Squam's Dog Cove is first mentioned in Rachel Carley's book *Squam* in reference to the construction of College Road mandated in 1771 by Gov. John Wentworth (nephew of the first Royal Governor, Benning Wentworth.) The purpose of this 67-mile road was to connect Gov. Wentworth's summer residence in Wolfeboro to Dartmouth College in Hanover in order "to promote the design of that valuable institution." Near Squam the road followed the western side of Dog Cove on what is today Route 3, veering south (this short road still retains the name College Road) to Thompson’s Corner and east on today’s Route 25B.

In the late 1800’s prominent Boston families began purchasing large farm properties within the watershed and establishing “Gentlemen’s farms.” On Dog Cove Leonard Tufts purchased his farm estate, Keewaydin located at Thompson’s Corner. Carley tells us “the Tuftses’ Pinehurst Kennels on the Squam shore housed cocker spaniels, pointers, and setters, which were trained at Squam for quail shooting ... The litters were whelped and trained at the lake, and the kennel’s location at the foot of Dog Cove may be the origin of that cove’s name.”

Conservation came to Dog Cove in 1953 when Dr. John Wister of Pennsylvania donated two unconnected tracts along College Road to the New England Forestry Foundation. In 1960, the Squam Lakes Association agreed to lease and help manage the property as a nature preserve. Carly explains, “Under a cooperative partnership with NEFF, the smaller parcel was sold and the larger tract of 150 acres, consisting of two beaches, marshland, and highland ... was preserved as the Chamberlain-Reynolds Memorial Forest.”

In 1963, in sharp contrast to Chamberlain-Reynolds conservation area, a Laconia developer purchased the Tufts land and proposed shoreline building lots, a marina, beach, tennis courts, ski trails, a trout pond, bridle paths, a recreation hall in the Tufts Barn on 25B and dining and lodging in the brick estate house, Keewaydin (later Red Hill Inn). Instead of making way for the planned Keewaydin Estates, a group of Squam landowners purchased the land and opened Belknap College.

Today we celebrate the expansion of conservation land on the shores of Dog Cove. The Thompson, Weatherbie and Damon families have joined those before them to conserve Squam and Dog Cove. It is interesting to note that these landowners did not encourage each other, yet all had the common goal to add to the permanent protection of Dog Cove. Together they gave Squam a truly great gift of over 40 acres of conserved land and 810 feet of shoreline.

Turn to page 3 for details...
Onward . . . Thoughts from Our Executive Director

One of my personal highlights during the seemingly interminable winter was making bread, frequently. I would wake up early, make a plan and gather the ingredients, set the timer for arrival time, and look forward to being greeted by our dog Otis, Jennifer, and the wonderful aroma of freshly baked bread.

Land conservation is a lot like baking bread; it takes a little planning, there are limitless variations, it’s well worth the effort, and home is made even better. So, please allow me to set up this bread metaphor.

The legal structure, comprised of case law, State Statutes, and IRS codes, is akin to the oven; it doesn’t become the bread, but it is what makes it possible. The core ingredient, the flour if you will, is the collection of words contained in the document called a conservation easement. Like bread flours, there are plenty of options: allowances for activities such as agriculture, forestry, and supporting structures, and restrictions prohibiting buildings, structures and “improvements.” Striking the right balance is critical, with the language carefully crafted to be in line with the land’s perpetual stewardship.

The process of perfecting a conservation easement requires patience and persistence, similar to kneading dough. It is a process shared by the land owner and conservation easement holder. The yeast in this process, the leavening agent, is the commitment landowners make to protect their land in perpetuity. The crust (I’ll try not to carry this metaphor too far) is the support from our members who hold this organization together.

When all these factors come together, another parcel moves out of the oven and into permanent protection. In this edition of the Squam Lookout, we celebrate the success of moving four more properties in the Squam watershed into the ranks of permanently protected. Our community has been enriched once again, thanks to the generosity and commitment of those landowners.

If You Love a Place Enough...

Squam lost one of its conservation pioneers and champions when Nancy W. Grady passed away in the presence of her family on May 4, 2014. Nancy has been an integral part of the Squam Lakes Conservation Society since its inception in 1960. She was a founding member, donor of conservation land, Director and Honorary Director, winner of the Davenport Award for her exemplary stewardship contributions, and truly an inspiration to all.

Nancy understood the perpetual responsibility and resources needed to steward conservation lands. To help meet this need the family has created the Nancy W. Grady Land Monitoring Fund, a permanently restricted fund dedicated to supporting the annual monitoring of the 110 properties placed in our care. Through this fund, Nancy’s love for the Squam community will continue.
Damon II
Damon siblings, Harriet, George, Elizabeth, and Henry, have donated a second conservation easement abutting Damon I (2007) and more than doubling the acreage of conserved land on their Center Harbor property. Damon II protects 19.2 acres of forest and .7 acres of wetlands. It has frontage on College Road and 495 feet of shorefront on Squam. An old barn is the only structure on the property. The Damon Family maintains a lakeside home on a third parcel that abuts both easement properties.

Thompson Conservation Area
In 1993 John and Carol Thompson purchased 13.75 acres on College Road with the expressed intent of protecting it from development. In December 2013 they donated a conservation easement on the property protecting it in perpetuity. This property is all forest with 940’ of frontage on College Road. With Damon land on one side and Thompson land on the other, that section of the historic road built in Colonial times will always be in the undeveloped state it is in today.

Weatherbie Conservation Area
Just around the corner on 25B on the southwest shores of Dog Cove, Matt and Susan Weatherbie have donated a conservation easement on 7.21 acres of forested land. This parcel has 1,102 feet of frontage on 25B and 315 feet of shoreline on Squam. This property too has evidence of past agricultural activity, which was probably a part of the Tuft farm. We are grateful for Matt and Susan’s commitment to land conservation and shoreline protection.

Lake View Farm
On December 30, 2013, SLCS recorded its second conservation easement within the Town of Ashland, Lake View Farm. Landowners Frank and Liz Stevens donated a conservation easement protecting 58+ acres of forest and farmland located at the south end of Little Squam on Leavitt Hill. On the northern portion of the property the Stevens mow and maintain 3.6 acres of field that was once a much larger farm field. Here one can find a small fruit tree orchard of old heirloom apple trees and a well maintained barn, built in 1830, located at the edge of the field where it borders Leavitt Hill Road.

Frank and Liz are delighted to add their property to other conserved lands on Leavitt Hill, particularly the abutting 192 acre Steven’s Forest gifted to the New England Forest Foundation (NEFF) in the 1970’s by Frank’s grandfather. The two Stevens easements combine with the Newsom Memorial Forest (NEFF) and Preston (Lakes Region Conservation Trust) to protect 389 acres of the natural wildlife habitat and allow for low-impact recreational activities.
Property Monitoring - It All Begins (and Ends) with the LANDOWNER

What immediately comes to mind if you think of monitoring a conservation property? A walk in the woods? Looking for corner markers? Looking for signs of wildlife? Monitoring means a site visit, right?

These are all part of monitoring, but there’s a key element missing to the list above, and that’s connecting with the landowner. It’s with this person or family that it all began - the vision, the foresight and the passion to look at the land for its natural value and to think about what it means to the community 100 years from now. Whether a landowner initially puts land into conservation, inherits it, or purchases it with an easement in place, the landowner is SLCS’s number one partner in caring for this valuable asset.

Pierce and Kay Beij are landowners for two of SLCS’s largest and most diverse conservation easements. Pierce talks fondly about haying fields and running an active farm on the land they purchased in 1947. The Beij’s saw the land’s many uses, so their easements include forestry, farming, and 148 acres of “forever wild” forest. Pierce Beij’s love of the land is contagious, making monitoring their two easements much more than a joyful walk in the woods.

Lydia Koenig Eaton of the Koenig Property accompanies monitors every year to share knowledge and entertain them with time honored stories about the land and its history. Stories of the “dam dam” and the roadside Christmas tree add a richness to the land’s legacy left by Lydia’s father, Walter Koenig.

The 65 certified monitors that accomplish the task of monitoring the SLCS’s 110 not only love the land but also learn to love the people and history of the Squam Watershed. On that cold winter morning (see page 5) on Moultonborough Bay, Win Brown, John Thompson and Peter Gross gained a new appreciation for the contribution that landowners like the Beijs and the Koenigs make to the Squam Watershed.

SLCS as Landowner – News From the Home Front

Squam Lakes Conservation Society is partnering with the Natural Resources Conservation Service as part of a Conservation Stewardship Program. Through their Conservation Stewardship Program NRCS will assist in creating and enhancing stewardship plans on 580 acres of land owned by SLCS.

Natural Resources Conservation Service
United States Department of Agriculture
Stewardship and the Rewards of Monitoring

by Win Brown

It was three degrees at eight o’clock on the morning of December 13 when John Thompson, Peter Gross and I assembled at Peter’s house on Sturtevant Cove. We met to plan our day’s monitoring of a 461-acre conservation easement held by Squam Lakes Conservation Society on the west side of Red Hill; including 4000 feet of frontage on Moultonborough Bay. One of the largest and most important properties subject to an SLCS easement, the Koenig Property is owned by a trust established by the late Walter Koenig. It consists of close to 300 acres stretching from the top of Red Hill to Bean Road and an additional 121 acres running from the west side of Bean Road to the lake. The latter parcel is bounded by the Unsworth Preserve on the north and Bierer Conservation Area on the south, and includes the Koenig Wildlife Preserve. Mr. Koenig’s daughter, Lydia Koenig Eaton, is the trustee of the Koenig Trust and lives on the property with her husband, Brian Eaton, and their two daughters.

Like a general marshaling his top lieutenants, John spread out a large map of the eastern part of Koenig property on Peter’s dining room table and traced the route we would take that morning; through the center of the property and up the side of Red Hill. This was Peter’s second visit to the property with John and my first. We drove a short distance up Bean Road to Koenig Road, parked the car and set off up an old logging trail. We were walking through about two inches of snow, the day was sunny and before long we had glimpses of Squam through the bare trees. John assigned Peter the task of recording observations in a notebook and I was instructed to think about how to describe the trip for posterity in an article for the SLCS newsletter. After about two hours of hiking along a trail, we noted we had covered about 270 degrees of a circle within the interior of the property. We then decided to return to the car by bushwacking to our starting point, downhill through the woods to a stream that delineated the southeastern boundary. Along the way, we identified pipes imbedded in the ground demarking boundaries of the property and ribbons and blazes on trees marking subsidiary trails through the woods.

After a bowl of delicious soup prepared by Peter’s wife Diane, we set off again up Bean Road, this time to visit the western portion of the Koenig Property. There we were met by Lydia Koenig Eaton who took us along the shoreline, from an ancient lean-to built by her family on the parcels southwestern tip to a stone wall marking the northern boundary of the property. Here, with the wind off the lake, we were grateful to John for instructing us to dress warmly. As we made the tour, Lydia entertained us with stories about her family. As one would expect from the person who was instrumental in persuading her father to grant an easement on this extraordinary property, she showed great familiarity with the terms and reserved rights of the easement.

The reader may be wondering why our paramount leader chose the middle of December to fulfill his monitoring responsibilities. At the risk of injecting high drama into the relatively benign role of monitor, it must be said that Diane Gross flatly refused to permit Peter to accompany John on his inspection visit during hunting season. John’s full schedule during August left mid-December as the first time he and Peter could monitor. No matter the temperature, it was another great day at Squam: good company, great exercise, beautiful scenery, a chance to learn about the history of the area and another small step in fulfilling the SLCS’s stewardship mission.

Win Brown and his wife, Sarah, have been coming to Squam for over 40 years. They built a house on Bean Cove in 2006.
“What’s a “Yankee Camp?”

By Laurie Beeson

What’s a “Yankee camp?” If you’re thinking baseball or Civil War, uh, no. Think old rustic campsteads on the shores of New England lakes.

Derek Brereton, in his 2006 doctoral thesis on campsteading, studied 71 extant, pre-WWI houses on Squam. The majority were Mission, Arts & Craft, or Bungalow style, built for families from Boston or Philadelphia who wanted a permanent vacation home. The balance were Yankee camps, which he defines as “built by local yankees, for local yankees.”

• trees and other screening vegetation making the camps far less visible to the lake than the lake is to them
• one-season construction; single-plank exterior and interior walls providing a thin screen between family members, and between family and nature
• a “front door” on the lake side, with today’s auto-borne visitors often entering through a kitchen or pantry
• plumbing and electricity not added till long after original construction
• ancient fish cut-outs displayed in some prominent position
• bedroom walls that stop well short of the ceiling (allowing kids to bombard each other with rolled-up socks)
• a design focus on family vacationing, vs. hunting/fishing or fishing/drinking (as some clubs billed themselves back then).

In these commonalities, the Yankee camps are part of what defines the character of Squam Lake – the character described in and recognized by our successful, area-wide application to the National Registry of Historic Places. The unique contribution of the Yankee camps may be in defining a community that celebrates inclusion of out-of-towners and in-towners, millionaires and thousandaires, retirees and workers, professionals and professional craftsmen. In the manner of old New England villages, everyone’s home fronts the town commons....but in our community, Squam Lake is the commons.

The homes built for out-of-towners were likely to be built on somewhat bigger lots, with somewhat bigger footprints and somewhat higher-quality materials. They tended to be single-story structures with more and bigger porches, and to incorporate “Indian-ness” in their design (e.g. birch-branch railings) and nomenclature (e.g. “Camp Niwasis”).

The Yankee camps, although smaller, typically had a second floor with knee walls on the eave-ends – what realtors call 1-1/2 story homes. They tended to be closer to the railroad than their contemporary vacation houses, with one exception: Yankee camps were often built on islands, which in the agricultural economy of the 19th century were not as highly valued as they are today. The locals who built these camps for themselves were early proponents of reusing, recycling, repurposing – more so than with the camps they built for others. And, says Dr. Brereton about Yankee camps, “the soft hand of interior design seems to have touched them only lightly.”

What distinguishes the different types of camps is probably less important than what they have in common. The latter list includes:

• proximity to the lake itself, often no more than 50 feet

I have no special expertise in Yankee camps, but I do know a family that lives in one from mid-April to the first of November. That would be us, but more importantly, we also know which local Yankee built our camp and the local Yankees for whom it was built. The Eastmans, whose name is as well-rooted in Holderness as the Smiths, Pipers, and Shepards, commissioned the house in 1893 and sold it to us 90 years later. Their builder was Captain Jack Willoughby (a name that also goes back centuries). Mr. Willoughby died on a trip to Calvin Coolidge’s inauguration, heroically saving people from a school bus fire. For more on Captain Jack contact his grandson, real estate maven Jack Armstrong.

L.B.

Postcard courtesy of Peter Francesco
In the News . . .

Beebe River Property Changes Hands

The Conservation Fund (TCF), a national non-profit conservation organization, has recently purchased 5,435 acres from Yankee Forest LLC (formerly Draper Corp.) in the Towns of Campton and Sandwich. This land encompasses a significant portion of the Squam Range northern slope, including about two miles of the Crawford-Ridgepole trail.

This large parcel also includes much of the Beebe River watershed and the southern slope of the Sandwich Range, with 6.5 miles abutting the White Mountain National Forest. According to Nancy Bell, TCF Field Director, the property was acquired to assure a permanent “conservation disposition” of the property.

In an effort to learn more about this property, its history, recreational uses, and economic importance within the local communities, three consecutive Community Forums were held in mid-April in the towns of Sandwich, Holderness and Campton. Local residents participated in small groups to answer questions about their experiences, uses of and hopes for the future of this working forest. SLCS helped by serving as the local agent in organizing these forums, the results of which are posted on our website: www.squamlakes.com.

2014 Squam Non-profit Summit

On April 10th, SLCS hosted the second annual Squam Non-profit Summit. The purpose of the Summit is to give non-profit organizations an opportunity to discuss the many ways we can work together to the benefit of the Squam Community. Representatives from the Lakes Region Conservation Trust, Loon Preservation Committee, National Register of Historic Places, Plymouth State University, Squam Lakes Association, Squam Lakes Natural Science Center, and the Squam Lakes Conservation Society were on hand to network and discuss programs, upcoming initiatives, and challenges. It was an excellent chance to connect before the start of another busy summer.
Mark Zuckerberg tells us, “the thing that we are trying to do on facebook, is just to help people connect and communicate more effectively.” With effective communication in mind SLCS is striving to use our facebook page more frequently to bring you more photos and stories of the lake and all that goes on. When you have a craving for a bit of Squam visit us on facebook.

The Society’s mission is to preserve the unique quality and character of the Squam watershed by protecting lands for present and future generations.

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