cottage (60a), showing original farmhouse at left.

**Photo #82**

*Clark Cottage* (#60). Looking northeast at barn (60b).

**Photo #83**

*Sarah Oliver Cottage* (#61). Looking northeast at cottage (61a) and barn (61b), showing small field in front.

**Photo #84**

*Warren Cottage* (#62). Looking northeast at façade and west elevation of cottage (62a).

**Photo #85**

*Pratt Cottage* (#63). Looking northeast at façade and south elevations of cottage (63a).

**Photo #86**

*Pratt Cottage* (#63). Looking east at barn (63b).

**Photo #87**

*Pratt Cottage* (#63). Looking northeast at well house (63c).

**Photo #88**

*Taylor Cottage* (#64). Looking northwest at primary elevations of cottage (64a).

**Photo #89**

*Moir Cottage* (#65). Looking north at façade of cottage (65a), showing original farmhouse at left. Barn (65b) is at right rear.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES**  
**Continuation Sheet**

Chocorua Lake Basin Historic District

**Section** List of Photographs    **Page** 11    Tamworth, New Hampshire

**Photo #90**

*June Cottage* (#66). Looking north at south (primary) elevation of cottage (66a).

**Photo #91**

*Look Cottage* (#67). Looking northeast at façade of cottage (67a).

**Photo #92**

*Look Cottage* (#67). Looking northwest at log cabin (67b).

**Photo #93**

*Look Cottage* (#67). Looking southeast at garage (67d).

**Photo #94**

*Look Cottage* (#67). Looking east at outhouse (67f).

**Photo #95**

*Bath and Boathouses, Chocorua Lake, west shore* (#68-77). Looking southwest at Weld Bathhouse (#68) at left and Weld Boathouse (#69) at right.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES**  
**Continuation Sheet**

Chocorua Lake Basin Historic District

**Section** List of Photographs      **Page** 12      Tamworth, New Hampshire

**Photo #96**

*Bath and Boathouses, Chocorua Lake, west shore* (#68-77). Looking north at row of bath and boathouses, showing from left: Smith Boathouse (#75), Pennypacker-Worcester Bathhouse (#74) and Goodwin-Helm Bathhouse (#73).

**Photo #97**

*Bath and Boathouses, Chocorua Lake, south shore* (#78 & 79). Looking southeast at Walker Boathouse (#78).

**Photo #98**

*Bath and Boathouses, Little Lake, southeast shore* (#80-83). Looking south at Chadwick Boathouse (#80) at left and Chocorua Inn Boathouse (#82) at right.

**Photo #99**

*Bath and Boathouses, Little Lake, southeast shore* (#80-83). Looking southeast at Bowditch Bathhouse (#83).

**Photo #100**

*Narrows Bridge* (#84), looking west.

**Photo #101**

*Chocorua Lake Bridge* (#85), looking northwest.

**Photo #102**

*The Grove* (#90), looking north.

**Photo #103**

*The Island* (#91), looking north, showing roadbed for former Route 16.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

**Section** List of Photographs      **Page** 13      Chocorua Lake Basin Historic District  
Tamworth, New Hampshire

**Photo #104**

View of Little Lake, looking north at Narrows Bridge (#84) and Chocorua Lake beyond. Mount Chocorua is at far right.

**Photo #105**

View of Chocorua Lake taken from Narrows Bridge (#84), looking north.

**Photo #106**

Fowles Mill Road, looking northeast near Clark Cottage (#60), showing typical secondary road within district.