



## VI. Historical and Cultural Resources

### Preface

A town's Master Plan forms the basis for ordinances that help to manage growth, development, and change, which in turn are designed to preserve and enhance the unique quality of life and culture of New Hampshire, in accordance with the principles of smart growth, sound planning, and wise resource protection (RSA 674:2, I). As per RSA 674:2, III (h), this Historical & Cultural Resources chapter "identifies cultural, archaeological, and historic resources and protects them for rehabilitation or preservation from the impact of other land use tools such as land use regulations, housing, or transportation." In the field of historic preservation, historical and cultural resources (districts, sites, buildings, structures, objects, and landscapes) are defined as over 50 years in age.

Historic preservation is inseparable from sound planning. According to the Lakes Region Planning Commission, "Planning and preservation work together to protect historic landscapes, foster economic development and downtown revitalization, preserve and manage growth of rural villages, conserve farmland, and conserve local housing stock." Despite these clear directives, and the understanding that historical and cultural resources define a community's sense of place and promote economic development and tourism, Moultonborough's historic community assets are under pressure as never before. Moving forward, reinvestment in historic landmarks must be seen as a key and urgent component of the community's economic development strategy. Indeed, all recent Planning studies identify historic Village buildings as valuable assets and opportunities for Main Street revitalization.

There are many forces working against saving historic places, and the desirable rehabilitation and preservation of historical resources. Increased traffic leads to wider roads that negatively impact the Town's distinctive cultural landscape. Economic engines drive lowest-cost construction to maximize profit with limited regard to existing community character. At the local level, reinvestment in the historic buildings located in Moultonborough Village would benefit the Town and enhance its visual character. Demolition runs counter to defined community planning, economic development, and heritage goals and should be discouraged. Promoting and incentivizing reinvestment in the Village is critical to supporting well-established and longstanding goals to preserve the community's rural character and scenic beauty.

## A. Introduction

This chapter is intended to establish goals and propose strategies for the retention and preservation of Moultonborough's landmark historical and cultural resources, in order to maintain our town's rural character and attractiveness as a community. The advent of COVID-19 in early 2020, while causing disruption and unexpected challenges to daily life, has also brought significant opportunity to the Lakes Region of New Hampshire, particularly with regard to a burgeoning real estate market. Now more than ever, protection of the desirable rural character and scenic beauty of our town must be at the forefront of planning efforts. Insensitive development is a real and ongoing threat to both Moultonborough's historical and natural resources.

The limitations of urban lifestyles and the trend toward remote work will continue to change our community. This, paired with a growing interest in outdoor recreation, have contributed to an increase in both seasonal and permanent relocations to rural New Hampshire. Moultonborough has much to offer with its central location on Route 25, easy access throughout the Lakes Region and beyond, and proximity to lakes, mountains, and historical and cultural destinations. Many seasonal residents chose to arrive as early as mid-March in 2020 due to the pandemic, particularly those able to work and attend school remotely. The needs and impacts of this early influx of seasonal residents, along with an increase of daytrip visitors and potential new residents, will place additional pressures on the Town's historical and cultural resources.

Recent planning studies and community input consistently support improving on what already exists in Moultonborough, capitalizing on the Town's recognized rural character and scenic beauty. Historical and cultural assets, which include private and public buildings, farms, cemeteries, landscapes and archaeological sites, define the unique heritage and character of our town and contribute to the community's physical beauty, sense of place, and quality of life. Along with the Town's abundant natural resources, historical and cultural resources are appreciated by residents and visitors alike and are worthy of inventory and protection. Historic preservation must be integrated into planning efforts to ensure that growth and change is compatible with, rather than detrimental to, our town's desirable rural character.

Along with a discussion of recent planning efforts, historical and cultural assets, preservation activity, and recommendations toward achieving preservation goals, this chapter will focus particular attention on the role of the Moultonborough Heritage Commission over the past decade. Established in 2009 following the comprehensive Master Plan update of 2008, the Heritage Commission's mission is to promote the proper recognition, use, and protection of significant historical and cultural resources throughout the Town. The Heritage Commission is an advisory entity like the Conservation Commission and assists the Planning Board and other town boards with applications that may impact the Town's built environment and cultural landscape. Both commissions are important partners in land use discussions and community efforts toward the successful achievement of sustainable development goals.

This Chapter of the Master Plan emphasizes the need to better integrate preservation into the Town's overall Planning process, in order to retain the community's unique character and as a strategy toward the achievement of economic development and sustainability goals. Like the recently updated Chapter V on Natural Resources, this chapter focuses on resource protection and

the need for sound planning. This chapter will expand on four major goals for the protection of Moultonborough's historical and cultural resources.

**Goal #1:** Integrate Historic Preservation into Planning, to retain unique community character and to further key economic development and sustainability goals

**Goal #2:** Protect and Preserve Moultonborough's Scenic Beauty and Rural Character, to minimize degradation of the Town's irreplaceable cultural landscape

**Goal #3:** Revitalize Moultonborough Village, and promote the district as a central business destination showcasing existing natural, cultural, and historical resources

**Goal #4:** Review and Amend the Zoning Ordinance, to address conflict with the protection and retention of the Town's desirable rural character

## B. Planning and Zoning Overview

Moultonborough's Zoning Ordinance (MZO) was enacted in 1985 and has undergone numerous revisions, most recently in 2021. A commercial district was approved in 2000, establishing two commercial zones on Route 25 (Commercial Zone A: from the Center Harbor town line to Blake Road; and Commercial Zone B: from Route 109 to the Sandwich town line). According to the MZO, these zones "are intended to provide areas for businesses which rely on automobiles and delivery trucks in day-to-day operation while continuing to keep intact the 'strong desires of Moultonborough residents to preserve the Town's rural attributes' consistent with the goals of the Master Plan."

In 2007, voters approved a third commercial zone, known as Commercial Zone C: The Village, along the remaining central section of Route 25 between Commercial Zones A and B. According to the MZO, this Village zone was "established with the intent of maintaining the character of the Village...which has, through roughly 200 years of development, maintained a consistent character in massing, setback, density, and building type and design." Paradoxically, this has resulted in the creation of a continuous commercial strip (500 feet to each side) for the entire length (8.5 miles) of Whittier Highway (Route 25) as it passes through the town. In 2021, NH DOT is focused on Route 25, planning to resurface the length of the corridor through the town, and to make improvements to both ends of Lake Shore Drive. The planning and evaluation process by DOT is an opportunity to further the goals of this chapter.

It is important to note that there are significant historical and cultural resources worthy of inventory and protection located along the entire length of the Route 25 corridor. Route 25 was a stagecoach route through the Lakes Region (Goodno map 1833), and numerous community assets survive along that historic corridor. Aside from those at Moultonboro Corner (today's Village), concentrations of historic buildings and archaeological sites exist at Lake Shore Drive near Lake Kanasatka (historic Long Pond) and at Sheridan Road (Moultonboro Centre or Moultonboro Falls). Early maps (CC Map 1861, Hurd Atlas 1892) record these mill villages, and also document historic

properties at Birch Lane, Redding Lane, and Moultonborough Neck Road that contribute to the Town's unique cultural landscape.

Since the adoption of the 2008 Master Plan, efforts have been made to address the apparent conflict between Route 25 strip zoning and the longstanding objective to retain the rural character of the Town. The Planning Board's Route 25 Zoning Subcommittee reviewed the commercial corridor and prepared Warrant Article 3 for Town Meeting in 2009, proposing to return viewshed sections of Route 25 to residential/agricultural zoning. Despite a 'sunset' provision and purpose-based on Master Plan goals, this initiative failed and was then abandoned. Prior Master Plans cautioned against strip development, and yet Moultonborough's present zoning has only encouraged an increase of this type of development in the past decade simply because the commercial zoning districts are long strips adjacent to Route 25 along its entire length through Town. There are some aspects of the zoning ordinance that try to limit/curtail the look of strip development. Basic requirements for a vegetated buffer and limits on the size of commercial buildings begin the work of preserving rural character. Additionally, the site plan review regulations require and/or guide developers in where the parking should be situated and in the architectural design of commercial buildings. That said, more work needs to be done to clarify and expand development requirements to improve the look and character of commercial development in Town.

The Planning Board has recently focused on the creation of nodes along Route 25, establishing a Village Center Overlay District (VCOD) to expand Village Zone C in 2017, and a West Village Overlay District (WVOD) at the Center Harbor town line in 2019. The purpose of the VCOD is "to encourage the development of the Moultonborough Village Center in a manner consistent with its historic pattern," and two key provisions encourage "the preservation of the existing historical and architectural character" and "the retention of the existing buildings with historical or architectural features that enhance the visual character of the community." The long-term success of these overlay nodes has yet to be realized.

Despite ongoing efforts to manage growth and change, the scale and placement of certain recent commercial developments along the Route 25 corridor have altered Moultonborough's rural appearance.

Under its General Provisions for Commercial Uses (14), the MZO notes "Because Route 25 is a highly visible tourist route, it is important that all proposed uses have attractive landscaping and signs, and other aesthetic qualities. The height and locations of structures should ensure that the scenic views in the area are protected." These sentiments are consistent with established principles for scenic highways; in fact, Route 25 through Moultonborough was originally part of the Lakes Region scenic byway established around Lake Winnipesaukee in 1994. The importance of tourism to our local economy cannot be ignored. There must be a systematic inventory of scenic views that merit protection, as suggested by prior Master Plans and by the *Lakes Region Tour Scenic Byway Corridor Management Plan* (CMP) of 1999.

The New Hampshire Scenic and Cultural Byways Program was established in 1992 by state statute (RSA 238:19) to provide residents and visitors the opportunity to travel on existing highways that represent unique elements of the state's beauty, culture and history. After the establishment of the Lakes Tour in 1994, the Town of Moultonborough petitioned for the removal of the byway

designation on the segment of NH Route 25 that passes through the town, a request granted by the NH Scenic and Cultural Byway Council in 2002. This action interrupts the continuous byway route around Lake Winnipesaukee.

Several Moultonborough representatives were involved in the preparation of the Lakes Tour corridor plan in 1998-1999. Unfortunately, Moultonborough subsequently withdrew from the scenic byway over the placement of off-premises business signs. An updated Lakes Tour corridor plan was completed in 2015, with limited Moultonborough content. The Town's Byway designation should be revisited, since regional scenic byways can boost economic opportunity, heritage and cultural tourism, and natural resource protection.

Views of mountains and natural assets such as ponds and lakes, along with heritage and cultural attractions, contribute significantly to Moultonborough's visual appeal to both visitors and residents. Real estate brochures consistently feature lakeside homes or bucolic landscapes dotted with historic houses and barns to advertise properties for sale. In East Moultonborough, Route 109 (still a segment of the Lakes Tour scenic byway) and Route 171 still have several historic farms, barns, and residential properties, and there has been minimal commercial intrusion in this traditionally agricultural district. However, here as elsewhere throughout the Town, special exceptions for commercial use have resulted in businesses that detract from scenic and rural character. Community input over the past decade indicates dissatisfaction with the continued proliferation of special exceptions in the residential/agricultural zone.



While Moultonborough's lakefront development has long been recognized as the primary driver of the Town's seasonal economy, little attention has been paid to the impacts of residential development on the overall character of the town. It is clear that with the replacement of historic camps and seasonal cottages with new lake houses 'old Winnipesaukee' has virtually disappeared. There is also a notable increase in single-family residential development and subdivisions on historic roads throughout the town. As rural character continues to erode, it becomes important to support and advocate for the benefits of cluster development, to retain open space and traditional settlement patterns.

The Master Plan has recommended the designation of Scenic Roads to protect rural character, and this update continues to recommend this designation effort. A substantive effort must be made to accomplish this longstanding goal. This designation protects trees and stonewalls in the public right of way and is accomplished by petition and vote at the annual Town Meeting.

Despite updates to the Sign Ordinance following the Master Plan update of 2008, commercial signage continues to compromise Moultonborough's rural character along Route 25 and on other major roads in the Town. It is recommended that the Planning Board undertake a review of the sign ordinance with emphasis on protecting the Town's rural character and on modernizing the requirements with appropriate safeguards.

The Village Vision Survey of late 2014, while focused on Moultonborough Village, is the Town's most recent community survey, and provides insight for key strategies toward preservation of the community's rural character. Tasteful signage and visually pleasing architecture were the top two items identified as important for the future of the Village, where 74% of residents voiced a clear preference for the adoption of architectural design standards. Revised Site Plan Review Regulations now contain the directive that "in all cases designs shall be consistent with traditional community character and neighborhood context," and Appendix A, adopted in 2020, outlines design guidelines with visual examples for the Village Center Overlay District (VCOD), with attention to setbacks, scale and massing, building height, and landscaping.

Along with signage, appropriate lighting continues to be a challenge as development increases on major roadways throughout the town. A statewide policy adopted in 2009 established 'Dark Skies' as a cultural asset important to rural character, quality of life, and the tourism industry. Most local light pollution is caused by outdoor lighting at residential, commercial buildings and parking lots, which sometimes remains on well after business hours. While the MZO's section on lighting includes full-cutoff and cutoff requirements for outdoor fixtures, it was updated prior to the widespread use of LED technology, and may need further attention to address the prevalence of LED use coupled with the real concern of using full spectrum illuminance. Softer illuminance standards should be required. Overall, a better balance must be found to meet safety concerns while maintaining the Town's desirable rural character.

Since the Master Plan Update of 2008, Moultonborough Village has been the focus of a number of community planning efforts, including two Plan NH Charrettes (2012 and 2018), the Village Vision Report of 2015, and the UNH First Impressions Report of 2019. Moultonborough has participated in more Planning studies than most towns. Unfortunately, implementation of achievable recommendations continues to falter, therefore this chapter urges a renewed effort to plan and achieve these tasks.

## C. Summary of Preservation Activity

Moultonborough is fortunate that it still has many structures, sites, and landscapes illustrative of all periods of town history (see Appendix). Moving forward, the Town must better integrate preservation into the planning process, both to retain community character and to further key economic and sustainability goals through the use of incentives in ordinances and regulations. Historic preservation is a sustainable practice, whereby historic building reuse offers demonstrated environmental and economic benefits.

A formal survey of Moultonborough's historic properties is needed to inventory and map significant buildings in order to document the built environment of the Town. Since historic buildings, structures, sites and objects contribute to the town's cultural landscape, their identification assists in planning efforts that can stimulate economic development and tourism. The Lakes Region Planning Commission's *Comprehensive Economic Development Strategy* report (2013) notes how "the unique scenic qualities of New Hampshire are characterized by quaint, traditional villages surrounded by the lakes, mountains and pastoral settings. Thousands of visitors flock to the region annually to enjoy these beautiful rural landscapes. Many state and town roads provide opportunities to view the historic towns and panorama as they wind their way through the region."

Historic preservation encourages the reuse and retrofitting of historic properties, with the mantra that "the greenest building is the one that's already built." Given that town residents value Moultonborough's rural character and scenic beauty and those historic assets are integral to the unique cultural landscape of the Town, it is important to identify and adopt additional tools for their preservation.

Several NH state agencies offer resources for historic preservation projects. The New Hampshire Division of Historical Resources (NH DHR) launched the EMMIT database in 2019, a GIS map-based online inventory of historic records (Enhanced Mapping & Management Information Tool). Also in 2019, NH GRANIT launched the NH Stone Wall Mapper program, which uses LiDAR (Light Detection and Ranging), and provides an important tool for landscape and cultural resources identification. Both the DHR, properly the State Historic Preservation Office, and the non-profit New Hampshire Preservation Alliance (NHPA) are important partners for historic preservation efforts throughout the state. Grants from LCHIP (Land & Community Heritage Investment Program) and Moose Plate (Conservation & Heritage License Plate Program) fund both conservation and historic preservation projects.

### Moultonborough Heritage Commission

The mission of the Moultonborough Heritage Commission is to promote the proper recognition, use, and protection of significant historical and cultural resources in the Town of Moultonborough. Seeking to integrate preservation into the planning process, the Commission may advise and assist town boards regarding matters that affect historic buildings and sites. The Commission is included in the Planning Board's comment process for site plan applications and provides the initial review and recommendations for 79-D (barn easement) and 79-E (downtown revitalization incentive)

applications. The Heritage Commission also collaborates with local organizations, businesses, and individuals on community preservation projects.

The Heritage Commission may continue the Community Landmarks Series of educational programs to promote public recognition and appreciation of local historical resources. The Commission may also continue Community Landmarks Tours as done in the past with the ‘Historic Inns and Estates of Moultonborough Neck and Long Island’.



### **Past achievements and initiatives**

- 2009-2021 Community Landmarks Series talks on significant historic properties and preservation planning topics presented at the Library and area venues
- 2010 Community Landmarks Tour in collaboration with NH Preservation Alliance: ‘Historic Inns and Estates of Moultonborough Neck and Long Island’
- 2011 Elizabeth Durfee Hengen Preservation Achievement Award from the NH Preservation Alliance, for exemplary work in education and planning
- Listings to NH State Register of Historic Places: Long Island Inn (2010); Kona Farm (2010); Moultonborough Grange Hall (2012); French-Taylor House (2019)

- Listings to NH Preservation Alliance ‘Seven to Save’ statewide endangered properties list: Moultonborough Grange Hall (2012); French-Taylor House (2017)
- Successfully applied for a Plan NH Community Charrette (July 2012) for the Town, with the Moultonborough Village Report presented in December 2012
- Assisted James Garvin, State Architectural Historian, on Reports on the Moultonborough Grange Hall (2012) and the French-Taylor House (2017)
- Secured NHPA/LCHIP Historic Building Condition Assessment Report grants for the Moultonborough Grange Hall (2012) and the French-Taylor House (2017)
- Secured a NH Charitable Foundation / Bald Peak Community Fund grant for the emergency repairs to the Moultonborough Grange Hall roof (2012)
- Served on the Moultonborough Historical Society’s Grange Committee, to identify ways to save the historic Moultonborough Grange Hall (2012-2013)
- Served on the Adele Taylor Property Committee in 2013, to determine potential uses for the property prior to the Town’s purchase approved in March 2014
- Participated in the Village Vision Committee effort 2014-2015, preparing the ‘Moultonborough Village Views’ (then and now images) presentation
- ‘Preserving Community Character’ program presented to area organizations 2015-2020 (Meredith Rotary Club, Moultonborough Library, Men’s Breakfast)
- Partnered with Lakes Region Conservation Trust and NH Preservation Alliance on the ‘Passing it On: Generational Property Transfer’ program in 2016
- Assisted property owners in preparing texts for the NH Farm Bureau’s centennial book of family farms (2016), which features four historic Moultonborough farms
- Advocated for preservation and re-use of the French-Taylor House from 2017 to the present, hosting community open houses to show the property (2017, 2019)
- Secured a NH Preservation Alliance Historic Barn Assessment Grant for a condition report on the barn at the French-Taylor House (Ian Blackman, 2019)
- Assisted John Porter in updating his publication *Preserving Old Barns* (reprinted 2019), which now features six of Moultonborough’s historic barns
- Participated in the Plan NH Community Charrette (July 2018), presenting ‘Moultonborough Village Views: Moultonboro Corner 1900 to VCOD 2017’
- Organized the ‘Community Planning, Downtowns and Economic Development Initiatives’ talks with guest speakers from Concord, Bristol, and Lancaster (2019)
- Participated in the UNH First Impressions downtown assessment program in 2019, focusing on the Village and identifying community assets and opportunities

- 2019 Community Service Award from the Lakes Region Planning Commission, for advocacy and preservation efforts on behalf of the French-Taylor House
- Organized the Moultonborough Village Main Street Banner project in 2021, producing a brochure outlining history and identifying landmark properties

As per goals outlined in the Master Plan Update of 2008, the Heritage Commission has focused attention on the revitalization of Moultonborough Village since its inception. Appendix C of the 2008 Master Plan enumerated planning principles from Randall Arendt's *Rural by Design: Maintaining Small Town Character* of 1994, all of which remain relevant today. Outside of the Village area, commercial nodal development is encouraged over strip roadside development, and cluster development over conventional residential subdivisions, in order to preserve open space and rural character. Within the Village, principles based on pedestrian and community activity within a traditional village setting are emphasized, along with a number of specific recommendations for the promotion and retention of historic structures, compatible additions for changing uses, compatible new construction (and parking lots) built to village scale, and signage improvements, all intended to retain small-town character.

The retention and repurposing of existing historic structures ~~are~~ key strategies for Village revitalization, consistently supported by the past decade's planning studies and reports. Since 84% of respondents to the Village Vision Survey supported preserving and encouraging the use of existing historic buildings in the Village, the Commission has continued to advocate for the preservation and redevelopment of vacant and underutilized 'Main Street' buildings to achieve community planning, economic development, and heritage goals.

A Village Vision Committee (VVC) was tasked in January 2014 to prepare a comprehensive report defining a vision for the future of Moultonborough Village, along with recommendations for attaining that vision. Made up of board representatives, citizens at large, and Village property and business owners, this dedicated committee met to review existing plans and studies, hear from state experts and other professionals, conduct a survey, and prepare the Village Vision Report, which was endorsed at Town Meeting in March 2015. Historic buildings are key to the overall vision of "a revitalized Village in the New England tradition, with a distinctly Moultonborough character and ambiance." Guiding principles note "The vision must make sure aesthetically pleasing aspects of the village are not overlooked or undervalued...the vision must ensure that natural, cultural, and historical resources in the village are not overlooked or undervalued."

The Village Vision Report enumerates goals along with specific land use, economic development, transportation, and preservation strategies for Village revitalization, with an emphasis on practicality and improving on what already exists in Moultonborough Village, rather than building new. More recent Village studies, especially the 2018 Plan NH Charrette, have followed these directives with their focus on the expansion of Village trail networks and recommended improvements for the Berry Pond area.

The VVC Report also identifies historic community landmarks in the Village and focuses attention on key properties with a potential role in Village revitalization. Since 2015, the Heritage Commission's public programs have promoted the reuse and redevelopment of landmark Village buildings, with an initial focus on four character-defining properties (the former Village

School/Troop E Barracks, 1926, purchased by United Methodist Church; the Taylor House, c. 1840, acquired by the Town in 2014 and after two failed purchase agreements, was razed in 2021; the Moultonborough Grange Hall, c. 1810, the Historical Society sold to a private party in 2020 with plans to renovate; and the former Country Fare Inn, 1843, sold in 2016 but was too deteriorated to be saved ). The Heritage Commission will continue this focus on the two character defining properties remaining going forward. The VVC Report should continue to be proactively followed by Boards and Commissions.



## ~~D. Preservation Planning Tools~~

A number of Moultonborough properties are included in registers of historic places, which are intended to encourage the appreciation and protection of buildings and sites determined significant for their architecture and historical contexts. While the National Register is the official list of properties recognized at a national level, the NH State Register was created in 2001 to recognize irreplaceable properties that are significant to the history, architecture, archaeology, or traditions of New Hampshire residents and communities. Properties are determined eligible through a review process administered by the NH DHR with its State Historical Resources Council and must retain sufficient integrity for their period of significance.

National Register of Historic Places		Date	Location	Date Listed
MOU0011	Moultonborough Town House	1834-1835	Whittier Highway	12/1/1989
MOU0030	Lucknow (Castle in the Clouds)	1914	Old Mountain Road	7/5/2018
MOU0034	Freese's Tavern (Old Country Store)	c. 1781	Whittier Highway	4/29/1982
MOU0035	Swallow Boathouse	1907	Windward Way	8/26/1980
MOU0036	Windermere (Lands End)	1891-1893	Old Long Island Road	11/14/1979
MOU0037	Pratt Family Camps	c. 1900	Squam Lake	8/15/12

NH State Register of Historic Places		Date	Location	Date Listed
MOU0002	Moulton-Greene-Leach House	c. 1840	Whittier Highway	10/27/2009
MOU0010	Lamprey House (MHS Museum)	c. 1820	Whittier Highway	10/25/2004
MOU0011	Moultonborough Town House	1834-1835	Whittier Highway	10/25/2004
MOU0019	Long Island Inn	c. 1860	Old Long Island Road	4/27/2010
MOU0032	Kona Farm (Kona Mansion Inn)	1900	Jacobs Road	7/19/2010
MOU0033	Moultonborough Grange Hall	c. 1810	Whittier Highway	10/28/2012
MOU0038	French-Taylor House (razed)	c. 1840	Whittier Highway	4/29/2019

In addition to honorary recognition, listing on the NH State Register of Historic Places results in certain benefits for property owners, offering advantages for a property's redevelopment. These include consideration in the planning of local and state-funded or otherwise state-assisted projects, since regulations seek to protect identified historic resources during transportation projects and other activities; qualification for state financial assistance for preservation projects in the form of historic preservation grants and funding from sources such as the LCHIP and Moose Plate programs; and flexibility or relief in the application of access, building and safety codes. There are no restrictions or requirements associated with this listing. Listed properties may feature appropriate National or State Register plaques.

Historic buildings define our Town's heritage and unique cultural landscape, and along with scenic natural assets are integral to the rural character of our town. The preservation and retention of barns and other agricultural buildings is critical to maintaining desirable rural character. Since RSA 79-D was established in 2002, the Town has approved preservation easements for eight properties. These barn easements, which provide tax relief for a period of 10 years, should continue to be promoted in order to keep the public aware of this option (Discretionary Preservation Easements: Property Tax Incentive Mechanism to Help Save Historic NH Agricultural Buildings, RSA 79-D). Qualifying criteria for the program include visibility from a public road and historical significance. The Moultonborough Heritage Commission reviews and makes recommendations on barn easement applications and conducts periodic inspections of properties in the program to assist barn owners with resources for barn maintenance and repair.

Barn Easements	Location
Barn	Ossipee Mountain Road
Abbott Farm	Sheridan Road
Burrows Farm	Ossipee Mountain Road
Barn	Gov. Wentworth Highway
Davis Farm	Sawmill Way
Barn	Holland Street
Cotton Farm	Bean Road
Barn	Singing Eagle Road
Barn	Lake Shore Drive

The Heritage Commission is planning to host a summer barn tour to showcase several Moultonborough's historic barns in June 2022. Along with this educational event, a townwide barn survey (using the NH DHR's Farm Reconnaissance Inventory Form) should be prepared to document and map what remains of Moultonborough's agricultural heritage. This survey effort could add existing barns to the NH Barn Survey Project database kept by the NH DHR and its Historic Agricultural Structures Advisory Committee (known as the 'State Barn Committee').

Along with the NH DHR, the NH Preservation Alliance provides valuable resources for owners of historic barns. Aside from educational events and guidance on the RSA 79-D barn easement process, the NHPA administers the Historic Barn Assessment Grant Program. Here, barn owners can apply for matching grants to bring in a barn-restoration expert to assess a structure's immediate stabilization needs, and provide a 'roadmap' or plan for the barn's rehabilitation. Barn assessment reports also make recommendations on general care and maintenance, re-use strategies, and provide rough cost estimates and phasing for necessary repairs. This grant program gained visibility with the NHPA's '52 barns in 52 weeks' initiative in 2017. With the assistance of the Heritage Commission, both the former Singing Eagle Lodge barn near Squam Lake (Ed Pape, 2011) and the Taylor House barn in Moultonborough Village (Ian Blackman, 2019) have taken advantage of this NHPA grant program.

The NH Preservation Alliance website has a wealth of online resources, including the 'Getting Started With Your Old Building' primer for rehabilitation projects. The NHPA offers planning grants for building assessments and re-use studies, and partners with state agencies such as DHR and LCHIP for 'bricks and mortar' grants for restoration work. Moultonborough has been the recipient of two LCHIP-funded Historic Building Condition Assessment Grants (Grange Hall 2012, Bedard Preservation & Restoration; Taylor House 2018, SMP Architecture). Professional reports cover the history, significance, and evolution of a structure, an overview of character-defining features, documentation of existing conditions, and provide a 'roadmap' of needs and priorities (and estimates) for rehabilitation. These reports are often the pre-requisite for state grants (LCHIP, Moose Plate) and national grants.

Moultonborough adopted RSA 79-E (the Community Revitalization Tax Relief Incentive Program) in March 2009 (Article 9), intended to encourage investment in the Village Zone with the rehabilitation and active re-use of historic buildings. Property owners who substantially

rehabilitate a qualifying historic building may apply for a period of temporary tax relief with a ‘freeze’ on the property’s assessment for a period of 5 to 13 years. Applicants must demonstrate a public benefit (downtown economic vitality; improvement of a culturally or historically important structure; promotion of downtown development; or increase of downtown housing). Importantly, this program aims to promote strong local economies and smart, sustainable growth as an alternative to sprawl development.

To date, this program has not been utilized in Moultonborough, although other area towns have successfully used the incentive for downtown revitalization projects (Belmont, Bristol, Franklin, Wolfeboro). Presently, the Moultonborough Grange Hall (sold by the Moultonborough Historical Society to a private investor in June 2020) is a prime candidate to take advantage of this tax incentive. An update to RSA 79-E in 2013 allows towns to vote to extend these tax benefits beyond the designated downtown area to the entire community, if an owner substantially rehabilitates a qualifying historic building and includes energy efficiency measures in the project.

As previously noted, there is no formal survey of Moultonborough’s historical resources, the equivalent of the Natural Resources Inventory (NRI) under the jurisdiction of the town’s Conservation Commission (last updated December 2016). The latest NRI, prepared by FB Environmental Associates, was funded through the town’s annual budget process. A similar approach should be taken for a survey of town wide historical and cultural assets, since identification and mapping of these resources assists in good local land-use planning and decision making, as is the case with the NRI. The present Community Landmarks List (Appendix), an update from the list in the 2008 Master Plan, serves as a placeholder.

Like most Lakes Region towns, Moultonborough has numerous archaeological sites of interest, where many undocumented and sensitive shoreland sites have now surely been compromised by development. Road names such as Portage Pass and Indian Carry Road between water bodies attest to now forgotten archaeological sites. Period guidebooks and town histories mention ‘Indian Occupancy’ and a number of Native American artifacts and sites, and cite area discoveries in 1919-1920, many located near Red Hill and in the Ossipee Mountains. Local legend claims that Lieutenant John Chamberlain made his escape from Paugus by leaping over Ossipee Falls in the Pequawket Battle in 1725. However, evidence of Native Americans has been largely forgotten and remains undocumented in the town’s history. Compilation of pre- and post-contact documentation, along with an inventory of remaining mill and dam sites throughout the town, would be a beneficial project.

The Conservation Commission’s recent acquisition of the Moultonborough Falls Conservation Area property has brought much-needed attention to this significant and multi-layered historic site on the Red Hill River. A graduate student at Plymouth State University conducted a preliminary historic archaeological survey of this early industrial site in 2010, a project overseen by the Heritage Commission. There is a Phase I archaeological survey on the site now underway by the same consultant retained to conduct a similar survey of the Lee’s Mills site in 2005-2006 (Victoria Bunker, Inc.). Since the historic village houses at Moultonborough Falls retain high integrity, this area could be nominated as a historic district (either a LDHD, Locally Designated Heritage District or a NHD, Neighborhood Heritage District), opening additional benefits.

Historic districts have been widely misunderstood and resisted in town discussions to date, principally due to the perceived regulatory nature of traditional National Register districts, which are not recommended here. The enabling legislation for historic districts (RSA 674:45) notes that “preservation of structures and places of historic and architectural value is hereby declared to be a public purpose” and outlines how districts can play a critical role in safeguarding a town’s heritage, by “preserving a district...which reflects elements of its cultural, social, economic, political and architectural history; conserving property values in such district; fostering civic beauty; and strengthening the local economy,” among other things. Historic districts encourage reinvestment and the reuse of existing building stock, rather than new construction, thus also fulfilling ‘green’ and sustainability goals.

Both LDHD (Locally Designated Heritage Districts) and NHD (Neighborhood Heritage Districts) are created through vote at Town Meeting, and both zoning overlays encourage citizen participation to establish community-specific review guidelines. Both types of districts are intended to preserve the character of existing neighborhoods with unique qualities, such as a historic village center. A citizen commission administers the LD district, or an existing Heritage Commission can assume this role. Proposals are reviewed for exterior alterations, new construction and demolition within the district, using guidelines developed by the community. NHDs are more flexible with looser review standards focused on major alterations within the district, and are administered by the Planning Board, working with a NHD Advisory Committee. Historic districts are often centers of civic and economic activity (the Village Vision Report of 2015 recommended a NHD overlay for Moultonborough Village).

If Moultonborough were to establish a historic district, the town could also attain status as a Certified Local Government (CLG) town. The town would then be eligible for dedicated CLG funds for survey and inventory work and other community preservation projects, as well as planning and ‘bricks and mortar’ work on National Register properties. Administered by the NH DHR/SHPO office, the CLG webpage indicates that it provides “opportunity for local governments to become more directly involved in identifying, evaluating, protecting, promoting and enhancing the educational economic value of local properties of historic, architectural and archeological significance.” Area CLG towns include Bristol, Gilford, Sanbornton and Wakefield.

Planning studies and reports since the comprehensive Master Plan update of 2008 have endorsed additional preservation tools to achieve Moultonborough’s defined community vision and economic development, planning, and heritage goals. In order to ‘maintain existing village character and to manage future development,’ the Village Vision Report (2015) recommended a demolition review process, design guidelines, and a NHD for the village area, as noted above. Since then, an attempt to establish demolition review in 2012 was rejected by the Board of Selectmen, and then abandoned. While design guidelines for the VCOD were adopted in 2020, a recent variance application for the Village indicates that an update addressing lighting and signage may be in order. More recent planning studies (Charrette 2018, UNH First Impressions 2019) have recommended similar preservation tools to accomplish the desirable revitalization of our historic ‘Main Street’ area.

Historical resources, like natural resources, must be seen as a key component of our community’s economic development strategy, a point also emphasized by recent planning studies (Charrette

2018, UNH First Impressions 2019). Historic structures are more than just an attraction for residents and visitors, since their preservation and re-use can increase property values and the tax base, as well as spur tourism to the community and increase local spending. Like natural resources, historical assets define Moultonborough's unique sense of place, and contribute to our town's quality of life and our existing tourism and outdoor-based economy. It is no coincidence that both LCHIP and Moose Plate grant programs fund historic preservation, land conservation, and cultural resources projects, in order to preserve the irreplaceable structures and places that define the unique cultural landscapes of NH communities.

## **Conservation and Preservation Partners**

### **Castle Preservation Society (CPS) [www.castleintheclouds.org](http://www.castleintheclouds.org)**

The Castle Preservation Society, a 501 (c) (3) non-profit corporation, was established in 2006 to preserve and restore the historic estate property Lucknow, now known as Castle in the Clouds, the Town's landmark tourist attraction. The property was initially acquired by the Lakes Region Conservation Trust in 2002, and the LRCT subsequently conveyed 130 acres to the CPS with the historic buildings and their surroundings via a subdivision in 2010. The LRCT holds a conservation easement on the CPS land and continues to own and manage the conservation land and trails on the surrounding 5246-acre property.

The mission of the Castle Preservation Society is "to preserve, interpret and share the buildings and landscapes of Castle in the Clouds as a cultural resource for the benefit of the public." The historic estate property, which marked its centennial in 2014, was added to the National Register of Historic Places in 2018. The CPS offers a variety of programs and tours throughout the year and hosts a popular annual 'Christmas at the Castle' event. In recent years, the CPS has partnered with the Moultonborough Recreation Department on a number of community programs.

### **Lakes Region Conservation Trust (LRCT) [www.lrct.org](http://www.lrct.org)**

The Lakes Region Conservation Trust, a 501(c)(3) corporation, was founded in 1979 to preserve the special places of the Lakes Region and has conserved over 28,000 acres of land in more than 160 properties in 23 towns. In addition to saving scenic views and landscapes, natural landmarks, and wildlife habitats critical to rural character, LRCT conserved lands provide numerous recreational opportunities. LRCT maintains over 120 miles of hiking trails on its properties and offers guided outdoor excursions and other educational programs to the public at no cost.

LRCT properties located in Moultonborough open to the public for recreation and nature observation include the Red Hill Conservation Area, Sheridan Woods, Center Harbor Woods, Pine Hill Conservation Area, Severance Farm Conservation Area, and Blanchard Island on Lake Winnipesaukee. The Castle in the Clouds Conservation Area, which features the historic Brook Walk, Settlement Trail, and the Oak Ridge Interpretive Trail, is the largest LRCT-owned property (5246 acres). LRCT also holds conservation easements on some historic properties, including Burrows Farm and the Town's Moultonborough Falls Conservation Area.

### **Loon Preservation Committee (LPC) [www.loon.org](http://www.loon.org)**

Established in 1975, the non-profit Loon Preservation Committee celebrated 40 years of dedicated work in 2015 with the publication of the report ‘Persistence’ to mark its milestone achievement. The mission of the LPC is “to restore and maintain a healthy population of loons throughout New Hampshire; to monitor the health and productivity of loon populations as sentinels of environmental quality; and to promote a greater understanding of loons and the natural world.” In 2020, construction started on the LPC’s expanded campus, opening in 2021.

Affiliated with NH Audubon, the LPC is a self-directed and self-funded organization that conducts monitoring, research, management, and public education to preserve loons and their habitats. The LPC offers seasonal nature talks and hosts year-round educational programs for the public at its Loon Center headquarters. The Loon Center is located at the 200-acre Fred and Paula Anna Markus Wildlife Sanctuary, historically the site of the Markus family camp known as Hemlock Point, with public walking trails inland and along the Lake Winnipesaukee shore.

### **Moultonborough Conservation Commission**

Since the 2008 Master Plan update, the Conservation Commission has led a number of key projects in support of its mission. In 2009, a Natural Resources subcommittee prepared Groundwater Protection, Stormwater Management, and Steep Slopes ordinances that were subsequently adopted by the Town. In 2013, the Commission was assisted by the Take Action for Wildlife program offered by NH Fish & Game to prepare a ‘Priority Wildlife Habitats’ report, with its focus on critical wildlife corridors and habitats. In 2016, the Commission received town funds to update its Natural Resources Inventory (FB Environmental Associates).

Starting in 2014, the Conservation Commission led a successful fundraising effort to purchase and preserve the Moultonborough Falls Conservation Area (MFCA), a 37-acre parcel on Route 25 with shoreline along Lee’s Pond and the Red Hill River. The property was purchased in 2018, with a conservation easement granted to the Lakes Region Conservation Trust; public trails and a Phase I archaeological survey are nearing completion. The MFCA is adjacent to town-owned parcels with archaeological sites on the Red Hill River, which were formally retained for public use as conservation land under the stewardship of the Commission in 2019.

### **Moultonborough Historical Society**

Organized in 1958 and incorporated as a 501(c) (3) non-profit corporation in 1994, the Moultonborough Historical Society celebrated its 50<sup>th</sup> anniversary in 2008. The Society owns the Lamprey House Museum (the historic Moultonboro Inn, on the NH State Register of Historic Places) in the Village center. In 2020, the Society sold the historic Moultonborough Grange Hall to a private investor who plans to rehabilitate this significant building in 2021. The Society also manages the town-owned historic Moultonborough Town House (on the National Register of Historic Places) and the Middle Neck School House, which share a lot in the Village.

The Moultonborough Historical Society typically hosts educational programs and exhibitions that showcase its collection of historic artifacts, photographs, and documents. Publications include an inventory of cemeteries as well as amateur town histories. The Society has a list of buildings and barns built prior to 1900 that could contribute to the project of a community historical resources survey. This project would benefit future preservation efforts by both the Town and the Society.

### **Squam Lakes Conservation Society (SLCS) [www.foreversquam.org](http://www.foreversquam.org)**

The Squam Lakes Conservation Society was formed in 1960 (operating as a non-profit since 1961) as a land conservation organization dedicated to the protection of the natural environment in the Squam Lakes Region. The mission of the SLCS is “to preserve the unique quality and character of the Squam watershed by protecting lands for present and future generations.” SLCS works toward its goal of the long-term protection of land in cooperation with state and local authorities, businesses, other conservation organizations, residents, landowners, and visitors.

SLCS properties are located along Bean Road in Moultonborough, where signage indicates the expansive Koenig Trust Property/Koenig Wildlife Refuge (420 acres) and the Unsworth Preserve (160 acres, with access to nature trails). SLCS also holds conservation easements on some historic Moultonborough properties, including Cotton Farm, Pine Hill, Hartshorn Little Jungle, and Kent Island. The recent Squam Uplands Initiative prioritizes the permanent protection of land in the Squam watershed above 1000 feet in elevation (this area covers about 7000 acres), including tracts of land on Red Hill in Moultonborough and Sandwich.

### **Squam Lakes Watershed National Register of Historic Places Initiative**

Active from 2009-2016, the Squam National Register of Historic Places Initiative (Squam NRHP) worked to preserve the unique character of the Squam watershed by recognizing and protecting iconic barns, farms, camps, and landscape features. Protecting the cultural heritage of the Squam watershed is a natural complement to ongoing efforts to conserve land and water quality. This initiative was recognized by the NH Preservation Alliance with a Preservation Achievement Award in 2013.

In 2012, the National Park Service endorsed the Squam NR initiative through the Multiple Property Documentation Form ‘Squam: The Evolution and Preservation of a Lakeside Community,’ allowing the project group to list individual and groups of properties under the Squam NRHP umbrella. As of 2016, seventeen properties were listed in the National Register as part of the initiative. The Pratt Family Camps is the only historic Moultonborough property presently included in the Squam NRHP.

## **E. Conclusion**

Historical and cultural resources constitute our town’s built environment and are integral to our community’s unique character and irreplaceable cultural landscape. However, these landmark assets are under pressure as never before, and it is in the public interest to protect such valuable resources that contribute significantly to the recognized scenic beauty and rural character that make our town so desirable.

Moving forward, the Town must better integrate preservation into the planning process, in order to address ongoing land use and development challenges, meet economic development and sustainability goals, and ensure the protection of our community's distinctive character. Historic preservation today is a 'green' and sustainable practice, recognized for its demonstrated environmental and economic benefits, and for its significant role in community revitalization efforts. Planning studies that focus on Moultonborough Village over the past decade all urge reinvestment in landmark historic buildings to achieve economic vitality; none recommend demolition. Rehabilitation and reuse of historic building stock creates jobs, fosters business growth and private investment, stimulates tourism, increases property values and tax revenue, promotes traditional and compatible land use patterns, and enhances the quality of life, all while preserving community character.

In summary, it is imperative for Town boards, commissions, and other partners to work cooperatively and collaboratively to achieve our community goals. Protection of the natural, historical, and cultural resources that make up our town's unique cultural landscape must be at the forefront of Planning efforts, since these community assets are critical to the economy, environment, and desirability of Moultonborough.



09.2

## Appendix A: Overview History of Moultonborough

Moultonborough's historical development is closely tied to its location and to transportation routes established by the early 19th century. The 1770 *Plan of Moultonborough* shows natural features and resources critical to the town's early industries. The 1833 Goodno map identifies key stagecoach routes in the Town, corresponding to today's Route 25 (Whittier Highway) and Route 109 (Governor Wentworth Highway). Route 25 remains the Town's primary cultural roadway, despite incremental changes. Early development patterns are best seen on the 1861 *Topographical Map of Carroll County* and in the 1892 Hurd Atlas, both of which indicate private properties along with civic buildings, schools, and cemeteries.

Despite rapid development over the past decades, Moultonborough still has many structures, sites, and landscapes representing all periods of the Town's history (see Community Landmarks List). Along with historical accounts and early maps, period postcards provide valuable information and record ongoing changes to the Town's streetscape and built environment. To date, there has been no formal survey of the Town's historical resources, which would inventory and map significant buildings and sites. These community assets, which illustrate historic contexts significant to the Town's evolution, define the Town's character and cultural landscape.

Granted on November 17, 1763 to 62 Masonian Proprietors, Moultonborough was incorporated on November 24, 1777, and the Town was named in honor of Colonel Jonathan Moulton. The first Town Meeting was held on March 31, 1778. The Town's early population grew steadily and peaked in 1840, when it was recorded at 1752. Following statewide trends, population declined following the Civil War and with the rise of urban industrialization (901 in 1900, and 709 in 1930). The late 19<sup>th</sup> century also saw an increase of farm abandonments statewide, which led to a number of local properties being advertised for sale through the NH Board of Agriculture's promotional *New Hampshire Farms for Summer Homes* initiative.

Until the advent of tourism in the 19<sup>th</sup> century, Moultonborough remained primarily an agricultural economy with local supporting industries. Expanding railway infrastructure and lake transportation resulted in seasonal tourism along with the establishment of summer residences and recreational facilities around Lake Winnipesaukee. As seen in the 1893 *Calvert's Map of the Lakes Region*, Long Island was a significant transportation hub, allowing people and goods to be transported all over Lake Winnipesaukee. In the 20<sup>th</sup> century, with the expansion of automobile routes, Moultonborough developed a tourism-based seasonal economy.

Period maps show how present-day Moultonborough Village became the largest of the early settlements distributed throughout the Town. Early commercial and industrial sites were located at Long Pond below Red Hill (today Lake Kanasatka), where a mill was built on the main road near the channel connecting to Lake Winnipesaukee. Moultonborough Centre or Moultonborough Falls (near Sheridan Road) was another early mill village, with industries on today's Garland Pond and the Red Hill River. In East Moultonborough, Lee's Mills on Lower Pond (today Lee's Pond) featured industrial and logging enterprises, near to the Three Bridges dam and mills located along today's Route 109, built in 1771 as the College Road.

East Moultonborough, at the base of the Ossipee Range, was the earliest settled area in the Town, and it remains today the most rural in character. Numerous historic farm properties along Routes 109 and 171, and on early roads such as Ossipee Mountain Road, Lee Road, and Severance Road, attest to this district's agricultural heritage. The Lee Settlement was established in the 1790s on the southern slope of Ossipee Mountain, with links to valley farms and the already populated areas known as Birch Hill and Three Bridges. One of the oldest houses in Town, the Bradbury Richardson place (1770), remains in the valley (today Severance). The Town's first meetinghouses were located near the intersection of today's Routes 109 and 171.

Red Hill, another early settlement area, became a significant site for tourism in the mid 19<sup>th</sup> century, with its close proximity to the port and hotels of Center Harbor. The widely publicized Willey tragedy at Crawford Notch in 1826 marks the start of White Mountains tourism, and many visitors keen to experience the primitive wilderness stopped over in the Lakes Region. Red Hill thus became a destination for tourists in the 1830s, and this aspect of the Town's history is closely tied to the Cook family. Their Red Hill logbook records prominent figures including Franklin Pierce, Daniel Webster, and Ralph Waldo Emerson, as well as international visitors, who ascended the summit and stopped at the Cook family house on the ridge of Red Hill.

By the mid-1830s, Moultonborough Corner, at the intersection of major stagecoach routes between area towns and lake landings, had developed into the municipal center it remains today. Moultonborough Village features a number of significant historic structures, such as the Moultonborough Town House (1834-1835) and later civic buildings (Methodist Church 1852, Village School 1926, Public Library 1929). Additional landmarks include The Old Country Store (Freese's Tavern, c. 1781), the Moultonborough Grange Hall (c. 1810), the Historical Society's Lamprey House Museum (Moultonboro Inn, c. 1820), the Bank of NH (Emerson-Mohr House, c. 1820), the French-Taylor House (c. 1840), and the Middle Neck School (c. 1900).

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. The 1888 *White Mountains: Handbook for Travellers* lists Moultonborough Bay, Moultonborough Neck, Long Island, and Ossipee Park as destinations for visitors. Boarding houses were located throughout the Town along established coach routes. Some survive today along the Route 25 corridor, including Maple Cottage (near Redding Lane), the New Cambridge House at Green's Corner, the Red Hill House (the Grange Hall since 1904), the Moultonboro Inn (the Lamprey House Museum), Oakland House (Bank of NH), Maplehurst (Lamprey/Village Corner), and Hillcrest Farm (Holland Hill House).

Publications and accounts from the 1840s onward focus on the natural and geologic attributes of the Ossipee Range, repeatedly citing the Cold Spring, Mineral Spring, and the plunging 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. The Mineral Spring House (Westwynde since c. 1930), located in East Moultonborough a short distance from the sulphur spring, was established by the MacDonald family in the 1860s as a boarding venture and remained active until 1913. This aspect of the Town's early history has largely been eclipsed by the later transformations of the Ossipee Mountain site by the noted personalities BF Shaw and Thomas G. Plant in the late 19<sup>th</sup> and early 20<sup>th</sup> century.

Benjamin Franklin Shaw, a hosiery manufacturer from Lowell MA, bought a large tract of land and developed the resort known as Ossipee Mountain Park in the 1880s. Shaw built the Queen Anne style Park House (also known as Weelahka Hall, demolished c. 1913) as a seasonal resort hotel in the valley plateau near the existing mountain farm settlement, which provisioned Ossipee Park's summer community for a number of years. Ossipee Park featured the Crow's Nest observatory pavilion on Lee Mountain with panoramic views over Lake Winnipesaukee, and popular viewpoints such as the Steep and the Sheep Walk. There was also an observatory at the summit of Mt. Shaw (3000 feet), named in honor of the park's founder in 1882, an event celebrated in Moultonborough on the 4<sup>th</sup> of July of that year.

Ossipee Park was easily accessible to tourists via the expanding railway, steamboat and coach routes around Lake Winnipesaukee, and promoted by numerous period guidebooks and railway brochures. BF Shaw's most enduring achievement was the creation of the Brook Walk, a mile-long trail with stone steps and a series of rustic bridges spanning Weelahka Brook, which afforded spectacular views of what is known today as the Shannon Brook Gorge. Picturesque vistas of Ossipee Mountain Park were widely reproduced in commercial media of the era, appearing in postcards, stereoviews and guidebooks. Popular sites included the Emerald Pool, Mary's Arch, the Veil Fall, Pee-Wee's Pool and the Falls of Song (Ossipee Falls).

Such artistic luminaries as John Greenleaf Whittier, Robert Frost, and Lucy Larcom visited Ossipee Park in its heyday. The natural splendor of the Brook Walk is detailed in Larcom's oft-cited article 'In the Ossipee Glens' published in the October 1892 issue of *New England Magazine*. A young Frost spent the summer of 1895 in a farmhouse at Ossipee Park, and his poem *The Lockless Door* (1923) is attributed to that experience. Following the elderly Whittier's visit to the park in 1878, the poet's favored waterfall known as Mary's Arch became known as Whittier Falls. Henry David Thoreau's ascent of nearby Red Hill in July 1858 is documented in his *Journal (Volume XI)*, where he details the mountain views and terrain from the peak.

Long Island, annexed to the Town on December 30, 1799, developed into a significant lake transportation center in the 19<sup>th</sup> century. Brown's Wharf or Landing was Moultonborough's main port, linked by steamboat to the Boston and Maine Railroad line (Mount Washington). Smaller steamboats, some operated by Long Island families, serviced Lee's Mills, the Roxmont Poultry Farm on Moultonborough Neck, and area town landings (*Calvert's Map* of 1893). By the mid-19<sup>th</sup> century, Moultonborough's principal agricultural products were corn, potatoes, hay, wool and maple sugar. The Browns produced King Philip Corn in record quantities, and in 1874 opened their family home to tourists as the Long Island House (today Inn), one of the largest boarding houses in the Town, complete with its own post office. This landmark property retains high integrity with its setting overlooking The Broads.

Improvements in transportation around Lake Winnipesaukee resulted in the development of summer home tourism. The Greene brothers, of the *Nervura* patent medicine fortune, developed notable estates on Long Island. FE Greene built Windermere in 1891-93 (JH Besarick, arch.) at the tip of the island on the former Robert Lamprey property, consisting of a Queen Anne style residence, landscaped park, barn, boathouse and outbuildings (today Lands End). JA Greene built Roxmont, known as Greene's Castle, at the high point of the island in 1890 (burned 1932). Combining four farms, he established the Roxmont Poultry Farm (c. 1300 acres) on

Moultonborough Neck in 1890, in operation until 1896. The stable was converted into the Winnipesaukee Inn in 1907, and operated by the Greene family until 1919.

With its temperate climate, Moultonborough Neck played a primarily agricultural role in early town history. 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. The Neck also became a site for recreational summer camps, where three lakefront camps survive today. Camp Tecumseh for boys was founded in 1903 on the site of the Town or Poor Farm (today the Lodge and Trunk Room buildings), adding the Hollingsworth Farm to its property in 1920. Camp Winaukee (est. 1920) and Camp Robindel (est. 1951) are also still in operation today.

The Geneva Point Camp for children was established by the International Sunday School Association in 1919 on the former Roxmont Poultry Farm site. Today's Geneva Point Center, which celebrated its centennial in 2019, is one of the Town's landmark cultural and historical properties. Notable historic buildings on the property include the Winnipesaukee Inn (1889), the Barn (c. 1820), the Chapel (1930) and period farmhouses, including the original Lamprey farmhouse that was transported from Long Island. Just beyond Geneva Point lies Garnet Point, where a group of Bates College graduates (class of 1879) built a fishing retreat known as Red Camp in 1891, and a number of family camps in the 1890s (most since demolished).

Exemplifying the strategy promoted by *New Hampshire Farms for Summer Homes*, Boston businessman Herbert Dumaresq, a part owner in the Jordan Marsh Company, bought up a number of farms in 1899 and developed his country estate known as Kona Farm (Harry J. Carlson, arch.). This property was recognized in period architectural exhibitions and journals, and remains a key landmark despite loss of original acreage. Designed in the Tudor Revival style, the estate featured a main residence (Kona Mansion Inn), livestock barn, sheep barn (demolished), and numerous associated outbuildings, including three boathouses (two remain, one the Swallow Boathouse, at Windward Harbor). Dumaresq also gave the Kona Drinking Fountain to the Town of Center Harbor, with a dedication ceremony in 1907.

In the early 20<sup>th</sup> century, due to changing patterns of period tourism, Ossipee Mountain Park went into decline. After BF Shaw's death in 1890, Weelahka Hall remained open for a number of years, operated first by the Shaw family and later by a Mrs. Pettengill. By 1902, the property was up for sale, as noted in *The Tourists' Guide-Book to the State of New Hampshire* published by Frank West Rollins, who as governor had started Old Home Week in 1899 to encourage investment in rural towns. At the time of this publication, there were over a dozen established boarding houses throughout Moultonborough, all easily reached by lake or coach transport.

Starting in 1911, retired shoe industrialist Thomas G. Plant began to buy up land in East Moultonborough, including Ossipee Mountain Park, lakefront, and valley farms. The Ossipee Park tract soon became the centerpiece of Plant's developing vision for his country estate Lucknow (1914), which consisted of an Arts & Crafts style residence (JW Beal & Sons, arch.), stable and garage complex, two stone gate lodges, a golf course, a boathouse on Lake Winnipesaukee, a model farm (today Ledgewood Farm), the guest house Westwynde, and other recreational outbuildings. Known today as the Castle in the Clouds, Plant's Lucknow is the Town's landmark tourist attraction, and listed in the National Register of Historic Places in 2018.

Following the completion of his 6300-acre estate, Plant opened an expanded and transformed Ossipee Mountain Park to visitors in 1917. Tourists were again able to experience the Brook Walk and to enjoy views from six mountain observatories, facilitated by a newly constructed network of carriage roads accessible from the existing town road to the Sunset Hill viewpoint (this extension of Ossipee Park Road was destroyed in the early 1990s to construct the bottling plant). Automobiles were not allowed inside the park gates, and tourists were ferried around the property by livery carriages, which connected to the steamboats at nearby town landings. Plant's achievement was widely acclaimed in period media, resulting in a new generation of picture postcards. In 1922, in a move reviled by the press as elitist, Plant closed his property to visitors, reportedly because of litter and other abuses of the site.

The course of the 20<sup>th</sup> century saw numerous summer homes and residential colonies established in Moultonborough. Thomas G. Plant developed the Bald Peak Country Club on a section of his lakefront property starting in 1919, which will celebrate the centennial of its opening in 2021. Designed in an Arts & Crafts style, today's Bald Peak Colony Club features an historic clubhouse (CR Whitcher, arch.), garage, golf course, recreational facilities, and private residences. Elsewhere in Town, the expansion of automobile routes and the advent of middle class tourism resulted in facilities for touring motorists. The Red Hill Restaurant and Camps on Route 25 (1930s) and the former Bon-Air Camp on Route 109 (1940s) attest to this new service economy. By the 1950s, Moultonborough's early agricultural economy completed its transformation into the tourism and services economy we see today.



# References

## PRIMARY SOURCES:

Bachelder, N.J. (Secretary and Commissioner) for the NH Board of Agriculture. *New Hampshire Farms for Summer Homes* (editions 1902-1913). (NH State Library)

Calvert's Map of the Lakes Region, 1893. (NH State Library)

Fletcher, Robert (surveyor). Plan of Moultonborough, June 1770. (NH State Library)

Goodno, J. R. An Improved Reference and Distance Map of New Hampshire (with roads and stage routes). Boston, 1833. ([www.whitemountainhistory.org](http://www.whitemountainhistory.org))

Hurd, D. H. & Co. *Town and City Atlas of the State of New Hampshire*. Boston, 1892. ([www.library.unh.edu/digital/](http://www.library.unh.edu/digital/))

Merrill, Georgia Drew. *History of Carroll County* (Moultonborough chapters by W.H.H. Mason, M.D.), 1889. (facsimile edition 1971, Moultonborough Library)

Moultonborough Historical Society and Moultonborough Public Library (historic guidebooks; local history books and transcripts; and photographs and postcards)

Rollins, Frank West. *The Tourists' Guide-Book to the State of New Hampshire* (second edition). Concord: The Rumford Press, 1902. (Moultonborough Library)

Woodford, E. M. "Topographical Map of Carroll County, New Hampshire" (with Moultonboro Corner inset). New York: Smith & Peavey, 1861. ([www.loc.gov](http://www.loc.gov))

## SECONDARY SOURCES:

Andrews, Caitlin. "Marching North: The rise of Dollar General in New Hampshire (with Moultonborough content). *Concord Monitor*, September 2, 2017.

Arendt, Randall. *Rural by Design: Maintaining Small Town Character*. Routledge, 1994. *Rural by Design: Planning for Town and Country* (2<sup>nd</sup> ed.) Routledge, 2015.

Garvin, Donna-Belle and James L. *On the Road North of Boston: New Hampshire Taverns and Turnpikes, 1700-1900*. Hanover: University Press of New England, 1988.

Garvin, James L. *A Building History of Northern New England*. Hanover: University Press of New England, 2001.

"How to determine which buildings are worth saving" (with Moultonborough content). Opinion in *Concord Monitor*, January 17, 2019.

IDA (International Dark-Sky Association). *The Promise and Challenge of LED Lighting: A Practical Guide*. IDA, 2016 (revised 2020, online).

iTRaC (Integrating Transportation and Community Planning) NRPC (Nashua Regional Planning Commission). *Preserving Dark Skies*, Fact Sheet 25 (online).

Marriott, Paul Daniel for The National Trust for Historic Preservation. *Saving Historic Roads: Design & Policy Guidelines*. New York: John Wiley & Sons, 1998.

NH Farm Bureau. *Our Farming Heritage Lives On: Celebrating 100 Years of New Hampshire Farm Bureau Federation 1916-2016*. Concord: NH Farm Bureau, 2016.

NH Preservation Alliance: *Preserving Community Character: A Preservation Planning Handbook for New Hampshire*. NH Preservation Alliance, 2006.

Porter, John C. *Preserving Old Barns: Preventing the Loss of a Valuable Resource*. Portsmouth: Peter E. Randall Publisher, 2019.

Preservation Green Lab. *The Greenest Building: Quantifying the Environmental Value of Building Reuse*. Washington DC: National Trust for Historic Preservation, 2011.

Preservation Green Lab. *Older, Smaller, Better: Measuring how the Character of Buildings and Blocks Influences Urban Vitality*. Washington DC: National Trust, 2014.

Rypkema, Donovan D. *The Economics of Historic Preservation: A Community Leader's Guide*. Washington DC: National Trust for Historic Preservation, 1994.

Schweitzer, Sarah. "Making Winnipesaukee a more golden pond: Sprawling mansions displacing the old, quaint cottages." *Boston Globe*, July 6, 2008.

## **WEBSITES (online resources and reports)**

Lakes Region Planning Commission: [www.lakesrpc.org](http://www.lakesrpc.org)

National Trust for Historic Preservation: [www.preservationnation.org](http://www.preservationnation.org)

National Trust Preservation Leadership Forum: [forum.savingplaces.org](http://forum.savingplaces.org)

New Hampshire Division of Historical Resources: [www.nh.gov/nhdhr/](http://www.nh.gov/nhdhr/)

New Hampshire Preservation Alliance: [www.nhpreservation.org](http://www.nhpreservation.org)

UNH Cooperative Extension: [extension.unh.edu/](http://extension.unh.edu/)

Plan New Hampshire: [plannh.org](http://plannh.org)

### Historical and Cultural Resources Implementation Matrix

#### Goal 1: Integrate Historic Preservation into Planning

	Objectives	Strategies	Tactics/Comments	Timeframe	Responsible Party / Board / Commission
1A	Retain unique community character	Conduct townwide survey of historical and cultural resources	Hire Preservation Consultant	1-3 years	Consultant selected by HC
		Map (GIS) historical and cultural resources	Add GIS overlay to use in land use planning and decision making	6 mo-3 years	Planner, HC, and Consultant
1B	Further key preservation planning based economic development goals	Promote existing preservation tools and programs (State and National Registers of Historic Places; 79-D, 79-E)	Recognize historical resources and provide incentives	1-3 years	HC and Planner
		Consider new preservation tools and programs (NH Highway Marker, barn survey, archaeology survey, HD, CLG)	Recognize and protect historical resources and promote tourism	3-5 years	HC and Planner
1C	Further preservation planning based sustainability goals	Reconsider the adoption of a Demolition Review Ordinance (See also 3E)	Create a procedure to evaluate and prevent loss	3-5 years	HC and SB
		Promote historic preservation as a 'green' sustainable practice	Conduct talks and other educational presentations	1-3 years	HC and Planner

#### Goal 2: Protect and Preserve Moultonborough's Scenic Beauty and Rural Character

	Objectives	Strategies	Tactics/Comments	Timeframe	Responsible Party / Board / Commission
2A	Protect and Preserve Moultonborough's Scenic Beauty and Rural Character	Inventory and protect scenic views, viewsheds, and landscapes (easements)	Hire LRPC Consultant for inventory	1-3 years	HC and ConCom
		Establish Scenic Roads	Develop and present petitions to Town Meetings	1-3 years	HC and ConCom
		Establish Stone Wall Protection	Use Stone Wall Mapper and establish Stone Wall Ordinance to protect walls at local level	1-3 years	HC and ConCom
		Revisit and Encourage Scenic Byway designation (Lakes Region Tour)	Participate fully in future Scenic Byway CMP updates	3-5 years	PB, HC and ConCom
2B	Minimize further degradation of the Town's irreplaceable cultural landscape	Establish a local historic district and explore potential as CLG for Survey funding	Coordinate residents of M'boro Falls to form a local historic district	3-5 years	HC and ConCom
		Promote cluster development to preserve open space and agricultural lands	Explore incentives to encourage retention of open space	1-3 years	PB, HC and ConCom
		Establish Architectural Design Guidelines for commercial properties with drawings/images -(See also 3D)	Encourage focus on building massing and materials to reduce apparent size of large structures	1-3 years	PB and HC
2c	Promote recognition and use of historical and cultural resources	Encourage placement of plaques at properties listed on state and national registers of historic places	Find new ways to celebrate Moultonborough's significant historic properties	1-3 years	HC
		Promote barn preservation and agricultural heritage	Host barn tour(s)	6 mo-3 years	HC
		Encourage further Archaeological Survey of industrial and prehistoric sites	Provide signage relating to industrial heritage of Moultonborough Falls	1-3 years	HC and ConCom
			Identify and document prehistoric lake sites	1-3 years	HC and ConCom

### Historical and Cultural Resources Implementation Matrix

<b>Goal 3: Revitalize Moultonborough Village</b>					
	<b>Objectives</b>	<b>Strategies</b>	<b>Tactics/Comments</b>	<b>Timeframe</b>	<b>Responsible Party / Board / Commission</b>
3A	Promote the Village District as business destination showcasing existing natural, cultural, and historical resources	Continue to work to implement Planning study recommendations	Coordinate efforts underway	1-3 years	Planner, PB, HC, ConCom
3B		Update Sign Ordinance for Commercial Zone C 'The Village'/VCOD	Establish a Village Motif for sign design	1-3 years	PB and HC
3C		Update Lighting Ordinance (LED) for Zone C/VCOD - Dark Skies compliance	Establish a Village Motif for fixtures and set standards for spectrum of lighting	1-3 years	PB and HC
3D		Revisit Architectural Design Guidelines for Zone C/VCOD with drawings/images (See also 2B)	Establish a distinct Village Motif that is rigidly/consistently applied to all development in the Village	1-3 years	HC and PB
3E		Consider the adoption of a Demolition Review Ordinance for Zone C/VCOD (See also 1C)	Create a procedure to evaluate and discourage loss	3-5 years	HC and SB

<b>Goal 4: Review and Amend the Zoning Ordinance and Site Plan Regulations</b>					
	<b>Objectives</b>	<b>Strategies</b>	<b>Tactics/Comments</b>	<b>Timeframe</b>	<b>Responsible Party / Board / Commission</b>
4A	Address disconnects that are in conflict with the protection and retention of the Town's desirable rural character	Review and address deficiencies in Route 25 zoning that lead to loss of rural character	Evaluate ongoing impacts of strip zoning and assess success of nodal overlay districts	3-5 years	PB, HC, and ConCom
4B		Address deficiencies of interpretation and implementation of Special Exception, Variance, and CUP criteria	Train ZBA and PB members to better serve as stewards of the public interest as embodied in the zoning ordinance and other regulations; avoid 'situation zoning'	1-3 years	Planner
4C		Revisit Sign Ordinance authority and process for consistency (Village nodes / Commercial Zones / Rural Agricultural zones need different standards)	Place authority for signage approval with the Planning Board as part of Site Plan Review	1- 3 years	PB and BoS
4D		Update Lighting Ordinance (town wide application) – Dark Skies compliance	Establish and encourage Dark Skies compliance for exterior lighting for all properties: commercial and residential	1-3 years	PB, HC and ConCom
4E		Architectural Design Guidelines (commercial properties)	Encourage focus on building massing and materials to reduce apparent size of large structures	3-5 years	HC and PB
4E		Promote cluster development to preserve open space and agricultural lands	Highlight and enhance benefit of keeping open space as part of larger developments	1-3 years	PB, HC, and ConCom
4F		Close loopholes that allow inappropriate uses in the Rural Agricultural (R/A) Zone	Revisit Table of Permitted Uses to better define Personal and Professional Services as distinct from Contractors and Landscapers	6 mo. - 1 year	PB