

**SUNAPEE'S HISTORIC BUILDINGS & PLACES – Volume One** 1<sup>st</sup> & 2<sup>nd</sup> Editions Addenda  
By Barbara Bache Chalmers for the Sunapee Historical Society

**Summary of Updates and Corrections to the 1<sup>st</sup> & 2<sup>nd</sup> Editions**

2021 Note: The Volume One 2<sup>nd</sup> edition included corrections to the 1<sup>st</sup> edition, and the 2021 3<sup>rd</sup> edition includes new information and corrections found as a result of accessing records from the 1700s and early 1800s. This summary is provided to those with 1<sup>st</sup> and 2<sup>nd</sup> edition copies, to provide additional and/or corrected information to supplement those early editions. As Sunapee's history continues to be discovered, so the information in this book will evolve.

*Barbara B. Chalmers, Sunapee*

**New Addition to the Forward:**

Notes on Sunapee's Early History

In November 1768 the township of Saville, then 23,040-acres in size and triangular in shape, was chartered by Royal Governor John Wentworth. The name Saville was chosen to honor Sir George Saville, England's Secretary of War and an influential member of Parliament. The township's land was divided into a grid of lots 75, 85, and 100-acres in size. In 1768 a group of 96 men, called proprietors, gathered to be granted land in the southern half of the township. They included defenders of Fort No. 4 in Charlestown, and politicians, merchants, and businessmen from the Portsmouth and Boston area who supported of the British crown. In exchange for being given land, a proprietor was expected to pay land taxes and establish settlement. A substantial portion of the township was water, then known as Sunapee Pond. Land near the lake shore was held in reserve to be distributed to proprietors whose grants were short acreage due to water bodies. Two lots were granted for use only by schools, although never used as such. They were leased not sold.

A second meeting of proprietors was held in 1771 to grant lots in the northern half of the township to 65 existing proprietors and nine new ones. Five years later, nearly all of the proprietors supported freedom from English rule at the start of the American Revolution. A few remained loyal to the King and ultimately had their assets seized. Proprietor Stephen Holland is an interesting exception, who turned out to be a British spy. Very few proprietors or their sons, settled in the township. Several proprietors ignored their duty to pay taxes and settle their land. Eventually their grants were seized and sold for unpaid taxes. Many proprietors sold their grants to John Wendell, a Portsmouth real estate attorney and the only proprietor to actively work to settle the new township. In documenting Sunapee's historical buildings and places, the history contained in these volumes begins with the Saville proprietors.

All the early land transactions were paid in pounds. Currency in British America took three forms: coins (usually Spanish or Portuguese), paper money, and commodity money such as tobacco or beaver pelts. Cash was denominated in pounds, shillings, and pence. Its value was different from colony to colony so a New Hampshire pound was not equal to a Pennsylvania pound, and neither was worth a British pound. Over time each colony began to print paper money and tended to print too much, causing inflation. Eventually, use of the Spanish dollar in the colonies led to U.S. currency denominated in dollars rather than pounds, first occurring in 1775 with the Continental dollar, then in 1785 with the US dollar.

Saville's original land area was reduced twice: In 1791 the southern 64 lots inhabited by 15 families became part of the new township of Goshen, formed by land from Saville, Newbury, Unity, Newport and Lempster. In 1804 and 1817 the northeast section was annexed to New London. These changes resulted in a township of 15,666-acres. To further add to the complexity of our town's historical record, the town's name changed three times and is referenced throughout this book by the name used during the period being referenced.

From 1768 to 1781 we were **Saville**.

From 1782 to 1850 we were **Wendell**, to honor proprietor John Wendell.

From 1851 to present we are **Sunapee**, adopted by a vote of the legislature to match the lake name.

The name Wendell remains in use in areas of south Sunapee and was perpetuated by the name of the town's only railroad stop, Wendell Depot. The village of George's Mills was officially named in 1849, to honor Daniel George, who operated that village's first grist mill, sawmill, and blacksmith shop on Otter Brook. The village of Burkehaven was officially named in 1890, to honor former congressman and summer resident Edmund Burke.

## **CHAPTER 1 – South Sunapee & Wendell**

### **45 Angell Brook Road**

#### **The following replaces the first two paragraphs:**

This Sunapee farm began as Lots 1 and 2 in the 3<sup>rd</sup> Range of 75-acre lots granted in 1768 by England's King George to Saville proprietors Obediah Wells (1729-1795) of Hampstead, New Hampshire and Lemuel Hastings (1743-1825) of Greenfield, Massachusetts. Both men later fought in the Revolutionary War. Obediah sold his grant to proprietor John Wendell, a real estate attorney in Portsmouth who actively worked to settle the new township. Lemuel Hastings sold his grant to a prospective settler from Smithfield, Rhode Island who backed out and sold the lot in 1774 for 30 pounds to brothers Esek and Abiather Young of Smithfield. Both men, with their five brothers, served with Rhode Island troops in the Revolutionary War. At the war's conclusion, they bought Lot 1 for 45 pounds from John Wendell and came to Saville to build a farm. Over the next few years, all six Young brothers, their half-brother Israel Bryant, and married sister Sarah Angell settled in Saville, providing a substantial boost to the township's population.

In 1778 Esek and Abiather built a log cabin, later replaced by the plank house shown in the photo above, after a sawmill was established in the area. With few local young women to marry, Abiather traveled to Portsmouth where in 1783 he met and married Mary Moses. Three years later Esek went to Portsmouth where he met and married Lydia Beck. It is likely that at this time, Esek owned the farm and that Abiather was establishing his own farm on another lot. (See Volume 3, 183 Young Hill Road.) Although Esek farmed by necessity, he was a cordwainer (shoemaker) by trade. In 1798 he sold his farm for \$533.34 to a new-comer from Connecticut and moved to land on Young's Hill. Abiather's former farm changed hand twice and in 1803 neighbor Gideon Angell bought the 132-acre farm for \$800.

In 1780 Gideon Angell (1746-1833), his wife Sarah Young, and their three young sons settled in the Saville wilderness, arriving after Sarah's brothers, Abiather and Esek. Angell family history recounts that Gideon cleared land, built a log cabin, and planted an orchard. Over time he acquired nearly 500-acres of land and when his sons came of age, he gave each son a third of his homestead farm. But this story is not supported by land deeds. Gideon's first Saville land purchase was 32-acres for 83 pounds at the 1778 tax sale of John Huntington's land located along the west side of Winn and Stagecoach Roads. The following year Gideon bought Lot 4 in the 4<sup>th</sup> Range for 220 pounds, then two years later, bought half of the adjacent lot. This is the land where Gideon built his homestead. Over time he owned about 500-acres, but he did not gift land to his children. Gideon sold 68-acres to his eldest son David, 75-acres to his youngest son Smith, and 280-acres with his home farm to his son John. In his day, Gideon Angell was a prominent citizen, and a selectman, who paid more taxes than any other Wendell land owner. The neighboring farm on Lot 1 and 2 that Gideon bought in 1803, he sold ten years later to his John (1778-1844) for \$1,200, much more than he paid.

### **48 Bradford Road – School House No. 1**

**Correction to Year Built:** 1820s

### **154 Edgemont Road – Samuel Bailey Farm**

**Correction to Year Built:** c1805

**The following is new information pre-1830 about this property:**

This Sunapee farm began as Lot 9 and half of Lot 10 in the 1<sup>st</sup> Range of 85-acre lots granted in 1771 by England's King George to Saville proprietors George Wentworth (1740-1820) of Portsmouth and Enos Stevens (1739-1808) of Massachusetts. George Wentworth was the grandson of New Hampshire's Royal Governor John Wentworth. Enos Stevens was a Tory who stayed loyal to the King and had his assets seized by the new American government after the Revolutionary War. He sought refuge in Nova Scotia. Wentworth sold his lots to proprietor John Wendell, a real estate attorney from Portsmouth, who actively worked to settle the township. John Wendell bought the Enos Stevens grants seized by the government, then sold this land to James Young in 1783 and 1804.

James Young (1761-1833) was one of eight siblings who left Smithfield, Rhode Island at the end of the Revolutionary War to settle in the wilderness of Saville. In 1782 he married Hannah Huntoon of Unity and built a log cabin where seven children were born. In 1804 James bought Lot 9 with 75-acres, where a frame house and barns were built, shown in the group of white buildings in photo above. In 1820 James sold what remained of his homestead, then 45-acres, for \$500 to his two sons Oliver and Esek, who borrowed money to finance the sale. Nine years later Oliver and Esek deeded a life lease for \$500 to their parents ensuring their right to live on the farm for the rest of their natural lives. These plans were upset, perhaps by the sudden death of Esek. A month later, Oliver sold the James Young farm to the Wendell selectmen for \$400 and they paid the outstanding mortgage. The selectmen then sold the farm to high bidder, Samuel Bailey.

### **199 Edgemont Road – Hackett Homestead**

**Correction to Year Built:** c1832

**The following is new information about this property and replaces the first paragraph:**

This Sunapee farm began as part of Lot 9 in the 6<sup>th</sup> Range of 75-acre lots granted in 1768 by England's King George to Saville proprietor Thomas Peverly Jr. (1749-1842) of Portsmouth. The Peverly family went to Northumberland to help defend the northern territories in the 1760s. Both Thomas Jr. and his brother Joseph were granted land for their service to the King, but at the outbreak of the Revolutionary War, they fought for independence. They sold their grants to an intermediary who sold them for 40 pounds in 1775 to proprietor John Wendell, a real estate attorney in Portsmouth who actively worked to settle the township. Ownership from John Wendell to Esek Young is yet to be discovered, but this land was referenced in an old deed as part of the Esek Young homestead.

Esek Young (1750-1837) was one of eight siblings from Smithfield, Rhode Island who served in the Revolutionary War, then settled in Saville. (See 45 Angell Brook Road.) In 1798 Esek sold his first farm to move to land on Young's Hill with his wife Lydia and their six children. About 1819 Esek and Lydia went to live with their son in New London and sold their farm. This portion of Esek's farm was surveyed by his nephew, Captain William Young for Esek's son-in-law Caleb E. Hackett according to an 1832 deed. At this time, Caleb and his family already lived on the land in the dwelling shown above, but did not own the land. Caleb was a stone cutter who probably worked for his neighbor Samuel Bailey at his nearby quarry. In 1822 Caleb's sister bought this 32-acre home farm for \$300 from Samuel Bailey. Caleb and his family continued to live here as tenants. In 1837 neighbor Dennis G. Knowlton bought the Hackett property in a tax. Caleb moved in with his son George who lived down the road near Red Water Creek. Dennis Knowlton sold the former Caleb Hackett place five years later for \$250, the buyer kept the land and sold the house on four-acres for \$75 to William Currier.

### **485 Edgemont Road – Stone House**

**Correction to Year Built:** c1800

**The following is new information about this property and replaces the first two paragraphs:**

This Sunapee farm began as Lot 12 in the 4<sup>th</sup> Range of 75-acre lots, held as reserve land and not granted in 1768 by England's King George. Prior to 1813 land along today's Edgemont Road

between Fisher's Bay and Spectacle Pond was owned by John Currier. In 1813 and 1822 farmer and tavern owner, Smith Angell (1779-1860) of Stagecoach Road bought former Currier land to ensure farm land for his sons. Smith was the son of early settlers, Sarah and Gideon Angell. (See 45 Angell Brook Road.) In 1829 Smith sold the tracts along Edgemont Road to his eldest son George M. Angell (1805-1875). George had just married Betsey Dodge and when he bought the land from his father, he also bought a three-acre parcel, previously excluded from earlier Currier land sales, for \$14 with the so-called stone house, shown in the photo above. George and Betsey did not live at stone house, but in a farmhouse on the east side of Edgemont Road near the intersection with today's Caldwell Lane. Their home was on land that became part of Fisher's Bay Development. Their house, at the site of 417 Edgemont Road, was demolished in 1985. A year after buying stone house, George Angell sold it with part of his farm land to his father-in-law, Rev. William Dodge (1781-1859), who preached at Goshen and Newbury churches until 1857. William and his wife Ruth farmed the rocky land at stone house. To ensure their care at the end of their lives, William sold his farm in 1846 to his son Simeon with an \$800 maintenance mortgage in which the mortgage was forgiven in exchange for housing, food, care, use of a horse and carriage, and a \$12 annual stipend for William and Ruth over the course of the rest of their natural lives. William reserved the right to exclusively use the two first-floor bedrooms at stone house and have use of all other rooms and buildings on the farm. This type of deeded arrangement was common, and some maintenance mortgages went into extreme detail regarding care requirements for the elderly couple. The Dodge agreement lasted less than a year when it was ended by Simeon who sold the farm back to his father. William next sold a half interest in his farm to his son Alva. He was a carpenter who lived here with his wife and six children for nearly ten years. In 1854 William and Alvah sold Stone House Farm and a 94-acre tract called Straw's Ledge, north of the Newbury line to John M. Colby for \$600. The parcels bought by Colby would become the Oakledge community in 1968.

John Mace Colby (1822-1862), his wife Dorcas, and their three children lived at Stone House Farm. J.M. Colby is shown on the 1860 map of Sunapee at this location. In 1861 John enlisted in the 6<sup>th</sup> NH Infantry, leaving his family to tend to their farm. He died of disease the following year at Annapolis, Maryland and was interred there at the National Cemetery. His widow was forced to sell their farm at auction to settle John's debts. Benjamin Chandler of Newbury bought both the 94-acre Straw's Ledge lot and the 63-acre Stone House Farm for \$814 plus the outstanding \$500 mortgage. Conforming to a common survival strategy for widows with young children, Dorcas Colby remarried. Stone House Farm with Straw's Ledge changed hands four more times and in 1875 was sold for \$1,100 to widow Hannah Cass (1803-1892). Her seller reserved the right to remove all the timber from Straw's Ledge after the sale. Hannah's daughter soon married John Mace Colby's brother. Hannah's mortgage was held by Boston tax assessor William Long. In 1897 Hannah sold Stone House Farm and Straw's Ledge to William Long's widow Charlotte for the cost of the outstanding mortgage. Charlotte Long owned the property the rest of her life, but never lived there. She leased the farm to John Fortune (1833-1899), a married immigrant from Nova Scotia with eleven children.

### **53 Route 11 – Schoolhouse No. 7**

**Correction to Year Built:** c1830s

### **144 Route 11 – Asa Winn Homestead**

**Correction to Year Built:** c1790

**The following is new information about this property and replaces the first paragraph:**

This Sunapee farm began as the south half of Lot 2 in the 6<sup>th</sup> Range of 75-acre lots granted in 1768 by England's King George to Saville proprietor Stephen Alvord (1735-1813) of Northampton, Massachusetts. In 1766 Stephen and his family settled in Charlestown to help defend Fort No. 4 on the Connecticut River. He and his brother Simeon were probably given Saville land for their service at the fort. Stephen, his wife Abigail and their children lived near the fort before, during

and after the Revolutionary War. In the 1790s this land was farmed by Daniel Moses (1769-1856) who left Rockingham County to settle in Wendell where he married Polly Cutts in 1789. In November 1805 Daniel sold his 40-acre farm for \$400 to Asa Winn and moved his family to Barre, Vermont where members of Polly's family had moved from Goshen.

After buying his Wendell farm, Asa Winn (1780-1852) returned to Weare to marry Judith Colby. Asa and Judith had two children and farmed this land that bordered the Sugar River for 30 years. In 1835 Asa and his son David decided to jointly buy a bigger farm closer to the village. (See 30 Winn Hill Road.) Asa sold his 40-acre farm, shown in the photo above, to Edwin Billings of Claremont for \$1,000 plus the \$200 mortgage. Unable to pay the mortgage four years later, Edwin sold the farm to his mortgage holder and in 1848 the former Daniel Moses farm was sold again to Putney Roby for \$550 plus the \$200 mortgage.

### **15 Route 103 – Wendell Hydro Station**

#### **The following is new information about this property prior to 1922:**

This Sunapee hydro-electric station was located in Lot 1 of the 5<sup>th</sup> Range of 75-acre lots granted in 1768 by England's King George to Saville proprietor David Perkins. The land along the Sugar River from the Newport line to Sleeper Road was sold many times between 1769 and 1831 when Abiather Young Jr. bought this 22-acre parcel with water flow rights. Abiather had owned the grist and sawmill in the upper village, established a sawmill at the south end of Wendell Marsh and probably had built a mill here at the bend of the river before selling the property to John R. Cutts of Goshen. The intersection of roads to Newport, Sunapee and Newbury became known as Cutts Corner. John and his sons operated this mill as a tub shop and then a shingle mill until 1868 when it was sold to Sunapee industrialist Josiah Turner. In the 1890 this land was purchased by the Lake Sunapee Wood Pulp Company, a subsidiary of Emerson Paper Company of Claremont. In 1890 a new dam was built creating a large mill pond that powered a new paper mill on this site that made newsprint from 1891 to 1920. In 1922 its Canadian owner sold the property to Francis Murphy of Newport, who was part of a group of businessmen that formed the Lake Sunapee Power Company.

### **171 Route 101 – Angell Farm**

**Correction to Year Built:** 1<sup>st</sup> Dwelling c1820, 2<sup>nd</sup> Dwelling c1840

#### **The following is new information to replace the first 3 paragraphs:**

This Sunapee farm began as Lots 2 and 3 in the 4<sup>th</sup> Range of 75-acre lots granted in 1768 by England's King George to Saville proprietors Samuel Harper (1722-1790) of Brentwood and James Porter. Land records from the proprietors to Israel Bryant are yet to be found. In the late 1770s after service with Colonel Angell's Rhode Island Regiment, Israel Bryant (1743-1825) and his family settled in Saville with his half-brothers, Esek, Abiather, Robert, Edward, Cornelius, and James Young, and half-sister Sarah Angell. Israel bought 20-acres in Lot 2 in the 2<sup>nd</sup> Range where he built his home and bought Lots 2 and 3 in the 4<sup>th</sup> Range, where he farmed. Israel was a farmer by need and a cordwainer (shoemaker) by trade. He and his wife Susanna had five children and are included in the 1790 and 1800 Wendell census. In 1800 Israel decided to move to Warner and sold his dwelling lot to his half-brother Abiather Young and to his brother-in-law Gideon Angell. In 1805 he sold his 150-acre farm on Lots 2 and 3 to his nephew David Angell.

From the 1790s well into the mid-1800s the Young and Angell families, related through marriage, operated twelve farms in south Wendell. It was said that there were so many people named Angell in the area that folks called it Paradise. In 1797 Gideon and Sarah's son David Angell (1776-1827) married neighbor Deborah Clapp and they had five children. David farmed and operated a public house (inn with tavern) on the main road between Newport and Bradford near the South Meeting House (near the South Sunapee Cemetery on Harding Hill Road.) Although no deeds transferring ownership of Lots 2 and 3 were filed, it is likely that David sold or gifted this land to his eldest son Welcome in 1820 when he married. The 1820 Wendell census included Welcome and his wife Sally in their own household. When David died in 1827 at age

51, his son Lorenzo took over running the Angell public house when he came of age. He and his mother lived on the family's 100-acre homestead. Widow Deborah Angell settled her husband David's estate by selling some land to pay debt and to give each of her daughters \$500 as their share of their father's estate. No such settlement was made for son Welcome, indicating that he had already received his share by the transfer of Lot 2 and 3 ownership when his father was alive. In 1853 Lorenzo sold his father's homestead and tavern to Walker Lear for \$2,500.

### **21 Sleeper Road – Batchelder – Sleeper Homestead**

#### **The following is new information pre-1802 for this property:**

This Sunapee farm began as Lot 1 in the 6<sup>th</sup> Range of 75-acre lots, granted in 1768 by England's King George to Saville proprietor Moses Wheeler (1717-1792) of Charlestown. Moses and his wife settled in there to help defend Fort No. 4. For this service to the crown, he was granted land in Saville. Moses joined the cause for independence and served as a corporal in Captain Bellow's Regiment. He sold his grants to proprietor John Wendell, a real estate attorney in Portsmouth, who actively worked to settle the township. In 1802 John Wendell sold Lot 1 to Zachariah Batchelder for \$275.

### **101 Sleeper Road – Colby Homestead**

**Correction to Year Built:** c1865

#### **The following new information replaces the first paragraph:**

This Sunapee farm began as part of Lot 1 in the 1<sup>st</sup> Range of 85-acre lots granted in 1771 by England's King George to Saville proprietor Joseph Peverly (1747-1820) of Portsmouth. The Peverly family settled in Northumberland, New Hampshire to help defend the northern territory in the 1760s. Sons Joseph and Thomas were granted land for their service to the King, but at the outbreak of the Revolutionary War, both men fought for independence. Joseph Peverly sold his Saville land grants to John Hurd of Haverhill and in 1775 he sold them for 40 pounds to proprietor John Wendell, a real estate attorney in Portsmouth who actively worked to settle the township. In 1813 John Wendell's widow Dorothy sold a 50-acre parcel in this lot to Caleb Heath who farmed on East Mountain in Newport. In 1831 Caleb sold this land, the site of the later farmhouse shown in the photo above, with a parcel along the river to Abiather Young Jr. (1789-1869) of Wendell. Abiather had extensive land holdings in town. At one time he owned the upper village grist and sawmill and a sawmill at the south end of Wendell Marsh. (See Volume Two, 59 Main Street and Volume Three, 183 Young Hill Road.) He built a mill on land from Caleb Heath at the Sugar River where today's Route 11 and 103 converge. In 1840 Abiather sold both the 50-acre lot and the land along the river with the mill for \$1,700 to John Cutts of Goshen. John and two sons moved here to operate a water-powered cooperage shop, later used as a shingle mill. The intersection of roads to Newport, Sunapee and Newbury became known as Cutts Corner. In 1851 John sold all his Wendell land to his sons Addison and Dexter Cutts for \$1,500. They sold the 50-acre pasture parcel and in 1865 Franklin Colby bought it for \$550.

### **66 Stagecoach Road – Mountain View Farm**

#### **The following is new information pre-1820 for this property.**

This Sunapee farm began as Lot 8 in the 6<sup>th</sup> Range of 75-acre lots granted in 1768 by England's King George to Saville proprietor Ezekiel Pitman (1745-1806) of Portsmouth. Ezekiel had ties to provincial Governor John Wentworth, for he was granted three Saville lots. But when the colonies moved for independence, Ezekiel joined Captain Turner's NH field artillery company as a corporal. Like many Saville proprietors, he sold his grants to proprietor John Wendell, a real estate attorney in Portsmouth who actively worked to settle the township. In 1820 John Wendell's widow Dorothy sold this land to Oliver Young.

### **258 Stagecoach Road – Dexter's Inn**

**Correction to Year Built:** c1790

**Correction to Original Building Owner:** Jenni & Joshua Gage

**The following new information replaces the first three sentences:**

This Sunapee farm began as part of Lot 6 and all of Lot 7 in the 5<sup>th</sup> Range of 75-acre lots granted in 1768 by England's King George to Saville proprietors Samuel Cooke and Matthew Thornton. Irish-born Matthew Thornton (1714-1803) was a physician who served in the NH Provincial Assembly. For this service to the crown, he was granted land in Saville. During the American Revolution, Thornton served as a colonel in the NH Militia, participated in drafting the state's first constitution, and was elected to the Continental Congress. Despite his late arrival in Philadelphia, he was allowed to sign the Declaration of Independence four months after its formal signing. Matthew Thornton sold his Saville land grants for nine pounds to proprietor John Wendell, a real estate attorney from Portsmouth who actively worked to settle the township. In 1775 John Wendell sold this land for 30 pounds to Joshua Gage of Dunbarton.

Joshua Gage (1747-1811) and his wife Jenni Anderson had nine children. Joshua was a signatory to the 1776 Association Test for Saville which identified resident men in support of an independent government for the colonies. One month after purchasing his land, Joshua enlisted as a corporal with Capt. Moore's Company of Col. John Stark's Regiment and fought at the Battle of Bunker Hill. Joshua by a joiner by trade, and in 1776 built a small home on the west side of the road that was replaced by the stately Federal style house shown in the photo above. His farm yard and barns were on the east side of the road. Joshua established a burial ground surrounded by stone walls, located southwest of his house. At left is a 2020 photo of the gateway into the burial ground. The earliest documented grave is from 1806 for six-day old Alvan Pike. Alvan was the only child of Hepsibah and Thomas Pike who farmed on Bradford Road and later retired to High Street. Joshua's sister, Deborah Gage Perkins was interred here in 1810. She and her husband Ichabod Perkins lived on a farm near the Sugar River. Joshua Gage died at home in 1811 and was interred on his farm with his wife Jenni. There are 44 known graves at a site called Colby Cemetery, for the family who owned this property from 1837 to 1914. However, there are no members of the Colby family buried here. Six years after the death of Joshua Gage, his son Caleb sold the farm in 1817 for \$1,200 to Adam Reddington (1769-1837) of Wenham, Massachusetts. Adam, his wife Sally Knowlton, and nine children moved to Wendell where other Knowlton family members already lived. (See Volume One, 21 Sleeper Road.)

### **324 Stagecoach Road – Cooper Farm**

**Correction to Year Built:** c1790

**Correction to Original Building Owner:** Possibly Daniel or Elijah Woodward

**The following new information replaces the first three paragraphs:**

The land for this Sunapee home is the northwest corner of Lot 6 in the 4<sup>th</sup> Range of 75-acre lots granted in 1768 by England's King George to Saville proprietor Robert Calder. No information could be discovered about Calder except that he sold his grant to proprietor John Wendell, a real estate attorney from Portsmouth who actively worked to settle the township. In 1778 John Wendell sold Lot 6 for 45 pounds to Daniel Woodward of Smithfield, Rhode Island. Daniel, his wife, and 3 young children were included in the 1800 Wendell census, then were gone from records. In 1791 20-acres of Lot 6 was owned by Daniel's brother Elijah Woodward and the 3-acre northwest corner at the house shown above, was owned by Ichabod Perkins. Both parcels were sold to Cornelius Young at this time for 95 pounds and 12 pounds, prices that indicate buildings existed on both parcels.

In addition to the dwelling shown above, the three-acre parcel has a small cemetery, known as the Cooper Cemetery. Cornelius Young's gravestone of 1808 marks the earliest known grave. Perhaps Cornelius bought this parcel in 1792 to establish a burial ground. In 1813 his widow Sarah sold their Lot 6 land, then known as "the Elijah Lot", to Smith Angell for \$630. Specifically excepted from the sale was 20-acres owned by Ichabod Perkins, a half-acre owned by William Gage and the burial ground. By the 1830s, the Young's niece, Dorothy "Polly" B. Young (1789-1873) owned a three-acre parcel with the dwelling shown above. Polly was a spinster, an unmarried woman in her 40s. In 1833, just before she married widower Robert Lear, Polly sold her home to neighbor Daniel March Jr. for \$45. Three years he sold the three-acre lot with dwelling

for \$97 to three Newport men who bought, sold, and financed real estate. In 1839 widow Sally Reddington bought the place for \$60.

Sarah "Sally" Knowlton Reddington (1773-1873) and her family had lived at the former Josiah Gage homestead until her husband's death. (See 258 Stagecoach Road.) She then needed a place to live and bought two properties next to her former home, the three-acre lot with a house by old burying ground, and the former Daniel March Jr. farm of about 100-acres on the southeast side of the Stagecoach – Hell's Corner Road intersection. Sally bought this farm from Putney Robey for \$1,450. Her son Jacob Reddington and his family lived in the house on the three-acre lot and Sally lived across the road with her daughter Ann in the former Daniel March farmhouse. (This house no longer exists.) In 1848 Sally sold both properties to her son Jacob for \$1,500. He then sold the farm where his mother lived to his sister and brother-in-law Sarah and John Cooper (1812-1897) a shoemaker from the village with a life lease for Sally Reddington. By 1857 Jacob moved to Newport. The house by the old burying ground was used by his unmarried sister Ann and was then sold to Sarah and John Cooper's son, John M. Cooper for \$500. Ann moved back across the road to live with and care for her aging mother, Sally.

#### **456 Stagecoach Road – Angell Homestead**

**The following new information replaces the first two paragraphs:**

This Sunapee farm began as Lot 5 in the 4<sup>th</sup> Range and part of Lot 5 in the 3<sup>rd</sup> Range of 75-acre lots granted in 1768 by England's King George to Saville proprietors Joseph Peverly (1747-1820) of Northumberland and Samuel Shattuck (1726-1805) of Pepperell. Joseph Peverly's grants were purchased by proprietor John Wendell in 1775 for 10 pounds. In 1787 Samuel Shattuck sold his grants to John Wendell, the only Saville proprietor who actively worked to settle the township. John Wendell sold the land in 1781 to Joshua Whitney of Henniker who built a farm here, then sold his land in 1801 for \$800 to Gideon Angell.

Gideon Angell (1746-1833) of Smithfield, Rhode Island, his wife Sarah Young, and their three young sons, David, John, and Smith settled in Wendell in 1780 on Lot 4 of the 4<sup>th</sup> Range. Sarah's brothers Abiather and Esek had already left Smithfield to settle here and were soon followed by four more brothers. Over time Gideon purchased about 500-acres to ensure land for his sons. In 1803 Gideon bought a 132-acre farm originally built by Abiather and Esek Young which he sold in 1813 to his son John. Gideon sold 68-acres to his eldest son David, and 75-acres to his youngest son Smith, which formed part of the farm where the dwelling shown above is located. Gideon sold most of his land with his home farm to his son John a few years before his death. In his day, Gideon Angell was said to have been Wendell's most prominent citizen.

**The following new information adds to paragraph four:**

In 1882 Sarah Clement, who held the 1869 mortgage on the farm, foreclosed. Charlotte was able to settle the \$1,617 debt with a loan from her brother William and retained ownership of the farm. To raise cash in 1883 Charlotte sold 100-acres, then got a new \$900 mortgage on the remaining farm. Charlotte's mortgage holder foreclosed after her death and in 1889 sold the farm for \$1,000 to John A. Johnson of Sunapee. Charlotte's brother William Elliot lost a total of \$4,117 in his attempts to help his sister.

## **CHAPTER 2 – Burkehaven**

### **77 Burkehaven Hill Road – Boyce Homestead**

**Correction to Year Built:** c1798

**Correction to Original Building Owner:** Philbrick Huntoon

**The following new information provides pre-1816 information for this property;**

This Sunapee farm house is on Lot 10 in the 1<sup>st</sup> North Range, granted in 1771 by England's King George to Saville proprietor Enos Stevens (1739-1808) of Charlestown. Enos and his brothers defended Fort No. 4 at Charlestown against French and Indian forces. For his service to England,

Enos was granted land in Saville. Enos remained loyal to England and joined the Royal Army in 1777 to fight the colonists. After the Revolutionary War, the new American government deemed him a traitor and confiscated his assets, valued at 536 pounds. He escaped to Annapolis, Nova Scotia, where as a pauper and loyalist, he petitioned the English government for financial help. By 1786 Enos returned to America where he settled in Barnet, Vermont, married a young woman, and had six children. Saville proprietor John Wendell, a real estate attorney in Portsmouth who actively worked to settle the township, bought the Enos Stevens grants from the government and sold this lot to Thomas Philbrick Huntoon in 1798.

T. Philbrick Huntoon (1753-1831) served under Captain Tilton in the 2<sup>nd</sup> NH Regiment during the Revolutionary War. He was stationed at Fort No. 4 in Charlestown, he settled in Unity where he married Betsy Huntoon, a distant relation. They had four children before moving to Wendell in 1791. After buying Lot 11 on the hill south of Sunapee Harbor, (later known as Burkehaven Hill) he built a homestead farm with the dwelling shown in the photo above. Here four more children were born. In 1816 Philbrick sold his farm to William Robinson Jr. of Goshen for \$800 and financed the sale. The Huntoon family joined the movement west to better farm land in Ohio.

### **172 Burkehaven Hill Road – Wayside Cottage**

#### **The following provides new pre-1882 information about this property:**

This Sunapee cottage is in Lot 12 of the 1<sup>st</sup> North Range, not granted in 1771. From about 1800 this land was part of the Job Williams homestead. In 1829 Newport businessman Amasa Edes bought the farm which was run by a farm manager. In 1840 Edes sold the farm to Henry J. Colby. By 1866 Henry had sold his interest in the farm to his brother Lafayette and he set in motion the transformation of this farm into the Burkehaven summer community. (See Volume Three, 169 and 179 Burkehaven Hill Road.) Lafayette Colby borrowed heavily to build his hotel, Lake View House and in 1882 he lost the hotel and the farm to his mortgage holder, Edmund Burke. Ownership was consolidated to Burke's daughter Frances Dana, who with her husband Col. George Dana, expanded the hotel, sold cottage lots, and guided development of the summer colony.

### **229 Burkehaven Hill Road – Burkehaven Landing**

#### **The following provides new pre-1876 information about this property:**

The land at Burkehaven Landing is in Lot 12 of the 1<sup>st</sup> North Range, the Job Williams homestead farm of 1800 and the Colby farm of 1840. (See Volume Three, 169 and 179 Burkehaven Hill Road.) In 1876 Lafayette Colby was transforming Colby farm with the construction of a hotel, Lafayette House aka Lake View House, and the sale of cottage lots. The first lot was sold for \$35 to Amos Woodbury (1795-1889), a jeweler and clockmaker from Claremont, who built a fishing cabin. The Woodbury lot later became Burkehaven Landing, shown in the photo above.

### **10 Burkehaven Lane – Orchard Cottage**

#### **The following new information replaces the first paragraph:**

The land for this Sunapee cottage is in Lot 12 of the 1<sup>st</sup> North Range, the Job Williams homestead farm of 1800 and the Colby farm of 1840. (See Volume Three, 169 and 179 Burkehaven Hill Road.) In 1876 Lafayette Colby was transforming the Colby farm into a summer colony. He built the lake's first summer hotel, Lafayette House aka Lake View House, and in June began to sell cottage lots on the shore. The second lot was sold in 1876 for \$100 to Samuel Hart Edes (1825-1904), a wealthy Newport attorney. His father Amasa Edes had owned the Colby farm from 1829 to 1840, so Samuel may have spent time here as a boy. Samuel and his wife Julia built a fine summer estate over the next year, on land purchased in 1876 from Lafayette Colby, that included a cottage, boathouse, barn, carriage house, and shed. They named their summer home Fair Haven. In 1882 Samuel Edes sold Fair Haven and Green Cottage near Birch Island, to Frances and George Dana for \$1,800. The Danas renamed Fair Haven Orchard Cottage

### **12 Burkehaven Lane – Hillhurst Cottage**

**See 172 Burkehaven Hill Road for new pre-1882 information about this property:**

### **68 Burkehaven Lane – The Bungalow**

#### **The following replaces the first paragraph:**

The land for this Sunapee estate is in Lot 12 of the 1<sup>st</sup> North Range, the Job Williams homestead farm of 1800 and the Colby farm of 1840. (See Volume Three, 169 and 179 Burkehaven Hill Road.) In 1876 Lafayette Colby was transforming the Colby farm into a summer colony. He built the lake's first summer hotel, Lafayette House aka Lake View House, and sold cottage lots. The second lot sold in 1876 for \$100 to Samuel Edes and extended to the south point of the farm. Samuel Hart Edes (1825-1904) was a wealthy Newport attorney. His father, Amasa Edes had owned the Colby farm from 1829 to 1840, prior to Colby ownership, so Samuel may have spent time here as a boy. Samuel and his wife Julia built a summer estate, named Fair Haven that included a cottage, boathouse, barn, carriage house, and shed. Five years later Samuel sold Fair Haven to Frances and George Dana for \$1,800. The Danas renamed the estate The Knolls. Within the next year, Frances Dana purchased Lake View House and the Colby farm following their 1882 foreclosure and assumed the development of Burkehaven. In 1893 they sold most of The Knolls to Annie Tappenbeck for \$5,000, quite a sum in that day, and kept a cottage. (See 10 Burkehaven Lane.)

### **6 Burkehaven Terrace – Hillside Cottage**

#### **10 Burkehaven Terrace – The Terraces**

#### **18 Burkehaven Terrace – Owl's Nest**

**See 172 Burkehaven Hill Road for new pre-1882 information about these properties.**

### **54 Heritage Drive – Overlook Cottage**

#### **The following provides new pre-1887 information about this property:**

The land for this cottage is part of Lot 12 of the 1<sup>st</sup> North Range, not granted by England's King George in 1771, but held as reserve land. In 1796 proprietor John Wendell (1731-1808) sold this lot or 64 pounds to Major William Gardner of Portsmouth. It was William's brother, Christopher, a settler in south Wendell, who walked this land frequently on route to fishing at Hedge Hog and decided to establish a farm here. Christopher's son David Gardner (1779-1826) next owned the farm, followed by his sons and in 1856 farm ownership was consolidated to David's son John Y. Gardner. (See Volume Two, 125-126 Burkehaven Hill Road.) John Gardner was a successful and wealthy farmer by Sunapee standards. In 1883 at age 64, he began a new life when he married young Clara Kempton and turned his farm into a summer boarding house called Prospect House. John recognized the demand for summer cottage lots and sold land in his southwest pasture overlooking Burkehaven Harbor. In 1887 John sold a six-acre parcel with a lovely view of the lake to George Heritage and George K. Guild of Newport.

### **375 Lake Avenue – St. James Rectory**

#### **The following provides new pre-1887 information about this property:**

The land for this Sunapee cottage is in Lot 12 of the 1<sup>st</sup> North Range, in 1900 part of Job Williams homestead and in 1840 the Colby farm. (See Volume Three, 169 and 179 Burkehaven Hill Road.) In 1876 Lafayette Colby was transforming his farm into a summer lake colony. He built the lake's first summer hotel, Lafayette House aka Lake View House, and sold cottage lots. Unfortunately, Lafayette borrowed heavily and in 1882 he lost the hotel and farm through foreclosure by his lenders. Frances Burke Dana bought the property, who with her husband George Dana, expanded the hotel, sold cottage lots, and guided development of the summer community. In 1902 Frances Dana sold a half-acre lot on the shore of Penny Cove to Elizabeth Wackerhagen of Brooklyn, New York.

### **378 Lake Avenue – St. James Episcopal Church**

#### **The following provides new pre-1880s information about this property:**

The land for this Sunapee church is in Lot 12 of the 1<sup>st</sup> North Range, in 1900 part of Job Williams homestead and in 1840 the Colby farm. (See Volume Three, 169 and 179 Burkehaven Hill Road.) In 1876 Lafayette Colby was transforming his farm into a summer lake colony. He built the lake's

first summer hotel, Lafayette House aka Lake View House, and sold cottage lots. Unfortunately, Lafayette borrowed heavily and in 1882 he lost the hotel and farm through foreclosure by his lenders. Frances Burke Dana bought the property, who with her husband George Dana, expanded the hotel, sold cottage lots, and guided development of the summer community.

### **79 Rolling Rock Road – Abel Cooper Farm**

#### **The following provides new pre-1831 information about this property:**

This Sunapee farm was part of Lots 10 and 11 in the 6<sup>th</sup> Range of 75-acre lots granted in 1768 by England's King George to Saville proprietors David Cullom and Stephen Jewett Jr. When the colonies went to war with England, proprietor David Cullom (1740-1787) of York, Maine served as a Captain in the Continental Navy. In the late 1790s his grant was part of the James Young farm, owned by Samuel Bailey in 1828. Lot 11 proprietor Stephen Jewett Jr. (1728-1803) intended to go to college and enter the ministry but illness prevented this. In 1770 he was elected deacon of the Hollis Congregational Church. At that time, Stephen donated his Saville land grants to the Indian Charity School of Hanover, later known as Dartmouth College. In 1797 proprietor John Wendell, a Portsmouth real estate attorney who actively worked to settle the township, assumed ownership of Jewett's grants, along with two other grants, when he donated \$370 to the school. The following year Wendell sold Lot 11 to Philip Huntoon (1762-1809) who built a homestead farm there. The Huntoon farm changed hands several times before it was purchased in 1816 by Samuel Bailey and his brother-in-law William Batchelder of Weare for \$850. (See 100 Rolling Rock Road.) In 1831 Samuel sold 51-acres of his farm for \$300 to Abial Cooper Jr. of Wendell, who built the house shown in the photo above.

### **100 Rolling Rock Road – Rockwall Farm**

**Correction to Year Built:** c1792

**Correction to Original Building Owner:** Esther & Philip Huntoon

#### **The following provides new pre-1841 information about this property:**

This Sunapee farm began as Lot 11 in the 6<sup>th</sup> Range of 75-acre lots granted in 1768 by King George of England to Saville proprietor Stephen Jewett Jr. In 1770 he gave his Saville land grants to the Indian Charity School in Hanover, later known as Dartmouth College. In 1791 proprietor John Wendell (1731–1808), a real estate attorney in Portsmouth who worked to settle the township, gave the school a \$370 donation. In exchange, the school deeded him their Saville lots. John Wendell sold this lot to Philip Huntoon.

When Philip Huntoon (1762-1809) was a young boy, his family moved in 1775 from Kingston, New Hampshire to Unity. By 1791 Philip was married and lived in Wendell. It is likely that he built his dwelling around 1792, early in his marriage, making this house the oldest in Burkehaven. Philip and his wife Esther had four children while living here and in 1805 moved to Shipton, Quebec, where another son was born. Philip sold his farm in 1805 to Smith Angell for \$500 and the deed stated that the parcel was assumed to have 75-acres, but if it had less, 20-shillings per acre would be credited. Smith Angell (1779-1865) came to Wendell with his parents Sarah and Gideon Angell in 1780 from Smithfield, Rhode Island. They farmed land along both side of today's Route 103 in south Sunapee. As an adult, Smith Angell was a wealthy farmer, tavern keeper, and owner of several hundred acres of land. He may have bought Philip Huntoon's farm as an investment to ensure land ownership for his sons. However, in 1815 Smith sold this farm to Scribner Huntoon, a young man who was distantly related to Philip Huntoon.

Scribner Huntoon (1783-1865) left Unity to move to Wendell where he married Hannah Young, Abiather's daughter. Abiather was Sarah Angell's brother and had left Smithfield, Rhode Island to settle here in 1778. (See 45 Angell Brook Road.) Scribner and Hannah Huntoon only lived on this farm for one year, then sold it to brothers-in-law, Samuel Bailey and William Batchelder of Weare for \$850. Scribner's family joined the migration west to better farm land in Ohio. Samuel Bailey (1792-1892) was looking for opportunities when he left Weare with his sister Polly and her husband blacksmith William Batchelder in 1816. Their shared ownership of the Huntoon farm only

lasted to 1822, then Polly and William moved to Bedford. It is likely that Samuel continued to farm here until 1829 when he bought the former James Young homestead and married Abigail Chase of Mill Hill (High Street) in Sunapee harbor. Abigail and Samuel became prominent citizens, successful farmers, and raised seven children. Samuel worked as a woodsman, quarryman, and road builder. In his elder years, he was the town's oldest citizen, fully retaining his faculties, till nearly age 100. (See 154 Edgemont Road.) In 1829 Samuel Bailey sold the 50-acre former Scribner Huntoon farm on the lake shore to Scribner Huntoon 2<sup>nd</sup> (1801-1882), Philip Huntoon's son who was born on this farm. He had married Rebecca Young, the daughter of James Young, one of the post-Revolutionary War brothers who settled here from Rhode Island. Rebecca had a son before she died and a year later Scribner married Abigail Bartlett. Four children were born on this farm before Scribner 2<sup>nd</sup> decided to move his family in 1836 to Ohio where the rest of his family had settled. He sold his farm to David Buxton Jr. of Weare. When David Buxton Jr. (1797-1850) bought Scribner Huntoon's farm, he was recently married. They farmed here for five years then sold the farm in 1841 to Dennis Knowlton for \$800.

### **25 Shepard's Island – Isle of Pines**

#### **The following provides new pre-1860 information about this property:**

This Sunapee island cottage is in part of Lot 12 of the 1<sup>st</sup> North Range, owned by young Thomas Lamb (1784-1871) in 1800 who lived with his parents on a farm later known as the Winn Farm on Winn Hill. The island was part of the Job Williams (1762-1849) homestead from 1800 to 1811 which included Birch Point. Job's Creek on Lake Sunapee was named for Job Williams. In 1829 Amasa Edes (1792-1883), a wealthy Newport businessman bought this farm with Birch Island. He employed tenant farmers on his many farm properties. In 1840 Edes sold his farm along the lake shore, but not the islands, to Henry Johnson Colby. (See Volume Three, 169 and 179 Burkehaven Hill Road.) Two years later Edes sold Henry the island then called Birch Island for \$85. This deed noted that when Edes bought the farm in 1829 the island was known as "My Lamb Place." There is a gap in land records from 1842 to 1855 when Christopher Blaisdell owned 9-acre Birch Island and sold a half interest to his son Lorenzo with the promise that the other half would be Lorenzo's after his father's death. (See Volume Three, 34 Stagecoach Road.) In 1859 Lorenzo sold Birch Island for \$100 to John Gardner.

### **5 Star Island – Birchmont Cottage**

#### **The following provides new pre-1875 information about this property:**

This summer cottage is located on Burnt Island, known by 1880 as Star Island, that was part of the Huntoon farm. (See 100 Rolling Rock Road.) In 1816 Scribner Huntoon sold his farm with the island to brothers-in-law Samuel Bailey and William Batchelder, then moved west to better farm land in Ohio. It is unlikely that the island was used for any purpose other than pasturing livestock during periods of very low water. It is interesting to note that although Sam Bailey sold his farm in 1829, he kept Burnt Island for many years, selling it in 1846 for \$5 to Dennis G. Knowlton who owned the former Huntoon farm at that time. When Dennis decided to leave farming to become a shopkeeper in the village in 1863, he sold his 66-acre farm with Burnt Island for \$1,700 to W. Wallace Flanders of Sunapee. In 1870 Flanders sold Burnt Island for \$125 to Wilson George, a house painter who lived in the upper village. Perhaps Wilson considered developing the island with amenities for fishermen as Nathaniel Gardner had with Little Island. But nothing moved forward, and Wilson took quite a loss when he sold Burnt Island four years later for \$30. Lafayette Colby who owned the nearby farm bought the island and was beginning to contemplate developing his farm into a summer colony. In 1875 he built the lake's first summer hotel, Lafayette House aka Lake View House.

## **CHAPTER 3 – Sunapee Harbor**

### **11 Garnet Street – Red Neck Yacht Club**

### **59 Main Street – Knowlton Tenement**

**Correction to Year Built:** c1851

**Correction to Original Building Owner:** Americus Sargent

**The following replaces the first paragraph:**

This Sunapee house was located in part of Lot 10 of the 2<sup>nd</sup> North Range not granted in 1771 by England's King George, but held as reserve land. In 1839 William W. Eastman with partners James Perkins and John Johnson bought a water powered shop near the High Street bridge where they established a carriage shop. By 1844 William Eastman was sole proprietor and five years later he bought 7-acres along the north side of the river from the High Street bridge to the lake shore. Here he built a new mill for Eastman Machine Company where he manufactured threshing machines. In 1851 William sold a small portion of his land near the lake dam for \$50 to his employee Americus Sargent. Americus Vespuccius Sargent (1821-1907) built the house and barn, shown in the circa 1870s photo at left. Thirty-eight years later part of this house was moved to become the house shown in the photo above. In 1854 Americus sold his home for \$500 to John P. Rounsevel of Unity and soon joined the migration west to better farm land in Iowa.

John P. Rounsevel (1815-1897) came to Wendell in 1854 with Charles Cummings of Acworth to operate a wooden clothes pin mill that previously housed the carriage shop of Perkins, Eastman & Johnson. Charles Cummings bought out Rounsevel's share in the mill and bought his house for \$530. He operated the mill for three years, then sold the peg shop for \$1,000. In 1857 he sold his house for \$700 to William Oscar Hopkins (1825-1881), the son of the village physician, Dr. John Hopkins. (See 15 Central Street.) William was a leather craftsman who made wallets and pocketbooks. He and his wife Phoebe Rogers lived her with their six children. In 1862 William bought an acre of land on the east of their house along the lake shore for \$95. In 1865 the Hopkins family moved to Vineland, New Jersey and sold their Sunapee home to industrialist Josiah Turner for \$850.

#### **18 and 22 Garnet Street – Winner Cottage and Stable**

##### **26 Garnet Street – Bonnie Brae**

**The following provides new pre-1875 information about this property:**

This Sunapee cottage is located in Lot 10 of the 2<sup>nd</sup> North Range that was not granted in 1771 by England's King George, but held as reserve land. For the early history of this land, see Volume Two, Lake Shore Cottages, Garnet Street Development.

#### **4 Lake Avenue – Whispering Pines**

**The following provides new pre-1902 information about this property:**

This Sunapee house is in Lot 11 of the 2<sup>nd</sup> North Range that was not granted in 1771 by England's King George but held as reserve land. For more about this early history, see Volume Two, introduction to Lake Shore Cottages, Lake Avenue Development. In 1887 Wallace Flanders sold lake shore land, previously leased, to John E. Robertson, the first party to buy land along the future Lake Avenue. John Robertson later sold this cottage and bought another lot for this house.

#### **14 Lake Avenue – Lakeview House**

**The following provides new pre-1902 information about this property:**

This Sunapee house is located in Lot 11 of the 2<sup>nd</sup> North Range that was not granted in 1771 by England's King George, but held as reserve land. For more about this early history, see Volume Two, introduction to Lake Shore Cottages, Lake Avenue Development.

#### **39 Lake Avenue – Galloway Cottage**

##### **63 Lake Avenue – Pinecroft Lodge**

**The following provides new pre-1888 information about this property:**

This Sunapee house is located in Lot 11 of the 2<sup>nd</sup> North Range that was not granted in 1771 by England's King George, but held as reserve land. For more about this early history, see Volume Two, introduction to Lake Shore Cottages, Lake Avenue Development.

### **58 Main Street – The Livery**

#### **The following provides new pre-1888 information about this property:**

The land for this Sunapee hotel livery was once part of Lot 10 in the 2<sup>nd</sup> North Range that was not granted in 1771 by England's King George, but held as reserve land. From 1783 into the mid-1800s land along the south bank of the Sugar River near the lake outlet was developed for water powered mill industries. The land on the north bank from the lake outlet to the High Street bridge was late to be developed. In 1849 a 7-acre parcel on the north river bank was sold to William W. Eastman who built a water powered machine shop near the High Street bridge to manufacture threshing machines. Over time, a blacksmith shop and a tin shop were built on this parcel. By 1866 the last remaining partner of the Eastman Machine Shop was Josiah Turner (1816-1883) and he sold a half interest for \$1,750 to Thomas Pike Smith (1828-1911). Turner & Smith continued to make threshing machines until the market dried up. Josiah Turner sold his interest to Joseph Smith and Abiather Young who then used the shop to make wooden shoe pegs until an 1877 fire destroyed the building. When Abiather died the next year, Thomas Smith bought his interest in the parcel for \$95. It was on this land that Thomas Smith built a hotel and livery barn.

### **63 Main Street – Moses Knowlton House**

#### **The following new information replaces the first paragraph:**

This Sunapee house is located in Lot 10 of the 2<sup>nd</sup> North Range that was not granted in 1771 by England's King George, but held as reserve land. In 1839 William W. Eastman with partners James Perkins and John Johnson established a water powered carriage shop near the High Street bridge. By 1844 William Eastman was sole proprietor and five years later he bought 7-acres along the north side of the river from the bridge to the lake shore where he built a new mill to produce threshing machines. In 1851 William Eastman sold a small portion of this land near the lake dam for \$50 to his employee Americus Vespuccius Sargent (1821-1907) who built the house and barn, shown at left. They were located on the site where the Moses Knowlton House was later built. Americus sold his home in 1854. In 1870 the former Sargent house was owned by machinist Abiather Young 2<sup>nd</sup> for his family home. The property was mortgaged and when Abiather died in 1878, his property was sold at auction to settle his debts with the house sold to high bidder Charles Knowlton at \$1,400.

### **71 Main Street – The Anchorage**

#### **The following provides pre-1901 information about this property:**

This Sunapee cafe is located in Lot 10 of 2<sup>nd</sup> North Range that was held in reserve, rather than granted to a Saville proprietor by England's King George in 1771. By 1851 machinist and inventor William Eastman (1816-1893) owned 7-acres along the north bank of the Sugar River from the High Street bridge to the lake shore. He built a water powered mill for Eastman Machine Company where he manufactured threshing machines. He sold a small portion of his land near the lake dam to his employee, Americus Vespuccius Sargent who built a house. (See 59 Main Street.) This property and an adjacent acre along the harbor's west shore was purchased in 1878 at an estate auction by Charles A. Knowlton for \$1,400. Part of this homestead became the site of the building later known as The Anchorage.

### **74 Main Street – Flanders' Barn**

#### **The following provides pre-1891 information about this property:**

For the early history of the land at this Sunapee barn, see 77 Main Street. This land along the river remained essentially unimproved until 1887 when a bridge was built at the lake dam to connect River Road with East Main Street. Prior to this time, the only bridge across the upper Sugar River was at High Street. In the fall of 1890 work began on a new livery.

### **77 Main Street – Flanders' Homestead**

**Correction to Year Built:** 1835-1836

**Correction to Original Building Owner:** Elijah Peasley – Horace B. Stickney

**The following provides pre-1847 information about this property:**

This Sunapee dwelling is located in Lot 10 of the 2<sup>nd</sup> North Range, not granted in 1771 by England's King George, but held as reserve land. This parcel was originally 21-acres that included the outlet of the lake, upper Sugar River, lake shore from the outlet to the boat launch, today's Ben Mere bandstand park, River Road, the central upper village area, and part of the east harbor shore. By 1780 our town's most urgent need was a grist and sawmill. At the first town meeting in 1782, a vote was held to induce a miller to build a mill. In December 1782 the town sold 21-acres for 24 pounds to Joel Bailey (1746-1815) of Newport. He built a cabin, a dam on the river, and a water-powered grist and sawmill in the area of today's High Street bridge. In 1790 Joel sold his property for 210 pounds to John Chase of Sutton. By 1821 the upper river had a blacksmith shop, a cloth fulling mill, a lake dam built by the newly formed Sunapee Dam Corporation, and the grist and sawmill with land at the lake shore now owned by Robert Emerson. He probably built the two small mill houses on the river road, shown in the 1870s photo at left. By 1835 Jonas Cutting and Edward Johnson (1806-1848) owned a share of the harbor mills and sold an acre on the lake shore with a small mill lot to blacksmith Elijah Peasley for \$175. Elijah made improvements for a year later the parcel was sold for \$300 to mill owner Edward Johnson. He then sold the parcel to joiner and master carpenter Horace Ballard Stickney (1812-1882) of Plainfield, who may have expanded or rebuilt Peasley's building, but completed the house, as shown in the photo above, in 1836. Horace sold it at the end of that year for \$800. A year later Jonas Cutting bought the lake shore house for \$500. Jonas was a well-to-do Newport farmer who rented the house. According to the Cutting deed of sale in 1842, the building had been used as a tavern, had out-buildings (Robert Emerson's mill houses), and sold for \$1,000 to Elias J. Severance. Elias, his wife Frances, and their children lived here until 1846, when it appears that he deserted his family, went to Canada, and remarried. Elias defaulted on his \$633 mortgage held by Jonas Cutting, so Cutting assumed ownership of the lake shore house. In 1847 he sold the place to Jesse B. Cross for \$650 and provided a \$515 mortgage.

### **81 Main Street – Day Dawn Café**

**The following provides pre-1891 information about this property:**

For the early history of the land at this Sunapee cafe, see 77 Main Street.

### **83 Main Street – Sunapee Harbor Landing**

**The following provides pre-1876 information about this property:**

The harbor landing is located in Lot 11 of the 2<sup>nd</sup> North Range, not granted in 1771 by England's King George, but held as reserve land. In 1804 proprietor John Wendell sold 75-acres in Lot 11 for \$150 to Jonathan Worster (1775-1844) who operated the village cloth fulling mill. This lot was irregular in shape because of the lake and extended from the landing east along more than a mile of shore. The parcel included the north half of a hill later named Keyser Hill, aka Sunset Hill, aka Burkehaven Hill. Over the next 73 years this parcel changed hands six times and in 1864 was purchased for \$1,000 by Sunapee machinist Josiah Turner (1816-1883). The land was rough pasture and woodland with a small granite quarry on the west slope. Josiah Turner supported the efforts of the Woodsum brothers to bring a passenger steamboat to the lake and allowed the boat to be constructed on his land by the landing where a primitive wharf was built for the boat. They christened her LADY WOODSUM when the hull was launched in July. Over the summer, the cabin and pilot house were built and the boiler, shafts, and other equipment were installed.

### **33 River Road – Osborne House**

**The following new information replaces the first paragraph:**

This Sunapee dwelling is located in Lot 10 of the 2<sup>nd</sup> North Range not granted in 1771 by England's King George, but held as reserve land. This land was part of a 21-acre lot sold in 1782 by the town for 21 pounds to Joel Bailey, of Newport who committed to building a grist and sawmill. By 1820 the Sunapee Dam Corporation had formed to build the lake dam and control lake levels to benefit Sugar River mill owners. Four mills were built and this land was owned and partially developed by Samuel Hutchinson and William Cheney of Newport, who sold it for more than

\$4,000 to Robert Emerson (1788-1855) of Wendell. It is most likely that in 1820 Robert built the first mill house, on the site of the house shown above, along with another small house across the road later known as Woodbine Cottage. In the mid-1830s, the lake shore house was built nearby. (See 77 Main Street.) This group of three buildings became home to various mill owners including blacksmith Elijah Peasley (1810-1900) and shoemaker Jesse B. Cross (1825-1880). In 1855 the Cross homestead was sold to Isaac Stevens Colby (1792-1872) a carpenter who had an ownership stake in William Eastman's machine shop on the upper Sugar River. Emeline Bailey Stevens (1820-1896) next owned the property and lived here with her children until 1871 as she struggled to extricate herself from what was surely an abusive marriage. She sold the former Colby homestead for \$2,000 to Triphena Muzzey Flanders, wife of Martin Flanders.

## **CHAPTER 4 – Upper Village**

### **2 Alpine Court – Tin Shop**

**Correction to Year Built:** c1857

**The following provides pre-1861 information replaces the first sentence:**

This Sunapee dwelling and shop is located in Lot 10 of the 2<sup>nd</sup> North Range, land that was not granted in 1771 by England's King George, but held a reserve land. This land was part of a 21-acre parcel that included much of the area that became the upper village. In 1782 the town fathers sold this land for 24 pounds to Joel Bailey (1746-1815) of Newport with the promise that he would build a desperately needed grist and sawmill. This and other mills were built along the river on parts of the 21-acre tract. In 1849 Nathan Mudgett of Newport owned a 7-acre portion along the north bank of the river which he sold to machinist William W. Eastman (1816-1893). Eastman built a water powered threshing machine shop near the High Street bridge. In 1856 William Eastman sold a small piece of his land for \$175 to Josiah Turner who built the house and barn shown in the photo above. Machinist Josiah Turner (1816-1883) was one of the town's most important early industrialists. He came to Wendell in 1849 and became William Eastman's partner in the machine shop. Josiah was the unrecognized third partner in the Granite Hame Works when this business was founded, and later started a machine shop in the lower village. (See Volume Two, 45 Lower Main Street and 22 Central Street.) Josiah also built a dry goods store with tenement. (See 3 Alpine Court.) He was the most important figure in the creation of an upper village. In 1868 Turner sold his home shown above for \$800.

### **3 Alpine Court – N.P. Baker's Store**

**The following provides pre-1848 information about this property:**

This Sunapee dwelling and shop is located in Lot 10 of the 2<sup>nd</sup> North Range, not granted in 1771 by England's King George, but held as reserve land. In 1800 John Chase Jr. sold land to Francis W. Whitney (1778-1805) who with his brother-in-law Jonathan Worster (1775-1844) built a dwelling and cloth fulling mill on the river. Jonathan's family left Wendell for Crown Point, New York in 1832. His homestead, known as Worster House, is located behind the building shown in the photo above. Worster House was owned in 1847 by machinist William W. Eastman (1816 -1893), who sold and 1/8-acre at the corner of his land for \$25 to his business partner, Josiah Turner. Here Turner built the building shown above for dry goods store and a second-floor dwelling. Josiah Turner (1816-1883) was one of Sunapee's most important early industrialists. (See Volume Two, 45 Lower Main Street.)

### **7 Alpine Court – Worster House**

**The following provides pre-1800 information about this property:**

This Sunapee dwelling is located in Lot 10 of the 2<sup>nd</sup> North Range, not granted in 1771 by England's King George, but held as reserve land. In 1782 the town fathers sold 21-acres of land at the head of the Sugar River to Joel Bailey (1745-1815) of Newport for 21 pounds with the promise that he would build a much-needed grist and sawmill, the township's highest priority at that time. Bailey built and operated the mill for seven years then sold it, his house, and land to

carpenter John Chase Jr. (1766-1851) who ran the mill and sold land along the river for other mill industries. In 1800 John Chase sold land with water privilege to Francis Whitney of Harvard, Massachusetts. His sister and brother-in-law, Molly and Jonathan Worster (1775-1844) settled in Wendell where they built the house and barn shown in the photo above on Francis's land. When Francis Whitney died in 1804, Jonathan assumed ownership.

### **9 Central Street – Sylvester Powell House**

**Correction to Year Built:** c1855

**Correction to Use:** Wallet Shop & Dwelling, Office

**Correction to Original Building Owner:** Phoebe & William O. Hopkins

**The following corrected information replaces the first two paragraphs:**

The land for this Sunapee dwelling and shop is part of Lot 9 in the 2<sup>nd</sup> North Range, not granted in 1771 by England's King George, but held as reserve land. In the 1820s this land was owned by Samuel Bailey (1792-1892) a farmer, woodsman and quarryman, who lived south of the village. Sam sold 15-acres on the east side of today's Central Street and Old George's Mills Road in 1828 to shoemaker John Gardner (1799-1875) of Wendell, who with his wife Rebecca, built a homestead. When they moved to Ohio in 1838, they sold their place for \$338 to Dr. John Hopkins (1792-1879), Wendell's resident physician and first postmaster. John and his wife Mary were down-sizing when they bought the Gardner farm. (See Volume Two, 15 Central Street.) The Hopkins had three children and their grown son William, built the house and shop shown in the photo above with his father's assistance on his father's land. The intersection of roads at Dr. Hopkin's homes and the Hopkins' wallet shop was known as Hopkins' Corners until it was altered by the 1958 construction of Route 11.

In 1849 Dr. Hopkins' son William Oscar Hopkins (1825-1881) married Phoebe Pike Rogers (1823-1906), shown at left, who grew up on the Rogers' Homestead. (See Volume Three, 26 Seven Hearths Lane.) About 1855 William built the building shown above for his dwelling and leather wallet workshop. William's brother Charles Silas Delos Hopkins (1829-1910) went to Boston in the early 1850s where he worked as a baker until he returned to Sunapee to marry in 1856. Charles worked as a mechanic in a village machine shop, perhaps the shop owned by his wife Sarah's father, Isaac Colby. Dr. Hopkins' daughter Marion married widower Charles Watts, who had a young daughter. Charles was a harness maker who built a harness shop on his father-in-law's land at Hopkins' Corner. In 1857 Dr. Hopkins sold William the land where the wallet shop was built for \$30. The following year William sold the wallet shop to his brother Charles and to Charles' father-in-law Isaac Colby for \$100. William, Phoebe and their children moved to a nearby farm for a few years, then bought the Americus Sargent house in Sunapee Harbor where he continued to make wallets. (See 59 Main Street.) In 1861 Charles Hopkins enlisted in the 6<sup>th</sup> NH Infantry Regiment and headed to war. He sold the former wallet shop to his father for \$200 and a month later Dr. Hopkins sold it for \$300 to William C. Eastman. The deed required that Charles Watts' harness shop, referred to as the "red shop", be allowed to remain on the property until such time as Charles Watts sold or moved the building. Dr. Hopkins, his wife Mary, daughter Marion, and son-in-la Charles Watts moved to Newport. By 1875 the entire family left New Hampshire for Vineland, New Jersey.

### **25 Central Street – Runals' House**

**The following provides pre-1800 information about this property:**

This Sunapee house is in part of Lot 9 in the 2<sup>nd</sup> North Range, not granted in 1771 by England's King George, but held as reserve land. In the 1820s this land was part of a larger parcel owned by Samuel Bailey, a farmer, woodsman, and quarryman. He sold 15-acres to William Gardner who built a homestead farm, owned in the 1830s by Dr. John Hopkins. (See Volume Two, 15 Central Street.) Dr. Hopkins was Wendell's first postmaster and was the village resident physician for thirty-four years. When Dr. Hopkins retired, his homestead was sold in 1865, then sold again the next year to Elder John Young Jr. for \$1,200. John lived in the village and operated the leather tannery with his sons. (See 30 Main Street and Volume Three, 34 Central Street.) John

kept the former Hopkin's farm back land and sold parcels along Central Street for house lots. In late 1872 John sold this lot for \$200 to Albert Runals and the following year Runals built this home and barn.

### **31 Central Street – Bartlett Homestead**

**Correction to Year Built:** 1848

**Correction to Original Building Owner:** Mary & William Currier

**The following corrected information replaces the first paragraph:**

This Sunapee home is on land that was part of the Dr. John Hopkins' homestead. (See Volume Two, 15 Central Street.) In 1847 Hopkins sold joiner William Currier (1820-1897) about a half-acre of land and the following year Currier a house, the left side of the building shown in the photo above. William, his wife Mary, and their two children lived here until Mary's death in 1851. William then sold his home for \$600 to Ira and Jeremiah Merrill and financed the sale. William remarried two years later and built another home in the lower village.

### **32 Central Street – Sarah & George Bartlett House**

**The following adds pre-1871 information for this property:**

This Sunapee house is in part of Lot 9 of the 2<sup>nd</sup> North Range, not granted in 1771 by England's King George, but held as reserve land. In the 1820s, land on both sides of today's Central Street was forest, owned by Samuel Bailey (1792-1892) a farmer, woodsman, and quarryman. (See 154 Edgemont Road.) In 1828 Samuel sold a seven-acre parcel, including land on both sides of the river for \$125 to Joseph Lamb. He had grown up on a Winn Hill farm and lived on High Street. Joseph married into the Worster family and moved with them to Crown Point, New York, having not yet made any improvements to this parcel. In 1835 the land was sold for \$200 to brothers John and William Robinson. (See 77 Burkehaven Hill Road.) They left Wendell to seek their fortune in Boston, but built a house on their land at the site of 44 Central Street. In 1868 Elder John Young bought the Robinson land for \$650. He lived on Central Street and this land abutted his leather tannery on the river.

### **39 Central Street – Hadley House**

**The following adds pre-1869 information for this property:**

This Sunapee home is in part of Lot 9 of the 2<sup>nd</sup> North Range, not granted in 1771 by England's King George, but held as reserve land. In 1800 this land was part of the Jonathan Worster homestead. (See 7 Alpine Court.) By the 1830s George Keyser (1799-1887) owned this land and had built a nearby house and leathery tannery on the river. (See 30 Main Street and Volume Three, 45 Central Street.) In 1865 George sold his home and tannery to Elder John Young Jr., who was buying up land along Central Street.

### **44 Central Street – The Doctor's House**

**The following adds pre-1885 information for this property:**

This Sunapee house is in part of Lot 9 of the 2<sup>nd</sup> North Range, not granted in 1771 by England's King George, but held as reserve land. See 32 Central Street for the early history of this land. In 1868 John and William Robinson sold the land and dwelling to Elder John Young for \$650. In 1883 Bartlett & Rowell, owners of the Granite Home Works bought this lot and in 1889 began to construct a speculative house.

### **50 Central Street – Stocker's House**

**The following adds pre-1909 information for this property:**

This Sunapee house is in part of Lot 9 of the 2<sup>nd</sup> North Range, not granted in 1771 by England's King George, but held as reserve land. See 32 Central Street for the early history of this land. In 1868 a 6-acre parcel was sold to Elder John Young (1816-1905) for \$650. He lived across the road and operated a leather tannery on the river. (See 30 Main Street and Volume Three, 45 Central Street.) John Young's barn sat where the house shown above was built in 1909

### **55 Central Street – Jabez Young Home**

**Correction to Original Building Owner:** Nancy & William Stevens

**The following adds pre-1850 information for this property:**

This Sunapee home is in part of Lot 9 of the 2<sup>nd</sup> North Range, not granted in 1771 by England's King George, but held as reserve land. In 1800 this land was part of the Jonathan Worster homestead. He was one of our town's earliest industrialists who operated a cloth fulling mill on the Sugar River. (See 7 Alpine Court.) The Worster family moved to Crown Point, New York in 1832 and their homestead was purchased by the Sunapee Company. In 1841 this lot and another parcel was sold to George Keyser (1799-1887) who built a house to the west and a leather tannery on the Sugar River.

### **21 High Street – Dane House**

**Correction to Year Built:** 1815

**Correction to Original Building Owner:** George Whitney

**The following adds pre-1820 information for this property:**

This Sunapee dwelling is in Lot 10 of the 2<sup>nd</sup> North Range, not granted in 1771 by England's King George, but held as reserve land. In 1782 the town fathers sold 21-acres of land at the head of the Sugar River to Joel Bailey (1745-1815) of Newport for 21 pounds with the promise that he would build a grist and sawmill. Having such a mill built was the town's highest priority at that time. Bailey built and operated his mill, located on today's River Road, for seven years then sold the mill, his cabin, and land to carpenter John Chase. Chase ran the mill and sold land along the river for other mill industries. In 1800 he sold land with water privilege to Francis Whitney of Harvard, Massachusetts. Francis with his brother-in-law Jonathan Worster built a house and cloth fulling mill. (See 3 Alpine Court.) In 1814 John Chase sold an 1/8-acre for \$30 to Molly Worster's brother George Whitney (1788-1819) who built the building shown in the photo above that served as the village's first trading post. George lived in Harvard, rather than in Wendell, and leased the building to traders. In 1818 he sold the house with a shed and barn, to his brother-in-law, Jonathan Worster for \$800. He then sold it John and James Dane for \$300. From then on, the place was known as Dane House.

### **25 High Street – N.P. Baker House**

**Correction to Year Built:** Re-built 1871

**Correction to Original Building Owner:** Dr. Tilton Elkins

**The following adds and corrects pre-1872 information for this property:**

This Sunapee dwelling is in Lot 10 of the 2<sup>nd</sup> North Range, not granted in 1771 by England's King George, but held as reserve land. In 1782 the town fathers sold 21-acres of land at the head of the Sugar River to Joel Bailey (1745-1815) of Newport for 21 pounds with the promise that he would build a grist and sawmill. Having such a mill built was the town's highest priority at that time. Bailey built and operated his mill, located on today's River Road, for seven years then sold the mill, his cabin, and land to carpenter John Chase (1766-1851). He ran the mill and sold land along the river for other mill industries. About 1814 John sold one-acre to Dr. Tilton Elkins (1790-1873) of Andover who was briefly Wendell's physician and built the first house on this site. In 1819 Dr. Elkins sold his home for \$200 to Charles Corbin of Newport and moved back to Andover. Corbin sold the house for \$300 in 1829 to Thomas Pike (1778-1841), who with his wife Hepsabah, had farmed in south Wendell. (See Volume Two, 28 Bradford Road.) Thomas' parents were among the earliest settlers of New London in the 1780s.

**Correction to replace the last sentence of paragraph four:**

In April 1866 Thomas Smith sold the former Pike house to his brother-in-law, Solomon Bartlett, for \$700. Solomon lived next door. (See 21 High Street.) In 1871 Thomas Pike and John V. Sargent built a new house to replace Dr. Elkin's home for the new village storekeeper, Nathan P. Baker. In November 1871 Solomon Bartlett sold the house to Sunapee's new store keeper, Nathaniel P. Baker of Newbury.

### **26 High Street – John Colby Homestead**

#### **The following adds pre-1872 information for this property and replaces the first paragraph:**

This Sunapee home is on land that was part the 21-acre tract sold in 1782 for 24 pounds by town fathers to Joel Bailey with the assurance he would build a much-needed grist and sawmill. In 1790 Joel sold his mill and cabin to John Chase (1766-1851) for 210 pounds. John operated the mill and sold land in the upper village for dwelling sites and water powered mills. About 1794 John and his wife Sarah built a substantial home on the site of 21 High Street. To the south of John's barn yard, young Joseph Lamb of Winn Hill built a small house for his family about 1827, shown at left. He sold his house in 1829 for \$150 to trader John Colby (1797-1884) a tenant at Dane House across the road. (See 21 High Street.) John moved his wife Judith, their three children, and his dry goods business into the former Lamb house. In 1832 he bought a quarter-acre adjacent to the former Lamb house from neighbor John Chase and built the house shown in the photo above. John owned three other properties besides his new home and store, all mortgaged for \$1,000. They reverted to his mortgage holder for non-payment and were sold. The Colby house, the old Lamb house store, and an adjacent farm lot were sold in 1843 to Nathan Mudgett for \$1,500. Clearly, John Colby had financial troubles. The Colby family left Wendell for Troy, New York, where John worked as a carpenter until he got back on his feet and then opened a grocery store.

### **49 High Street – Twin Doors**

#### **The following adds pre-1882 information for this property:**

This Sunapee two-family home is in part of Lot 9 in the 1<sup>st</sup> North Range, granted in 1771 by England's King George to Saville proprietor George Wentworth (1740-1820), grandson of Royal New Hampshire Governor John Wentworth. This grant was sold to proprietor John Wendell and became part of the John Chase homestead in 1806. In 1880 Chase's son-in-law sold a 30-acre pasture for \$1,500 to hame works owners Cowells & Bartlett.

### **30 Main Street – Osborne's Garage**

#### **The following adds pre-1882 information for this property:**

The site of this Sunapee business was part of the Jonathan Worster homestead of the early 1800s. In 1836 the Worster properties were purchased by men who formed the Sunapee Company of Wendell. They built the granite block dam and sold land for water-powered mills. In 1841 the Sunapee Company sold this site for \$200 with the right to build a dam to George Keyser (1799-1887), who built a leather tannery.

### **41 Main Street – I.O.O.F Hall**

#### **The following adds pre-1870 information for this property:**

The land for this Sunapee commercial building was part of the Jonathan Worster (1775-1844) homestead of the early 1800s and purchased in 1836 by a group of men who formed the Sunapee Company of Wendell. They built the granite block dam on the upper Sugar River and sold land for new water-powered mills. In June 1841 the Sunapee Company sold land to George Keyser, including this lot and a parcel on the north side of the Sugar River with the right to build a dam. George constructed a leather tannery and sold his property to John Young Jr. (See 30 Main Street.) In 1869 he sold a small triangular piece of his land between today's Main Street and Central Street to John P. Knowlton for \$1. Here John Knowlton built one of Sunapee's largest buildings.

### **42 Main Street – Knowlton Store Site**

**Correction to Original Building Owner:** James Lamb, expanded by Charles A. Knowlton

#### **The following adds pre 1843 information for this property:**

The land for this Sunapee business was part of the Jonathan and Molly Worster homestead of the early 1800s. In 1814 Molly's brother George Whitney built the High Street building that housed Wendell's first trading post. This store was run by John Colby in the late 1820s. In 1829 Colby moved his business to a small house across the road built by James Lamb. In 1843 when John

Knowlton owned the former Colby property, he sold the store building to his brother Dennis who moved it in 1863 with a team of oxen to this site on Main Street in the heart of the upper village.

#### **49 Main Street – Bartlett & Rowell Tenement**

##### **The following adds pre-1888 information for this property:**

The land for this Sunapee tenement building was part of the Jonathan and Molly Worster homestead of the early 1800s. In 1844 machinist and inventor William W Eastman bought 7-acres along the north bank of the Sugar River at the lake outlet. This part of that land was owned by Josiah Turner in 1865. He built the building known as the Tin Shop (3 Alpine Court), owned in 1887 by William Currier. Currier sold this property to home works owners George Bartlett and Irving Rowell. They built a tenement addition on the east end of the Tin Shop and in 1888 began construction on the lot of this tenement building.

#### **66 River Road – Water Pumping Station**

##### **The following adds pre-1886 information for this property:**

The site of this municipal building was the location of Wendell's first mill, a combination grist and sawmill, built in 1783 by Joel Bailey (1746-1815) and powered by water flow at a log and stone dam built by him. In 1836 this land was owned by the Sunapee Company of Wendell that built the nearby granite block dam in 1837. About 1844 the harbor sawmill was built on this site and remained here until 1931.

### **CHAPTER 5 – Lower Village**

#### **21 Edgemont Road – Sunapee Hydro Station**

##### **The following adds pre-1922 information for this property:**

Sunapee's hydro-station site was part of Lot 8 in the 1<sup>st</sup> North Range granted in 1771 by England's King George to Saville proprietor Joshua Wentworth. In 1797 this lot was sold to proprietor John Wendell for 10 pounds. Other sites along the Sugar River to the east and north of this spot were developed for water powered mills in the first half of the 1800s, but not here. This land was part of William Sturoc's pasture and woodlot which was sold in 1887 to be part of the Lake Sunapee Wood Pulp Company's pulp mill site. The mill operated from 1888 to 1922, grinding chunked logs, sourced from the forests around Lake Sunapee, into wood pulp that was hauled by wagon to the paper mill in Wendell. There the pulp was made into newsprint paper. When these mills closed in 1922, the properties were purchased for the Lake Sunapee Power Company.

#### **9 Lower Main Street – Community Methodist Church**

##### **The following correction replaces part of the third paragraph:**

(John Smith did not give the site for the new church.) Construction of a new church on part of the parsonage lot was soon started and by late fall the church's frame, roof, and exterior finish were completed.

#### **14 Lower Main Street – Dr. Fisher's House**

##### **The following adds pre-1922 information for this property:**

This Sunapee home is on part of a double lot in the 2<sup>nd</sup> North Range granted in 1768 by England's King George to Saville proprietor John Wendell, who sold this and other lots to Ralph Inman of Cambridge. In 1814 Inman heirs sold the land to Moses Sargent (1770-1854) who had settled in Wendell from Amesbury in 1793. Moses built a 100-acre homestead farm on Sargent Road that extended south to today's Lower Main Street. In 1833 eldest son Hiram Sargent bought the family farm for \$1,000. Over the next 40 years, Hiram sold parcels along the river road where houses were built, and the lower village was created. In 1848 Hiram sold 12-acres to his neighbor Joseph Lear that ran from Sargent Road to Lower Main Street along the west side of today's Route 11. In 1851 Joseph Lear sold a small piece of this land that became the site of the house shown above for \$25 to Charles F. Sargent, Moses Sargent's grandson.

**The following adds to post-1915 information for this property:**

After Jeanette Eastman's death in 1915, Fred assumed ownership of the house. He with his wife Alice made extensive repairs. In 1920 Fred leased the Day Dawn Café next to the harbor steamboat landing and ran the J. Fred Eastman Café with Alice's assistance until 1929. (See 81 Main Street.) The rest of the year Fred worked as a machinist. In 1930 he mortgaged his home for \$2,000 to finance a new business. In the spring Fred had a porch built onto the front of the house and two double tourist cabins built behind the house. Their home became the Cheer-i-o Coffee Shop and Cabins. Alice ran the restaurant and specialized in southern steak or fried chicken waffle dinners. They had successfully run the Cheer-i-o for eight years when Fred transferred the title and mortgage to his wife. Perhaps he knew his end was near, for a few months later in March 1939, J. Fred Eastman died. Alice couldn't keep up payments and in October the bank foreclosed. In 1945 the property was sold to Dorothy and Harland Miller.

**46 Lower Main Street – Alexander Home**

**The following pre-1846 information replaces the first paragraph:**

This Sunapee dwelling is in part of a double lot in the 2<sup>nd</sup> North Range granted in 1768 by England's King George to Saville proprietor John Wendell, who sold this and other lots to Ralph Inman of Cambridge in 1770. In 1814 the Inman heirs sold the land to Moses Sargent (1770-1854) who settled in Wendell in 1793. Moses built a 100-acre homestead farm on Sargent Road that extended south to today's Lower Main Street. In 1833 eldest son Hiram Sargent (1803-1880) bought the family farm for \$1,000. Over the next 40 years, Hiram sold parcels along the river road where houses were built and the lower village was created. In 1856 Hiram sold a 10-acre parcel for \$340 to Rev. Ozias Morris.

**52 Lower Main Street – John V. Sargent Place**

**Correction to Year Built:** c1856

**The following adds to pre- 1860 information about this property:**

This Sunapee home is on part of a double lot in the 2<sup>nd</sup> North Range granted in 1768 by England's King George to Saville proprietor John Wendell, who sold this and other lots to Ralph Inman of Cambridge in 1770. In 1814 the Inman heirs sold the land to Moses Sargent (1770-1854) who settled to farm here in 1793. Moses built a 100-acre homestead farm on Sargent Road that extended south to today's Lower Main Street. In 1828 Moses sold his son Charles 30-acres for \$250 along the east side of Meadow Brook aka Muzzey Brook down to the Sugar River bank. Here Charles built his home. In December 1855 Charles sold part of his land to his son John who built the house and barns shown in the photo above in 1856.

**62 Lower Main Street – Charles S. Young's House**

**Correction to Year Built:** 1872

**Correction to Original Building Owner:** George Washington Colby

**The following adds and corrects pre-1860 information, replacing the first two paragraphs:**

This Sunapee dwelling is on part of a double lot in the 2<sup>nd</sup> North Range granted in 1768 by England's King George to Saville proprietor John Wendell, who sold this and other lots to Ralph Inman of Cambridge in 1770. In 1814 the Inman heirs sold the land to Moses Sargent (1770-1854) who settled to farm here in 1793. Moses built a 100-acre homestead farm on Sargent Road that extended south to today's Lower Main Street. In 1828 Moses sold 30-acres for \$250 to his son Charles (1802-1865) along the east side of Muzzey Brook down to the Sugar River bank. When Charles died his land and home was owned by his widow and sons Moses and John V. Sargent. In 1872 they sold part of this land for \$300 to George Washington Colby (1836-1920), a man of means who owned a large farm on Young Hill. (See 258 Stagecoach Road.) This house was designed and built by Stephen Woodward and is similar in appearance to John Sargent's nearby home. It does not appear that George Colby ever lived here. In 1885 the house was rented to Ellsworth Tucker and was sold the next year for \$1,500 to Charles S. Young.

### **70 Lower Main Street – James Perkins' House**

#### **The following adds and corrects information, replacing the first paragraph:**

This Sunapee dwelling is on part of a double lot in the 2<sup>nd</sup> North Range granted in 1768 by England's King George to Saville proprietor John Wendell. In 1814 this land was sold to Moses Sargent (1770-1854) who settled in Wendell to farm in 1793 and built a 100-acre homestead. In 1828 he sold 30-acres for \$250 to his son Charles (1802-1865), a joiner-carpenter who built his home in 1830 on the site of the house shown above. Following Charles Sargent's death, his sons sold his home in 1869 to Thomas Trotter, a Canadian foundryman who started an iron foundry business here. When the Trotter family moved to Ohio, Thomas's absence was felt by many who found him an honest, social gentleman and a rare craftsman. In 1872 the Trotter's house was sold for \$1,500 to Sally Eastman. Sally and Daniel C. Eastman (1821-1894) had a farm on North Road before retiring to live the lower village. In 1888 they sold their home to James Perkins for only \$600 and moved to the nearby former Leavenworth house. We don't know what the old house looked like, for it was torn down by James Perkins in 1890 and replaced.

### **73 Lower Main Street – Eben Batchelder's House**

#### **The following adds pre-1891 information for this property:**

This Sunapee dwelling is on part of Lot 7 of the 1<sup>st</sup> North Range of 85-acre lots granted in 1771 by England's King George to Saville proprietor Peter Curtis. Curtis sold his right to Benjamin Woodward who then sold the lot to Ezekiah Knowlton. In 1791 Knowlton swapped Lot 7 with Scottish immigrant James Lamb (1732-1830), then of New London. The James Lamb farm included the eastern half of the hill later known as Winn Hill. The Lamb family farmed here from 1791 to 1835 when their homestead was sold to Asa and David Winn. In 1858 David Winn sold 11-acres at the north end of his farm along the south bank of the Sugar River with one-acre on the north bank for \$376 to Henry Silsby, a machinist from Acworth. Henry lived in the upper village and was a partner in the shoe peg mill from 1851 to 1860. He did not develop his lower village land and sold it five years later to Eben Batchelder. Henry moved back to Acworth.

### **86 Lower Main Street – District No. 9 Schoolhouse**

#### **The following adds pre-1867 information for this property:**

This Sunapee schoolhouse is on part of Lot 6 of the 1<sup>st</sup> North Range granted in 1771 by England's King George to Saville proprietor John Wendell, a real estate attorney in Portsmouth who actively worked to settle the township. In 1791 the lot was sold to Ichabod Perkins (1732-1816) for 50 pounds and in 1800, this area was owned by his son, Nathaniel. In 1866 Nathaniel's heirs sold a quarter-acre plot for \$100 to John Y. Gardner. (See Volume Two, 125 Burkehaven Hill Road.) This lot was bounded by the Union Church, the graveyard, and Muzzey Brook to the east. The following year John sold a small portion to the graveyard's sexton to expand the cemetery and another small piece for \$36 to the newly formed School District No. 9.

**Volume One – Updated also includes the history of the house built between the school and the brook by William Currier in 1872 for use as a new village store.**

### **86a Lower Main Street – Cemetery**

#### **The following adds to the pre-1831 information for this property:**

This Sunapee graveyard is in part of Lot 6 of the 1<sup>st</sup> North Range granted in 1771 by England's King George to Saville proprietor John Wendell, a real estate attorney in Portsmouth who worked to settle the township. In 1791 he sold this lot for 50 pounds to Ichabod Perkins (1732-1816) who settled here from Methuen. This land was next owned by his son, Nathaniel Perkins (1769-1850). Early land records have not yielded information about how the burial ground was first established, but the earliest known grave from available records is Abigail Rogers Cooper, age 26, wife of Abial, who died three months after the birth of her first child in 1800. It is possible that this gravestone was erected later as a memorial to her. The next known burial was two-year old Polly, daughter of Samuel and Sally Gardner in 1815, then two graves from 1826 for Abigail Rogers and Daniel Gardner. The burial ground was established before the meeting house was built.

### **100 Lower Main Street – Sunapee Inn**

#### **The following adds to the pre-1853 information for this property:**

This Sunapee tavern and inn was in part of Lot 6 of the 1<sup>st</sup> North Range granted in 1771 by England's King George to Saville proprietor John Wendell, a Portsmouth real estate attorney who actively worked to settle the township. In 1791 he sold this lot for 50 pounds to Ichabod Perkins (1732-1816) who settled here from Methuen. In 1814 part of Lot 6 was sold to Elijah George 2<sup>nd</sup> (1787-1843), including the land for the building shown above. (See Volume Two, 113 Lower Main Street.) In 1840 Elijah sold two parcels to Moses Muzzey and brothers Cornelius and Nathaniel Gardner. They built a blacksmith shop, and cobbler shop with a tenement on the parcel by the river and on the other lot, built a dwelling and reserved space to build a future building. (See Volume Two, 7 North Road, 93 and 96 Lower Main Street.) By 1844 shoemaker Nathaniel Gardner (1820-1903) owned this lot and built a tenement house shown above in 1850. In March 1851 he mortgaged this parcel for \$500 to finance this building. Nathaniel had just married Thurza George, the daughter of the lower village miller, Oren George, who was Elijah's brother. Nathaniel sold the tenement house for \$560 in 1853 to shoemaker Orison Dudley and continued to make shoes, but soon Nathaniel began a new enterprise. In 1859 he bought Lake Sunapee's Little Island where he built a cottage and a bowling alley building. Here he housed, entertained, and fed fishermen and visitors ferried out to the island on one of the lake's first steam-powered launches, the PENACOOK.

### **15 Pleasant Place – Albert Felch Place**

#### **The following adds to the pre-1892 information for this property:**

This Sunapee dwelling is on part of Lot 9 of the 2<sup>nd</sup> North Range, not granted in 1771 by England's King George, but held as reserve land. In the 1820s this land was owned by Samuel Bailey (1792-1892), a farmer, woodsman, and quarryman. In 1832 he sold 16-acres to Dr. John Hopkins who built a home for his young family. (See Volume Two, 5 Old George's Mills Road.) Dr. Hopkins sold his homestead in 1838 and moved to a neighboring farm. From the 1840s to the late 1870s this land was part of the Joseph Lear homestead. Joseph P. Smith (1823-1908), who was raised on a Trow Hill farm, then became a teacher and merchant in Massachusetts, returned to Sunapee and bought the Lear homestead. In March 1892 Joseph Smith sold the southwest corner of his farm for \$150 to Albert Felch who built the dwelling shown in the photo at the top of the page.

### **542 Route 11 – Abbott Library**

#### **The following adds to the pre-1926 information for this property:**

This Sunapee library building is in part of Lot 8 of the 2<sup>nd</sup> North Range, not granted in 1771 by England's King George, but held as reserve land. In 1835 John and William Robinson had bought a 7-acre parcel here from Samuel Bailey and built a dwelling on Central Street. They worked in Massachusetts but had grown up on a Sunapee farm. (See 77 Burkehaven Hill Road.) In 1868 their property was sold for \$650 to Elder John Young of Central Street. Over the next 30 years, John sold parcels from the former Robinson land for house lots along Central and Main Streets. In May 1869 John sold a half-acre lot to Amasa Abbott. The western portion of that lot later became the site for the library.

### **3 School Street – Governor's House**

#### **The following adds to the pre-1926 information for this property:**

This Sunapee dwelling is in part of a double lot of the 2<sup>nd</sup> North Range granted in 1768 by England's King George to Saville proprietor John Wendell. He sold this and other lots to Ralph Inman of Cambridge in 1770. Inman heirs sold the land in 1814 to Moses Sargent (1770-1854) who left Amesbury in 1793 to settle in Wendell. Moses built a 100-acre homestead farm on Sargent Road that extended south to today's Lower Main Street. In 1833 eldest son Hiram Sargent (1803-1880) bought the family farm for \$1,000. Over the next 40 years, Hiram sold parcels along the river road where houses were built, and the lower village was established. In 1859 Hiram sold 5-acres to his son-in-law John Z. Bartlett who built the house and barn.

### **18 School Street – Solon Abbott House**

#### **The following adds to the pre-1876 information for this property:**

This Sunapee dwelling is on part of Lot 9 of the 2<sup>nd</sup> North Range, not granted in 1771 by England's King George, but held as reserve land. In the 1820s this land was owned by Samuel Bailey (1792-1892), a farmer, woodsman, and quarryman. In 1832 he sold 16-acres to Dr. John Hopkins who built a home for his young family. (See Volume Two, 5 Old George's Mills Road.) Dr. Hopkins sold his homestead in 1838 and moved to a neighboring farm. From the 1840s to the late 1870s this land was part of the Joseph Lear homestead. Joseph P. Smith (1823-1908), who was raised on a Trow Hill farm, then became a teacher and merchant in Massachusetts, returned to Sunapee and bought the Lear homestead. In 1875 Joseph's son Martin sold a quarter acre of the farm with a two-room shack for \$250 to Solon Abbott where he built his house.

## **CHAPTER 6 – North Sunapee**

### **140 North Road – Emerson Farm**

#### **The following adds and corrects pre-1841 information and replaces the first paragraph:**

This Sunapee farm is located in Lot 6 of the 2<sup>nd</sup> North Range granted by England's King George in 1771 to Phillips Payson of Rowley, Massachusetts. In 1776 he sold this 85-acre lot for six pounds to Jonathan Call who then sold most of his Saville grants to proprietor John Wendell, a Portsmouth real estate attorney, who actively worked to settle the township. In 1804 John Wendell sold this lot to Daniel George, who farmed on North Road and later moved to run a gristmill at the north end of the lake. By the 1830s this land was owned by Nathaniel Perkins (1767-1850), a blacksmith, town clerk and justice of the peace. Nathaniel sold a 6-acre parcel in 1840 at the intersection of North and Sargent Roads to 16-year-old Riley Emerson, who may have been Nathaniel's apprentice. Wm. Riley Emerson (1824-1905) was the son of Betsy and Caleb Emerson. (See Volume Three, Lot 3 in 7<sup>th</sup>, Dodge Pasture Road.) Riley had \$1.63 to give for the land, so Nathaniel wrote a \$60 mortgage to cover the rest of the cost. In 1849 Riley lived in Newport and borrowed \$18 against his land, indicating he had no other way to raise funds. He sold the land that year to Clifton George for \$160. Given the increased value, Riley must have made improvements and put up a building. He went to war from 1862 to 1865 with the NH 10<sup>th</sup> Infantry and following his service, he worked as a blacksmith in Massachusetts.

### **175 North Road – Whittier Perkins Farm**

#### **The following adds information and replaces the first paragraph:**

This Sunapee farm is in Lot 5 of the 2<sup>nd</sup> North Range, granted in 1772 by England's King George to Saville proprietor Jonathan Call. He sold his 85-acre grant to proprietor John Wendell (1731-1808), a real estate attorney in Portsmouth, who actively worked to settle the township. In November 1790 John Wendell sold this lot to Whittier Perkins for 40 pounds. Whittier Perkins (1764-1813) was the son of Sarah and Ichabod Perkins (1732-1816). Ichabod, and his three adult children left Methuen, Massachusetts in 1788 to establish three farms in Wendell (later renamed Sunapee). Whittier was a clockmaker who probably trained with clockmakers in Ashby, Massachusetts. In 1793 Whittier, known as "Whicher" married Jenny Messer (1772-1854) of Sutton. Erastus Wadleigh recalled in his 1877 historical sketch about the region: "Whittier Perkins was a remarkable mechanical genius and penman. He was a selectman in 1800." Near the end of his life, Whittier sold his farm to his brother-in-law Isaac Messer but continued to live here with Jenny until his death in 1813. Five years later widow Jenny Perkins married widower Abram Fisher (1763-1851), a wealthy cabinet maker from Claremont. In 2021 the Sunapee Historical Society was pleased to bring home and add a circa 1805 Whittier Perkins made grandfather clock, shown at left, to its collection.

### **223 North Road – Samuel George Farm**

#### **The following adds to and corrects early information and replaces the first paragraph:**

This Sunapee farm is on the south half of Lot 4 of the 3<sup>rd</sup> North Range granted in 1771 by England's King George to Saville proprietor John Beck. In 1791 Job Williams owned this lot and sold the

north half to Elijah George for 45 pounds and the south half to his brother Samuel of New Boston for 44 pounds (about \$148 at that time.) These prices indicate Lot 4 was not yet improved. Samuel George (1761-1845) was a lieutenant in the NH Militia and married while living in New Boston. After clearing land and building a home, he brought his wife Elizabeth and children to Wendell in 1794. The Wendell census from 1800 through 1840 included the Samuel George family. Samuel bought the south half of the adjacent lot from proprietor Thomas Martin for \$125, extending his farm to the east shore of Breeches Pond, later called Perkins Pond. Samuel also bought the land south of the pond in Lot 2, totaling about 12-acres. In 1828 he sold a strip of land along his north boundary that extended from North Road to the shore of Breeches Pond to his youngest son Oren for \$400. Something happened in 1838 that threw the family into conflict. In January Samuel's nephew Charles won an award against him in court of \$125. This resulted in the sheriff seizing some of Samuel's land near Breeches Pond. In March Samuel sold his homestead to his brother Elijah for \$1,200. Elijah gave him a \$125 mortgage on a 6-acre parcel at the pond, implying that Samuel had moved there. However, the sale to Elijah must have been voided by the court for in April Samuel's sons, Jesse and Oren won lawsuits against their father, brought for unknown reasons, and were awarded \$530 and \$522 respectively. The county sheriff then hired three unbiased citizens to assess Samuel's property and establish parcels of these values to be seized. Land at Breeches Pond totaling 62-acres was seized for son Jesse George's award. Twelve-acres with the buildings shown above was seized to satisfy son Oren's award. One wonders what happened in this family? Did Samuel and his wife continue to live here after they no longer owned their home? Did they move to a cabin on the pond? Land records do not provide those answers. Oren George consolidated ownership of his parent's farm by 1845.

## **Volume One – Updated includes the history of the Eastman Burying Ground.**

### **511 North Road – Smith Farm**

#### **The following adds and corrects pre-1841 information and replaces the first paragraph:**

This Sunapee farmhouse is in Lot 4 in the 5<sup>th</sup> North Range, granted in 1771 by England's King George to Saville proprietor Abner Greenleaf (1718-1810) a cabinetmaker in Newbury, Massachusetts. This farm also included Lot 5 in the 6<sup>th</sup> North Range granted to proprietor Thomas Peverly Jr. (1749-1842) of Portsmouth. Although the men were given Saville land grants for their loyalty to the crown, a few years later they supported independence from England at the time of the Revolutionary War. In 1775 Saville proprietor John Wendell purchased Lot 5 and sold it in 1793 for 60 pounds to Francis Smith of Beverly. In 1796 Francis bought Lot 4 from Bailey Bartlett of Haverhill for 38 pounds. This land totaling 170-acres became the Francis Smith homestead. Francis Smith (1752-1829) & Hepzibah Batchelder Smith (1752-1818) married in 1773 at Beverly, Massachusetts. In 1792 the Smith family settled in Wendell (later renamed Sunapee) to homestead on what became known as Smith Hill in the north part of town. The Smith family built this post and beam home, a second dwelling on the farm about 1797, their first year here. They cleared fields and built a large barn west of the house which survived into the 1950s.

### **12 Ryder Corner Road – John Felch Homestead**

**Correction to Year Built:** c1821

**Correction to Original Building Owner:** Elizabeth & Nathaniel Trow

#### **The following adds early information and replaces the first paragraph:**

This Sunapee farm was Lot 4 of the 2<sup>nd</sup> North Range, granted in 1771 by England's King George to Saville proprietor William Ham (1734-1796) of Portsmouth. William bequeathed his grant to his brother Robert who sold this lot in 1815 for \$700 to Nathaniel "Nathan" Trow (1775-1846) of Beverly, Massachusetts. This amount indicates that improvements had been made on the lot prior to the sale. From the birth records of Nathan's children, he and his wife Elizabeth lived in Wendell from 1803. It appears they were tenant farmers on this land. Nathan's brother, Josiah Trow, had settled on Trow Hill in the 1790s. One year after Nathan bought this lot, he sold it as a developed farm for \$1,100, to his nephew William Trow Jr. (1794-1875) of Salem, Massachusetts. William was a joiner (cabinet maker) by trade, and married his first cousin Hepsibeth Trow,

daughter of Josiah. They lived on this farm for four years, then sold it in 1820 and became tenant farmers on Francis Pingree's farm. (See Volume Two, 915 Route 11). Ichabod Eastman Jr. (1792-1863) bought this farm and moved here with his family. In 1821 he bought one-acre for \$20 from his neighbor Samuel George located across the road from Ichabod's farm yard. There he built the house shown in the photo above. It is not known why Ichabod built a new house, for the one built by Nathan Trow on the south side of the road was not that old.

### **16 Trow Hill Road – William Trow Homestead**

**Correction to Year Built:** c1824

**Correction to Original Building Owner:** William Trow 2<sup>nd</sup>

**The following adds to and corrects early information and replaces the first paragraph:**

This Sunapee farmhouse is in Lot 8 of the 6<sup>th</sup> North Range granted in 1771 to Saville proprietor Abel Stevens (1746-1816) of Plainfield. In 1771 Stevens sold his grant for 5 shillings to proprietor John Wendell (1731-1808), a Portsmouth real estate attorney, who actively worked to settle the township. This land was surveyed for the proprietors in 1799 by Ebenezer Hunting (1748-1821) of New London. In 1801 John Wendell sold Lot 8 to Josiah Trow for 82 pounds, 13 shillings (about \$275 at that time) and was adjacent to Josiah's homestead farm. Josiah Trow (1773-1847) left Beverly, Massachusetts in 1796 to build a farm on Lot 7 in the wilderness of north Wendell. A year later he married neighbor Polly Smith and they had ten children. In 1817 Josiah bought Lot 9 in the 6<sup>th</sup> North Range, the original grant of Ezekiel Pitman (1745-1806), for \$415 from John Wendell's widow, Dorothy. Josiah acquired Lots 8 and 9 for his sons John and William 2<sup>nd</sup> for when they came of age.

William Trow 2<sup>nd</sup> (1799-1887) and his wife Mehitable Perkins (1804-1834) had two sons, James and Enoch. Mehitable grew up on a north Wendell farm. (See Volume Two, 140 Perkins Pond Road.) William built the house, shown in the photo above, about 1824 on the south half of Lot 8, land that he acquired from his father, Josiah. In 1834 Mehitable died when their sons were only 11 and 9 years of age. Six years later, William married Sally Lear, they had no children. In 1843 Josiah Trow sold the north half of Lots 8 and 9 to William and his brother John for \$800, and the following year William consolidated his land holding to all of Lot 8. William's son James was mechanically inclined and bought a grist and sawmill on Ledge Pond Brook where he established his homestead. (See Volume Two, 288 Perkins Pond Road.) In 1849 William and his son Enoch reached an agreement whereby William would give Enoch the farm in exchange for Enoch operating the farm in a satisfactory manner, sharing all farm income equally, and agreeing to a shared, but separated use of the house. Within a few months, Enoch married Fidelia Straw and the deal to take over the family farm was off. Enoch and Fidelia moved to a farm in Grantham.

## **CHAPTER 7 – George's Mills**

### **18 Cooper Street – Steamboat Landing**

**The following adds to the pre-1876 information for this property:**

The north shore of Lake Sunapee at Otter Brook lies in Lot 11 of the 7<sup>th</sup> North Range, not granted in 1771 by England's King George, but held as reserve land. In fact, all of the land that is part of George's Mills, except for the far north end of Prospect Hill Road, was held in reserve and sold by proprietor John Wendell, a Portsmouth real estate attorney or his widow Dorothy. In 1807 John Wendell sold the north end of Lot 11 for \$84.75 to Daniel George (1769-1841), a Wendell farmer. (The south end was the lake.) Daniel sold his farm to his brother and moved to Lot 11 where he bought and operated the Ichabod Hearsee grist and sawmill on Otter Brook. (See Volume Two, 286 North Road and 1279 Route 11.) In 1824 Daniel sold land with water flow rights on the brook below his mills to brothers-in-law Nathan Burpee and David Colcord of New London who established a new mill on the brook that dyed and fulled cloth. Daniel's homestead was inherited by his only son Daniel Jr. who in 1844 sold an acre on the brook near the Lake Sunapee shore to

Joseph Colcord, David's brother. He established a cooper shop with Stephen Page for which the road was later named. In 1884 Daniel George Jr.'s sister Rhoda sold land by the lake to Elbridge Chase, a local cooper and blacksmith who built a house here called Elm Cottage. In 1888 Elbridge sold it for \$500 to his son Hollis and sold a quarter-acre at the mouth of Otter Brook for \$50 to the Woodsum Steamboat Company. This was where Dan and Frank Woodsum built their passenger steamboat wharf. Hollis Chase expanded Elm Cottage as a summer boarding house, seen in the photo above by the steamboat wharf.

### **1024 Lake Avenue – Swallow's Nest Boathouse**

#### **The following adds to the pre-1918 information for this property:**

The north shore of Lake Sunapee lies in Lot 11 of the 7<sup>th</sup> North Range, not granted in 1771 by England's King George, but held as reserve land. In 1807 proprietor John Wendell, a Portsmouth real estate attorney, who actively worked to settle the township, sold the north end of this lot for \$84.75 to Daniel George (1768-1841). He operated a grist and sawmill on Otter Brook. Daniel's land on the east shore of George's Mills Harbor was inherited by his son Daniel George Jr., and then by his son D. Ackley George (1834-1891). The Georges sold the first cottage lot on this shore in 1889. The lot with the boathouse shown above was sold in 1894 to Captain Daniel Woodsum of the Woodsum Steamboat Company. Dan did not build on the property and sold it in 1901 to George's Mills contractor Oren T. Colby for \$200, with the requirement that the land could not be used for a public steamboat wharf as long as the Woodsum company was in business. Oren built a cottage in 1902 and had a boat livery at his shore, managed by Arthur E. Willis where row boats were rented to fisherman and summer visitors. Oren died unexpectedly in 1905. His widow continued to lease the boat livery to Arthur Willis and then to Frank Chaplin. Chaplin built the second boathouse shown at left. Oren's widow sold their lake cottage to Fred J. Collins in 1913 and four years later he sold it for \$1,000 to Cecil Lean of New York.

### **1036 Lake Avenue – Waldheim Cottage**

#### **The following adds to the pre-1903 information for this property:**

The north shore of Lake Sunapee lies in Lot 11 of the 7<sup>th</sup> North Range, not granted in 1771 by England's King George, but held as reserve land. In 1807 proprietor John Wendell, a Portsmouth real estate attorney who actively worked to settle the township, sold the north end of this lot for \$84.75 to Daniel George (1768-1841). He operated a grist and sawmill on Otter Brook. The land on the east shore of George's Mills Harbor was transferred from Daniel George, to his son Daniel Jr., and then to his son D. Ackley George (1834-1891). The George family sold the first cottage lot on this shore in 1889.

### **1007 Main Street – Bickford Place**

**Correction to Year Built:** c1800

**Correction to Original Building Owner:** Probably Elizabeth & Joseph Pillsbury

#### **The following adds to the pre-1903 information for this property:**

This George's Mills village farm was in part of Lots 9 and 10 of the 7<sup>th</sup> North Range that was not granted in 1771 by England's King George but held as reserve land. The early ownership history of these lots is not yet completely discovered. However, it appears that this was the homestead farm of Joseph Pillsbury (1762-1841) of Weare who served with Captain Dearborn's NH Regiment during the Revolutionary War. He came to Springfield in the mid-1780s where he married Elizabeth Collins. They had eleven children, all born in Wendell. Following Joseph's death in 1841, his son Benjamin Pillsbury, who lived in New Ipswich, sold his 17-acre share of his parent's homestead for \$225 to his nephew Hadley Muzzey. The price indicates this was improved land, probably with buildings. A year later Hadley bought part of Thomas Kidder's farm located in the north half of Lot 9 for \$425. These two parcels formed the Hadley Muzzey homestead farm.

### **1 Prospect Hill Road – Russell Homestead**

**Correction to Year Built:** c1823

**Correction to Original Building Owner:** Nathan Burpee

**The following corrects pre-1856 information for this property and replaces the first paragraph:**

This George's Mills village dwelling is in part of Lot 11 of the 7<sup>th</sup> North Range that was not granted in 1771 by England's King George but held as reserve land. In 1804 Saville proprietor John Wendell, a Portsmouth real estate attorney who actively worked to settle the township, sold part of Lot 11 to Daniel George. Daniel (1769-1841) was a farmer, carpenter, and miller who left Weare in the 1790s with his brothers and parents to settle in Wendell. He lived on a North Road farm before buying Lot 11 land and the Ichabod Hearsee grist mill on Otter Brook. In 1823 Daniel sold land on the northwest side of the brook with water flow rights to brothers-in-law David B. Colcord (1802-1882) and Nathan Burpee (1801-1887) of New London. They built a cloth fulling mill, trading post, and two dwellings, Nathan Burpee's house is this dwelling. They operated their mill and leased the store to various traders. By 1834 Nathan Burpee ran the store and sold his half share in the cloth fulling mill to David Colcord. In 1840 with the store leased to John M. Colby, Nathan sold all his Wendell property, 50-acres in three parcels to Thomas Kidder for \$800. Thomas Kidder (1803-1868) his wife Ruth, and their seven children lived on a farm north of the village. (See Volume Three, 37 Meadow Brook Road.) In 1848 Thomas Kidder sold the village store and Burpee house for \$450 to Nelson Chase (1813-1901) who had married Nathan Burpee's niece Nancy. Nelson and Nancy had two children while living in George's Mills. In 1849 Oren Tracy Hayes (1827-1894) of New London joined Nelson as trader at the store and three years later bought the house and store for \$750. He ran the store for five years, then sold his properties in 1854 to his brother John, a New London merchant, and moved his family to Minnesota. In 1856 John Hayes sold the house and store for \$800 to John Russell of Boston but reserved the right to continue to use the properties until April 1857.

**4 Prospect Hill Road – Russell's Store**

**The following adds and corrects pre-1840 information and replaces the first two paragraphs:**

This village store is in part of Lot 11 in the 7<sup>th</sup> North Range that was not granted in 1771 by England's King George but held as reserve land. In 1804 Saville proprietor John Wendell, a real estate attorney in Portsmouth, who actively worked to settle the township sold Lot 11 to Daniel George (1769-1841), who moved from a North Road farm to operate a grist and sawmill on Otter Brook. In 1823 Daniel sold land on the northwest side of the brook with water flow rights to brothers-in-law David B. Colcord (1802-1882) and Nathan Burpee (1801-1887) of New London. They built a cloth fulling mill, trading post, and two dwellings. The store was leased to various traders. According to an old account book in the possession of Tony Russell, the trading post was first run by William Conant (1797-1865) who was proprietor in 1823 and over the years in addition to selling goods, he provided a variety of services to the community including: hoeing of fields for 50 cents per day, pasturing of sheep, renting his horse, shingling roofs for 66 cents per day, and building stairs for 50 cents per day. William Conant's wife Nancy was village miller Daniel George's daughter. William and Nancy lived at on a Trow Hill homestead. In 1834 Nathan Burpee sold his half share in the cloth fulling mill to David Colcord and worked as a trader. With the store leased in 1840 to John M. Colby, Nathan sold all his Wendell property, 50-acres in three parcels to Thomas Kidder for \$800. Thomas Kidder (1803-1868) his wife Ruth, and their seven children lived on a farm north of the village. (See Volume Three, 37 Meadow Brook Road.)

**6 Prospect Hill Road – Collins' Clock Museum**

**The following adds to the pre-1846 information for this property:**

This village home is in part of Lot 11 of the 7<sup>th</sup> North Range that was not granted in 1771 by England's King George but held as reserve land. In 1804 Saville proprietor John Wendell, a Portsmouth real estate attorney who actively worked to settle the township, sold Lot 11 to Daniel George (1769-1841). He was a farmer on North Road who moved to Lot 11 to operate a grist and sawmill on Otter Brook. In 1823 he sold land on the northwest side of the brook with water flow rights to brothers-in-law David B. Colcord (1802-1882) and Nathan Burpee (1801-1887) of New London. In 1836 Nathan sold a quarter-acre for \$50 next to the village store to Stephen Abbott of Wendell where he built a barn. In 1846 Stephen and his father, Theodore owned this lot.

### **20 Prospect Hill Road – Thomas Abbott Place**

#### **The following adds to the pre-1856 information for this property:**

This village home is located in part of Lot 10 in the 7<sup>th</sup> North Range that was not granted in 1771 by England's King George but held as reserve land. In 1804 Saville proprietor John Wendell, a Portsmouth real estate attorney who actively worked to settle the township, sold Lot 11 to Daniel George (1769-1841). He farmed on North Road before moving to Lot 11 where he operated a grist and sawmill on Otter Brook. In 1823 Daniel sold land on the northwest side of the brook with water flow rights to brothers-in-law David B. Colcord (1802-1882) and Nathan Burpee (1801-1887) of New London. In 1840 Nathan Burpee sold land to Thomas Kidder and in 1856 Thomas's son Andrew a small part of it.

### **27 Prospect Hill Road – Conrad Manor**

#### **The following adds to the pre-1880 information for this property:**

This George's Mills hotel is in part of Lot 10 in the 7<sup>th</sup> North Range that was not granted in 1771 by England's King George but held as reserve land. In 1804 Saville proprietor John Wendell, a Portsmouth real estate attorney who actively worked to settle the township, sold Lot 11 to Daniel George (1769-1841). He operated a grist and sawmill on Otter Brook. In 1823 Daniel sold land on the northwest side of the brook with water flow rights to brothers-in-law David B. Colcord (1802-1882) and Nathan Burpee (1801-1887) of New London. By 1848 this part of Lot 10 was Theodore Abbott's farm which he sold to his son Elias. In 1870 Elias sold his home farm for \$1,100 to Alfred Martin (1837-1917), a farmer from Grafton who moved to George's Mills with his wife Lucy.

### **242 & 247 Prospect Hill Road – Bolivar's Rest and Grand View Farm**

#### **The following adds to the pre-1811 information for this property:**

This George's Mills farm is in part of Lot 6 of the 8<sup>th</sup> North Range that was granted in 1771 by England's King George, to Saville proprietor Samuel Jenks of Bolton, Massachusetts. In 1787 he sold his three grants for 25 pounds to proprietor John Wendell, a Portsmouth real estate attorney who actively worked to settle the township. Wendell sold this lot to Matthew Harvey (1749-1799) of Sutton and when he died this lot was inherited by his young son Benjamin. In 1811 Benjamin's guardian sold the 85-acre lot for \$450 to Moses Eastman Jr.