



NEW HAMPSHIRE DIVISION OF HISTORICAL RESOURCES

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July 1, 2019

Jillian Edelmann
Bureau of Environment
NH Department of Transportation
Hazen Drive
Concord NH 03302-0483

Re: DOT 11238S, RPR 7241

Dear Jill:

Thank you for requesting a determination of National Register eligibility for the property listed below. As requested, the Division of Historical Resources' Determination of Eligibility Committee has reviewed the *DHR individual Inventory Form* prepared by Vanesse Hangen Brustlin; based on the information available, the DOE Committee's evaluation of National Register eligibility is:

TOWN/CITY	PROPERTY	DETERMINATION
Newington	Margeson Cottage, 137 Beane Lane, NWN0246	Not Eligible

A copy of the DHR evaluation form is attached for your use. The inventory data and the evaluation will also be added to the statewide survey database for historic properties in New Hampshire.

Please contact Megan Rupnik at 271-6435 or Megan.Rupnik@DNCR.NH.gov if you have questions.

Sincerely,

Marika Labash
R&C Program Specialist

Enclosure

cc: Elizabeth Muzzey / State Historic Preservation Officer
Vanesse Hangen Brustlin, Inc.



New Hampshire Division of Historical Resources
Determination of Eligibility (DOE)

Inventory #: NWN0246

DOE Review Date: 6/26/2019

Date Received: 6/20/2019

Final DOE Approved: Yes

MR

Property Name: Margeson Cottage

Area:

Address: 137 Beane Lane

Town: Newington

County: Rockingham

Reviewed For: R&C

DOE Program(s):

DOT Department of Transportation

Determination of Eligibility:

Not eligible for NR			Integrity: Partial	Level:	
Criteria:	A: No	B: No	C: No	D:	E:

Areas of Significance(s):

Period of Significance:

Boundary:

parcel map 6, parcels 06/08

Statement of Significance:

The Margeson Cottage was originally constructed c 1939 as a summer residence. It was added to between c. 1976-1978 by the prominent Colonial Revival architectural firm of Royal Barry Wills Associates. These additions are less than fifty years old and have altered the original integrity of the house. The house is not eligible for listing in the National Register of Historic Places due to a loss of integrity. However, once the additions become 50 years or older, reassessment may be warranted.

Comments:

Follow Up:

Notify appropriate parties

INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY #NWN0246

Name, Location, Ownership

- 1. Historic name Margeson Cottage
- 2. District or area N/A
- 3. Street and number 137 Beane Lane
- 4. City or town Newington
- 5. County Rockingham
- 6. Current owner Broad Cove Realty Trust

Function or Use

- 7. Current use(s) Single dwelling
- 8. Historic use(s) Single dwelling

Architectural Information

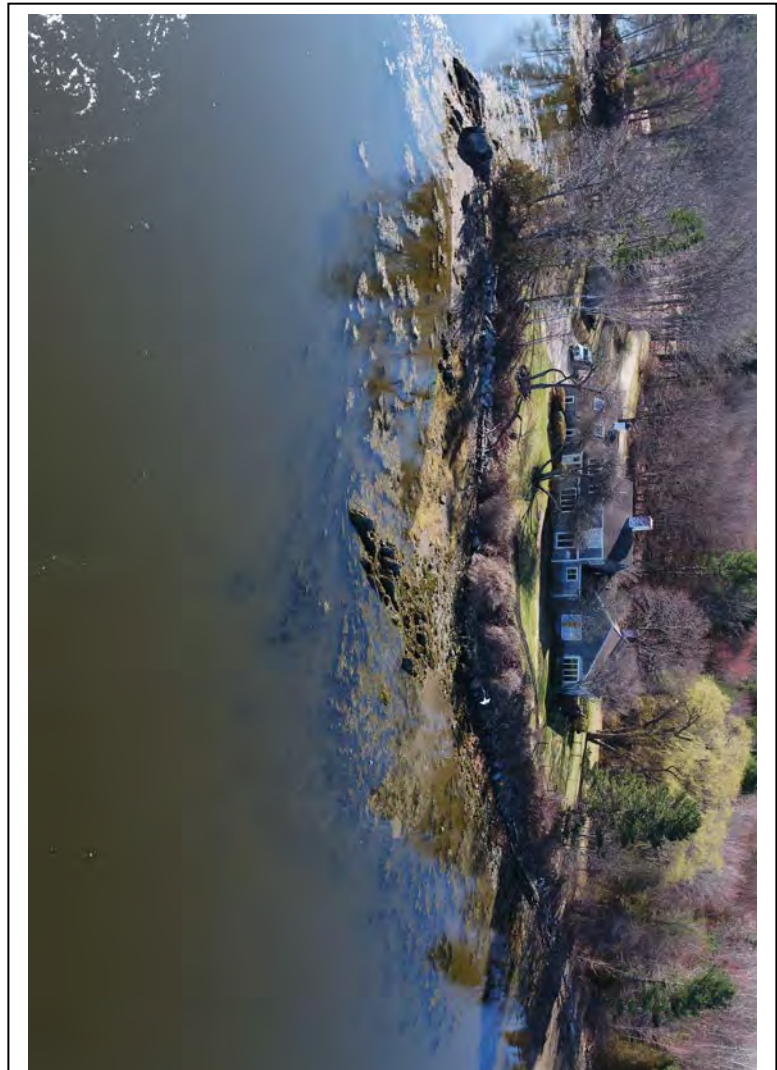
- 9. Style Colonial Revival
- 10. Architect/builder Royal Barry Wills (likely); Royal Barry Wills Associates (addition)
- 11. Source Historic New England; archives
- 12. Construction date c. 1939
- 13. Source Rockingham County Registry of Deeds
- 14. Alterations, with dates: West addition and hyphen, East addition, hyphen, and garage (c.1976-1978)
- 15. Moved? no yes date: _____

Exterior Features

- 16. Foundation Unknown
- 17. Cladding Wood Shingle, Other: Weatherboard
- 18. Roof material Asphalt shingles
- 19. Chimney material Brick
- 20. Type of roof Gable
- 21. Chimney location Ridge center
- 22. Number of stories 1.5
- 23. Entry location Facade, center
- 24. Windows Double-hung 6/6; Fixed, Casement
Replacement? no yes date: late-20th

Site Features

- 25. Setting Waterfront; Forest/wilderness
- 26. Outbuildings Shed, storage
- 27. Landscape features mature trees; hedges; patio; fence; garden, flower; walkway
- 28. Acreage 1.01 Acres



- 35. Photo #1 Direction: Northeast
- 36. Date May 2019
- 37. Reference (file name or frame#): NWN0246_1.jpg

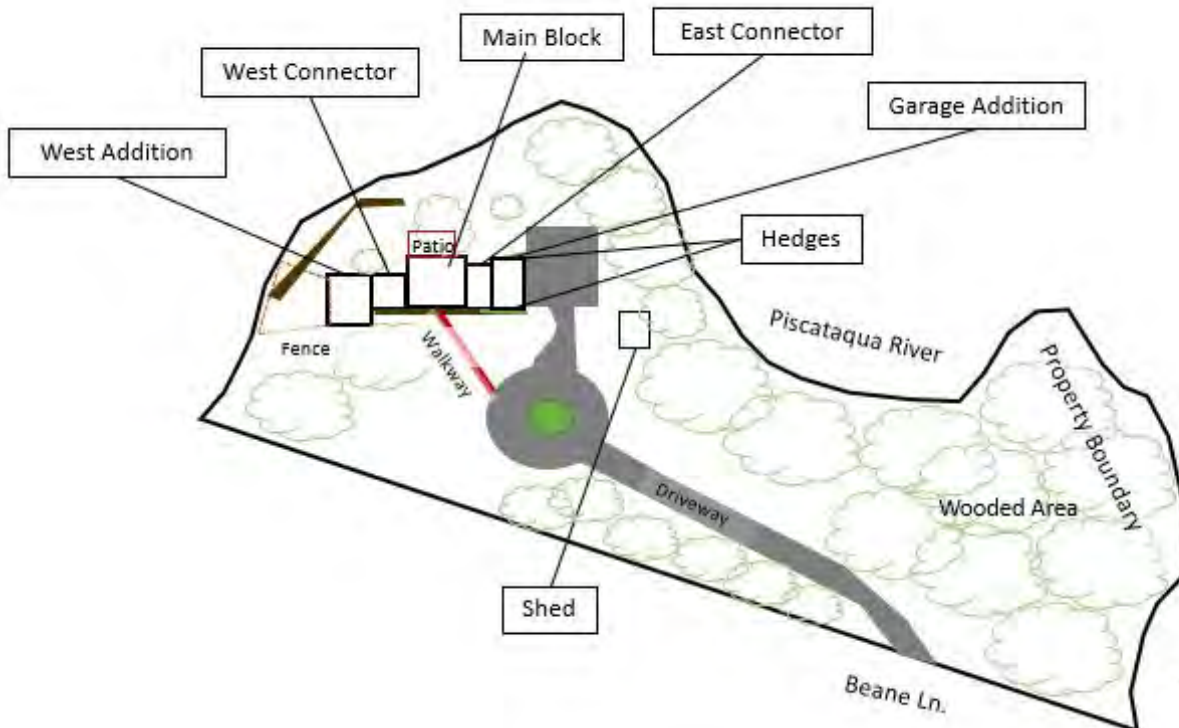
- 29. Tax map/parcel # Newington Map 6, Parcels 06&08
- 30. State Plane Feet (NAD83) X:1206962.38
Y:224328.61
- 31. USGS quadrangle and scale Portsmouth 1:24,000
- Form prepared by**
- 32. Name Carolyn Barry, Jacob Collins, Corinne Engelbert
Nicole Benjamin-Ma
- 33. Organization VHB
- 34. Date of survey April-May 2019

39. LOCATION MAP:



City of Portsmouth, NH, Esri Canada, Esri, HERE, Garmin, INCREMENT P, US

40. PROPERTY MAP:



41. Historical Background and Role in the Town or City's Development:

Development and Occupancy of the Margeson Cottage

Summary

The Margeson Cottage at 137 Beane Lane was constructed c.1939 by Richman S. Margeson on land that had been farmed by members of the Beane family beginning in the mid-to-late-nineteenth century. The Margeson family permanently resided in nearby Portsmouth, though multiple generations of the family had summered in Newington. The cottage was used as a seasonal home by members of the Margeson family until 1965, when it was sold to J. Paul Griffin Jr. Under the ownership of James P. Griffin III and his wife, Sharon N. Griffin, who appear to be the first to make the house their permanent residence, the building was significantly enlarged in 1976–1978 with side additions and a garage. The additions were designed by the architectural firm, Royal Barry Wills Associates. Though research did not confirm the original architect, the original cottage is very much in line with Royal Barry Wills' aesthetic, and many original clients hired the successor firm, under the leadership of his son, to complete later additions to buildings designed by its founder. The property remains in the Griffin family, presently under the ownership of a family trust.

The Beane Family

The land associated with 137 Beane Lane was settled as a farm by the Beane family in the mid-to-late-nineteenth century. The family lent their name to Beane Lane and the nearby Beane Point and Beane Hill, further to the east. The first Beane on the property was Reuel (also seen as Ruel) Beane (1809–1866)¹ who arrived in Newington from Milton, Massachusetts in the mid-nineteenth century. After his death in 1866, Reuel left most of the farm to his son, Henry R. Beane (1840–1900).² Henry continued to farm on Beane Point, as evidenced by the 1892 Hurd Atlas, where the property was labeled “H. Bean.”³ Following Henry's death in 1900, the property was left to his son, Louis C. Beane (1871–1946).⁴

Louis established a dairy farm c. 1905 on what became known as “Beane Hill,” located on the east side of Newington across present-day Spaulding Turnpike (NWN0204).⁵ Sometime after, in order to diversify his income and take advantage of the burgeoning seasonal tourism industry popular in New Hampshire around the turn of the twentieth century, Louis constructed three rental cottages on the property along the Piscataqua River.⁶ The 1920 U.S. Census listed Louis living in Newington and working as a dairy farmer.⁷ At that time, he lived on the farm with his wife, Abbie, and their five children. By the 1930 U.S. Census, Louis' home on the dairy farm was valued at \$10,000, which was twice as much as the most valuable home in the immediately surrounding area.⁸ At that time, the dairy farm operation was assisted by three employees who hailed from Massachusetts, Poland, and French Canada. The Beane family were still living on the family dairy farm at the time of the 1940 U.S. Census.⁹

¹ FindAGrave.com. *Rueul James Beane*, Memorial No.137265409, 2014.

² FindAGrave.com. *Henry R. Beane*, Memorial No.159514102, 2016.

³ Ancestry.com. *Probate Record, Reuel J. Beane*, 9 February 1866, Volume 130, page 206.; D. H. Hurd, *Town and City Atlas of the State of New Hampshire*. Boston, MA: D.H. Hurd & Co., 1892.; The Atlas map shows a long private drive leading from Fox Point Road to the property, in roughly the same location as present-day Beane Lane.

⁴ FindAGrave.com. *Louis C. Beane*, Memorial No.159514582, 2016..

⁵ Nicole Benjamin-Ma, *Spaulding Turnpike: Newington-Dover Project Area Form* (NHDHR No. NWN-DOV), November 2018.

⁶ Beth Hostutler and Preservation Company, New Hampshire Division of Historical Resources (NHDHR) Inventory Form, *Beane Farm, 2299 Woodbury Avenue*, Newington, NH (NWN-0204), 1991, 2004, 3.

⁷ U.S. Census 1920.

⁸ U.S. Census 1930.

⁹ U.S. Census 1940.

The Margeson Family and the Construction of 137 Beane Lane

In 1937, Louis C. Beane and his surviving siblings subdivided the northernmost portion of the Beane Point farm along the waterfront into three parcels.¹⁰ In 1939, the parcel associated with 137 Beane Lane was deeded to Richman Stanley Margeson (1902–1972),¹¹ a descendent of the Beane family through his mother Abbie Frances Beane (1874–1958).¹² It appears that upon acquiring the parcel, Richman constructed a small cottage (Figure 1). Although records associated with the construction of the cottage could not be located, the house’s style and later history suggest the cottage may have been designed by Royal Barry Wills (see Royal Barry Wills and Royal Barry Wills Associates).¹³

Richman was born in Portsmouth to Abbie and Robert Clyde Margeson (1874–1948).¹⁴ Robert was a furniture dealer and owned the Margeson furniture store on Vaughn Street in Portsmouth, which was established by his own father Richman Stanley Margeson (1848–1898).¹⁵ In 1926, Richman, the younger, graduated from the Wharton School of Business at the University of Pennsylvania. He soon joined the family business and eventually became senior partner of the Margeson Furniture Store, which was operated by Robert’s sons until 1977.¹⁶ In 1931, Richman married Sarah Miriam King (1908–1987)¹⁷ and the couple had one child, Robert Margeson (born 1936).¹⁸ The cottage was used by the young family of three as a seasonal rental and they maintained a permanent residence in Portsmouth.¹⁹ The 1940 U.S. Census listed Richman Margeson living with his wife, Miriam, and their son, Robert, at 24 Main Street in Portsmouth.²⁰ Richman’s occupation was listed as a part-time owner of a furniture store.

In 1945, Richman and his maternal uncle Randolph N. Beane (1906–1947),²¹ who owned one of the other two parcels subdivided by Louis C. Beane, deeded an easement to New Hampshire Gas and Electric Company for the construction of a utility pole line leading from Fox Point Road.²² The deed refers to “Margeson Cottage” and the “Beane Residence,” suggesting seasonal use for the Margeson property.

Richman was very active in public affairs during the period of time he owned 137 Beane Lane. In 1942, he was appointed Major of the New Hampshire State Guard by Governor Robert O. Blood. He served on the Portsmouth City Council from 1947–1952 and was mayor of Portsmouth from 1950–1952. In addition to his official public positions, Richman was a proprietor of the Portsmouth Athenaeum, president of the Rotary Club,

¹⁰ Rockingham County Registry of Deeds, Land Plan 899, “Plan of House Lots, Newington, N.H.,” John W. Durgin, Civil Engineer, December 1937.

¹¹ FindAGrave.com. *Richman Stanley Margeson*, Memorial No. 158774363, 2016.

¹² FindAGrave.com. *Abbie Frances Beane Margeson*, Memorial No.15877474, 2016.; Rockingham County Registry of Deeds, Book 952, Page 186, Randolph Beane et. al. to Richman S. Margeson, April 29, 1939.

¹³ The Town of Newington has no records associated with the property. Although the Royal Barry Wills archive at Historic New England has records associated with additions to the house made by the firm in the 1970s, the archive does not contain records associates with a commission for Richman or in Newington in the 1930s.

¹⁴ FindAGrave.com. *Robert Clyde Margeson*, Memorial No.158774505, 2016.

¹⁵ FindAGrave.com. *Richman Stanley Margeson*, Memorial No.167331343, 2016.

¹⁶ *Portsmouth Herald, The*, “Elected Mayor, Butler Becomes Assistant.” 6 January 1950.; *Portsmouth Herald, The*, Advertisement: Liquidation sale, 11 February 1977.

¹⁷ FindAGrave.com. *Miriam King Margeson*, Memorial No. 158774339, 2016.

¹⁸ FindAGrave.com. *Richman Stanley Margeson*, Memorial No. 158774363, 2016.; U.S. Census 1940.

¹⁹ The Margeson family lived in the 1794 Captain Thomas Thompson House at 179 Pleasant Street in Portsmouth, also known as the Thompson-Wentworth House.

²⁰ U.S. Census 1940.

²¹ FindAGrave.com. *Randolph N Beane*, Memorial No. 159514604, 2016.

²² Rockingham County Registry of Deeds, Book 1051, Page 389, Richman Margeson and Randolph Beane to New Hampshire Gas and Electric Company, June 29, 1945.

and member of numerous organizations, including the Portsmouth Historical Society and the New Hampshire Business Development Corporation.²³

As with the Beane branch of his family, Richman had strong connections to Newington on the Margeson side of the family, who had a long history of maintaining seasonal residences in town. Relatedly, despite their long-term and deep connections to Portsmouth, members of the Margeson family are buried at Newington Cemetery, which emphasizes their connection to their seasonal homes.²⁴ In 1894, Richman's grandfather, who established Margeson's Furniture Store, constructed a well-known summer estate along the Great Bay, in what is now the Great Bay National Wildlife Refuge.²⁵ Richman the elder resided in Boston, Massachusetts and used the estate as seasonal home. The main estate house was designed in the popular Colonial Revival architectural style. In 1952, the property was taken by eminent domain for incorporation into the Pease Air Force Base, a portion of which later became the Great Bay National Wildlife Refuge. The Margeson Estate was listed in the National Register of Historic Places in 1989 and demolished in 2016.

The Griffin Family and Alterations to 137 Beane Lane

In 1965, Richman deeded the property to J. Paul Griffin Jr.²⁶ J. Paul Griffin had political and business connections with Richman. He was a Police Commissioner in Portsmouth and both men served concurrently as trustees for the First National Bank. J. Paul Griffin was also president of Landers and Griffin, Inc. contractors, and became president of Great Bay Marine, which still operates just west of the subject property.²⁷ In 1968, 137 Beane Lane was passed to his son James P. Griffin III and his wife, Sharon N. Griffin.²⁸

James P. Griffin III and Sharon N. Griffin undertook renovations to make the building larger, and appear to have made the property their year-round occupation. In 1976–1978, the Griffins enlarged the house with additions on both side elevations, which included a two-car garage and an enclosed porch fronting the water. The single, narrow, gable-front dormer was likely added to the front roof slope at that time. The additions were designed by Royal Barry Wills Associates and at least doubled the living space of the house.²⁹ Around the same time as the construction project, in 1976, as evidenced by a land plan, the subject property was slightly enlarged when the property lines of the three parcels, original subdivided in 1937, were altered to be two total parcels.³⁰

In the 1980s, the property changed hands multiple times between James and Sharon following their divorce.³¹ In 1995, a bank foreclosure forced the auction of the property. However, it appears James was able to retain the

²³ *Portsmouth Herald, The*, "Ex-Mayor Dies in Boston." 2 March 1972.

²⁴ FindAGrave.com. *Newington Cemetery*. Memorial No. 1109592, 2002.

²⁵ James L. Garvin, *Richman Margeson Estate*. November 1989. National Register of Historic Places Nomination Form. Newington, New Hampshire.; Paula Sagerman, *New Hampshire Property Documentation Report, Margeson Estate, Great Bay Wildlife Refuge* (NHDHR No. 722). Prepared for the U.S. Fish and Wildlife Service. August 2014.

²⁶ Rockingham County Registry of Deeds, Book 1768, Page 326, Richman Margeson to J. Paul Griffin, June 1, 1965.

²⁷ *Portsmouth Herald, The* "General Manager," 27 September 1978.

²⁸ Rockingham County Registry of Deeds, Book 1902, Page 185, J. Paul Griffin to James P. Griffin III, March 21, 1968.

²⁹ Conden, Lorna (Historic New England). Personal communication with Nicole Benjamin-Ma (VHB), March 2019. Historic New England is completing the catalog and finding aid for the Royal Barry Wills Architects archives. While Ms. Conden was able to confirm the 1976 commission by Griffin, the archives and plans are not yet open to researchers as of May 2019.

³⁰ Rockingham County Registry of Deeds, Land Plan 6767, "Subdivision of Land, Newington, N.H., Margeson to Margeson, Margeson to Griffin, John W. Durgin, Civil Engineer, October 1976.

³¹ Rockingham County Registry of Deeds, Book 2485, Page 360, Sharon Griffin to James P. Griffin III, April 5, 1984.; Rockingham County Registry of Deeds, Book 2529, Page 266, James P. Griffin III to Sharon Griffin, January 16, 1985.; Rockingham County Registry of Deeds, Book 2537, Page 211, Sharon Griffin to James P. Griffin III, March 15, 1985.

property as, the following year, he deeded it to the Broad Cove Realty Trust in his second wife's name, Wendy B. Morton.³² Presently, the property remains under the ownership of the family's Broad Cove Realty Trust.³³

Royal Barry Wills and Royal Barry Wills Associates

While research did not uncover the original building permit or architectural drawings, archival information available at Historic New England and designing trends at the firm indicate that it is possible that the main block of the Margeson Cottage was likely designed by noted architect Royal Barry Wills c. 1939.

Architect Royal Barry Wills (1895–1962)³⁴ was an influential leader in small house design in New England during the first half of the twentieth century. Wills was born in Melrose, Massachusetts and, in 1918, graduated with a degree in architecture from the Massachusetts Institute of Technology (MIT). Following graduation, he worked as a design engineer at Turner Construction Company from 1919–1925, at which point he established his eponymous architectural firm in Boston. Wills' designs became immensely popular and, he became a household name especially among the middle class following a series of articles and publications during the Great Depression. In 1932, he won a Presidential Gold Medal from President Herbert Hoover (1874–1964) for his design submission to *Better Homes and Gardens* magazine for a small house promoting frugality.³⁵ In 1940, he published *Houses for Good Living*, which continued his support of modest, well-designed houses. In this book, Wills emphasized that traditional New England architecture, Cape Cod houses, saltboxes, and two-story residences with garrison overhangs, were perfectly modern and the most comfortable, practical, and financially effective, type of architecture.³⁶ His designs were constructed in the Colonial Revival architectural style with small or modest scale and featured traditional design elements and finishes, like large, central chimneys; wood shingles; and emphasized front entrances, which were often asymmetrically placed.

Following the death of Royal Barry Wills in 1962, his established firm was carried on as Royal Barry Wills Associates by his son, Richard Wills (1926–2014)³⁷, who had previously joined his father in practice in 1952.³⁸ Richard was educated at Tufts University and trained in architecture at what is now the Boston Architectural College (BAC). He continued his father's work with an emphasis on residential design in the popular Colonial Revival architectural style, highlighting traditional New England style and materials.³⁹ However, the firm expanded to include multi-family, commercial, or institutional buildings; they also worked on the restoration and rehabilitation of historic buildings.⁴⁰

Some of their work entailed the enlargement or modernization of earlier designs by the firm's founder. This can be seen at the "House in West Harwich, Massachusetts," which was originally designed in 1932 by Royal Barry Wills as a small, L-shaped Cape and enlarged in the late twentieth century by Royal Barry Wills when the current owner wanted to transform the house into a year-round residence.⁴¹

³² *Boston Globe, The*, "Bank Foreclosure: Waterfront Home," 23 April 1996.

³³ Rockingham County Registry of Deeds, Book 3154, Page 1106, James P. Griffin III to Wendy B. Morton and the Broad Cove Trust Company, March 10, 1996.

³⁴ *Boston Globe, The*. "Famed Traditionalist Royal Barry Wills Dies, Designer of 2500 Homes," 11 January 1962.

³⁵ Richard Wills and Keith Orlesky. *At Home in New England: Royal Barry Wills Architects 1925 to Present*. Lanham, MD: Rowman and Littlefield, 2013, 85.

³⁶ Patricia Poore, "Royal Barry Wills," *Old House Online*, 26 October 2018. <https://www.oldhouseonline.com/uncategorized/royal-barry-wills>, accessed June 2019.

³⁷ *Boston Globe, The*. "Obituary of Richard Wills," 16 November 2014.

³⁸ Wills and Orlesky, *At Home in New England*, 2013.

³⁹ *Boston Globe, The*. "Obituary of Richard Wills," 16 November 2014.

⁴⁰ *Boston Globe, The*. "Obituary of Richard Wills," 16 November 2014.; Wills and Orlesky, *At Home in New England*, 2013.

⁴¹ Wills and Orlesky, *At Home in New England*, 2013, 85.

Presently, Royal Barry Wills Associates is headed by Royal Barry Wills' granddaughter, Jessica Barry-Wills Lipscomb.⁴² In 2014, following the death of Richard Wills, the massive archive of the long-active and highly-successful firm was donated to Historic New England's Library and Archives, where it is currently being cataloged with some information made available online for the public.⁴³

Development of Newington and the Transition from Seasonal Cabins to Year-Round Housing

Originally part of Dover, Newington, New Hampshire was incorporated in 1764. The earliest industries in Newington were lumber and farming. The area's white pines were used in shipbuilding and in the construction of cities, such as Portsmouth and Boston. Trees were quickly depleted and agriculture was the dominant occupation during most of Newington's early development.⁴⁴ By the mid-nineteenth century, Newington consisted largely of improved farmland; most of the farms within the vicinity of 137 Beane Lane were 50–100 acres in size.⁴⁵ The 1857 Chace map shows that nearby roads, such as Fox Point Road, Old Post Road, Nimble Hill Road were already in existence and the map depicts a faint dashed line leading from Fox Point Road to the Beane property, roughly at the present-day location of Beane Lane (Figure 2).⁴⁶ About two dozen structures appear on the map in the vicinity of Beane Lane; the density is consistent with that of a 19th century farming community.⁴⁷ In 1873, the Portsmouth and Dover Railroad was completed, connecting Portsmouth and Dover (Figure 3).⁴⁸ The railroad was constructed through Newington along the shore of the Piscataqua. The railroad accelerated the shift that was already underway from subsistence farming to a market economy. Farmers began to ship their products by rail in bulk, particular milk and apples, which were a significant portion of Newington's economy. Farming continued to employ a significant portion of the population in Newington 1900.⁴⁹ Historic aerials indicate that the area of Newington within the vicinity of Beane Lane remained primarily agricultural into the 1970s.⁵⁰

Summer Homes and Recreational Tourism

Seasonal tourists began to flock to the Seacoast of New Hampshire beginning in the late nineteenth century.⁵¹ While Portsmouth attracted tourists interested in the city's colonial heritage and charm, nearby Newington catered to people who sought a rural refuge from the chaos of urban life.⁵² Newington was within easy driving distance of major and regional metropolitan areas, like Portsmouth, Boston, and Manchester, and became accessible by rail in 1873. In addition to its easily accessible and enviable location on the Piscataqua River, Great Bay, and Little Bay, visitors were drawn to the area's abundance of rural activities, such as boating, fishing, and bird hunting.

The tourism boom around the turn of the twentieth century transformed historic farmland, as property with

⁴² Poore, "Royal Barry Wills," 2018.

⁴³ Poore, "Royal Barry Wills," 2018.; Historic New England. Royal Barry Wills archive shows architect's mastery of marketing, 3 October 2017. <https://www.historicnewengland.org/royal-barry-wills-associates-archives-marketer/>, accessed June 2019.

⁴⁴ Preservation Company, *Spaulding Turnpike: Newington-Dover Project Area Form* (NHDHR No. NWN-DOV), January 2005, 23.

⁴⁵ Preservation Company, *Spaulding Turnpike*, 26.

⁴⁶ J. Chace, *Map of Rockingham County, New Hampshire*. Philadelphia, PA: Smith & Coffin, 1857.

⁴⁷ Chace, *Map of Rockingham County, New Hampshire*, 1857.

⁴⁸ Preservation Company, *Spaulding Turnpike*, 2005, 28.

⁴⁹ Preservation Company, *Spaulding Turnpike*, 2005, 29.

⁵⁰ Nationwide Environmental Title Research (NETR), LLC, *Historic Aerial, Newington, Rockingham County, NH, 1951–2015*, <http://www.historicaerials.com>.

⁵¹ Paula Sagerman, *New Hampshire Property Documentation Report: Fabyan Point Cabins: Great Bay National Wildlife Refuge*. Hadley, Massachusetts & Concord, New Hampshire: U.S. Fish and Wildlife Service & New Hampshire Division for Historical Resources, 2014, 3.

⁵² Sagerman, *Fabyan Point Cabins*, 2014, 3.

mountain vistas and water views took on a second life as seasonal residences for the leisure classes. The surge of seasonal visitors, many wealthy businessmen, resulted in a statewide trend of farmers transforming farmhouses to summer rentals or constructing small cottages on their property in order to diversify their income stream. Some new owners of former farms converted existing farmhouses into new dwellings. Others, like Richman S. Margeson, who owned land adjacent to where 137 Beane Lane now stands, elected to demolish existing farmhouses and replace them with modern, fashionable residences. In that case, designed in the trendy Colonial Revival architectural style (see *The Margeson Family and the Construction of 137 Beane Lane*).⁵³

New Hampshire's short coastline ensured that coastal estates were outnumbered by estates on lakes or in the mountains, yet the earliest leisure developments by the wealthy were coastal estates and gentlemen's farms. These grander estates erected on the Piscataqua River sought to bring the concept of the eighteenth-century gentlemen's farm into the twentieth century.⁵⁴ Around 1900, Newington no longer catered solely to wealthy visitors. Several farmhouses had been converted into boardinghouses, offering accommodations at both daily and weekly rates.⁵⁵ Camps that catered to a variety of clientele, from hunters to families on vacation, were built on farmland along the shorelines of the Piscataqua River, Little Bay, and the Great Bay. These modest dwellings drew locals and out-of-town visitors alike.⁵⁶ The 1916 Newington Directory listed 30 seasonal summer residents; by 1940, that number had increased to 80 people, and several more may not have been captured in the directory.⁵⁷

By the late twentieth century, Newington reflected the regional reestablishment of primarily year-round residency, achieved through the conversion or replacement of former cabins/cottages. Increasing automobile usage, and access to the Spaulding Turnpike, helped make the waterfront attractive to families who wanted seasonal vacation homes that still allowed commuting to jobs in nearby cities. Today, this commuter mentality has persisted, with Newington becoming "bedroom communities" where people reside but are employed elsewhere in the region.⁵⁸

42. Applicable NHDHR Historic Contexts (please list names from appendix C):

70. Summer Home Tourism, 1880–present.

124. Suburban/bedroom community growth in New Hampshire, c.1850–present.

43. Architectural Description and Comparative Evaluation:

Access to this property for evaluation was limited, due to its location at the end of a long private road. Although multiple attempts were made to contact the current owner and gain permission to access the property, these efforts were unsuccessful.

In lieu of in-person photography and observation, high-resolution photographs of the property were taken from the air via a drone during aerial inspections conducted for NHDOT as part of the Spaulding Turnpike project. The drone remained over the public right-of-way of the bay; thus, most observable details were located on the rear and side elevations of the property. Visibility of the front façade was severely limited, and the enclosed

⁵³ Garvin, *Richman Margeson Estate*. November 1989.; The estate was demolished in 2016.

⁵⁴ Garvin, *Richman Margeson Estate*. November 1989.

⁵⁵ Sagerman, *Fabyan Point Cabins*, 2014, 3.

⁵⁶ Preservation Company, *Spaulding Turnpike*, 2005.

⁵⁷ Sagerman, *Fabyan Point Cabins*, 2014, 3.

⁵⁸ City of Dover 2014: 50; New Hampshire Employment Security, <https://www.nhes.nh.gov/elmi/products/cp/profiles-hm/newington.htm>

discussion of the front of the house reflects a combination of general features observed from the air, and a photograph of the house from the early 2000s included in the property card.

The house at 137 Beane Lane is a one-and-one-half-story Colonial Revival-style house that sits on a 1.01-acre parcel that juts into the Piscataqua River, east of Broad Cove. The house faces south, away from the river, and is composed of five distinct sections: a main, central, c.1937 block and two 1976-1978 additions, one to the east of the main block and the other to the west, each with a connector. The façade of the main block and all three elevations of the east addition are sheathed in vertical weatherboard siding while the remaining exterior is clad in cedar shake shingles. The roof is covered in asphalt shingles. The windows on the front of the house consist of multi-light sash, while the rear windows are single pane.

The main block of the house is three bays wide and is capped with a side-gable roof and large brick center chimney (Photos 1-3). The façade extends one-and-one-half stories and features what appears to be a slightly off-center six-panel wooden door. To the east of the entrance sits a diminutive two-over-two window and a tripartite picture window with multi-light panes is located on the western edge of the façade. A small dormer with a six-over-six, double-hung window is centered above the picture window. The rear (north) elevation is two stories tall (Photos 1-3), where the second story projects over the first story. The first story consists of full-light double doors on the west end, which open onto a brick patio, and a quadripartite picture window on the east end. The second story features three bays, with the third bay occupied by a tripartite window. The west elevation features a two-light window in the first bay of the second story and a louver centered directly under the eaves (Photo 3). The east elevation has a two-light window on the first story at the rear of the house and a single-light window adjacent to the shed roof on the second story. A louver is centered directly below the eaves.

Attached to the east elevation of the main block of the house is a one-and-one-half-story addition with a side-gabled roof that connects to the garage (Photos 1-4). The façade projects slightly from the main block and has a multi-light tripartite window. The rear elevation recedes from that of the main block and features two bays (Photos 1-2). A replacement half-light door with brick steps occupies the first bay and a window is located in the second bay. A shed roof protrudes from the main roof and has an off-center tripartite window.

The east addition encompasses the house's garage (Photos 1-2). The two-bay-by-three-bay structure features a gable roof topped with a cupola ventilator and weathervane. The façade has six-over-six double-hung windows flanked with painted wooden shutters. The east elevation features two segmental-arch garage door openings and a four-light window in the third bay. A six-over-six double-hung window is centered directly beneath the eaves. The eastern half of the rear elevation protrudes and features a single, centered window directly beneath a skylight (Photos 1-2). This pattern of fenestration is mirrored in the western half of the rear elevation.

Connecting the west elevation of the house and the five-bay-by-three-bay west addition is a one-story side-gabled connector (Photos 1, 3-5). It is not visible from the facade. The rear elevation has a two-light window situated below the eaves (Photos 1, 3-4). A skylight is located on the northern slope of the roof. There is a single window on the west elevation (Photos 5-6).

The five-bay-by-three-bay west addition is capped with a front-gabled roof and has a brick chimney protruding from the ridge (Photos 1, 4-6). The façade has four six-over-six double-hung windows and a fully-glazed double door in the first bay, which opens onto a wooden porch. The second and third bays are flanked by wooden shutters. A square multi-light window is centered below the eaves. The porch wraps around to the western elevation with three quadripartite windows spanning the length (Photos 5-6) Two quadripartite windows occupy the first-story of the rear elevation (Photos 1, 4-5). One of the panes contains plywood infill.

The house is situated at the end of a one-thousand-foot-long driveway on a point that overlooks the Piscataqua River. The house is surrounded by mature vegetation and much of the lot is densely populated with trees. A brick walkway extends from a turnaround in the driveway and leads to the front entrance. A secondary path behind the garage leads to a rear entrance.

The house sits on a rolling lawn, which features mature trees. The area immediately in front of the house has a garden with mature shrubberies and plantings, while the rear elevation features manicured hedges. A chain link fence forms an enclosure between the western addition and the property line on the bay.

Comparative Evaluation

Properties chosen for the comparative evaluation consist of examples with similar construction dates to the Margeson Cottage. One is a Colonial Revival built for a Newington business owner; the other is not a proximate example but is a confirmed Royal Barry Wills design. Although Royal Barry Wills and the later Associates' work is well-known, available information is somewhat scattered until the firm's archives are available for research. Thus, a known example from southern New Hampshire was chosen.

Walter Barker House, 30 Fairmount Street, Nashua (Photo 7)

The Walter Barker House at 30 Fairmount Street in Nashua, New Hampshire is a c.1940, confirmed to be a Royal Barry Wills design. It is a five-by-two bay, two-story, side-gabled Colonial Revival house flanked by two contemporaneous wings: a one-story gable roof wing extending from the east elevation and a large one-and-a-half story, five-bay side-gable garage addition extending from the west elevation. The entire building is clad in clapboard siding and is capped by an asphalt-shingle roof. Most windows are either nine-over-nine or twelve-over-twelve double-hung windows. Alterations to the building appear to be minimal and include one replacement garage door and an infilled garage bay.

The Walter Barker House was completed in c.1940, approximately one year after the Margeson Cottage, also for a prominent businessman. Unlike the Margeson Cottage, it was constructed as a permanent residence in a suburban setting. The house retains many quintessential Royal Barry Wills and Colonial Revival features, including a center ridge chimney, a slightly off-center entrance, overhanging eaves, a front door with pilasters, multi-light double-hung windows, a diminutive window adjacent to the primary entrance, and clapboard siding. An essay discussing Wills and his designs describes the Walter Barker House as authentic to some of the smallest details.⁵⁹ Unlike the Margeson Cottage, the Walter Barker House retains its integrity of design, materials, and workmanship. The house is a good example of the Colonial Revival style and the work of Royal Barry Wills.

John Holden House, 22 Bloody Point, Newington (Photos 8-9)

The John Holden House (Axel Johnson Conference Center) and the Margeson Cottage were both designed in the Colonial Revival style and likely date to the same period. The two houses share a remarkably similar setting on the Piscataqua River, less than one mile from each other, but like the previous example, the house was constructed as a year-round residence. The John Holden House a five-bay, Colonial Revival Cape Cod-style

⁵⁹ Richard Guy Wilson, "Houses for Good Living: Royal Barry Wills," excerpted from The Colonial Revival House (New York: Harry N. Abrams, Inc., 2004). http://royalbarrywills.com/low/large/profile/selected_essays/colonial_revival/cr1.htm, accessed May 2013.

house with corner quoins flanked by two additions: a one-bay addition extending from the west elevation and a two-bay garage addition extending from the east. The entirety of the building is clad in clapboard siding and capped with a steeply pitched, asphalt shingle roof with dormers. The house has two brick chimneys, one interior chimney on the center side of the main block, and one exterior chimney on the west elevation of the west wing. Most windows are nine-over-nine double hung. The symmetrical façade features a projecting center entrance with a prominent entrance surround. The house retains a high degree of integrity, with the sole obvious alteration to the building fabric being the addition of storm doors at the entrances. Associated with the house is a clapboard-clad, historic barn with a gambrel roof and shed roof addition.

The house's presence on Bloody Point dates to ca. 1931. In that year, John Holden, a prominent local businessman associated with the Atlantic Terminal Sales Corporation, purchased the Sprague Energy complex. He appears to have either constructed the five-bay Colonial Revival-style house at that time or moved an earlier house onto the site. In the 1970s, then-owner Sprague Energy moved the Holden house and barn approximately one-half mile northwest to its current location along the water. The house retains many characteristic Colonial Revival features, including a symmetrical façade; clapboard siding; a center ridge chimney; corner quoins; an elaborate center entrance with pilasters, a decorative pediment, and transom window; overhanging eaves; multi-light, double-hung windows. Although the relocation of the John Holden House in the 1970s diminished its overall integrity, unlike the Margeson Cottage, the John Holden House retains integrity of design, materials, and workmanship.

44. National or State Register Criteria Statement of Significance:

The Margeson Cottage at 137 Beane Lane is not considered eligible for the National Register.

Criterion A: While the construction of the Margeson Cottage is associated with the significant historic trend of the construction of summer homes in Newington in the first half of the twentieth century, the property's association with this history is no longer clearly conveyed. The construction of the additions and late twentieth-century alterations by the Griffin Family greatly enlarged the living area into what feels more like a year-round residence, rather than a seasonal cottage.

Criterion B: Research indicates that the house's original owner was Richman Margeson, the mayor of Portsmouth between 1950 and 1952, and a prominent business owner who was active in the Portsmouth community throughout his life. However, the house on Beane Lane was not his primary residence and shows no identifiable connection to his productive life.

Criterion C: Although the main block of the Margeson Cottage retains some distinctive Colonial Revival features, including a steep gabled roof, projecting eaves, a large center chimney, multi-light, double-hung windows, a second-story overhang, and an accentuated front door, the large late-1970s additions disrupt the legibility of the 1930s main block. In addition, most of the original windows that were visible for this assessment have been replaced with single-pane, aluminum casement sash.

However, once the 1970s additions reach 50 years of age, reevaluation of the property for eligibility under Criterion C may be warranted, as an example of a residence that developed and expanded throughout the twentieth century under both a prominent architect and his successor firm.

Criterion D: The Margeson Cottage was not evaluated under Criterion D.

45. Period of Significance:

N/A

46. Statement of Integrity:

The original Margeson Cottage was a compact 1930s Colonial Revival Cape style house with period details. The Margeson Cottage retains a relatively high degree of integrity in the areas of location and setting, as the house remains in its original location on a secluded parcel on the Piscataqua River. The building in its current, expanded form has diminished integrity of design, materials, and workmanship. The additions altered the original scale and massing of the building, and some of the materials are inconsistent with the Colonial Revival style, including the large single-pane aluminum sash and vertical weatherboard siding. The property retains very little integrity of feeling and association as a 1930s seasonal cottage due to the significant physical alterations to the house.

While the house's 1976-1978 additions and subsequent alterations have diminished the integrity of the original 1930s house, the additions themselves may add to the architectural significance of the building during a later evaluation. The additions were designed by the notable firm of Royal Barry Wills Associates, the posthumous continuation of Royal Barry Wills' firm led by his family, and reflect a similar Colonial Revival feel with later updates. It is recommended that once the additions are 50 years old, the property be reevaluated in the context of the firm's work.

47. Boundary Discussion:

The boundary of the property surveyed for this form consists of the current property boundary for 137 Beane Street, Newington Tax Map 6 parcels 6 and 8.

48. Bibliography and/or References:

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FIGURES



Figure 1. Historic aerial image of 137 Beane Lane, 1974 (NETR, LLC. *Historic Aerial*, Newington, Rockingham County, NH, 1951-2015. <http://www.historicaerials.com>.)



Figure 2. Circle marks approximate location of 137 Beane Lane (Source: J. Chace, *Map of Rockingham County, New Hampshire*, [Philadelphia, PA: Smith & Coffin, 1857]).

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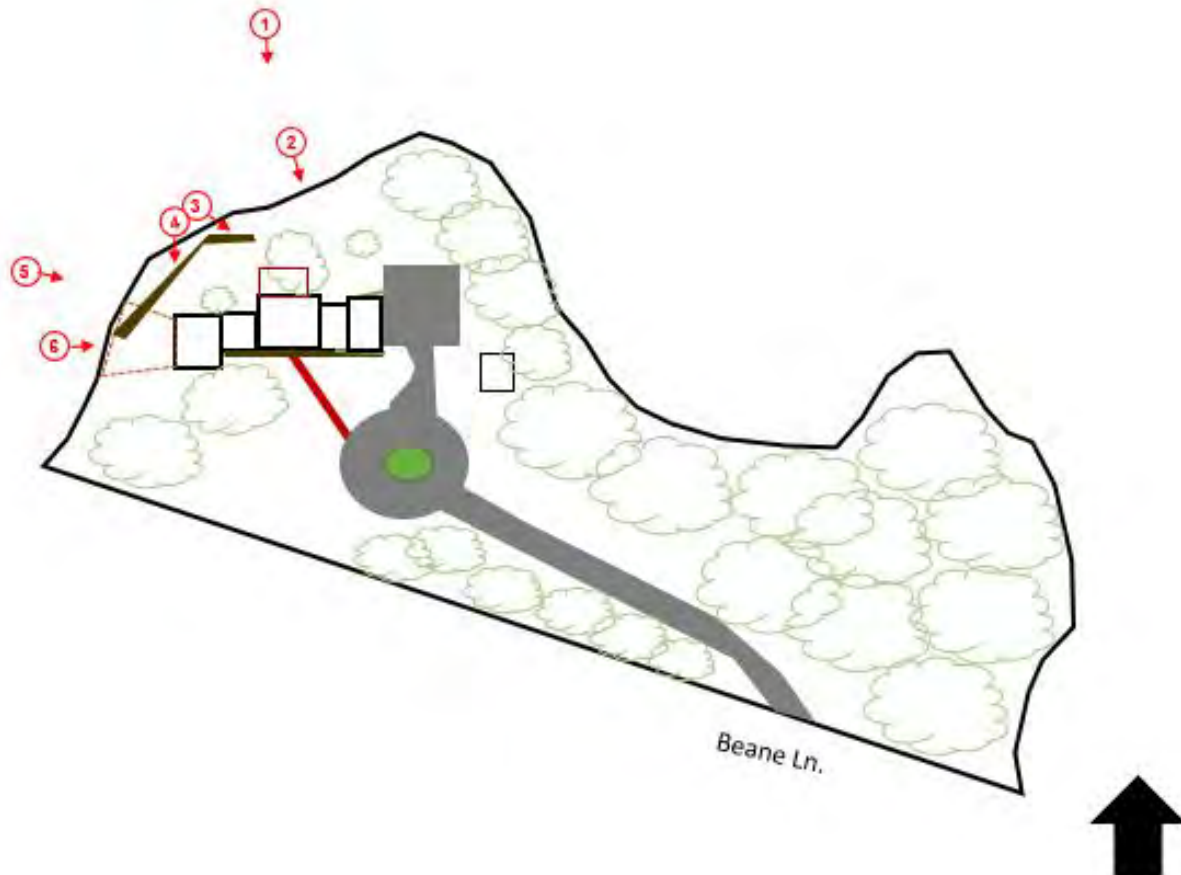
Figure 3. Circle marks approximate location of 179 Beane Lane (Source: D. H. Hurd, *Town and City Atlas of the State of New Hampshire* [Boston, MA: D.H. Hurd & Co., 1892])

Surveyor's Evaluation:				
NR listed:	individual	_____	NR eligible:	NR Criteria: A
	within district	_____	individual	B
			within district	C
Integrity:	yes	_____	not eligible	D
	no	<u> X </u>	more info needed	E

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PHOTO KEY



I, the undersigned, confirm that the photos in this inventory form have not been digitally manipulated and that they conform to the standards set forth in the NHDHR Photo Policy. These photos were printed at the following commercial printer OR were printed using the following printer, ink, and paper: Canon Pixma MG7720, Canon Photo Plus Paper Glossy, and Canon CLI-271 inks. The negatives or digital files are housed at/with: VHB, Watertown, MA.

SIGNED: *Corinne Engelbert*



Photo # 2 Description: 137 Beane Lane, rear (north) elevation of east addition (left) and main block (right)

Reference (file name or frame #): NWN0246_2

Direction: S

Date: May 2019



Photo # 3 Description: 137 Beane Lane, rear (north) and west elevations

Reference (file name or frame #): NWN0246_3

Direction: SE

Date: May 2019



Photo # 4 Description: 137 Beane Lane, rear (north) elevation of west addition
Reference (file name or frame #): NWN0246_4 Direction: S Date: May 2019



Photo # 5 Description: 137 Beane Lane, rear (north) and west elevations with west addition in foreground
Reference (file name or frame #): NWN0246_5 Direction: E Date: May 2019



Photo # 6 Description: 137 Beane Lane, aerial view of property
Reference (file name or frame #): NWN0246_6 Direction: E

Date: May 2019



Photo # 7 Description: Walter Barker House, 30 Fairmount Street, Nashua

Reference (file name or frame #): NWN0246_7 Direction: SE

Date: Sept. 2009



Photo # 8 Description: John Holden House at 22 Boody Point Road
Reference (file name or frame #): NWN0246_8 Direction: NE Date: Sept. 2018



Photo # 9 Description: Barn at 22 Bloody Point Road
Reference (file name or frame #): NWN0246_9 Direction: NW Date: Sept. 2018