

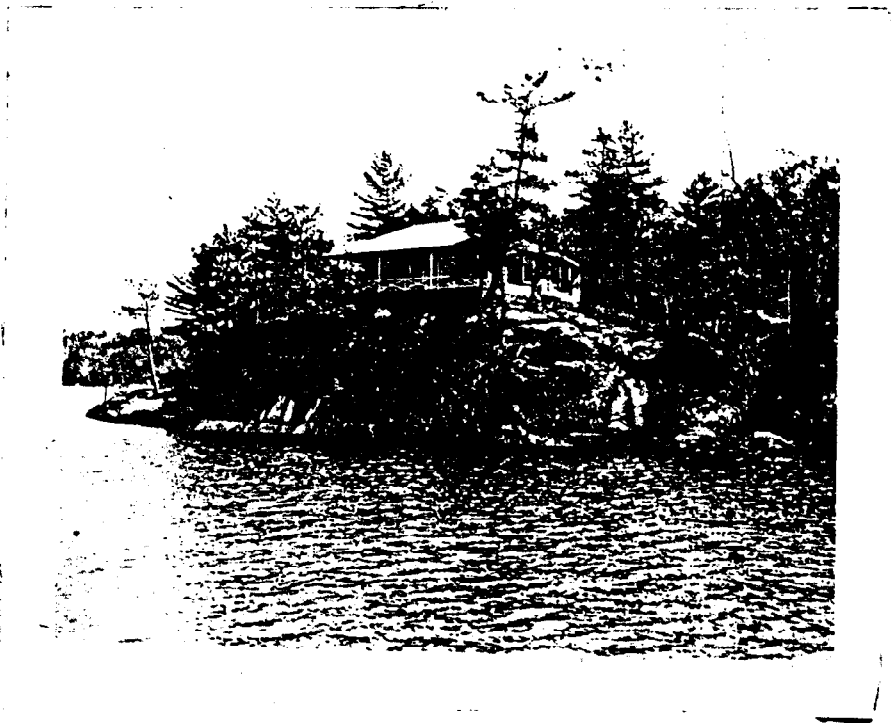
## HISTORY OF TOLTEC POINT

Frank E. Greene  
October 10, 1989

In 1967 I was talking with Mr. Thomas Allen of Boston, who had been the college roommate of my uncle, Robert R. Greene. When I mentioned our old camp at Greene's Basin he remarked, "I remember going up there in your grandfather's yacht. We scrambled up the cliff, and I thought, What a great place for a camp." These words were to me a living link between the highly built up present and a time when the entire Basin was without inhabitant, and what is now called Toltec Point was as the last Glacial Age had left it.

The incident described by Mr. Allen must have occurred in the summer of 1906, when my uncle had just bought the land, but had not yet built on it. Due to my grandfather's ill health, the family spent over a year, from June 1907 till they returned in the summer of 1908, on a trip abroad. It was after that trip that Uncle Bob employed Jim Leighton to build his camp. With its green siding with white trim and its red roof it still sets on its cliff, proudly surveying the whole area as if it owned it, though actually all it owns is Tea (or T) Rock which my uncle obtained a deed for in 1910 - but T Rock is something which the general public thinks they own!

Uncle Bob had written me some details of his purchase. He had paid Edwin Smith \$100 for the acre of land (paved off by himself) and had been offered the whole point for \$500, but after an engineer pronounced it impossible to build a road over the rocky, irregular terrain, he decided not to buy it. He paid Jim Leighton \$500 to build the three main rooms and the porch, later adding the kitchen and dining room. It is still very much like he left it, except for the indoor bathroom which I added in 1960. Here is an early photo of the camp, and another of T Rock taken from the porch, showing an early-vintage boat.



Know All Men by These Presents.

THAT I Edwin L. Smith of Mount Lebanon in the County of  
Grafton and State of New Hampshire  
FOR AND IN CONSIDERATION of the sum of One Hundred Dollars  
to me in hand before the delivery hereof, well and truly paid by Robert H. Greene of said  
Mount Lebanon County and State aforesaid

the receipt whereof I do hereby acknowledge, have granted, bargained, and sold, and by these presents do give, grant,  
bargain, sell, alien, enfeof, convey and confirm unto the said Robert H. Greene  
his heirs and assigns forever.

A Certain tract or parcel of land situated and bounded as follows  
From the first point on the westerly side of the road marked by  
a blazed pine tree and a down iron post, top hundred feet in an  
easterly direction to another down iron post, top hundred feet in an  
easterly direction to another down iron post, top hundred feet in a  
southerly direction to a down iron  
post; thence two hundred feet easterly direction to a down iron  
post; thence two hundred feet to the blazed pine tree and first  
iron post. This tract of land is situated in Greene Basin,  
County of Grafton, State of New Hampshire, and runs out on any lands.

meaning same property conveyed me 190, by Lib. Fol.

TO HAVE AND TO HOLD the said granted premises, with all the privileges and appurtenances to the same belonging, to  
the said Robert H. Greene  
and his heirs and assigns, to them and their only proper use and benefit forever. And I the said  
Grantor  
and his heirs, executors and administrators, do  
hereby covenant, grant and agree, to and with the said Grantor  
and his heirs and assigns, that until the delivery hereof, Sam the lawful owner of  
the said premises, and was seized and possessed thereof in my own right in fee simple; and have full power and lawful  
authority to grant and convey the same in manner aforesaid; that the said premises are free and clear from all and every incumbrance whatsoever,  
and that I and my heirs, executors, and administrators shall and will warrant and defend the same to the said  
Grantor  
and his heirs and assigns, against the lawful claims and demands of any person or persons whomsoever.

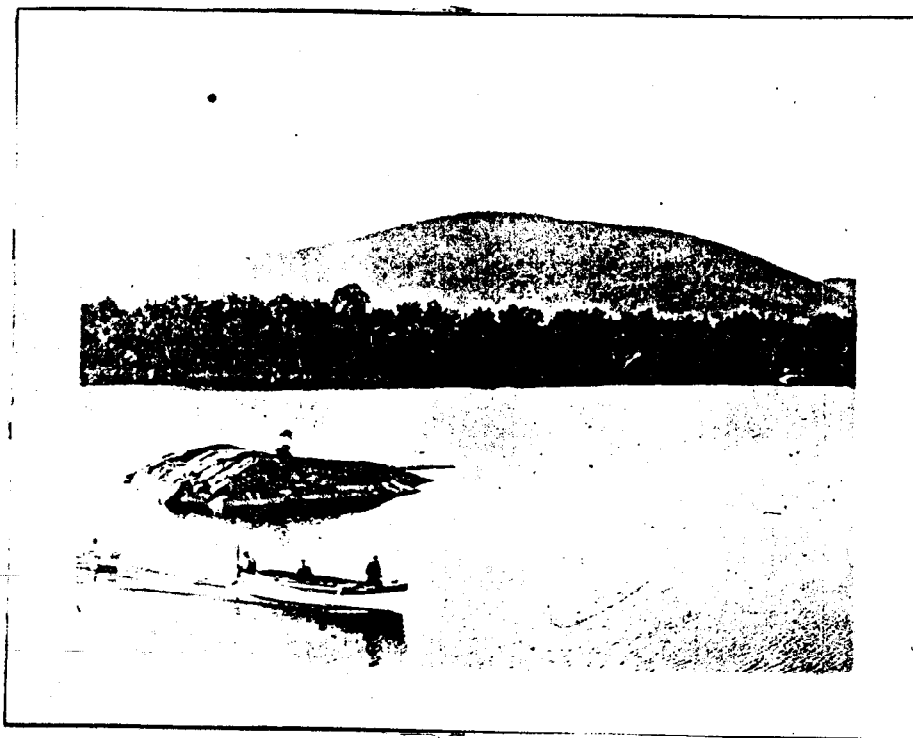
AND I, Belle M. Smith wife of the said Edwin L. Smith in consideration  
aforesaid, do hereby relinquish my right of dower in the before mentioned premises. Belle M. Smith

And we, and each of us do hereby release, discharge and waive all such rights of exemption from attachment and levy or sale on execution, and such other rights  
whatsoever in said premises, and in each and every part thereof, as are reserved or secured to us or either of us by the statute of the State of  
New Hampshire passed July 4th, 1881, entitled, "An act to exempt the Homestead of Families from attachment and levy or sale on execution," or by any other statute  
or statutes of said state.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 17th day of  
September in the year of our Lord one thousand nine hundred 24

SIGNED, SEALED AND DELIVERED IN PRESENCE OF US:  
Alfred G. Wentworth  
Edwin L. Smith

STATE OF NEW HAMPSHIRE, GRAFTON SS. September 17th A. D. 1906  
Personally appear the above named Edwin L. Smith  
acknowledged the foregoing instrument to be his voluntary act and deed. Before me,  
Alfred G. Wentworth Justice of the Peace.



I have said that the whole Basin was uninhabited during these early days, but this was not strictly true. On the mainland, near Oak Landing, at the end of Greene's Basin Road Mr. Gustave Schneider of Manchester had bought a hundred acres and put up summer cottages for members of his family. Much of this land is still in his family, and the buildings are still there. The Caldwell family were permanent residents just north of the Schneider land. The father, known as "Skunk" Caldwell, because of his reputed occupation of trapping the animals for "neatsfoot" oil, was the best known character at the Basin in those days. He had two sons: Bill, who became Chief of Police of Manchester, and kept a beautiful Dodge speedboat at the Basin, and Harry, who lived there all his life. I tried to call on Harry about 1950, but was told that he was in the Veteran's Hospital, from which he never returned. Here is a picture of "Skunk" Caldwell, enjoying a drink on the porch of the camp. The chair in which he is sitting only just this year outlived its usefulness, and I had to take it to the dump. The picture also shows my uncle looking through a bedroom window. This photo was probably taken about 1912 or 13 by my father.



Now, to return to the Point, the main focus of our history. For those of you not familiar with the land, it is a rocky, rough peninsula, different from other parts of the lake by its outcroppings of ledge, or basic granite rock, interspersed with bits of swamp. The only natural beach in the area is at the end of Hanson Cove, to the west (the location of Arcadia Campground). On the east side is Raoul's Cove (origin of name unknown) and Richardson Shores development. The other side of Hanson Cove is called Stanyan Point after Richard Jackson's step-father, who bought it in 1946. Across from both points are the islands - Round, Goodwin's, Big and Little Badger, Evergreen, and Blanchard's. The whole area is picturesque, and the last part of the lake to be developed. In the marshes to the north live loons and beavers.

The nearest arable land was the Rufus Hanson Farm, one mile to the south of the Point, now a gravel pit owned and being filled by Richard Murphy. Until 1957 the nearest road went from the Hanson farm to the Cove at Arcadia. Within my memory, the part over the swamp was a corderoy affair, made of logs. This is where we are having problems with beavers, which stuff up the conduit every night.

While modern earth-moving equipment has made the development of Toltec only possible in recent years, the Point has had a long succession of owners. My uncle bought his lot from Edwin L. Smith who lived in the so-called Solomon house at the Far Echoes Road. Smith was the father of the late John Smith who had a garage and saw mill at Greene's Corner and grandfather of Lloyd Smith. But Edwin Smith had not owned the Point for very long. According to the previous deed, found at the Carroll County Registry he had only bought the land November 22, 1901 for \$500 from Walter H. Pitman of Laconia (Book 117 Page 238) It had been deeded to Pitman by Joseph P. Pitman - presumably his father - March 18, 1887. (B 71 P 56) Tracing the deeds back further we find that Joseph Pitman had bought the land March 20, 1878 from Mary E. Vaughn. (B 71 P 82) She was guardian of the children of O.A.J. Vaughn who had bought the property September 12, 1867 from Clarissa Gilbert. (B 51 P 66) who had bought it March 17, 1845 from Samuel Came of Moultonborough. (B 5 P 119) The point is known on old maps as "Gilbert Point." Her address at the time of sale is given as North Providence. But she was a native of this town, and as Clarissa Blake was married in Moultonborough in 1821. She paid Samuel Came \$125 for the land, given as 100 acres, so it must have included more land than the Point, which contains only about 35 acres.

Going to the Strafford County Registry in Dover - as we must do for anything beyond 1840, when Carroll was detached from Strafford, we find that Came had bought the land February 5, 1820 from Horatio G. Prescott. Also at the Strafford Registry we learn the name of the original owner, George Freese of Moultonborough.

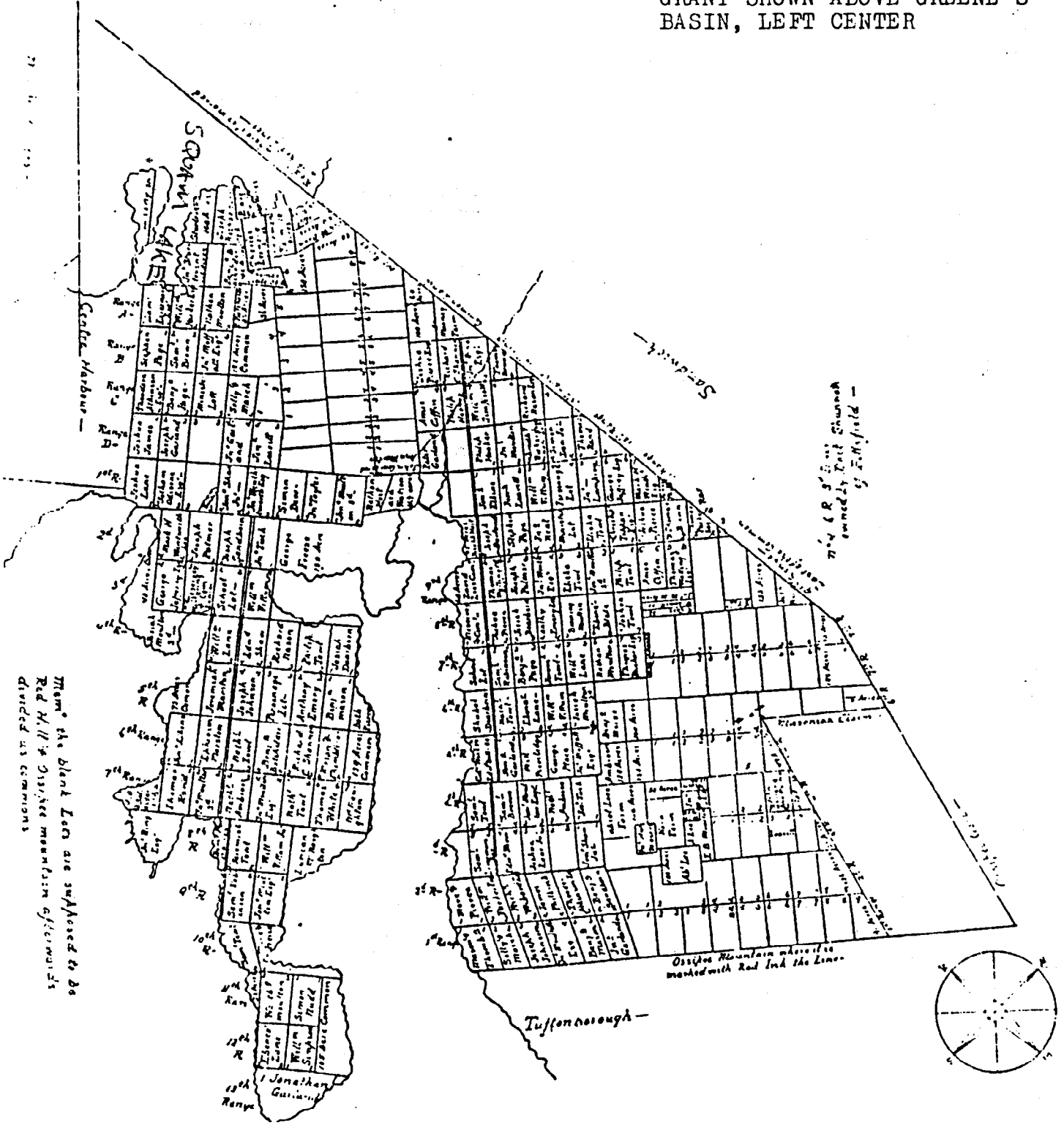
George Freese's grant of 150 acres dates from 1812, when common or undivided land was still available to investors in the settlement of Moultonborough (i.e. proprietors) Nobody had been assigned this particular land, which included most of Greene's Basin. The entire lot probably extended from about Fox Hollow south over marshes and islands and the Basin to the base of Toltec Point, which marked the line between the 3rd and 4th Range in the way the town had been laid out. We do not know what if anything Freese did with the land beyond selling it to Prescott. Freese was an early storekeeper in Moultonborough, his store being where Tilton's store building now is, next to the Old Country Store. Possibly he used the land for lumbering, or pasturing cattle, when bordering by water would be an advantage. Certainly the use of Toltec Point would have been the last thing in his mind. We attach a section of Freese's deed, plus an early Range diagram used officially by the town. Here the lot is plainly marked.

We now take up the story from 1908 to the present.

Uncle Bob's camp was the only building on the Point for about fifty years. He and other family members used it occasionally for hunting, fishing, and "getting away from it all." There was no road, no electricity, no running water. Even getting there was

[Plan of Moultonborough.]

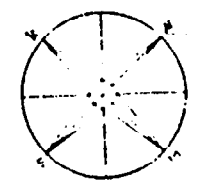
EARLY RANGE MAP STILL USED  
BY THE TOWN. FREESE'S  
GRANT SHOWN ABOVE GREENE'S  
BASIN, LEFT CENTER



When the blank lots are supposed to be  
Red Hill's distance mountain of course is  
divided as common's

Ossipee Mountain where it is  
marked with Red Ink the Lines.

704 6 R 3 5 11  
owned by Tuffordborough  
of T. H. Field -



difficult. We either came by boat from Windermere on Long Island or kept a boat at Millet Perkins' farm (now Morris) where we also bought a block of ice. Getting everything loaded in the boat at Oak Landing, trying to start up a cold outboard motor - I usually ended up by rowing the mile to the Point - carrying everything up the cliff to the camp was no easy matter. Once there we had to struggle with kerosene lamps, a kerosene stove, outdoor plumbing, and no telephone. But we really were away from it all in those days at the Basin. But as we married and had small children our opportunities to use the camp grew fewer and fewer.

In 1945 Uncle Bob deeded the place to myself and two brothers, and when they moved away from New England I bought out their share for \$500 each in 1957. It was probably the last time anything went for \$500 in the Basin. Things were beginning to change.

Already some of the islands had aquired owners. Mr. Thomas Whitman, a Philadelphia lawyer, built a camp on Big Badger. A family named Whitney had a place on Little Badger (now Agnar). The Cousens built on Evergreen, people named Brown owned Round Island. In 1946 Starr W. Stanyan - Dick Jackson's step-father - bought the point west of us from owners of the old Nathan Greene estate, and with a new-fangled bulldozer began to build a road that was to make possible the later development of that point.

But the biggest change was to occur much closer to us. Things had been going on there for some time, though we were hardly aware of them. Back in 1936 a Mr. Guy Estes had bought the so-called Rogers Lot - 40 acres at the end of the cove where Arcadia now is, and his friend Wallace Greene Arnold brought his boys' camp - called the Toltecs - to enjoy a month of primitive living. This property had been owned by another youth group, the St. Theresa's Boy Scouting Association of West Roxbury, Mass, who had erected buildings there, and a tennis court. They, in turn, had bought the land from Frank Lamprey in 1925. Before that, it had belonged to the Hansons. (Ossipee Registry, B 173 P 452 & 465; B 205 P 464) After that, in 1943, Estes had bought all of the rest of the point from John Smith and his brother Guy's estate. This too he deeded over to Arnold. (B 228 P 583; B 279 P 153)

Estes and Arnold were idealistic Christian Scientists from Connecticut who had worked together on many worth-while projects. I have a book written by Mr. Arnold which puts Bible stories into forms to appeal to children. Together, in 1956, Arnold and Estes established the Foundation for Biblical Research and the Preservation of Primitive Christianity at a beautiful old estate in Charlestown N.H. This is a library and conference center for Bible Study. Visiting there a few years ago we were surprised to see a tablet on a mantlepice commemorating the founders, Guy Estes and Wallace Arnold. When I asked if these were the ones who had had a camp on Lake Winnepesaukee I was told that these were the same people.

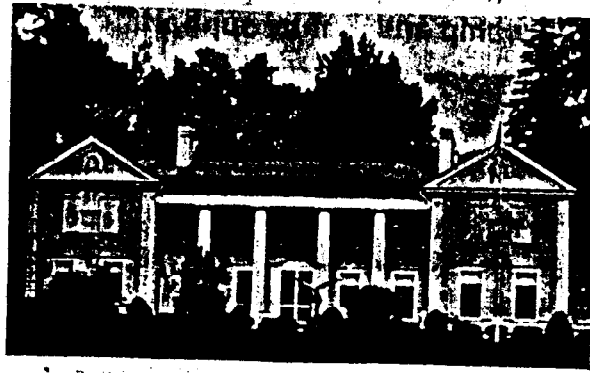
I enclose a picture of the Foundation and the mantlepice.

COPY OF ORIGINAL DEED-GRANT TO GEORGE FREESE  
COMPRISING MOST OF GREENE'S BASIN AREA 1812

Know all Men by these presents that I George Freese of Moultonborough in the County of Strafford and State of New Hampshire do give For and in consideration of sundry votes passed by and recorded on the books and in the proceedings of the proprietors and owners and the legal Representatives of the proprietors owners and claimants of the Common and undivided lands in the Town of Moultonborough in County of Strafford. I the said Geo. Freese being one of the proprietors claimants or owners of said Common Lands or undivided shares in said Town among which votes and proceedings of said proprietors are the following namely voted to George Freese one hundred and fifty acres as Marked on the plan in full for William Simpsons right & half the right of Benjamin Page bounded as follows beginning at a bounds made by the Committee near the S. East corner of the Jon<sup>o</sup> Moulton the 3<sup>d</sup> Lot in the second division of said Town and running from thence S westerly by land owned by W<sup>m</sup> Dean until it strikes the Tuck lot, and from thence Southeasterly by said Tuck lot until it strikes the pond & from thence by said pond N. Easterly until it strikes a line maid by said Committee between this and land run to Jonathan Wiggins and from thence

Freese  
to the  
Proprietors  
of  
Moulton<sup>o</sup>





*Foundation Library*

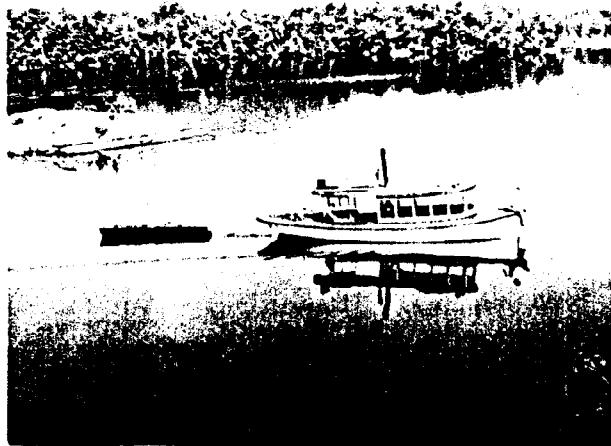
In 1948 I visited Camp Toltec, hoping to find a way to our camp by land. The Toltecs seemed very informal and free of the usual rules of summer camping. Boys in every state of undress were swimming, boating, and building campfires in the woods. They told me that they often visited our camp, diving off the cliff, which they called "Suicide Cliff." I finally found my way to it through the woods, but the rocky, swampy jungle it then was made me drop the idea of getting there other than by boat.

Just nine years later - in 1957 - the whole situation changed. Mr. Arnold had died, and all the land, including the Point, was sold to a group of young local developers - Mark Banfield, Richard Jackson, William Rathman, and Peter Kraines, later joined by Arthur Solomon. The land had been surveyed and marked off into lots, and a road around the Point begun. It was due to this development that the name "Toltec Point" was used, and it unfortunately stuck. Gilbert was dropped.

On hearing the news I immediately went to the Banfield's office and signed an agreement to buy Lot 28, which came to within a few feet of our camp. My uncle was opposed to my buying it, but I persevered. Thus I got 150 feet of extra waterfront for \$2300.

During the next few years one new family after another appeared - the Stewarts (now Cross) the Bill and Ken Howards, the Borcks (now Fassino) the Bob Baileys, the Jim Boyds were among the first. Most had young children, so our children had others to play with. It was a happy time for all of us. Things are different now, with the invention of motor-bikes, Walkmans, and jet-skis, but most of our children are grown up now and are keeping their cottages because of their happy associations with the Point.

Lately the trend has been to improve our places and settle here. Russ Roberts was I believe the first to stay here all the year. The Bill Clarks were next, until Bill died, and the house was sold to the Teels. I settled here in 1976, putting up a mobile home on the road behind the camp, which now belongs to my daughters. A local woman, Espha Wakefield, has a home inside the loop. Archie and Marion Reynolds retired to their place on Richardson Shores. Bob and Phyllis Bailey, after extensively improving their home, have retired there. Other new homes or improvements have been constructed by the Bill Howards, the Boulards (formerly Notts) the Arditos, McDonoughs, the Ron Greenes, the Tom Davises, to mention only a few. Dr. and Mrs. Donald Glotzer own not only a fine home, but all of the lots inside the loop on the east side. There are three post-and-beam houses on the Point. New homes have been built in Raoul's Cove by the McCarthys and the Clavetts. The homes of the Lindsey Andersons, the Sullos, and the Sreters have been up-graded, some with the thought of retiring here. Most recently, the Alfred Reichs are building a large home, with a basement blasted out of the solid rock for which the Point is noted. The president of our Association, Bruce Chrane, has done wonders with his place. Other improvements are being done by the DiRienzos and the Bruce Newells. What a great bunch of neighbors we now have - all united by their love of this picturesque and rugged part of Lake Winnepesaukee! I wish that I could name them all, but their common devotion to the Point benefits us all.



# Know All Men By These Presents

THAT I, *Alma Greene of Montebello*  
in the County of *Carroll* and State of *Ill.*

for and in consideration of the sum of *One Dollar*  
to *me* in hand before the delivery hereof well and truly paid by *Robert P. Greene*  
of *Said Montebello*

have remised, released, and forever quit-claimed, and by these presents do remise, release, and forever  
quit-claim unto the said *Robert P. Greene*

*his* heirs and assigns forever  
a certain *piece or parcel of land, viz a large*  
*rock situated inside Masons Ravine, so*  
*called, and known as "T or Ten" rock,*  
*said rock being situated North or Northwest*  
*of the Camp of Said Grant, on the Eastern*  
*Shore of Masons Basin -*