

COMMUNITY PLANNING SURVEY**NHDHR INVENTORY #MOU0032****Name, Location, Ownership**

Historic name Kona Farm/Dumaresq Estate
 Street and number 50 Jacobs Rd.
 City or town Moultonborough
 County Carroll
 Current owner Kona Inc.

Function or Use

Current use(s) Domestic: single dwelling

 Historic use(s) Domestic: single dwelling

Architectural Information

Style Tudor Revival
 Architect/builder Harry J. Carlson
 Source Ashjian, 2010
 Construction date 1900-1902
 Source Research
 Alterations, with dates Porch/Piazza enclosed (1960s),
Renovation of interior (1960s)

Moved? no yes date: _____

Exterior Features

Foundation Cobblestone
 Cladding Cobblestone
 Roof material Other: Tile
 Chimney material Brick
 Type of roof Gambrel
 Chimney location Both ends, single exterior
 Number of stories 2
 Entry location Façade, off-center
 Windows Mixed

Replacement? no yes date: _____

Site Features

Setting Rural local road /Waterfront
 Outbuildings Livestock & Sheep Barns (ca. 1900), Well House (ca. 1900); Pump House; Boathouse (ca. 1900); 2 Chalet Houses (1970s); 4 Tourist Cabins (1960s)

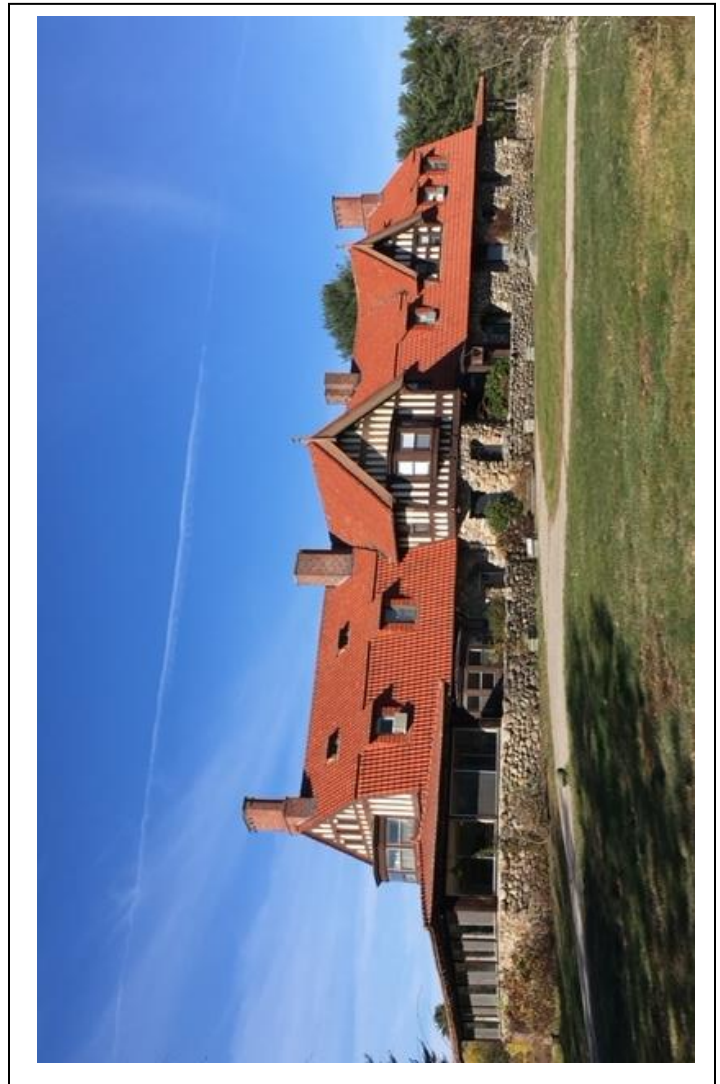


Photo #1 Direction: North

Date October 30, 2022 (C. Ashjian)

Landscape features Cleared/open fields (Golf Course),
Mature Trees, Statuary, Stone Walls, Tennis Court,
Wood Lot

Tax Map Maps 215-014; 216-009, & 216-004

Acreage 84.72 acres

State Plane Feet (NAD83) x: 1,054,675; y: 432,171

Form prepared by

Name Mae H. Williams & Cristina Ashjian

Organization Unlocking History/Heritage Commission

Date of Survey February 20, 2024

COMMUNITY PLANNING SURVEY**NHDHR INVENTORY #MOU0032****Historical Background:**

With its temperate climate, Moultonborough Neck played a primarily agricultural role in early town history. By 1900, boarding house tourism and summer home tourism were significant to this area's development. The Neck also became a site for recreational summer camps for youths, and some are still in operation today.

The 2,500-acre Kona Mansion/Dumaresq Estate was designed by architect **Harry J. Carlson** (1869-1957) and built for Boston businessman **Herbert Dumaresq** (1851-1955) between 1900-1902. The estate originally featured the main house, three boathouses, two large barns, and associated outbuildings. At present, the country estate consists of the main house and auxiliary buildings on two contiguous parcels on Moultonborough Neck.

Dumaresq, a part owner and incorporator of the Jordan Marsh Company, began purchasing smaller Moultonborough Neck Farms in 1899 on which to construct his country estate.¹ Dumaresq was familiar with the area, having vacationed at the large hotels of Center Harbor.² He hired noted Boston architect, Harry J. Carlson to design the large estate.

The plan for the large livestock barn was published in the September 1902 issue of *Architectural Review*, and the estate was well documented by photographer **Thomas E. Marr** between 1900-1907. Kona Farm was featured in multiple editions of *New Hampshire Farms for Summer Homes* (most notably in 1908, when the property was given a two-page photographic spread).

Unfortunately, the Dumaresq summer estate proved untenable and by 1913 the "Gentleman's Country Estate on Lake Winnepesaukee" was on the market. The first subdivisions of the 2,500-acre tract began in the 1920s, shrinking to 1,500 acres by the mid-20s. On May 19, 1939, Herbert and Frederika Slade Dumaresq sold their remaining estate. The New Hampshire Savings Bank became the primary owner after the Dumaresqs, and further subdivided the Kona Farm estate in the early 1940s.

Between 1943 and 1950, the core section of the Kona Farm (former Dumaresq Estate) was owned by the **Whitings**. During this period, an aerial image was taken of the remaining estate (figure 5).

The **Footes**, who owned the property from 1950-55, were the first to open Kona as a country inn. During this period, it consisted of 9 buildings on 365 acres.

Between 1955-1961 the property was returned to domestic use as a private country estate of 365 acres by the **Hausers**. In the 1950s and 1960s, an antique shop was located in the barn. After Dr. Royal M. Frye and Dr. Virginia M. Brigham founded The Belknap Collage in Center Harbor in 1963 to accommodate the first wave of baby boom children reaching college, the barn was converted for use as student apartments. For a short period between 1963 and 1974, the school offered liberal arts, meteorology, and medical technologies courses but was never accredited.

John F. Crowley purchased the Kona Property in 1971 from **Niels P.** and **Norma L. Nielsen**, who had run the property as the Kona Mansion Motor Inn and made significant renovations to the interior.³ The Crowley family as Kona, Inc. continues to run the property as the **Kona Mansion Inn**, renting rooms out of the Dumaresq house. The Crowley family also owns the boat house and pumphouse on a separate parcel at 48 Boathouse Road/Parcel 216-009.

The property has had several additional subdivisions over the past few decades: the livestock barn (14 Carriage Road/216-004) was converted to several units of rental housing and is currently (2023) for sale. For a full history of the property up to 2010, please refer to Cristina Ashjian, "New Hampshire Division of Historical Resources Individual Inventory – Kona Farm (MOU0032)" (2010).

On June 9, 2010, the included surviving contiguous Kona Farm parcels were determined individually eligible for both the NH State Register of Historic Places and National Register of Historic Places with significance in architecture, community development and recreation. The property was listed to the New Hampshire State Register of Historic Places on July 19, 2010, and featured on the Moultonborough Heritage Commission's 2010 Tour "Historic Inns and Estates of Moultonborough Neck and Long Island".

¹ Cristina Ashjian, "New Hampshire Division of Historical Resources Individual Inventory Form – Kona Farm (MOU0032)" (2010), 3.

² Ashjian, 3.

³ Carroll County Registry of Deeds Book 497, page 88ff and Book 497, page 92ff.

Architectural Description and Comparative Evaluation:

The remaining contiguous farmland and buildings associated with the Dumaresq estate known as Kona Farm is more fully explored in the 2010 NH State Register Nomination. The present farm consists of a country estate house (the Kona Mansion Inn) and auxiliary buildings, located on two contiguous tax parcels (Map 215 lots 9 & 14) and described here in brief.

A. Kona Mansion Inn, 50 Jacobs Road (Parcel 215-014)

The primary structure associated with the Dumaresq estate is today's Kona Mansion Inn, which served as the estate house. The exterior of the house is Tudor Revival in style. The elongated building is asymmetrical with a gambrel roof that is sheathed in terracotta tiles and intersected by several chimney stacks and irregularly spaced dormer windows. The first-floor exterior walls are composed of fieldstone masonry. The gambrel ends of the house, and intersecting gables are decorated in half-timbering. The steeply pitched side-gable roof, prominent front-facing gables, grouped windows of varying sizes with multi-pane glazing; massive chimney stacks, entry porches with rounded arches, and decorative half-timbering are all character-defining features of the style, which was popular from about 1890 to 1940. The interior of the house is also relatively intact and largely Arts and Crafts in style.

B., C., D., and E. 1960s Swedish Village Tourist Cabins, 50 Jacobs Road (Parcel 215-014)

Four tourist cabins were added to the property in the 1960s and brought to the property from Weirs (Laconia), likely as part of the Kona Mansion Motor Inn. These cabins are all similar in design and are similar to other mid-century motor cabins. Each has a gable roof with recessed entry, clapboard siding, and narrow flat trim. The eaves are close with simple board trim at the gable ends. Though constructed much later than the original Kona Farm buildings, these tourist cabins represent changing trends in the tourist economy in New Hampshire and are representative of a building type that is rapidly disappearing from our landscape.

F., G. 1970s Chalet Houses, 50 Jacobs Road (Parcel 215-014)

In the 1970s, two small chalet houses were constructed on the Kona Farm. These modern buildings have both been highly altered since they were constructed. Both have steeply pitched roofs with open eaves. First and second-floor balconies are present at each building. The siding and fenestration of each building is significantly altered since construction, leading to a loss of integrity of design, materials, and workmanship as contributing to the property as a whole.

H. Kona Boathouse, 48 Boathouse Road (Parcel 216-009) and storage building

The Kona Boathouse, which was also designed by Carlson, was the first of three boathouses constructed for the estate. The boathouse is designed in the Adirondack style in the form of a chalet on a heavy fieldstone masonry base. The building has a steep roof with decorative Nordic-inspired crossed bracing at the gable ends. There are two arched openings at the water level. The area above historically contained a billiard room which has now been converted for residential use. The original vertical log sheathing was replaced by the 1950s, and the original balconies altered. Still, the building retains character-defining features such as the overall form and massing, fenestration pattern, decorative roof brackets and heavy chimney stack.

A 350' stone pier extends from the boathouse to a storage building. The age of the building is unclear: originally a second boathouse stood at this location until the 1930s, and was later replaced by the present building. This building has a lower-pitched gable roof that shelters a "boat port". The siding, roof brackets, and eave details mimic those of the Carlson boathouse and it was likely a mid-20th century addition to the property.

I. Kona Pumphouse, 48 Boathouse Road (Parcel 216-009)

The fieldstone original estate pumphouse stands between the Kona Boathouse and the Mansion, at the edge of Lake Winnepesaukee. The small fieldstone cottage incorporates rounded towers with a central section to create an irregular folly-type profile with elements reminiscent of the Romanesque Revival style of architecture. The building's windows are two-part with single-light sash beneath fan-lights. There is a small cupola with spire above the center of the building. Again, the original utilitarian interior has been removed and the building has been converted for domestic use. However, the exterior remains much as it was designed by Carlson.

J. Kona Livestock Barn, 14 Carriage Road (Parcel 216-004) (separate owner)

COMMUNITY PLANNING SURVEY**NHDHR INVENTORY #MOU0032**

The Livestock Barn, located directly downhill from the mansion house, has been converted to residential apartments. Though the interior has been heavily remodeled, the building complex retains several character-defining features that connect it to the working estate. Like the mansion house, the series of connected farm buildings were constructed in the Tudor Revival style. A large arched gate opening on fieldstone piers allows entrance to the sheltered yard within. This gate has shingle siding and a very steeply pitched roof with a dovecote in the gable end. The barns on either side and behind all have decorative half-timbered siding. A. E. Howard striking tower clock was added to the cupola of the livestock barn in 1905, and was removed prior to 2010 by a private collector. Despite the changes to the interior and the loss of the clock, the barn complex retains character-defining features such as overall form and massing, complex and intersecting rooflines, rough fieldstone foundations, decorative half-timbering, and towers, spires, eyebrow windows, and, of course, the dovecote.

Bibliography and/or References:

Ashjian, Cristina. "Kona Farm: The Most Complete Gentleman's Estate in New England." Lecture (2010-2011).

----- "New Hampshire Division of Historical Resources Individual Inventory Form – Kona Farm (MOU0032)" (2010). NH Division of Historical Resources, Concord, NH.

Ashjian, Cristina and Jane Rice. *Images of America: Moultonborough*. Charleston, SC: Arcadia Publishing, 2023: 69-71.

Greene, Frank. "Moultonborough Historical Society Tour of Moultonborough Neck." July 22, 2003.

Kelley, Barbara. *Kona Farm: A showplace in Moultonborough, New Hampshire*. Self-published, 1989.

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

Moultonborough, Town of. Property Assessment Database.

Moultonborough Heritage Commission. "Community Landmarks Tour: Historic Inns and Estates of Moultonborough Neck and Long Island." In Collaboration with the New Hampshire Preservation Alliance, August 8, 2010.



Figure 1: Kona Mansion House, ca. 1905 (Cristina Ashjian Collection)



Figure 2: Kona Farm, August 23, 2022 (C. Ashjian)



Figure 3: Kona Farm Boathouse, ca. 1905 (Cristina Ashjian Collection)



Figure 4: Kona Livestock Barn, ca. 1960 (Dick Wakefield Collection)



Figure 5: Kona Farm, ca. 1940s (Pete Hare)