

Determination of Eligibility (DOE)

Inventory #: DUR0027

Review Date: 4/27/2016

DOE Date: 4/6/2016

Final DOE Approved

Property Name: Highland House

Area:

Address: 90 Bennett Road

Town: Durham

County: Strafford

Reviewed For: SR

DOE Program(s):  
State Register

DETERMINATION OF ELIGIBILITY

State Register eligible, individually

Integrity: Partial

Level: Local

Criteria: A: Yes B: No C: No  
D: Unknown E: N

STATEMENT OF SIGNIFICANCE:

The house was built sometime between 1779 and 1806 by the Chesley/Wiggin family, when a deed referenced acreage, a house, barn, cyderhouse [sic], and corn house. Lydia and William Wiggin and their two sons, Moses and Issachar, lived on the property into the early-mid nineteenth century. After several decades of tenancy (while the Wiggins lived elsewhere near their dam and mill enterprises), the house was sold at auction, ca. 1863, to William Woodman who developed the property as a major cider and apple vinegar producing enterprise. As the house was in a state of disrepair at the time, it is likely alterations and improvements occurred when Woodman purchased the property. His son Daniel bought the house, and then the remainder of the property, by 1893. It is Daniel and his wife Sarah who updated the house with Queen Anne style elements and then opened Highland House as a guest house. The cider mill remained in operation until 1917. In 1920 Sarah Woodman leased the property to the Thompson family who expanded the guest house business significantly. The property was gifted to UNH in 1971. In 2006 a 3.65 acre lot with Highland House was sold to private ownership. Additional alterations to the house/property occurred since that sale, with the intent of reestablishing a guest house enterprise.

Highland House was originally designed in the Federal style, with later Greek Revival and Queen Anne elements. The integrity of the property has been compromised somewhat by modern alterations, and the loss/alteration of some buildings and structures that were components of the original guest house experience. However, Highland House retains enough integrity to represent its association with the historical context of the summer guest house. The extant agricultural buildings (cider house) were part of the marketing for the guest house. The agricultural activities on the property were a selling point. The property is eligible for listing on the State Register under Criterion A, as part of the summer tourism context.

The form recommends that the property is also eligible under Criterion B, for its association with the Wiggin family during the early nineteenth century. The DOE committee disagreed, however, as the brothers' important dam/mill operations were not located on this property. Integrity of the property also post-dates the period of the Wiggins.

AREAS OF SIGNIFICANCE(S)

Entertainment / Recreation

Period of Significance: 1892 to 1966

Period not applicable

*Added to B.  
MK*

Boundary: Parcel Map 14 Lot 34-1

Follow Up:

Notify appropriate parties

Comments:

INDIVIDUAL INVENTORY FORM

APR 06 2016 NHDHR INVENTORY # DUR0027

Name, Location, Ownership

- 1. Historic name Highland House
- 2. District or area \_\_\_\_\_
- 3. Street and number 90 Bennett Road
- 4. City or town Durham
- 5. County Strafford
- 6. Current owner Stephen and Lori Lamb

Function or Use

- 7. Current use(s) Hotel/Motel, Meeting Hall
- 8. Historic use(s) Single dwelling, Farm, Hotel/Motel

Architectural Information

- 9. Style Federal, Queen Anne
- 10. Architect/builder \_\_\_\_\_
- 11. Source \_\_\_\_\_
- 12. Construction date c.1790
- 13. Source Deed 1779, Deed1806
- 14. Alterations, with dates Ell expansion, bay windows, veranda, porch, portico added c1890; attached shed removed 2006; Deck, gazebo, ramp added 2011
- 15. Moved? no  yes  date: \_\_\_\_\_

Exterior Features

- 16. Foundation Granite
- 17. Cladding Clapboard
- 18. Roof material Asphalt Shingle
- 19. Chimney material Brick
- 20. Type of roof SIDE Gable
- 21. Chimney location Both ends, <sup>SINGLE</sup> double interior
- 22. Number of stories 2 1/2
- 23. Entry location Facade center
- 24. Windows Double Hung 2/2  
Replacement? no  yes  date: unknown

Site Features

- 25. Setting Agricultural/farm
- 26. Outbuildings Barn, other
- 27. Landscape features Mature Maples
- 28. Acreage 3.593 Acres



- 35. Photo #1 Direction: North
- 36. Date 4/3/2016
- 37. Reference (file name or frame#): South Facade

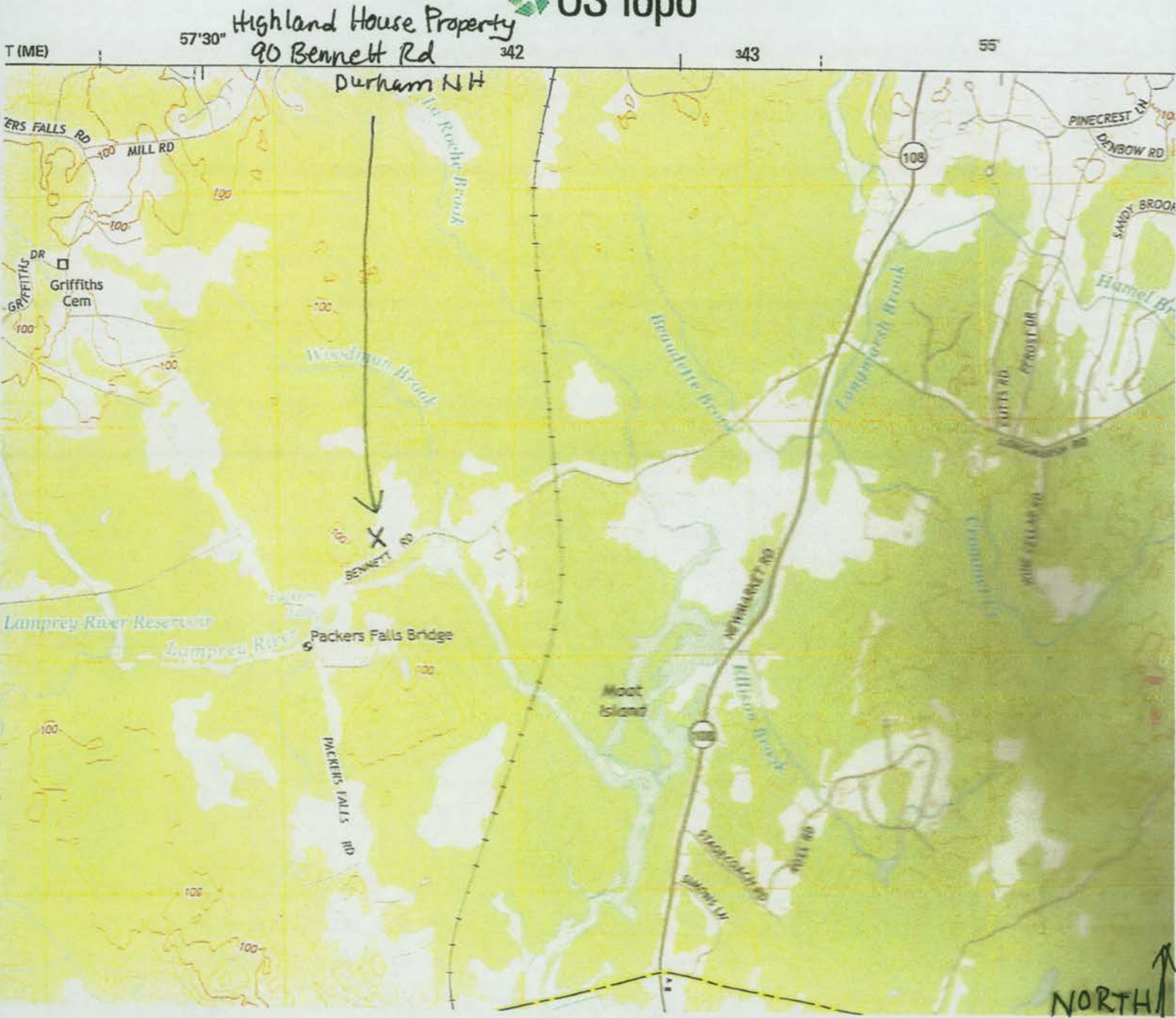
- 29. Tax map/parcel # Map 14 Lot ~~134~~ 34-1
- 30. State Plane Feett (NAD83) X: 1,175,935.10 Y: 221,659,89
- 31. USGS quadrangle and scale Newmarket 1/24000
- Form prepared by
- 32. Name Lori Lamb
- 33. Organization \_\_\_\_\_
- 34. Date of survey 4/3/2016

**INDIVIDUAL INVENTORY FORM**

**NHDHR INVENTORY # DUR 0027**

CONTINUATION PAGE 39. Location Map: 90 Bennett Road Durham NH

FOR



CONTINUATION PAGE 40. Property Map: Historic Boundary

← NORTH

Google Maps

Highland House Property 90 Bennett Road Durham NH



Historic Boundary conveyed to  
NH # by Fina Thompson  
in 1971

Current Property  
90 Bennett Road  
Highland House  
See detailed Map.

Subdivided  
from larger  
lot in  
2006

Detail of Existing lot



Garage Removed

Attached Shed Removed

Cider Mill

Highland House

NORTH

#### 41. Historic Background and Role in Durham's Development

The farmland surrounding the "Highland House" site included three land grants; to John Goddard in 1662, John Bickford in 1694, and John Smith in 1701 and 1729. (DHA 2015-2016:4) The first mill road to Packer Falls was constructed in 1701 connecting it to the second falls on the Oyster River. (Stackpole 1913 I:221) There were saw and gristmills at Packers Falls in the 1720s. (Preservation Company 2008:5)

In 1752, Samuel Smith, son of John Smith, sold 60 acres of his father's land on the north side of the Lamprey River to Captain Thomas Chesley. (DHA 2015-2016:4) Chesley bought four adjacent acres from John Critchett, a descendent of John Goddard in 1753. (DHA 2015-2016:4)

Upon Thomas Chesley's death in 1779, this land was conveyed to Major Joseph Chesley, his eldest son. The deed did not reference any buildings on the property. (Stackpole 1913 II:59, Deed 1779) In 1790, Joseph purchased 60 acres on the other side of the river and leased a mill from John Sullivan. (Deed 1790)

In 1801, one of Joseph Chesley's daughters, Lydia married William Wiggin. They lived at her family's farm (Highland House) with their children including two sons, Issachar and Moses born in 1802 and 1803, respectively. In 1806, Lydia and William Wiggin purchased half the farm from her father, Joseph Chesley, and the other half seven years later. (Preservation Company 2008:5) According to the deed in 1806, the property included 100 acres of land, a house, barn, cyderhouse, and corn house. (Deed 1806)

In 1814, Captain William Wiggin and soldiers went to Portsmouth to defend the harbor in the War of 1812. (Stackpole 1913 I:151) and later served as Church Deacon in 1826. (Stackpole 1913 II:380) In 1825, he took over a Packers Falls mill from the Newmarket Manufacturing Company which he used as a tool and machine shop. (DHA 2015-2016:5) At the time of William Wiggin's death in 1831, sons Moses and Issachar were living at the farm (Highland House). Issachar Wiggin had married Hannah Doe in 1828. (Preservation Company 2008:6)

In 1835, Moses and Issachar Wiggin built a large wooden crib dam at Wiggin Falls on land inherited from their father, William Wiggin. It was the first dam to be constructed at what later became the site of the Wiswall Dam. They built a saw mill and grist mill at the dam with space for other occupants.

(Preservation Company 2008:6) Moses Wiggin was elected selectman in 1837 and 1841. (Stackpole 1913 I:367) At some point before Issachar's death in 1844, Issachar, Hannah, their son William, and Moses Wiggin moved into one of several houses that were built north of the road along the east bank of the Lamprey near the Wiggin Dam, although the exact location is not clear. (Public Archaeology Laboratory, Inc: 2012) Issachar Wiggin's widow, Hannah, married his brother, Moses Wiggin, two years later. They continued to own the family farm (Highland House) and rented it to tenants. (Preservation Company 2008: 8) In 1848, Moses was the contractor hired to build the present Community Church in Durham. (Tolles 1979: 227) The Wiggin Grist Mill at Wiggin Dam was destroyed by fire in 1853. By 1854, Moses had replaced it with a machine shop building he bought and moved from Newmarket, and

built the stone-lined power channel, still in existence, which he leased to Wiswall and Flagg. After Moses' death in 1856, the Wiggin Mill and dam were sold at auction to T.H. Wiswall who expanded his wallpaper factory and developed the site into Durham's largest employer at that time. (Preservation Company 2008: 7)

Moses Wiggin was in debt when he died and the Wiggin Farm on Bennett Road (Highland House) was sold at auction to William Woodman around 1863 in a state of disrepair following years of neglect and tenants. (Preservation Company 2008:8) William Woodman's son, Daniel T. was 12 years old when William, his wife Abigail, mother Elizabeth Tasker, Daniel T. and other family members moved there. (Woodman 1997:274) By the late 1860s, William Woodman's cidemill was a major producer of cider and apple vinegar, serving as the hub for processing the area's apples. Barrels of cider and vinegar were shipped to Boston from the railroad siding located on Bennett Road about half a mile east of the cider mill. The Durham Historic Association has the branding iron used to label the lids of the barrels with "Wm Woodman" in its collection. (DHA 2015-2016:5) William Woodman owned rights and privileges of the water flow at Sullivan Falls, located just to the southeast of the property on the Lamprey River within view of the house (Highland House) until 1872. (Woodman 1997:178)

In 1877, Daniel T. Woodman bought 1/2 the farm (Highland House) from his father William Woodman. William Woodman died in 1880. Daniel T. married Cynthia Tasker in 1881, and already a widower in 1882, married widow Sarah Kimball Colcord in 1883. In 1893 the other 1/2 of the property was conveyed to Daniel. (Woodman 1997:274) Daniel T Woodman was listed in the 1895 Strafford County Business Directory as a cider mill owner and farmer. (Ancestry.com 2011)

According to Ina Thompson, later proprietor of the Highland House, the renovations including the expansion of the single story kitchen ell to twice the width and two stories, the addition of the bay window dormer, and the wrap around veranda happened sometime around 1892. (Durham Historic Association Collection) It is unclear when Daniel and Sarah Woodman started operating the Highland House as a guest house. (DHA 2015-2016:5) Daniel died in 1898. (Woodman 1997:274) An advertising brochure c.1900, a copy of which is included in this inventory, indicates Sarah J Woodman was the proprietor of the Highland House and that it had electric lights at that time. (Brochure 1900) The Highland House was one of the three first Durham locations to be serviced by the Newmarket Power and Light Company with electricity generated at the Wiswall Dam. (Preservation Company 2008:10) Fred B. Philbrick, age 23, lived at the Highland House with Sarah J Woodman in 1900 and in 1909 the Highland House property was conveyed to Fred B. Philbrick. Sarah J Woodman continued as proprietor of the Highland House and Fred B. Philbrick continued to live there at least until 1920 along with his wife, Edith and daughter, Pauline. (US Census 1900, 1910, 1920) Information in the 1909 Durham Directory indicates that the cider mill was still in operation at that time but ceased operation sometime before 1917 when the Sarah J. Woodman listing no longer included a cider mill. (Ancestry.com 2011)

Sarah J. Woodman continued to operate the Highland House for at least 15 years after her husband's

death, but over time business lapsed and the building deteriorated. In 1920, Sarah put an ad in the Boston Globe, offering to lease the property and the business. Amanda and Elmer Thompson decided to take advantage of the opportunity and moved their two daughters, Ethel and Ina from California. (DHA 2015-2016:5)

The Thompson family worked hard and advertised extensively drawing customers mainly from New England and New York. They were successful at building up their guest business, soon finding the need to add more accommodations for the ever growing number of guests. They converted the cider mill into a dance hall and additional dormitory style rooms on the second floor. They bought a neighboring house and called it the "Lodge" in which they had more rooms, a tea room, and sold ice cream and jams and jellies they made at the farm. (DHA 2015-2016:6) They also purchased the property next to the Lodge which included a house they called the Colonial Mansion which had more guest rooms with private bathrooms. (Deed 1938) They constructed a gazebo with a bridge to it called the "Summer House" on a small island in the Lamprey in front of the Highland House. They had chickens, pigs and cows as well as extensive vegetable gardens and apple orchards to provide food for their guest business. They would frequently seat 40-50 guests for meals. (DHA 2015-2016:6)

Ethel Thompson married and left the business in 1932 and Elmer Thompson died in 1933, leaving Amanda and Ina Thompson to run the business. (DHA 2015-2016:6) In 1938, they lost the "Summer House" to the flood resulting from the 1938 Hurricane. Amanda Thompson died in 1950, but Ina Thompson continued to operate the business. (DHA 2006) As business was slowing down, Ina Thompson sold the "Colonial Mansion" in 1958 and the "Lodge" in 1971. (Deed 1958, Deed 1971) Only a few regular guests were coming by 1970 and Ina started renting rooms to college students. (DHA 2015-2016:6)

Ina Thompson gifted the Highland House property in its entirety to the University of New Hampshire in 1971 with rights of tenancy. (Deed 1971) Beginning in 1974, the Thompson School of Agricultural Sciences used the cider mill for a dormitory for students who managed the farm. UNH continued to run the program there until 1990. (DHA 2015-2016:6)

In 2006, UNH sold 3.65 acres including the guest house, cider mill, and garage to Lori and Stephen Lamb, who are intending to use the property as a guest house and event venue. (Deed 2006)

The remains of many of the original occupants of this property are buried in a cemetery to the north of the Highland House building on land that was formally part of the Highland House property but is now owned by the University of New Hampshire. Among those buried there are Issachar Wiggin, Moses Wiggin and wife Hannah Doe Wiggin; William Wiggin, wife Lydia Chesley Wiggin, and mother Elizabeth Tasker; William Woodman and wife Abigail Buzzell Woodman; Daniel T Woodman and wives Cynthia Tasker Woodman and Sarah Colcord Woodman.



*Relationship of the property to the history of the community, region and state:*

Mills 1790-c.1856

From the time Joseph Chesley leased a mill from John Sullivan in 1790(Deed 1790) until Issachar and Moses Wiggin moved near the Wiggin Dam sometime between 1831 and 1844 (Public Archaeology Laboratory, Inc: 2012), the Highland House property served as the home of mill proprietors, including Joseph Chesley's son-in-law William Wiggin (DHA 2015-2016:5) , and grandsons Issachar and Moses Wiggin. Moses and Issachar Wiggin established the first dam and mill at Wiggin Falls which Moses Wiggin later sold to T.H. Wiswall who developed the site into the large mill operation that became the center of Durham industry until 1883 when fire destroyed the mills. Although Moses and Issachar Wiggin did not live at the family farm(Highland House) their entire adult lives, they retained ownership and were buried in the family cemetery located there indicating it remained their family homestead. (Preservation Company 2008:5-8)

Farming and Cider Production c.1806-c.1910

The tax census for 1761 shows that the farms in this area were well developed with acreage devoted to orchards, cultivation, hay, pasture and dairy cattle. (DHA 2015-2016:4). The first reference to cider making at this location was made in the 1806 deed conveying 1/2 the property owned by Joseph Chesley to his daughter Lydia Chesley Wiggin and her husband William Wiggin which contained a cyderhouse. (Deed 1806) Once the train came through the area in 1842, cider and vinegar were conveniently shipped south to Boston from a freight siding located one half mile to the east on Bennett Road. By the late 1860s, the "Highland House" property served as a hub of cider and vinegar making for area orchards. (DHA 2015-2016:5) The cider mill business continued at the Highland House property until sometime between 1909 and 1917. (Ancestry.com 2011)

Summer Guest House c.1892-1966

The Highland House guest house was one of several others in Durham and many others in the state that took advantage of the "back to nature" movement of 1875-1920 that followed the industrialization of cities in the area, a trend described by Donna-Belle and James Garvin in their book entitled, "On the Road North of Boston: New Hampshire Taverns and Turnpikes, 1700-1900". The railroad had come through Durham in 1842, connecting Durham to Boston and beyond, offering convenient transportation for guests to the Newmarket train station not far from the Highland House. (Brochure c1900) In 1901, the summer guest houses in Durham included the Adams House and Colony Cove House on Great Bay, the Brookside Farm, the Chesley Farm(now owned by the Town of Durham as Wagon Hill Farm) and the Wiggin, Emerson, and Woodman boarding houses.(Wilcox 1976:20) Many of these summer guest houses were started to supplement the income from the family farm. The Highland House was no exception. (DHA 1985:153)

The convenience of electricity was introduced to the Highland House in 1900, one of the first 3 properties in Durham to be serviced by Newmarket Power and Light Company generators located at the nearby Wiswall Dam. (Preservation Company 2008:10)

The Highland House provided fresh air and relaxation for their guests and a place for local residents to gather. The words of actual guests are the best indication of how the Highland House impacted those that visited. Collections of poems, letters, and postcards document those words, with some examples included in this inventory.(DHA Collection; Lamb Collection; Milne Special Collections) Local organizations, including the Temperance League, The Durham Book and Scroll Club, NH 4H, The Newmarket Men's Club, and the UNH Faculty Club were hosted by the Highland House. (DHA 2006) Sports teams visiting UNH and local high schools were put up there in the off season and local citizens enjoyed outdoor winter activities and fine food. (DHA 1985:159) By keeping relationships going with local organizations, Ina Thompson supported the community and brought income to the Highland House through the off season and as the summer guest business declined. (DHA 2006)

42. Applicable NHDHR Historic contexts

- 23. Wood products, mills and shops in NH
- 51. Mixed Agriculture and the family farm 1630-present
- 54. Orchards and cider production 1650-present
- 70. Boarding House tourism 1875-1920

#### 43. Architectural Description and Comparative Evaluation

The original house was built sometime between 1779, when sixty four acres of land was conveyed to Joseph Chesley by his father, Thomas Chesley and 1806 when a house, cyderhouse, cornhouse, and barn were listed in the deed conveying 1/2 the property from Joseph Chesley to his daughter, Lydia and her husband, William Wiggin. (Deed 1779, 1806)

The existing two story building with gable roof, wrap around veranda, and two story ell with porch and bay window dormer is an example of the evolution of a country vernacular style farmhouse. (Tolles 1979:xxii) The original house appears to have been a two story gabled farmhouse of mortise and tenon construction with double interior chimneys, center facade entry, large center hall with stairway symmetrically flanked by two rooms on each side and a single story ell. There is evidence of some Federal style influence as the first floor doors and windows are trimmed with cornice moldings. In addition examples of Federal, as well as Greek Revival style doors are among the multitude of existing doors in the house. Of note, an example of a buttery (or dairy) with granite walls and granite flag floor with evidence of whitewashing on walls and ceiling remains intact in the basement under this ell. (Mackie 2015)

There is evidence of structural repairs in the front part of the basement that indicate that the sills may have been replaced. The extent of additional renovations done at this time are unknown. It is possible that some refurbishment of the building may have been completed by William Woodman after he bought the deteriorated Highland House property at auction in 1863.

Queen Anne style exterior embellishments were added by William Woodman's son Daniel T Woodman and wife, Sarah c.1890 when they converted the dwelling into a guest house. The ell was enlarged to two stories and twice the width. A wide veranda with gazebo corners and scrolled brackets, two story bay window dormer with cut shingles, kitchen porch with scrolled brackets, and portico supported by two ornate consoles were added. (DHA Collection) A shed was added to the back of the ell on an unknown date. A railing was added to the porch sometime between 1910 and 1930. (Brochures)

From 2006 through 2008, the building's exterior clapboards, shingles, trim and slatted shutters were restored and painted and the building roofed with black asphalt shingles. The veranda's existing beadboard ceiling were repaired, decking and stairs replaced, and columns, brackets and railings restored. The existing 2/2 double hung windows were restored as well as the 2/1 double hung bay windows. The original kitchen porch was reduced in depth and renovated with new decking, stairs and hip roof. Columns, railing and brackets on this porch were repaired and reused from the original porch. The single story shed was removed from the back of the ell in 2006. The addition of a deck, ramp and gazebo off the northeast corner were completed in 2011 in preparation for the building's return to its former use as a guest house. The railing's and gazebo's style and dimensions were matched to those of the veranda, with the addition of railing flower boxes.

Also located on the property, the existing barn, former cider mill, clapboard outbuilding on its granite foundation with circular sawn beams may have been rebuilt from the original referenced cyderhouse in the 1806 deed (Deed 1806). Sometime after 1920 when the Thompsons started leasing the Highland House, they added dormitory style rooms, double hung windows on the second floor and a dance hall with fireplace downstairs in the cider mill. (DHA 2006) Beginning in 1974, UNH Thompson School Students used the cider mill for a dormitory with dorm style bathrooms and kitchen added until code regulations made it defunct for that use. Deteriorization caused by a leaky roof resulted in the need to begin gutting the building in 2015. Plans to restructure the interior of the cyderhouse within the original exterior frame are underway. It will be used as an event venue with the addition of a 40x60 post and beam barn. Although the roof line and dimensions of the cider mill will be maintained, the exterior will be altered with the addition of windows, doors and deck.

A 1 1/2 story two stall garage was demolished in 2014 because of deterioration from a leaking roof.

The house formally known as the "Highland House" is situated on a hill overlooking Bennett Road and the Lamprey River, between Sullivan and Packers Falls, to the south. The surrounding land to the east and north is mostly open farmland owned by UNH with a wooded, rocky ledge to the west. The westerly driveway and east side of the main building are flanked by mature sugar maples, with two mature black walnut trees near the easterly driveway. Two massive silver maple trees grow on the west side of the kitchen porch, with several mature Norway maples scattered around the property. A few apple trees remain.

The description of the exterior of this building is divided into the original front part of the building and the two story rear ell.

The south facade of the original part of the building contains five bays each with two vertically situated 2/2 double hung windows in each, with the center bay containing the center double door with a 2/2 double hung window over it and a shed roofed porch stretching its length. The west facade of the original part contains two bays with vertically stacked 2/2 double hung windows in the northern bay, and two side by side 2/1 double hung windows on the first level with two side by side 2/2 double hung windows on the second level, a 2/2 double hung window centered in the gable above and a shed roofed porch along its length. The east facade of the original part contains two bays with stacked 2/2 double hung windows with a door in the northern bay to the south of the window, a 2/2 double hung window centered in the gable, and a shed roofed porch along its length. The exposed north facade contains two irregularly spaced 2/2 double hung windows and one half size 1/1 double hung window on the first level and two 2/2 double hung windows on the second level.

Moving to the back two story ell, its east facade contains five bays each containing two 2/2 double hung windows vertically stacked with the exception of the center bay which contains only a door on the first floor covered by a hip roofed portico supported by two large carved console brackets. The north facade of the ell contains three bays with 2 /2 double hung windows in the bay on the east end and only

one 2/2 double hung window on the second level in the remaining two bays and has two 2/2 double hung windows centered in the gable end. The northern half of the west facade of the ell contains a hip roofed porch on its northern end under which are two 2/2 double hung windows flanking a door with an additional 2/2 double hung window centered on the first floor level on the south side of the porch and two 2/2 double hung windows positioned in two bays and centered on the second level of this section. The southern end of the west facade of the ell contains a two story bay window dormer with two 2/1 double hung windows vertically stacked on each of the three faces of the bay.

There are many examples of farmhouses in the area that can be classified as part of a country vernacular style. Like the Highland House's Queen Anne alterations, many of these simple one and two story farmhouses in the area have been renovated over the years to include elements of other styles.

Like the Highland House, summer guest houses in New Hampshire of this era often had porches and verandas, providing a protected outdoor space for experiencing the outdoors in inclement weather. The Colony Cove House on Durham Point Road, in operation as a summer guest house around the same time, is an example of this. (DHA 1985:163)

44. Statement of significance.

Criteria A: Summer Guest House

The Highland House represented one of New Hampshire's summer guest houses popular during the "back to nature movement" from about 1875- 1920 following the industrialization of area cities. The financial contribution these boarding house visitors made to the economy of the state of New Hampshire in 1890 represented one of the state's largest sources of income and served to bring much needed income to the farms of the state, which were in a state of decline at that time. Families were able to take a short train ride to the country in order to escape the pollution and summer heat of the city. Highland House was an ideal destination for those seeking refuge from the city as it was close to the train station, offered farm fresh food grown and raised right on the premises, and access to the Lamprey River and surrounding abundant farm land for recreation. (Brochure 1920) The Highland House's expansive veranda, like those of many other guest houses of the time, served as a connection between the guest accommodations and the fresh air of its quiet country setting. Summer guests spent money at local businesses contributing to the local economy and exposed locals to the trends and culture of the city. (DHA 1985:153)

After WWII, with gasoline and automobiles more plentiful, the guest house business declined as people could travel further and tended not to stay in one place for an extended period of time and the Highland House was no exception. (DHA Collection) The guest house business of this period with the addition of an improved road system served as a stepping stone to develop the travel business in the state for more transient tourists to come. Today, tourism remains one of New Hampshire's top industries and continues to rely on its outdoor appeal as a main attraction.

Criteria A: Apple Cider and Vinegar Production

The tax census for 1761 shows that the farms in this area were well developed with acreage devoted to orchards, cultivation, hay, pasture and dairy cattle. (DHA 2015-2016:4 ). The "Highland House" property served as a hub of cider and vinegar making with the first reference to this activity noting the inclusion of a "cyderhouse" in the 1806 deed conveying 1/2 the property owned by Joseph Chesley to his daughter Lydia Wiggin and her husband William Wiggin. (Deed1806) Starting sometime after buying the Highland House property in 1863, William Woodman's cider business was continued by his son Daniel T. Woodman and daughter-in-law, Sarah J. Woodman until sometime between 1909 and 1917, even after the property came into use as a guest house.(DHA 2015-2016:5, Ancestry.com 2011) . Cider and vinegar production at this location offered area apple growers an opportunity for income. The railroad siding about a half mile from the Highland House on Bennett Road provided a convenient means of transporting and selling the cider and vinegar produced to people in Boston. (DHA

2015-2016:5)

**Criteria B : Association with Issachar and Moses Wiggin**

The "Highland House" property is important to local history because of its association with the brothers Issachar, born in 1802, and Moses Wiggin, born in 1803, who lived there from birth until sometime after 1840, retaining ownership of the family farm throughout their lives, later being buried in the family cemetery located on the original property. They were the first to build a dam at Wiggin Falls in 1835, followed by the construction of three mills which became the largest industrial operation in Durham at that time. After Issachar's death, Moses leased and later sold this property at Wiggin Falls to T.H. Wiswall who further developed this location into what is now preserved as the Wiswall Falls Historic District. (Preservation Company 2008:5-8)

Other surviving properties associated with Moses and Issachar would include the house Issachar, Moses Wiggin and other family members lived in at Wiggin Falls, but its location is unclear. It was likely located at the current address of 28 or 30 Wiswall Road. (Preservation Company 2008) Both men were buried in the Wiggin family cemetery that is found within the historic boundaries of the "Highland House" property. (DHA Map 2006)

Two other surviving properties associated with Moses Wiggin include the large stone lined power channel that still exists within the WFDH that he constructed as part of the lease agreement with T.H. Wiswall in 1853. (Preservation Company 2008) Moses was also hired to serve as contractor and builder of the Congregational Church in Durham in 1848, now the existing Community Church of Durham. (Tolles 1979:227)

#### **46. Statement of Integrity**

##### **Integrity of the property related to Guest House period of significance: c.1890-1966**

The Highland House retains its integrity of location. Highland House's design integrity is intact as it has undergone few exterior changes since it was used as a guest house. These changes are limited to a change in paint color, the removal of a shed off the back of the ell, the addition of a deck, gazebo and ramp off the north and north east corners of the building which were constructed with the same detail and dimensions as the existing railings and veranda. Although some of the open farmland was abandoned and is now wooded, the setting of the Highland House has changed little from its original surroundings when used as a guest house and includes open farmland, the river, and wooded areas. One outbuilding remains, giving the property the historic configuration of a farm and guest house with grounds that lend itself to recreation as in prior years. The integrity of workmanship is retained as exterior features including shutters, windows, clapboard and cut shingle siding, porch brackets, railings, and portico with carved console supports are intact. The property retains its integrity of feeling as a place of relaxation and leisure because of the restful sound of the river rapids, quietness of surrounding farmland and woods, and limited traffic on the road. This property is still known to many local residents as the Highland House and integrity of association will be maintained as the property is again used as a guest house.

##### **Integrity of the property related to the lives of Issachar 1802- 1844 and Moses Wiggin 1803-1856**

Integrity of location and setting is maintained because the property still stands on a hill overlooking Bennett Road and the Lamprey River straddled between Sullivan and Packers Falls, where Issachar and Moses Wiggin's father, William Wiggin, and grandfather, Joseph Chesley had mills, exposing the brothers to the mill business at an early age. Integrity of workmanship and materials from the early 1800's is maintained by the existing mortise and tenon construction and granite foundation that may be dated from mid 1700s. Changes made in c.1890 to the exterior of the house Issachar and Moses Wiggin had called home until c.1840 would make it difficult for them to identify the Highland House as their former home if it were it not for the setting and the cider mill outbuilding still standing on the property. Integrity of feeling is maintained by the sights and sounds of the rapids between Sullivan and Packers Falls on the river in front of the building and the association these men had with this part of the Lamprey River because of the part it played in the lives of their father, grandfather and themselves. Integrity of association will remain forever as they are buried in the family cemetery to the north of the guest house on land that was formally part of the Highland House property.

##### **Integrity of the property related to Cider Production in the area.**

The location of the cider mill has not changed. Integrity of the setting as related to cider production is represented by the few old apple trees remaining on the property and scattered throughout the area landscapes. Railroad tracks over which the cider and vinegar were transported to Boston still cross



Bennett Road near the property. Over the years, the cider mill facade has been altered with the addition of windows when it was used as a dormitory and is currently undergoing renovations to repair water damage caused by roof leakage. Although the dimensions of the former cidemill have been maintained, the design of the building including windows and doors has changed. In the future, the Cyderhouse will be used as an event venue and the feeling and association with the history as a site for cidermaking will be promoted by planting more apple trees, using the "Cyderhouse" name for the building, and acquiring decorative equipment associated with a cider mill operation. These associations are not present currently.

47. Boundary discussion

A. The boundary of the property surveyed for this form is represented by Tax Map 14, Lot <sup>34-1</sup>~~13-1~~. In 2006, this 3.5 acre lot was subdivided from the 200 acre property owned by UNH that Ina Thompson conveyed to them as a gift in 1971. (Deed 1971) Ina Thompson was the last remaining member of the Thompson family that ran the Highland House from 1920 until that date in 1971.

Based on the property's historical importance as the home of the Wiggins brothers, Moses and Issachar, the current 3.5 acre parcel contains the house and cider mill that were present in some form during their lives. All other structures that may have been present no longer exist with the exception of the Wiggins-Woodman Cemetery which is now separated from the house and cider mill property by outbuildings and a small solar house constructed by UNH when it became their property. For that reason, Lot <sup>24</sup>~~13-1~~ on Tax Map 14 is appropriate as the eligible boundary for the association with the Wiggins Brothers.

Based on the property's historical importance as the home of cider and vinegar production for many years, the existing 3.5 acre lot contains the cider mill and home that the proprietors of this business lived in. There are a few apple trees on that lot. The orchards that once were located to the north of the house in the acres that are now owned by UNH are no longer there. For that reason, this lot is appropriate as the eligible boundary related to the cider mill history.

Based on the property's historical importance as a guest house, the existing lot contains the former guest house and cidemill the Woodmans operated. When the Thompsons took over and the business expanded, they converted the cidemill into a dormitory and dance hall. The farm buildings they had that occupied the acreage now owned by UNH are gone, replaced by UNH buildings. The Thompsons bought two more houses adjacent to the Highland House on Bennett and Packers Falls Roads that were used as part of their business, but these were not explored in any depth in this inventory. (DHA Map 2006) For that reason, this lot is appropriate as the eligible boundary related to the guest house business.

**48. Bibliography and References**

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**INDIVIDUAL INVENTORY FORM**

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Highland House Brochure c. 1930, Newmarket NH.

Deeds-Strafford County Registry of Deeds

1779 Book 2 Page 291

1790 Book 12 Page 354

1806 Book 52 Page 199

1909 Book 352 Page 394

1938 Book 485 Page 465

1944	Book 519	Page 369
1958	Book 689	Page 243
1971	Book 889	Page 058
1971	Book 894	Page 274
2006	Book 3450	Page 0297

Photos/Other

Durham Historic Association Collection

Lamb Postcard Collection

Richard H Lord

**INDIVIDUAL INVENTORY FORM**

**NHDHR INVENTORY #** DUR 0027

Google Maps

Photo Map: Highland House Property 90 Bennett Road Durham NH Map14 Lot 13-1



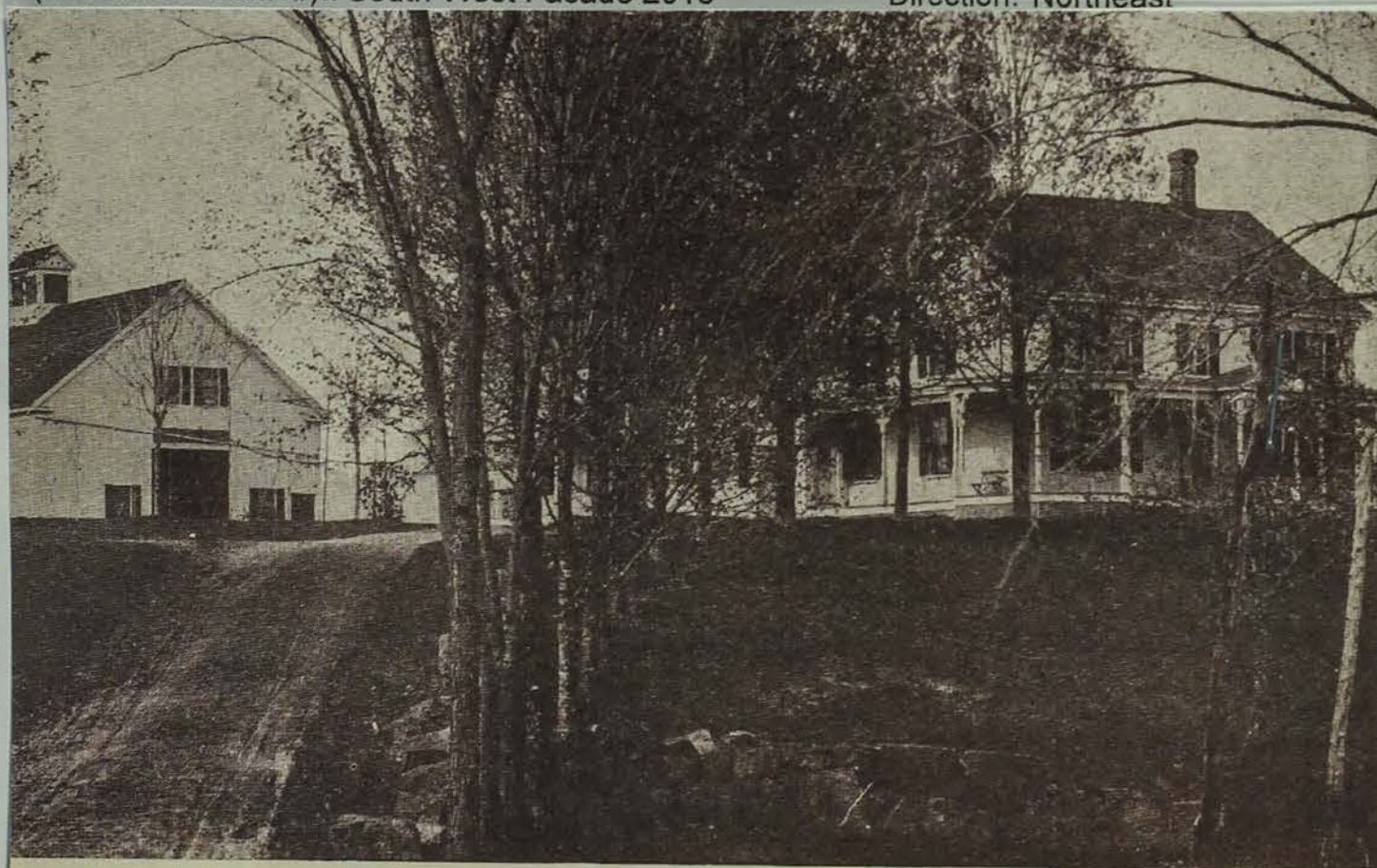
**INDIVIDUAL INVENTORY FORM**

**NHDHR INVENTORY #** DUR0027

Date photos taken: 4/1/2016



Photo # 2 Description: Highland House view from Bennett Road. Sugar Maples to left and right.  
Reference (file name or frame#):: South West Facade 2016 Direction: Northeast



The Highland House, Durham, N. H.

Photo # 3 Description: Highland House view from Bennett Road c.1910 from postcard.  
Reference (file name or frame#):: South West Facade c.1910 with Dairy Barn-burned 1970s. Direction: Northeast

**INDIVIDUAL INVENTORY FORM**

**NHDHR INVENTORY #** DUR0027

Date photos taken: 4/1/2016



Photo # 4 Description: East Facade of Highland House. Deck and Gazebo on right added in 2011. Skylights added in 2007.  
Reference (file name or frame#):: East Facade Direction: West



Photo # 5 Description: North Facade Highland House. Gazebo, deck and ramp added in 2011. Kitchen porch on right.  
Reference (file name or frame#):: North Facade Direction: South

**INDIVIDUAL INVENTORY FORM**

**NHDHR INVENTORY #** DUR0027

Date photos taken: 4/1/2016



Photo # 6 Description: West facade of Highland House. Kitchen porch left, Bay window dormer center, Veranda right.  
Reference (file name or frame#):: West Facade Direction: East



Photo # 7 Description: View south from the veranda. Lamprey River between Packers Falls and Sullivan Falls.  
Reference (file name or frame#):: IMG 4461 Direction: South



**INDIVIDUAL INVENTORY FORM**

**NHDHR INVENTORY #** DUR0027

Date photos taken: 4/3/2016



Photo # 8 Description: Southeast view from east side of veranda. Sugar Maples left. Lamprey River far center.  
Reference (file name or frame#):: IMG 4477 Direction: Southeast



Photo # 9 Description: East view from east side veranda. Sugar Maples. Lamprey River far right. Bennett Road far left.  
Reference (file name or frame#):: IMG 4478 Direction: East

**INDIVIDUAL INVENTORY FORM**

**NHDHR INVENTORY #** DUR0027

Date photos taken: 1/2/2016



Photo # 10 Description: East view from deck. Sugar Maples. Bennett Road in background. UNH Thompson Farm to left.  
Reference (file name or frame#):: IMG 4468 Direction: East



Photo # 11 Description: Northeast view. Gazebo, deck added 2011. Railings, brackets copied from veranda with added flower boxes.  
Reference (file name or frame#):: IMG 4470 Direction: Northeast

**INDIVIDUAL INVENTORY FORM**

**NHDHR INVENTORY #** DUR0027

Date photos taken: 11/12/16



Photo # 12 Description: North view from deck towards UNH's Thompson Farm with UNH buildings far left and center.  
Reference (file name or frame#):: IMG 4458 Direction: North



Photo # 13 Description: Northwest view with Silver Maples right, UNH building far right, and wooded ledge far left and temporary loam pile left.  
Reference (file name or frame#):: IMG 4473 Direction: Northwest

**INDIVIDUAL INVENTORY FORM**

**NHDHR INVENTORY #** DUR0027

Date photos taken: 4/3/2016



Photo # 14 Description: West view from west side of veranda of old cider mill and wooded ledge with Sugar Maples on left.  
Reference (file name or frame#):: IMG 4464 Direction: West



Photo # 15 Description: View from front veranda in direction Packers Falls with Bennett Road on right and Lamprey River on left.  
Reference (file name or frame#):: IMG 4461 Direction: Southwest

**INDIVIDUAL INVENTORY FORM**

**NHDHR INVENTORY #** DUR0027

Date photos taken: 4/1/2016



Photo # 16 Description: Sugar Maples with gazebo built in 2011 on right.  
Reference (file name or frame#):: Sugar Maples East Side Direction: South



Photo # 17 Description: Silver Maples with temporary storage tent right and UNH buildings beyond.  
Reference (file name or frame#):: Silver Maples West Side Direction: North

**INDIVIDUAL INVENTORY FORM**

**NHDHR INVENTORY #** DUR0027

Date photos taken: 4/2/2016



Photo # 18 Description: Black Walnut Trees  
Reference (file name or frame#):: Black Walnut Trees easterly driveway Direction: Southeast



Photo # 19 Description: Cider mill has recently been gutted because of water damage due to leaking roof.  
Reference (file name or frame#):: Cyderhouse 2016 Direction: Northwest

**INDIVIDUAL INVENTORY FORM**

**NHDHR INVENTORY #** DUR0027

Date photos taken: 10/26/2006



Photo # 20 Description: East facade with attached shed prior to renovations that began in 10/2006.  
Reference (file name or frame#):: East Facade with attached shed later removed. Direction: Southwest



Photo # 21 Description: View of two car garage in background removed in 2013.  
Reference (file name or frame#):: Old garage on right-now gone Direction: Northwest

**INDIVIDUAL INVENTORY FORM**

**NHDHR INVENTORY #** DUR0027

Date photos taken: 4/3/2016



Photo # 22 Description: West facade with kitchen porch renovated in 2007 and bay window dormer.  
Reference (file name or frame#):: IMG 4465 Direction: North



Photo # 23 Description: Veranda railings and brackets.  
Reference (file name or frame#):: 4467

Direction: West



**INDIVIDUAL INVENTORY FORM**

**NHDHR INVENTORY #** DUR0027

Date photos taken: 4/3/2016



Photo # 24 Description: Veranda brackets and detail.

Reference (file name or frame#):: Veranda and Porch Brackets

Direction: West



Photo # 25 Description: Portico added c.1890 on East facade of back two story ell.

Reference (file name or frame#):: Portico with carved console brackets Direction: Northwest

**INDIVIDUAL INVENTORY FORM**

**NHDHR INVENTORY #** DUR0027

Date photos taken: Photo 26: 5/2007, Photo 27: 4/1/2016

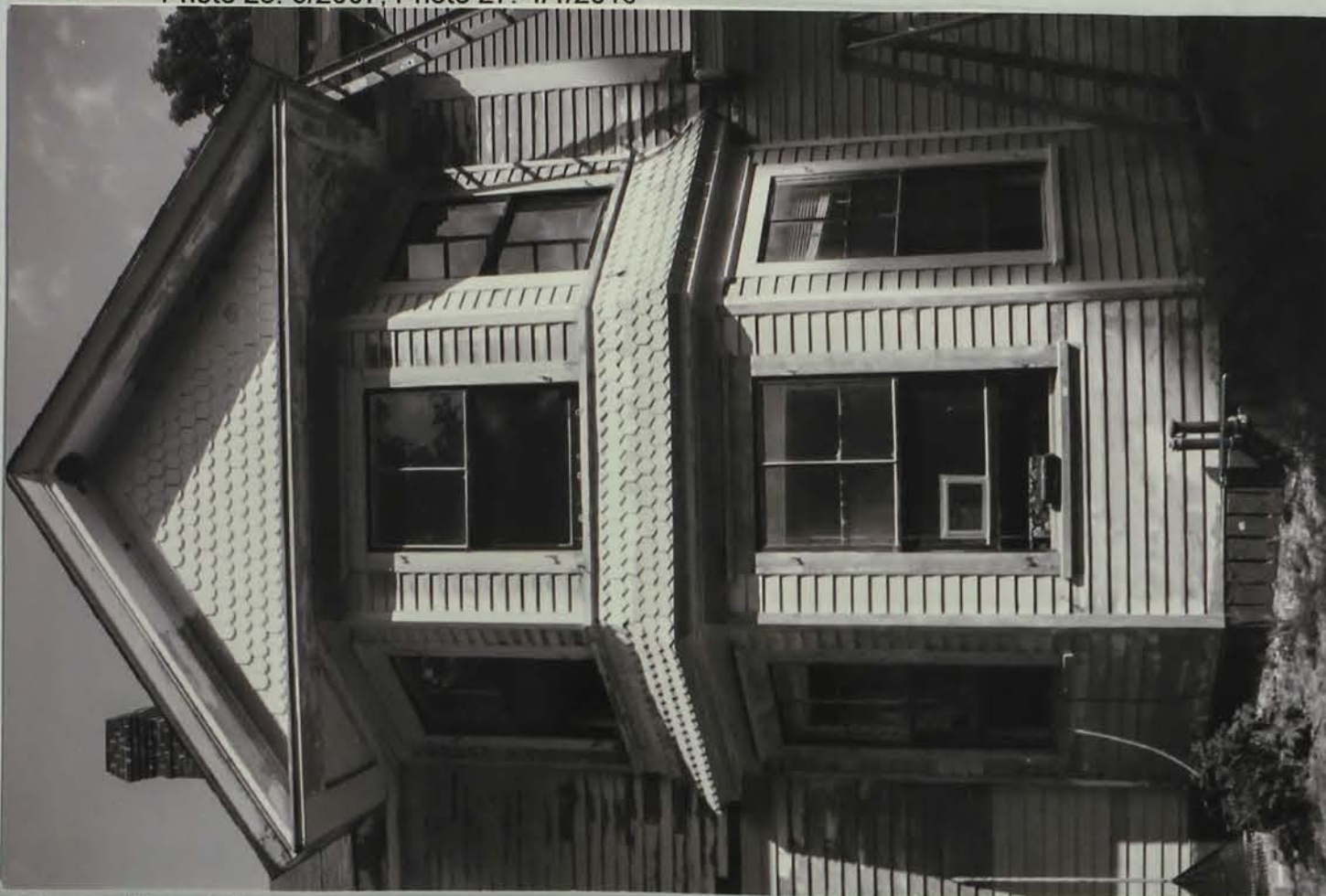


Photo # 26 Description: Bay window gable with clapboard and cut shingle siding.

Reference (file name or frame#):: IMG 2693

Direction: East



Photo # 27 Description: East side of veranda's window and door detail.

Reference (file name or frame#):: Windows and door

Direction: North

**INDIVIDUAL INVENTORY FORM**

**NHDHR INVENTORY #** DUR0027

Date photos taken: 4/1/2016



Photo # 28 Description: Preserved beadboard veranda ceiling and post detail.

Reference (file name or frame#):: Beadboard Porch Ceiling

Direction: North



Photo # 29 Description: View from Wiggin-Woodman Cemetary south. Cider mill in center distance. UNH barn left.

Reference (file name or frame#):: Wiggin-Woodman Cemetary

Direction: South

**INDIVIDUAL INVENTORY FORM**

**NHDHR INVENTORY #** DUR0027

Date photos taken: 4/1/2016



Photo # 30 Description: Gravestone of Capt. Issachar Wiggin in Wiggin-Woodman Cemetary behind the Highland House.  
Reference (file name or frame#):: Issachar Wiggin Gravestone Direction: East



Photo # 31 Description: Gravestone of Moses Wiggin in Wiggin-Woodman Cemetary behind the Highland House.  
Reference (file name or frame#):: Moses Wiggin Gravestone Direction: East

**INDIVIDUAL INVENTORY FORM**

**NHDHR INVENTORY #** DUR0027

Date photos taken: Photo 32: 1990, Photo 33: 4/1/16



Photo # 32 Description: Whitewashed cold storage room in cellar with granite walls and floor  
Reference (file name or frame#):: Buttery in Cellar Direction: Norhtwest



Photo # 33 Description: Timberframe construction in attic roof.  
Reference (file name or frame#):: Mortise and Tenon in Attic Direction: South

**INDIVIDUAL INVENTORY FORM**

**NHDHR INVENTORY #** DUR0027

Date photos taken: Photo 4/1/16



Photo # 34 Description: Example of first floor window trim with cornice molding.  
Reference (file name or frame#):: Interior Window detail Direction: West

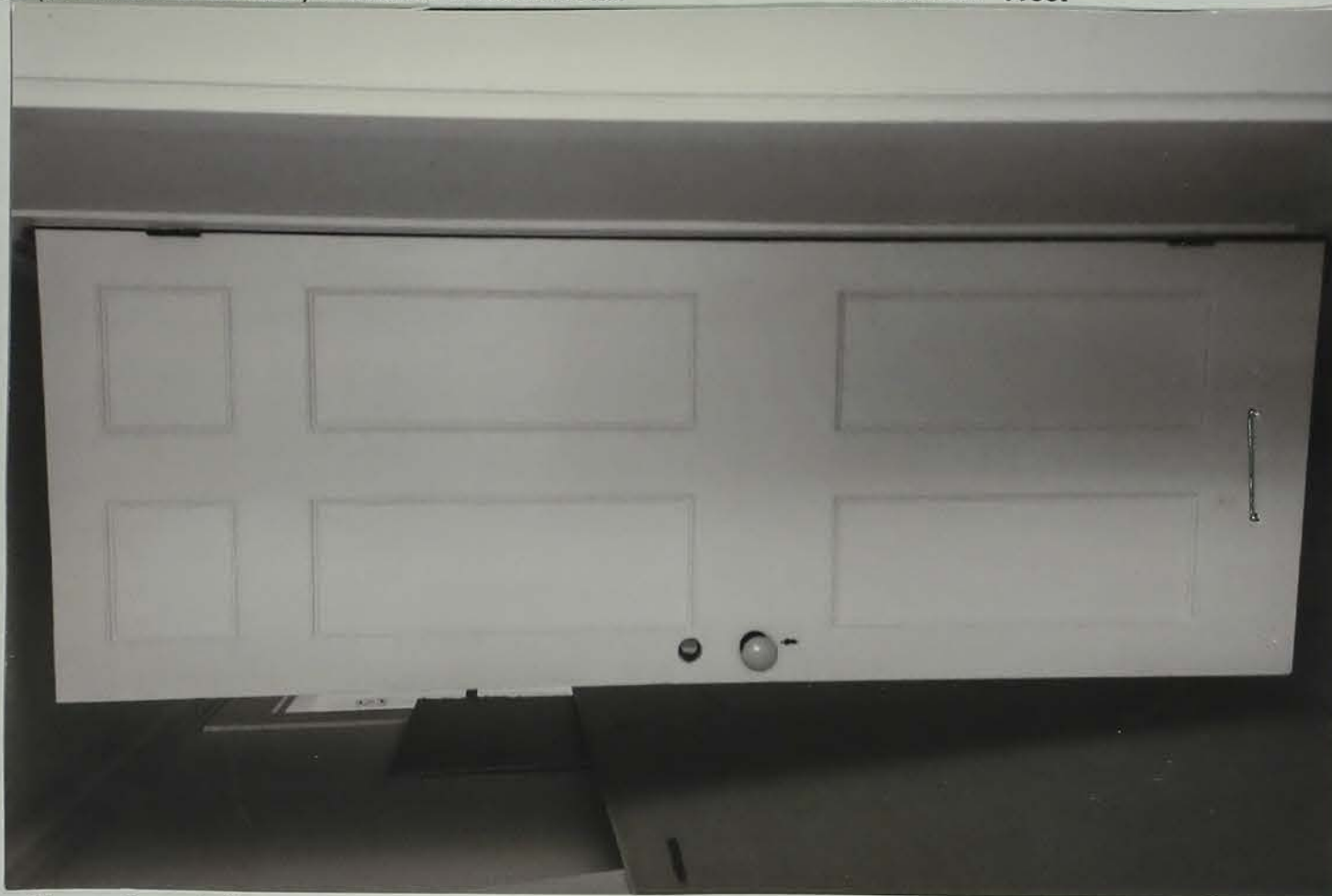
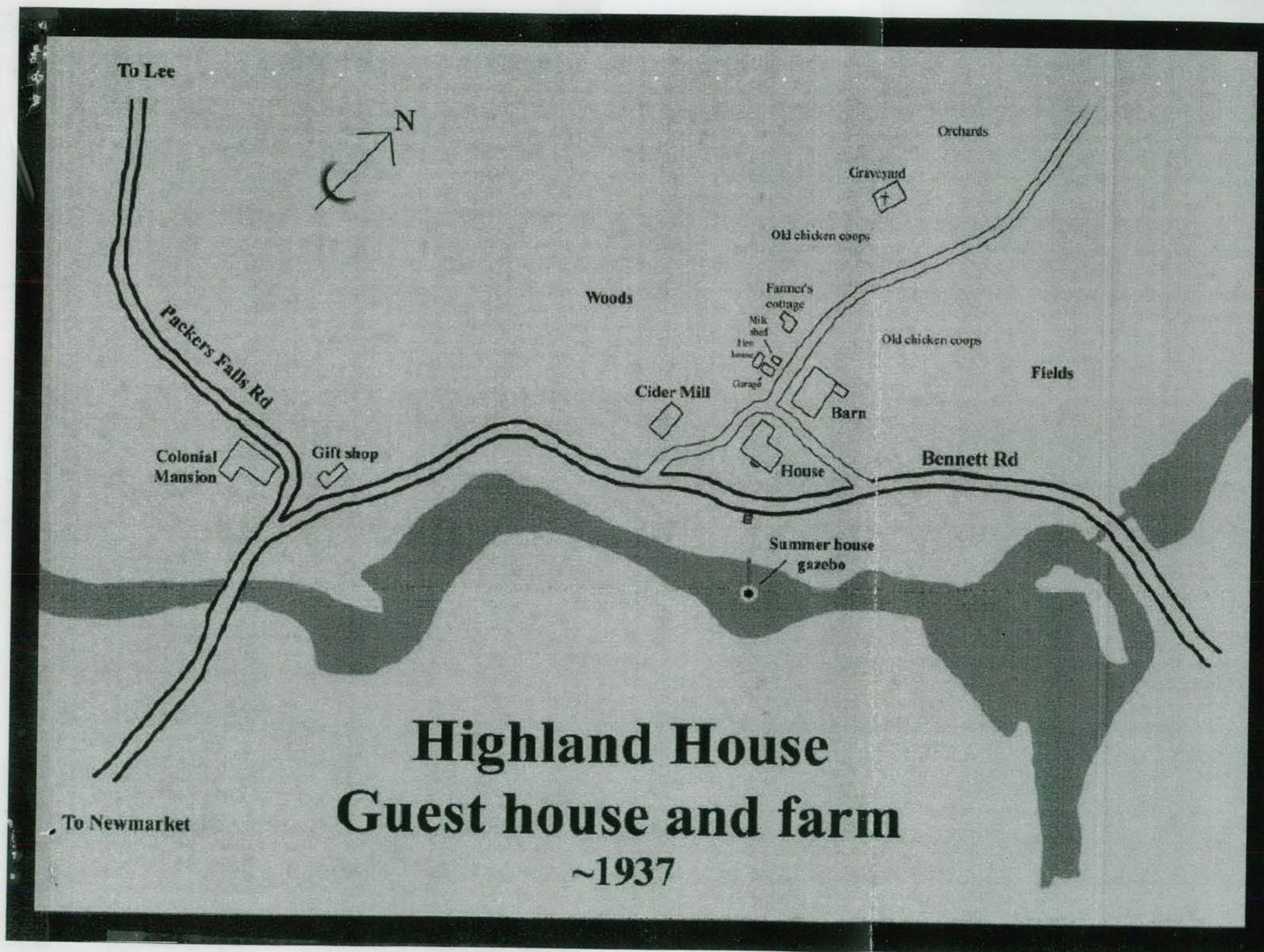


Photo # 35 Description: Example of a six panel door with Greek Revival panels.  
Reference (file name or frame#):: Interior Door Direction: South

INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY # DUR 0027

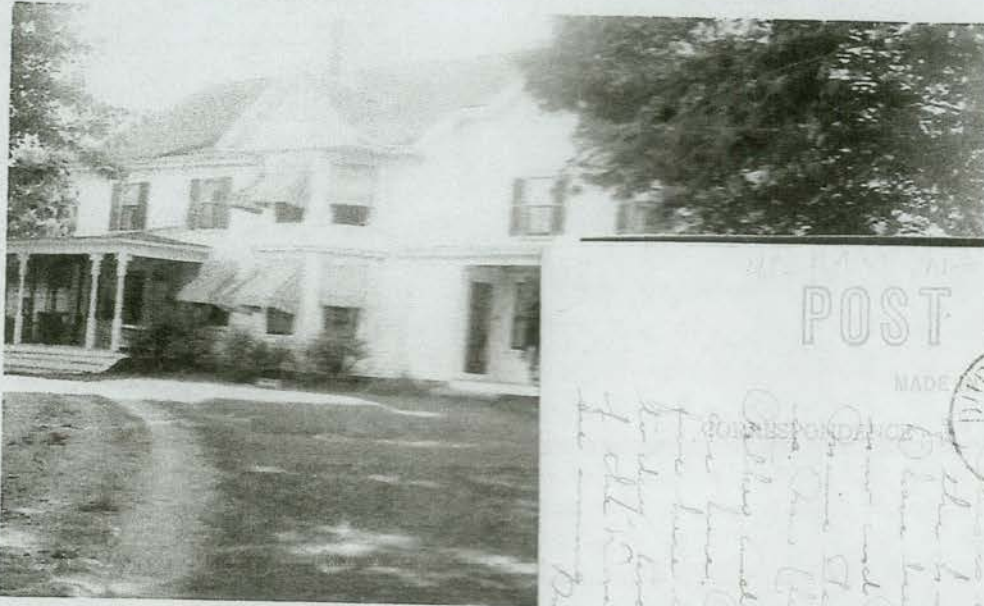
CONTINUATION PAGE DHA Map 2006, "Durham's Highland House: Past, Present and Future", Richard H Lord



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**NHDHR INVENTORY #** DUR 0027

CONTINUATION PAGE Postcards: Highland House, Top postcard mailed in 1937, Bottom postcard mailed in 1928.





CONTINUATION PAGE DHA Collection, Poem written by Highland House Guests, 1920

1920. 1

If in the country you long to be  
Just take this little tip from me  
Pack your grip without delay  
For the Highland Home is the place to stay.

Mrs. Thompson is some cook  
She does it all without a book  
Everything is mighty fine  
The Highland Home is the place to dine.

Our suite of rooms can't be beat  
The best place on this little street  
Better than a palace with a gilded dome  
Is this love nest called The Highland Home.

We had our boat and motor car  
We saw the sights both near and far  
We had our fun since we came here  
That kept us always in good cheer.

The time has come to say good bye  
It's pretty hard, I don't deny  
We'll give the house a rousing cheer  
Hoping all will meet next year.

Anna P. Small, Rochester, N.H.  
Mary F. Leane, Waltham, MA  
Ernestine Barr, Waltham, MA

Louise, Mary and Rose Leane – Waltham, MA  
Ernestine Barr – Waltham, MA  
1920

If in the country you long to be  
just take this little tip from me.  
Pack your grip without delay  
for the Highland House is the place to stay.

Mrs. Thompson is some cook.  
She does it all without a book.  
Everything is mighty fine  
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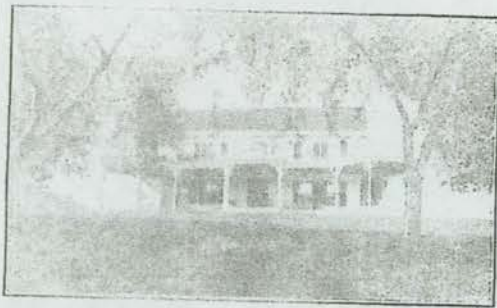
We had our boat and motor car.  
We saw the sights both near and far.  
We had our fun since we came here  
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The time has come to say goodbye.  
It's pretty hard, I don't deny.  
We'll give the house a rousing cheer,  
hoping all will meet next year.

CONTINUATION PAGE Highland House Brochure c. 1910

# HIGHLAND HOUSE,

NEWMARKET, N. H.



S. J. WOODMAN, - - Proprietor.

# HIGHLAND HOUSE.

OPEN JUNE 1st.

Large, pleasant farmhouse, supplied with pure water from springs two thousand feet from house; fifty-eight miles from Boston, two miles from Newmarket station, near Lamprey river. Good boating and fishing; fine scenery; good roads; large piazza; electric lights; bath; hot and cold water; steam heat.

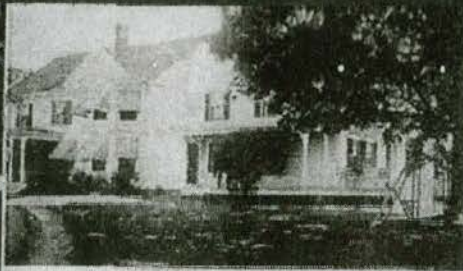
TABLE FIRST-CLASS.

S. J. WOODMAN,

Rural Free Delivery, DURHAM, N. H.

Long distance telephone 6-7.

CONTINUATION PAGE Highland House Brochure c.1930 and Highland House Classified Ad, date unknown



The  
HIGHLAND HOUSE

DURHAM, NEW HAMPSHIRE

If You Are Planning a Vacation

WHETHER you go for a weekend or a week - a month - or the season, you will find the HIGHLAND HOUSE an ideal place to enjoy yourself. You here we have a delightful spot surrounded by beautiful countryside, a comfortable home with every convenience, excellent home-cooked food, and plenty of outdoor pleasures.



A View of the Beautiful Scenery From Surrounding Highland House Park

Beautiful Scenery

Southern New Hampshire, with its rolling scenes of tree-covered hills and grassy valleys, with its sparkling brooklets and ponds, with its clear crystal rivers pervading their shimmering courses through the countryside, has long been a favorite vacation land. And the climate blends perfectly with the restful scenery.

During the day, in a comfortable and pleasant shade at right angles, you can enjoy the view from an inviting sleeping porch.

In this picturesque setting, four miles south of Durham and over twelve miles of New Hampshire, located on a high hill, facing the winding Longney River, lies the HIGHLAND HOUSE - a place for the vacationist to enjoy in the beauty of a quiet, where a beautiful atmosphere pervades every foot of ground. It is a beautiful spot, and the advantage of being situated near a mountain of trees and other.

Location of The Highland House

We feel positive that you will enjoy your vacation at the HIGHLAND HOUSE and that you will appreciate the high standard we have maintained for so many years.



Delightful Scenery Abound

**HIGHLAND HOUSE**  
Durham, N. H.  
Ideally on beautiful Longney River, comfortable, modern, air-conditioned, with beautiful view, swimming, tennis, fishing, croquet, tennis, recreation hall, and grounds, breakfast table, 24 hrs. room, etc. All meals served in cases. New kitchen. State Hotel \$12 to \$28 per day.

**COLONIAL MANSION**  
(Dura 1268)  
On adjacent highway, overlooking the river. Every room with private bath. Beautiful views. Rates \$10-\$20. Restricted clientele. Good for Societe. Mrs. E. E. Thompson, Durham, New Hampshire.

BOOKS, SETS, 222 N. W. 2nd St., Jacksonville, Fla. 32202




The Highland House is a beautiful spot for a vacation. It is a comfortable home with every convenience, excellent home-cooked food, and plenty of outdoor pleasures.

A view of the beautiful scenery from surrounding Highland House Park. The scenery is beautiful and the climate is perfect for a vacation.



The Highland House is a beautiful spot for a vacation. It is a comfortable home with every convenience, excellent home-cooked food, and plenty of outdoor pleasures.



The Highland House is a beautiful spot for a vacation. It is a comfortable home with every convenience, excellent home-cooked food, and plenty of outdoor pleasures.




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**INDIVIDUAL INVENTORY FORM**

**NHDHR INVENTORY #**

PHOTO KEY IS LOCATED ON PAGE 20

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: Epson Stylus 1800 Printer, Epson Ultra-Chrome pigment based ink, Epson Ultra Premium Presentation Matte paper. (Color photos must be professionally printed.)  
The negatives or digital files are housed at/with: 64 Bennett Road, Durham, NH, with Lori Lamb.

**SIGNED:** 

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If this inventory form is being submitted for consideration of New Hampshire State Register listing, have you included:

a photo CD with digital images included in the nomination (does not apply if film photography was used)

the State Register Contact Information sheet