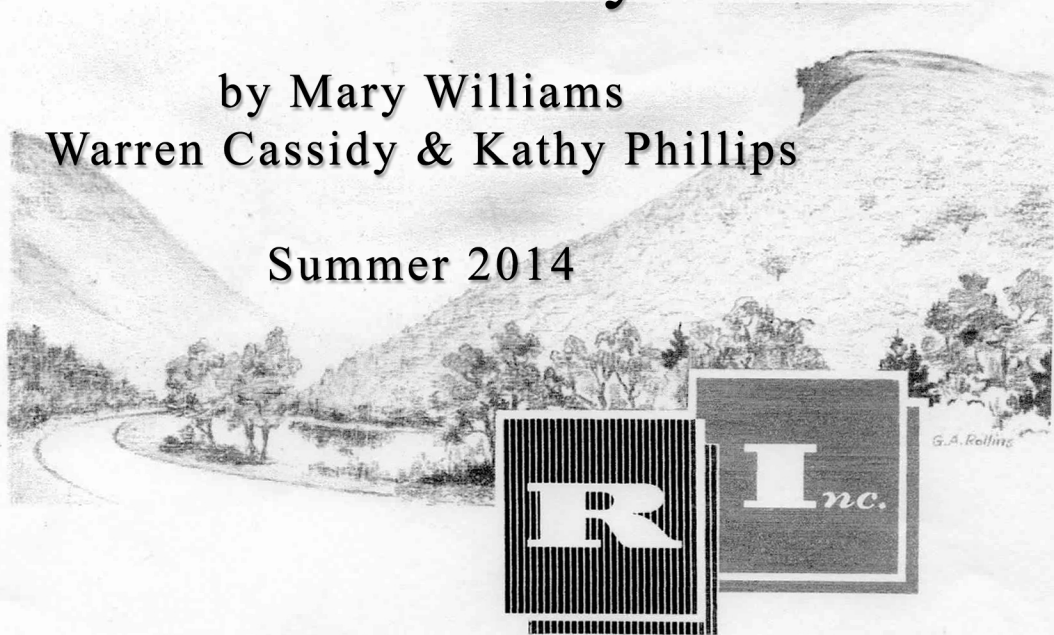


Mirror Lake Estates Association

Our History

by Mary Williams
Warren Cassidy & Kathy Phillips

Summer 2014



Mirror Lake Estates

Lying along a mile of shorefront on beautiful Mirror Lake, located between the Ossipee mountains and Lake Winnepesaukee, MIRROR LAKE ESTATES offers the advantage of proximity to the recreational facilities of the famous Lakes Region with the quiet charm and protection of a smaller lake. Boating, swimming, and fishing are excellent, and it is only a few miles to scenic golf courses — and skiing for the winter season. This modern and exclusive development includes new cottages for every budget, for both summer and year around living, as well as wooded tracts of land on the water's edge on which you may build your own dream home — truly a sound real estate investment with gracious lakeshore living!

[Cover of original Sales Brochure, 1958]

REALTY INVESTMENTS, Inc.

Mirror Lake · New Hampshire

Introduction to our history...

This is our community, and it is important to understand how Mirror Lake Estates came to be. Mary Williams, Warren Cassidy, and Kathy Phillips have spent many hours collecting pieces of information and committing that history to paper. History is an interesting element; it is the fabric from which a community evolves. To some Mirror Lake Estates is their permanent home, to others it is their “getaway” or escape from the world outside Mirror Lake. It is an environment that our families have enjoyed for generations. Weddings, family reunions, vacations, and memorial services have taken place within our community. It is a magical place and a home all in one.

We thank Mary, Warren, and Kathy for their efforts in gathering and recording our history. We hope you, the reader, will enjoy and perhaps expand your understanding of this community called Mirror Lake Estates.

Enjoy,

Anne Hunt, President (2007-2016)
Mirror Lake Estates Association

Dwight Eisenhower was the President of the United States in the 1950's and one of the most admired men in our country. Sputnik was a new word in our vocabulary then, and our children were reading "Make Way for Ducklings" while their parents were watching "I love Lucy" on their new televisions. Charles Lindberg received a Pulitzer Prize for his book "The Spirit of St. Louis" as did John F. Kennedy for "Profiles in Courage." In the sports world Jersey Joe Walcott and Hank Aaron were familiar names.

Early records in Tufonboro indicate the first house at Mirror Lake was built by Peter Livius at the time of the Revolution. When Livius moved away, the house was taken over by his father-in-law, Colonel John Tufon Mason. The area was known as Tufonboro, and the lake was called Livius Pond. Records also show that Livius dug a trench connecting Livius Pond to Lake Winnepesaukee, and he built a sawmill there. Remnants of that foundation may still be seen across the road from the Mirror Lake Community Church at the entrance of Tufonboro Neck Road. The house that sits on the northern edge of that corner is on the site of the Livius home, which was built in 1780. *(Appendix A, a school paper written by Jacqueline Bovaird on Peter Livius)*



In Tufonboro by the middle of the 20th century Ernie Piper was selling groceries and processing the mail while Eddie Hodgdon built a new road and began constructing summer cottages along the northern shore of Mirror Lake. Hodgdon built the first house for Dr. Daniel Postance. Soon Mac and Vi Blue from Boston and Gert and Warren Grace from Connecticut were among the early "summer people" to arrive. Fred Bauer and Jack Williams saw Eddie Hodgdon's ad in the Christian Science Monitor and brought their families from Massachusetts during the last summer of the decade. In those days, waterfront lots were selling for nineteen dollars a foot.

By the 1960's, there were several new cottages along the lakeshore. Eddie Hodgdon, then a salesman for Realty Investments, was the designer and builder. Bob Straw and Carl Hansen were two of the local builders for Hodgdon. They operated out of a workshop near Nineteen Mile Bay (now Pak 2000) where they produced kitchen and bathroom cabinets, which were then installed in the new homes. Everything was custom-made, and some of that work is still evident in older cottages.

Realty Investments advertised that its houses could be built for between five and fifteen thousand dollars with the following restrictions:

- 1) Residential use only
- 2) Including a (two-car) garage and a guest house or shed
- 3) No boathouse or metal buildings
- 4) No outdoor toilets

(Appendix B, Realty Investments Sales Brochure, including plans and pricing sheets)

In 1962, a group of the new property owners gathered at the home of Paul Noble to discuss maintenance of the dirt road, which everyone used. As a result, Richard Purrington, Douglas McCarter, Averill Pettingill, Wallace Moyle, and Paul Noble created the Mirror Lake Estates Association (MLEA) with dues of ten dollars a year.

By the end of that year, membership had greatly increased and there was talk about becoming incorporated with a deed for the road from Realty Investments. The members realized that incorporation would need to include the purchase of liability insurance as well.

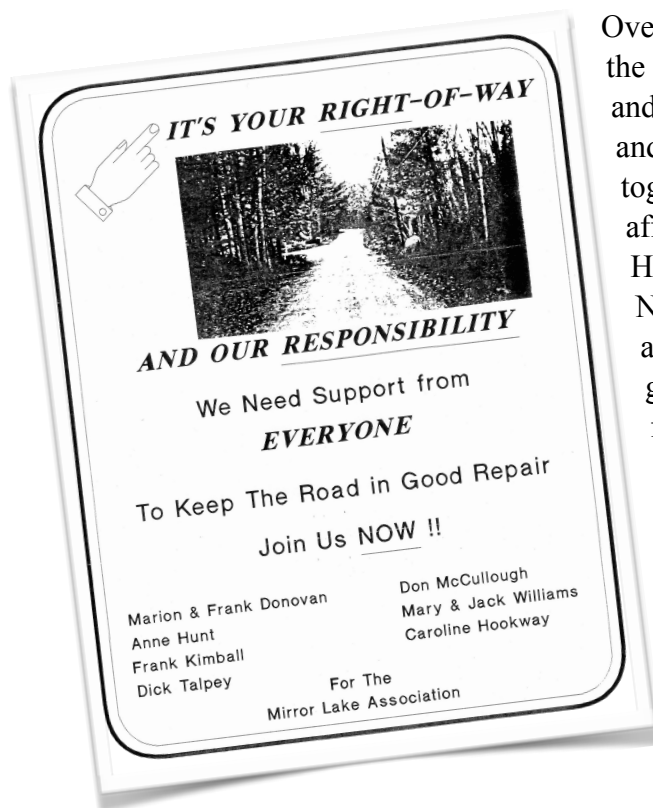
Deer hunters who had been parking their vehicles along the road were discouraged since some new residents were concerned about hunting activity so close to their homes.

Road dust was a continuing problem, and after a series of complaints, a section of the road was hard-topped. This was paid for by the abutters. The major part of the road continued to be dirt. The road was scraped and oiled every year. It soon became obvious that the ten dollar dues were inadequate to cover expenses. There was an increase from ten dollars to twenty. This increase and the ones to follow continued to be debated for years to come.

There was a trail along the lakeshore, which families used when visiting each other or attending campfires during the long summer evenings. The singing and roasted marshmallows were enjoyed by all, especially the children. Bennett Farm Road was only a cow path then. It allowed John Bennett's cows to get water from the lake. There were two iron grills set into the pavement of Mirror Lake Drive. They kept John's cows from getting out on Rte. 109. In future years, the cowcatchers were buried beneath the pavement.

A well had been dug at the corner of Lot 12 for the residents' use. The State of New Hampshire tested the water quality for some years although the results were never widely circulated. Most residents preferred to have lake water pumped directly to their houses, and the well did not get much use. The well housing remains on Lot 12 to this day although it is inoperable. As the years progressed and water pollution became an issue

everywhere, most residents decided to have their own private wells. The discussion focused on whether to have your well drilled or pounded.



Over the years many families contributed to the association's call for volunteers. The hours and labor contributed to a community of vital and enthusiastic neighbors who worked together to provide a highly desirable and affordable environment surrounded by New Hampshire's beautiful lakes and mountains. Neighbors joined together to trim the brush along the road, build a stand to hold the growing number of mailboxes, erect snow fence to protect the road in the winter and then take it down in the spring, and provide food for picnics and living rooms for Christmas parties.

By the end of the 1960's, the Bennett farmhouse was sold and Eddie Hodgdon had died. The early years of Mirror Lake Estates came to an end, but what Eddie Hodgdon started was just

beginning. In 1968 MLEA became incorporated, and Daniel Postance, Crawford Maltzie, Richard Purrington, and Hank Clapp signed the legal documents that were then filed with Tuftonboro's town clerk Mary Craigue.

During the 1970's, American entertainment focused on families. We watched "The Godfather," "Fiddler on the Roof," and "Hello Dolly" on TV and on stage. Carol Channing and Carol Burnett made us laugh while Dustin Hoffman and George C. Scott gave us drama and adventure. Peggy Fleming skated into our hearts, and Mohammed Ali was "The Greatest." Pete Rose and Carl Yastrzemski along with Willy Mays and Roger Maris filled the baseball parks. We watched in amazement as Vice-President Agnew resigned following bribery charges and in even more dismay when Richard Nixon introduced us to Watergate. It was with some relief that we saw Nixon wave a farewell from the steps of a marine helicopter leaving House Majority Leader Gerald Ford to take the presidential oath.

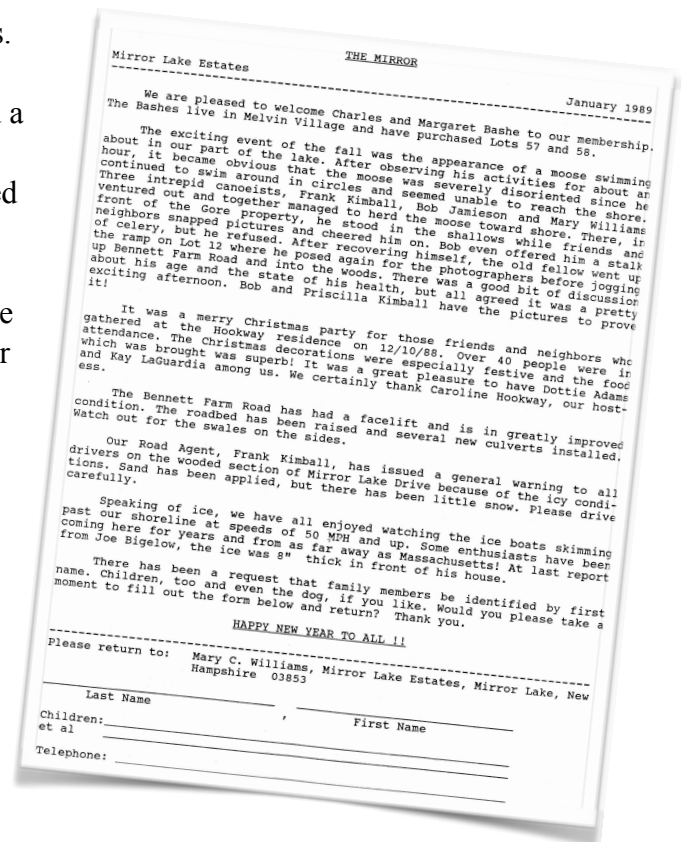
At the first annual meeting of that decade, the MLEA voted to designate the third Saturday of each July for its annual meeting. The rest of the session was devoted to the use and/or misuse of the newly arrived jet skis. Residents from both Oak Hill and Museum Shores developments joined us for a lively conversation, but no official action was taken.

By that time, the association realized that the entrance to Rte. 109 was seriously deteriorated and needed immediate attention. Paving repairs were agreed upon, and a stone wall beside the row of mailboxes was built creating an attractive entrance. It was voted to place sand barrels at strategic spots on both Mirror Lake Drive and Bennett Farm Road to be used during icy periods in the winter.

The E-911 Emergency Calling System was introduced nationwide in the 70's, and eventually Tuftonboro was among the many towns to enroll. We all received new lot numbers and new addresses, which were somewhat inconvenient. However, this was helpful for the fire and police departments as well as providing identification for Mirror Lake Estate properties that had never been numbered and were beginning to be sold.

The MLEA then received notification from the State of New Hampshire that all organizations were to be officially registered with a listing of their officers if they wished to retain their tax exempt status. The charge was fifteen dollars. The State also agreed to continue its assistance with the lake water quality testing program. The lab tests had thus far been positive with Mirror Lake water reported to be of average quality in the state. The tests were taken by members of the association and reviewed by the lab at UNH for: chlorophyll, alkalinity, temperature, transparency, and phosphorus.

Each year MLEA hosted a picnic for all residents. Cold drinks were provided as were grills for cooking. Many picnics were held on Lot 12, and a potluck repast was spread out for all to enjoy. Occasionally residents arrived by boat and offered to take neighbors out for a tour of the lake. "The Mirror" was sent to all association members by Treasurer Fred Bauer during the early years of the MLEA. By the 1970's, Millie Gore and her sister "Goo" Flaherty, as joint secretaries, had taken over the responsibility. They delighted us with their newsy accounts of winter activities of Wolfeboro's season. They recounted the association events and filled us in on the families there for Christmas vacation, what the weather was like, and where our summer neighbors had been traveling. It was like receiving a Currier and Ives painting in the mail.



During the 1980's, Hollywood produced some of the most spectacular movies. "Chariots of Fire" brought back the dramatic events of the 1936 Olympics, and actor Henry Fonda ended his long and illustrious career with "On Golden Pond." Music lovers were thrilled to hear Mozart's glorious music in "Amadeus."

People from around the planet were singing "We Are the World" while parents were reading "The Polar Express" to their children.

Desmond Tutu in Africa and Lech Walesa in Poland inspired us, and we cheered for Jimmy Connors on the tennis court and Michael Jordan's basketball games. Cal Ripken and Roger Clemens drew great crowds in the baseball parks.

In 1981 fifty-five Americans who had been imprisoned in Iran were released immediately following the election of Ronald Reagan as President of the United States. Star Wars became a new and significant concept in our Strategic Defense Initiative, and after a thirteen year battle the giant AT&T was forced to break up into smaller, local phone companies.

The space shuttle Challenger exploded over Florida in 1986 killing New Hampshire teacher Christa McAuliff among others. The Iran Contra scandal exploded over Washington sending some government officials to jail.

In 1989, the supertanker Exxon Valdez spilled eleven million gallons of oil onto the Alaskan coastline. The second worst earthquake in the United States killed sixty-seven people in San Francisco.

After twenty years, the MLEA had established a routine of meetings, picnics, a Christmas Party, and assessment of yearly dues. More building lots were sold, and more vacationers were becoming year-round residents, which resulted in additional use of Bennett Farm Road. The abutters to BFR repaired the roadway and added necessary culverts. There was some controversy over the ownership of what had been a cow path. The issue was never completely resolved so the discussion was dropped. Other issues in that time period were 1) high coliform counts in many wells, 2) fewer residents participating in brush clearing "parties," 3) increased weed growth in Mirror Lake, and 4) the need for collection of unpaid dues.

As a result, the executive committee tried to address these concerns with a five-year plan. Additional funds to implement acceptable solutions were crucial but difficult to obtain, and that provoked a great deal of discussion. The membership finally agreed to increase the assessment, and the plan was adopted. The five-year plan did nothing to address weed growth in the lake or pollution in the wells, although both were recognized issues. The executive committee recommended that residents trim the brush along their own boundaries and check the status of their own septic systems. Within the previous few

years, the State of New Hampshire had increased its scrutiny on and restrictions for acceptable septic systems, which could put some older installations in default.

For many years there had been a designated landing strip for small sea planes on the western shore of Mirror Lake. The area was used mostly in the summer for practice touch-and-goes except for one winter day. Despite warnings from other airports that the lakes were not sufficiently frozen over, a small plane landed on Mirror Lake breaking through the ice. Fortunately, the pilot was able to escape, but the plane sank to the bottom. As the story goes, the pilot planned to remove his plane when the ice melted in the spring until he learned the fine to be imposed would be one hundred dollars a day. Within the week, the plane was out. What an exciting time for Mirror Lake.



The 1990's were a turbulent decade in the world events. Beginning with Desert Storm the fighting continued in Afghanistan and Iraq for over ten years. Although President Bush and President Gorbachov conducted meetings at which one hundred twenty nations agreed to ban the use of chemical weapons, hostilities continued. There were bombings at the summer Olympics in Atlanta and in Oklahoma City, as well as at American embassies in Kenya and Tanzania. Madeline Albright was the first woman to be appointed Secretary of State, and Congress passed the Brady Bill as a result of an assassination attempt on President Reagan.

The longest strike in Baseball history finally came to an end. Duke Ellington was honored for his significant contribution to American music. We watched the rise of David Letterman on the "Tonight Show" and the epic tale of the sinking of the Titanic on the big screen. We cheered Andre Agassi on the tennis court and Tiger Woods as he swung his golf clubs on the golf course. Nobel winners San Suu Kyi and Doctors without Borders were honored for their humanitarian efforts. On our television sets O. J. Simpson raced his car across California highways and then sat impassively in court as he was tried for the murder of his wife and her friend. We listened intently as President Bill Clinton articulated the hopes of many Americans and then introduced us to Monica Lewinsky.

It was a trying time.

By the last decade of the century, it became evident that the MLEA needed updating in order to meet the increasing demand of its members. New families were moving in, and some of the older cottages were being winterized to accommodate those owners who decided to become year-round residents.

There was additional traffic on the road from heavy trucks and delivery vehicles, and by 1990 Mirror Lake Drive was hard-topped for its entire length. Road agent Frank Kimball announced that November 20th was the earliest snow plowing date in many years. The entrance ramp off Rte. 109 was widened and improved by the State of New Hampshire. The access ramp on Lot 12 was improved by the association. Bennett Farm Road continued to be maintained by the abutters.

The executive committee reviewed the by-laws, which assumed a more formal aspect in keeping with the more litigious attitudes of the time. New residents were informed of the advantages and responsibilities of the MLEA, and local realtors were urged to transmit this information to potential clients. Those residents who were not members were encouraged to join the association with all past dues forgiven, and a special bank account was established to hold funds for future road work with the realization that its maintenance would be a recurring expense.

With increased boat traffic and the proliferation of jet skis the water quality of Mirror Lake was an additional concern for the association. Weed growth had also become more evident with each passing summer. This was a concern shared by many other lakeshore owners in the state. In Mirror Lake hydro raking was attempted with mixed results. Many weeds were removed from the lake bottom, but the mechanized rake left a very muddy residue, which discouraged swimmers. In addition, lot owners found large quantities of weeds piled on their shores. The rake was inoperable in shallow water, and the weeds left there continued their growth with renewed vigor. Most association members were disappointed with the results, and further raking was discontinued.



Not all vehicles were heavy trucks. Earl W. Hobart's 1909 Sears with son-in-law Bill Tryder III at "tiller". Bill IV & Tim Tryder enjoying Grampy Hobart's ride. Thanks to Ted Sayce for mechanical assistance. Photo circa 1980

Early in the new century, the Mirror Lake Protective Association was established. All residents with lake frontage were encouraged to join in addressing the growing spectrum of environmental concerns. In Mirror Lake, the weed growth, the possibility of algae pollution, and unregulated use of jet skis were the particular items of concern. Stan Fredrickson, a Mirror Lake resident, represented the Protective Association at the MLEA annual meeting and encouraged participation. Several MLEA residents joined this new organization and welcomed its assistance with the yearly water testing program.

Mary Hersey, who had inherited lakefront property from her grandfather and a long-time Tuftonboro resident, attended the annual meeting with a request for permission to use Mirror Lake Drive as access to her property. Her land abutted Mirror Lake Drive at a spot close to the end of the road. She wanted to gain entry at that point for logging trucks rather than having them go onto Lang Pond Road. Aware of the damage potential from the heavy trucks and construction vehicles at a particularly vulnerable section of MLD, the association denied her request. Although the decision drew protest, the decision was upheld by the court..

In the 1990's, the MLEA widened its community support with donations to some of Tuftonboro's other organizations including the police and fire departments as well as the Lakes Region Association and the Loon Center, which served the larger Lakes Region area. The Loon Center was particularly helpful in securing a nesting platform to encourage the resident loons to propagate. The first spot chosen only attracted otters that left their empty mussel shells.

By the end of the decade, the annual meeting for the MLEA had outgrown the Helping Hand Hall on Tuftonboro Neck Road, and the meeting was moved to the Mirror Lake Community Church. A new community room had been completed in the church basement.

The new century brought new challenges, with the most significant being the bombing of the World Trade Center in New York on 9/11/2001. Suddenly the country found itself at war with a new and unfamiliar enemy. Al-Qaeda was a name we did not know – a Muslim group in the Middle East. Al-Qaeda fought a guerilla-type battle for which we were not prepared and which produced many casualties. In addition, our country faced a most significant recession, bringing many financial organizations to their knees. A prolonged period of unemployment followed.

Despite our difficulties on Earth, we continued sending astronauts into space. With Russian comrades, these astronauts conducted amazing experiments and made repairs to the International Space Station. Scientists continued to warn us of the dangers from global warming and proceeded to advance their research in robotics. All of these developments were fascinating to our young people, and they were soon becoming an

integral part of the high school curriculum. Computers were replacing the multiplication tables, and some schools were talking about discontinuing the use of cursive writing.

David McCullough and Joseph J. Ellis were Pulitzer Prize winners for their writing about our founding fathers. Bob Dylan received a Pulitzer citation for his “profound impact on American culture.” Kofi Annan and Jimmy Carter won Nobel awards for tireless efforts in support of world peace. In the sporting world, the UConn women were winning basketball games and swimmer Michael Phelps collected five gold medals in the Olympic swimming pool. Peyton Manning and Tom Brady kept up their rivalry on the football field as Lance Armstrong cycled into history at the Tour de France only to later find himself disqualified for having used illegal substances.

We were reminded that George W. Bush was the second man to be elected President of the United States after his father held the office. John Quincy Adams followed in his father’s footsteps during the earliest years of our country.

Forty years after the first gathering in a private home, the MLEA had established a minimal but adequate routine of governance. With the scheduling of the annual meeting, the picnic each summer, and the festive party at Christmas, this group of neighbors created a useful and productive lifestyle, which prized individual privacy and recognized the values of cooperation as well. At the annual meetings it was generally understood (although there was always spirited discussion) that certain concerns would arise every year, such as: 1) Assessment and collection of dues, 2) Maintenance of acceptable road conditions, 3) Water quality of Mirror Lake, and 4) Need for adaptation of the MLEA by-laws to meet changing needs.

The amount of annual dues continued to rise over the years primarily because of increased use of the road. By the year 2000 most lots on both sides of Mirror Lake Drive and on Bennett Farm Road had been sold. No longer a place for summer visitors, we had become a thriving year-round community. The appointed road agent found himself dealing with problems created by heavy trucks delivering heating oil and pumping out septic systems as well as bringing in building supplies. There were more cars with out-of-state license plates. The cost of all maintenance was steadily rising.

In fact, the first years of the new century recorded some severe winters. Sand barrels had to be refilled, more snow meant additional plowing, and the accompanying ice necessitated more sanding. Come spring, this same sand needed to be removed. Culverts needed repair and sometimes replacement. Drainage ditches had to be cleaned out as well. Finding a contractor with a plow suitable for our narrow road was sometimes difficult. Road maintenance could be hard work and surely more expensive.

With the sale of the lots along Bennett Farm Road, there was increased use of the old cow path by all the MLEA residents and the inevitable need for additional road care and

maintenance by the association. The abutters to Bennett Farm Road had assumed responsibility for its basic care and the association had provided the plowing, but with time and the larger amount of traffic, it became necessary to resolve the disagreement over who owned the road and who could use it. Heated discussions resulted, and after consultation with town officials the ownership of Bennett Farm Road was determined with each lot owner owning half of the road for the length of his property. In 2002, Anne Hunt, an abutter, circulated a document among fellow abutters in which each lot owner signed over to MLEA ownership of the road to the association. With a vote of approval at the annual meeting, Bennett Farm Road became part of MLEA with the stipulation that it remain a dirt road unless the membership voted to pave it.

The water in Mirror Lake (and all New Hampshire lakes) is owned and supervised by the State of New Hampshire. The MLEA through its membership has some impact upon what leaches into the lake from its shores. For years, the association had maintained a water testing system with assistance from UNH laboratories. Information about the danger of water pollution from phosphorus products and fertilizers in addition to possible leaks from faulty septic systems is circulated with obvious concern. New Hampshire now has stricter regulations about the location, design, and construction of new septic systems and requires renewed certification before registering new ownership. There are some older systems that may be in default, and this is not easy to determine. The best MLEA can do is advocate a regular schedule of cleaning and /or repair.

In 2007 cyanobacteria was noticed in Mirror Lake. When this was reported, there was an immediate ban on swimming in the lake. Lab tests confirmed the presence of cyanobacteria. Swimming was discouraged, but boat activities were not affected. By the following summer, the ban was lifted since winter ice appeared to have killed the bacteria and summer temperatures were cooler. The cause of the outbreak was uncertain. August 2007 was unusually hot and the waste water treatment system of Wolfeboro was found to be dysfunctional. Mirror Lake is in the system's direct watershed. It was a number of years before those septic problems were resolved with installation of new equipment. Since then there has been continued concern about the success of that installation, and officials in Tuftonboro continue to monitor the situation. The importance of this event resonated with all of us in the region. Not only was new housing activity delayed but swimming in Mirror Lake, a very popular activity, became problematic. Some said that as a result some prospective home sales were canceled

Lot 12 continued as access to Mirror Lake for those residents who did not own lake frontage. The annual picnic was there for many years and occasionally included a boat ride on a resident's party barge. On some weekends we saw a badminton net or an impromptu ball game on the grass covered waterfront lot.

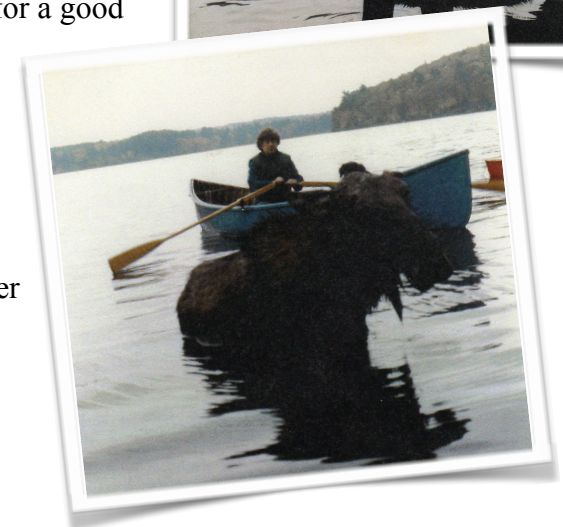
For several years, during the winter school break we saw youngsters enjoying an ice fishing program from Lot 12. A parking space was plowed out for the school bus and the required port-a-potty temporarily placed. As many as thirty people could be seen manning the fish holes where elementary students were introduced to the sport by resident Paul Thornton.

The swimming off Lot 12 was never very good during the summer. The bottom there is muddy, and the water is very shallow. Some residents have moored their small boats there taking advantage of the privilege accorded to all MLEA members.

No discussion of life at Mirror Lake would be complete without mention of the wildlife around us. We often see deer, which come regularly to homes specifically those with hosta or yew plantings. The deer also venture out onto the frozen lake in the winter. There is a bear that checks out the bird feeders before taking his winter nap and appears again in the spring. Many a bird feeder has been destroyed by hungry bears in the spring. Occasionally moose can be seen browsing along the lake shore, and every day squirrels, red and gray, are surrounding the bird feeders.

As soon as the ice melts in the spring, the ducks are swimming around the shoreline checking on the swampy areas for a good nesting place. A bit later we watch the mothers Merganser leading the parade of ducklings past our docks.

A bald eagle soars overhead watching for his next meal while fishermen cast their lines in the summer and drill their fish holes through the ice in winter. The osprey dives head-first into the lake for his dinner while the kingfisher sends out his raucous call from the overhanging branch before retrieving his meal.





Soon after ice out, we hear geese on their way north. They usually use Mirror Lake as an overnight stop but seldom linger for the summer. The call we all wait for is the haunting wail of the loons. Loons have been on Mirror Lake as long as anyone can remember. They have nested here for many years but we never had a live hatch until 2013. With help from the Loon Center in Moultonboro, a nest was built and placed in a quiet cove of the lake. It was never used by the loons. After several years with no results (the presence of turtles may have been the reason) the nest was moved to a different location. There was immediate loon activity. Eggs finally hatched on August 15, 2013. On that day one egg cracked and a tiny chick swam out to his mother. The second egg broke open, but when the second chick crawled into the water some



2014 Loon Chick - Photo courtesy of

believe a submerged turtle was there waiting and the baby loon was lost. Within hours, everyone on Mirror Lake knew there had been a live hatch. Pictures were taken and experts from the Loon Center came out one evening to band the adult loons. We were told that despite the very late-in-the-season birth, there would be enough time for the chick to grow enough to migrate for the winter. Despite the loss, the good news is that two loons were seen on Mirror Lake the following spring. Maybe one of them was back at his birthplace.

...our history to be continued by future generations!



Kneeling : Jenny Ball, Susan Wheeler, Betsy Thornton - Seated : Bob Gould, Bud Nemeč, Gail Nemeč behind Bud, Charlie Bodwell, Jack Williams, Marian Formichella - Standing : John Askew, Nancy Askew, Joan Sayce, Ted Sayce, Cindy Withers, Paul Thornton, Richie O'Brien, Mary Williams, Dick Clark, Marge Clark, Grant Withers, Carolyn Hookway, Dick Talpey, Jane Talpey, Marilyn Bodwell, Warren Cassidy, Joan Cassidy, Bob Sperry, Barbara Schellhammer, Dick Schellhammer, Ethyle Sperry, Marge Conlon, Al Formichella, Jerry Kunkel, Mary Hobart, Lois McLean, Doug McLean. Photo taken by Kevin O'Brien

Livius, Dishwater, and Mobile Homes

Mirror Lake had many different names in its history. About 200 years ago, it was called Livius Pond because Peter Livius owned the land on the west side of the lake. The name Livius Pond was then shortened to Levi's Pond. He built canals attempting to drain the lake for grazing land and pasture for his live stock in 1765. Unfortunately for him, he was not successful, for he only found white sand at the bottom. Another name that came later was Lang Pond. The pond was named after the Lang family. The Lang's owned a large piece of land on the eastern shore where Lang Pond Road runs today. A much later name was Dishwater Pond, after the Dishwater Mill that Livius helped plan in the beginning but others soon completed. It was said that it was called Dishwater Pond because the local women would take the water after washing their dishes and dump into Dishwater Pond in hopes of raising the level so the mill could make more lumber. It held this name for a long time until it was then named Mirror Lake.

The mill's one disadvantage was that it did not produce a lot of wood that the town needed.

Once, on April Sunday morning in 1865, a man was doing repairs on the mill when his shirt got caught in the drum wheel and was killed.

Peter Livius married a girl named Anna Elizabeth. Anne's father Col. John Tufton Mason was the man after whom Tuftonborough was named, the town that the lake stands in. Mr. Livius was a very active person and his house was the first house to be erected in Tuftonborough. Mr. Livius was a close friend of Governor Benning Wentworth. Around the time of the Revolution, he left the state because he was a Tory. When he left, his property was left behind while his father in-law took care of his house. A while after Livius left the house it was burned down. Then Mason bought the property and built a house on the base ment of where the Livius house had been.

In 1840, Joseph Kimball bought the property from Col. Mason's family and it is still in the Kimball family.

The Kimball's house burned down in 1889, in December. Since it was winter they needed a house, so they bought the Caverly house (which was one mile away) and had the house moved to where they lived. They had to move a heavy structure. The house's front ends were shaped so they would glide across the snow. They had to use oxen. Each pair was connected to each sled. (As many as 100 oxen were used at one time.) The building was hauled up the road going south,

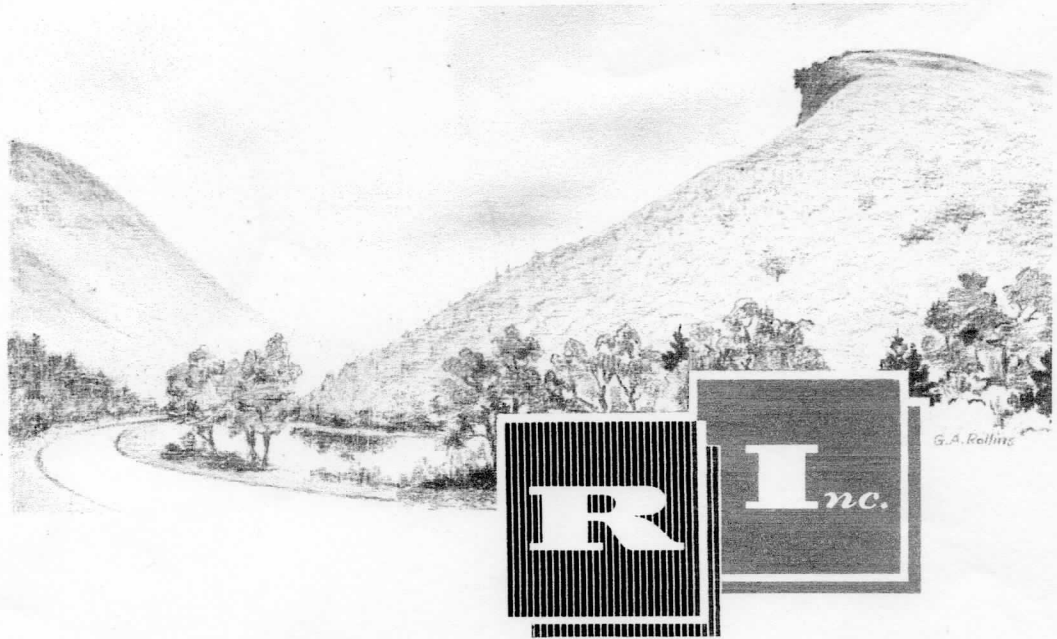
down the Edegerly hill, along the shore of 19 Mile Bay, up the Morrison hill, between the houses of Elder Daniel A. Wiggin and Jonathan L. Morrison; then along the road to south of Lewis Frisbee's residence, where Mr. Stead had lived. They tried to put the Caverly House on the foundation, but instead they missed by a few inches. And the old foundation can still be seen today!

One of the last things that Dishwater Mill did was saw the boards for the Mirror Lake Church, which is now across the road from the Caverly House, and can be seen today!

Once there was a house on Cow Island but then was moved to Mirror Lake. It was moved across Winter Harbor, and then slid along the road. Since they couldn't make it up the hill there, they left it right where it was, across from the old Mirror Lake School. And still, although it was in different parts of Tuftonboro, Arnold L. Ridlon has lived in his house all his life. And his house is still there, to be seen by all.

Today when you sit outside on a warm summer's day you hear many animals and see a wonderful blue heron glide across the lake to its nest in the rocks of the cool water, and you watch the mother ducks guiding her children to safety and teaching them how to enjoy the Lake in every way possible. And when you go swimming you feel the cool water against your body and a gleam appears in your eyes as you realize how lucky you are to live on this lake. When you wake-up early in summer and put on your boots and walk out to the lake you will see a perfect mirror image of the bordering houses on the lake. And the fun doesn't end at summer, in winter a chilling frost comes over and you get on your skies and go cross-country-skiing. But all year long, Mirror Lake is a beautiful thing, no matter whether you are swimming, canoeing, sailing, fishing, cross-country-skiing, ice fishing, or just have a quiet house on the edge, the lake has much to offer.

Reference source attributed to ("Tuftonboro New Hampshire, An Historical Sketch" by Rev. John William Hayley, 1923, Rumford Press, Concord, NH.)

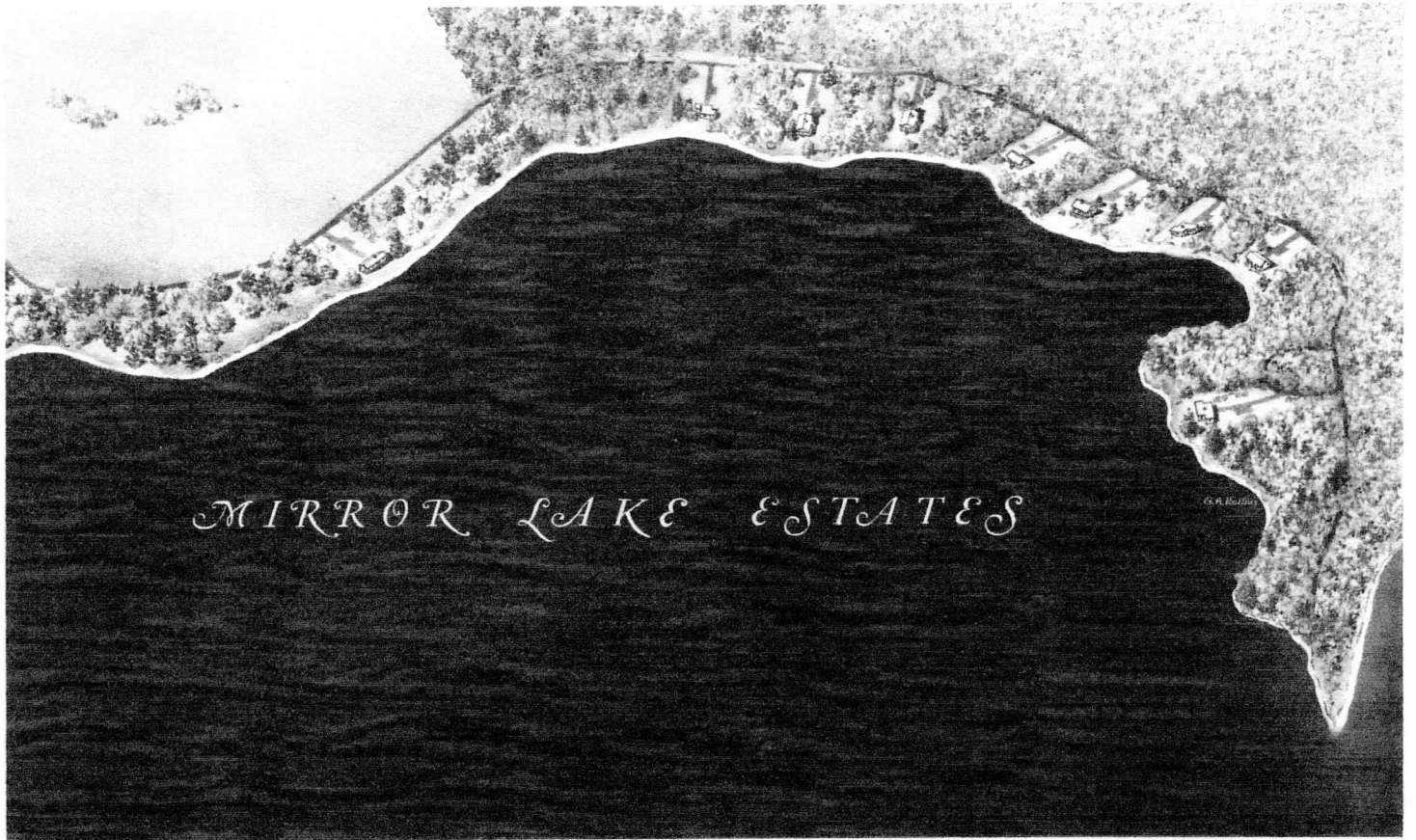


Mirror Lake Estates

Lying along a mile of shorefront on beautiful Mirror Lake, located between the Ossipee mountains and Lake Winnepesaukee, MIRROR LAKE ESTATES offers the advantage of proximity to the recreational facilities of the famous Lakes Region with the quiet charm and protection of a smaller lake. Boating, swimming, and fishing are excellent, and it is only a few miles to scenic golf courses — and skiing for the winter season. This modern and exclusive development includes new cottages for every budget, for both summer and year around living, as well as wooded tracts of land on the water's edge on which you may build your own dream home — truly a sound real estate investment with gracious lakeshore living!

REALTY INVESTMENTS, Inc.

Mirror Lake • New Hampshire



MIRROR LAKE ESTATES

REALTY INVESTMENTS, INC.
Mirror Lake, N. H.

**Developers of
MIRROR LAKE ESTATES**

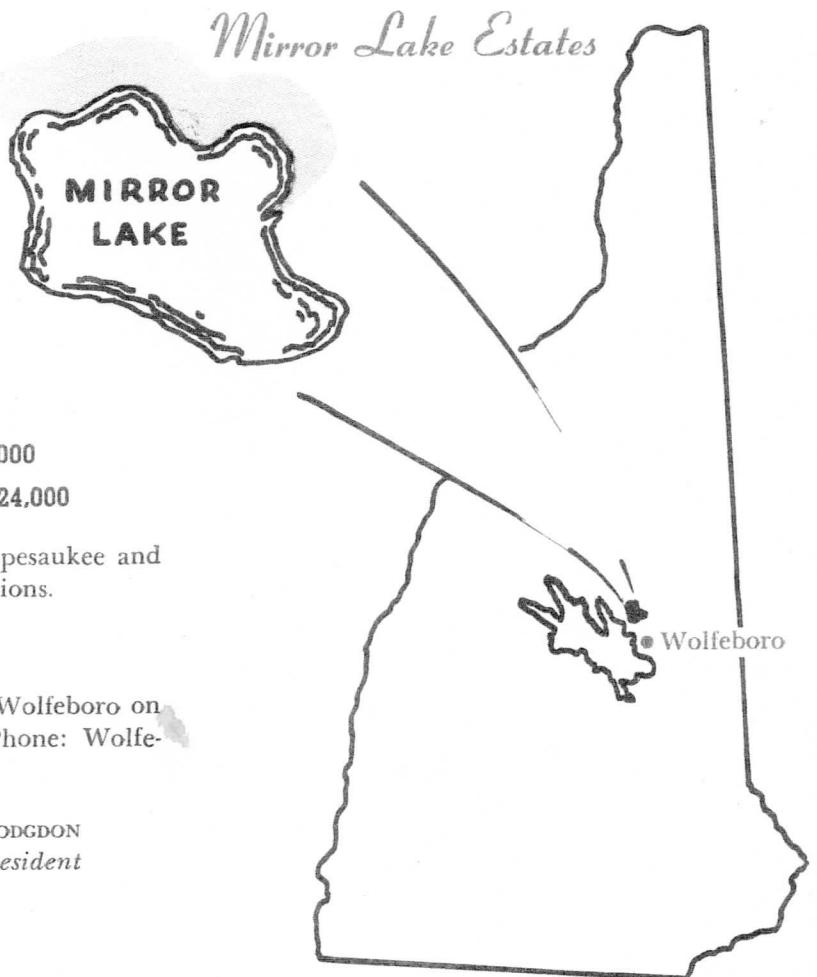
Summer Homes from \$8,000 to \$14,000
Year Around Homes from \$16,000 to \$24,000

Also attractive building sites on Lake Winnepesaukee and surrounding Lakes Region — dramatic locations.

Will build to owner's specifications.

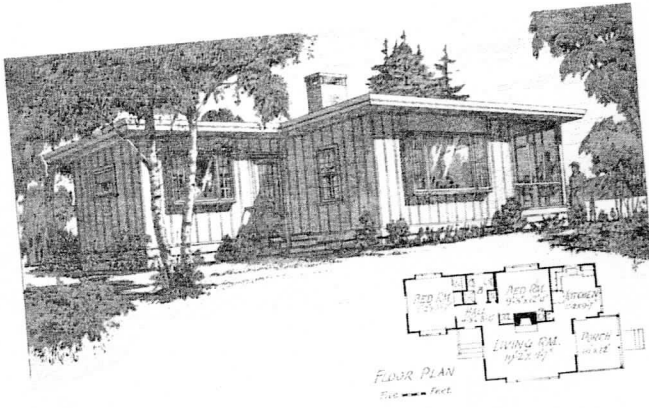
Office located on Route 109, five miles from Wolfeboro on road to Melvin Village and Moultonboro. Phone: Wolfeboro 694-W.

EDWIN J. HODGDON
President



LOOKING FOR.....

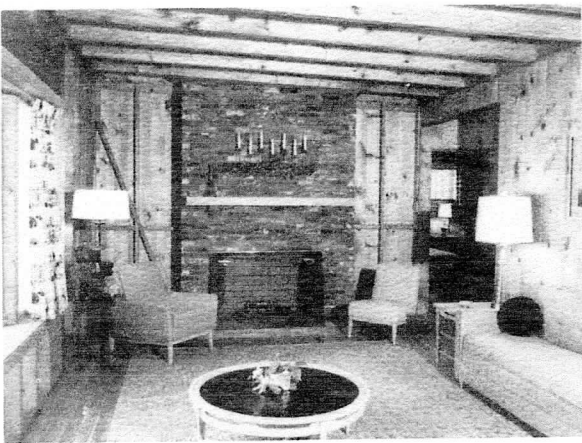
A SUMMER OR RETIREMENT HOME?



GIVE YOUR DREAMS HOUSE-ROOM.



FOR GRACIOUS SUMMER LIVING —
THE ULTIMATE IN YEAR ROUND LIVING.



THE COTTAGES PROVIDE SPACIOUSNESS
WITH PRIVACY.



A SUMMER HOME FOR EVERY BUDGET.

Write for detailed specifications and prices of available cottages
and lots or other information.

Realty Investments, Inc.
Mirror Lake, New Hampshire

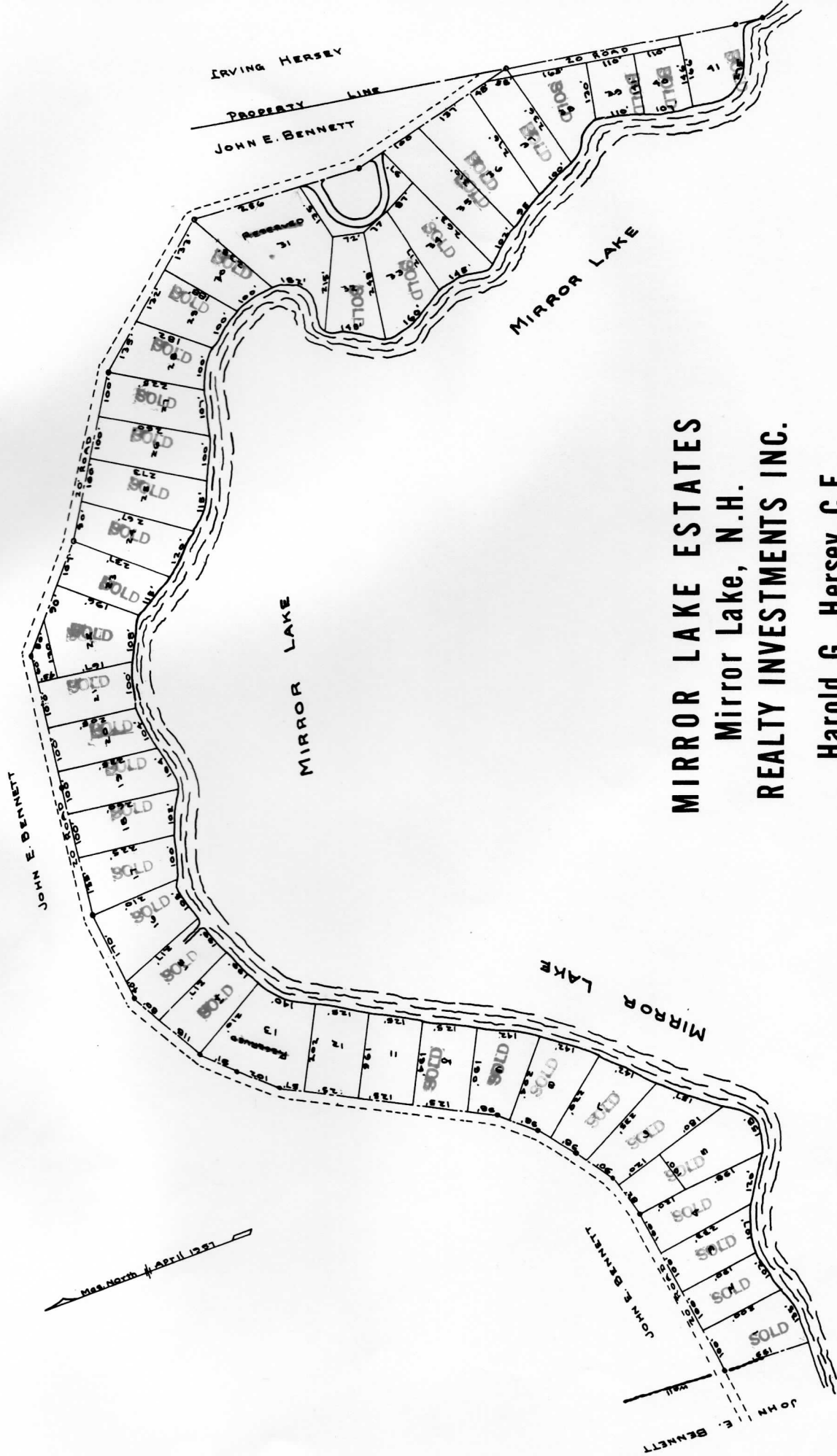
MIRROR LAKE ESTATES

REALTY INVESTMENTS, INC.
MIRROR LAKE, N. H.

PHONE: WOLFE. 694-W

LOT NO.		LAKE FRONTAGE	LOT PRICE	
1	Reserved			
2		102 ft.	\$2200.00	
3		107 ft.	2200.00	
4		120 ft.	2600.00	
5		153 ft.	3400.00	
6		157 ft.	2800.00	
7		142 ft.	3100.00	
8		142 ft.	3100.00	
9		142 ft.	3100.00	Oakfield
10		125 ft.	2750.00	
11		125 ft.	2750.00	
12		125 ft.	2750.00	
13	Reserved			
14		100 ft.	2300.00	
15		100 ft.	2300.00	
16		105 ft.	2500.00	
17		100 ft.	2300.00	Sunwood
18		102 ft.	2000.00	
19	Sold			
20		104 ft.	1200.00	
21	Sold			
22	Sold			
23		115 ft.	1600.00	
24		120 ft.	1800.00	
25		115 ft.	1800.00	
26		100 ft.	1200.00	
27		107 ft.	1200.00	
28		100 ft.	1800.00	
29	Sold			
30	Reserved			
31	Reserved			
32		145 ft.	2750.00	
33		160 ft.	2900.00	
34		145 ft.	2900.00	
35		102 ft.	2000.00	
36	SOLD	95 ft.	1800.00	
37		100 ft.	1800.00	
38	Sold			
39		110 ft.	1000.00	
40		107 ft.	800.00	
41		275 ft.	3000.00	

ALL LOTS ARE SUBJECT TO PROJECT RESTRICTIONS AND BUILDING OPERATIONS AS CONTROLLED BY THE PROJECT OWNERS.



MIRROR LAKE ESTATES
Mirror Lake, N.H.
REALTY INVESTMENTS INC.

Harold G. Hersey C.E.

RESTRICTIONS AND CONDITIONS

MIRROR LAKE ESTATES
REALTY INVESTMENTS, INC.
MIRROR LAKE, N. H.

Said premises are conveyed subject to the following restrictions, as covenants running with the land, and shall be binding on the grantees and all persons claiming under them;

1. The within described premises shall be used for residential purposes only, except that premises may be rented for residential use when not occupied by Owner.
2. That no more than one cottage shall be erected, altered, placed, or permitted to remain on any one lot, except that a private garage for not more than two cars may be erected and a combination toolhouse and woodshed may be erected which is not detrimental to the neighborhood. Except that a guest house of not more than two rooms may be erected on said property.
3. That no boathouse shall be erected on the lake shore above the height of one story.
4. That said cottage must be erected with modern plumbing facilities and that no outdoor toilets or chemical closets will be permitted.
5. That no trailers or metal buildings of any kind shall be constructed, placed or permitted to remain on said premises.
6. All buildings erected shall be completed on exterior, and plans and location approved by the grantor before construction is commenced, or approved by the owners of adjoining lots. This restriction shall remain in effect until June 1, 1962.
7. If the grantees, herein named, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants or restrictions herein, it shall be lawful for any other person or persons owning any real property in this development to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant or restriction and either to prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any one or more of these covenants or restrictions by judgment of Court or Court Order shall in no way effect any of the other provisions which shall remain in full force and effect.

8/20/58

REALTY INVESTMENTS, INC.

MIRROR LAKE, N. H.

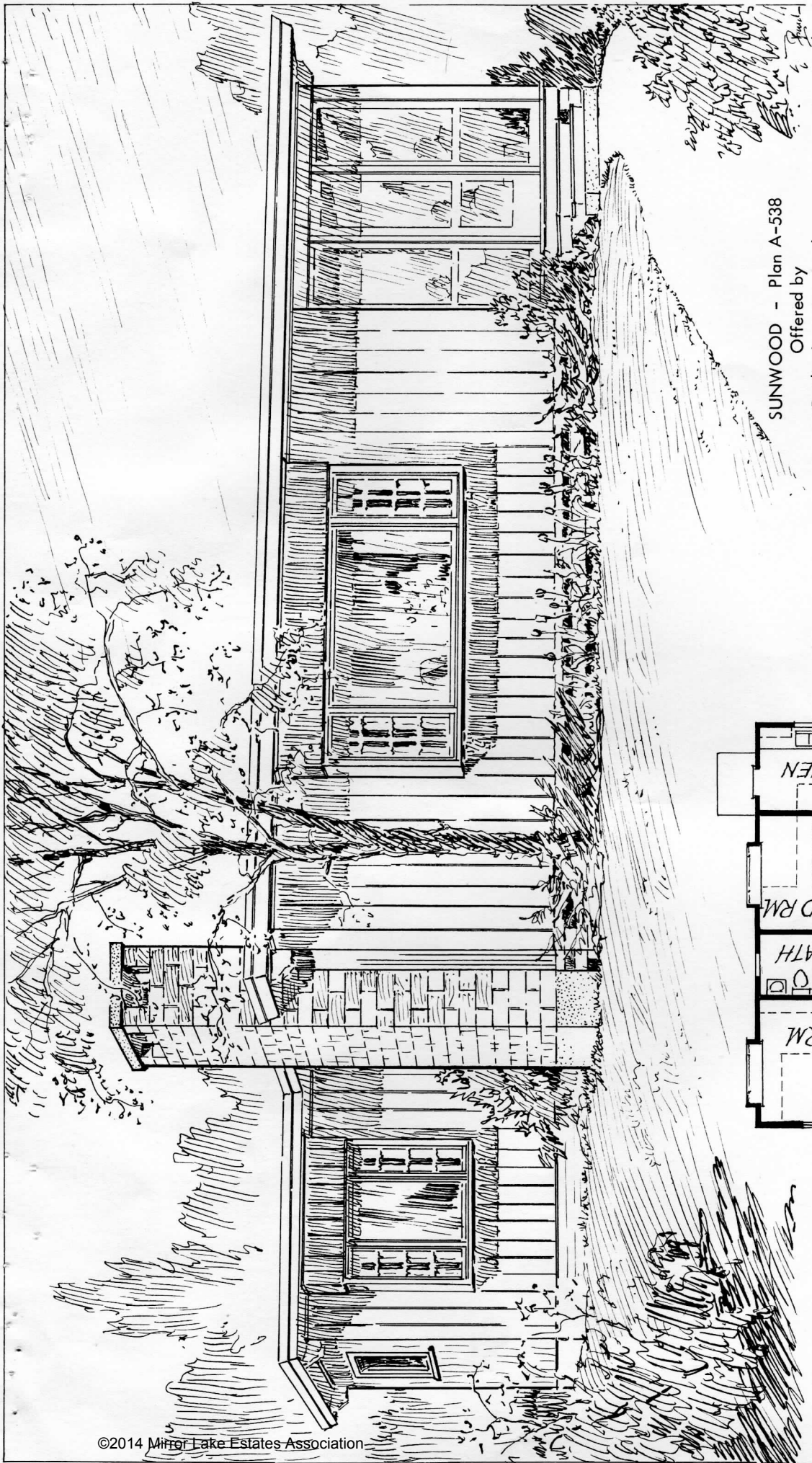
PHONE: WOLFE. 694-W

MODEL HOMES

Sunwood, basic house complete for summer use	\$10,500.00
Extra: Heat (Floor Furnace), add \$200.00	
Foxwood, basic house complete for summer use	8,000.00
Extra: Heat (Wall Furnace), add \$150.00	
Shorewood, basic house complete on pier foundation; Ceilings, kitchen, bath, and bedrooms; Exposed beams, living room ceiling; Walls in living room, kitchen, and bath paneled; Fireplace; Plumbing; Electric Wiring; Floor Furnace; All kitchen cabinets, including Built-in oven and cooking top.	10,700.00
Extra: 1) Complete concrete block founda- tion to make ready for winter use, add \$300.00.	
2) Insulate walls and ceiling, and panel all outside walls, add \$400.00.	
Pinewood, basic house complete on pier foundation; Complete ceilings; Fireplace; Plumbing; Electric Wiring; Floor Furnace; All kit- chen cabinets, including built-in oven and cooking top.	12,300.00
Extra: 1) Complete concrete block founda- tion to make ready for winter use, add \$900.00.	
2) Insulate walls and ceilings, and panel all outside walls, add \$450.00.	
Brierwood, one bedroom basic house complete for sum- mer use, and including General Chef stove and refrigerator combination.	4,840.00
Extra: Heat (Wall Furnace), add \$100.00.	
Birchwood, three bedroom, winterized house, complete with kitchen cabinets, built-in oven and cooking top.	14,850.00

NOTE: The above prices do not include the lot.
Prices on any plan, or design, of your choice
submitted on request. Well extra on any lot,
add \$400.00.

BUILDER: Edwin J. Hodgdon, Mirror Lake, New Hampshire.



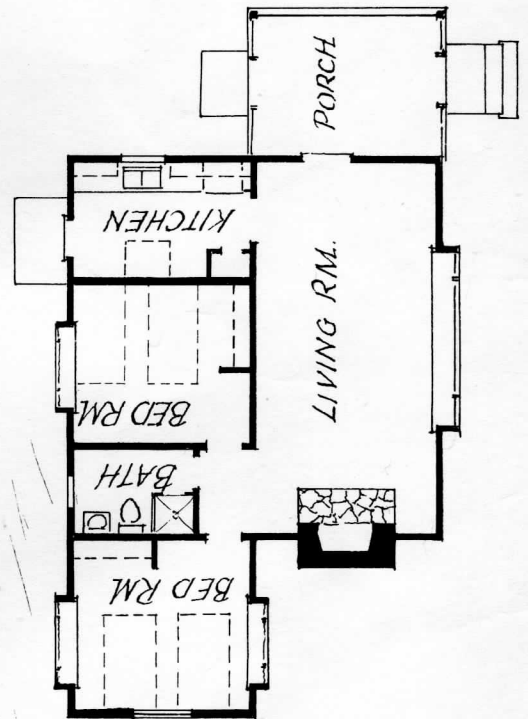
SUNWOOD - Plan A-538

Offered by
 Realty Investments, Inc.
 Mirror Lake, N. H.

Sunwood offers the advantages of a modern contemporary. Good design and careful planning of rooms make this a most desirable summer home. The spacious living room with its large fireplace and picture window is but one of the things about this cottage that make for gracious summer living.

This cottage can be yours in any exterior finish or color of your choice and can be located on a lot of your choice on the shore of beautiful Mirror Lake or Lake Winnepesaukee. Many fine building sites are available.

Plans, prices, and information on request.

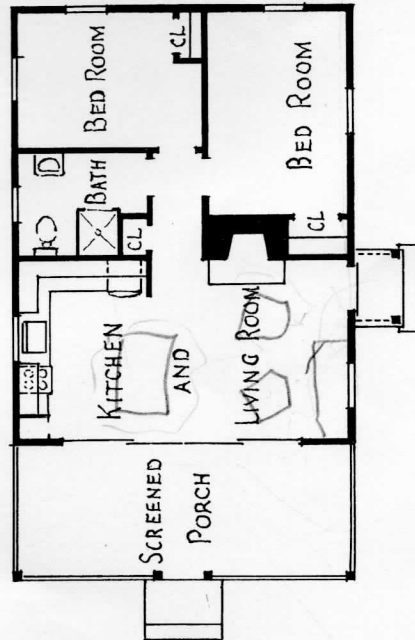


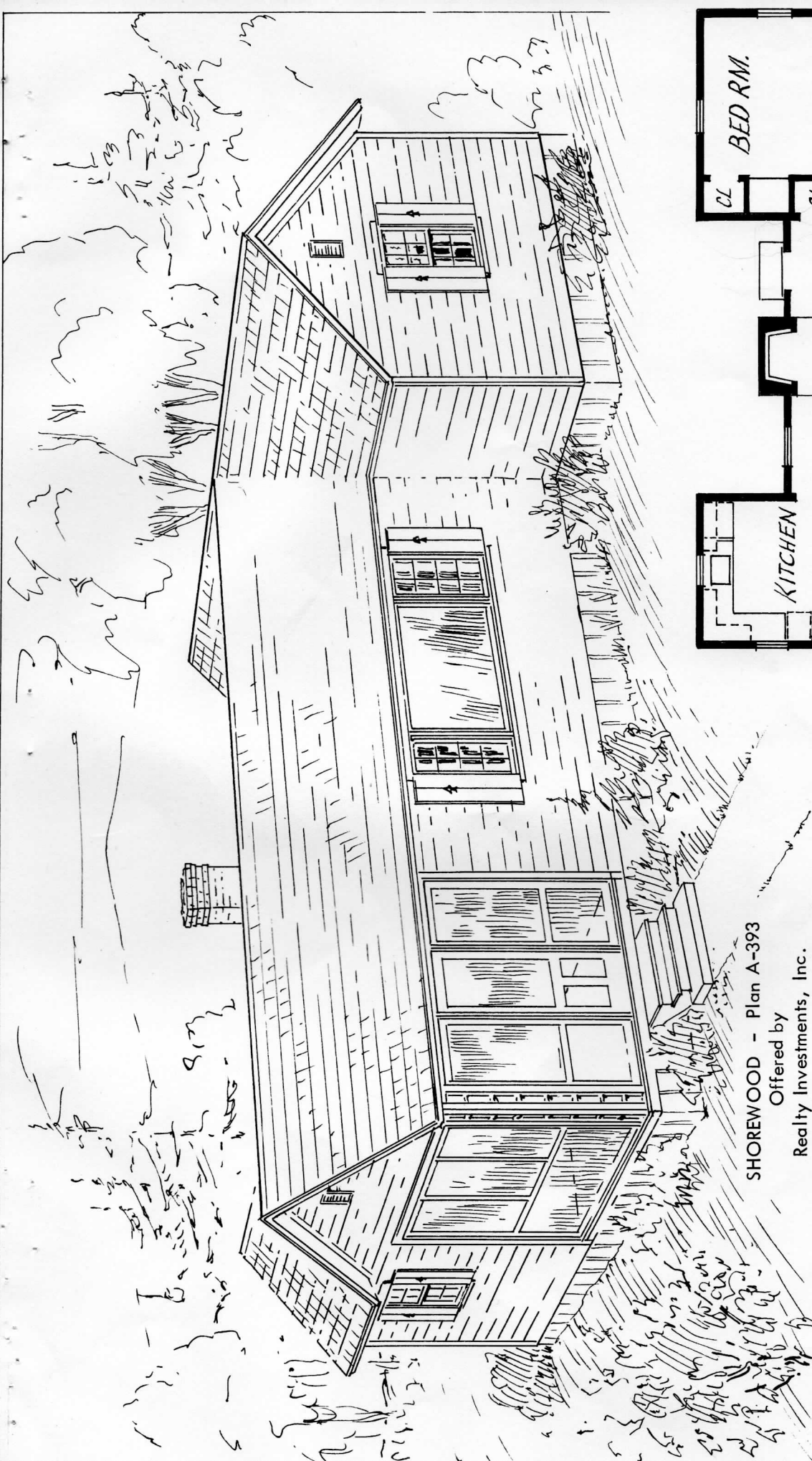


FOXWOOD - Plan A-539

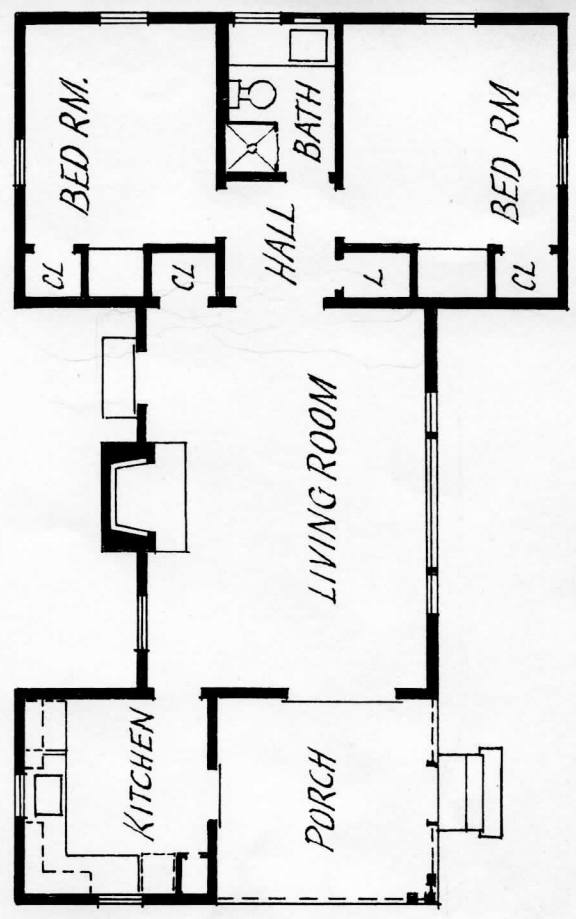
Offered by
 Realty Investments, Inc.
 Mirror Lake, N. H.

Foxwood has been selected for one of our Model Homes because it offers so many of the most wanted features in a summer home. The bold use of glass sliding doors gives the living room the feeling of spaciousness and doubles the usefulness of its spacious porch. The kitchen is located so as to afford the most in convenience. Bedrooms have the advantage of cross ventilation and large closets. Some very convenient built-in closets help to make it an ideal summer home. This cottage can be yours in any exterior finish or color of your choice and can be located on a lot of your choice on the shore of beautiful Mirror Lake or Lake Winnepesaukee. Many fine building sites are available. Plans, prices, and information on request.





SHOREWOOD - Plan A-393
 Offered by
 Realty Investments, Inc.
 Mirror Lake, N. H.



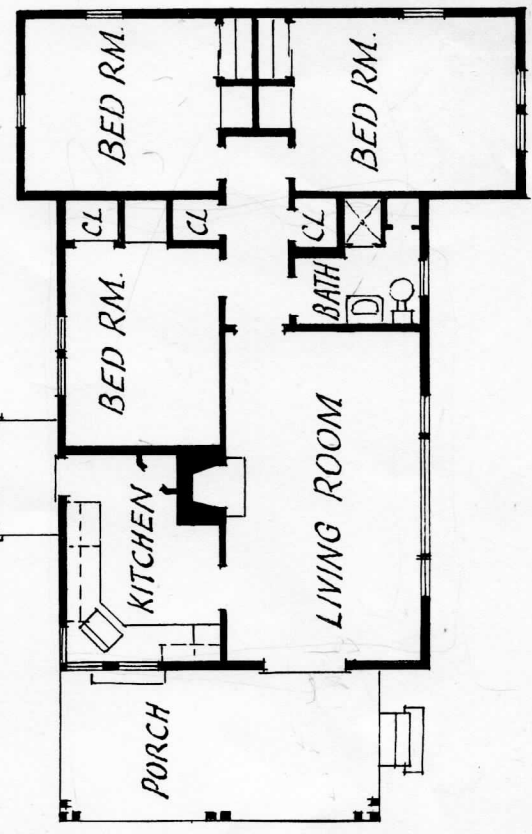
Good design and convenience are the keystones of the Shorewood. This cottage comfortably nestled in a wooded area beside a beautiful New Hampshire Lake can mean only pleasure for all the family.

This cottage can be yours, in any exterior finish or color of your choice and can be located on a lot of your choice on the shore of beautiful Mirror Lake or Lake Winnepesaukee. Many fine building sites are available.

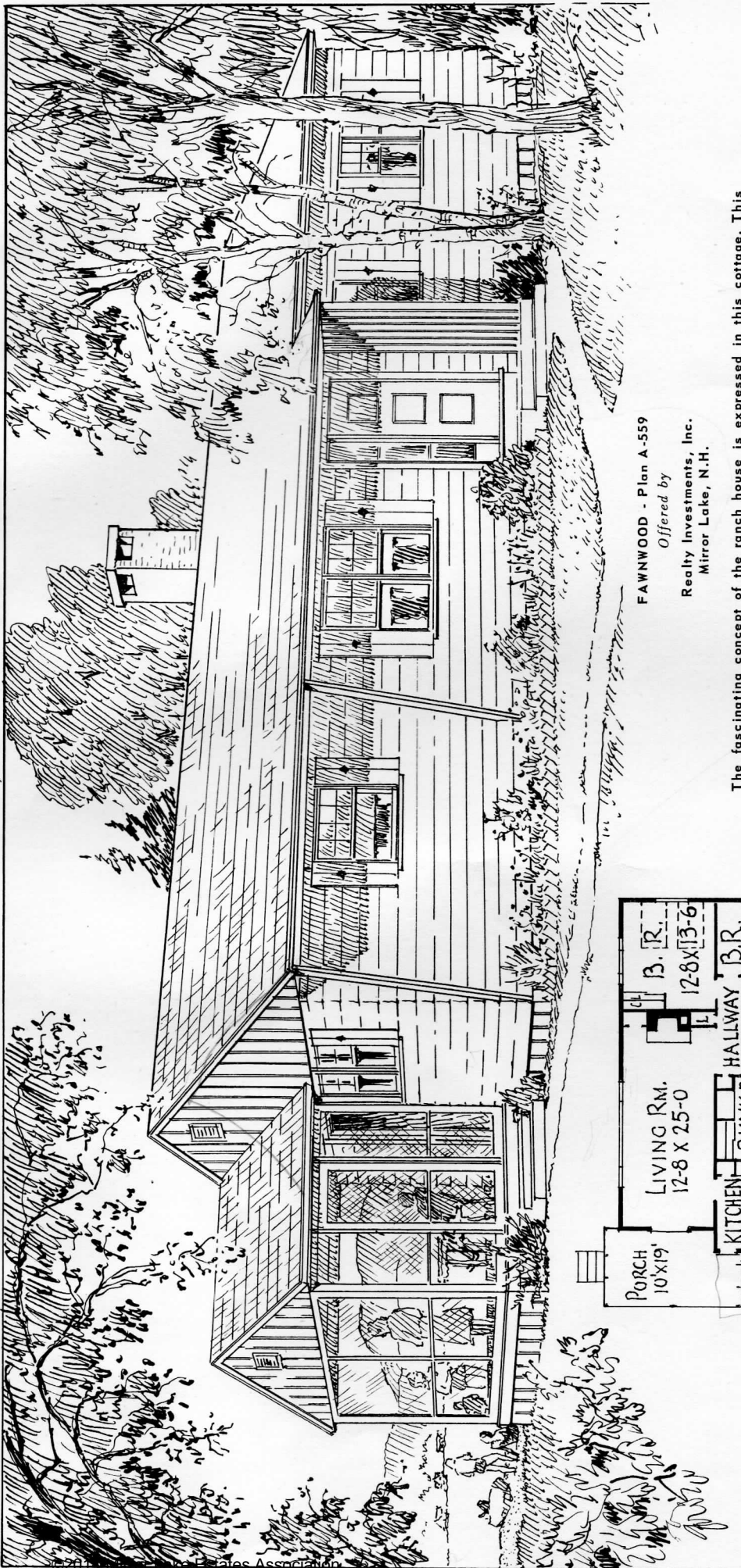
Plans, prices, and information on request.



PINEWOOD - Plan A-391
 Offered by
 Realty Investments, Inc.
 Mirror Lake, N. H.



Genuine quality and spaciousness are apparent in the Pinewood. This three-bedroom cottage can be built complete as shown or as a one-bedroom cottage with the thought of expansion. All the fun of healthful lakeshore living can be yours now while you plan for those extra bedrooms to be added later. For those who must have a three-bedroom cottage, this cottage has much to offer. This cottage can be yours in any exterior finish or color of your choice and can be located on a lot of your choice on the shore of Mirror Lake or Lake Winnepesaukee. Plans, prices, and information on request.



FAWNWOOD - Plan A-559

Offered by
Realty Investments, Inc.
 Mirror Lake, N.H.

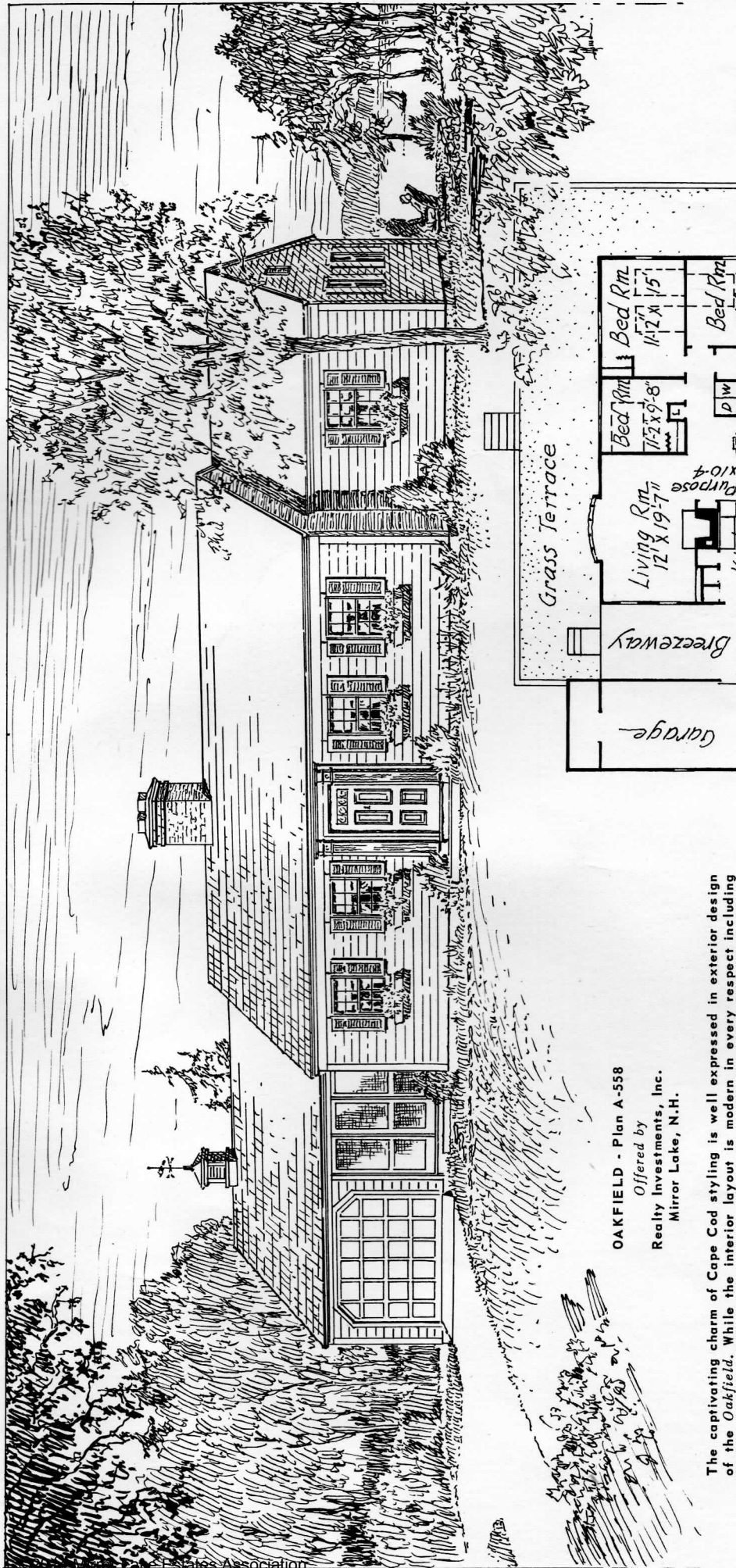
The fascinating concept of the ranch house is expressed in this cottage. This cottage offers all the advantages of good design in a three bedroom home summer, with large living room, central hallway, and ample closet and storage space. A well designed kitchen dining room, with easy access to its large porch, makes this an ideal cottage for gracious summer living.

This cottage can be yours in any exterior finish or color of your choice and can be located on a lot of your choice on the shore of beautiful Mirror Lake or Lake Winnepesaukee. Many fine building sites are available.

Plans, prices, and information on request



FLOOR PLAN



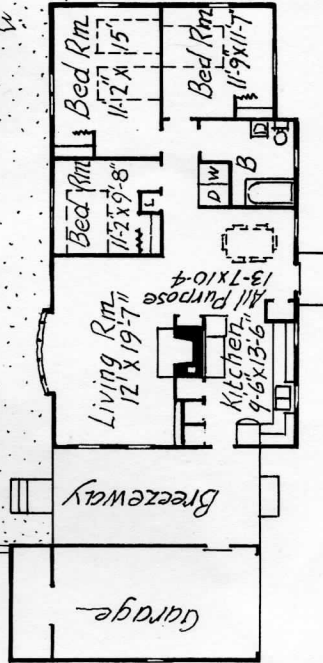
OAKFIELD - Plan A-558

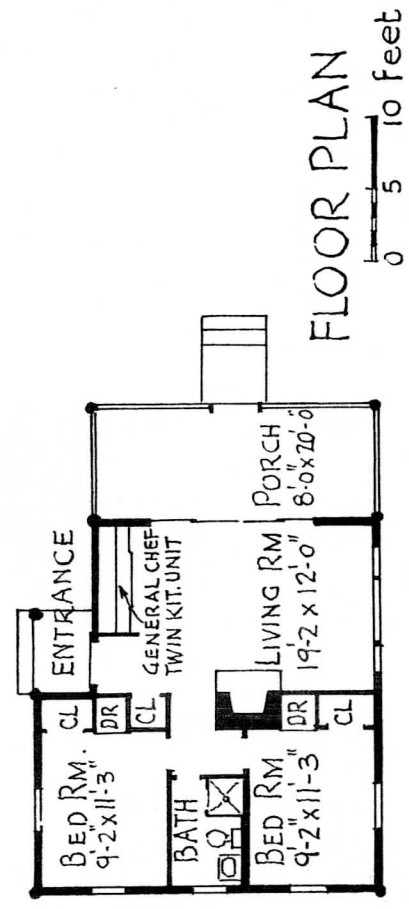
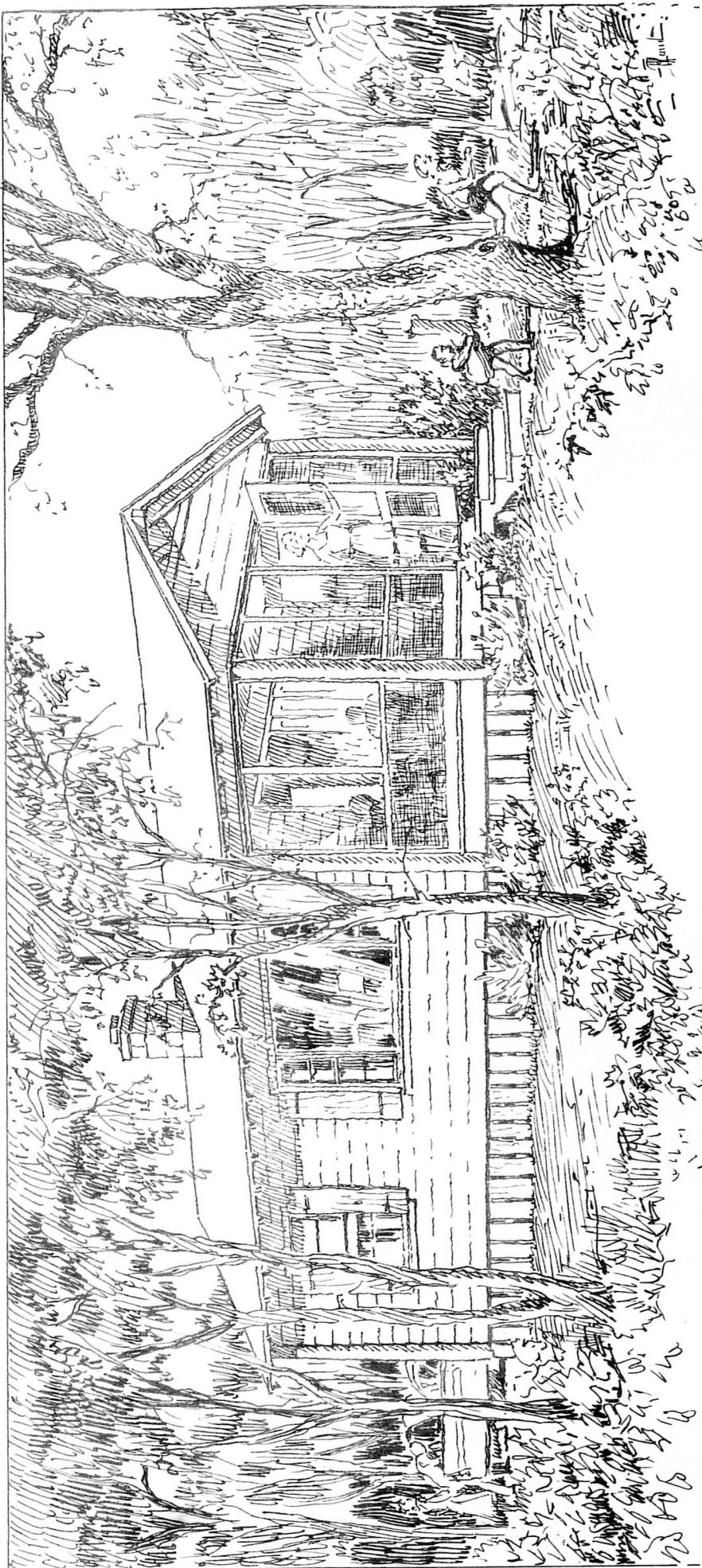
Offered by
 Realty Investments, Inc.
 Mirror Lake, N.H.

The captivating charm of Cape Cod styling is well expressed in exterior design of the *Oakfield*. While the interior layout is modern in every respect including built-in oven, cooking top, dishwasher, washer and dryer, formica counter tops, etc., the true Cape Cod tradition is kept by the use of wood paneling and details which are a true example of the traditional. Put this home on the shore of a beautiful lake and you have the ultimate in year around living.

This home can be yours in any exterior finish or color of your choice and can be located on a lot of your choice on the shore of beautiful Mirror Lake or Lake Winnepesaukee. Many fine building sites are available.

Plans, prices, and information on request.





CEDARWOOD Plan A-570

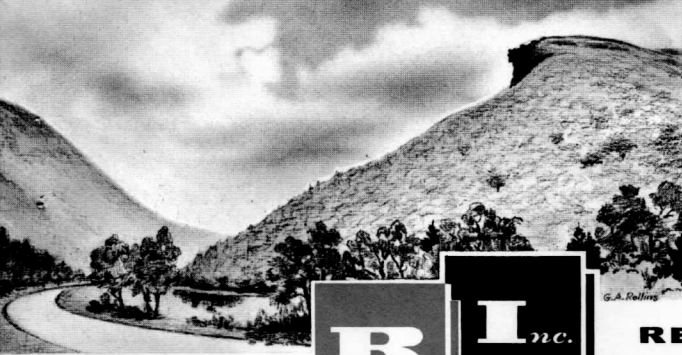
Offered by

**Realty Investments, Inc.
Mirror Lake, N. H.**

The captivating charm of an early American Cabin is expressed in this cottage by the use of Cedar Log Trim. Here is a well planned cottage with many built-ins that help to keep the expense of furnishings to a minimum.

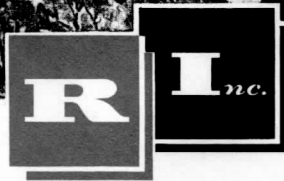
This cottage can be yours in any exterior finish or color of your choice and can be located on a lot of your choice on beautiful Mirror Lake or Lake Winnepesaukee. Many fine building sites are available.

Plans, prices, and information on request.



Mr. Seaver

Telephone - Wolfeboro - 569-1912



REALTY INVESTMENTS, Incorporated
Mirror Lake - New Hampshire

PRICE LIST
8/7/67

Realty Investments, Inc.
Mirror Lake, N. H.

BENNETT FARM DEVELOPMENT

<u>LOT NO.</u>		<u>LOT PRICE</u>
A		\$3800.00
B		5300.00
C	Sold	
D and V	Net Price as package	8000.00
E	Sold	
F	Sold	
G	Reserved	
H		4500.00
J		4250.00
K		4250.00
L		4000.00
M	Sold	
N	Sold	
O		5000.00
R		4000.00
S		4000.00
T		3000.00
U		2500.00

When two contiguous lots are sold together to same buyer, price of second lot will be reduced \$500.00.

All prices are subject to change without notice.

MAG. N.

BENNETT FARM DEVELOPMENT MIRROR LAKE TUFTONBORO, N. H.

6-15-67

1" = 80'

R. A. Morrison
Surveyor

NOTE:-

Lots A - V are Bennett Farm Development.
Lots 1 - 15 are part of Mirror Lake Estates.



Two or more - 500 deductible on second lot

MAG. N.

BENNETT FARM DEVELOPMENT MIRROR LAKE TUFTONBORO, N.H.

6-15-67

1" = 80'

R. A. McArthur
Survey

NOTE:

Lots A - V are Bennett Farm Development.
Lots 1 - 15 are part of Mirror Lake Estates.



Two or more - 500 deductible on second lot