

# Moultonborough

## Community Planning Survey



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for the Moultonborough Heritage Commission

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## EXECUTIVE SUMMARY

Moultonborough has seen many changes between its early European settlement in the 1760s and the present day. The founding and settlement of the area, development of the town's transportation routes, and changes in industry from subsistence farming to summer tourism are all important stories that lead to a better understanding of the evolution of the town's landscape. Evidence of the past exists in many historic homes, churches, village centers, and rural outskirts of the town. Irreplaceable structures and sites, which tell the story of Moultonborough's history and culture, define the town's unique character and scenic beauty and need to be preserved as Moultonborough continues to grow and evolve.

This study identifies some of Moultonborough's historic resources<sup>1</sup> and provides preliminary information relating to their history and character-defining architectural elements. The individual "windshield" survey forms for the 90+ resources reviewed as part of this study capture some information about Moultonborough's built environment that can be used to help define community character and appearance, inform decisions around land-use policies and economic development, and educate the public about the overall importance of preserving Moultonborough's historical and cultural heritage. The study was undertaken by an historic preservation consultant working closely with Cristina Ashjian, chair of the Moultonborough Heritage Commission.

Like many of New Hampshire's towns, Moultonborough does not have any existing town-wide historic studies. In the 1980s, several Moultonborough properties were listed to the National Register of Historic Places through efforts of the Lakes Region Planning Commission (LRPC). The LRPC also funded several regional studies relating to specific types of architecture such as the 1989 Carroll County Church Survey, which also looked at the history and architectural integrity of several Moultonborough properties. Though some more recent survey work has been undertaken by the Moultonborough Heritage Commission, private homeowners, and in response to Department of Transportation projects along major roads through the municipality, there has been no overarching study of the town and several important community landmarks have been lost. One of the goals of this project is to summarize these past efforts and use the information gathered through them to make informed planning decisions about the future of the Town.



Figure 1: Historic Postcard of Country Fare Inn (Wakefield)



Figure 2: French-Taylor House, April 1925  
(Moultonborough Historical Society)

<sup>1</sup> **Historic Resources** are defined as prehistoric/historic archaeological sites and/or historic sites (buildings, structures, objects, districts, and landscapes) over 50 years in age. Because this report did not include an archaeologist as part of the project team, the focus is on the identification of above-ground historic sites.

This short-form report presents the broad historic trends that have shaped the physical development of the Town of Moultonborough, summarizes the 2023-2024 field survey findings, and briefly discusses recommendations for future studies.

### **Methods and Purpose**

Architectural historian and preservation consultant, Mae H. Williams, prepared this Community Planning Survey for the Moultonborough Heritage Commission. Williams worked closely with the Moultonborough Heritage Commission throughout the survey process. Much of the data collected in this survey was provided by the Heritage Commission between August 2023 and February of 2024. The list of historic resources was created by assembling previous inventories with sites of local importance as identified by the Heritage Commission.<sup>2</sup> Williams then filled out Community Planning Survey Forms for each identified property, using photographs supplied by the Moultonborough Heritage Commission, Moultonborough tax records, historic maps, and historic records when available.

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<sup>2</sup> The Historic and Cultural Resources list in Appendix A of this report does not include all properties of a specific type, age or level of integrity and is reflexive of locally-identified resources.

### BRIEF HISTORY OF MOULTONBOROUGH

The history of Moultonborough has been documented through many books, pamphlets and prior historic resources surveys. These sources are listed under the [HISTORIC DOCUMENTS AND STUDIES](#) section near the end of this report.

### Geographical Context

Moultonborough's founding and settlement was entirely organic in nature, being dictated by the geography of the Lakes Region rather than the result of a planned design. Much of the surface area of the Lakes Region is water. New Hampshire's two largest lakes, Lake Winnipesaukee and Squam Lake, are the focal points of the region and are surrounded by several smaller lakes. Moultonborough includes shoreline on both of these large lakes as well as smaller bodies of water within its bounds including Lake Kanasatka, Garland Pond, and Berry Pond.

Because of the local topography to the north and south of the lakes, the most practical route for east-west travel within the region is through the gap between Winnipesaukee and Squam Lakes, further limited by Lake Kanasatka and Red Hill. As a result, the earliest roads through the region follow the approximate route of what is now the Daniel Webster Highway (NH Route 25), skirting the head of Center Harbor Bay and traveling northeast to meet another early route which travels northwest-southeast along the north shore of Lake Winnipesaukee between the lake and Ossipee Mountains.

### The Founding and Settlement of Moultonborough

The Lakes Region was home to Native Americans long before the European settlement of the area following the French and Indian Wars in the 1760s. The Lakes Region was rich in food resources with reliable water and convenient transportation and trade routes for Native people during the pre-Contact period. The Ossipee tribe of the Sokoki nation lived on the northeast shore of Lake Winnipesaukee, and the villages of the Penacook confederacy were on the south and southwest sides of the lake.<sup>3</sup> Abenaki settlements are documented in Meredith Village, the Weirs, Stonedam Island, Holderness Village and Center Harbor. Moultonborough has several archaeological sites of interest, and Native American history is preserved in road names such as Indian Carry Road and Portage Pass along Bean Road, as well as in period histories that cite early 20<sup>th</sup> century discoveries near Red Hill and in the Ossipee Mountains. Although some archaeological survey of post-contact sites has been undertaken, specifically of the town's early industrial sites (Lee's Mills, Shannon Mills, Moultonborough Falls), continuing inventory of sites throughout the town (particularly along undisturbed shorelines) will enhance our understanding of the town's indigenous history.

In 1956, Chester B. Price identified twenty-four important overland native trails throughout the State of New Hampshire. Several of these trails passed through the Lakes Region (Figure 3). Several of these major trails pass through Moultonborough, connecting the settlements of Winnebisagua at the Weirs (Laconia), K'chi-Nayok on Moultonborough Neck, Aroosabaug at Mirror Lake (Tuftonboro), and Ossipee Lake (Ossipee). The native Abenaki withdrew to the north around 1675-76, as Europeans began to explore the region.

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<sup>3</sup> John D. Bardwell and Ronald P. Bergeron, *The Lakes Region New Hampshire: A Visual History* (Norfolk, VA: The Donning Company, 1989), 29.

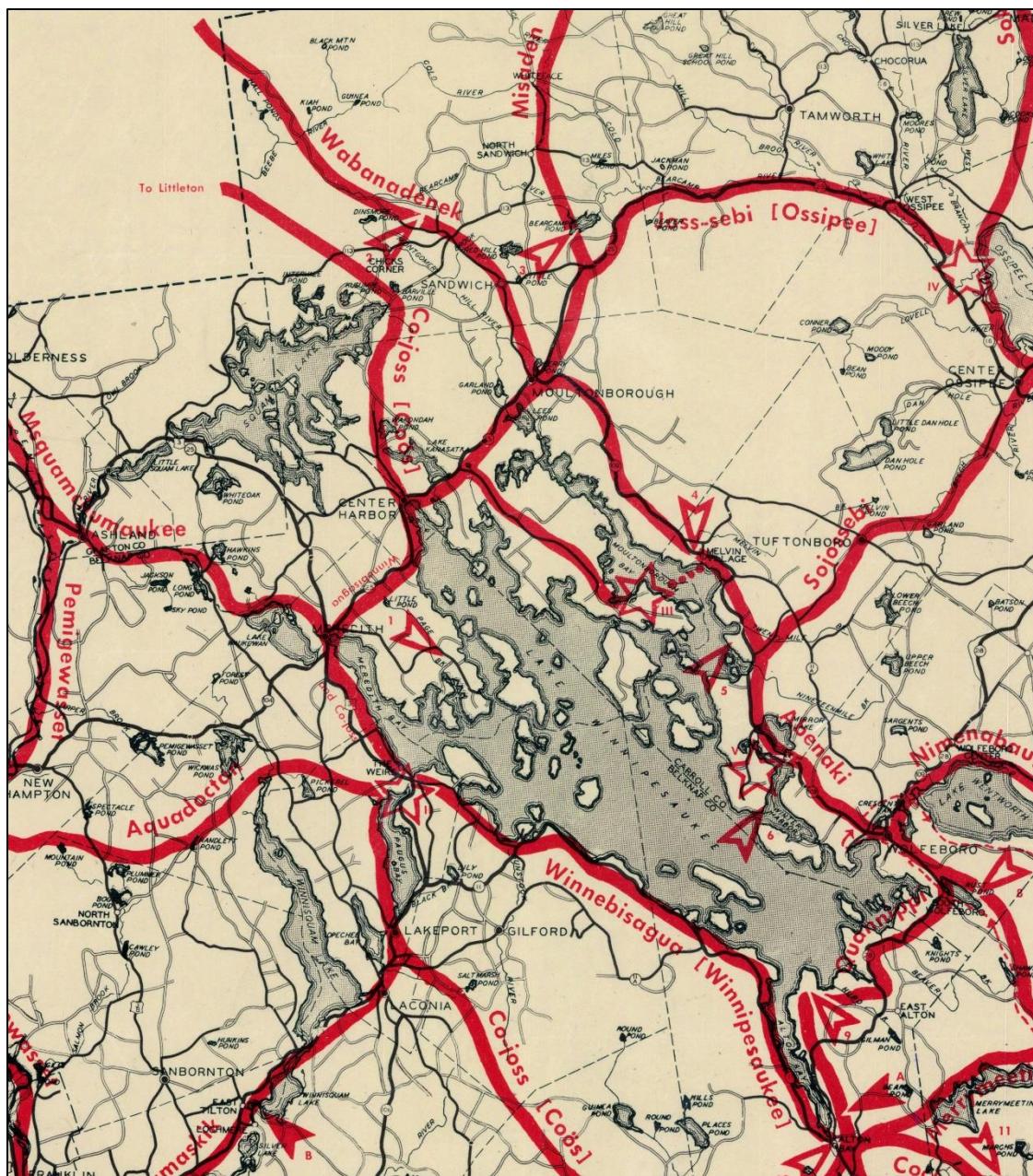


Figure 3: Excerpt from 1956 Chester Price Map of Native American trails in New Hampshire

Meanwhile, on November 3, 1620, the Council of Plymouth at Devon, England had received a grant of all the territory in America from the fortieth to the forty-eighth parallel from King James. The grant went through several generations of ownership, and on January 30, 1746, fifteen lots were purchased by a syndicate of Portsmouth merchants and government officials commonly referred to as the Masonian Proprietors. In 1741, after the provincial New Hampshire government finally established the present territory of the state, **Benning Wentworth** (1796-177) was appointed the provincial governor of New Hampshire. “As a merchant and a scion of the land-speculating Portsmouth oligarchy, Wentworth inherited the incentives and received the power to make land grants on a scale never before seen in New Hampshire.<sup>4</sup>

<sup>4</sup> James L. Garvin, “The Range Township in Eighteenth-Century New Hampshire.” (*The Dublin Seminar for New England Folklife Annual Proceedings*, Boston University Press, 1980), 61.

Unfortunately for Wentworth, the Masonian Proprietors (whom included several members of Wentworth's immediate family) quietly purchased the proprietary claim formerly held by Capt. John Mason which included all lands in New Hampshire within a great arc with a radius of sixty miles from the sea.<sup>5</sup> This claim included all of the townships that had been granted by the New Hampshire government and passed north of the area that would become Moultonborough.

As a result of the effective end of the French and Indian Wars in the early 1760s, the value of land in New Hampshire and Vermont increased dramatically, leading to another scramble to acquire land grants. The relative peace brought by the end of the French and Indian Wars meant that intrepid settlers began to travel into inland New Hampshire, and make the first permanent settlements in the Lakes Region.

Gov. Benning Wentworth granted the charter for "Moultonboro" to **Col. Jonathan Moulton** (1726-1787) on November 17, 1763 (the town was incorporated on November 24, 1777). Moulton came from Hampton, and had attained his title through fighting in the French and Indian Wars. On one of his early scouting missions from Dover to Winnipesaukee, Col. Moulton and his men are said to have landed near what is now Clark's Landing and killed six Native Americans "with the aid of Col. Moulton's dog".<sup>6</sup> Through later expeditions, Moulton and his men surveyed the entire district and began to establish rangeways to allow for easier access and entice settlement as required by the grant.



Figure 4: Clark's Landing Sign (C. Ashjian)



Figure 5: Celt found at Green's Basin (C. Ashjian)

East Moultonborough was the earliest settled area in the town, and it remains today the most rural in character. The Lee Settlement was established in the 1790s on the southern slope of Ossipee Mountain, with links to valley farms and the earlier populated areas known as Birch Hill and Three Bridges. Publications from the 1840s focus on the natural and geologic attributes of the Ossipee Range, noting the Cold Spring, Mineral Spring, and the waterfall (Ossipee Falls) located on the lower elevation of Ossipee Mountain. Moultonborough's mineral water gained popularity and drew visitors seeking the cure for a host of maladies...This aspect of the town's early history has been eclipsed by the later transformations of the site by Benjamin Franklin Shaw and Thomas Gustave Plant in the late 19<sup>th</sup> and early 20<sup>th</sup> century.<sup>7</sup>

<sup>5</sup> Garvin, "The Range Township in Eighteenth-Century New Hampshire", 62.

<sup>6</sup> Helen Sturtevant Matthews, *Moultonborough to the 20<sup>th</sup> Century* (Moultonborough, NH: Moultonborough Historical Society, 1963), 4.

<sup>7</sup> Cristina Ashjian, "Overview History of Moultonborough NH" from "Chapter VI: Historical and Cultural Resources" in *Moultonborough Master Plan* (update 2021), 22-26. See also Ashjian, "Introduction" to Cristina Ashjian and Jane Rice, *Images of America: Moultonborough* (Charleston, SC: Arcadia Publishing, 2023), 7-8.

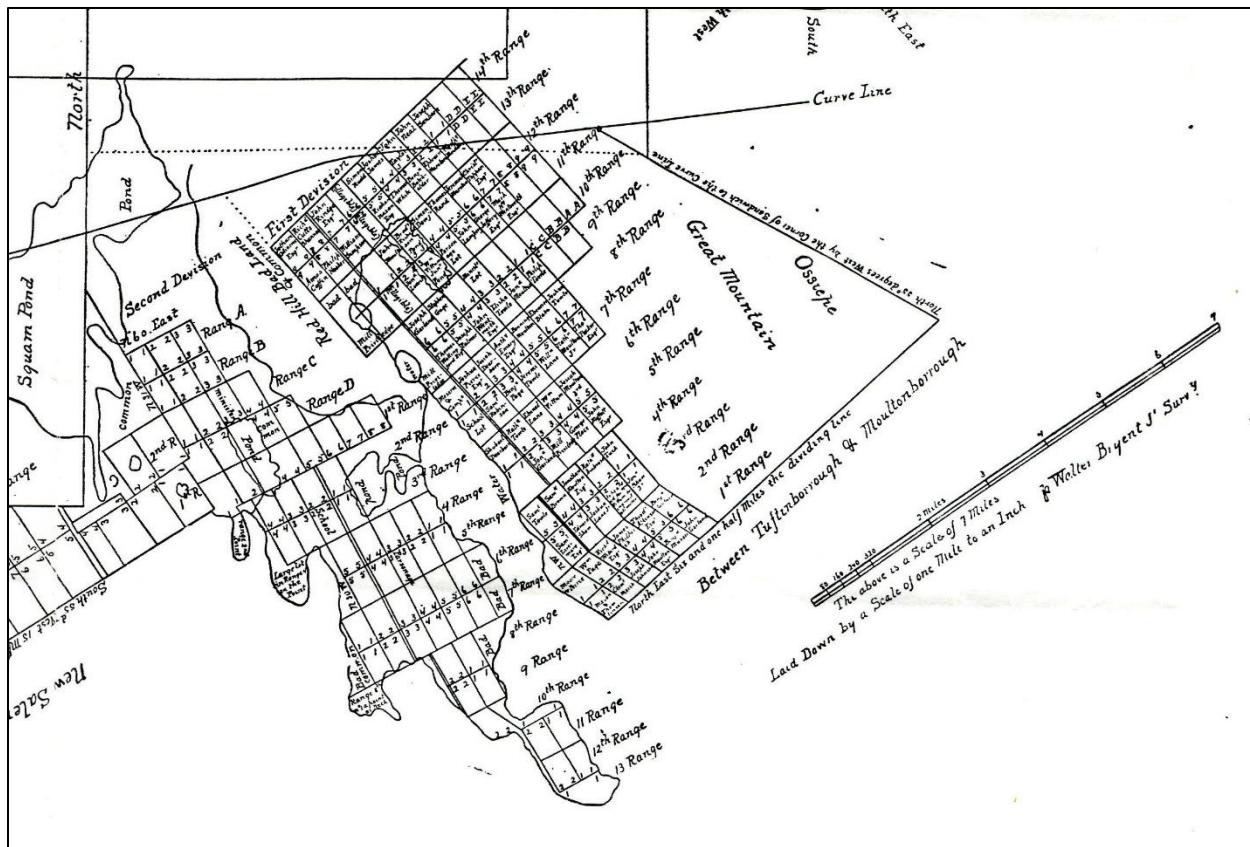


Figure 6: Plan of Moultonborough in 1765

The period from the early settlement of the area in the 1760s to ca. 1800 was a time of political change as the British Province of New Hampshire developed into the State of New Hampshire in the United States of America. In 1769, Strafford County was established by the provincial government with Dover as the County Seat.<sup>8</sup> On January 5, 1776, New Hampshire became the first colony to declare independence from Great Britain, six months before the signing of the Declaration of Independence.

Named in honor of Colonel John Moulton, the town of Moultonborough was incorporated by an act passed by the Council and House of Representatives of the State of New Hampshire on November 24, 1777. The first Moultonborough Town Meeting was held on March 31, 1778. Georgia Drew Merrill's *History of Carroll County* of 1889 (which includes chapters on the town of Moultonborough that were written by doctor and landowner, W. H. H. Mason), remains the definitive source for the town's early history, inhabitants, and industries.<sup>9</sup>

<sup>8</sup> Carroll County was not established until 1840, and all of the Deeds for Moultonborough properties prior to 1839 are located at the Strafford County Registry of Deeds.

<sup>9</sup> Georgia Drew Merrill, *History of Carroll County, New Hampshire* (Boston: W. A. Fergusson & Co., 1889), 401.

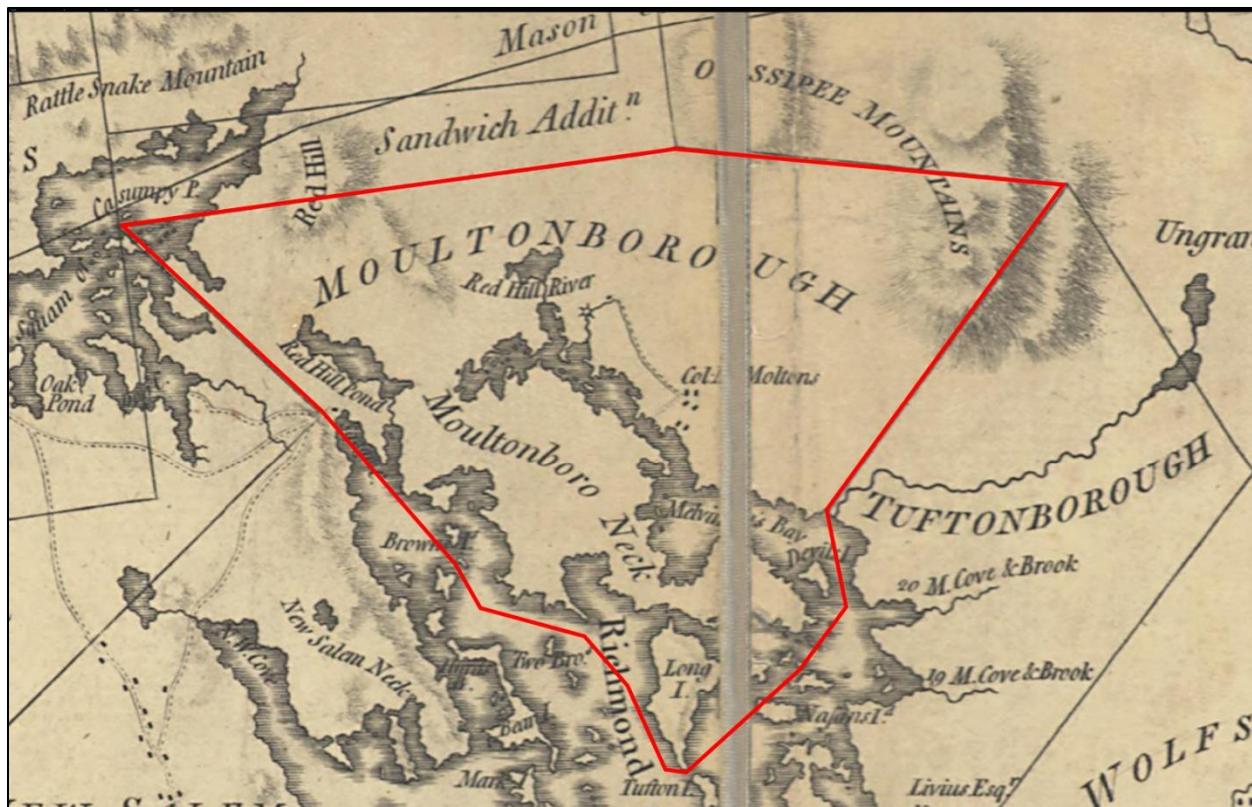


Figure 7: Detail from the "Topographical Map of the State of New Hampshire Surveyed under the Direction of Samuel Holland," printed in 1784 with Moultonborough outlined in red (Library of Congress)

Early maps of Moultonborough, such as the 1784 Holland Map (figure 7) show several dwellings clustered above Clark's Landing and a road along the path of what is now Route 109/Gov. Wentworth Highway, including the ca. 1770 **Jonathan Moulton Homestead** (213 Gov. Wentworth Highway/Map 050-005; depicted on the cover of this document). The route of what is now Route 109/Governor Wentworth Highway follows the approximate path of one of the earliest roads in the area, known as College Road, which was laid out from Governor Wentworth's home in Wolfeboro to Dartmouth College in 1771.

By the time of the first US Federal Census in 1790, the population of Moultonborough was 565. The population grew steadily over the next 50 years, reaching 857 by 1800; 994 by 1810; 1,279 by 1820; 1,422 by 1830; and 1,752 by 1840. Like with many inland New Hampshire towns with rocky hilly farmsteads, after railroads opened to the west, many farmers abandoned their hill farms for larger, flatter, and easier farmland. The population of Moultonborough in 1850 dipped very slightly from the previous 10 years (1,748), before "following statewide trends and declining after the Civil War with the rise of urban industrialization...The late 19<sup>th</sup> century saw an increase in farm abandonments, which led to local properties being advertised for sale in the New Hampshire Board of Agriculture's promotional *New Hampshire Farms for Summer Homes* publications."<sup>10</sup> The population reached its low point of 709 in 1930, before climbing to the 2020 population of 4,918.

<sup>10</sup> Ashjian, 2021, 2023: 25.

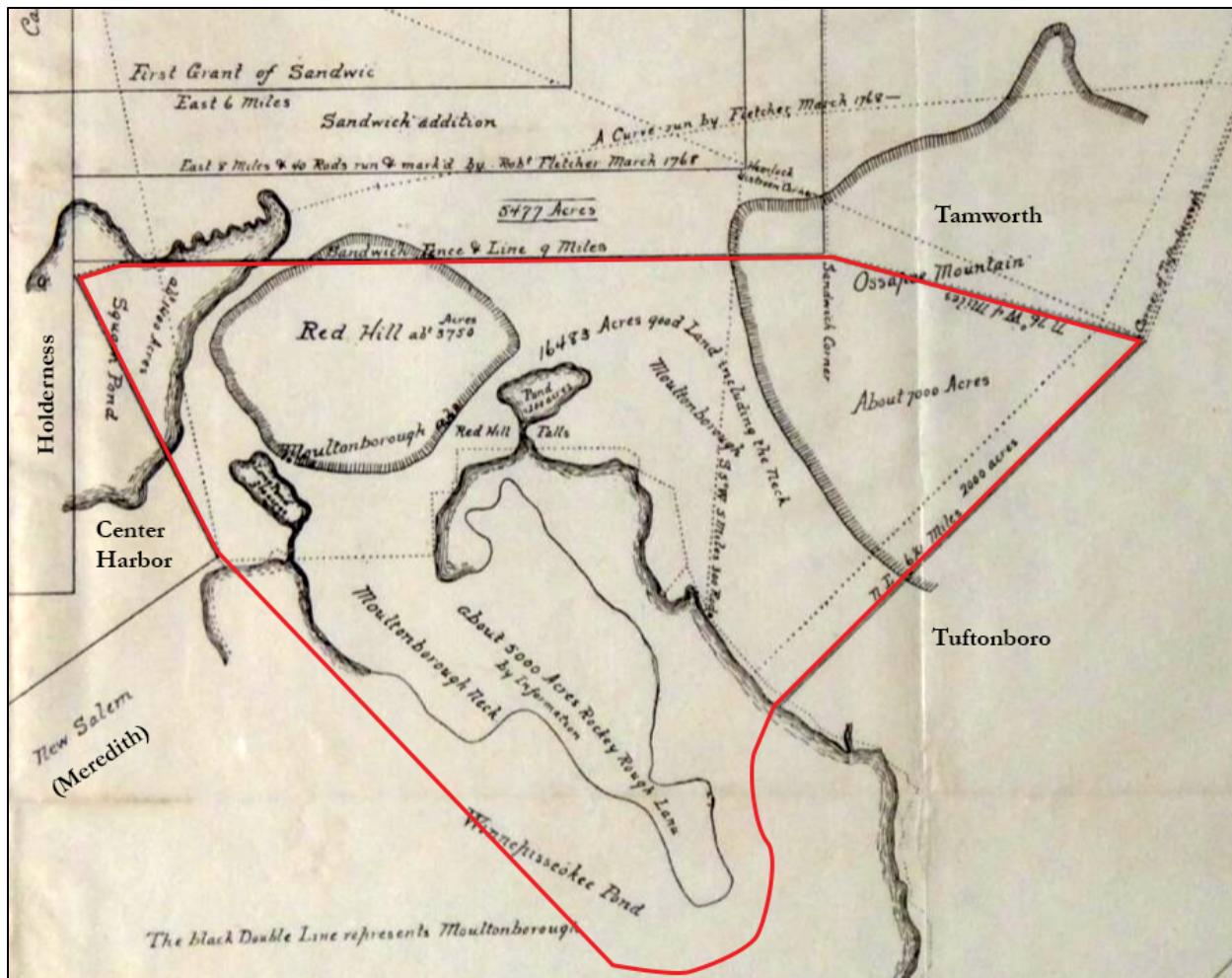


Figure 8: Map of Moultonborough from a June 9, 1770 survey by Robert Fletcher

### Transportation System Development

As recently noted, “Moultonborough’s historical development is closely tied to its location between lakes and mountains, and to transportation routes established by the early 19th century.”<sup>11</sup> Because of the large amount of open water and topography of the region, the potential paths of early roadways through the region were limited. The earliest travel routes roughly followed the early Native American routes identified by Chester Price (figure 3). Surveyor Robert Fletcher’s *Plan of Moultonborough* (1770) shows such defining landscape features as Red Hill, the Ossipee Mountains, Moultonborough Neck, Squam Lake, and Lake Winnipesaukee and transportation routes along the shores of Lake Winnipesaukee (figure 8). The survey notes natural resources critical to the town’s early mills and industries, including Red Hill Falls and Pond (today Garland Pond) and Long Pond (today Lake Kanasatka).<sup>12</sup>

<sup>11</sup> Ashjian, 2023, 7.

<sup>12</sup> Ashjian, 2023, 7.

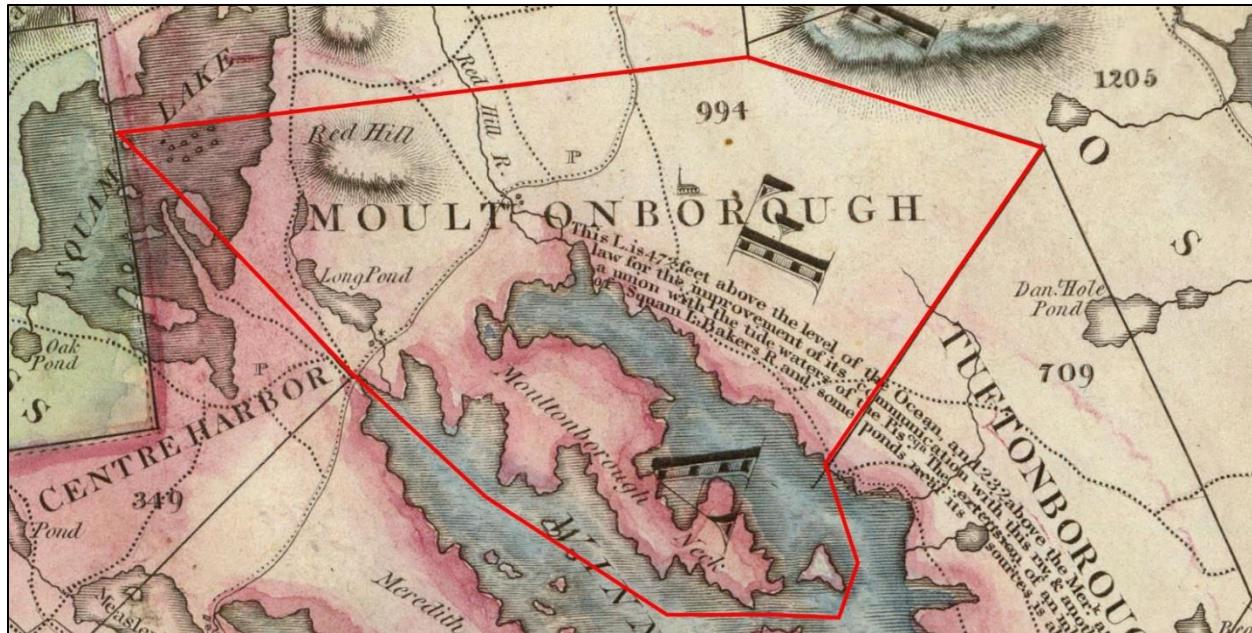


Figure 9: Town of Moultonborough as shown on the 1816 Carrigan Map of New Hampshire

By the 1816 Carrigan Map (figure 9), stagecoach routes had been laid through the territory that roughly correspond with today's Whittier Highway (Route 25) and Governor Wentworth Highway (Route 109). Whittier Highway remains the town's primary cultural roadway, with numerous historical resources along its length. Other established roads include Bean Road along "Long Pond" (Lake Kanasatka) and Squam Lake, Sheridan Road, and Holland Street/Route 109 north to Sandwich.<sup>13</sup>

The earliest private homes, civic buildings, schools and industries were places along these early roadways and clustered around industrial centers such as the outlet of Lake Kanasatka, converging stage coach routes in what is now Center Harbor village, at Moultonborough Falls, at converging stagecoach routes in what is now Moultonborough Village, and adjacent to Clark's Landing. Later development and expansion of these centers are seen on H. F. Walling's *Topographical Map of Carroll County, New Hampshire* (1861) and in Hurd's *Town and City Atlas of the State of New Hampshire* (1892) (figures 10 & 11).

<sup>13</sup> See Ashjian 2023, 7.

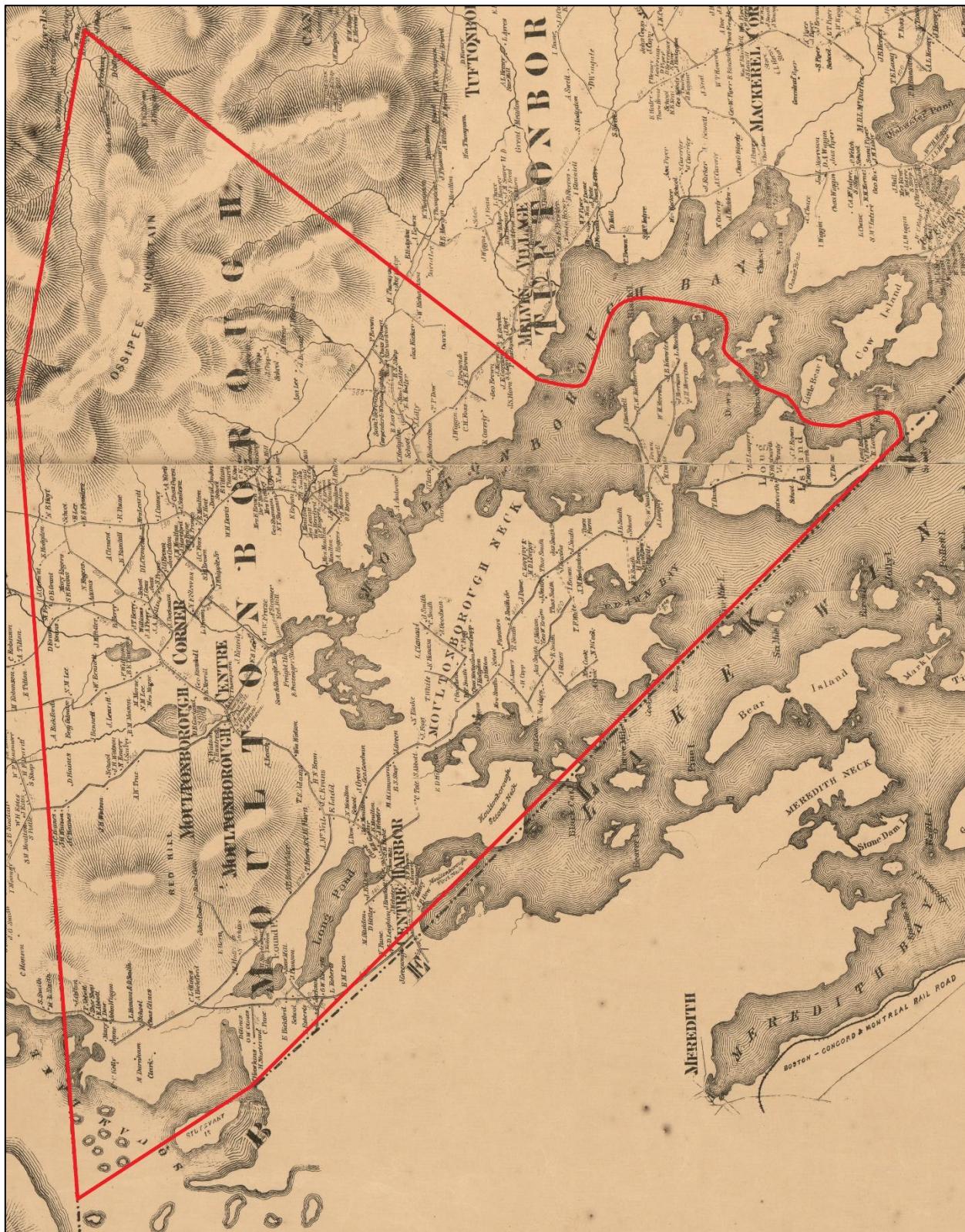


Figure 10: Moultonborough in 1861 from H. F. Walling's "Topographical Map of Carroll County, New Hampshire."

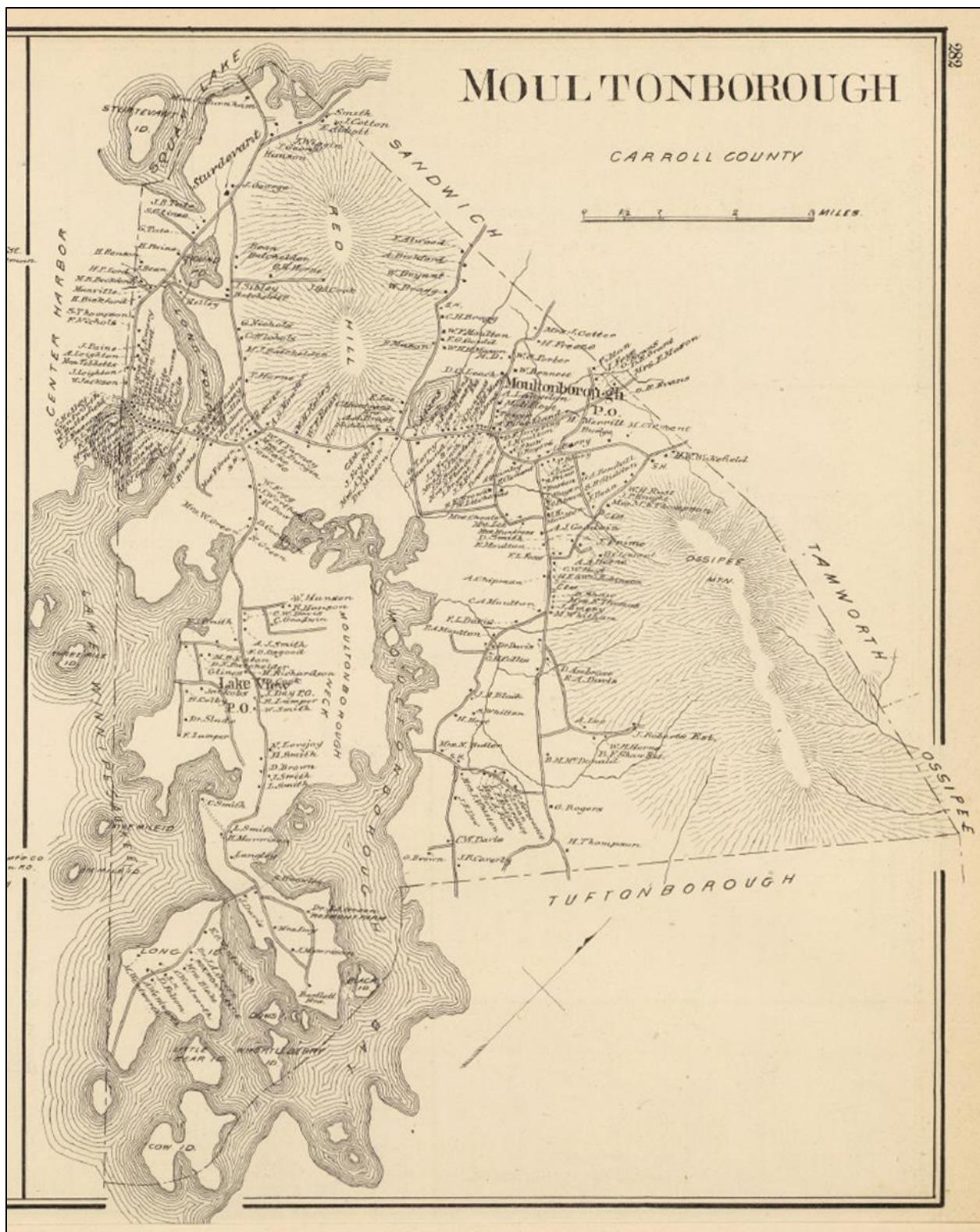


Figure 11: 1892 Map of Moultonborough by D. H. Hurd & Co.

As noted in the town's Master Plan, "along with historical accounts and early maps, period postcards provide valuable information and record ongoing changes to the town's streetscape and built environment."<sup>14</sup> Despite rapid development over the past decades, and significant losses over time, Moultonborough still has many structures, sites, and landscapes representing all periods of the town's history. "These community assets define the town's unique character and cultural landscape."<sup>15</sup>

Expanding railway and steamboat lines in the late 19<sup>th</sup> century brought seasonal tourism to Moultonborough, along with summer homes, country estates, and recreational facilities. The widely publicized Willey tragedy at Crawford Notch in 1826 marks the start of White Mountains tourism, and visitors keen to experience the primitive wilderness stopped over in the Lakes Region. Red Hill became a significant site for tourism in the mid-nineteenth 19<sup>th</sup> century, with its close proximity to the port and hotels of Center Harbor. As seen in the *Calvert's Map of the Lakes Region* (1893), Moultonborough's Long Island (annexed on December 30, 1799) became an important transportation hub, allowing people and goods to be transported all over Lake Winnipesaukee [figure 12]. Long Island was Moultonborough's main port, linked to the Boston & Maine Railroad line via the *S.S. Mount Washington* which was launched in the spring of 1872.<sup>16</sup>



Figure 12: Moultonborough's transportation routes in 1893 (*Calvert's Map of the Lakes Region in New Hampshire, USA*)

<sup>14</sup> Ashjian, 2023, 7.

<sup>15</sup> Ashjian, 2023, 7.

<sup>16</sup> Ashjian, 2023, 7.

By the mid-1830s, Moultonborough Corner, at the intersection of stagecoach routes between area towns and lake landings, had developed into the municipal center it remains today. By 1861, Moultonborough Corner (now Village) was large enough that it was given an inset map in the Carroll County wall map (figure 13). By that time, several businesses and civic structures were located along what is now Whittier Highway. Significant early buildings include the 1834-1835 **Town House** (951 Whittier Highway/Map 52-23) and later civic buildings such as the 1852 **Methodist Church** (1018 Whittier Highway/Map 53-11), 1926 **Village School** (1026 Whittier Highway/Map 52-9), and 1929 **Moultonborough Public Library** (4 Holland Street/Map 52-1). Other community landmarks include ca. 1781 **Freese's Tavern** (1011 Whittier Highway/Map 52-34), ca. 1810 **Moultonborough Grange Hall** (973 Whittier Highway/Map 52-28), ca. 1820 **Lamprey House** (953 Whittier Highway/Map 52-24), and ca. 1840 **Emerson-Mohr House** (960 Whittier Highway/Map 52-15).<sup>17</sup>

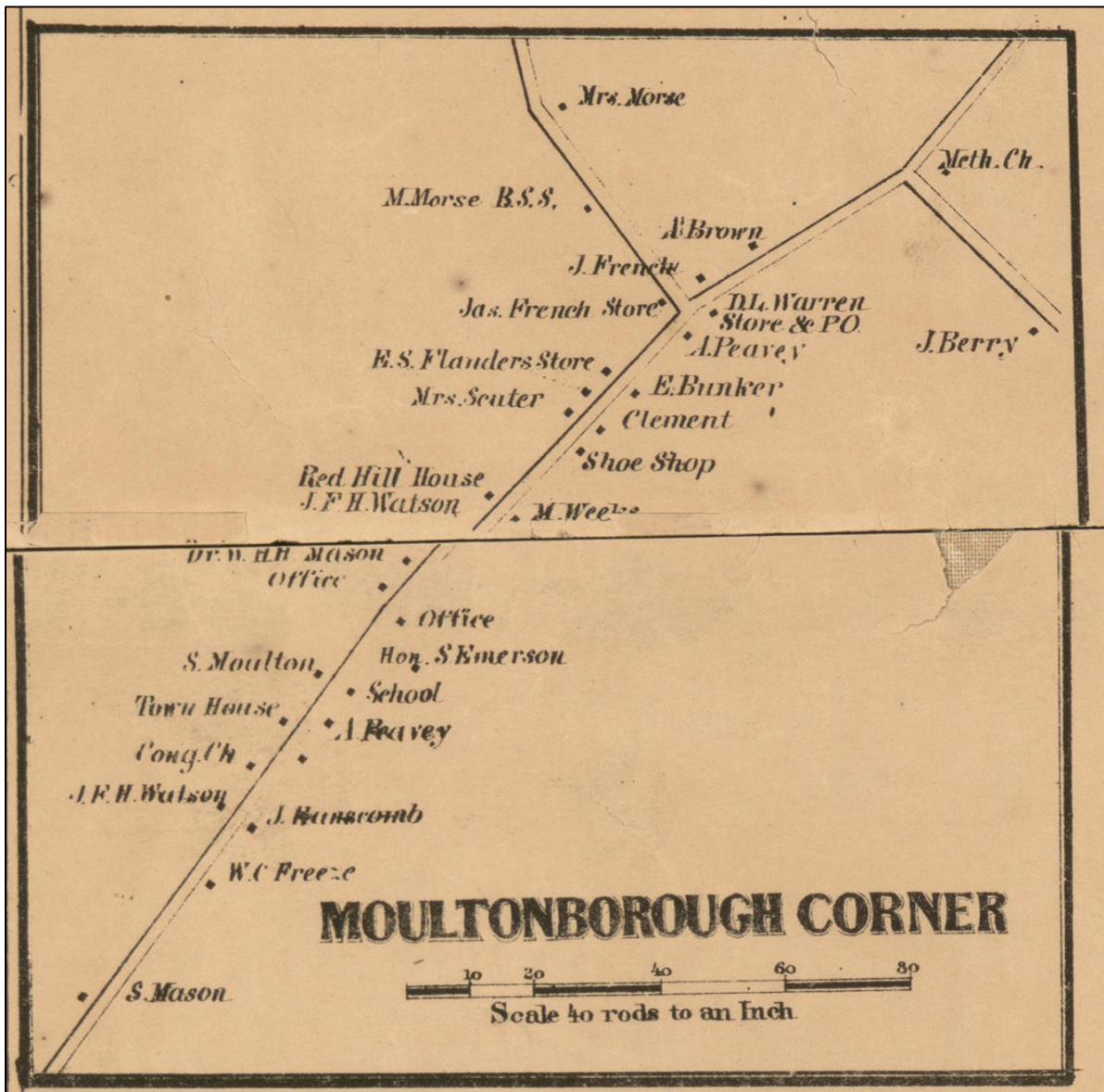


Figure 13: 1861 Walling Map of Moultonborough Corner (now Moultonborough Village)

<sup>17</sup> Ashjian, 2021, 14.



Figure 14: Main Street, 1930s with Tilton Store at left, Old County Store and Library (Moultonborough Historical Society)

In the early twentieth century, auto-tourism and freight trucking began to thrive and rail transportation began to lose popularity. After World War II, automotive transportation took off in America and New Hampshire constructed many new roads to accommodate the new form of transportation. As a result, alterations and improvements were made to existing highways, bypassing former routes such as what is today Lake Shore Drive, and Old Route 109.

Whittier Highway (Route 25) from the Center Harbor town line and Governor Wentworth Highway (Route 109) toward Wolfeboro are part of the Lakes Region Tour scenic byway established around Lake Winnipesaukee in 1994, a state program established in 1992 to provide residents and visitors the opportunity to travel on existing highways that represent unique elements of the state's beauty, culture, and history.

### **Economic Development**

As in other pioneer settlements, the earliest residents of Moultonborough were subsistence farmers. Soon small saw and grist mills were established adjacent to reliable sources of water to help provide the raw materials needed for early settlers in order to get their homesteads started. As more people began to settle, these small communities grew, particularly at what is now Center Harbor Village, Moultonborough Falls, and Moultonborough Corner (today's primary village). In addition to these villages, smaller settlements and industries evolved in East Moultonborough, both in the Ossipee Mountains and in the fertile valley areas known as Birch Hill and Three Bridges..

Many early farmsteads were located in the relatively temperate area of Moultonborough Neck and dotted along the early routes that are now Governor Wentworth Highway (College Road), Whittier Highway, Sheridan Road, and Red Hill Road.<sup>18</sup>

Center Harbor Village, near the reliable power at the outlet of Lake Kanasatka, was the half-way station on the Concord to Fryeburg, Maine stage route and served as a starting point for excursions by coach through the Crawford and Franconia Notches.<sup>19</sup> Although early boarding houses and hotels to support this traveling population were constructed just over the town line in what is now Center Harbor, the tourist economy of Moultonborough can arguably be traced back to the late eighteenth-century, as it is likely that many of the individuals living near the village were involved in this industry at an early date.

Known for the scenic beauty of its lakes and mountains, rural Moultonborough experienced a surge in summer tourism in the late 19<sup>th</sup> century, as shown by the number of local accommodations listed in period guidebooks...Sweetser's *White Mountains: Handbook for Travelers* (1888) lists Moultonborough Bay, Moultonborough Neck, Long Island, and Ossipee Park (developed in the 1880s) as destinations. Boarding houses were located throughout the town along established coach routes, and many are listed in Frank West Rollins's *Tourists' Guide Book* (1902). Several survive today along the Route 25 corridor, including **Maple Cottage** [253 Whittier Highway/Map 142-080] by Lake Kanasatka, the **New Cambridge House** [16 Ames Rd/134-044] and **Red Hill Cottage** [later Fairmont/346 Whittier Highway/134-021] at Green's Corner, and **Oakland House**, the **Red Hill House** [later Lamprey House/953 Whittier Highway/52-24, **Maplehurst** [1003 Whittier Highway/52-33], and **Hillcrest Farm** [96 Holland St/43-7 & 4] in today's Moultonborough Village.<sup>20</sup>

After the railroads reached the opposite shores of Lake Winnipesaukee, the lake itself became an important destination for vacationers, not just a stopping-off point on route to other places. The tourist trade became even more of an economic driver during this period.

By 1900, boarding house tourism and summer home tourism were significant to this area's development. Green's Basin was a popular tourist destination, featured in numerous picture postcards documenting boating and other recreation. Originally established as the Geneva Point Camp on the Roxmont Poultry Farm (and later Winnipesaukee Inn) property, the **Geneva Point Center** [108 Geneva Point Rd/Map 232-009] celebrated its centennial in 2019. The Neck became a site for youth summer camps in the early 20<sup>th</sup> century, and three of these lakefront camps survive today: **Camp Tecumseh** [975 Moultonborough Neck Rd/224-001, est. 1903], **Camp Winaukee** [428-432 Winaukee Rd/252-8, est. 1920], and **Camp Robindel** (1951). Many other early camps for boys and girls have been redeveloped into summer home properties.<sup>21</sup>

Despite the influx in summer tourism, most of Moultonborough's remained largely agrarian throughout the 19<sup>th</sup> and early 20<sup>th</sup> century. After the American Civil War, agriculture in New Hampshire plummeted as many farming families moved out west to larger, flatter, less rocky areas such as the Ohio River valley. By the turn of the twentieth century, many of the farms had been abandoned. As recently noted,

Many of these abandoned farms were marketed in the late 19<sup>th</sup> and early 20<sup>th</sup> century to wealthy urban families as potential summer homes through the *New Hampshire Farms for Summer Homes*

<sup>18</sup> Merrill, 396.

<sup>19</sup> Catherine Hartshorn Campbell, *A Little History of the Squam Lakes* (Holderness, NH: The Squam Lakes Association, 1980), 12.

<sup>20</sup> Ashjian, 2021, 26 and Ashjian 2023, 8.

<sup>21</sup> Ashjian 2021, 28 & Ashjian 2023, 8

effort by the New Hampshire Board of Agriculture. This resulted in the construction of several grand country estates, including the J. A. Greene Estate, **Roxmont** [167 Long Island Rd/271-003, burned 1932] and F. E. Greene Estate, **Windermere** [1-16 Land's End Lane/Map 291-43] in the early 1890s near the **Long Island Inn** [85 Old Long Island Rd/288-015] and landing; and the **Roxmont Poultry Farm** (now Geneva Point Center) on Moultonborough Neck. Exemplifying the strategy promoted by *New Hampshire Farms for Summer Homes*, Herbert Dumaresq bought up a number of farms in 1899 and built his splendid country estate known as **Kona Farm** [50 Jacobs Rd/215-014] on Moultonborough Neck starting in 1900. In the early twentieth century, **Thomas Sheridan** developed his estate near Red Hill [265 Sheridan Rd/041-009 & 010]. Making the former Ossipee Mountain Park the centerpiece of his country estate, Thomas Plant constructed **Lucknow** [today the Castle in the Clouds/455 Old Mountain Rd/125-002] in East Moultonborough in 1914.<sup>22</sup>

The course of the 20<sup>th</sup> century saw numerous summer homes and residential colonies established throughout Moultonborough. Thomas Plant developed today's **Bald Peak Colony Club** (180 Bald Peak Drive/187-002) on his lakefront property starting in 1919, which celebrated the centennial of its opening in 2021.<sup>23</sup>

The nature of summer tourism and the visitors who could travel to the Lakes Region for holidays changed by the 1940s and 1950s. After World War II, automotive transportation became wide-spread and summer tourism throughout New Hampshire was transformed. No longer the sole activity of the leisured upper class, middle class families began to travel up the state's highways in their own automobiles for short-stays. Instead of flocking to the large hotels of the previous century, these families preferred to stay in motels and cabin colonies. As a result, entrepreneurial farmers began to construct first tent platforms and then cabins on their properties. This "expansion of automobile routes and the advent of middle-class tourism resulted in gas stations and other facilities for touring motorists,"<sup>24</sup> such as the **Red Hill Restaurant** (512 Whittier Highway/103-007) and **Camps** (528 Whittier Highway/103-004) on Whittier Highway in the 1930s. Other local families opened establishments such as **Green Bay Lodge** (201 Moultonborough Neck Rd/144-015) and **Maple Cottage** (253 Whittier Highway/142-80) and expanded existing boarding house services to include cabin colonies along the shoreline of Green's Basin and Lake Kanasatka. By the 1950s, Moultonborough's early agricultural economy completed its transformation into the tourism and services economy we see today.<sup>25</sup>

### **Civic Structures, Churches and Education**

Interestingly, the earliest civic structure in Moultonborough was the Moultonborough Meetinghouse which was constructed in East Moultonborough in 1773, four years before the town was incorporated. This building is clearly depicted on the 1816 Carrigan Map (figure 9). It is said that this building blew down during a severe gale in 1819.<sup>26</sup> Although a new town committee was established to rebuild the building in 1820, no replacement structure was constructed and in the interim town meetings were held at various locations ranging from inns, stores, private homes, and schoolhouses, while the Congregational Church built a new meetinghouse for religious meetings on the site previously occupied by the town meetinghouse.

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<sup>22</sup> Ashjian, 2021, 28-29.

<sup>23</sup> Ashjian, 2023, 8.

<sup>24</sup> Ashjian, 2023, 8.

<sup>25</sup> Ashjian, 2023, 8.

<sup>26</sup> Frances A. Stevens, *As I Remember Moultonborough, New Hampshire* (Moultonborough, NH: Harvest Press, 1987), 159.

At the turn of the nineteenth-century, the term “Church” referred not to a building, but to the religious organization of people who occupied it. Up until the passage of the 1819 “Toleration Act”,<sup>27</sup> the Congregational Church was a town function and town responsibility with town meetings and religious services held in the same “meeting house.” These meeting houses were the only public buildings that existed in New England towns prior to the second quarter of the 19<sup>th</sup> century, and the Town employed the minister, whose salary was a separate tax (usually) on all voters, regardless of denomination. After 1819, no person could be taxed against his will to support a specific religion, and many churches were removed from meeting houses as a result.<sup>28</sup> Separation was a slow process because ministers with pre-existing contracts were allowed to continue to receive public support until their contracts ran out.<sup>29</sup> Because of this arrangement, many churches and town meeting houses were constructed across New Hampshire between 1820 and 1850.

Moultonborough finally constructed a permanent civic structure to house municipal activities in 1834 when the **Moultonborough Town House** (951 Whittier Highway/Map 052-023) was built. “In its earliest days the Town House was not only used for general assemblies, but also for Congregational Church Services.”<sup>30</sup> This building served as the site of annual town meetings and elections from 1835 through 1949.



Figure 15: Moultonborough Town House, 2023 (C. Ashjian)



Figure 16: Methodist Church, ca. 1925 (Moultonborough Hist. Soc.)

The Methodists began holding services in Moultonborough in 1839 and organized a church in the town in 1840. A small **Methodist Church** (5 Old Route 109/Map 52-030, later the Country Fare Inn, demolished 2017) was constructed at the edge of Moultonborough Corner village in 1843 and was used by the group until 1869, when the group purchased the 1852 Moultonborough Second Congregational Church/**Methodist Church** (1018 Whittier Highway/52-11) at auction and moved it to the present location.<sup>31</sup>

<sup>27</sup> The official name of the bill, enacted on July 1, 1819, was “An Act, in Amendment of Act entitled an Act, for Regulation of Towns and the Choice of Town Officers.” For further reading on the “Toleration Act”, see “Toleration Act of 1819” in *Historical New Hampshire Magazine*, Vol. 72, No. 2 (Fall 2019), pages 12-17.

<sup>28</sup> Some towns opted to keep both functions within one building by allowing multiple churches to use the meeting hall. The Sunday mornings of each year were divided based on the size of each congregation. For instance, if the town was 80% congregationalist, 15% Freewill Baptist and 5% Methodist, the Congregational Church would have access to the Meeting Hall 80% of Sunday mornings.

<sup>29</sup> Everett S. Stackpole, *History of New Hampshire*, vol. IV (New York: The American Historical Society, 1916), 230.

<sup>30</sup> Matthews, 37. The Village Congregational Church was not constructed until 1851-1852.

<sup>31</sup> After the construction of the Town House in 1834, the Congregational Church alternated holding meetings at the East Moultonborough Church and in their new Moultonborough Corner structure, which originally stood on a lot next to the Town House. After the Methodists purchased the building, it was moved to the present location in 1869.

A Universalist Church was also constructed adjacent to Center Harbor Village in the 19<sup>th</sup> century. At the turn of the 20<sup>th</sup> century, this building was used as a district schoolhouse. It was moved slightly in 1954, when the Daniel Webster Highway (Route 25) was expanded and a new route added between the village and Kanasatka mills, and was subsequently demolished.

The first district schools in Moultonborough were located in one-room district school houses adjacent to centers of population and large farms. Several of these district schools are depicted on the 1861 Walling Map (figures 10 and 13), adjacent to population centers across the town. Up until the mid-nineteenth-century the construction, repair, and staffing of district schools was the responsibility of the individual school districts to which each building belonged.<sup>32</sup> As a result, wealthier districts were often able to maintain more up-to-date buildings and offer competitive salaries for teachers compared to poorer districts. In 1885, new state legislation was passed that stipulated that “the construction, maintenance and staffing of town schools became the responsibility of a single town-wide school district in each town, rather than one of the separate districts, as before”.<sup>33</sup> The aim of this law was to create an equalized educational opportunity for all children within a town, regardless of the prosperity of the neighborhood in which the child resided. Though many of these one room schoolhouses were lost in the years after this law was passed (as schools were consolidated), one of these one-room schoolhouses that was constructed on Moultonborough Neck in ca. 1850 as the **Middle Neck School** (915 Whittier Highway/Map 052-023) survives. The Moultonborough Historical Society acquired this building and moved it next to the Town House where it has been repaired and on public display. The 1926 **Village School** (1026 Whittier Highway/Map 52-009), which replaced the District No. 3 school in Moultonborough Village, represents a later consolidated school that encapsulates the next wave of educational history in the Town before the construction of the Moultonborough Central School in 1949.

Early Post Offices in Moultonborough were located within local businesses, such as **Freese's Tavern** (1011 Whittier Highway/Map 052-34, then a general store) and private homes such as the **Day-Calendar House** (5 Ferry Road/203-2) and the **Long Island Inn** (76 Old Long Island Road/288-15 and 921-44).

Prior to the construction of public libraries in the last 19<sup>th</sup>-early 20<sup>th</sup>-century, many towns had private “Social Libraries” where wealthy citizens pooled their books and charged subscription fees for their access. One such library was incorporated in 1820 in Moultonborough and Sandwich. In 1897, the Town of Moultonborough established the Moultonborough Public Library, which was housed in the second floor of Freese's Tavern (General Store). In 1917, the library moved to the Knights of Pythias Hall (which stood on Main Street just north of the Grange until 1971). When he died in 1919, James E. French left the town \$5,000 to build the **Moultonborough Public Library** (4 Holland St/Map 052-001). The building was formerly referred to as the French Library and also included rooms for the selectmen and tax collector.<sup>34</sup>

Moultonborough did not have a formal fire-fighting squad until 1932, when the Moultonborough Volunteer Fire Department was established, after purchasing a portable punch and fire truck in 1928. In 1933, the Old **Moultonborough Fire Station** (4 Holland St/52-1) became the Town's first fire station. A second Central Fire Station was constructed in the 1960s, and replaced in ca. 2002 by the current Life Safety Building located further downhill along Whittier Highway.

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<sup>32</sup> James L. Garvin, “Summary of the Development of District School Buildings in New Hampshire” (August 2016), 2.

<sup>33</sup> Garvin, “Summary of the Development of District School Buildings...” 8-9.

<sup>34</sup> For additional information on this bequest, please refer to James L. Gavin, “Report on the French-Taylor House, 970 Whittier Highway” (June 12, 2017).

## Cemeteries

As with many New England communities, many of the oldest cemeteries and burial grounds in Moultonborough are either connected with churches or individual farming families. The Moultonborough Historical Society has documented the gravestones at 43 cemeteries throughout the township. Four of the largest town-owned cemeteries were inventoried as part of this Community Planning Survey, including the ca. 1770 **Bean Cemetery/Red Hill Cemetery** (262 Bean Road/Map 111-15 and 111-18), ca. 1830 **Middle Neck Cemetery** (Schoolhouse Hill Road/Map 201-2), early 19<sup>th</sup> century **Freese-Holland Hill Cemetery** (Holland Street/Map 24-5), and ca. 1825 **Shannon Cemetery** (Gov. Wentworth Highway/Map 94-20). The memorials in these cemeteries represent a variety of styles and materials that illustrate their continued use and the changes in fashion over the decades.

These cemeteries provide a tangible link to the individuals that settled the area that is now Moultonborough, and the location of the burial plots, style of carving, materials of the memorials, and arrangement of stones help to tell their stories and keep their memories alive for future generations. The historic cemeteries in Moultonborough retain strong integrity of location, setting, design, materials, workmanship, feeling and association. As a direct link to the past, it is important that the community endeavor to continue to preserve the historic integrity of the historic burial grounds while they continue to use the sites well into the 21<sup>st</sup> century..



Figure 17: Bean Cemetery, 2023 (C. Ashjian)



Figure 18: Middle Neck Cemetery, 2023 (C. Ashjian)

## HISTORIC AND CULTURAL RESOURCES

The Moultonborough properties surveyed as part of this Community Planning Survey effort reflect many distinct periods and styles of architecture. The buildings are characteristic of rural central New Hampshire buildings of the period from the European settlement after 1763 to the present, and includes both private and public structures. Almost all of the surveyed buildings are wood-framed, and most of the buildings have wooden clapboard siding with double-hung windows. Many of the buildings are set back from the road, and accompanied by attached sheds and barns and other outbuildings that reflect the agricultural and tourist economies that are such central driving forces of the town's history. The combination of large yards, adjoining fields, and surrounding forested terrain further emphasizes this history.

### Architectural Analysis

**Georgian Style (ca. 1700-1780):** Many of the first settlement-period buildings within the district are long lost, having been likely constructed as semi-temporary log structures that were quickly replaced by permanent homes. The earliest surviving buildings included in this Community Planning Survey were constructed in the Georgian style of architecture (popular ca. 1700-1780). Differentiating the Georgian from later slightly more refined Federal style (ca. 1780-1820) is often subtle in rural communities, where builders were constructing simplified, functional dwellings as compared to showy "high style" suburban or urban houses. The Georgian style is marked by a strict lateral symmetry, classical details, and a side-gabled roof with double-hung sashes with thick wooden muntins with many small panes of glass (most commonly 9 or 12 per sash). Molding profiles used in architectural ornamentation around doors, fireplaces, and similar, are based on the sections of a circle.

There are several houses that vie for the "oldest house in Moultonborough" title, which cannot be confirmed without further research and physical analysis. Contenders include the ca. 1770 **John Moulton Farmhouse**, a center-chimney cape at 213 Gov. Wentworth Highway (Map 50/Lot 5) that was built by **John Moulton** (1731-1812), a very likely close relative of Col. Moulton; the ca. 1770 **Major H. R. Bean House** (518 Whittier Hwy/103-006); the ca. 1770 **Bradbury Richardson Farm** (52 Bradbury Rd/152-002); and the ca. 1770 **Sunset Cottage** (163 Severance Rd/152-005). Most of these houses are fairly modest center-chimney capes that served as farmhouses on larger homestead farms.



Figure 19: Early view of Bradbury Richardson Farm (Severance) Figure 20: John Moulton House, September 12, 2006 (C. Ashjian)



**Federal Style (ca. 1780-1820):** Many of the other early buildings included in this Community Planning Survey are constructed in the Federal style. The transition from the Georgian style to the more refined Federal (ca. 1780-1820) is was difficult to discern in rural communities without examining interior features, as many of the surviving buildings lack the “high style” detail seen in wealthy suburban or urban houses. The Federal style has many of the same elements as the Georgian – strict symmetry, classical details, and a side-gabled roof, yet the details are often more highly ornamented and sophisticated, with more finely drawn details and molding profiles based not on sections of a circle (as with the Georgian style), but based on the sections of an ellipse.

The Federal style of architecture usually is constructed with side-gable roof and five-bay façade (sometimes three or seven bay) with central door. Often the paneled door is set beneath a semi-elliptical fanlight, often with sidelights, and elaborated surround. Cornice lines are often emphasized with dentils or other decorative molding. Windows of this period are usually double-hung wooden sash with six panes per sash separated by narrower wooden muntins.

A number of Moultonborough houses are constructed in the Federal Style. These buildings retain the general form and massing characteristic of this style with sturdy central chimneys, as well as fenestration (door and window locations) and historic door and window trim. Single-story “cape” examples include the wood-framed ca. 1790 **Singing Eagle Lodge** (56 Singing Eagle Road) and brick 1790 **Brown Homestead Farm** (108 Lee Rd/67-18). Two-story examples include the ca. 1780 **Moulton House** (2537 Whittier Highway/142-79), 1781 **Freese’s Tavern** (1011 Whittier Highway/52-34), and locally rare hip-roofed example of the ca. 1816 **Green Bay Lodge** (201 Moultonborough Neck Rd/144-15).



Figure 21: Brown Homestead, 2023 ( C. Ashjian)



Figure 22: Green Bay Lodge (Gruner family)

**Greek Revival Style (ca. 1825-1860):** The Greek Revival style of architecture was popularized after the publication of several books by Asher Benjamin in the 1830s and remained popular until about the Civil War. America saw a clear parallel between the Greek fight for independence from the Turks and their own recent fight for independence from the British. Greece was the original home of democracy and could be seen as a model for their own young country. The ideological architecture was adopted quickly for public buildings, particularly town halls and schools. Greek Revival style building may have either a side-gable or gable-front roof with a low pitch, heavy cornice lines that are emphasized by wide trim, narrow transoms and side-lights incorporated into an elaborate door surround, often within a columned entry porch (columns are usually Doric in style). The massing and proportions of Greek Revival buildings give a sense of monumentality, as they often simulate the stone temples they are modeled after. Like their Federal style

precursors, windows are usually six-over-six with paneled doors and clapboard siding. With the introduction of more widely-available air-tight cast-iron stoves to inland New Hampshire after about 1830, many Greek Revival period building see the study central chimneys of earlier periods replaced by more efficient narrower brick stove chimneys during this period.



Figure 23: B. F. Brown House, 2023 (C. Ashjian)



Figure 24: Geneva Point Chapel (Geneva Point Center)

Several example Greek Revival style buildings were included in this Community Planning Study. Again, many of the example Greek Revival buildings in Moultonborough are modest single-story farmhouses that reflect the predominantly agricultural aspect of the town at the time of their construction such as the 1836 **Cotton Farm** farmhouse (932 Bean Road/Map 13-005); 1845 **Ambrose House** (115 Old Mountain Road/094-005), 1867 **Abbott Farm** (503 Sheridan Road/014-005), and **B. F. Brown House** (140 Lake Shore Drive/169-021), which was built before 1855. A more elaborated two-story example of the Greek Revival style is the 1825 **Long Island Inn** (85 Old Long Island Rd/288-015).



Figure 25: Ambrose House (Moultonborough Hist. Soc.)



Figure 26: Long Island Inn, November 16, 2023 (C. Ashjian)

**Gothic Revival Style (ca. 1840-1880):** The Gothic Revival style of architecture was popular from about 1840 to 1880 and is characterized by steeply pitched roofs (often with cross gables), decorative vergeboards along the gables, pointed-arched windows, and single-story porches. Local examples include the 1853 **Dr. Mason/Ratsep House** (961 Whittier Highway/Map 052-026) and the ca. 1860 **Huntress/Durgin House** (15 Sheridan Road/76-19).

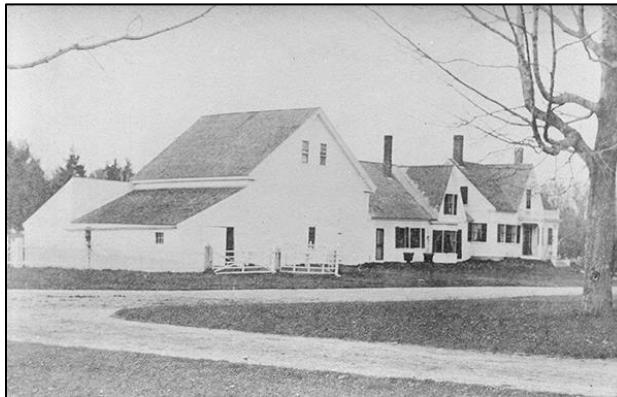


Figure 27: Dr. Mason House (Moultonborough Historical)



Figure 28: Huntress/Durgin House, 2023 (C. Ashjian)

**Victorian Architectural Styles (ca. 1860- ca. 1900):** Many of the example Victorian buildings in Moultonborough are associated with the economic shift from subsistence farming to tourism that occurred in the second half of the 19<sup>th</sup> century.

The Second Empire style of architecture, which was popular from about 1855 to 1885 is characterized by mansard roofs with dormer windows on the steep lower slope, molded cornices, and decorative eave brackets. Local examples of the Second Empire include the ca. 1870 **Day-Calendar House** (5 Ferry Road/203-2) and the ca. 1900 **New Cambridge House** (16 Ames Road/135-44).



Figure 29: Day-Calendar House, 2023 (C. Ashjian)



Figure 30: New Cambridge House, 2023 (C. Ashjian)

Another Victorian architectural style is the Queen Anne, which was popular from 1880 to about 1910. This style, and the less highly ornamented sub-category of “folk Victorian” often has steeply pitched irregularly shaped roofs, patterned shingles, cutaway and bay windows, an asymmetrical façade, and prominent single-

story porches with elaborately turned columns, roof brackets, and railings. The popularity of the style coincides with the invention of the balloon frame, which allowed architects and builders to literally think outside the box necessitated by earlier timber frames, allowing them add turrets, bump-outs, dormers, and other ornamentation to a house with relative ease. Example buildings constructed in this style include **Windermere** (1-16 Land's End Lane/Map 291-043), which was constructed in 1891; the ca. 1890 **Roxmont Poultry Farm/Geneva Point Center** (108 Geneva Point Road/232-009); and the less highly ornamented ca. 1895 house at 102 Lake Shore Drive (Map 169-034).



Figure 31: Windermere, ca. 1977 (National Register)



Figure 32: Postcard Image of Geneva Point Center

At the same time as the Queen Anne style was popular, so was the Shingle Style. Like the Queen Anne, the Shingle style is often associated with irregularly shaped, asymmetrical houses with a plethora of ornamentation (such as cross-gables, eyebrow windows, gable windows, etc.), and wall-cladding and roofing of continuous wood shingles that are uninterrupted at the corners of the building. The windows of both Queen Anne and Shingle Style buildings are often mixed: with wooden sash of different configurations and sizes throughout the structure. Particularly popular as a style of summer houses and country estates, Moultonborough examples include **Waialua** (58 Wiggin Farm Road/Map 29-009) which was built in 1899; **Plant/Ledgewood Farm** (132 Old Mountain Road/094-006) which was built ca. 1915; and the **various Cook Family Camp** buildings on Kent Island (Map 012-001, 029-012, 029-014, and 029-015) which were constructed between 1887 and 1912.



Figure 33: Plant Farm, 1920s (Country Life Magazine, 1924) Figure 34: Waialua, 2023 (C. Ashjian) Another popular late 19<sup>th</sup> century architectural style was the Tudor Revival which was popular from about 1890 to 1940. Like other late Victorian styles, this style often employed steeply-pitched roofs; asymmetrical facades dominated by one or more prominent front-facing gables; tall, narrow windows that are often grouped and have multi-pane glazing, and massive chimneys crowned by decorative chimney pots. Tudor Revival buildings often also have entry porches and doors with rounded Tudor arches and decorative half-timbering (IE not structural as it is in Tudor buildings). This style was employed by architect Harry Carlson in his design of both the 1900-1902 **Kona Farm** (50 Jacobs Rd/Map 215-014) and 1908-1910 **Swallow Boathouse** (1-16 Windward Way/200-037) for Herbert Dumaresq.



Figure 35: Kona Mansion House, ca. 1905 (C. Ashjian)



Figure 36: Swallow Boathouse (Leach)

**Colonial Revival (ca. 1880-1955):** From as early as the 1880s, until the modern era, many new houses have been constructed in the Colonial Revival style in an effort to pay homage to the early English houses of “Colonial” America (IE: the houses of the Georgian era from about 1700-1780). The Colonial Revival style was predominant in the first half of the twentieth-century, and several examples were noted in this Community Planning Survey. Many Colonial Revival style domestic buildings have accentuated front doors with decorative crowns (pediments) supported by pilasters, slender columns supporting entry porches, fan or side-lights, and symmetrically balanced doors and windows. Usually windows are double-hung with multi-pane glazing (often, but not always, 6/6). Local examples include the 1925 **Plumfield Camp for Girls** (347 Winaukee Road/Map 252-005), 1926 **Moultonborough Village School** (1026 Whittier Highway/052-009), 1929 **Moultonborough Public Library** (4 Holland Street/052-001), 1930

renovation to **Autumn Acres** (80 Old Harvard Road/037-004), and ca. 1940 **Red Hill Restaurant** (512 Whittier Highway/103-007).



Figure 37: Postcard of Library (Moultonborough Hist. Soc.)



Figure 38: Red Hill Restaurant, 1940s (Dick Wakefield)

**Craftsman (1905-1930):** Another popular early 20<sup>th</sup> century architectural style observed in Moultonborough is the Craftsman Style. This style often employs low-pitched, gabled roofs with unenclosed eave overhang and exposed rafter-tails; decorative beams decorating gables; and enclosed porches supported by tapered square columns that either sit on piers or extend to the ground. Moultonborough examples of craftsman architecture range from the architect-designed high-style example of **Lucknow** (483 Ossipee Park Road/Map 408-002), which was designed by J. Williams Beal & Sons and built in 1913-1914, to the modest 1926 **Goodwin Bungalow** (6 Old Route 109/052-008).



Figure 39: Lucknow, 2023 (C. Ashjian)



Figure 40: Goodwin Bungalow, 2024 (C. Ashjian)

**Mid-Century Modern (ca. 1930-1970):** Although the cut-off for National Register eligibility includes any building over 50 years of age, the Community Planning survey did not include any buildings constructed between 1940-1974. In the future, the Heritage Commission may consider expanding historic resource surveys to include other mid-twentieth-century architectural styles.

### **How to Assess Historic Integrity**

Assessing historic integrity can be a difficult task, so it is important to always refer back to National Park Service guidelines. Integrity is the ability of a property or landscape to convey its significance. This evaluation is sometimes a subjective judgement, but it is always grounded in an understanding of how the physical features relate to what makes the history of a place important, whether that be for its association with events that have made a significant contribution to history, for its association with significant historical figures, as a work of architecture with distinctive characteristic of a type, period or method of construction, or because it has yielded (or is likely to yield) significant information about prehistory or history as it relates to archaeology. Seven aspects of integrity are evaluated: integrity of location, integrity of design, integrity of setting, integrity of materials, integrity of workmanship, integrity of feeling, and integrity of association. For a property to maintain integrity, it must possess several (usually most) of these aspects.

When assessing the integrity of the overall cultural landscape or historic district, one must pay particular attention to the integrity of setting, feeling, and association. Does the district still maintain the cultural landscape that defines it?

When assessing the integrity of individual properties within a larger project area, one must consider the resource's ability to convey its significance through its intact physical appearance from public rights-of-way. For instance, one must assess whether the resource is at its historic location and whether it continues to convey its relationship with the rest of the structures on its historic lot. Lots are often subdivided with space reconfigured; driveways may have moved and garages and wings may have been added or subtracted, making it difficult to discern how surviving structures functioned historically.

One must also ask if there have been changes to the form, plan, space, structure and style of the resource that negatively affect its ability to convey the time at which it achieved its significance. Does it retain its original fenestration? Often the location and shapes of entries and windows have been changed and original doors and windows lost and replaced with modern units. Have there been changes to the materials? Many of the houses and barns within the project area have seen changes to the roofing material over the past 50 years, and changes to the front entrances, leading to a loss of original architectural details such as roof brackets, window hoods, corner boards, and railings. Have there been considerable alterations to the overall shape of the building with the construction of modern additions (or destruction of historic ells and barns)?

Finally, does the property still express the aesthetic or historic sense that place it within its role in history? If someone from 50 or 100 years ago stood in front of their property, would they recognize it?

After weighing all of these questions, one can assess the overall integrity of an individual resource either on its own or in the context of a neighborhood or larger area. If an individual property retains all or most aspects of integrity, it may be considered as potentially eligible for the New Hampshire State Register or National Register of Historic Places. Whether something is seen as contributing often comes down to: "does it still have feeling and association" with the aspects of its history that make it important. Even though an individual property can have a loss of integrity due to changes in materials, design, and workmanship, it still may be important to a larger district or cultural landscape.

### AREAS FOR FUTURE STUDY

This 2023-2024 Community Planning Survey of Moultonborough is a limited town-wide survey: the study attempts to identify representative structures relating to historic trends throughout the town but is by no means all-inclusive. This recent reconnaissance-level survey of locally-identified resources has added a great deal of depth to the understanding of the important places and historic trends in the town and is a starting point for additional research. There are many important historic and cultural resources that were not included in this survey, which provides a framework for additional information gathering.

The windshield inventories are intended to provide a very brief understanding of the physical resources in the town and can be used as a starting point for additional research. Each property is accompanied by a brief analysis of integrity as well as a very brief discussion of character-defining features to help guide future planning efforts.

There are several properties within the town that may be individually eligible for the NH State Register or National Register of Historic Places. Historic resources survey is an ongoing process. Because of the constantly moving 50-year cut-off and continued evolution of structures, it is recommended that historic resource surveys be updated every five to ten years with new photographs, notes regarding changes to structures for previously inventoried buildings (as well as notations for those that are no longer extant) and new surveys for buildings that have achieved potential historical significance since the previous survey was conducted.

The individual Community Planning Survey documents for each property were done in a format that can then be easily translated into a New Hampshire Division of Historical Resources Individual Inventory form/New Hampshire State Register of Historic Places nomination, should the property possess sufficient integrity and significance to warrant listing and should the property owner desire to pursue this method of honorary recognition.

Thought it would be wonderful to update existing reconnaissance-level surveys with comprehensive individual surveys of **all** structures in Moultonborough dating to 1974 or earlier, there are several areas that have been identified as priority zones.

- **Moultonborough Falls** – The early village of Moultonborough Falls retains several important and relatively well-preserved buildings to help tell the story of this early manufacturing center. With its reliable water-power source at the outlet of Garland Pond, Moultonborough Fall was one of the earliest areas in the town to be settled by Europeans. Noted as Moultonborough Center on the 1861 Walling map, the village became an early industrial site along one of the primary roads through the territory which served as a busy stagecoach route that connected Moultonborough with the wider Lakes Region. Since this area was home to several prominent early citizens whose residences remain along with significant archaeological resources, Moultonborough Falls village has potential as a Locally Designated Historic District or as a Neighborhood Historic District.
- **Summer Camps** – Moultonborough's summer economy supported a large number of youth summer camps, several of which (including **Camp Tecumseh**, **Camp Winaukee**, **Geneva Point Center**, **Camp Robindel**, and **Camp Quinebarge**) remain in use today and retain many historic camp buildings. These camps are of local and regional historic importance and they illustrate the changing economy of the region from an agrarian community to a summer destination. Other large summer camps, like historic farm properties, were subdivided as waterfront areas of the town became popular summer destinations after World War II.

- **Waterfront Camps** – Though many of the historic camps scattered along the shores and islands of Winnipesaukee are non-contiguous, it may be possible to conduct some kind of area study of this particular resource type which is particularly vulnerable due to waterfront development pressures. Similar camps along Squam are also worthy of study, such as the **Cook Family Camps** on Kent Island. The development of seasonal homes and cabins along these shores is very significant to the history of the town and has not been explored in depth. Many of these camps date to the late nineteenth and early twentieth-century.
- **Thomas Plant Estate farms** – In the future, consideration may be made to expand the landscape survey associated with Lucknow to include the entire Plant Estate, including the entire estate acreage belonging to Thomas Plant at the time of his death. This would add **Black Farm**, **Plant/Ledgewood Farm**, and **Westwynde Farm** to a larger cultural landscape survey than that which is currently included in the National Register and National Historic Landmark studies of what is now Castle in the Clouds.

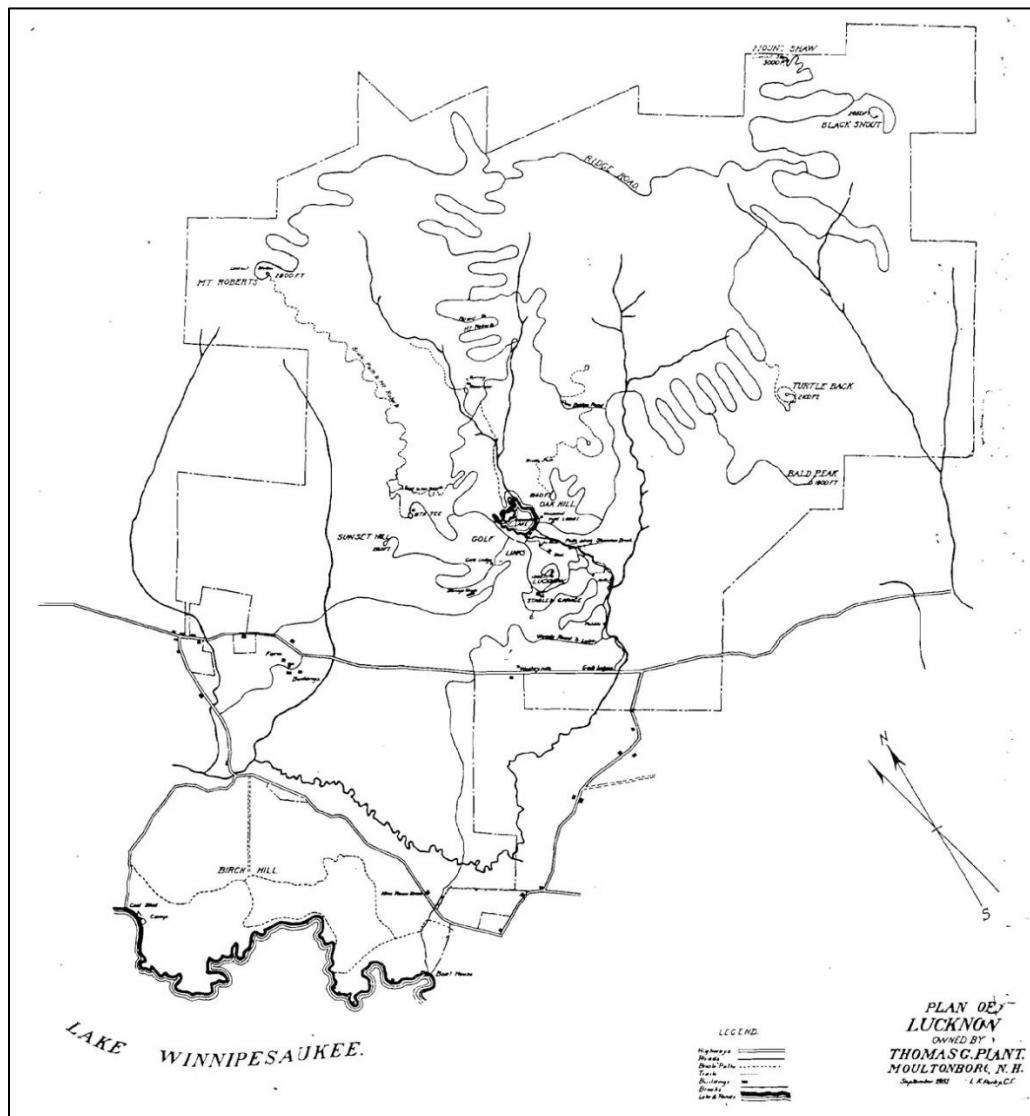


Figure 41: Perley Plan of Lucknow, September 1931

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## MOULTONBOROUGH COMMUNITY PLANNING SURVEY

# APPENDIX

The following Table of Known Historic Resources in Moultonborough summarizes all previous historical resource survey undertaken in the town and all properties included in the Community Planning survey as identified by the Moultonborough Heritage Commission. The dates of construction of most of the properties included in these tables is approximate based on Moultonborough Tax Assessment Records cross-referenced with cartographic sources and other historic records and is subject to refinement with further research.

The resource list is only a partial list of historical resources in Moultonborough and was generated by the Moultonborough Heritage Commission. The inventory should be considered the starting point of a working document. The inventory focused on buildings that are over 100 years in age and does not include any buildings constructed between 50 and 75 years ago. Consideration should be made to addressing the town's more recent historic architectural history in the future with the realization that the National Register of Historic Places defines "historic" as over fifty years in age, meaning that the definition of "historic" is a moving target that, as of writing, includes structures built up to 1974 as potentially eligible.

Area	Inventory (Y/N)	NHDHR Inventory#	Historic Name (s)	#	Address	Current Owner	Resource Type	Architectural Style	Approx. Date	Tax Map	Lot	Official Designation	1861	1892	Recommendations
Lake Shore Drive Village/ Lake Kanasatka Environs	Y Y		[House with Barn]	102	Lake Shore Drive	Four Sisters Trust	Domestic: Single Dwelling	Late Victorian	1895	169	34	79-D Easement	N/A	N/A	Consider intensive inventory form
	Y Y		B. F. Brown House	140	Lake Shore Drive	Mark Vincent & Rebecca Karp	Domestic: Single Dwelling	Greek Revival	pre-1855	169	21		B. F. Brown	B. F. Brown	Consider intensive inventory form
	Y N		Mill House / Conway's Bait Shop	187	Whittier Highway (NH Route 25)	Joseph Conway	Domestic: Single Dwelling; Commercial: Store	Greek Revival/ Colonial Revival	1851	142	49		J. Coe	Dow	
	Y Y		Heath House	205	Whittier Highway (NH Route 25)	Scott L. & Josephine M. Adair	Domestic: Single Dwelling	Colonial Revival	ca. 1834, 1945	142	50		Clark	E. W. & W. Moulton	Consider intensive inventory form & determination of eligibility
	Y Y		Moulton House	237	Whittier Highway (NH Route 25)	David & Priscilla Chase	Domestic: Single Dwelling	Federal	aft 1780	142	79		H. M. Senter	Mrs. M. Casey	Consider intensive inventory form & determination of eligibility
	Y Y/ N		Maple Cottage(s)	253	Whittier Highway (NH Route 25)	Daniel F. Kelleher	Domestic: Single Dwelling	Greek Revival	1850	142	80		J. Webster	A. Moulton	Consider intensive inventory form & determination of eligibility
	N N	MOU1001	[House]	322	Whittier Highway (NH Route 25)	Sandra J. Meskys	Domestic: Single Dwelling	Bungalow	1920	135	25		N/A	N/A	10/13/1993 determined not eligible for National Register due to lack of integrity
	Y Y/ N		Moody Bean Homestead (Grove Hill Farm)	197	Bean Road	Christopher & Laura LeBlanc	Domestic: Single Dwelling	Georgian	1775	139	9		B. M. Bean	S. Thompson	Consider intensive inventory form to determine eligibility
Bean Road/Squam Lake Environs	Y Y		<u>Bean Cemetery / Red Hill Cemetery</u>	262	Bean Road	Moultonborough, Town of	Memorial: Cemetery	N/A	1770	111	15 & 18	[not shown]	[not shown]		Consider full inventory/register listing
	Y Y		Cotton Farm	932	Bean Road	Williams & Judith Mack	Agricultural: Farm	Greek Revival	1836	13	5	79-D Easement	J. Cotton	J. Cotton	Consider NH State Register or National Register Listing
	N N	MOU0013	[House]	25	Daigneau Drive	Celeste M Lovett	Domestic: Single Dwelling	Ranch	1970	139	20		N/A	N/A	Windshield inventory form completed 10/14/1997, but not reviewed for eligibility due to age
	Y Y		Cook Camp: Albert Cook Camp	2	Kent Island (Squam Lake)	Cook	Domestic: Seasonal Camp	Shingle	1893	12	1		N/A	None	Consider intensive inventory of Island & Register Listing
	Y Y		Cook Camp: Big House	10	Kent Island (Squam Lake)	Kent Island LLC (Liz Leibowitz)	Domestic: Seasonal Camp	Late Victorian	1888	29	15		N/A	None	Consider intensive inventory of Island & Register Listing
	Y Y		Cook Camp: Shanty	16-20	Kent Island (Squam Lake)	Arthur Greenfield, III	Domestic: Seasonal Camp	Other: Cottage	1887	29	14		N/A	None	Consider intensive inventory of Island & Register Listing
	Y Y		Cook Camp: Channel Camp	30-40	Kent Island (Squam Lake)	Kent Island Land Trust (Barnaby)	Domestic: Seasonal Camp	Shingle	1912	29	12		N/A	N/A	Consider intensive inventory of Island & Register Listing
	Y Y		Autumn Acres	80	Old Harvard Road	Autumn Acres, Inc.	Domestic: Single Dwelling	Colonial Revival	1880; 1930	37	4	N. R. 2012	Payne	J George	Consider intensive inventory
	Y Y/ N		Singing Eagle Lodge	56	Singing Eagle Road	Pennwoods Nominee Trust	Agricultural: Farm; Recreational: Seasonal Youth Camp	Federal	1790	84	5	79-D Easement	B. Sturtevant (CH)	[not shown]	

Area	Inventory (Y/N)	Historic Resource Inventory Data													Official Designation	1861	1892	Recommendations
		NHDHR	Inventory#	Historic Name (s)	#	Address	Current Owner	Resource Type	Architectural Style	Approx. Date	Tax Map	Lot						
Squam	N Y	MOU0037	Pratt Family Camps			(information redacted)		Domestic: Seasonal Camp	Unknown	1900			N. R. (2012)	N/A	N/A			
Squam	Y Y		Waialua	58	Wiggin Farm Road	Andrew R Evans 2006 Trust	Domestic: Seasonal Camp	Shingle	1899	29	9		N/A	N/A	Consider intensive inventory/Register listing			
Moultonborough Neck Environs	Y N	MOU0004	New Cambridge House	16	Ames Road	Peggy J. Ames Rev. Trust	Commercial: Hotel or Motel; Domestic: Single Dwelling	Second-Empire	1900	135	44		N. Moulton	R. Green				
	Y Y	MOU0002	Moulton-Greene-Leach House	339	Whittier Highway (NH Route 25)	Big House Trust	Domestic: Single Dwelling	Greek Revival	1840	135	30	State Register (10/27/2009)	Jas. Moulton	C. Greene				
	Y N		Fairmont	346	Whittier Highway (NH Route 25)	JSPG Properties, LLC	Domestic: Hotel or Motel	Queen Anne	1890	135	21		N/A	Mrs. F. Green				
	N N/ A	MOU0003	Goodwin-Dearborn Homestead [DEMOLISHED bet. 2003-2006]	349	Whittier Highway (NH Route 25)	N/A [Aubuchon Realty Company Inc.]	Domestic: Single Dwelling	Vernacular	1890	135	32		N/A	J. Green	Property inventoried on 10/13/1993, but no formal determination of eligibility. Demolished to make way for Aubuchon			
	N Y	MOU0005	[House]	362	Whittier Highway (NH Route 25)	Christopher & Deirdre Maroun	Domestic: Single Dwelling	Colonial Revival	1940	135	9		N/A	N/A	Property found ineligible for National Register on October 13, 1993 due to "lack of architectural distinction" despite sufficient integrity			
	N N/ A	MOU0006	Hill-Hood House	362	Whittier Highway (NH Route 25)		Domestic: Single Dwelling	Greek Revival	1860	135	9		N/A	Blake	Considered for National Register eligibility on October 13, 1993, but no determination made at that time due to lack of comparable data; demolished			
	N N	MOU0007	Gordon King House	11	Moultonborough Neck Rd	Sally E. Clifford	Domestic: Single Dwelling	Vernacular	1949	135	11		N/A	N/A	Property found ineligible for the National Register on October 13, 1993 due to age (but may now be reconsidered)			
	N N/ A	MOU0008	John Smith Homestead	13	Moultonborough Neck Rd	Sychar LLC	Domestic: Single Dwelling	Late Victorian	1914	135	12		N/A	N/A	Property inventoried 10/13/1993			
	Y Y/ N		Greene House / Green Bay Lodge	201	Moultonborough Neck Rd	Todd & Kimberly Johnson	Agricultural: Farm; Domestic: Hotel/Motel	Federal	1816	144	15		J. Green	N. Green				
	Y Y		Greene Camp	62	Toltec Point Road	Green's Camp Trust	Domestic: Seasonal Camp	Unknown	1908	132	19		N/A	N/A	Consider intensive inventory/determination of eligibility			
	Y N/ A		Abbott/Davission Farm [DEMOLISHED 2023]	276	Moultonborough Neck Rd	Davission Farm, LLC	Agricultural: Farm	Federal	1800	166	33		S. Abbott	Mrs. W. Green	Demolished 2023			
	Y Y		Trail's End	21	Hall Lane	Mark D. Dodd	Domestic: Seasonal Camp	Unknown	1923	244	11		N/A	N/A	Consider intensive inventory/Register listing			
	Y N		Hodsdon Farm	466	Moultonborough Neck Rd	Steven & Christina Buy	Agricultural: Farm	Unknown	1856	192	22	79-D Easement	Hodsdon	Davis				

Area	Inventory (Y/N)	NHDHR Inventory#	Historic Name (s)	#	Address	Current Owner	Resource Type	Architectural Style	Approx. Date	Tax Map	Lot	Official Designation	1861	1892	Recommendations
Moultonborough Neck Environs	Y N		<b>Smith/Orchard Farm</b>	527	Moultonborough Neck Rd	Will & Christine Ames	Agricultural: Farm	Greek Revival	1875	192	6	79-D Easement	D. Hilton	A. J. Smith	
	Y Y		<b>Middle Neck Cemetery</b>		Schoolhouse Hill Rd	Moultonborough, Town of	Memorial: Cemetery	N/A	1830	201	2		[not shown]	[not shown]	Consider full inventory/register listing
	Y Y	MOU0032	<b>Kona Farm [Dumaresq Estate] (including boathouse and livestock barn)</b>	50	Jacobs Rd	Kona Inc.	Domestic: Single Dwelling	Tudor Revival	1900	215	14	S. R. 7/19/2010	N/A	N/A	Consider National Register listing
	Y Y	MOU0035	<b>Kona Farm Estate: Swallow Boathouse</b>	1-16	Windward Way	Windward Harbor Homeowners Association	Recreation: Outdoor Recreation	Tudor Revival; Shingle Style	1910	200	37	N. R. 8/26/1980	N/A	N/A	
	Y Y		<b>Day-Calendar House &amp; Cemetery</b>	5	Ferry Road	Calendar Family Rev. Trust	Domestic: Single Dwelling; Boarding House	Second-Empire	1870	203	2		R. Smith Jr	J. Day PO	Consider intensive inventory/Register listing
	Y Y/ N		<b>Smith-Davis House</b>	935	Moultonborough Neck Rd	Howard McCormack	Domestic: Single Dwelling	Greek Revival	1820	224	1		J. Smith	J. Smith	
	Y Y		<b>Camp Tecumseh: Poor/Town Farm</b>	975	Moultonborough Neck Rd	Camp Tecumseh	Recreational: Seasonal Youth Camp	Georgian	1778	212	1		Town Farm	N/A	Consider intensive inventory/Register listing
	Y Y		<b>Camp Tecumseh: Hollingsworth Farm</b>	975	Moultonborough Neck Rd	Camp Tecumseh	Agricultural: Farm	Greek Revival w/ Late Victorian	1850	212	1		Jas Smith 2nd	J Smith	Consider intensive inventory/Register listing
	Y N		<b>Dow House</b>	1148	Moultonborough Neck Rd	Marilyn Knight-Dow & Dore Holmes	Domestic: Seasonal Camp	Federal	1814	245	6		D. Dow	H. Morrison	
	Y Y/ N		<b>Plumfield Camp for Girls</b>	347	Winaukee Road	Denis M Creeden & Cat Castaldo	Recreational: Seasonal Youth Camp	Colonial Revival	1925	252	5		N/A	N/A	
	Y Y		<b>Camp Winaukee for Boys</b>	428- 432	Winaukee Road	Winaukee Real Estate Co. LLC	Recreational: Seasonal Youth Camp	Cottage	1924	252	8		N/A	N/A	Consider area inventory/register listing
	Y Y	MOU0018; MOU0039	<b>Geneva Point Center: Chapel (1930) &amp; Roxmont Poultry Farm Barn (c. 1820)</b>	108	Geneva Point Road	Geneva Point Center	Agricultural: Farm; Ecclesiastical: Church; Recreation: Seasonal Camp	Late Victorian	1890	232	9		J. Blaisdell; T. W. Bickford	Dr. J. A. Green "Roxmont Farm"	Consider NHDHR area form/Register listing
	Y Y	MOU0036	<b>Windermere (F.E. Greene Estate)</b>	1-16	Land's End Lane	Land's End Association	Multiple Resources including Barn	Queen Anne	1891	291	43	N. R. 11/14/1979	R. Lamprey	[not shown]	
	Y Y	MOU0019	<b>Long Island Inn</b>	85	Old Long Island Rd	Austin Family Trust	Commercial: Boarding House	Greek Revival	1825	288	15	S. R. 4/27/2010	J. Brown / Long Isl. Ho.	[not shown]	
	Y N/ A	MOU0021	<b>Roxmont (JA Greene Estate) [BURNED 1932]</b>	167	Long Island Road	Meadow Lane Realty Trust	Archaeological Site	N/A	1890	271	3		N/A	Roxmont Castle	Burned November 1932

Area	Inventory (Y/N)	NHDHR Inventory#	Historic Name (s)	#	Address	Current Owner	Resource Type	Architectural Style	Approx. Date	Tax Map	Lot	Official Designation	1861	1892	Recommendations
Red Hill Road Environs	Y Y		<b>Sibley Farm</b>	225	Sibley Road	Benjamin E. Carver	Domestic: Single Dwelling	Greek Revival	1845	86	2	J Hugh Kelsea	J. Sibley		Consider intensive inventory/Register listing
	Y Y/ N		<b>Horne House/Sunny Farm</b>	168	Red Hill Road	Michael & Nancy Joyce	Domestic: Single Dwelling	Greek Revival	bef. 1861	105	3	T Horne & CH Horne	T Horne		
	Y Y		<b>Batchelder Farm / Deer Hill Camp</b>	258	Red Hill Road	Deer Hill Camp, LLC	Domestic: Single Dwelling; Recreation: Seasonal Camp	Colonial Revival	1850	106	2 & 40	JL Batchelder	MJ Batchelder		Consider intensive inventory/Register listing
	Y Y/ N		<b>Davis Farm</b>	11	Sawmill Way	Ronald M. Davis, Jr.	Agricultural: Farm	Colonial Revival	1880	115	12	79-D Easement	N/A	W. H. Varney	
	Y N		<b>Richardson Barn</b>	508	Whittier Highway (NH Route 25)	Brett & Gailpeault Balise	Agricultural: Farm	Other	1938	103	8	N/A	N/A		Consider intensive survey/register listing as part of larger complex
	Y Y		<b>Red Hill Restaurant / Blink Bonnie</b>	512	Whittier Highway (NH Route 25)	Roundabout Now LLC	Commerce: Restaurant	Colonial Revival	1940	103	7	N/A	N/A		Consider intensive survey/register listing as part of larger complex
	Y Y/ N		<b>Maj. H. R. Bean House</b>	518	Whittier Highway (NH Route 25)	Norman L. Poitras	Domestic: Single Dwelling; Agricultural: Farm	Georgian	1770	103	6	H. N. Bean	W. F. Bean		Consider intensive survey/register listing as part of larger complex
	Y Y/ N		<b>Red Hill Camps (Richardson)</b>	528	Whittier Highway (NH Route 25)	Bob House Cottages LLC	Commerce: Hotel/Motel	Colonial Revival	1935	103	4	N/A	N/A		Consider intensive survey/register listing as part of larger complex
	N Y	MOU0020	<i>Ralph &amp; Elva Mullen House and Salon</i>	609	<i>Whittier Highway (NH Route 25)</i>	<i>Deborah Mullen Berlinguette</i>	<i>Domestic: Single Dwelling; Commercial: Business</i>	<i>Ranch</i>	1954	103	27	N/A	N/A		<i>10/20/2010 found eligible for listing to the NR and SR. Consider intensive inventory as rare local representation of mid-century architecture</i>
	N N	MOU0022	<i>Frank Leach House</i>	616	<i>Whittier Highway (NH Route 25)</i>	<i>Michael D. Sousa, Jr.</i>	<i>Domestic: Single Dwelling</i>	<i>Colonial Revival</i>	1905	103	2	N/A	N/A		<i>10/20/2010 found ineligible for listing to the NR or SR due to lack of integrity</i>
	N	MOU0023	<i>John Breda House</i>	636	<i>Whittier Highway (NH Route 25)</i>	<i>Dorothy L. Berkoben &amp; John A Breda</i>	<i>Domestic: Single Dwelling</i>	<i>Unknown</i>	1946	103	1	N/A	N/A		<i>10/20/2010: Not eligible for either NR or SR</i>
Moultonborough Falls	N N	MOU0024	<i>Carroll Roberts House</i>	639	<i>Whittier Highway (NH Route 25)</i>	<i>Amada M. Fullerton &amp; Donna M. Ludwick</i>	<i>Domestic: Single Dwelling</i>	<i>Unknown</i>	1925	88	3	N/A	N/A		<i>10/20/2010 found ineligible for listing to the NR or SR due to lack of integrity</i>
	N N	MOU0025	<i>Nelson Bruno House</i>	641	<i>Whittier Highway (NH Route 25)</i>	<i>Christopher &amp; Lori Hosea</i>	<i>Domestic: Single Dwelling</i>	<i>Unknown</i>	1929	88	4	N/A	N/A		<i>10/20/2010 found ineligible for listing to the NR or SR due to lack of integrity</i>
	N Y	27-CA-20	<b>Moultonborough Falls Mill Complex</b>		Whittier Highway	Moultonborough, Town of	Industry: Saw Mill	N/A		76	4	Saw Mill Grist Mill	N/A		
	Y Y		<b>Bragg House</b>	783	Whittier Highway (NH Route 25)	Jaworski Family Trust	Domestic: Single Dwelling	Federal /Italianate	1840	76	18	A. Adams	A. A. Bragg		Consider intensive inventory/Register listing
	Y N		<b>Meloon House</b>	10	Sheridan Road	Edward J. McIntire, Jr.	Domestic: Single-Dwelling; Industry: Sawmill	Georgian Revival	1899	76	22	N/A	N/A		
	Y Y		<b>Huntress-Durgin House</b>	15	Sheridan Road	Elaine & Stephen Sherry	Domestic: Single Dwelling; Industrial: Carriage Maker's	Gothic Revival	1860	76	19	C. Huntress	C. Huntress Hrs.		Consider intensive inventory/Register listing

Area	Inventory (Y/N)	NHDHR Inventory#	Historic Name (s)	#	Address	Current Owner	Resource Type	Architectural Style	Approx. Date	Tax Map	Lot	Official Designation	1861	1892	Recommendations
Falls	Y Y		Lee Farm	41	Sheridan Road	Lee Family Farm Trust	Agricultural: Farm	Greek Revival	1820	65	4		N. Watson	E. Lee	Consider intensive inventory/Register listing
	Y N		Sheridan Farm	265	Sheridan Road	Troop Family, LLC	Agricultural: Farm	Federal	1794	41	9 & 10		A. W. True	B. Mason	
	Y Y		Abbott Farm	503	Sheridan Road	Abbott Family Trust of 2020	Agricultural: Farm	Greek Revival	1867	14	5	79-D Easement	J. C. Haines	F. Atwood	Consider intensive inventory/Register listing
Moultonborough Village / Berry Pond / Holland Street Environs	Y N/ A	MOU0016	Methodist Church / Country Fare Inn [DEMOLISHED 2017]	5	Old Route 109	BP Corner LLC	Religion: Church; Domestic: Single Dwelling & Hotel	Greek Revival	1843	52	30		Meth. Ch.	D. F. Lovering	Surveyed as part of the Carroll County Church Survey in the 1980s (Demolished 2017)
	Y Y		Goodwin Bungalow	6	Old Route 109	Joanne Cummings	Domestic: Single Dwelling	Bungalow	1926	52	8		N/A	N/A	Consider full inventory/register listing
	Y Y/ N		Moultonborough Fire Station	4	Holland Street	Moultonborough, Town of	Government: Fire Station	Colonial Revival	1933	52	1		N/A	N/A	
	Y N		Moultonborough Public Library	4	Holland Street	Moultonborough, Town of	Education: Library	Colonial Revival	1929	52	1		N/A	N/A	
	Y N/ A	MOU0001	Methodist Parsonage [DEMOLISHED 1999]	1017	Whittier Highway (NH Route 25)	Moultonborough, Town of	Domestic: Single Dwelling	Greek Revival	1858	52	1	NH Property Document ation (1998: NHPD-0553)	A. Brown	Parsonage	10/14/1998 found individual NR-eligible under Criteria C for Architecture (DEMOLISHED 2001)
	N	MOU0015	[House]	137	Holland Street	Steven & Ellen Weeks	Domestic: Single Dwelling	Colonial Revival	1950	24	2		N/A	N/A	Inventory completed on 11/14/1994, but not reviewed for eligibility due to age at time of survey (possibly resurvey as now over 50)
	Y N		Hillcrest Farm	96	Holland Street	LMMG LLC	Domestic: Hotel or Motel	Vernacular	1830	43	7 & 4	79-D Easement	B E Thurston	M E Hoyt	
	Y Y		<u>Holland Hill Cemetery</u>		Holland Street	Moultonborough, Town of	Memorial: Cemetery	N/A	bef. 1815	24	5		[not shown]	[not shown]	Consider full inventory/register listing
	Y Y/ N		Village School/Troop E Barracks	1026	Whittier Highway (NH Route 25)	Moultonborough United Methodists	Education: School	Colonial Revival	1926	52	9		N/A	N/A	
	Y N	MOU0017	Moultonboro Methodist Church	1018	Whittier Highway (NH Route 25)	Moultonborough United Methodists	Religion: Church	Greek Revival	1852	52	11		Cong. Ch.	Ch.	
Berry Pond	Y Y	MOU0034	Freese's Tavern (Old Country Store)	1011	Whittier Highway (NH Route 25)	Moultonborough Country Store	Commerce: General Store	Federal	1781	52	34	N. R. 4/29/1982	Jas. French Store	L. Bryant	
	Y N/ Y		Maplehurst & Tilton Store	1003	Whittier Highway - (NH Route 25)	Lamprey/Village Corner	Commercial: Business or Office	Unknown	1850	52	32 & 33		E. S. Flanders	Mrs. M. J. Flanders	
	N N/ A	MOU0014	Ellen's Store	991	Whittier Highway (NH Route 25)	Meredith Village Savings Bank	Commercial: Financial Institution	Contemporary	1970	52	30		N/A	N/A	N/A [Found ineligible for NR on 5/24/1995 due to age & demolished by 2003]

Area	Inventory (Y/N)	NHDHR Inventory#	Historic Name (s)	#	Address	Current Owner	Resource Type	Architectural Style	Approx. Date	Tax Map	Lot	Official Designation	1861	1892	Recommendations
Moultonborough Village / Berry Pond / Holland Street Environs	Y Y	MOU0033	<b>Moultonborough Grange Hall</b>	973	Whittier Highway (NH Route 25)	Thomas E. Shaughnessy	Social: Meeting Hall	Federal/Greek Revival	1810	52	28	S. R. 10/28/2012	Red Hill House / J. F. H. Watson	[unspecified]	
	Y N/ A	MOU0038	<i>James E. French House [DEMOLISHED 2021]</i>	970	Whittier Highway (NH Route 25)	<i>Moultonborough, Town of</i>	<i>Domestic: Single Dwelling</i>	<i>Greek Revival</i>	1840	52	14	<i>State Register (4/29/2019)</i>	<i>M. Weeks</i>	<i>J. E. French</i>	<i>N/A [2017 found eligible for NH SR but not NR; listed to SR in 2019 and demolished in 2021]</i>
	Y Y/ N		<b>Dr. Mason House / Dr. Ratsep House</b>	961	Whittier Highway (NH Route 25)	Lawrence R. Cotter	Domestic: Single Dwelling; Commercial: Business or Office	Gothic Revival	1853	52	26		Dr. W. H. H. Mason	Dr. W. H. H. Mason	Consider individual inventory/determination of eligibility
	Y N	MOU0009	<b>Mohr Estate (Emerson House)</b>	960	Whittier Highway (NH Route 25)	Laconia Savings Bank	Domestic: Single Dwelling; Agricultural: Farm	Federal	1820	52	15	NH Property Document ation (1995: NHPD-0554)	Hon. S. Emerson	I. Adams	
	Y Y	MOU0010	<b>Lamprey House/Moultonboro Inn</b>	953	Whittier Highway (NH Route 25)	Moultonborough Historical Society	Domestic: Hotel or Motel	Greek Revival	1820	52	24	S. R. 10/25/2004	S. Moulton	H. Huntress	
	Y Y	MOU0011	<b>Moultonborough Town House</b>	951	Whittier Highway (NH Route 25)	Moultonborough, Town of and Moultonborough Historical Society	Meeting Hall	Greek Revival	1834	52	23	N. R. 12/1/1989 S. R. 10/25/2004	Town House	Town House	
	Y Y/ N		<b>Middle Neck School (relocated)</b>	951	Whittier Highway (NH Route 25)	Moultonborough, Town of	Education: School	Vernacular	1900	52	23		School	[nothing]	
Old Route 109 / Lee's Mills Environs	Y Y		<b>Goss Farm</b>	10	Bodge Hill Road	Esther R. Wakefield	Domestic: Single Dwelling; Agricultural: Farm	Greek Revival	1820	44	8		J. Goss	S. Goss	Consider intensive inventory/Register listing
	N ?	MOU0026	[House]	40	Evans Road	Michael Sousa, Jr.	Domestic: Single Dwelling	Georgian	1800	18	27		S. B. Evans	O. E. Evans	Windshield survey performed in 1988; consider updating this and determining integrity
	Y Y		<b>Brown Homestead Farm</b>	108	Lee Road	Thomas Randell & Shannon Fairchild	Domestic: Hotel or Motel	Federal	1790	67	18		L. Brown	E. F. Brown	Consider intensive inventory/Register listing
	Y Y		<b>Catnip Lodge</b>	198	Lee's Mills Road	GAF Trust	Domestic: Single Dwelling	Other	1905	91	6		N/A	N/A	Consider intensive inventory/Register listing
	N	27-CA-159	<b>Lee's Mills Site</b>	200	Lee's Mills Road	Lee's Mills Boating Assoc.	Industrial: Mill Site	N/A		90	1		Saw & Shingle Mill		
	Y Y		<b>Island Camp</b>	2	Little Pine Island	Jayne & Walter Donahue	Domestic: Seasonal Camp	Other	1900	119	26		N/A	N/A	Consider intensive inventory/Register listing
	Y Y		<b>Camp Inwood</b>	2	Whaleback Point	Steve & Sheryl Lively	Domestic: Seasonal Camp	Other	1912	119	23		N/A	N/A	Consider intensive inventory/Register listing

Area	Inventory (Y/N)	NHDHR Inventory#	Historic Name (s)	#	Address	Current Owner	Resource Type	Architectural Style	Approx. Date	Tax Map	Lot	Official Designation	1861	1892	Recommendations
Route 109 / Ossipee Mountain Road Environs	Y N		<b>Richardson Farm</b>	175	Gov. Wentworth Hwy (Route 109)	Glenn M & Kathryn Davis	Domestic: Single Dwelling	Greek Revival	1820	50	2	79-D Easement	J. G. Brown	J. Slager	
	Y Y/ N		<b>Joseph Cotton House</b>	183	Gov. Wentworth Hwy (Route 109)	Tom Zimmerman	Domestic: Single Dwelling	Federal/Late Victorian	1800	50	3		Joseph Cotton	J. C. Pitman	Consider intensive inventory
	Y Y		<b>John Moulton Farmhouse</b>	213	Gov. Wentworth Hwy (Route 109)	Charles McGee (GWH Group LLC)	Domestic: Single Dwelling	Georgian	1770	50	5		J. M. Moulton	J. H. Moulton	Consider intensive inventory/Register listing
	Y Y/ N		<b>Hoyt Farm / Pleasantdale</b>	327	Gov. Wentworth Hwy (Route 109)	Michael & Brenda Mathews	Domestic: Single Dwelling; Domestic: Hotel or Motel	Greek Revival befor e 1861		69	17		N. Hoyt	C. W. Hoyt	Consider intensive inventory
	Y Y		<b>Prospect Cottage</b>	369	Gov. Wentworth Hwy (Route 109)	Timothy D. Morrison	Domestic: Single Dwelling; Domestic: Hotel or Motel	Late Victorian	1800	69	19		David Ambrose	H.E. & W. O. Robinson	Consider intensive inventory/Register listing
	Y Y		<b>Shannon Cemetery</b>		Gov. Wentworth Hwy (Route 109)	Moultonborough, Town of	Memorial: Cemetery	N/A	1825	94	20		Geo. Shannon	[not shown]	Consider intensive inventory form
	N	27-CA-206	<i>Shannon Shingle Mill Site</i>	525	Gov. Wentworth Hwy (Route 109)	Matthew & Erica Theriault	Industrial: Mill	N/A		94	19				
	Y Y		<b>Paine Farm</b>	240	Ossipee Mountain Rd	Douglas Heywood Greene	Agricultural: Farm	Federal	1800	21	11 & 18	79-D Easement	R. Paine	Mrs. M. E. Thompson	Consider intensive inventory/Register listing
	Y Y		<b>Canney Homestead / Burrows Farm</b>	422	Ossipee Mountain Rd	Loretta Burrows Rev. Trust	Agricultural: Farm	Georgian	1780	3	1 & 6	79-D Easement	L. Canney	[not shown]	Consider intensive inventory/Register listing
	N Y/ N	MOU0028	[House]	1303	Whittier Highway (NH Route 25)	Jeffrey Vaughn II	Domestic: Single Dwelling	Colonial Revival	1956	18	30		N/A	N/A	Determined non-eligible for NR in 1988 due to age. Still likely ineligible due to loss of integrity
Route 171 / Severance Rd	N N	MOU0027	[House]	1323	Whittier Highway (NH Route 25)	Lawrence W. Porter, Jr.	Domestic: Single Dwelling	Georgian	1790	5	18		O. B. Grant	D. B. Grant	Determined in-eligible for NR in 1988 due to lack of significant associations
	N N	MOU0029	Stevens House	1343	Whittier Highway (NH Route 25)	William D. Copeland	Domestic: Single Dwelling	Greek Revival	1860	5	19		N/A	Mrs. E. Mason	Determined in-eligible for NR in 1988 due to age. Despite potentially incorrect date of construction, property has since lost additional integrity as Greek Revival cape
	Y Y		<b>Bradbury Richardson Farm / Severance Farm</b>	53	Bradbury Road	David S. Severance	Domestic: Single Dwelling; Agricultural: Farm	Georgian	1770	152	2		Saml Severance	C Severance	Consider intensive inventory/Register listing
	Y Y		<b>Sunset Cottage</b>	163	Severance Road	William & Holly Burrows	Domestic: Single Dwelling	Federal	1770	152	5		Saml. Richardson	Cilman	Consider intensive inventory/Register listing
	Y Y/ N		<b>Ambrose House</b>	115	Old Mountain Road	Ariel Gold & James Barbour	Domestic: Single Dwelling; Domestic: Boarding House	Greek Revival	1845	94	5		N. Ambrose	D. Ambrose	
	Y Y	MOU0030	<b>Lucknow (Castle in the Clouds)</b>	455	Old Mountain Rd	Castle Preservation Society	Domestic: Single Dwelling	Craftsman/Stick	1913	125	2	N. R. 7/5/2018	N. R.	N/A	N/A
	Y N		<b>Black Farm (Lucknow)</b>	867	Gov. Wentworth Hwy (Route 109)	Albert S & June C. Barber	Domestic: Single Dwelling; Agricultural: Farm	Greek Revival	1865	150	2		N/A	J. A. Black	

Area	Inventory (Y/N)	NHDHR Inventory#	Historic Name (s)	#	Address	Current Owner	Resource Type	Architectural Style	Approx. Date	Tax Map	Tax Lot	Official Designation	1861	1892	Recommendations
Route 171 / Severance Rd	Y Y		Plant Farm / Ledgewood Farm (Lucknow)	132	Old Mountain Road	Edward F. Person Rev. Trust	Agricultural: Farm	Shingle	1910	94	6	N/A		E. A. Davis	Consider intensive inventory/Register listing
	Y Y		Mineral Spring House / Westwynde (Lucknow)	361	Old Mountain Road	Ashjian Family	Agricultural: Farm; Domestic: Boarding House	Greek Revival / Colonial Revival	1856	124	2	N/A		B. M. McDonald	Consider intensive inventory/Register listing
	N Y	MOU0040	Bald Peak Country Club	180	Bald Peak Drive	Bald Peak Colony Club	Multiple Resources	Colonial Revival	1919- 1927	187	2	N. R. 2023	N/A	N/A	National Register of Historic Places area nomination which includes several parcels