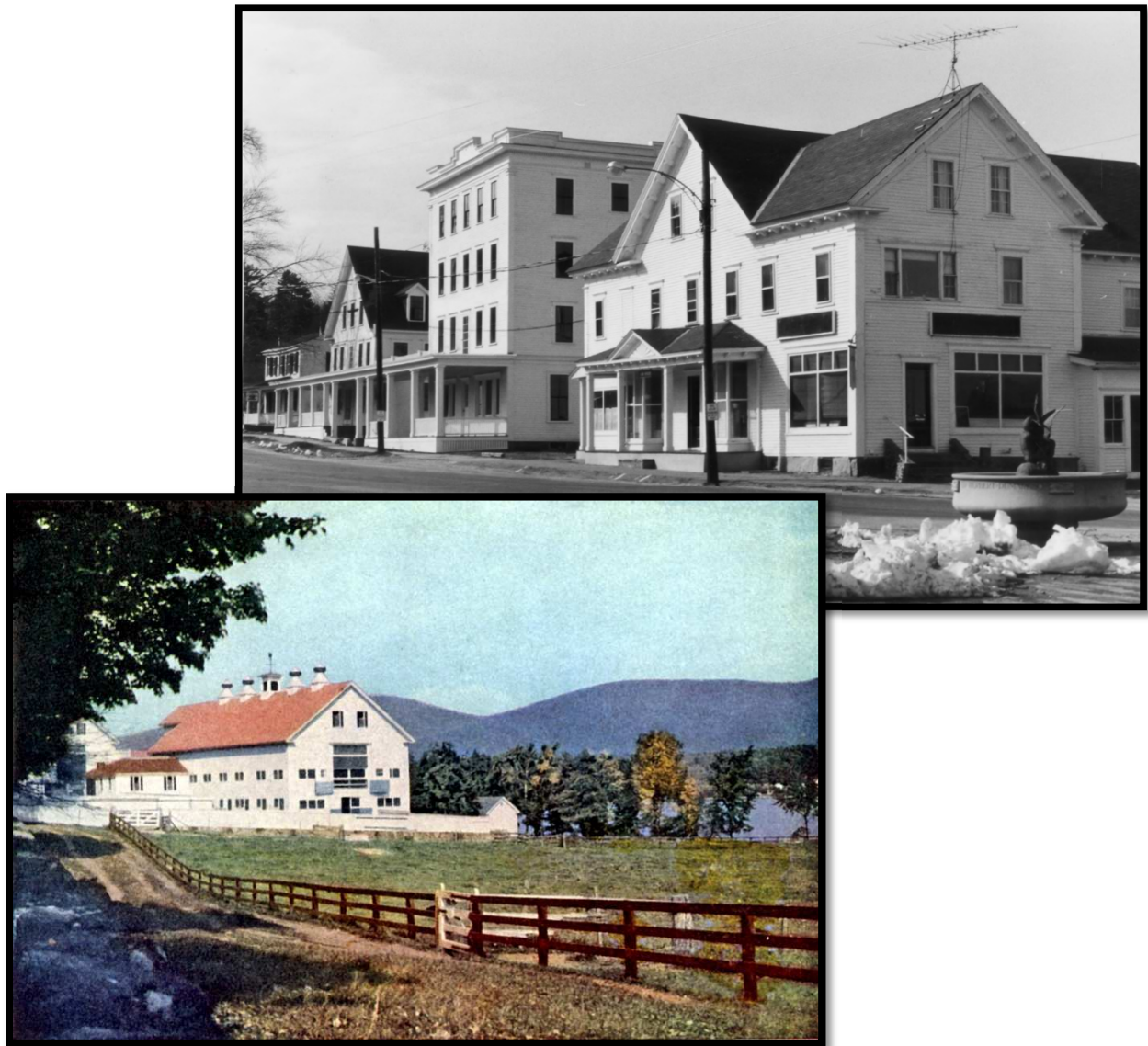


Center Harbor

Community Planning Survey



By Mae H. Williams

Funded through a Pre-Disaster Planning Grant

From the New Hampshire Division of Historical Resources

2018

TABLE OF CONTENTS

TABLE OF CONTENTS.....	1
EXECUTIVE SUMMARY.....	2
Methods and Purpose.....	3
Objectives of the Chapter.....	4
BRIEF HISTORY OF CENTER HARBOR	5
Geographical Context	5
The Founding and Settlement of Center Harbor	5
Transportation System Development.....	15
Economic Development.....	24
Civic Structures, Churches and Education.....	33
Center Harbor Today	39
HISTORIC AND CULTURAL RESOURCES.....	41
Historic Resource Survey	41
Historic Resource Map of Center Harbor	42
AREAS FOR FUTURE STUDY	43
HISTORIC AND CULTURAL ACTIVITIES IN CENTER HARBOR.....	46
Preservation Tools Already in Use by the Community	46
Some Additional Preservation Tools to Consider in Future Planning Efforts	50
CONCLUSION AND POTENTIAL NEXT STEPS.....	53
HISTORIC DOCUMENTS AND STUDIES (BIBLIOGRAPHY)	56
APPENDICES	A-1
Appendix A: Table of Historic Resources Identified by the Center Harbor Heritage Commission.....	A-2

EXECUTIVE SUMMARY

Center Harbor 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. Though the area that is now Center Harbor was first settled in ca. 1763, the Town was not chartered as such until December 17, 1797. Evidence of the past exists in many historic homes, churches, village centers, and rural outskirts of the town. These irreplaceable structures and sites tell the story of Center Harbor's history and culture and need to be preserved as Center Harbor continues to grow and evolve.

This study identifies some of Center Harbor's historic resources¹ and discusses how they can be preserved for the enjoyment of future generations. The report provides a tool to help define community character and appearance, inform decisions around land-use policies and economic development, and to educate the public about the overall importance of preserving Center Harbor's historical and cultural heritage. Funded through a New Hampshire Division of Historical Resources (NHDHR) Storm Recovery and Disaster Planning Grant, this study analyzes locally-identified historic resources and is intended to be used in conjunction with future community disaster planning. The study also identifies and recommends areas for future study and cross-references resources with hazard maps, flood risk maps, zoning maps, and other local resources. The study was undertaken by an historic preservation consultant working closely with the Town of Center Harbor Heritage Commission.

In the early to mid-1980s, several efforts to preserve the Town of Center Harbor's history were undertaken. In 1983, David Ruell nominated the "Center Harbor Village Historic District" to the National Register of Historic Places for the Lakes Region Planning Commission. The following year, the Lakes Region Planning Commission conducted an inventory of the historic resources in Center Harbor. This inventory was used as the basis for an Historic Resource chapter to the Town's Master Plan. Concurrently, in 1986, the Centre Harbor Historical Society published a town history as part of their 15th Anniversary. Though some more recent survey has been undertaken, there has been no overarching study of the town in the past 30 years. Several of the buildings identified by the 1984 survey have been lost. One of the goals of this chapter is to summarize these past efforts and use the information gathered through them to make informed decisions about the future of the Town.

¹ **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.

The report presents the broad historic trends that have shaped the physical development of the Town of Center Harbor. It then discusses what work has been done to identify and protect historic resources and what work is ongoing at present. Specific threats to historic resources are also discussed briefly and recommendations for future studies are presented.

Methods and Purpose

Mae H. Williams prepared this Community Planning Survey for the Center Harbor Heritage Commission with the aid of Storm Recovery and Disaster Planning Grant made to the New Hampshire Division of Historical Resources by the Federal Emergency Management Agency. This report is the first town-wide historic resource survey of Center Harbor to create a narrative overview of the growth of the Town of Center Harbor within the context of its history and remaining historic resources.

The consultant worked closely with the Center Harbor Heritage Commission throughout the survey process. Much of the data collected in this survey was provided by the Heritage Commission between July 2017 and April 2018. The list of historic resources was created by assembling previous inventories and then adding sites of local importance as identified by local citizens and the Heritage Commission.² The Heritage Commission then filled out Historic Resource Information Forms for each identified property, using Center Harbor tax records, historic maps, and historic records when available. Pedestrian or windshield surveys were not conducted for all properties.

This report combines information gathered by the Center Harbor Heritage Commission with historic record research relating to the development of the region, including research into both primary and secondary sources at the New Hampshire State Library, New Hampshire Division of Historical Resources, Nichols Memorial Library, Centre Harbor Historical Society, Belknap County Registry of Deeds, and Center Harbor Tax Assessment Records.

The conclusions and recommendations were developed as a result of analysis and interpretation of the data contained within the following study, the 2012 “Center Harbor Master Plan,” the 2015 “Lakes Region Plan,” and the 2014 “Town of Center Harbor, New Hampshire Hazard Mitigation Plan.” The project consultant also analyzed the 2018 Historic and Cultural Resources Inventory made by the Center Harbor Heritage Commission and used historic maps and records to identify additional areas with a high potential for historic resources that may warrant future study.

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

Objectives of the Chapter

This study attempts to provide locational information for locally-identified historic resources within the Town of Center Harbor that can be used in future planning efforts, including disaster management planning. Previous historic resource inventories have been expanded by community members. The locational information of historic resources can be easily compared with other town maps, and hazards as identified by the 2014 Hazard Mitigation Plan.

Throughout this report, references to individual properties may be followed by a series of up to three identifiers. For instance, a reference to the Center Harbor Town House may be followed by (CEN0007/175 Daniel Webster Highway/220-036). CEN0007 is the number assigned to the property by the New Hampshire Division of Historical Resources (NHDHR). 175 Daniel Webster Highway is the current street address of the property. 220-036 refers to the Town of Center Harbor tax map 220, lot 36. As not all properties mentioned in this report have been reviewed by NHDHR, not all will include a CEN number.

BRIEF HISTORY OF CENTER HARBOR

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

Geographical Context

Center Harbor's founding and settlement was entirely organic in nature, being dictated by the geography of the Lakes Region as opposed to the result of a planned design. Much of the surface area of the Lakes Region is water. New Hampshire's two largest lakes, Lake Winnepesaukee and Big Squam Lake, are the focal points of the region and are surrounded by several smaller lakes.

Because of the mountainous terrain north and south of the lakes, the most practical route for east-west travel within the region is through the two mile wide gap between the lakes. Route selection is further limited by a small mountain, Red Hill, and another water body, Lake Kanasatka, just east of the gap, which force any road to the south of the gap, skirting the head of Centre Harbor Bay.³

As a result, important early roads intersected at the head of the Bay. A small community grew at this crossroads, eventually evolving into Center Harbor Village. This community would eventually include shoreline of Lakes Winnepesaukee, Big Squam (formerly Cusumpy Pond), Waukegan (formerly Measly Pond), and Winona (formerly Long Pond) as well as several smaller ponds.⁴

The Founding and Settlement of Center Harbor

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 Winnepesaukee, and the villages of the Penacook confederacy were on the south and southwest sides of the lake.⁵ Abenaki settlements are documented in Meredith Village, the Weirs, Stonedam Island, Holderness Village and Center Harbor.

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 1). Three of these major trails pass through Center Harbor. The Winnepesaukee Trail followed the southwest shore of Lake Winnepesaukee from Alton, through the settlement at The Weirs (Laconia), past Meredith Neck and through

³ David L. Ruell, National Register of Historic Places Inventory – Nomination Form for the Centre Harbor Village Historic District” (1983), 3.

⁴ Lake Kanasatka (formerly Red Hill Pond) is located very closely to the eastern point of the township, and the outlet of this lake is closely related to the development of Center Harbor's economy.

⁵ John D. Bardwell and Ronald P. Bergeron, *The Lakes Region New Hampshire: A Visual History* (Norfolk, VA: The Donning Company, 1989), 29.



Figure 1: 1956 Chester Price Map of Native American trails in New Hampshire.

Center Harbor and to the “village of the Winnepesaukee Tribe.”⁶ The Asquamechumaukee Trail led from Lake Winnepesaukee at Meredith Neck to Meredith Bay, northwest from Meredith Bay along the northeast shore of Waukegan in Center Harbor and east shore of Lake Winona, and north to the Pemigewasset village at Plymouth.⁷ A third trail, the Ossipee Trail, led northwest from Moultonborough Neck, through

⁶ Bardwell, 29.

⁷ Bardwell, 32.

Moultonborough and Center Harbor before continuing north to Sandwich.⁸ The Abenaki withdrew to the north around 1675-76, as Europeans began to explore the region.

Meanwhile, in 1614, New Hampshire was first “discovered” by Europeans. Three years after the Pilgrims settled at Plymouth Colony, the first European settlers founded permanent settlements at Portsmouth and Dover in 1623.⁹ On November 3, 1620, the Council of Plymouth in 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 bought out by a syndicate of Portsmouth merchants and government officials, referred to as the Masonian Proprietors.¹⁰ After 1740, when the New Hampshire government finally established the present territory of the state, a full governor for the province was appointed.¹¹ **Benning Wentworth** (1696-1770) was appointed provincial governor of New Hampshire in 1741. “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.¹² 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.¹³ This claim included all of the townships that had been granted by the New Hampshire Government. From December 1748 on, Wentworth watched his relatives and fellow government officials grant township after township on their private holdings, calculating every grant to enrich their own personal holdings. These Masonian townships were either six miles square, or approximately thirty-six miles in area and were composed of regular lots.¹⁴ Lots near the center of the township were set aside for town use, including lots of the church, minister and things like a graveyard and town square. In 1748, the Masonian Proprietors headed by Samuel Palmer granted the Township of

⁸ Bardwell, 32.

⁹ John Hayward, *A Gazetteer of New Hampshire, Containing Descriptions of All the Counties, Towns, and Districts in the State; also of its Principal Mountains, Rivers, Waterfalls, Harbors, Islands and Fashionable Resorts* (Boston, MA: John P. Jewett, 1849), 25.

¹⁰ The twelve Masonian Proprietors were:

Theodore Atkinson (1697-1779, Portsmouth); George Jaffrey Jr (1682-1749, Portsmouth); Nathaniel Meserve (1704-1758, Portsmouth); John Moffatt (1691-1786, Portsmouth); Samuel Moore (ca. 1708-1749, Portsmouth); Jotham Odiorne Jr. (1703-1751, Portsmouth); Thomas Packer (1699-1771, Greenland); Joshua Pierce (1642-1671, Portsmouth); Thomas Wallingford (1697-1771, Somersworth); John Wentworth Jr. (____ - ____, Portsmouth); Mark Hunking Wentworth (1709-1785, Portsmouth); and Richard Wibird (1702-1765, Portsmouth).

¹¹ 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. The provincial governor had formerly been shared with Massachusetts.

¹² Garvin, 61.

¹³ Garvin, 62.

¹⁴ Garvin, 62.

Palmerstown (which became New Salem, then Meredith in 1768). In 1751, Holderness was granted to John Shepard.¹⁵

The conquest of Canada in 1760 increased the value of land in New Hampshire and Vermont, leading to another scramble to acquire land grants. The boundary of New Hampshire was fixed at the west bank of the Connecticut River, and in 1761 “An Accurate Map of His Majesty’s Province of New Hampshire...” was compiled by Col. Blanchard and the Revd. Mr. Langdon and engraved by Thomas Jeffreys (Figure 2). The map shows the interior of the State as largely uninhabited. The cause of the delay in settlement until the second half of the eighteenth century was the French and Indian Wars, which raged until ca. 1763.

The area that would become Center Harbor was first settled shortly after the French and Indian War. **Moses Senter** (1735-1815) is said to have visited the area from Londonderry as early as October 1763, acting as a surveyor. “Mr. Senter and his companion, Mr. Bean, were so delighted with their campsite that they decided to settle there. Senter built a log house on the shore with plans to return with his family the following summer.”¹⁶ This original log house is said to have been located near the Garnet Hill Farm/Longwood Barn (CEN0037/34 Dew Point Lane/103-012).¹⁷ Senter returned in June 1764, bringing his wife and son Sam¹⁸ from Londonderry. “They found the way in safety to their destination and settled in their new home little thinking that their son Sam would live there until he could take breakfast at the Senter House founded by him, dine in Boston, and return in time for tea.”¹⁹ Moses Senter moved to Manchester and returned to Center Harbor following the Revolutionary War, building “a home on Garnet Hill on the left side of the road leading to ‘Gilnockie.’ For years the site of the old house, which burned, was marked by a locust tree.”²⁰ Senter died at Centre Harbor on March 13, 1813 and is buried in the Senter-Coe Cemetery (CEN0031/Coe Hill Road/103-033).

¹⁵ It was regranted in 1761 to Major John Wentworth and others and first settled by Samuel Livermore in 1765. (Bardwell, 52).

¹⁶ Bardwell, 71. This event is also described in both Centre Harbor Historical Society, *Centre Harbor New Hampshire Historical Society 15th Anniversary 1971-1986* (Laconia, NH: J & J Printing Inc., 1986), 4 and Clarence Johnson, “Center Harbor” (*The Granite Monthly*, Vol. XXIII, 1897), 167. The land on which the house was built was either granted by the provincial government to Moses (Centre Harbor Historical Society, 3) or his brother Joseph (Centre Harbor Historical Society, 4).

¹⁷ Centre Harbor Historical Society, 4 and Daniel W. Coe, “Early Settlers of Centre Harbor” in *More New Hampshire Folk Tales* (Plymouth, NH: Mrs. Guy E. Speare, 1936), 19.

¹⁸ Several sources (including Coe, 19) state that he brought his son Sam with him, but Samuel Moore Senter’s headstone in the Senter-Coe Cemetery contradicts this, showing that he wasn’t born until c. 1767 (he died in 1855 at age 88). Moses Senter, Jr. was born in 1763.

¹⁹ Coe, 19.

²⁰ Centre Harbor Historical Society, 3.



Figure 2: 1761 "An accurate map of His Majesty's Province of New Hampshire"

Senter's companion, **John Bean** (1748-1836) also built a log house in ca. 1764 on government land near what is now the Bean Cemetery (262 Bean Road, Moultonborough) and moved to the area from Peterborough with his bride, **Lettice Aulds** (1749-1810).²¹ At the time, the Bean and Senter families "were the only two families for miles."²²

Moultonborough was chartered as Moultonboro by Gov. Benning Wentworth to **Col. Jonathan Moulton** (1726-1787) and others the same year as Moses Senter first came to what would become Center Harbor.²³ The early settlers expressed dissatisfaction with their grant "because of the hilly sections, lakes, swamps, ponds, etc."²⁴ It was discovered that a section of land adjoining the original grant had been overlooked when Holderness, Sanbornton, and New Salem (Meredith) had been laid out. This oddly shaped gore of land²⁵ became known as **Moultonboro Gore**.

Two years later, in 1765, Moultonboro Gore was renamed **Moultonborough Addition** and was granted to Col. Moulton and annexed to Moultonborough. Jonathan Moulton brought a 1,400-pound ox to Portsmouth to give to Governor Wentworth. As compensation, he received sole title to a small gore adjoining Moultonborough.²⁶ A map of Moultonborough Addition was filed with the records of the Masonian Proprietors on September 2, 1765 (Figure 3). At the time, Moultonborough Addition contained 19,422 acres and included all of what would become New Hampton and Center Harbor.²⁷

Another early settler to the area was **Ebenezer Chamberlain** (1729-bef. 1790) and **Col. Joseph Senter** (1722-1798), who traveled north along the Merrimack River from Manchester in about 1765.²⁸ Chamberlain settled on the hill above the location of the present village, in an area along what is now 25B/Dane Road and called **Sunset Hill**.²⁹ This hill is the highest elevation in town, 1,121 feet above sea level. Early settlers to Sunset Hill included the Morse, Sturtevant, Piper, True, Knowles, Cook, Lovejoy, Tucker, Paine, Kelsea, Hilliard, Jackson, Cram and Coffin families.³⁰

²¹ Coe, 20. The Bean Cemetery is located along Bean Road, just over the Center Harbor Town Line in Moultonborough. It is likely that Bean's house was also in Moultonborough, but the exact location is unknown at the time of writing.

²² Bardwell, 71. John and Lettice Bean are buried in the Bean Cemetery just over the town line in Moultonborough.

²³ Bardwell, 70 and Centre Harbor Historical Society, 10. Col. Moulton's son, Benning Moulton (1761-1834) settled in Center Harbor in 1783.

²⁴ Centre Harbor Historical Society, 10.

²⁵ A gore or gap (also sometimes called a grant or purchase) refers to an unincorporated portion of land that was left over and overlooked by land surveys and maps, usually as the result of errors from when the land was first surveyed.

²⁶ Anonymous, *Biographical Review Volume XXI: Containing Life Sketches of Leading Citizens of Strafford and Belknap Counties, New Hampshire* (Boston: Biographical Review Publishing Company, 1897), 333.

²⁷ Centre Harbor Historical Society, 10. Moultonborough Addition was incorporated as New Hampton in 1777. Center Harbor split from New Hampton in 1797 (Bardwell, 70).

²⁸ Edwin A. Charlton, *New Hampshire As it Is...* (Claremont, NH: Tracy & Sanford, 1855), 132 and Hayward, 45-46.

²⁹ Centre Harbor Historical Society, 14.

³⁰ Centre Harbor Historical Society, 14.

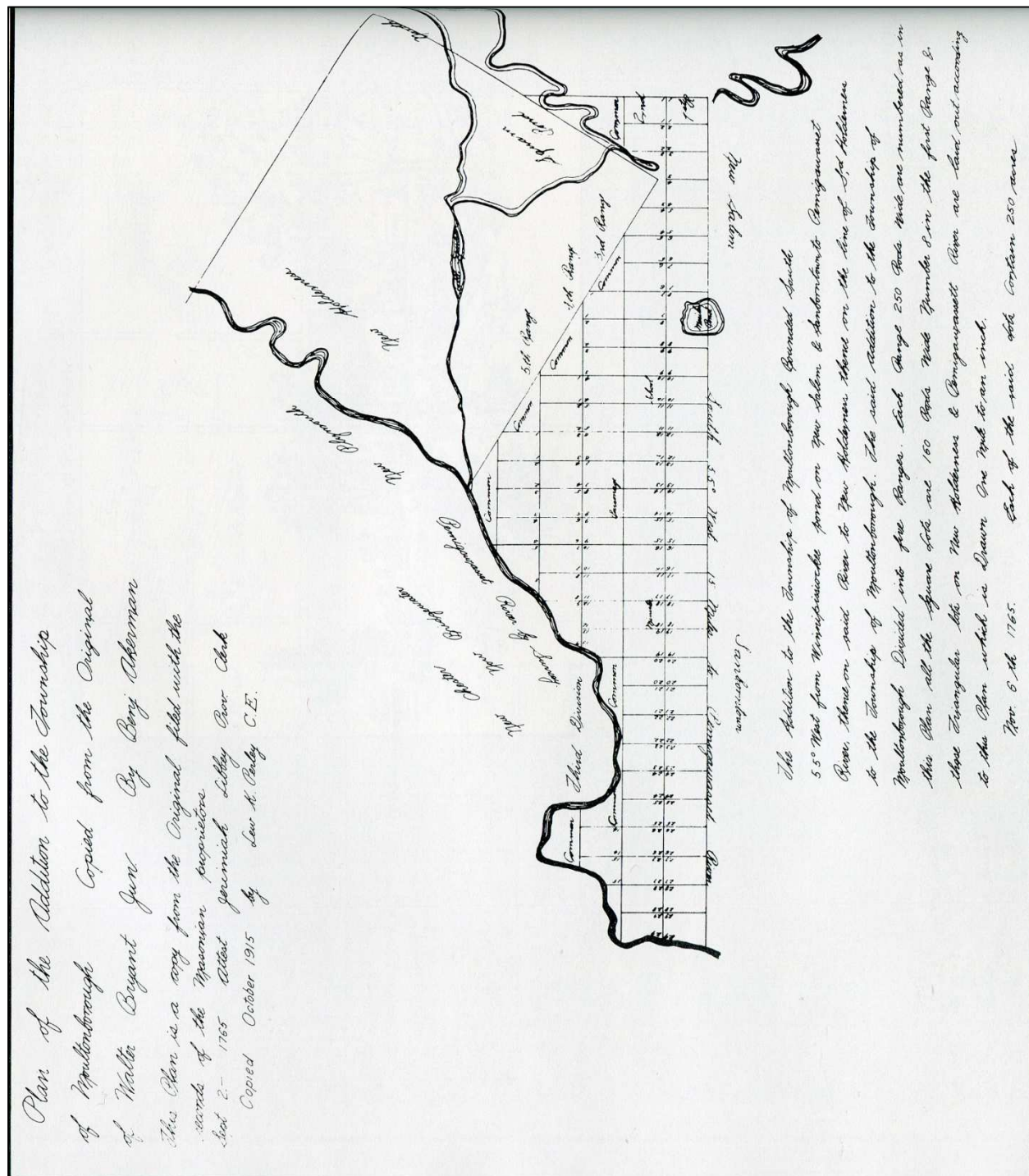


Figure 3: Lew Perley's October 1915 copy of the 1765 map of Moultonborough Addition (Source: Bardwell, 70). At this date, Moultonborough Addition contained all of what would later become New Hampton and Center Harbor.

At about the same time as Chamberlain settled on Sunset Hill, Moses Senter's brother, **Col. Joseph Senter** (1722-1798), settled closer to the shores of Lake Winnepesaukee in another part of Moultonborough Addition. Senter had been a Sargent in Captain John Grigg's Co. of Scouts in 1746 and served as a Lieutenant in the French and Indian War.³¹ By a 1771 schedule of settlers, "Lt. Senter had in Moultonborough, eight acres in grass and two in tillage, and in Moultonborough addition he had 9 in his family, one house, two barns, fourteen acres in grass and nine in tillage."³² The house referred to in the schedule may still stand on Coe Hill Road (CEN0027/12 Coe Hill Road/103-039).

Several important administrative and governmental changes happened in the late 1760s to 1790s. In 1769, Strafford County was established with Dover as the County Seat.³³ In 1777, Moultonborough Addition was incorporated as New Hampton.³⁴ In June 1788, the first petition for incorporation of Watertown (as Center Harbor was first proposed to be called) was made and signed by Col. Jonathan Moulton's son, **Benning Moulton** (1761-1834) and 50 others.³⁵ The settlers living in the northeasterly part of New Hampton petitioned the General Court of New Hampshire to split the large town in two due to the difficulty in traveling to town meetings and church activities.³⁶

Meanwhile, in 1782 **Hosea Sturtevant** (1762-1850)³⁷ and **Ephriam Doten** (1759-1829) visited and constructed two cabins near Squam Lake. At the close of the Revolutionary War, Hosea Sturtevant of Halifax, Massachusetts, decided to come northward with his friend, Ephriam Doten and "establish homes somewhere in the Winnepesaukee area on land which had been given to Hosea as compensation for his services."³⁸ They decided to travel about two miles beyond the half-dozen homes in the site of the present Center Harbor Village and camped close to Squam Lake. The Sunday following their arrival, they climbed a large pine tree standing near the side of the road to see if they had any neighbors. They were able to spy the smoke from a cabin at the foot of Red Hill in Moultonborough belonging to Israel Glines.³⁹ Mr. Sturtevant's cabin was near the intersection of Anthon Road.⁴⁰

³¹ Centre Harbor Historical Society, 4.

³² Centre Harbor Historical Society, 3.

³³ Centre Harbor Historical Society, 11. Belknap County was not established until 1840, and all of the Deeds for Center Harbor properties between 1769 and 1839 are located at the Strafford County Registry of Deeds.

³⁴ Bardwell, 70.

³⁵ D. Hamilton Hurd, *History of Merrimack and Belknap Counties, New Hampshire* (Philadelphia: J. W. Lewis & Co., 1885), 725 and Johnson, 167. Benning Moulton had settled in Center Harbor in 1783 (*Biographical Review XXI*, 334).

³⁶ Centre Harbor Historical Society, 10.

³⁷ Hosea Sturtevant was originally interred at the Sturtevant Cemetery (CEN0026/Center Harbor Neck Road/208-009) and reinterred at the Bean Cemetery in Moultonborough when the cemetery was moved.

³⁸ Centre Harbor Historical Society, 29.

³⁹ Centre Harbor Historical Society, 29. The pine tree stood until December 1928 and was believed to be about 400 years old at the time of its death. The Sturtevant Pine was located at 148 High Haith Road/204-002.

⁴⁰ This log cabin was likely later replaced by the J. C. Sturtevant House depicted on the 1860 Belknap County Map. Doten's home was likely over the Center Harbor town line in Moultonborough, as he was captured as living within



Figure 4: Topographical Map of the State of New Hampshire Surveyed under the Direction of Samuel Holland, printed 1784 (Dartmouth College Digital Collections)

Unfortunately maps from the 1780s do not show any dwellings or population centers within the area that would become Center Harbor. The 1784 Map of New Hampshire by Samuel Holland (Figure 4), depicts a single building at the site of the present Village of Center Harbor (at that time within the bounds of the Town of New Salem/Meredith) but shows no meetinghouse or mills within the territory.

that Township by the 1790 United States Federal Census. (Moultonborough, Strafford, New Hampshire 1790 US Federal Census)

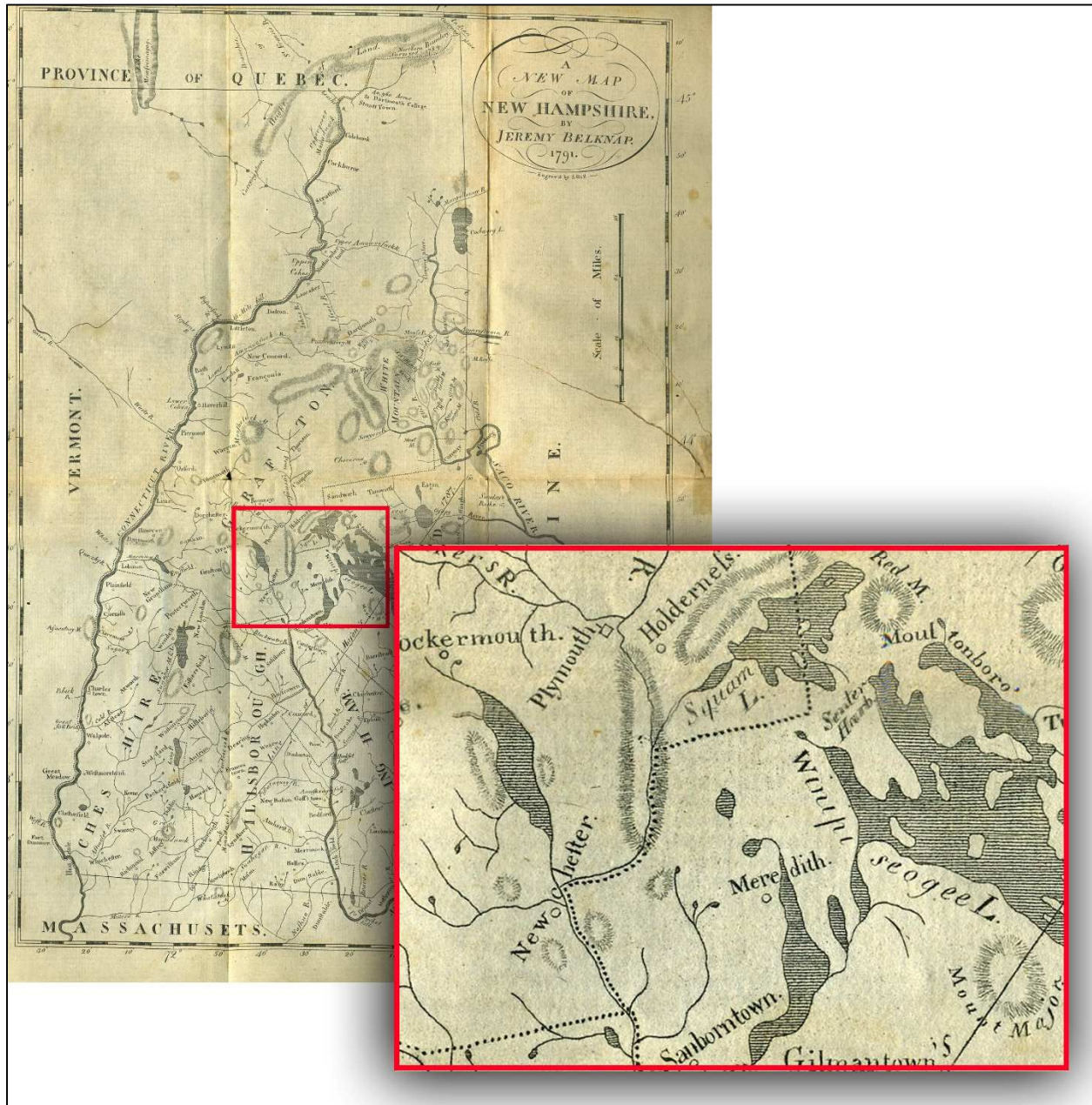


Figure 5: 1791 Map of New Hampshire by Jeremy Belknap (from Dartmouth College Library Collections)

When the first US Federal Census was conducted in 1790, Center Harbor was part of New Hampton. The census lists the population of all of New Hampton as 652. From the list it is difficult to determine the extent of the population living within the area that would become Center Harbor.

Another petition to incorporate the **Town of Centre Harbour** was brought before the Governor in 1797 and signed by,

Ezekiel Morse, C. Sturtevant, John Pain, John Hawkins, Chase Robinson, Jesse Sturtevant, John Sturtevant, Hosea Sturtevant, Amos Pain, Jr., Stephen Hawkins, John Knowles, A. B. Glines, Nehemiah Lee, Benning Moulton, Daniel Page, Moses Morse, Hugh Kelsea, Joseph Kenney,

Daniel Norris, Robert Kelsea, James Tibbetts, Caleb Towle, Perez Sturtevant, James Little, W. Robinson, W. Pain, William Berry, Jonathan Robinson, Joshua Pain, Jeremiah Towle, Pelham Sturtevant, Joseph Moulton, J. M. Pain, Abel Morse, Moses Kelsea, Smith Cram, Joshua Norris, Benjamin Sturtevant, John Pain, Jr., Isaac Morse, James Towle, Wadleigh Cram, Joseph Senter, E. Chamberlain, C. Hawkins, Stephen Kenney, Amos Pain.⁴¹

The town was set off from New Hampton and incorporated on December 17, 1797.⁴² At the time, the town of Centre Harbour was part of Strafford County.⁴³ The origin of the Town's name has been the subject of much debate.⁴⁴ One suggestion was that it was named after "Senter's Harbor" after Moses Senter who settled near the harbor on the shores of Lake Winnepesaukee in ca. 1764. This is how the location is labeled in the 1791 Jeremy Belknap Map of New Hampshire (Figure 5). A more likely origin, that is more consistent with the spelling is that the location of the village was known early in the region's history as "Center Harbor" for its location between Moultonborough Harbor to the east and Meredith Harbor to the west.⁴⁵

The first Center Harbor Town Meeting was held on March 12, 1798.⁴⁶ The meeting was called by Nathan Hoit and held at the home of Benning Moulton. Captain Jesse Sturtevant and Hugh Kelsea were elected selectmen and Winthrop Robinson was town clerk.⁴⁷

The population of Center Harbor grew quickly over the next twenty years. The 1800 census lists a population of 263. By 1810 the population had grown to 349. By 1820 the population was 486. The population from 1820 to 1970 very slowly increased so that by 1970 the population of Center Harbor reached 540. By 1980 it was 808. By 1990 (and 2000) the population was 996. In 2010, the population had reached 1,096. This population is much larger during the summer months.

Transportation System Development

As stated earlier, the geography of Center Harbor and its surrounds have dictated that the area has been a natural corridor since prehistoric times. As a result, a small community developed at the head of the bay on Winnepesaukee at the intersection of four important roads by the late eighteenth century:

A road west, skirting the south shore of Squam Lake, to the Pemigewasset Valley towns of Holderness and Plymouth (Plymouth Street), a road southwest to Meredith and the towns of the Winnepesaukee and Merrimack River valleys (Old Meredith Road), a road northeast to

⁴¹ Hurd, 725 and Johnson, 167-168.

⁴² Centre Harbor Historical Society, 10 and Hurd, 725. "Harbour" didn't last long, however in order to "coordinate the use in one consistent spelling" the retention of Centre Harbor was voted in Article 15, Town Meeting held March 11, 1980. (*Centre Harbor Historical Society*, 10)

⁴³ The town was later part of Carroll County before switching to Belknap County in 1840.

⁴⁴ For additional information on the debate over the origin of the Town's name, please refer to Isaac W. Hammond, "Centre Harbor" (*The Granite Monthly*, Vol. IV, No. 5, February 1881) 189-190.

⁴⁵ Johnson, 168.

⁴⁶ Hurd, 725 and Johnson, 167.

⁴⁷ Hurd, 725.

Moultonboro and the towns east of the lakes (Main Street and Route 25), and a road north between Squam Lake and Red Hill to the village of Center Sandwich (Bean Road).⁴⁸

Road building throughout New Hampshire accelerated after **John Wentworth** (1737-1820) was “appointed deputy governor of New Hampshire, and surveyor of the king’s forest in North America” in 1767.⁴⁹ Wentworth was tasked with the objective of improving commerce between inland settlements and New Hampshire’s seaports. During his administration, many good roads were constructed, the State was divided into counties, and the province surveyed. In 1771, he issued £500 (raised from the incorporation of new towns) to finance 200 miles of roads across the province to Portsmouth.⁵⁰

One of the earliest roads in Center Harbor was the **Province Road**. This road was constructed in 1770 and stretched from Portsmouth north to Canada. This road was at the approximate location of what is now Winona Road along the western edge of Center Harbor, adjacent to Winona Lake. From Center Harbor it traveled south, joining what is now Pease Road in Meredith then connecting to Parade Road in Laconia⁵¹ before joining what is now NH Route 107. This road is depicted on the 1784 Map of New Hampshire by Samuel Holland (Figure 4) as traveling from New Salem (now Meredith) north to Holderness.

A year later, in 1771, **College Road** was constructed. Dartmouth College had been chartered by royal grant in 1769.⁵² On April 12, 1771, the Hanover to Wolfeboro road construction was authorized.

It was known as the College Road because it was built with the intention of increasing the effectiveness of Dartmouth College, another project favored by Governor Wentworth. The road actually started at the governor’s house in Wolfeboro and connected with Wolfeboro Road for three-fourths of a mile, turned west for seven miles to the Miles Road, turned north where it became the Pond Road until it reached the Upper Bay in Tuftonboro, where it continued to Moultonboro Lower Corner and the home of Joseph Senter in the southern part of Moultonboro. The College Road was completed as a horseway to Hanover. On August 23, 1771, it was reported that ‘His Excellency Governor Wentworth, with a number of gentlemen, set out from Portsmouth for Dartmouth College by way of Wolfeborough. They went to be present at the commencement exercises.’⁵³

The College Road headed west from Moultonborough, by the head of the bay on Winnepesaukee, then west along what is now NH Route 25B to skirt the south side of Squam Lake. The road then continued west to join what is now Route 3 northwest toward Ashland. The College Road is depicted on the 1784 Map of

⁴⁸ Rule, 3.

⁴⁹ Eliphalet Merrill, *A Gazetteer of the State of New Hampshire, in Three Parts* (Exeter, NH: C. Norris & Co., 1817), 64.

⁵⁰ Bardwell, 62.

⁵¹ Bardwell, 126. The original Meredith Bridge was constructed in Laconia as part of this road. Over time this bridge would mark the heart of Laconia, giving the City its former name.

⁵² Hayward, 19.

⁵³ Bardwell, 62.

New Hampshire by Samuel Holland (Figure 4) as a line across from Squam C. (Center Harbor Bay) of Winnepesaukee toward Oak Pond (White Oak Pond).

The **Old Meredith Road** was constructed to connect Meredith Bay and Center Harbor Bay in 1773. Prior to 1873, the road was entirely within the bounds of Meredith (portions of Meredith were annexed to Center Harbor in 1873). The road served as a major coaching line during this period, and at least one coaching inn is known to have existed at an early date along this route (CEN0030/71 Coe Hill Road/103-032). The Old Meredith Road is depicted on the 1784 Map of New Hampshire by Samuel Holland (Figure 4) as a line across from Squam C. (Center Harbor Bay) of Winnepesaukee southwest to the N.W. Cove (Meredith Bay) and on to meet the Province Road in New Salem (now Meredith). A small section of Old Meredith Road remains and is now called Coe Hill Road in Center Harbor. A section of the road over the Meredith town line was abandoned following the 1938 hurricane.

The **Center Harbor Neck Road** was constructed in 1784 to connect the Sturtevant family farms to what was, at the time, the primary village of Center Harbor on Sunset Hill.

During the late eighteenth-century, Center Harbor was an important stopping off point where several coaching lines converged. It was the half-way station on the once well-known Concord and Fryeburg (Maine) stage Route.⁵⁴ The trip of eighty-four miles was made in a single day.⁵⁵ The village was also the starting point for excursions by coach through the Crawford and Franconia Notches.⁵⁶

In the early nineteenth-century Center Harbor became even more important as a weigh point when steamboat lines reached Winnepesaukee. In 1831, Stephen Lyford and Ichabod Bartlett began to construct a steamboat at Lake Village (Lakeport, Laconia). Powered by a horizontal steam engine taken out of a sawmill, the **Belknap** was launched in the spring of 1833⁵⁷ and soon began scheduled runs between Center Harbor, the Weirs, and Alton Bay.

The Lake had always been a very important aspect of transportation in Center Harbor. Lake Winnepesaukee was navigable and ice-free for approximately seven months each year and water transportation was faster and cheaper than horse or ox driven wagons and carts on dusty and muddy roads.

Rafts, canoes, and rowboats were used in the early years until the introduction of gundalows, which were blunt at the bow, relatively flat-bottomed, and carried most of the cargo on deck. The heavily constructed craft were propelled by sails and thus dependent on favorable winds.⁵⁸

⁵⁴ Johnson, 169.

⁵⁵ Centre Harbor Historical Society, 25.

⁵⁶ Catherine Hartshorn Campbell, *A Little History of the Squam Lakes* (Holderness, NH: The Squam Lakes Association, 1980), 12.

⁵⁷ Bardwell, 101.

⁵⁸ Barwell, 97.

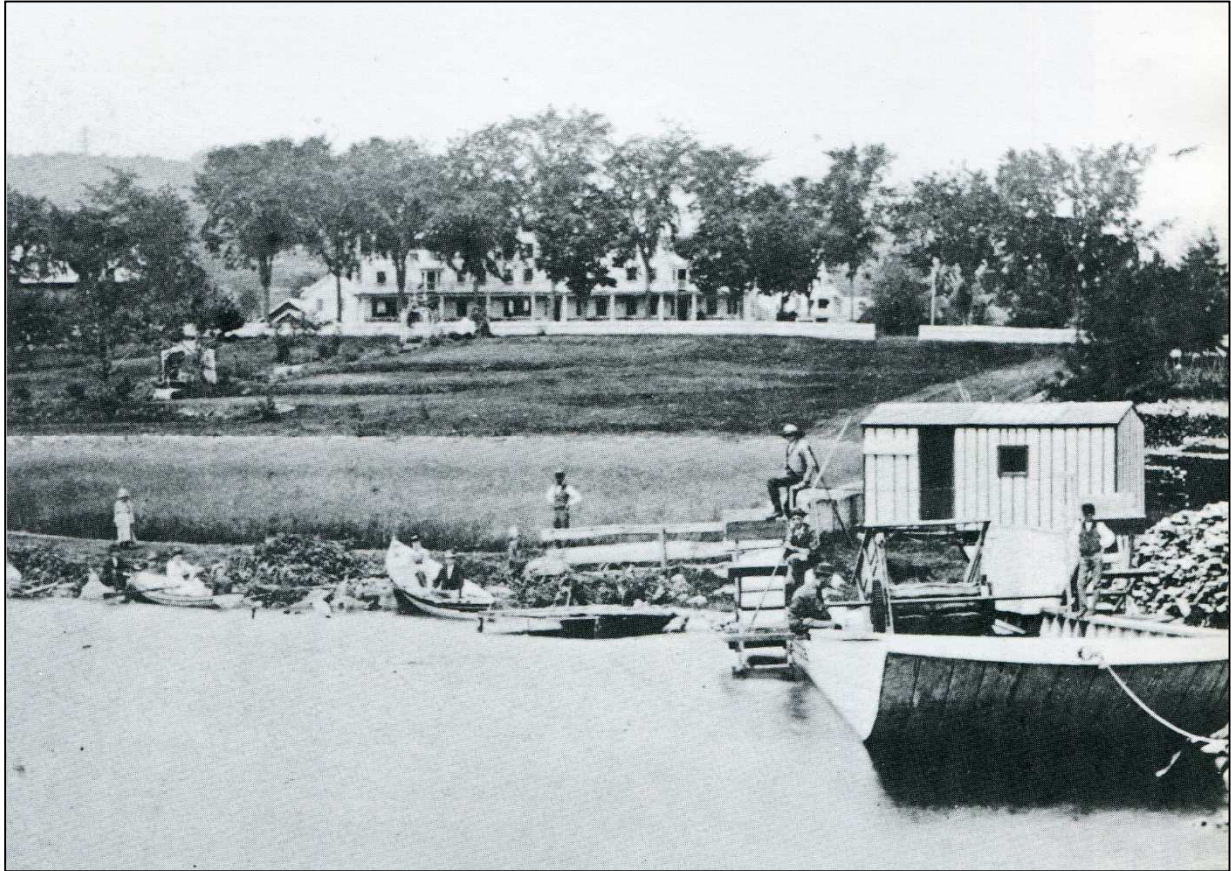


Figure 6: Horse boat by the Center Harbor Docks, photographed by the Kilburn Brothers (Gale Memorial Library Collection, Laconia)

The broad bay of Center Harbor made it a natural major lake port.

Soon rail lines reached other ports around Lake Winnepesaukee and a thriving steamboat industry took off to connect passengers to destinations around the lake and to connect with coaching lines to points farther north. The railroad reached Lakeport in Laconia in 1848 and, the following year, the Boston, Concord & Montreal Railroad reached the Weirs.⁵⁹ Rail also reached Alton Bay in 1849, a regular steamboat service was established on the Lake. “Until railroads were built directly to the White Mountains, the major route for tourists was to the Lake by railroad, then by steamboat to Centre Harbor, where the travelers boarded stages for Conway and the Mountains.”⁶⁰ Trains quickly replaced oxcarts, and goods and mail were delivered by rail to lakeside then taken to Wolfeboro, Melvin Village and Center Harbor by horse boat.⁶¹ Three different railroad lines were competing for business in the Lakes Region. The Boston & Maine Railroad served Wolfeboro, the Cocheco Railroad went to Alton Bay, and the Boston, Concord & Montreal

⁵⁹ Rule 3.

⁶⁰ Rule 3.

⁶¹ Bardwell, 97.

went to Lakeport, the Weirs and Meredith.⁶² In 1849, the Winnepesaukee Steamboat Company launched the steamboat *Lady of the Lake* from Lake Village.

Lady of the Lake was scheduled for regular services between the Weirs, Long Island, and Wolfeboro. She quickly attracted the attention of officials of the Boston, Concord & Montreal Railroad, who purchased the steamer at great profit to her builders. The new owners added Center Harbor to her daily schedule.⁶³

By 1860 most of the major roads had been constructed in Center Harbor and the population of the town had increased to 484 (Figure 7). Secondary roads had been constructed off of the earlier routes to link to newer farms. By this time, the railroad had reached Meredith and Winona Station had been constructed just over the town line in New Hampton.

⁶² Bardwell, 104.

⁶³ Bardwell, 101 and 104.

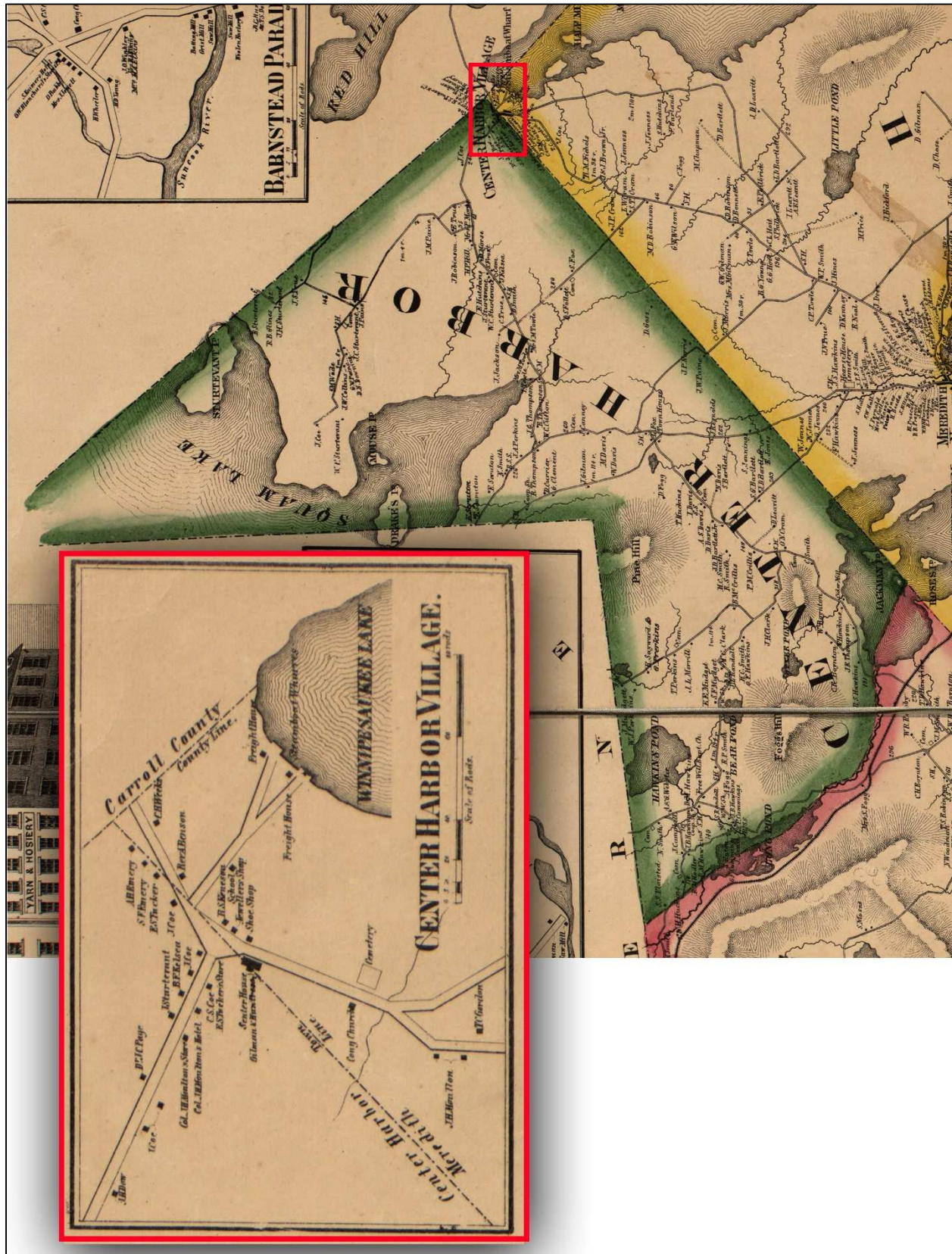


Figure 7: Center Harbor and Center Harbor Village in 1860 from E. M. Woodford's "Map of Belknap County, New Hampshire." (Library of Congress Website)

Despite the presence of the steamboats on Winnepesaukee and the rail lines to nearby points in Meredith and New Hampton, stage coaching was still alive and well in 1870 to connect to points north.

In 1870, the Sagward-Durgin and Ford Stage Company ran what was known as the ‘Long Line’ Stage route between Meredith and Conway. The ‘Short Line’ run by Peter Hines connected the ‘Long Line’ from Moultonborough to Center Sandwich and North Sandwich. The company was sold to Rufus Benson, whose route ran from Meredith to West Ossipee by way of Center Sandwich. Charles Sanborn bought the business in 1874.⁶⁴

Other stages and coaches brought tourists from Centre Harbor to the Old Glen House in Pinkham Notch. “Stage drivers were Samuel Blackey, Peter Hines, Charles Sanborn, Cyrus Edson Ainger, Ryvers Ainger and Charles Scriggins. Cyrus E. Ainger, owner of the Stage Line for six years sold to Asa Gilman.”⁶⁵

Meanwhile, the Boston & Maine Railroad officials aspired to unseat the monopoly the Boston, Concord & Montreal held on Lake Winnepesaukee with their *Lady of the Lake*. The company “made plans to build the finest, fastest steamboat afloat on any lake,”⁶⁶ deciding to name their vessel after the greatest of the White Mountains. Built in Alton Bay, the *Mount Washington* was launched in the spring of 1872. In 1876, she joined the *Lady*, making 2-3 visits to Center Harbor daily. She quickly gained popularity, and the *Lady of the Lake* made her final voyage in September 1893.⁶⁷

By the 1892 Hurd Map (Figure 8), very little had changed as far as Center Harbor’s roads are concerned. In 1873, a portion of Meredith was annexed to Center Harbor, including 1.7 miles of shore frontage with Mile and Half-Mile Islands and several acres of “Common Land.”⁶⁸ This new landmass is depicted on the 1892 Hurd Map. Very few additional transportation routes were added between 1860 and this map, with the exception of Kelsea Avenue, which was built to connect Plymouth Street and Bean Road in ca. 1880.

⁶⁴ Centre Harbor Historical Society quoting Sylbert Ainger Forbes of Sandwich, 25.

⁶⁵ Centre Harbor Historical Society, 25.

⁶⁶ Bardwell, 106.

⁶⁷ Bardwell, 107.

⁶⁸ Centre Harbor Historical Society, 17.

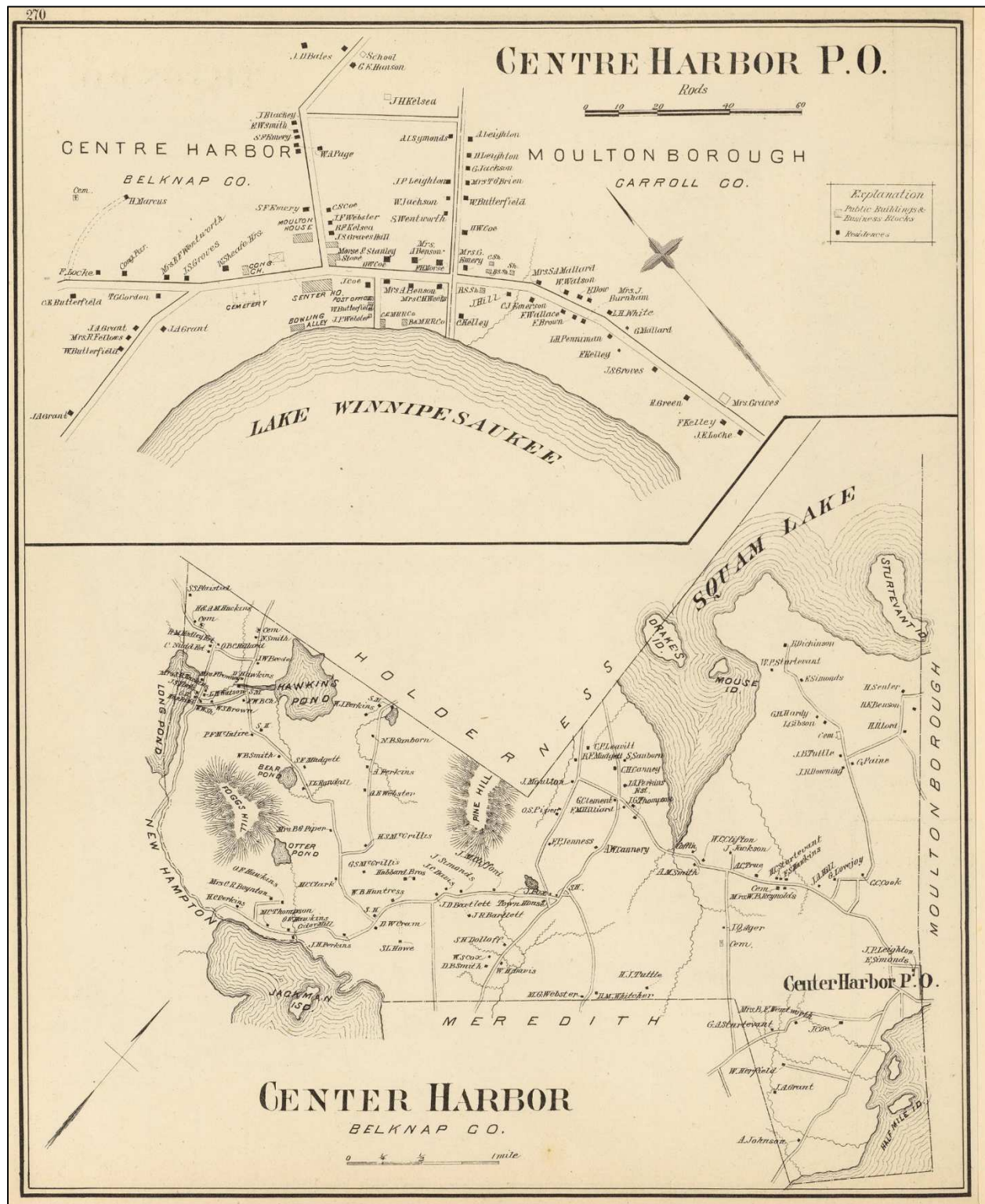


Figure 8: 1892 Map of Center Harbor by D. H. Hurd & Co.

In 1915, changes were made to the intersection of Center Harbor Neck Road and Dane Road (Route 25B). A road had been laid out through land owned by George Lovejoy and Clark Crook in 1884. This land was part of the Dane estate by 1915. At the 1915 Town Meeting, “a vote was made to close the road with the

condition that Mr. Dane would present the Town of Center Harbor with the cross road as it is today from Center Harbor Neck to Route 25B ‘to take effect as soon as the road is completed by Mr. Dane and open for public use.’”⁶⁹

In January of 1926, “the roads were broken out for the first time using the 10-ton caterpillar tractor which was owned by Mr. Ernest B. Dane.”⁷⁰ Prior to this date snow rollers drawn by teams of six horses were used to pack down the snow on main roads.⁷¹ Wheeled vehicles were put away for the winter and sleighs and sleds were used. Mr. Dane’s tractor, nicknamed “Big Bertha,” was used to plow the main roads in Center Harbor and “the state road through Meredith from Holderness to the Laconia Town Line on Route 3.”⁷²

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, NH Route 25 was constructed between 1953 and 1954. This new route was built nearer the lake and bypassed Main Street and the Village of Center Harbor.⁷³



Figure 9: Ca. 1952 aerial view of Center Harbor before Route 25B (Courtesy of David Hughes)

⁶⁹ Centre Harbor Historical Society, 15.

⁷⁰ Centre Harbor Historical Society, 26.

⁷¹ Centre Harbor Historical Society, 26.

⁷² Centre Harbor Historical Society, 26.

⁷³ Rule, 14.

Economic Development

As with other pioneer settlements, the earliest residents of Center Harbor 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.

One of these small hamlets was on **Sunset Hill** on what is now Route 25B/Dane Road. This area was first settled in ca. 1765 and served as the first municipal center of the township. **Deacon Moses Morse** (1765-1850) was a shoemaker by trade and “had a tan yard near the old trout brook and his dwelling house on the opposite side of the road.”⁷⁴ Though the tannery is no longer extant, the brook is located below the house known as Hillcrest (CEN0075/252 Dane Road/Route 25B/211-013). By 1812, the village had grown to include the East Meetinghouse (constructed in 1812), ca. 1765 Morse Cemetery (CEN0040/Garden Wall Lane/211-009), a store, and tavern owned by **Charles and James Little**.⁷⁵ By 1860, **James C. Jackson** (ca. 1807-1897) had constructed a blacksmith shop in the old barn that was located at the corner of Route 25B and Kline Road in the late 1980s (now demolished).⁷⁶ Another tavern, inside the home of **Ebenezer Chamberlain** (1729-bef. 1790), was located west of Sunset Hill, on Old College Road, below what is now Overlook Farm (CEN0034/103,111 College Rd/215-016).⁷⁷ These businesses were surrounded by several late 18th and early 19th century homes including the ca. 1850 Towle House (CEN0078/452 Dane Road/215-034), ca. 1780 True Farm (354 Dane Road/212-035), J Kelsea⁷⁸ House (moved to 21 Kelsea Ave/102-034 bet 1860 and 1880), ca. 1825 Sturtevant Farm (CEN0077/314-318 Dane Road/211-011), ca. 1795 Frost Homestead (307 Dane Road/211-006), and ca. 1850 Hutchins Homestead (CEN0076/308 Dane Road/211-012).

Another small settlement was at the western edge of Center Harbor, between Hawkins Pond and Winona Lake and is commonly referred to as **Slab City** after the village’s thriving lumber industry. There were two large lumbermills on the waterway connecting the Hawkins Pond with Lake Winona: the Hawkins Mill and the York Mill. The **Hawkins Mill** (Demolished ca. 1915, 77 Hawkins Pond Road/223-015) (Figure 10) was in operation by 1792 and produced slabs of lumber, shingles, and picker sticks for the textile industry. The **York Mill** (Demolished ca. 1915 on same lot as CEN0092/775 Winona Road/224-036) was another lumber mill, known to also make barrel staves and wooden wagon wheel hubs. Though both mills

⁷⁴ Centre Harbor Historical Society, 14.

⁷⁵ Centre Harbor Historical Society, 14.

⁷⁶ James C. Jackson lived at CEN0050/43 Kline Road/212-029.

⁷⁷ Center Harbor Historical Society, 14. The exact location of Chamberlain’s home is unknown at the time of writing. It was likely near what is now the Chamberlain Reynolds Forest. It was destroyed by fire.

⁷⁸ The date of construction of this house may be determined with further research. J. Hugh Kelsea (1832-1902) married Eveline V. Sturtevant in 1857 and lived in the house at Kelsea Avenue by the 1880 Census and the 1892 Hurd Map.



Figure 10: Hawkins Mill (Centre Harbor Historical Society, 74)

closed in 1914-1915 and were demolished soon after, the foundations and remnants of the water-power mechanisms for both structures survive. As these mills grew in size and production in the late 18th and early 19th century, a small village grew up around them to support the mill owners and millworkers.

A third village in Center Harbor (**Center Harbor Village**) was located at the head of Center Harbor Bay on Lake Winnepesaukee. This location offered both reliable power from the outlet of Lake Kanasatka in neighboring Moultonborough and the natural opportunity to grow as a trading center due to the confluence at this location of several transportation routes. The site was the half-way station on the Concord to Fryeburg, Maine stage route⁷⁹ and served as a starting point for excursions by coach through the Crawford and Franconia Notches.⁸⁰

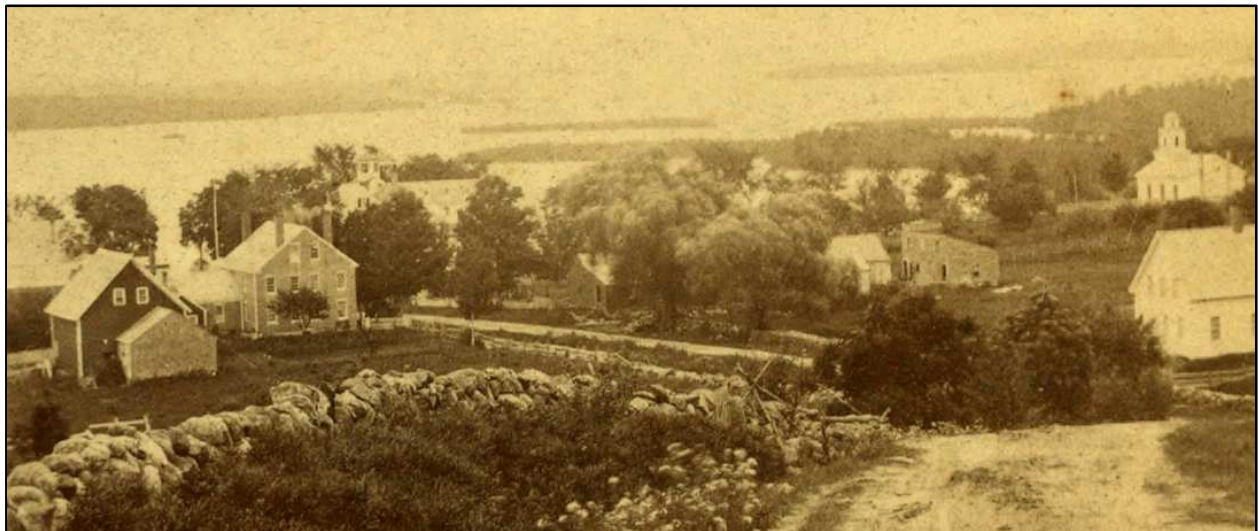


Figure 11: Center Harbor Village from Route 25B/Dane Road prior to Kelsea Avenue. Page House(CEN0017) at left, Senter House Hotel behind it, Congregational Church (CEN0003) at right with 67 Plymouth St (CEN0063) at right foreground. Photograph by Nathan W. Pease. (Wikimedia Commons)

⁷⁹ Johnson, 169.

⁸⁰ Campbell, 12.

Thus, Center Harbor's tourist economy can be traced back to the late eighteenth-century, when entrepreneurial individuals began to construct and run boarding houses and hotels to house this traveling population. The Concord to Fryeburg stage route was for many years owned by **Jonathan Smith Moulton** (1785-1855), who built the **Moulton Tavern** in Center Harbor in about 1798 at the approximate site of what is now the Morrill Memorial Park.⁸¹

Two years later, in ca. 1800 **Samuel Moore Senter** (1767-1855) and his wife **Lettuce Aulds Bean** (1772-1852) "became the first landlord and landlady of the old **Senter House**, long famed as a favorite home for travelers on their way to and from the White Mountains."⁸²

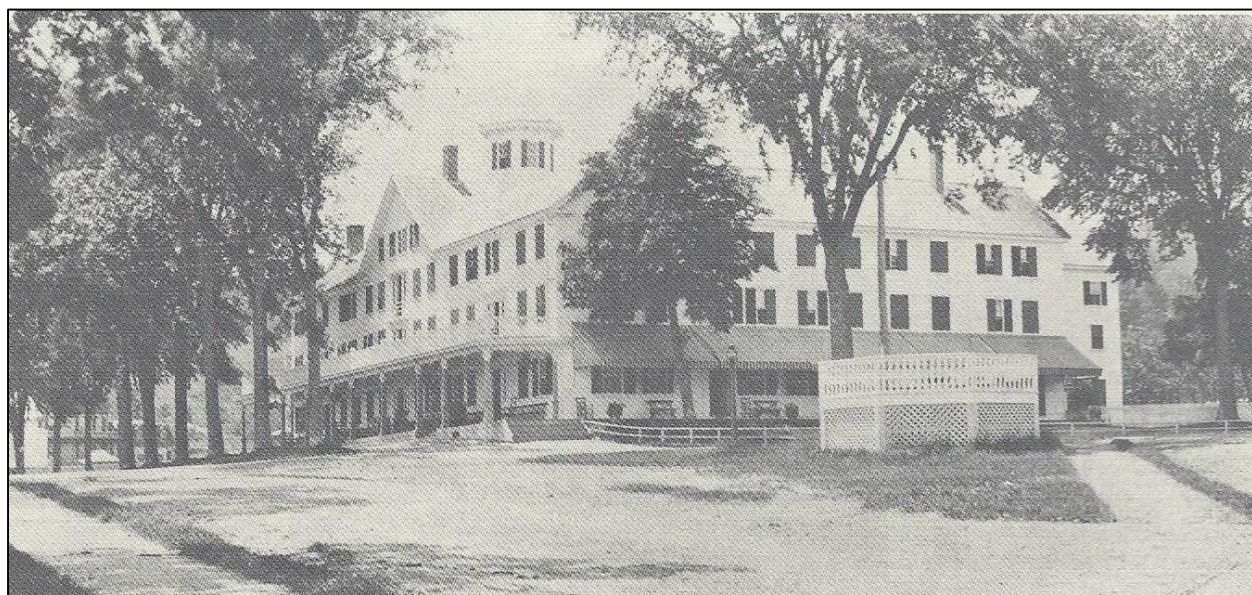


Figure 12: Senter House Hotel (Centre Harbor Historical Society, 48)

By about 1820, the municipal center of Town moved from Sunset Hill to Center Harbor Village. A small hamlet grew to a village around this important crossroads. By 1837, the village contained "some twenty houses, three taverns, three stores, two blacksmith shops, a cider mill, a schoolhouse and a Congregational Church."⁸³ This cider mill was in a saw mill over the town line in Moultonborough at the outlet of Lake Kanasatka. The mill was first owned by Benning Moulton (1761-1834), then sold to the Senter Family in 1793 for £100. In 1850, it was sold to John Coe (1797-1861) for \$1000.⁸⁴

In about 1820, **John Coe** (1797-1861) visited Center Harbor from Durham, New Hampshire. He had become acquainted with a gentleman who owned an unoccupied store in the village. He soon bough a stock of general merchandise in Portsmouth, NH and had it shipped to Dover, through Alton Bay, and then across

⁸¹ Johnson, 170.

⁸² Coe, 25. The couple is buried in the Senter-Coe Cemetery (CEN0031/Coe Hill Road/103-033).

⁸³ Rule, 3.

⁸⁴ Centre Harbor Historical Society, 12.

Lake Winnepesaukee to Center Harbor to open his store.⁸⁵ He built the **Coe House** (CEN0012/18 Main Street/102-060-0014) and married Samuel M. Senter's eldest daughter, Lavinia T. Senter. Coe became very involved in the temperance movement, banishing "from his table and places of business all intoxicants."⁸⁶ The couple moved back to Durham for several years from about 1828. In 1835, the couple moved back to Center Harbor and Coe bought the **Senter House** from his father-in-law. As the business increased, the Coe family made additions to the hotel until the frontage grew from forty-three feet to one hundred and twenty-three feet.⁸⁷ In ca. 1850, John Coe sold the Senter House to his son, Curtis S. Coe.

Meanwhile, in about 1835, the **Moulton Tavern** was purchased by Jonathan Moulton's son, **John Carroll Moulton** (1810-1894). John C. Moulton tore down the Tavern and built the **Moulton House**. John C. Moulton married Nellie Bean Senter (1809-1860) in 1833 and was also engaged in manufacturing in Lake Village (Lakeport, Laconia). In 1861, he became a partner in the Laconia Car Company, a major business in Laconia (then Meredith Bridge).

In 1848, John C. Moulton sold the Moulton House to his uncle, **John Hale Moulton** (1795-1885), who ran the hotel until his retirement in 1880. John H. Moulton had a background in business. In 1828, he



Figure 13: Moulton House in ca. 1872 (Collection of the New York Public Library)

⁸⁵ Hurd, 728-729.

⁸⁶ Hurd, 729.

⁸⁷ Hurd, 729.

“purchased a mill privilege in an adjoining town, erected a saw, grist and shingle-mill, and also owned an conducted a freight-boat on Lake Winnepesaukee, with which he conveyed his lumber to market.”⁸⁸ In 1865,⁸⁹ at the age of seventy, “he rebuilt the hotel in a style commensurate with the increasing demands of summer travel.”⁹⁰ Moulton was succeeded by his son-in-law, **Smith F. Emery**(1835-1921).⁹¹

After the railroads reached the opposite shores of Lake Winnepesaukee, 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. Existing hotels were enlarged, new hotels constructed, and large summer homes were constructed on the lakeshore and hillsides near the village.⁹² In 1849, John Hayward described Center Harbor as “surrounded by some of the most splendid scenery in this or any other country...”⁹³ He went on to describe Mr. Coe’s “splendid mansion”:

At this house are horses and carriages in constant readiness for the accommodation of those who may be desirous of visiting Red Hill and the surrounding country. Here also may be found sail boats for the purpose of visiting the islands, and fishing, and a steamboat [*the Lady of the Lake*] which constantly plies in the summer months between this and neighboring towns.⁹⁴

A few years later, in 1855, Edwin Charlton’s description of Center Harbor also speaks favorably of the community as

one of the most pleasant summer resorts in the country. Far from the noise and bustle of crowded city and the pretty annoyances of village gossip, the man of leisure or the man of business may each find an asylum adapted to his wants. From its pure and invigorating atmosphere the city invalid may renew the decaying springs of his own vitality, wild budding beauty shoots forth still more beautiful.⁹⁵

Charlton also praises Mr. Coe’s hotel with “all the elegance, style, variety, and luxury of a first-class city hotel.”⁹⁶

It was in August 1852 that **Randall Seavey Keneson** (1811-1890) moved to Center Harbor from Eaton⁹⁷ and opened the Keneson Jewelry Shops (CEN0053/23 Main Street/102-075). As a young man he learned

⁸⁸ Hurd, 727.

⁸⁹ Or 1868 according to Johnson, 170.

⁹⁰ Hurd, 728.

⁹¹ Johnson, 170.

⁹² Rule, 3.

⁹³ Hayward, 44.

⁹⁴ Hayward, 44.

⁹⁵ Charlton, 132.

⁹⁶ Charlton, 132-133.

⁹⁷ Hurd, 729.

the jeweler's trade and custom boot and shoe making in Eaton (now Madison). He operated a jewelry business out of his shop until 1880, when he retired.⁹⁸ The store was later owned by John Hale Moulton.⁹⁹

The businesses of Center Harbor Village continued to prosper after the American Civil War. Before 1860, Silas Whitney had constructed the E. S. Tuckers Store at the corner of Main and Plymouth Streets. In 1872, the building was purchased by **Rufus Fellows** (1816-1880) and enlarged to the



Figure 14: Morse & Stanley Block (*Granite Monthly* 1897, 166)

present size by local carpenter/builder **James Place Leighton** (1856-1926).¹⁰⁰ By 1892, they operated the building as the **Morse & Stanley Store** (CEN0014/34 Plymouth St/102-059).

By the 1880s, Center Harbor had established itself as a very popular destination for summer tourists. Under the management of **James Lewis Huntress** (1818-1883), “the Senter House was made one of the most popular and profitable summer hotels in the state.”¹⁰¹ After the first **Senter House** hotel was destroyed by fire in 1887,¹⁰² the **New Senter House Hotel** was constructed in 1888 (Figure 15). The new hotel was “one of the largest and finest summer hotels in New Hampshire... it is modern in design and equipment, combining elegance and comfort in a marked degree.”¹⁰³ Designed by well-known Boston architect, **Frederick W. Stickney** (ca. 1864-1918), the elegant new hotel had ninety-one rooms.

“In a business sense, the town is alive, for its business is the care of summer visitors.”¹⁰⁴ wrote Clarence Johnson in 1897. By this time, there were several smaller boarding houses in operation in Center Harbor including the Cambridge House kept by R. D. Green; Woodbine Cottage run by C. H. Sanborn; Locust Cottage run by B. F. Kelsea (CEN0016/42 Plymouth St/102-057); Bay View House run by Mrs. G. N. Emery; Fairmount Cottage run by Mrs. M. J. Ames; Mountain View House run by M. J. Goodwin; Maple Cottage run by A. S. Moulton; and the cottages of Mrs. A. M. Graves and Charles Green.¹⁰⁵

⁹⁸ Centre Harbor Historical Society, 36.

⁹⁹ Centre Harbor Historical Society, 36.

¹⁰⁰ *Biographical Review*, 366.

¹⁰¹ Johnson, 171.

¹⁰² Johnson, 171.

¹⁰³ Johnson, 171.

¹⁰⁴ Johnson, 167.

¹⁰⁵ Johnson, 171.



Figure 15: New Center Hotel (later Colonial Hotel) (Library of Congress)

By the late 1890s there were several notable summer estates in Center Harbor. **Gilnockie** (CEN0029/46 & 72 Coe Hill Road/103-032 & 103-035) had been constructed in ca. 1880 for Margaret Elder Marcus and was now summer home to **George Washington Armstrong** (1836-1901) of Boston, MA. **George Greenleaf Whittier's** (1807-1892) former summer boarding house, the ca. 1820 **Sturtevant Farm** (CEN0077/312 Route 25B/211-011) was now occupied by Dean **George H. Hodges** (1866-1947) of Harvard University.¹⁰⁶ **Rev. Mr. Greenleaf** of Somerville, MA occupied a cottage at Josiah Sturtevant's **Pine Hill** and **M. K. Kendall** of Everett, MA and **A. W. Berry** of Peabody, MA occupied cottages at **Alpine Park**.¹⁰⁷ **F. E. Stevens**, "the well-known educator of Brooklyn, NH"¹⁰⁸ summered at **Pincroft Cottage**. In 1897 the **Sutton Estate** (CEN0070/251 Whittier Highway/103-025) was occupied by **J. A.**

¹⁰⁶ Johnson, 171.

¹⁰⁷ Johnson, 171.

¹⁰⁸ Johnson, 171.

Grant of Everett, MA. **The Briars** (CEN0072/105 Dane Road/211-001) had been constructed by John D. Bates of Boston in ca. 1885 and was noted for its fish ponds and extensive deer park.

By the late 1890s, the only other businesses in Center Harbor Village, aside from the extensive hotels and guest houses, were the general stores of **Morse & Stanley** and **F. L. Towle** and the **Goodrich Brothers Sawmill** (which was located at the outlet of Lake Kanasatka in Moultonborough).¹⁰⁹

Despite the tourist economy of Center Harbor Village, the majority of townsfolk in the countryside surrounding the village continued to maintain a livelihood on subsistence farming through the nineteenth century. In 1802 Merino sheep were introduced to this county by Col. David Humphreys.¹¹⁰ By 1855, the population of Center Harbor was recorded as 544 with 438 sheep, 616 domestic neat stock, and 78 domestic horses.¹¹¹

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. During World War I, many of the Center Harbor farms were put on the market. Many of these large farming estates were purchased by **Ernest B Dane** (1868-1942) of Brookline, MA. Dane was a Harvard educated banker and president of the Brookline Savings and Trust company. He married **Helen Folsom Pratt** (1887-1949) in 1903 and began to purchase land in Center Harbor soon after. Mr. Dane placed caretaking families on the farms under his employment,¹¹² thus preserving much of the open farmland in the community and continuing a local farming initiative. Amongst his land-holdings were his summer home at **Hillcrest Farm** (CEN0075/252 Dane Road/211-013); **Hearthstone** (CEN0074/224 Dane Road/211-015), the **Longwood Farm** (CEN0037/34 Dew Point Lane/103-012) along Lake Winnepesaukee where he kept his prize Guernsey herd; the **Jackson Farm** (CEN0050/43 Kline Road/212-029) where he kept his Devon herd; and the **Davis Farm** (now Waukegan Golf Course at 166, 168 Waukegan Road/226-093) where he raised Clydesdale and Belgian work horses. He also owned several other extensive farms within the town, on which he raised feed for his animals.

In 1905, the first telephone switchboard in Center Harbor was installed in the second floor of the John McCasey & Company Store (former **Morse & Stanley** store).¹¹³ Linda E. Jackson was the first telephone operator, serving for 40 years. In 1945, the telephone switchboard was moved to the home of Bernice

¹⁰⁹ Johnson, 172.

¹¹⁰ Merrill, 73.

¹¹¹ Charlton, 133.

¹¹² Centre Harbor Historical Society, 15.

¹¹³ Centre Harbor Historical Society, 22.

Gilpatric at 10 Kelsea Avenue who served as operator. A dial system was introduced in Center Harbor in 1955.

Electricity was introduced to Center Harbor in 1910 to coincide with the opening of the **Nichols Memorial Library** (CEN0015/35 Plymouth St/102-002). The electricity was generated by Percy Kelley, who owned a plant in the old water-powered mill at Lake Kanasatka (just over the town line in Moultonborough).

According to Roger Kelley, Percy erected the poles, ran the wires, and turned the electricity on for the first time at the dedication of the Nichols Library. Since it was just for lighting, he turned the power on each day at dusk and shut it off at 10 pm, unless someone having a party asked for it to stay on a bit longer. The Town paid \$324 for Percy's strictly local electrical service in 1914, but by 1916, electricity was being supplied by the Meredith Electric Light Company.¹¹⁴

Kelley's electric plant was sold to White Mountain Power Company in ca. 1915 and was "totally destroyed by fire on May 5, 1937."¹¹⁵ The electrification of rural areas surrounding the Village was much later, perhaps as late as the 1940s in some parts of town.

On June 20, 1919, the **Colonial Hotel** was destroyed by fire.¹¹⁶ Though some hotels continued to operate for several years and the **Garnet Hill Inn** was enlarged in the 1920s,¹¹⁷ the fire at the Colonial Hotel marked the beginning of the end for large hotels in Center Harbor.

Though the economy of Center Harbor continued to be largely based on summer tourism, the nature of visitors to the area changed by the 1940s and 1950s. After World War II, automotive transportation became wide-spread and summer tourism throughout New Hampshire changed. No longer the sole actively of the 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. Examples of farmers adding this secondary income to their properties (to varying degrees of success) is evidenced at the former **Hawkins Homestead**, now Mayo Farms (CEN0086/446 Waukewan Road/104-019), **Perkins Farm/Maple Wood Farm** (CEN0085/348 Waukewan Road/104-021), **Pitou House** (CEN0084/309 Waukewan Road/226-056), and **Savoie's Camping & Lodging** (394, 396 Daniel Webster Highway/214-026). Other farmers sold off their lakefront farmland to eager buyers wanting to construct seasonal summer camps.

¹¹⁴ <https://www.centerharbornh.org/historical-society/pages/passing-time-center-harbor-1913-15>. Meredith Electric Light Company used water power from the Swasey Canal to produce electricity starting in 1895.

¹¹⁵ Centre Harbor Historical Society, 13.

¹¹⁶ Bruce D. Heald, *Images of America: The Lakes Region of New Hampshire* (Dover, NH: Arcadia Publishing, 1996), 84.

¹¹⁷ The Garnet Inn (former Independence Hall/later Kahle House) joined the Garnet Inn Annex (also known as the Dane House) at 38 Plymouth Street in the 1920s. Both structures were demolished in 1995.

In 2018, local businesses in Center Harbor are still largely reliant on summer tourism. There are relatively few businesses in Center Harbor, and only 10.8% of the working residents work within the Town. 85.2% commute to another community in New Hampshire and 4.0% commute out-of-state. The largest employers in Center Harbor are EM Heath, Inc. (hardware/groceries) with 50 employees, Keepsake Quilting (quilting supplies) with 30 employees, and Maxwell Real Estate with 10 employees.¹¹⁸

Civic Structures, Churches and Education

The first population center in Center Harbor was on Sunset Hill, which was settled after about 1765; the same year as Moultonborough Addition was annexed to Moultonborough. The earliest settler is said to have been **Ebenezer Chamberlain** (1729-bef. 1790), followed by the Morse, Sturtevant, Piper, True, Knowles, Cook, Lovejoy, Tucker, Paine, Kelsea, Hilliard, Jackson, Cram and Coffin Families.¹¹⁹ Shortly after the first settlers built homes in the area the Morse Cemetery was created at the crest of the hill.

In 1777, Moultonborough Addition was incorporated as New Hampton. Between 1777 and 1797, when Center Harbor was incorporated, the municipal center of the territory was thirteen miles to the west, in New Hampton.

It was not until 1797, when Center Harbor was incorporated that the Town developed local civic structures. The Center Harbor Town Pound was constructed by Moses Kelsea on September 13, 1799 to impound stray cattle, horses and pigs. From early records it seems that no meetinghouse was established at this date, however, and early Town Meetings were held in the private residences of Sunset Hill. In 1812, the East Meetinghouse was constructed on Sunset Hill, below the Morse Cemetery.¹²⁰ This structure served as both a church, and as a town hall.

By 1820 or so, the population center shifted to Center Harbor Village at the shores of Lake Winnepesaukee. During the years between 1810 and 1820, the population of Center Harbor increased by approximately 39%.¹²¹ The Toleration Act was passed in New Hampshire in 1819. Up until this time, the term ‘church’ referred not to a building, but to the religious organization of people that occupied it. The Congregational Church was a town function and town responsibility with town meeting and church often held in the same “meeting house.” These meeting houses were the only public buildings that existed during the first two centuries of many New England towns. Prior to the Toleration Act, the minister was employed by the Town and his salary was a separate tax on all voters.¹²² After 1819, no person could be taxed against his will to

¹¹⁸ New Hampshire Department of Employment Security Community Profiles website: <https://www.nhes.nh.gov/elmi/products/cp/profiles-htm/centerharbor.htm> (accessed April 2018).

¹¹⁹ Centre Harbor Historical Society, 14.

¹²⁰ Campbell, 11 and Centre Harbor Historical Society.

¹²¹ United States of America, Bureau of the Census. “United States Federal Census, 1810 and 1820.

¹²² Eva A. Speare, *Colonial Meeting Houses in New Hampshire* (Littleton, NH: Courier Printing Company, 1938), 1.

support a specific religion, and many churches were removed from meeting houses as a result.¹²³ Separation was a slow process because ministers with pre-existing contracts were allowed to continue to receive public support until their contracts ran out.¹²⁴ Because of this arrangement, many churches and town meeting houses were constructed across New Hampshire between 1820 and 1850.

The Town of Center Harbor constructed a new secular meeting house for Town purposes in 1844. The **Center Harbor Town House** (CEN0007/175 Daniel Webster Highway/220-036) was built “as near as possible to the geographical center of town.”¹²⁵ Geographically, it was about half way between the Center Harbor Village on the shores of Lake Winnepesaukee and the industrial center of Slab City. Town Meetings were held in the Center Harbor Town House from 1844 through the 1960s, when they were moved to Center Harbor Village. By this time, automotive transportation was near universal, and the distance across town was no longer burdensome. Meetings were moved to the larger Grange Hall for a time until the **Municipal Office Building** (36 Main Street/102-001) were completed on November 29, 1970.

Different religious dominations settled in different parts of Center Harbor. The original 1812 East Meeting House appears to have started out as “a public house of worship for all orders of Christians.”¹²⁶ In 1815, a Congregational church was organized, with Rev. David Smith as the first settled minister in 1819.¹²⁷ While the Congregationalists settled in the east side of Town, the Freewill Baptists and Methodists farmed the western part of town. A second meeting house, called the **West Meeting House** (CEN0004/457 Piper Hill Road/223-035) was built at the foot of Piper Hill, near Hawkins Pond soon after the East Meeting House.¹²⁸ The first West Meetinghouse caught fire in 1860, was rebuilt, and caught fire again on the night of November 6-7, 1889.¹²⁹ The new church was constructed in January of 1890 by John S. York.¹³⁰ The church was discontinued in 1920.

As more and more summer tourists flocked to the area and the Center Harbor Village grew, visitors began to complain about having to travel out of town for worship. In 1837 the **Congregational Church**

¹²³ 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.

¹²⁴ Everett S. Stackpole, *History of New Hampshire*, vol. IV (New York: The American Historical Society, 1916), 230.

¹²⁵ Centre Harbor Historical Society, 68.

¹²⁶ Merrill, 93.

¹²⁷ Charlton, 132 and Hayward, 46.

¹²⁸ Centre Harbor Historical Society, 9.

¹²⁹ David Ruell, “Belknap County Church Survey – CEN0004.” New Hampshire Division of Historical Resources Survey Form, 1988: 3.

¹³⁰ Ruell, 3.

constructed a new house of worship in Center Harbor Village (CEN0003/52 Main Street/102-079).¹³¹ The land for the building was donated by John Coe and there were eleven members of the congregation: Anna M. Batchelder, Lavinia S. Coe, Olive Emery, Lois Morse, Moses Morse, Sally T. Paine, Dorothy Sturtevant, Lucetta Sturtevant, Ward C. Sturtevant, Caleb Towle, and Jeremiah Towle.¹³² In 1885, when Center Harbor Village was at its height, Concord, NH architects Dow & Wheeler remodeled the church. The existing building was raised and a new first floor was



Figure 16: Congregational Church (Granite Monthly, 1897)

constructed beneath the existing building. The vestibule was also added. By 1897 the congregation had grown to sixty members.¹³³

In 1906-1907, **Our Lady of Victory Church** (CEN0002/41 Kelsea Ave/210-001) was constructed to serve as a Roman Catholic church for the summer population. The Church was a mission to Saint Charles in Meredith and held services each week during the summer months from July 4th until Labor Day with three services on Sunday and two on Saturday. The auditorium of the church could seat three hundred with an additional one hundred seats in the balcony. The church was sold into private ownership by the Roman Catholic Church of Manchester, New Hampshire on November 21, 2002.

The first district schools in Center Harbor were located in one-room district school houses adjacent to centers of population and large farms. As early as 1825, there were five districts in the Town with eight by 1865.¹³⁴ In the mid-1880s, there were four one-room school houses in use in Center Harbor: District No. 2 School on Center Harbor Neck Road, District No. 3 School on Dane Road, **District No. 4/Town House School** (CEN0033/19 College Road/220-041), and **District No. 5/Cram School** (CEN0083/292 Waukegan Road/226-075). In addition to the Center Harbor District Schools, some resident children attended the Moultonborough District School No. 18 in Moultonborough and the Coxboro School in Holderness. In 1885, a law passed that abolished the old district school system and made all schools under the single umbrella of the town board of education.¹³⁵ In 1886, the new **Center Harbor Village School**

¹³¹ Gladys S. Bickford, *The Congregational Church, United Church of Christ, Center Harbor, New Hampshire: 150th Anniversary 1838-1988* (Meredith, NH: Meredith Media Incorporated, 1988).

¹³² Johnson, 172.

¹³³ Johnson, 172.

¹³⁴ Centre Harbor Historical Society, 37.

¹³⁵ George Gary Bush, *History of Education in New Hampshire* (Washington: Government Printing Office, 1898), 35.

(CEN0010/94 Route 25B/211-026) was built and designed by Arthur L. Davis (1830-1922) of Laconia. Slowly the district schools combined with the Center Harbor Village School. In 1946, the Town House school (CEN0007/175 Daniel Webster Highway/220-036) closed, and the children of West Center Harbor merged with the Village Grammar and Primary School (as the Village School was then known). In the 1950s, Center Harbor began discussing formulating a cooperative district with Meredith. In 1955, Center Harbor joined the Inter-Lakes Cooperative School District. The last day of school in the Village School was June 17, 1970.¹³⁶ Now children from Center Harbor travel to attend Inter-Lakes Elementary and Inter-Lakes Junior-Senior High Schools in Meredith.

Throughout its history, Center Harbor has had several notable private schools. In 1806 **Dudley Leavitt** (1772-1851) moved to Quarry Road in Meredith. Leavitt was a noted teacher and operated the “**Meredith Academick School**” out of his home until approximately 1846. When he and his wife, Judith Glidden, built a new home in 1825, their original homestead was moved to 19 Whittier Highway in Center Harbor (CEN0067/19 Route 25/218-008).

Between 1963 and 1974, Center Harbor was home to **Belknap College**. The College was founded by Dr. Royal M. Frye and Dr. Virginia M. Brigham in 1963 to accommodate the first wave of baby boom children reaching college. The school started with a student body of 200 and quickly grew to 600. Belknap College offered liberal arts courses and a Bachelor of Arts degree and medical technology courses leading up to an AA degree. The school never gained accreditation, barring students from applying for federal financial aid and meaning that their undergraduate degrees were not always recognized by other institutions or in the job market. The main campus was based out of the former **Tufts Estate/Keewaydin** (CEN0064/Red Hill Farm Road/205-010-001 to 010), with dorms in several former residences throughout the village. The College closed in 1974 due to financial strains.

Between 1982 and June 2015 **Immaculate Conception Apostolic School** (ICAS), a private Roman Catholic boarding school for boy’s grades 7-12 operated out of the former **Bates Estate** (CEN0072/105 Route 25B/211-001).

¹³⁶ Centre Harbor Historical Society, 41.

Center Harbor District Schools			
School Name (s)	Years of Operation	Location	Other information
District No. 1	Bef. 1850	CEN0053 23 Main St (102-075)	School on the second floor of the Keneson Shops/John H. Moulton's Store
District No. 2	1797-1886	Center Harbor Neck (near Anthon Rd)	Sold 1886 (unknown)
District No. 3 <i>Union School</i>	1797-1886	<i>Dane Road (215-001)</i>	<i>Sold 1886 (moved to True Farm?)</i>
District No. 4 Town House School Fox School Norris School No.2	ca. 1825-1927	CEN0033 19 College Road (220-041)	(Now private residence)
Town House School	1930-1943	CEN0007 175 D. W. Highway (220-036)	Town House served as a school after the District No. 4 was found inadequate (Town-owned)
District No. 5 Cram School District No. 3	ca. 1828-1914	CEN0083 292 Waukewan Road (226-075)	(Now private residence)
District No. 6 <i>Hawkins School</i> <i>No. 4 & No. 5</i> <i>West Center Harbor School</i>	1889-1920	<i>Approx.</i> <i>392 Piper Hill Road</i>	<i>Demolished</i>
West Center Harbor School	1920-1942	CEN0045 164 Hawkins Pond Road (223-026)	Replaced District No. 6. (Now private residence)
Village School No. 1 Village Grammar Center Harbor Center School	1886-1970	CEN0007 94 Dane Road/25B (211-026)	(Museum)
Ridge School House	?-bef. 1895	UNKNOWN	Sold in 1895 (unknown)
Center Harbor Neck	1895-1895	Center Harbor Neck	Viola Evans was teacher for one year only (unknown)
Little Red Schoolhouse <i>Meredith #21</i>	1838-?	<i>Lake Street</i>	<i>Renovated into a store for Roscoe L. Coe (demolished)</i>
Non-Center Harbor District Schools Attended by Center Harbor Children			
School Name (s)	Years of Operation	Location	Other information
District No. 7 Coxboro School	?-ca. 1921	Holderness	___ Hawkins Pond Road, moved to East Holderness Road (unknown)
District No. 8	1865?	New Hampton	At corner of Winona and Lambert Roads (unknown)
Moultonborough School (#18) Universalist Church School	?-1919	UNKNOWN	(unknown)

Early Post Offices in Center Harbor were located within local businesses. In 1892 a Post Office was located within Coe's Market on Lake Street. It was later located in the store of Simpson and Towle.¹³⁷ In 1900, the Post Office moved from Lake Street to the Morse & Stanley Block (CEN0014/34 Plymouth Street/102-059).¹³⁸ In 1957 the Post Office moved to a large building (Alvord's Pharmacy in 1986) just over the Town Line in Moultonborough. In 1969, "the present Post Office was built by Parlemont Realty Trust and leased to the United States Postal Service."¹³⁹ The building was dedicated on January 4, 1970.

A subscription-based library was started at the **Coe House** (CEN0012/18 Main Street/102-060) in 1894 with Lavinia Coe as librarian. By 1897, the library had 800 volumes in circulation.¹⁴⁰

The **Nichols Memorial Library** (CEN0015/35 Plymouth St/102-002) was constructed on the site of the former Senter House in 1909-1910. The Library was gifted to the Town of Center Harbor by James E. Nichols, a prominent New York merchant and former Center Harbor village resident as a memorial to his parents. The cornerstone was laid on September 29, 1909 and the building was designed by Charles Brigham (1841-1925) of Boston, Massachusetts and constructed by T. J. Guay Construction Co. of Laconia. Designed in the classical style by a prominent Boston architect, the building was formally dedicated and opened on June 18, 1910.

Until 1916, there was no formal fire-fighting squad in Center Harbor and fires were fought by local citizens.¹⁴¹ At this time a dedicated Fire Department was constructed facing onto Main Street at the approximate present location of the Center Harbor Municipal Office Building. This building served the Town until it was replaced by the present fire house, which was built in 1970 and incorporated into the Municipal Office Building (36 Main Street/102-001).

¹³⁷ Centre Harbor Historical Society, 22.

¹³⁸ Centre Harbor Historical Society, 22.

¹³⁹ Centre Harbor Historical Society, 22.

¹⁴⁰ Johnson, 172.

¹⁴¹ Campbell, 12.

Center Harbor Today

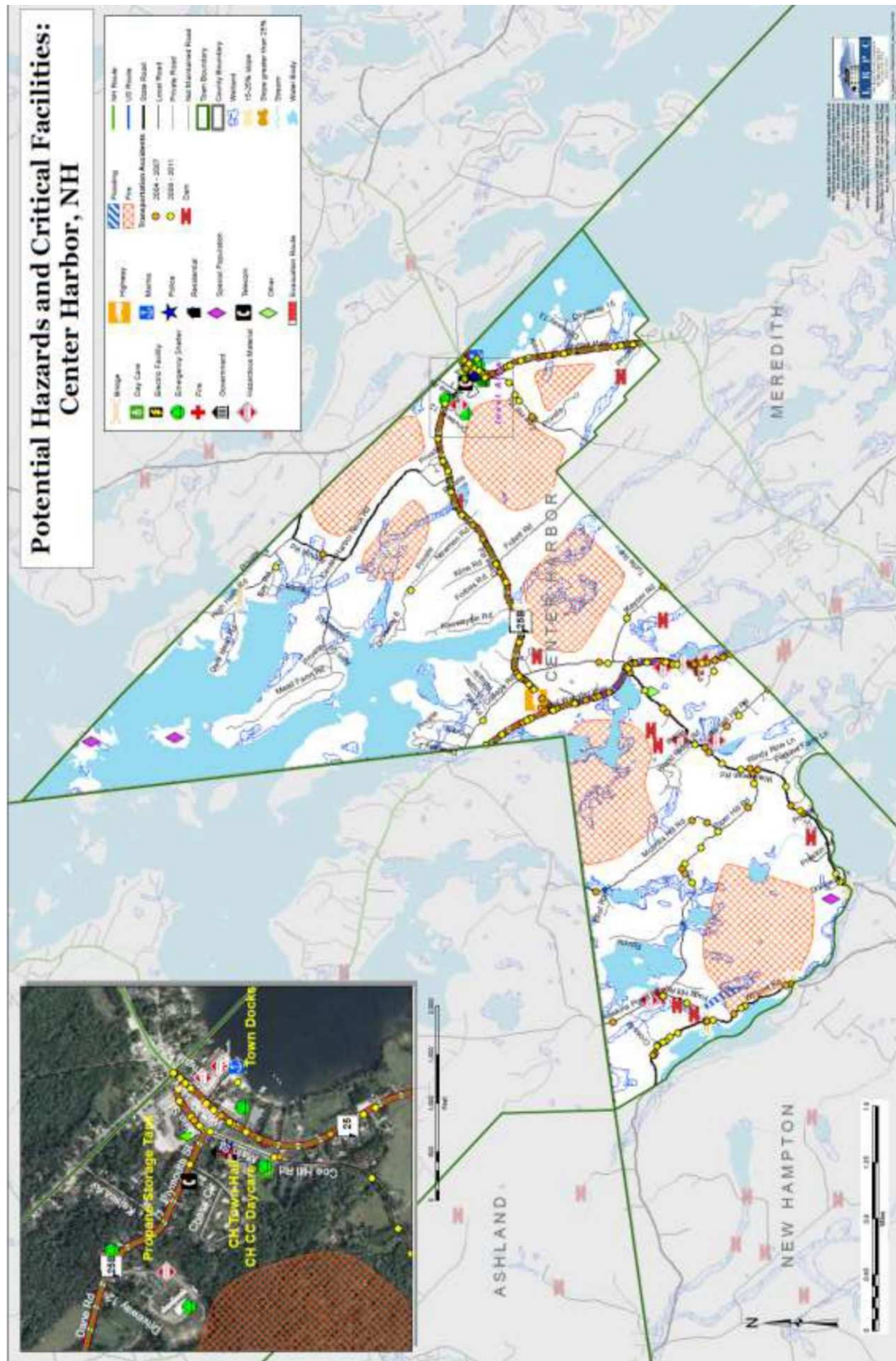
Historic resources in Center Harbor are faced with several different kinds of threats. Some of these threats are specific to Historical Resources, some are more general and are readily accessible in the 2014 “Town of Center Harbor, New Hampshire Hazard Mitigation Plan Update.” A map from this report has been included here (Figure 17) for the sake of comparing hazard zones with historic resource locations.

One of the most obvious threats to historic resources in Center Harbor are development pressures. This pressure is most acutely felt along the Route 3 and Route 25 corridors where many buildings have been demolished and properties have been subdivided. Development pressures are also felt along Main Street and Plymouth Street where many historic buildings in the National Register District have been lost. Though some of the development in these areas is commercial, in recent decades much of the new construction has been residential. Much of the open farmland in town that is not under conservation by groups like the Lakes Region Conservation Trust, Squam Lakes Association or Center Harbor Conservation Commission has been subdivided into small house lots for redevelopment. This has been seen recently with the Longwood Farm, Hearthstone Estate, Keewaydin Estate, and formerly undeveloped farmland on less prominent roads through town.

Development pressure is also acute on the many shore-front properties in Center Harbor. Historic lakefront cottages and camps are being torn down by owners seeking modern comforts and greater living spaces. This is especially true of post-World War II camps, which are not widely recognized locally for their historic importance.

Historic lakefront properties also face a high risk of more traditionally-defined hazards: fire and flood. Many of the narrow roads into the camps, specifically those along the shores of Squam Lake, are privately owned and only seasonably maintained. Because of their remote nature, narrow right-of-way, and seasonal abandonment it is particularly difficult for the Center Harbor Fire Department to quickly respond to fires (or other emergencies) in these locations. Likewise, additional areas have been identified as high fire risk due to topography and distance from the fire station and fire water resources.

Historic agricultural buildings in Center Harbor are disappearing quickly. Following trends in other parts of the state, many of the agricultural buildings in Center Harbor have been lost, or are quickly being lost, to demolition by neglect. Other structures are being heavily renovated for modern use and are losing their agricultural context as adjoining buildings are torn down and fields are turned to house lots. This has recently been occurring again with the historic dairy barns at Longwood Farm and Keewaydin.



KNOWN HISTORIC AND CULTURAL RESOURCES

Though some historic resource survey was undertaken in Center Harbor by the Lakes Region Planning Commission in the early 1980s, relatively little is known about Center Harbor's historic and cultural resources. In 1983, a National Register District Nomination for Center Harbor Village was completed by David Ruell for the Lakes Region Planning Commission. This National Register District included nine buildings, four outbuildings and one structure.¹⁴² In 1986, the Centre Harbor Historical Society published the Town History as part of the celebration of the organization's 15th Anniversary.

For the following twenty years, minimal historic resource study and identification was undertaken. It was not until March 2015, when the Center Harbor Heritage Commission formed that additional studies were undertaken. Since their formation, the Center Harbor Heritage Commission has been working to inventory, study, and preserve Town-owned historic resources.

Historic Resource Survey

The Lakes Region Planning Commission conducted a reconnaissance-level survey of 20 historic buildings within the Town in 1984. Some of the Town's churches were included in the 1988 Belknap County Church Survey.

Very little historic resource survey has been undertaken in Center Harbor since the 1980s. Over the years, a few buildings and sites have been reviewed as part of the Section 106 process in conjunction with Department of Environmental Service wetland permitting. Though several historic sites in the town are documented, the depth of the survey is of varying degrees, and much of the information is out of date. For a list of Historic Resource Surveys in Center Harbor, please refer to [Appendix A](#). Many of the properties listed in the Appendix were recently identified as of historic value by Heritage Commission members and Town residents.

In 2014, just prior to the formation of the Center Harbor Heritage Commission, a New Hampshire State Register nomination was prepared for the Center Harbor Townhouse (CEN0007/LRPC18/175 Daniel Webster Highway/220-036). Two years later, in 2016, the Center Harbor Village School (CEN0010/LRPC15/94 Dane Road/211-026) was listed to the New Hampshire State Register of Historic Places.

¹⁴² Two of the buildings that were listed to the Register have been demolished, one has been moved, two others have been significantly altered. Several of the outbuildings have also been demolished, and changes to the surrounding townscape have caused a loss of historic context.

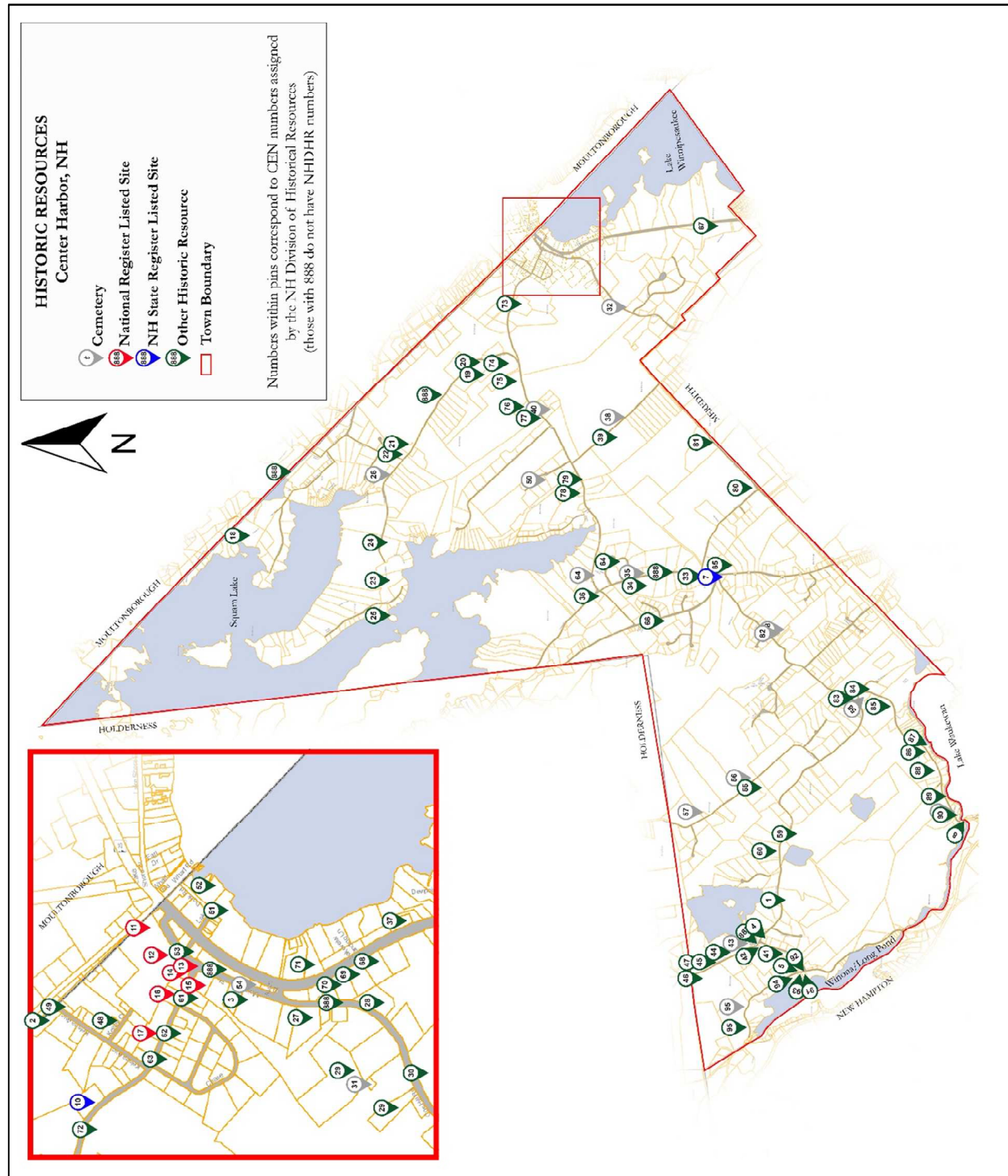


Figure 18: Map of Historic Resources in Center Harbor

AREAS FOR FUTURE STUDY

Even with the amount of historic resource survey that has been conducted in Center Harbor, there are many areas and facets of the town's history about which relatively little is known. The 1984 Lakes Region Planning Commission study provided a useful starting point for survey within the town. Recent reconnaissance-level survey of locally-identified resources has added a great deal of depth to our understanding of the important places and historic trends in the Town.

In addition to these potential historic districts, there are several locations within the town that may be individually eligible for the NH State Register or National Register. 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.

Though it would be wonderful to update existing reconnaissance-level surveys with comprehensive individual surveys of **all** structures in Center Harbor dating to 1968 or earlier, there are several areas that have been identified as priority zones. These areas have been identified because of development pressures, relative location to potential hazards, as potential pockets of historically intact structures, and/or as areas of local interest.

- **Sunset Hill** – The area of Sunset Hill along what is now Route 25B from the approximate intersection with Center Harbor Neck to College Road was one of the earliest parts of Center Harbor to be settled by Europeans. This area was home to several prominent early citizens. Though many of the buildings from the settlement were taken down and/or moved to other parts of town by the late nineteenth-century, several important early residences remain. The buildings near the crest of the hill are of particular architectural interest, representing early to mid-nineteenth century architectural styles and displaying a high degree of integrity.
- **Center Harbor Village** - There may be a potential local historic district or heritage area in the village of Center Harbor. Though the village may have lost significant integrity since the 1983 National Register Nomination, there is the possibility that the village as a whole may be reviewed for a potential local or New Hampshire State Register district. This village and the docks at Lake Winnepesaukee were extremely important to the tourist industry from the early nineteenth century through the era of the Lake Winnepesaukee steamboats and served as a major destination and changeover location for those traveling to the White Mountains. Though all of the important

historic hotels from this era are no longer extant, the steamboat wharves on the Lake have seen significant change, and large parts of the village were bisected by Route 25 in the 1950s, many of the residences along Plymouth Street, Kelsea Avenue, and up Coe Hill are reminders of this period. The fine residences, coupled with the contemporary churches and buildings such as the Grange Hall and Morse & Stanley Block tell the story of this population boom and the economic effects of the steamboats on the development of the community.

- **Slab City** – There may also be a potential historic district or heritage area in the northwest corner of the town, at what was historically know as Slab City. Though the mills that drove the development of this area are lost, there are several significant historic buildings in the area (particularly along Winona Road). Though many of these structures may lack individual integrity, a more in-depth study of the history of the development of the neighborhood and the extant historic structures therein will help tell the story of the industrial history of the town and the Freewill Baptists and Methodists that lived there.
- **Summer Tourism along the Lake-front** – From the mid-nineteenth century to present, Center Harbor's economy has been directly linked to the draw of its vast lake frontage on Lake Winnepesaukee, Squam Lake, Winona or Long Pond, and Lake Waukegan. 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-century. These larger camps were historically subdivided as the area became an even more popular summer destination after World War II. Areas of particularly high concentrations of camps are to be found along Winona Road at the shore of Lake Winona, along the north shore of Lake Waukegan and along the many coves of Squam Lake.

All of these areas are circled in red on the historic resource map on the next page (**Figure 19**).

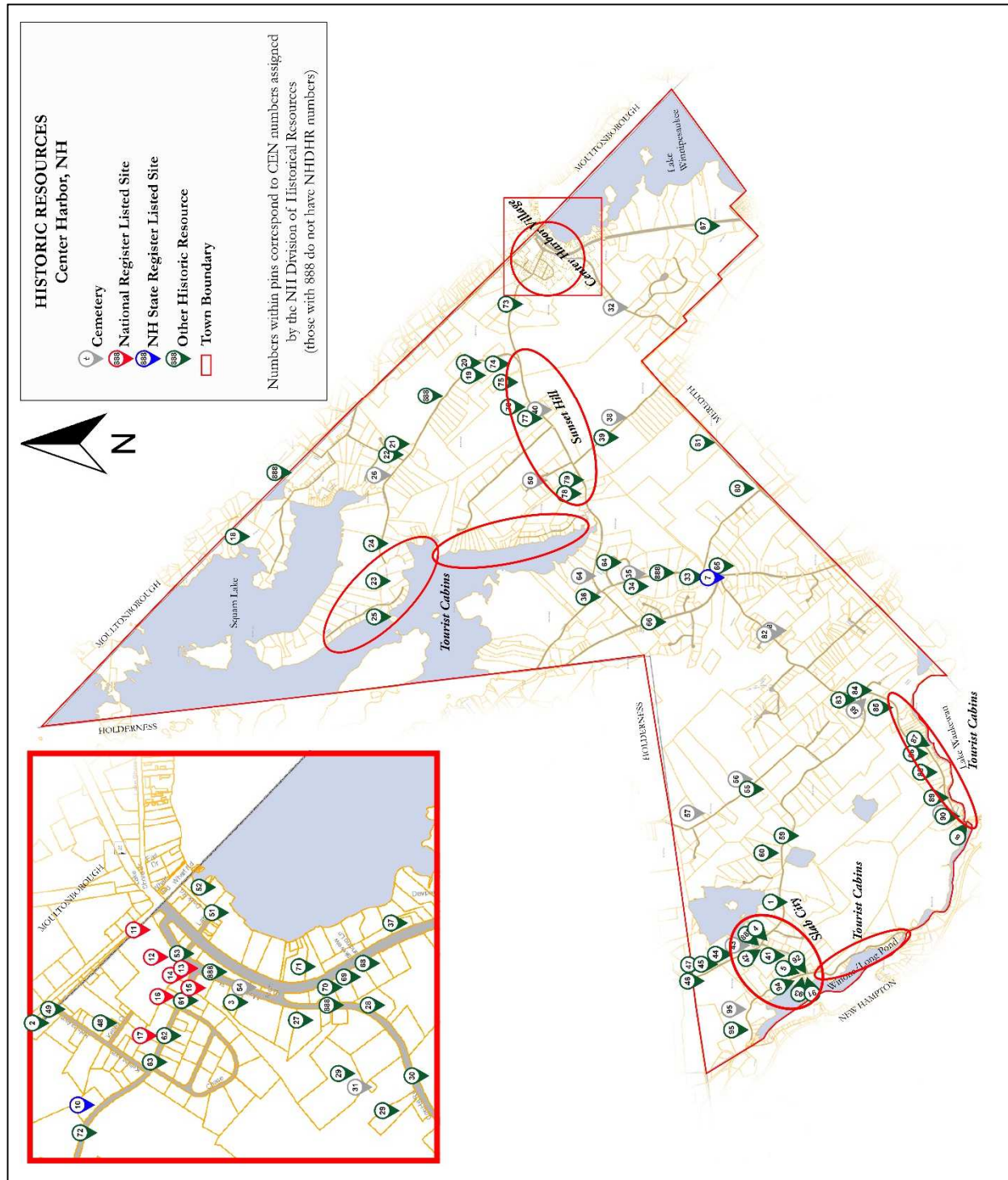


Figure 19: Map of Historic Resources in Center Harbor with specific areas of future investigation outlined in red.

HISTORIC AND CULTURAL ACTIVITIES IN CENTER HARBOR**Preservation Tools Already in Use by the Community**

Center Harbor is home to a number of programs and organizations which serve to preserve the Town's history and culture and has several important preservation tools already in place in the community. All of these organizations, most of which require intense volunteer support, are important to support and promote. The Town should endeavor to assist and support these organizations in any way possible to keep these groups fully functional. In order to make sure that these variant organizations are working well together, it is important to understand each group's vital role in the future of Center Harbor.

Centre Harbor Historical Society

The Centre Harbor Historical Society was founded in 1971, under the guidance of Gladys Bickford (1911-1997). The Historical Society is a 501(c)(3) nonprofit organization. The mission of the society is to collect and preserve objects and facts of historical interest to the Town of Center Harbor, NH. The Society also participates in projects designed to preserve or improve the Town's Historical image. The Centre Harbor Historical Society is housed in the Center Harbor Village Schoolhouse (CEN0010/94 Dane Road/211-026).

The Centre Harbor Historical Society is a very important local resource that holds the history of the community. The Museum's collection is the key to understanding the cultural landscape of Center Harbor and the remaining historic built environment, providing the context for the story of the town's development.

Town of Center Harbor Heritage Commission

At the March 2015 Annual Town Meeting, the citizens of Center Harbor voted unanimously to establish a Heritage Commission pursuant to RSA 673:1(II), RSA 763:4-a and RSA 764:44-a. The volunteer organization consists of five members with one member required to be on the Board of Selectmen. Up to three alternates may be appointed. The Commission has an advisory and review authority, as specified in RSA 674:44-b Powers.

Appointed by the Town Select Board, the Center Harbor Heritage Commission is charged to:

- Properly recognize, use and protect resources, both tangible or intangible, primarily man-made that are valued for their historic, cultural, aesthetic, or community significance within their natural, built, or cultural contexts.
- Develop and maintain an inventory of the Town's cultural assets and resources.
- Establish an education program based upon the inventory, working with the Planning Board to create and maintain a Heritage section of the Master Plan.
- Work with the Select Board, the Planning Board, Town departments, the Historical Society, and others to preserve, protect and enhance our historic and cultural resources.

This may include obtaining grants, working with private property owners and reviewing development proposals.

The Mission of the Center Harbor Heritage Commission is to strengthen and stimulate the local economy by recognizing the use and protection of resources and by encouraging the preservation and revival of historic buildings, structures and places. This includes tangible or intangible resources, primarily man-made, that are valued for their historic, cultural, aesthetic or community significance within their natural, built or cultural contexts.

New Hampshire Tax Relief Programs

Center Harbor has adopted tax relief programs that benefit historic properties. In 2002, the New Hampshire legislature acknowledged that many of the state's old barns and other farm outbuildings are local scenic and historic landmarks that help tell the story of our agricultural heritage. In response to the demolition and lack of repair to these structures due to property taxes, new legislation was drafted to encourage the protection of these resources. New Hampshire State law RSA 79-D creates a mechanism to encourage the preservation of historic barns and agricultural building by authorizing municipalities to grant property tax relief to barn owners who can demonstrate the public benefit of preserving their buildings and agree to maintain their structures through a minimum 10-year preservation easement. This program has been used in a limited capacity in Center Harbor.

Another potentially useful tax incentive program is the adoption of New Hampshire State RSA 79-E. In 2006, the New Hampshire State Legislature passed a Community Revitalization Tax Relief Incentive (RSA 79-E) to provide tax incentives for the substantial rehabilitation of qualifying historic structures. Like RSA 79-D, RSA 79-E ensures that the property tax rate shall not increase to reflect the value of the rehabilitation investment for a period of years. For RSA 79-E, qualifying structures are defined as:

a building located in a district officially designated in a municipality's master plan, or by zoning ordinance, as a downtown, town center, central business district, or village center, or, where no such designation has been made, in a geographic area which, as a result of its compact development patterns and uses, is identified by the governing body as the downtown, town center, or village center for purposes of this chapter. Qualifying structure shall also mean historic structures in a municipality whose preservation and reuse would conserve the embodied energy in existing building stock. Cities or towns may further limit "qualifying structure" according to the procedure in RSA 79-E:3 as meaning only a structure located within such districts that meet certain age, occupancy, condition, size, or other similar criteria consistent with local economic conditions, community character, and local planning and development goals. Cities or towns may further modify "qualifying structure" to include buildings that have been destroyed by fire or act of nature, including where such destruction occurred within 15 years prior to the adoption of the provisions of this chapter by the city or town. In a city or town that has adopted the provisions of RSA 79-E:4-a, "qualifying structure" also means potentially impacted structures identified by the municipality within the coastal resilience incentive zone established under RSA 79-E:4-a.¹⁴³

¹⁴³ NH RSA 79-E, Section 79-E:2II.

Zoning

Center Harbor has worked carefully to establish zoning regulations to ensure that the use, type, density, height and setback of new development are seasonably sympathetic with surrounding uses and structures (See Center Harbor Zoning Map, **Figure 10**) Most of Center Harbor is zoned Agricultural and Rural (AR). A Commercial and Light Industry (CI) District is located in West Center Harbor, along Bartlett Hill Road. The Village of Center Harbor is zoned Residential (RES) with a portion within the Village zoned Commercial (CV) on the northwest side of Main Street and southwest side of Plymouth Street/Route 25B. An additional Water Resources Conservation Overlay District (WRCOD) places additional requirements on identified water resources.

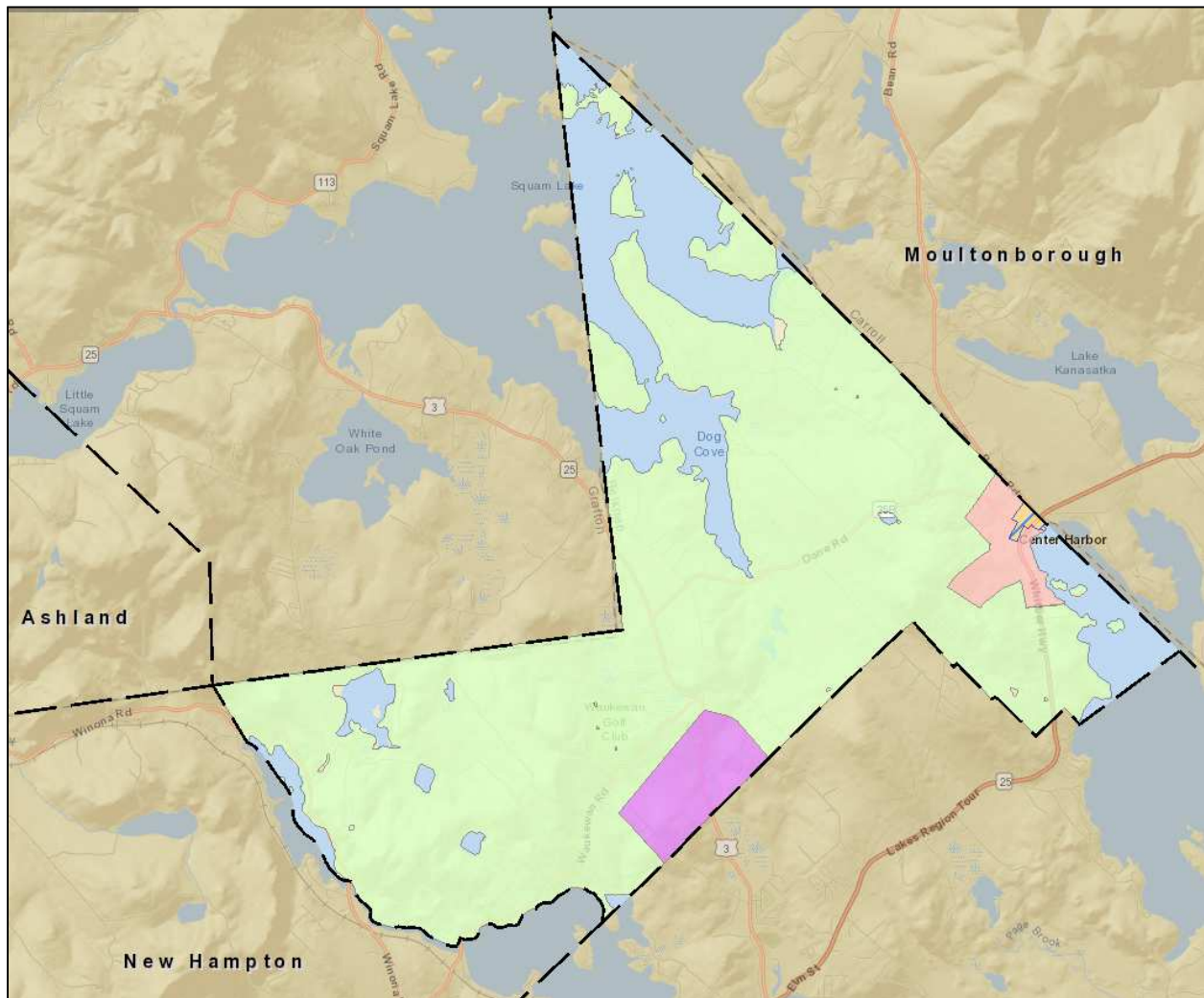


Figure 20: Center Harbor Zoning Map

Center Harbor Conservation Commission

The Center Harbor Conservation Commission is a Select Board appointed volunteer organization, formed in 1965 as set forth per RSA Chapter 36-A. The mission of the Commission is to identify, preserve, and protect the Town's natural resources, to develop and maintain an inventory of those natural resources, to preserve open space and scenic views, to monitor conservation easements held by the Town, to protect water resources and water quality, and to develop and distribute information to the public on conservation issues. The Commission is an advisory group to the Center Harbor Board of Selectmen, Planning Board, Zoning Board of Adjustment, and New Hampshire Department of Environmental Services.

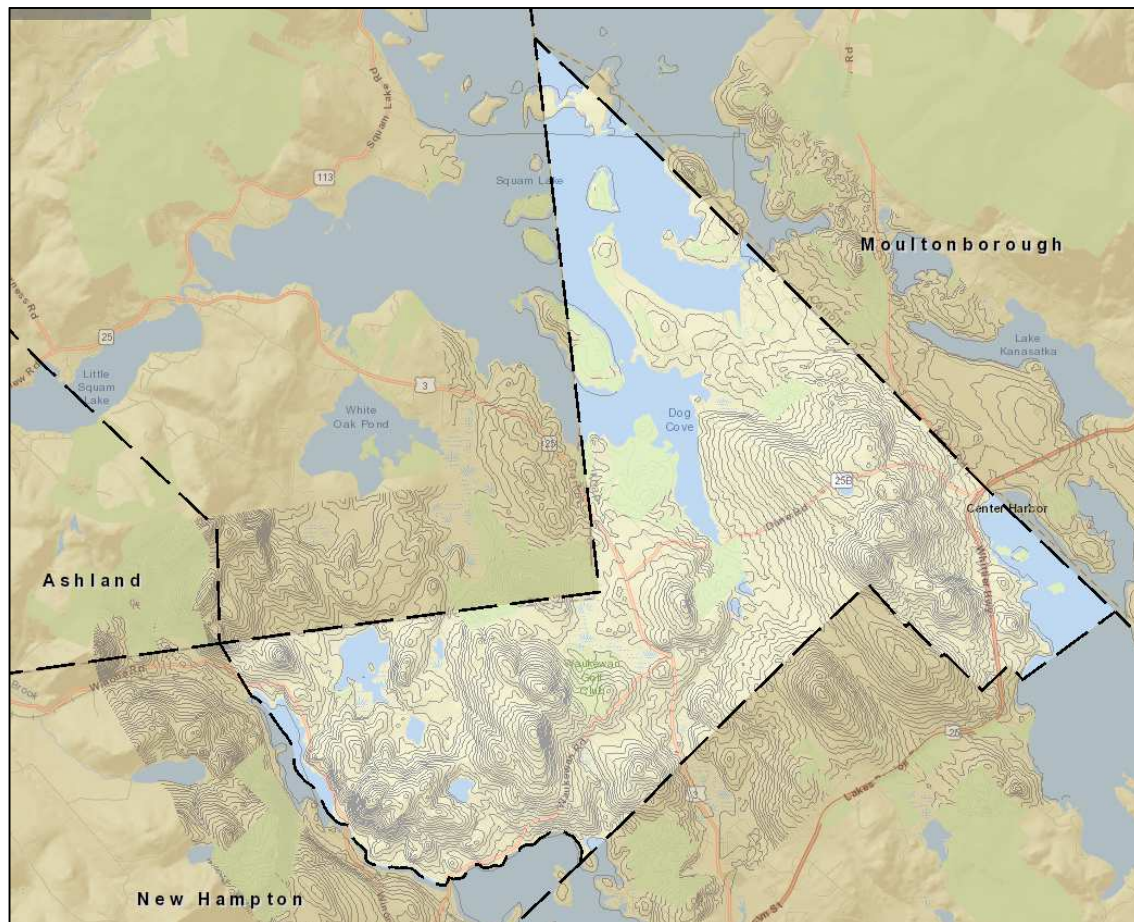


Figure 11: Conservation Map of Center Harbor, NH

Some Additional Preservation Tools to Consider in Future Planning Efforts

In addition to the very useful tools already in place in Center Harbor, there are several additional preservation tools and strategies that may be of use to the Town. The following list is not comprehensive but represents some potentially useful strategies. For information on other potential strategies and additional information on some of the suggestions here, please contact the New Hampshire Division of Historical Resources (<https://www.nh.gov/nhdhr/>) and/or New Hampshire Preservation Alliance (<https://nhpreservation.org/>).

Additional National Register of Historic Places/NH State Register of Historic Places Listings

The Center Harbor Heritage Commission and Historic District Commissions may consider supporting and facilitating listing additional individual buildings or historic districts to either the National Register of Historic Places or New Hampshire State Register of Historic Places.

The New Hampshire State Register of Historic Places recognizes and encourages the identification and protection of historical, architectural, archaeological and cultural resources that are meaningful to the history, architecture, archaeology, engineering or cultural traditions of New Hampshire residents and their communities. The program is administered by the New Hampshire Division of Historic Resources. Benefits of listing to the NH State Register of Historic Places include public recognition of a resource's significance, consideration in planning of local and state-funded projects, qualification for state financial assistance for preservation projects, and special consideration in the application of some building and safety codes.

Benefits for listing a property to either Register include the recognition that the property is significant to the Nation, the State or the community; consideration in planning for Federal or federally assisted projects; eligibility for Federal tax benefits (if undertaking an approved rehabilitation project and the property is income-generating); special consideration or relief in the application of access, building and safety codes; and qualification for Federal assistance for historic preservation, when funds are available. Listing can also serve as leverage for the community when working with developers as listing publicly recognizes a significant community asset, can help owners make sound decisions on rehabilitation and maintenance projects by promoting the unique features of buildings, and can serve as a marketing tool for owners and businesses. Listing on the National Register or NH State Register DOES NOT place any restrictions on using or altering the property, as long as only private funds are involved.

Certified Local Government Program

There are twenty-two¹⁴⁴ New Hampshire municipalities that participate in the Certified Local Government program. This program gives local governments the opportunity to become directly involved in identifying, evaluating, protecting, promoting and enhancing the educational economic value of local properties of historic, architectural, and archaeological significance. Through this partnership between the federal and state government, the town has the opportunity to apply for earmarked matching funds for a variety of preservation planning projects and ongoing technical assistance from the New Hampshire Division of Historical Resources. In order to become a Certified Local Government, a municipality must have an historic district that is regulated by a local ordinance.¹⁴⁵

Historic Preservation Tax Incentives

Promoting the Federal Historic Preservation Tax Incentive program can be a helpful tool in stimulating reuse plans for income-producing historic properties. Since 1976, the Internal Revenue Code has contained incentives to stimulate capital investment in income-producing historical buildings and the revitalization of historical communities. Through this program, developers and investors may receive investment tax credits for rehabilitating older buildings instead of undertaking new construction.

Another potentially useful tax incentive program is the adoption of New Hampshire RSA 79-E. In 2006, the New Hampshire State Legislature passed a Community Revitalization Tax Relief Incentive (RSA 79-E) to provide tax incentives for the substantial rehabilitation of qualifying historic structures. Like RSA 79-D, RSA 79-E ensures that the property tax rate shall not increase to reflect the value of the rehabilitation investment for a period of years. To qualify, a building must be located in a district officially designated in a municipal master plan or by zoning ordinance or in an area identified as the downtown, town center or village center. For more information on the specific definitions within this RSA and how to adopt it, please refer to the New Hampshire RSA 79-E.

New Hampshire State Grant Programs

The State of New Hampshire has several programs which may provide aid in funding historic preservation projects. The Conservation License Plate Program, also known as the Moose Plate program, offers grants for the conservation and preservation of significant publicly owned historic resources or artifacts that contribute to New Hampshire's history and cultural heritage. Established in 2000, the NH Land and Community Heritage Investment Program (LCHIP) is an independent state authority that provides matching

¹⁴⁴ As of November 2017, per the New Hampshire Division of Historical Resources website (www.nh.gov/nhdhr).

¹⁴⁵ According to the Center Harbor Master Plan, "an effort to establish a local historic district in the 1980s was defeated at Town Meeting and there is little interest in pursuing that further at this time." (7-14)

grants to New Hampshire communities and no-profits to protect and preserve the state's most important natural, cultural and historic resources. Both of these programs have been utilized by the Center Harbor Heritage Commission in the recent renovations of the Center Harbor Town House (CEN0007/175 Route 3/220-036.

Adoption of a Demolition Review Ordinance

In order to take a more pro-active stance in the potential loss of historic sites, the Town of Center Harbor may consider adopting a demolition review ordinance (also referred to as a demolition delay ordinance). Through this ordinance type, a waiting period is created as part of the issuance of a demolition permit for a potentially historically significant building. The intent of the delay is to allow time to document the building and determine its historic significance. Usually, the ordinance applies to buildings that are at least 50 years old and is consistent with the National Register of Historic Places age threshold. If the building is found to be significant, the ordinance provides a limited window of time during which the Heritage Commission may work with the property owner to find an alternative to demolition through things such as adaptive reuse, purchase, or the movement of the structure. If no alternative solution is found, the demolition is allowed to move forward.

CONCLUSION AND POTENTIAL NEXT STEPS

The Center Harbor Heritage Commission has spearheaded many different preservation efforts in the few years since it was formed. The organization has begun to systematically evaluate each of the Town-owned historic resources. For each structure, they have started with historic resource inventory, gathered a comprehensive history of the structure, listed the building to the NH State Register of Historic Places, done a building assessment, and then begun to pursue grants to make the recommendations of the building assessment.

At the same time, Heritage Commission has worked to update historic resource inventory for other locally-identified historic resources. They have also worked with the NH Preservation Alliance to conduct reconnaissance-level barn survey throughout the town. This barn survey has helped to promote the use of 79-D and has raised awareness of the importance of the Town's agricultural past.

Several potential next steps have been identified through the compilation of this report.

- **Continue the systematic evaluation of town-owned structures.**

The Center Harbor Heritage Commission has thus far studied and evaluated two very important town-owned historic structures: The Center Harbor Town House (CEN0007/175 Route 3/220-036) and the Center Harbor Village School (CEN0010/94 Route 25B/211-026). Through evaluating these two structures, they have created long-term plans for the structures. This forward-thinking long-term planning for town structures should be continued with the Nichols Memorial Library (CEN0015/35 Plymouth St/102-002), the Canoe House (CEN0051/23 Lake Street/102-071), and the Kona Fountain (CEN0013/Plymouth St).

- **Incorporate historic resources into Town geographical information system (GIS) mapping.**

Incorporating historic resources into publicly-accessible interactive mapping will help educate the public as to our shared history, generating a better level of understanding and interest in our past. Having the resources in this format will also aid the Town in future planning efforts, making it easier to incorporate historic resources into future Hazard Mitigation plans and Master Plans.

- **Continue Reconnaissance Survey of Historic Structures throughout Center Harbor**

Though a very good start, the inventory list created by the Center Harbor Heritage Commission is by no means compressive. The list includes specific landmark structures that have been self-identified by the community as of historic importance. Having well-documented and interpreted historic and cultural resource survey will help to promote a public understanding and appreciation for Center Harbor's resources.

To make the survey more manageable, consider splitting the town into villages or quadrants based on priority relative to perceived threat (IE: Start with areas that are more prone to development, are low-lying and prone to flood, or are more likely to be lost to other factors such as a fire)

- **Consider conducting area surveys of the areas and themes identified in Figure 19 of this report**

Further evaluation of the villages of Sunset Hill, Slab City, and Center Harbor and the seasonal camps along the Town's many shore-lines will lead to a better understanding of the town's overall history. These areas may also be eligible for the National Register, NH State Register or may be considered for local historic districts or heritage areas.

- **Continue to work with the Planning and Zoning Boards, Conservation Commission and local land conservation organization to maintain a mixture of rural, residential and agricultural lands throughout the Town**

Work with the CH Conservation Commission and local organizations such as the Squam Lakes Conservation Trust and Lakes Region Conservation trust to discuss the preservation of rural landscapes and viewsheds in conjunction with the CH Heritage Commission's work. Make sure the Planning and Zoning boards are part of this conversation to ensure all groups are working in harmony toward shared conservation goals. Promote existing programs such as RSA 79D to encourage the preservation of agricultural buildings and promote local agriculture when possible to ensure the viability of the remaining farmland.

- **Incorporate Historic Resources into Center Harbor's Hazard Mitigation Plan**

When the 2012 Hazard Mitigation plan is updated, make sure that some historic resource mapping is incorporated in the plan. Knowing how historic resources and potential disaster areas overlap may be a helpful tool in identifying at-risk historic resources and targeting documentation efforts.

- **Consider Adopting a Demolition Review or Delay Ordinance**

Review demolition review ordinances used by other New Hampshire Heritage Commissions to write an ordinance that balances the need to fully document historic resources without infringing on individual property rights. Partner with the New Hampshire Preservation Alliance to discuss different strategies employed by other municipalities to learn more about what may work in Center Harbor.

- **Consider becoming a Certified Local Government (CLG).**

If Center Harbor were to become a CLG, the Heritage Commission would be able to access grant money to complete a variety of projects, including: survey, National Register nominations,

rehabilitation work, design guidelines, educational programs, training, structural assessments, and feasibility studies. Funding has also recently been used to hire professional assistance in writing historic resource chapters for municipal master plans. Communities that are CLGs also have direct access to assistance from the New Hampshire Division of Historical Resources.

BIBLIOGRAPHY/WORKS CITED

Numerous sources are available for the history of Center Harbor. Listed here is a selection of those documents which discuss many of the Town's historic sites, landscapes and stories.

Anonymous. "A Brief History of the Norris Bartlett Neighborhood." Undated manuscript from the Collection of the James E. Nichols Memorial Library, Center Harbor, NH.

------. *Biographical Review Volume XXI: Containing Life Sketches of Leading Citizens of Strafford and Belknap Counties, New Hampshire*. Boston: Biographical Review Publishing Company, 1897.

Bardwell, John D and Ronald P Bergeron. *The Lakes Region New Hampshire: A Visual History*. Norfolk, VA: The Donning Company, 1989.

Belknap County Registry of Deeds, various books.

Bickford, Gladys S. *The Congregational Church, United Church of Christ, Center Harbor, New Hampshire: 150th Anniversary 1838-1988*. Meredith, NH: Meredith Media Incorporated, 1988. Collection of the Nichols Memorial Library, Center Harbor, NH.

Campbell, Catherine Hartshorn. *A Little History of the Squam Lakes*. Holderness, NH: Squam Lakes Association, 1980.

Carley, Rachel. *Squam*. Holderness, NH: Squam Lakes Association, 2004.

Casella, Richard M. "NH Division of Historical Resources Individual Inventory Form for Bridge 080/040, CEN0008." 2015. On file with the NH Division of Historical Resources, Concord, NH.

Center Harbor Hazard Mitigation Update Committee. "Town of Center Harbor, New Hampshire Hazard Mitigation Plan Update, 2014."

Centre Harbor Historical Society. *Centre Harbor New Hampshire Historical Society 15th Anniversary 1971-1986*. Laconia, NH: J & J Printing Inc. 1986.

Centre Harbor Historical Society, Collections.

Center Harbor Planning Board. "Town of Center Harbor, New Hampshire Master Plan." June 2012. (Available on the Town of Center Harbor website: www.centerharbornh.org)

Center Harbor, Town of. *Annual Report of the Town of Center Harbor*. Various years.

------. "Zoning Ordinances." Updated March 2017. (Available on the Town of Center Harbor website: www.centerharbornh.org)

Charlton, Edwin A. *New Hampshire As it Is...* Claremont, NH: Tracy & Sanford, 1855.

Coe, Daniel W. "Early Settlers of Centre Harbor" in Mrs. Moody P. Gore and Mrs. Guy E. Speare, ed. *More New Hampshire Folk Tales*. Plymouth, NH: Mrs. Guy E. Speare, 1936: 19-26.

Emery, Smith F. "Memoirs of Smith F. Emery: Written in 1914 Looking Back 75 Years." February, 1914. Manuscript from the Collection of the James E. Nichols Memorial Library, Center Harbor, NH.

Garvin, James L. "The Range Township in Eighteenth-Century New Hampshire." *The Dublin Seminar for New England Folklife Annual Proceedings 1980*. Boston University Press, 1980: pp 47-68.

Hayward, John. *A Gazetteer of New Hampshire, Containing Descriptions of All the Counties, Towns, and Districts in the State; also of its Principal Mountains, Rivers, Waterfalls, Harbors, Islands and Fashionable Resorts*. Boston, MA: John P. Jewett. 1849.

Heald, Bruce D. *Images of America: Around Squam Lake*. Charleston, SC: Arcadia Publishing, 2002.

----- *Images of America: The Lakes Region of New Hampshire*. Dover, NH: Arcadia Publishing, 1996.

- Heath, Ethel J. and Freda V. Hayden. "History of the Center Harbor Woman's Club: 1901-1967. 1967. Manuscript from the Collection of the James E. Nichols Memorial Library, Center Harbor, NH.
- Heyduk, Daniel. "College Days in Center Harbor." *Passing Time*, February 2, 2012.
- , "The Tufts of Keewaydin." *Passing Time*, January 15, 2015.
- Hurd, D. H. & Co. *Town and City Atlas of the State of New Hampshire*. Boston: D. H. Hurd & Co., 1892.
- Hurd, D. Hamilton, ed. *History of Merrimack and Belknap Counties, New Hampshire*. Philadelphia: J. W. Lewis & Co., 1885.
- Johnson, Clarence. "Center Harbor." *The Granite Monthly*, Vol. XXIII, 1897: pages 164-172.
- Kinnaman, Jon. *A Viable Service: A Centennial History of the James E. Nichols Memorial Library, Center Harbor, New Hampshire 1910-2010*. Moultonborough, NH: Elan Publishing, 2010.
- Lakes Region Planning Commission. "Center Harbor Historic Resource Inventory." 1984. On file with the NH Division of Historical Resources, Concord and the Lakes Region Planning Commission, Meredith.
- Lakes Region Planning Commission. "the Lakes Region Plan 2015-2020: Economic Opportunity, Environmental Quality." Meredith, NH, 2015.
- Merrill, Eliphalet. *A Gazetteer of the State of New Hampshire, in Three Parts*. Exeter, NH: C. Norris & Co., 1817.
- New Hampshire Bureau of Vital Records. "New Hampshire Marriage and Divorce Records, 1659-1947." Ancestry.com Operations, Inc. website (www.ancestry.com)
- , "New Hampshire Death and Disinterment Records, 1754-1947." Ancestry.com Operations, Inc. website (www.ancestry.com)
- Nichols Memorial Library, Collections.
- Pocock, Gayle E. "Centre Harbor – An Early History: The Late 1700's to the Early 1900's." May, 1983. Manuscript from the Collection of the James E. Nichols Memorial Library, Center Harbor, NH.
- Reilly, Dave. "Have You Ever Been in Slab City, New Hampshire?" *Waukewan and Winona Watershed Protective Association Newsletter*, Vol. 2, Issue 1, page 5.
- Robinson, Henry. "George Washington Armstrong." *The Granite Monthly*, Vol. XIII, 1897: pages 156-163.
- Ruell, David L. "Belknap County Church Survey." New Hampshire Division of Historical Resources Survey Form, 1988. On file with the NH Division of Historical Resources, Concord, NH.
- , "National Register of Historic Places Inventory – Nomination Form for the Centre Harbor Village Historic District." 1983. National Park Service Website (www.nps.gov)
- Stackpole, Everett S. *History of New Hampshire*. New York: The American Historical Society, 1916.
- Town of Center Harbor Planning Board. "Center Harbor Master Plan Adopted: June 2012."
- United States of America, Bureau of the Census. "United States Federal Census." Washington, DC: National Archives and Records Administration, Various Years. Ancestry.com Operations, Inc. website (www.ancestry.com)
- Williams, Mae H. "NH Division of Historical Resources Individual Inventory Form for the Center Harbor Townhouse, CEN007." 2014. On file with the NH Division of Historical Resources, Concord, NH.

-----, "NH Division of Historical Resources Individual Inventory Form for the Center Harbor Village School, CEN0010." 2016. On file with the NH Division of Historical Resources, Concord, NH.

Woodford, E. M. "Map of Belknap County, New Hampshire." 1860. Library of Congress Website (www.loc.gov)

CENTER HARBOR COMMUNITY PLANNING SURVEY

APPENDIX

The following Table of Known Historic Resources in Center Harbor summarizes all previous historical resource survey undertaken in the town. The table includes properties first surveyed by the Lake Region Planning Commission in 1983 and 1984 to the Historic Resource Information Forms completed in 2018 as part of this project. The dates of construction of most of the properties included in these tables is approximate and is subject to refinement with further research.

The resource list is only a partial list of historical resources in Center Harbor and was generated as a result of public identification. The inventory should be considered the starting point of a working document. The list includes most extant municipally-owned structures over fifty years in age. It also includes the Town's churches, and several business blocks. Most of the remaining inventoried buildings are residential. Though the list includes a dam and a bridge, it does not include all historical bridges, dams, culverts and etc. in Center Harbor. Though the inventory includes two mid-twentieth-century residences and a mid-twentieth century commercial building, the inventory is largely focused on earlier buildings.

NHDHR Inventory #	Other #	Historic Name(s)	Resource Type	#	Street Name	Tax Map-Lot	Approx. date of Construction ¹⁴⁶	Official Designation (if applicable)	Notes
CEN0018		Asquam "The Jungle" Camp	Seasonal Camp	36-65	Asquam Lane	205-015	ca. 1885		The lower half of Sturtevant Island was purchased by the Hartshorns in 1900 for their family camp, The Jungle. In 1920 the property became a girl's summer camp, which closed in 1972. *This property was surveyed in 2017 as part of the Town-wide Barn Survey
		Center Harbor Neck Road	Transportation: Road		Center Harbor Neck Road		1784		The Center Harbor Neck Road was constructed in 1784 to connect the Sturtevant family farms to the village on Sunset Hill. One of Center Harbor's earliest roads
CEN0019		Dane Estate Outbuilding	Agricultural Outbuilding	45	Center Harbor Neck Road	211-015-001	ca. 1930		The main building at 45 Center Harbor Neck may have been constructed in ca. 1930 for use as a blacksmith's shop. Later, it was part of the Dane's Hearthstone Estate and was used by Edward Dane's accountant, Thomas Story. The property was subdivided in about 2010. There is also a barn on this parcel. *This property was surveyed in 2017 as part of the Town-wide Barn Survey
CEN0020		Dane Estate Outbuilding	Agricultural Outbuilding	57	Center Harbor Neck Road	211-016	ca. 1850		The brick farm building at 57 Center Harbor Neck was associated with JM Paine in 1860 and CC Cook in 1892. In the 20th century it was part of the Dane Estate. The modern single-family dwelling at the road-side was built in 2012.
CEN0021		Charles F. Quincy Estate Carriage House	Carriage House	250	Center Harbor Neck Road	208-059	ca. 1912		250 Center Harbor Neck was built in 1912 as the carriage house for the Summer Estate of Charles F. Quincy. The building was converted into a residence in 1972. The adjacent barn/shed was added in 1960, and a garage was added in 1972. *This property was surveyed in 2017 as part of the Town-wide Barn Survey
CEN0022		Charles F. Quincy House	Single-family Dwelling	258	Center Harbor Neck Road	208-058	ca. 1860		The Quincy House was constructed in ca. 1860 by J. Paine. In the early 20th century, it was purchased by Charles Frederick Quincy who used the building as a summer residence (his primary residence was on Commonwealth Avenue in Boston). The estate was subsequently subdivided.
	LRPC07	Mead Farm, Joseph Kimball Farm	DEMOLISHED (1994)	398, 400, 404, 438	Center Harbor Neck Road	208-030	ca. 1800		Built in ca. 1800 for Joseph Kimball, the house at 30 Center Harbor Neck Road was a rare brick building in Center Harbor. In 1929, the property was purchased by George "Jack" and Cary Hodge Mead and became their summer residence on Squam Lake. Jack Mead was an aeronautical engineer, best known as one of the founding members of Pratt & Whitney and designer of the Wasp R-1340 engine. Mead was also very involved in land conservation in the Squam Lake Area. The house was demolished in 1994.
CEN0023		J Coe Homestead	Single-family Dwelling	461, 463	Center Harbor Neck Road	208-026	ca. 1770		Originally the house at 461 Center Harbor neck was constructed in ca. 1770. By 1860 it was owned by J. Coe. By the 1940s, the property was associated with the summer estate of George "Jack" & Cary Hodge Mead. In the 1970s, William Randolph "Bill" Mead purchased the property and set up W. M. Design Group architectural firm out of the associated 1920s dairy barn. *This property was surveyed in 2017 as part of the Town-wide Barn Survey

¹⁴⁶ Date of construction based on Center Harbor Tax Assessment Records with some adjustment from cross-referencing with historic cartographic resources and other historic sources. These dates are approximate and subject to refinement with further research.

NHDHR Inventory #	Other #	Historic Name(s)	Resource Type	#	Street Name	Tax Map-Lot	Approx. date of Construction ¹⁴⁷	Official Designation (if applicable)	Notes
CEN0024		Mead Barn	Agricultural Outbuilding		Center Harbor Neck Road	208-022	ca. 1900		Gable-front bank barn off of Center Harbor neck constructed in ca. 1900. In 1901, the property was purchased by Cary H. Mead and became part of the Mead Family Farm. *This property was surveyed in 2017 as part of the Town-wide Barn Survey
CEN0025		Cooashaukee	Seasonal Camp	527	Center Harbor Neck Road	207-005	ca. 1910		Coasshaukee was originally part of William Sturtevant's Center Harbor Neck farm and was subdivided in ca. 1900. In 1901 the property was purchased by Percy Kelly who constructed a cabin on the site in 1910. In 1928 the property was sold to Minor Evans, who added additional buildings to his camp. In the 1950s the property passed to Thomas and Francis Chalmers. In 1981, the property was the location of <i>On Golden Pond</i> .
CEN0026		Sturtevant Cemetery	Cemetery		Center Harbor Neck Road	208-009	ca. 1807		Founded in ca. 1807, the Sturtevant Cemetery contains burials related to the Sturtevant family, early settlers of Center Harbor Neck who once owned all of the land between Squam and Lake Winnepesaukee. The family is also related to the Sturtevant Pine (204-002) and Sturtevant Farm (211-011)
		Old Meredith Road	Transportation: Road		Coe Hill Road		ca. 1773		Coe Hill Road (formerly Old Meredith Road) was constructed in 1773 and served as a primary coaching line. A portion of the road was destroyed by the 1938 hurricane and never repaired. Portions of historic stone walls flank the street.
CEN0027		Joseph Senter House, JH Moulton House	Single-family Dwelling	12	Coe Hill Road	103-039	1772		The main block of 12 Coe Hill Road may have been constructed in 1772 along the Old Meredith Road for Col. Joseph Senter (1723-1798). In 1860, it was owned by John Hale Moulton. By 1892 property had passed to B. F. Wentworth. The house was used as a Bed & Breakfast in the late 1990s and an addition was constructed in 2014.
CEN0028	LRPC12	Caldwell House, Butterfield Cottage	Single-family Dwelling	35	Coe Hill Road	103-030	1884		Victorian cottage built by the Butterfield family in 1884. This house was used by the family in the summer and they over-wintered at 262 Route 25 (103-006) In the 1950s, the property belonged to Helen Dane. In 1955, it was sold to the Caldwell family.
CEN0029	LRPC14	<i>Gilnockie Estate (DEMOLISHED 1987)</i> Gilnockie Carriage House, & Gilnockie Ice House	Single-family Dwelling	46	Coe Hill Road	103-035	1988		Former site of the ca. 1885 Gilnockie Estate, which was subdivided in the mid-to-late 1980s with the main dwelling demolished shortly thereafter. The ice house and carriage house/garage remain at this site
		Gilnockie Caretaker's House	Single-family Dwelling	72	Coe Hill Road	216-031	ca. 1900		Former site of the ca. 1885 Gilnockie Estate, which was subdivided in the mid-to-late 1980s with the main dwelling demolished in 1987. The ca. 1900 care-takers cottage remains on this parcel

¹⁴⁷ Date of construction based on Center Harbor Tax Assessment Records with some adjustment from cross-referencing with historic cartographic resources and other historic sources. These dates are approximate and subject to refinement with further research.

NHDHR Inventory #	Other #	Historic Name(s)	Resource Type	#	Street Name	Tax Map-Lot	Approx. date of Construction ¹⁴⁸	Official Designation (if applicable)	Notes
CEN0030		J Coe Homestead	Single-family Dwelling	71	Coe Hill Road	103-032	1780		The J Coe Homestead was constructed in 1780 by Samuel Senter, son of Moses Senter. The house was located along the major road that connected Center Harbor to points west, such as Meredith along what is now Parade Road (Route 106). The site served as a coaching Inn. The home was later owned by John Coe. The Dane family purchased the house in 1901. In the 1970s, Paul and Helen George renamed the House Cricket Inn and extensive renovations were made to the ells of the house while care was taken to preserve the original cape and attached barn. *This property was surveyed in 2017 as part of the Town-wide Barn Survey
CEN0031		Senter-Coe Cemetery	Cemetery		Coe Hill Road	103-033	1813		Founded in ca. 1813, the Senter-Coe Cemetery was used by the Senter and Coe families until 1965. The cemetery contains the gravesites of many of Center Harbor's prominent early residents.
CEN0032		Indian Cemetery	Cemetery		Coe Hill Road	216-002	Unknown	Local Marker	Native American burial ground in close proximity to Coe Hill Road (Old Meredith Road). The Centre Harbor Historical Society has very little information on this site, other than that it was discovered when what is now Coe Hill Road was widened.
		College Road	Transportation: Road		College Road		1771	Local Marker	Mandated in 1771 by provincial governor John Wentworth, the College Road once connected his summer residence in Wolfeboro with Dartmouth College in Hanover.
CEN0033		District #4 School, Fox School, Norris School, Town House School	School	19	College Road	220-041	1825		Known as the Fox, Norris and later Town House School, this converted schoolhouse operated as a one-room school from 1825 until 1933, when the school moved to the adjacent Town House
CEN0034		Canney Homestead, Overlook Farm	Single-family Dwelling	103, 111	College Road	215-016	ca. 1850		The single-story cape wing of the house at 111 College Road may date back to ca. 1812, when the Canney family settled in the area and established Canney Hill Cemetery across the street. In the 1930s, the property belonged to the Coe Family. *This property was surveyed in 2017 as part of the Town-wide Barn Survey
CEN0035		Canney Hill Cemetery	Cemetery		College Road	215-012	1812		The Canney Hill cemetery was founded in ca. 1812 and was historically associated with the Canney Farm (now Overlook Farm) at 103-111 College Road
CEN0036			Single-family Dwelling	199	College Road	214-030	ca. 1930		The two-story house at 199 College Road was constructed in 1930. The house was gutted in 2003 and heavily renovated. *This property was surveyed in 2018 as part of the Town-wide Barn Survey

¹⁴⁸ Date of construction based on Center Harbor Tax Assessment Records with some adjustment from cross-referencing with historic cartographic resources and other historic sources. These dates are approximate and subject to refinement with further research.

NHDHR Inventory #	Other #	Historic Name(s)	Resource Type	#	Street Name	Tax Map-Lot	Approx. date of Construction ¹⁴⁹	Official Designation (if applicable)	Notes
CEN0037		Garnet Hill Farm, Longwood Barn	Barn	34	Dew Point Lane	103-012	ca. 1876		The barn was likely constructed in ca. 1876 by Eliza Sutton to house the Garnet Hill Farm dairy herd. The property was later owned by George Washington Armstrong, of Gilnockie Estate and later by the Dane Family. In the 1950s, Aaron Smith ran Longwood dairy farm here. In 2002, the Aaron Smith dairy farm was subdivided and this barn is currently undergoing renovations into a single-family dwelling. *This property was surveyed in 2017 as part of the Town-wide Barn Survey
CEN0038		Follet Cemetery	Cemetery		Follett Road	216-019	1841		Cemetery created on the corner of the D. S. Follet property in 1841, as a resting place for Follett's daughter, Frances Caroline Follett (ca. 1835-1841)
CEN0039		D. S. Follett Homestead	Single-family Dwelling	88	Follett Road	216-020	ca. 1850		This Greek Revival house was constructed in ca. 1850 by Daniel S. Follet. *This property was surveyed in 2017 as part of the Town-wide Barn Survey
		S. Fox Homestead (DEMOLISHED bf. 1892)	Site		Follett Road	216-021	bef. 1860		Multiple cellar holes associated with the S. Fox Homestead site
CEN0040		Morse Cemetery	Cemetery		Garden Wall Lane	211-009	1765		The Morse Cemetery was founded in ca. 1765 adjacent to the original Meetinghouse at the historic Sunset Hill village that was once the center of Center Harbor.
CEN0041		J B Hawkins Homestead	Single-family Dwelling	33	Hawkins Pond Road	224-037	1780		Constructed in ca. 1780, JB Hawkins lived in this cape by 1860. By 1892 the house was owned by WS Brown.
		Hawkins Mill (DEMOLISHED ca. 1920)	Saw Mill Site	77	Hawkins Pond Road	223-015	ca. 1792-ca. 1914		The Hawkins Mill was located on this site from the late 18th to early 20th centuries. The saw mill produced lumber, shingles, and picker sticks up until about the first World War.
CEN0042		DM Hawkins Homestead	Single-family Dwelling	101	Hawkins Pond Road	223-016	ca. 1850		The house at 101 Hawkins Pond was home to DM Hawkins who operated the Hawkins Mill next door.
CEN0043		Hawkins Cemetery	Cemetery		Hawkins Pond Road	223-028	ca. 1839		The Hawkins Cemetery was constructed in ca. 1839 near the Hawkins Pond and across the street from the DM Hawkins homestead and Hawkins Mill. The cemetery contains a large granite crypt.
CEN0044		Webster Homestead	Single-family Dwelling	146	Hawkins Pond Road	223-027	ca. 1860		A & G Webster lived at this location by 1860. In 1892, J W Beede owned the cape. The house was heavily renovated in the 1980s and again in 2017.
CEN0045		West Center Harbor School	School	164	Hawkins Pond Road	223-026	1920		The West Center Harbor/Hawkins School was constructed in 1920 to replace an earlier school house located on Piper Hill and constructed on land that was donated to the Town by the Smith Family. It is one of three surviving one-room district schools that have been converted to single-family dwellings

¹⁴⁹ Date of construction based on Center Harbor Tax Assessment Records with some adjustment from cross-referencing with historic cartographic resources and other historic sources. These dates are approximate and subject to refinement with further research.

NHDHR Inventory #	Other #	Historic Name(s)	Resource Type	#	Street Name	Tax Map-Lot	Approx. date of Construction ¹⁵⁰	Official Designation (if applicable)	Notes
CEN0046		N Smith Homestead	Single-family Dwelling	175	Hawkins Pond Road	223-019	ca. 1800		The N. Smith Homestead is said to have been built in ca. 1700, it is more likely that it was built closer to 1800. In 1823, Nathaniel Pease of Brighton, MA sold the property to Parker Smith, and the house remained in the Smith family until 1971. By 1850, Reuben Smith lived here with his family. In the 1850s, Noah Smith lived here. In the 20th century the farm was converted into a horse stable and run as Running Brook Farm.
CEN0047		Smith Barn	Barn	182	Hawkins Pond Road	223-020	ca. 1920		Barn constructed in ca. 1920 as part of the N. Smith Homestead. Used as a horse barn in the late 20th century. In 1993, a modern house was constructed at the back of this lot after it was subdivided from its historic farmhouse. *This property was surveyed in 2017 as part of the Town-wide Barn Survey
		Sturtevant Pine (Tree fell in 1928)	Site	148	High Haith Road	204-002	1781	Local Marker	The Sturtevant Pine was climbed in 1781 by some of Center Harbor's earliest settlers, Hosea Sturtevant and Ephriam Doten. It fell in 1928 and is commemorated by a local marker
CEN0048		Garnet Hill Grange #206	Meeting Hall	9	Kelley Court	102-047	ca. 1916		Center Harbor Grange Hall constructed in 1916. After the new Municipal building was constructed in the late 1960s, the building was converted to a private residence
CEN0049	LRPC16	Albert Irving Simonds House	Single-family Dwelling	40	Kelsea Avenue	102-042	1892		Constructed for Albert Irving Simonds/Symonds in 1892.
CEN0002		Lady of Victory Church	Church	41	Kelsea Avenue	210-001	1907		Our Lady of Victory Church was constructed in 1906-1907 as a Roman Catholic chapel to serve the summer population of Center Harbor. It was converted to a private residence after 2002.
CEN0050		J Jackson Homestead & Cemetery	Single-family Dwelling	43	Kline Road	212-029	ca. 1850		The home of J. Jackson was established at this location by 1860. A family Cemetery was associated with the property but was removed to Meredith (dates of use unknown)
CEN0051		Brick Boathouse, Canoe House	Outdoor Recreation: Boat House	24	Lake Street	102-071	ca. 1908		The ca. 1888 brick boat/canoe house at 24 Lake Street is the only remaining aspect of the Senter House/Colonial Inn resort hotel complex, which burned in 1919. After the Dane family purchased the Colonial Inn lands in 1921, the boathouse was heavily renovated with new brick walls enclosing the former open porch.
CEN0052		Winnepesaukee Flagship Corporation Shipyard	Transportation: Water-related	30	Lake Street	102-065	ca. 1950		Steamboats began to operate on Winnepesaukee in the 1830s and by 1860 there were "Steamboat Wharves" at this location owned by the Concord & Montreal Railroad and the Boston & Maine Railroad. The steamboats were a major form of transportation, bringing tourists across the lake to connect to stage coaches and the White Mountains beyond. The present 1950 building replaces earlier Winnepesaukee Flagship Corporation buildings.
CEN0011	NRN1	Raines House	Single-family Dwelling / Education (dormitory)	12	Main Street	102-060	ca 1850	National Register (1983)	The Raines House was built as a single-family dwelling in ca. 1850. The building was subsequently purchased by Claude Raines and used as a dormitory for Belknap College. It was later moved and renovated when the connected mall was constructed

¹⁵⁰ Date of construction based on Center Harbor Tax Assessment Records with some adjustment from cross-referencing with historic cartographic resources and other historic sources. These dates are approximate and subject to refinement with further research.

NHDHR Inventory #	Other #	Historic Name(s)	Resource Type	#	Street Name	Tax Map-Lot	Approx. date of Construction ¹⁵¹	Official Designation (if applicable)	Notes
CEN0012	NRN2 LRPC09	Coe House, Glencoe	Single-family Dwelling	18	Main Street	102-060-0014	1820	National Register (1983)	The Coe House was constructed in 1820 for John Coe. In 1850, the family extensively remodeled the house. In the 1960s, it became a part of the Belknap College Campus.
CEN0053		Keneson Shop, Heaths	Single-family Dwelling, Commerce	23	Main Street	102-075	ca 1860		By 1860, Randal Seavey Keneson had a house and retail jewelry/shoe shop at this location. The District No. 1 School was on the second floor. John Hale Moulton later owned the store, and by 1892, the building was owned by John Coe. The building had several owners in the early 20th century. In 1945, the Heath family opened Heath's Hardware and Grocery here. There was a barber in the second floor. In 1988, Heath's moved across the street to the new mall.
		Center Harbor Bandstand	Other: Bandstand		Main Street	102-076	1998		Modern bandstand constructed in 1998 on the site of the second Senter House, built in 1887-1888. The hotel later became the Colonial Inn and was destroyed in 1919. The bandstand replaces an earlier bandstand. Center Harbor Town Band is the oldest town band in NH, in continuous operation since Nov. 1878.
CEN0003	LRPC08	Congregational Church	Church	52	Main Street	102-079	ca. 1837		The Congregational Church was constructed on land donated by John Coe in 1837. It was remodeled in 1885 by Dow & Wheeler of Concord, NH and has been in continuous use as a Congregational Church since its construction.
		<i>William Sheafe House, Twin Gates, Dybro House (DEMOLISHED 2009)</i>	<i>Site</i>		<i>Main Street</i>	102-079	<i>ca. 1885</i>		<i>The 1881 William Sheafe House was constructed in 1881 as a summer home for the Sheafe family. It later served as a Nursing Home, then Jewelry and Gift Shop. In 1995 the property was purchased by the Congregational Church in order to expand their parking area. The house was moved in 1997 to make way for the parking lot and later demolished in 2009.</i>
CEN0054		Lake View Cemetery, Pleasant Cemetery	Cemetery		Main Street	102-077	1809		The Lake View Cemetery contains burials ranging between 1809-1849.
		<i>Belknap College</i>	<i>Site</i>		<i>Main Street</i>	<i>102-076</i>	<i>1963</i>	<i>Local Marker</i>	<i>Marker in the town center to commemorate the Belknap College. The college was founded in 1963 and offered liberal arts classes and medical technology courses. The meteorology program had a reputation of being one of the best in New England. The school never gained accreditation and closed in 1974 due to financial strains. The modern marker installed 2010.</i>
CEN0055		Amos Webster Place	Single-Family Dwelling	127	McCrillis Hill Road	222-009	ca. 1860		The Amos Webster place was likely built by John Smith V in about 1860. The house remained in the family (passing from father to son-in-law) until the 1910s. Since 1918 the property has been in the Eastman family. *This property was surveyed in 2017 as part of the Town-wide Barn Survey
CEN0056		Smith Cemetery	Cemetery		McCrillis Hill Road	222-031	ca. 1860		This Cemetery was associated with the John Smith V homestead across the road and may date to ca. 1860. Though some of the stone walls marking the cemetery location remain, most of the graves were removed prior to 1892.
CEN0057		Greenleaf Cemetery	Cemetery		McCrillis Hill Road	222-028	1825		The Greenleaf Cemetery on McCrillis Hill Road was used between ca. 1825 and 1863 by the Perkins Family.

¹⁵¹ Date of construction based on Center Harbor Tax Assessment Records with some adjustment from cross-referencing with historic cartographic resources and other historic sources. These dates are approximate and subject to refinement with further research.

NHDHR Inventory #	Other #	Historic Name(s)	Resource Type	#	Street Name	Tax Map-Lot	Approx. date of Construction ¹⁵²	Official Designation (if applicable)	Notes
CEN0058		Cram Cemetery	Cemetery	7	Piper Hill Road	226-058	ca. 1840		The Cram Cemetery was the burial plot for the Cram family between ca. 1840 and ca. 1900. They once owned a 120-acre farm with a homestead on the opposite side of Waukewan Road (burned 1938).
CEN0059		J L Randall Homestead	Single-family Dwelling	287	Piper Hill Road	225-010	1800		Center-chimney cape, constructed in about 1800 and belonging to John L. Randall (1819-1908) in both 1860 and 1892.
CEN0060		SF Mudgett Homestead	Single-family Dwelling	314	Piper Hill Road	225-019	1825		Built in about 1825 as a center-chimney cape, this house was home to Sylvester F Mudgett in both 1860 and 1892. The house was likely built by his father, Ezekiel Eastman Mudgett (1797-1884), shortly after his 1822 marriage. The property remained in the Mudgett Family until Sylvester’s death in 1903. The Boyle Cemetery was added to the property in 1948. *This property was surveyed in 2017 as part of the Town-wide Barn Survey
CEN0001		R.P. Smith Homestead	Single-family Dwelling	363	Piper Hill Road	225-012	1833		Owned by R P Smith in 1859. ca. 1840 barn on property *This property was surveyed in 2017 as part of the Town-wide Barn Survey
CEN0004		West Center Harbor Meetinghouse	Church/Meeting Hall	457	Piper Hill Road	223-035	1890		A Meetinghouse was constructed at this location in West Center Harbor for the Freewill Baptists and Methodists of Slab City shortly after 1812. This structure was constructed in 1890 by John York to replace the earlier building, which burned. The building was abandoned in 1920 and converted to a private residence after 1988.
		Hawkins Pond Dam	Dam		Piper Hill Road	223-032	ca. 1792		The Hawkins Pond Dam was constructed in about 1792 to power the adjacent Hawkins Mill (77 Hawkins Pond Road). The Mill closed in about 1915, and the dam was repointed in 1954. It is now owned by NHDOT.
CEN0013	NRN9 LRPC19	Kona Fountain	Structure		Plymouth Street (& Main)	N/A	1907	National Register (1983)	The Kona Drinking Fountain was gifted to the Town of Center Harbor by Herbert Dumaresq and designed by sculptor Russell Gerry Crook. It was listed to the NR in 1983.
CEN0014	NRN3	Morse & Stanley Block/Ferrante Building	Commercial/Rental	34	Plymouth Street	102-059	1837	National Register (1983)	Originally constructed in 1837 by Silas Whitney, the building was enlarged by James Leighton for Rufus Fellows. In 1886 it became the Morse & Stanley Store, later the Nichols Store. From 1905 to 1945 it was home to Center Harbor's first telephone switchboard.
CEN0015	NRN10 LRPC20	Nichols Memorial Library	Library	35	Plymouth Street	102-002	1909-1910	National Register (1983)	Designed by Charles Brigham of Boston, the Nichols Memorial Library was gifted to the Town by former resident James E. Nichols in 1909 and built by TJ Guay Construction Co. of Laconia. The building was formally dedicated on June 18, 1910.
CEN0061		Dr. Leonard B. Morrill Park	Municipal Park		Plymouth Street	102-003	1952	Local Marker	Park donated to Town of Center Harbor in 1952 by Ernest B. Dane in memory of Dr. Leonard B. Morrill (1892-1951). The site of the park was once the location of the Moulton House (ca. 1835-1949), Center Harbor's first hotel

¹⁵² Date of construction based on Center Harbor Tax Assessment Records with some adjustment from cross-referencing with historic cartographic resources and other historic sources. These dates are approximate and subject to refinement with further research.

NHDHR Inventory #	Other #	Historic Name(s)	Resource Type	#	Street Name	Tax Map-Lot	Approx. date of Construction ¹⁵³	Official Designation (if applicable)	Notes
	NRN5	Garnet Inn Annex, Dane House (DEMOLISHED 1995)	Single-family Dwelling / Hotel /Education (DEMOLISHED)	38	Plymouth Street	102-058	bef. 1832	National Register (1983)	The Kelsea House was standing by 1832 and was purchased by Albert A Bennett in 1905. He converted the house to the Garnet Inn. In 1922, it was enlarged to also include Independence Hall next door. In the 1960s, the Inn served as the Dane House dormitory for Belknap College. The building was listed to the National Register in 1983 and DEMOLISHED in 1995.
	NRN4	Independence Hall Garnet Inn Kahle House (DEMOLISHED 1995)	Inn/Education (DEMOLISHED)	38	Plymouth Street	102-058	1837	National Register (1983)	A single-story store, owned by J. Coe was located at this site by 1837. In the 1880s it was either heavily renovated or replaced by Independence Hall. In 1922, the Hall was purchased by Albert Bennett, renovated, and joined to the Garnet Hill next door. In the 1960s the building was used as Kahle House dormitory by Belknap College. In 1983 it was listed to the National Register. The building was DEMOLISHED in 1995.
CEN0016	NRN6	Locust Cottage	Single-family Dwelling	42	Plymouth Street	102-057	ca. 1800	National Register (1983)	Locust Cottage was constructed in about 1800 for David Drake. It later served as a summer tourist home called Locus Cottage. A large warehouse addition was constructed off of the rear of the property in 2016 and the historic garage was heavily remodeled or replaced in 2016.
	NRN7	Dr. Morrill House (DEMOLISHED ca. 1992)	Single-Family Dwelling	44	Plymouth Street	102-056	1795	National Register (1983)	Possibly constructed by Samuel Senter on Coe Hill Road in 1795, the Dr. Morrill House was moved to the village by 1892. Between 1908-1951 the house was home to Dr. Leonard Morrill, a prominent local physician. In 1983 it was listed to the National Register as a contributing resource to the Village Historic District. The house was demolished and replaced by a modern home in 1992.
CEN0062		Hedgcroft Woodbridge Dormitory	Boarding House	53	Plymouth Street	102-023	1800		Constructed in about 1800, 53 Plymouth Street served as Hedgcroft boarding house in the early 20th century, absorbing some of the overflow from the Garnet Inn. In the 1960s, it was used as Woodbridge dormitory by Belknap College. In 1976, the interior of the house was rebuilt. After a fire in ca. 2007, the house was again remodeled
CEN0017	NRN8	Dr. J. C. Page House	Single-family Dwelling	56	Plymouth Street	102-055	ca 1852	National Register (1983)	56 Plymouth Street was constructed in 1852 as a home for Dr. John C. Page. Upon his death, the property passed to his son, Dr. William A. Page, another prominent local physician. It was listed to the National Register in 1983 as a contributing resource to the Village Historic District.
CEN0063		J Blackey House Blacksmith's Shop	Single-family Dwelling	67	Plymouth Street	102-026	ca 1885		Constructed in ca. 1885, this house, barn, and outbuilding were owned by J. Blackey in 1892. By 1904, it was home to Erza Perkins who ran a stable here which supplied horses to the nearby summer camps. *This property was surveyed in 2017 as part of the Town-wide Barn Survey

¹⁵³ Date of construction based on Center Harbor Tax Assessment Records with some adjustment from cross-referencing with historic cartographic resources and other historic sources. These dates are approximate and subject to refinement with further research.

NHDHR Inventory #	Other #	Historic Name(s)	Resource Type	#	Street Name	Tax Map-Lot	Approx. date of Construction ¹⁵⁴	Official Designation (if applicable)	Notes
CEN0064	LRPC17	Keewaydin	Single-family Dwelling	52, 54 & 76	Red Hill Farm Road	205-010-001, 205-010-000	1903		Leonard Tufts purchased the Piper farm in 1901 and built "Keewaydin" as his summer estate. The estate grew to 400-acres and 20 structures at its height. He raised hunting dogs and Ayrshire dairy cows on this estate. The property was sold out of the family in 1943. Between 1963 and 1973, the site was home to Belknap College. In the 1980s the property became the Red Hill Inn. From 2001-2012 the property was used by the NH Music Festival. In 2003 the remaining 53.36 acres were subdivided into 10 lots. *This property was surveyed in 2017 as part of the Town-wide Barn Survey
CEN0065			Single-family Dwelling	160	Route 3/Daniel Webster Highway	220-020	1912		160 Daniel Webster Highway was likely constructed in 192 by Obadiah S. Piper. In the mid-1970s Ann Haines Dow ran Ann's Doll Shop here. Later, the barn was used as an automotive garage for another owner's collection of classic cars. *This property was surveyed in 2017 as part of the Town-wide Barn Survey
CEN0007	LRPC18	Center Harbor Townhouse	Meeting Hall/Clubhouse/School	175	Route 3/Daniel Webster Highway	220-036	1844	NH State Register 2/2015	The Center Harbor Townhouse was constructed in 1843, as a centrally-located meeting place in the geographical center of Center Harbor until the 1960s. Between 1933-1946 it also served as a school house.
CEN0066		Obadiah S Piper House	Single-family Dwelling	281-293	Route 3/Daniel Webster Highway	221-043	1881		The Obadiah S Piper House was constructed in 1881 on land formerly belonging to William and Mary Cox. When the Piper house was constructed, the Cox family was granted continued occupancy of their home for the remainder of their lives. In 2005 the house was heavily renovated. A kennel/grooming business is now run out of the property. *This property was surveyed in 2017 as part of the Town-wide Barn Survey
CEN0067	LRPC01	Leavitt House	Single-family Dwelling	19	Route 25/Whittier Highway	218-008	ca. 1790	NH State Highway Marker	This ca. 1790 home was the homestead of Dudley Leavitt (1772-1851), who was the author of "Leavitt's Farmer's Almanac and Miscellaneous Year Book." Originally located on Quarry Road in Meredith, it was moved to this location in 1825.
CEN0068		W. Butterfield House	Single-family Dwelling	239	Route 25/Whittier Highway	103-023	1862		239 Whittier Highway was constructed at the southern edge of the Center Harbor Village in 1862. By 1892, it served as the winter home of W. Butterfield. *This property was surveyed in 2017 as part of the Town-wide Barn Survey
CEN0069	LRPC??	Dearborne Place, Lamprey House	Single-family Dwelling	249	Route 25/Whittier Highway	103-024	1867-1872		Constructed in 1867, in 1892 this was home to Rufus & Sarah Ann (Silver) Fellows. Fellows owned a store in the village, operating out of 32 Plymouth Street
CEN0070	LRPC10	Sutton Place, Piper House	Single-family Dwelling	251	Route 25/Whittier Highway	103-025	bet. 1869-1879		Built in 1865 for Massachusetts wool-merchant Eben Sutton, the Sutton house was home to Eliza Sutton for 24 years. She ran a dairy farm here. Later the property was home to JA Grant. In 1993 there was a major fire, which caused serious damage to the property. *This property was surveyed in 2017 as part of the Town-wide Barn Survey
CEN0071		J A Grant House	Single-family Dwelling	262	Route 25/Whittier Highway	103-006	1890		Built in ca. 1890 for J. A. Grant. Later, this property served as the winter residence of the Butterfield family.

¹⁵⁴ Date of construction based on Center Harbor Tax Assessment Records with some adjustment from cross-referencing with historic cartographic resources and other historic sources. These dates are approximate and subject to refinement with further research.

NHDHR Inventory #	Other #	Historic Name(s)	Resource Type	#	Street Name	Tax Map-Lot	Approx. date of Construction ¹⁵⁵	Official Designation (if applicable)	Notes
CEN0010	LRPC15	Center Harbor Village School	School	94	Route 25B/Dane Road	211-026	1886	NH State Register 10/2016	Built in 1886, the Queen Anne-style school building was designed by locally-prominent architect, Arthur L. Davis. Originally a one-room school, it was expanded in 1902 & 1929. The school closed in 1970 and since 1975 has been home to the Centre Harbor Historical Society
CEN0072	LRPC13	Bates Estate Gate House	Single-family Dwelling	105	Route 25B/Dane Road	211-001	ca. 1885		The Bates Estate Gatehouse was constructed as a caretaker's home on the former JD Bates estate, "The Briers" in ca. 1885. In about 1940, the estate was purchased by Ernest Dane. In 1943, the property was sold to the LaSalette Seminary. They added several buildings to the former estate.
CEN0073		Hilltop Farm	Single-family Dwelling	121	Route 25B/Dane Road	211-002	1941		Hilltop Farm was constructed in 1941 by the Hanson family. Between 1941 and the present day, the family has continued to add agricultural outbuildings as they continue to raise Belted Galloway beef cattle and chickens on the last working farm in Center Harbor. *This property was surveyed in 2017 as part of the Town-wide Barn Survey
		Center Harbor Memorial Park Cemetery	Cemetery		Route 25B/Dane Road	211-022	1970		The Center Harbor Memorial Park Cemetery was constructed by the Town of Center Harbor in 1970.
CEN0074	LRPC21	Hearthstone	Single-family Dwelling	224	Route 25B/Dane Road	211-015	1915		Hearthstone and its Georgian Revival Garage were constructed for Ernest B and Helen P Dane in c. 1915 and designed by Andrews, Jacques & Rantoul of Boston.
CEN0075		Hillcrest	Single-family Dwelling	252	Route 25B/Dane Road	211-013	1885		By 1892, Hillcrest was owned by J. A. Hill. The Dane family purchased the property before 1940. *This property was surveyed in 2017 as part of the Town-wide Barn Survey
CEN0076		E. Hutchins Homestead	Single-family Dwelling	308	Route 25B/Dane Road	211-012	ca. 1850		Built in ca. 1850, the house at 308 Dane Road is an excellent example of a large Greek Revival house. The house was owned in 1860 by E. Hutchins and retains many architectural details from this period, including historic door surround and decorative corner pilasters. A heavily altered contemporary barn remains next to the house. Large fields behind the house are not visible from the road. This property, like many other farms in Center Harbor was purchased by the Dane Family in the mid-20 th century. *This property was surveyed in 2017 as part of the Town-wide Barn Survey
CEN0077	LRPC06	Sturtevant Farm	Single-family Dwelling	314-318	Route 25B/Dane Road	211-011	ca. 1825		Built on land purchased by Joseph Sturtevant in 1820, the Sturtevant farm was frequently visited by John Greenleaf Whittier who's "Whittier Pine" was located on this property until 1950. Property also contains the ca. 1834 Sturtevant Cemetery and was once home to Pinelands School For Girls
CEN0078	LRPC07	M. Towle House	Single-family Dwelling	452	Route 25B/Dane Road	215-034	1850		Constructed in ca. 1850, this Greek Revival House was home to Mrs. M. Towle in 1860.
CEN0079		Center Harbor Town Pound	Structure		Route 25B/Dane Road	215-003	1799	Local Marker	Constructed in 1799 to impound stray cattle, horse and pigs the pound was rebuilt or repaired in 1821.

¹⁵⁵ Date of construction based on Center Harbor Tax Assessment Records with some adjustment from cross-referencing with historic cartographic resources and other historic sources. These dates are approximate and subject to refinement with further research.

NHDHR Inventory #	Other #	Historic Name(s)	Resource Type	#	Street Name	Tax Map-Lot	Approx. date of Construction ¹⁵⁶	Official Designation (if applicable)	Notes
CEN0064		Thompson Cemetery	Cemetery		Route 25B/Dane Road	215-010	ca. 1860		Cemetery containing the single grave of Richard Thompson (1787-1860). He settled Thompson's corners at the intersection of College Road and 25B with his family.
		Singing Eagle Lodge	Seasonal Camp	23-35	Singing Eagle Road	101-038	1922		Singing Eagle Lodge operated as girl's summer camp between 1917-1966 and included land in both Center Harbor and Moultonborough, along Bean Cove on Squam Lake. All remaining structures are in Moultonborough. The main lodge building was subsequently demolished and a modern house was constructed on the site in 2007.
CEN0080	LRPC03	Norris-Bartlett Homestead	Single-family Dwelling	13	Tuttle Road	220-005	1794		Constructed in 1794 by Daniel Norris Jr, the Norris-Bartlett Homestead was home to the prominent Norris-Bartlett Family through the early 20th century with each family adding rooms onto the house to fit their growing families. It was once used as a boarding house and was historically part of a 200-acre farm
CEN0081		Caleb Towle House	Single-family Dwelling	113	Tuttle Road	220-006	1797		Constructed in either 1797 or 1800 by Caleb Towle, the Caleb Towle House was once part of a large, self-sufficient farm.
CEN0082		Davis Cemetery	Cemetery		Waukewan Road	226-009	ca 1813		The Davis Cemetery was founded in ca. 1813 by the Davis Family, who owned several houses along Waukewan Road.
		Rich Cemetery	Cemetery	131	Waukewan Road	226-008	1980		In 1980 the Rich cemetery was established adjacent to the Davis Cemetery by extending the south and north stone walls and adding a new west wall. The cemetery contains one gravestone with the names of Arthur Rich (1914-1980) and Marie Rich (1919-1993).
CEN0083		Cram Schoolhouse, District #5	School	292	Waukewan Road	226-075	ca 1828		One-room school house constructed by the Cram Family in ca. 1828 and utilized until 1914. Subsequently renovated into a summer rental cottage, then single-family dwelling.
CEN0084		Pitou House	Single-family Dwelling	309	Waukewan Road	226-056	1940		Colonial Revival cape with rental cottage constructed in 1940 by Augustus Pitou (father of Olympic Skier Penny Pitou) on the site of the former Cram Farm/Grampian House (destroyed by fire in 1938)
CEN0085		Perkins Farm, Maple Wood Farm	Single-family Dwelling	348	Waukewan Road	104-021	ca 1883		The Perkins farmhouse was likely constructed by John Henry Perkins in ca. 1883. The Perkins ran a dairy farm on the property. In the 1940s and 1950s, the family constructed several tourist cabins on the property along a peninsula into Lake Waukewan and rented them out to summer tourists. In the 1970s, the last of the cows were sold off. The property remains in the Perkins family.
CEN0086		Hawkins Homestead, Mayo Farm	Single-family Dwelling	446	Waukewan Road	104-019	ca 1790		Federal-style John & Lydia Hawkins farm; developed into Mayo's Camps with tent-sites, cottages, boats, beach, and country store by Jerry & Abbie Mayo ca. 1904. Site also includes notable 20th century tourist cabins.
CEN0087		Mayo Farm Stone Cider Mill	Other: Cider Mill	451	Waukewan Road	104-019	ca 1830		Highly unusual stone cider mill located at the shore of Lake Waukewan and constructed of granite that was quarried on the Hawkins Farm.
CEN0088		Thompson House, Leeland House	Single-family Dwelling	490	Waukewan Road	105-025	ca 1890		Constructed in ca. 1890, this property has been in the Leland family since 1938.

¹⁵⁶ Date of construction based on Center Harbor Tax Assessment Records with some adjustment from cross-referencing with historic cartographic resources and other historic sources. These dates are approximate and subject to refinement with further research.

NHDHR Inventory #	Other #	Historic Name(s)	Resource Type	#	Street Name	Tax Map-Lot	Approx. date of Construction ¹⁵⁷	Official Designation (if applicable)	Notes
CEN0089		O'Donnell Property	Seasonal camp	529	Waukewan Road	105-011	ca 1901		Constructed in ca. 1901, this camp has remained in the O'Donnell family for over 100 years.
CEN0090			Seasonal camp	557-559	Waukewan Road	105-015	1925		Built in ca. 1925, this camp is typical of those along the north shore of Lake Waukewan and east shore of Winona.
		Harrison-Perkins Cemetery	Cemetery		Waukewan Road	105-014 & 015	1835		The Harrison-Perkins Cemetery was founded in ca. 1835 and was historically associated with the Perkins and Harrison families that lived on the opposite side of Waukewan Road. It was still in use until 1976.
CEN0008		Mosquito Bridge	Structure: Bridge		Waukewan Road over Snake River	N/A	ca. 1860		Plug-split granite abutments have supported a bridge in this location since at least 1860. The modern concrete span was added in 1928.
CEN0091		J. Smith House	Single-family Dwelling	774	Winona Road	224-027	1875		By 1892 the single-family cape-style dwelling was owned by G. H. Huckins. The outlet for Hawkins Pond runs along the edge of this property and was the flume for the York Mill until ca. 1915.
CEN0092		Watson Homestead & York Mill (Mill: DEMOLISHED)	Single-Family Dwelling & Mill Site	775	Winona Road	224-036	ca 1800		Constructed in about 1800 along the Province Road, the house at 775 Winona Road was owned in 1860 by P. Cummings and L.W. Watson in 1892. Just to the south of the house was a dam across the Hawkins Brook that powered the York Mill, which sat on the southern corner of the lot, adjacent to the intersection of Winona & Hawkins Pond Rd. This lumber Mill was one of the economic driving-forces of Slab City and closed in ca. 1915. (the date of demolition of the mill is unknown)
CEN0093		G F Cummings House	Single-Family Dwelling	778	Winona Road	224-028	1815		Constructed in 1815, the house was owned by GF Cummings in 1860. By 1892 it was home to John York who operated the York Mill across the street, near 775 Winona Road (224-036) *This property was surveyed in 2017 as part of the Town-wide Barn Survey
CEN0005		S. Randall House	Single-Family Dwelling	781	Winona Road	224-035	ca. 1850		Constructed in about 1850 and owned by Mrs. S. Randall in 1860. By 1892, property owned by Mrs. S. R. Huckins. The property retains a well-preserved mid-19th century barn. *This property was surveyed in 2017 as part of the Town-wide Barn Survey
CEN0094	LRPC02	J. Eaton, Libby House	Single-Family Dwelling	786	Winona Road	224-029	1792		The Libby House was built in 1792 along the Province Road. By 1860, the house belonged to J Eaton. In 1892, it was home to Mrs. F. Crowney
CEN0095		Huckins Homestead	Single-Family Dwelling	909	Winona Road	223-013	1850		Built in ca. 1850 as the home of Charles Huckins (1793-1864). Charles & his son Horace farmed the adjacent land and started the family cemetery in ca. 1836. House has an unusual raised brick foundation
		Hog Island Bridge (site)	Transportation: Bridge		1/2 Mile Island	217-002	ca. 1920		Hog Island was once part of Ernest Dane's Longwood Farm and was accessed by a wooden drawbridge that could be raised and lowered to keep sheep and hogs on the island. The wooden bridge is gone, but the abutments remain.

¹⁵⁷ Date of construction based on Center Harbor Tax Assessment Records with some adjustment from cross-referencing with historic cartographic resources and other historic sources. These dates are approximate and subject to refinement with further research.