

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: New England Masonic Charitable Institute

Other names/site number: Effingham Town Hall

Name of related multiple property listing:

N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 30 Town House Road

City or town: Effingham State: NH County: Carroll

Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide ___ local

Applicable National Register Criteria:

___ A ___ B ___ C ___ D

Signature of certifying official/Title:

Date

State or Federal agency/bureau or Tribal Government

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In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

☐

Public – Local

☒

Public – State

☐

Public – Federal

☐

Category of Property

(Check only **one** box.)

Building(s)

☒

District

☐

Site

☐

Structure

☐

Object

☐

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>1</u>	<u>0</u>	objects
<u>2</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

EDUCATION/School
GOVERNMENT/City Hall
SOCIAL/Meeting Hall

Current Functions

(Enter categories from instructions.)

EDUCATION/Library
SOCIAL/Meeting Hall

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7. Description

Architectural Classification

(Enter categories from instructions.)

Italianate

Materials: (enter categories from instructions.)

Principal exterior materials of the property: foundation: STONE/Granite/BRICK; walls: WOOD/Weatherboard; roof: ASPHALT

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The New England Masonic Charitable Institute is a multi-story Italianate hall, built on a hill overlooking the village of Center Effingham in Effingham, Carroll County, New Hampshire. The small village is located down the hill to the east of the building, and the surrounding area consists of small farms with a mixture of fields and woodlands. The 1858 building has many architectural details characteristic of the Italianate style, including corner quoins, paired eave brackets, denticulated cornice and elaborately ornamented belfry. In 1933, a memorial was placed at the southeast side of the building to commemorate Effingham veterans. Between 1861 and ca. 1882, the building served as the New England Masonic Charitable Institute, the only private school in America known to be run by the Masons. After the Masonic Institute closed, the building was purchased by the Town of Effingham, and the Charter Oak Lodge No. 58 was given life-rights to the second floor. The first floor was renovated to create a Town Hall, town offices, and in 1893 a space for the Effingham Public Library. In 2005, the town offices moved out of the building, and the entire first floor has since been occupied by the Library. The New England Masonic Charitable institute has a high degree of all aspects of historic integrity. Contributing resources consist of the Institute and Veteran's Memorial.

Narrative Description

The New England Masonic Charitable Institute is a 2 ½ story Italianate hall. The timber-framed building is five by three bays with a single-bay gable entrance hall projecting from the center of the south side. The New England Masonic Charitable Institute was constructed in 1858 on a rise, overlooking the village of Drake's Corner (now Center Effingham) (Photo 1).

The building sits at the southeast side of the lot, on the north side of Town House Road, a rural local road that runs east-west between NH Route 153 in Center Effingham and eventually connects to NH Route 16 to the west, in Ossipee. The Hall sits on a knoll, overlooking the small

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rural village. Most of the tax parcel is taken up by a large asphalt parking area, which is bounded on the west, north, and northeast by trees. There is a small grassy area at the edge of the hill to the southeast of the building, adjacent to the primary entrance. A set of stairs in the hill leads from Town House Road to the building. There is a flagpole at the southwest side of the top of the stairs and a small Veteran's Memorial, installed in 1933, to the northeast.

New England Masonic Charitable Institute (contributing, 1858)

The Italianate New England Masonic Charitable Institute is five by three bays and sits on a granite pier foundation, which is now infilled with brick to create an enclosed crawl space. The building has a hewn timber frame, and asphalt shingle roof. A 2 ½ story full-height entrance vestibule/stair tower projects off of the central bay of the primary façade, and supports a three-stage bell tower (Photos 2 & 3).

The timber frame building sits atop plug-split granite piers. The area between the piers is infilled with mortared brick. The walls of the building are covered with wooden clapboards. The corners of the building are ornamented by heavy wooden quoins, and there are narrow flat moldings at the intersections between the main block and projecting center bay.

The roof of the building is sheathed in asphalt shingles. The cornice ornamentation is typical of the Italianate style, with widely projecting boxed eaves supported by paired scroll-sawn brackets. A crown shingle molding ornaments the fascia. The soffit is flat with a denticulated bed molding with wide frieze board. The scroll-sawn brackets are further decorated by drops. There are wide cornice returns at the gable ends.

The primary entrance to the New England Masonic Charitable Institute is through a projecting bay at the center of the southeast side (Photo 4). A set of modern wooden steps leads up to a small entrance porch. The porch is sheltered beneath a heavy entrance hood. The hood is supported by very large brackets, matching those of the building's cornice. The cornice of the hood is decorated to match that of the main building. The roof of the entrance hood is flat, and encircled by a low railing.

The primary entrance is through a pair of double four panel doors with very tall narrow panels above the lock rail and short nearly square panels in the lower section. The doors sit on loose-joint butt hinges and have a modern thumb latch. There is a 10-light transom window above the doorway, and there are 10-light sidelights flanking either side. A Colonial-Revival style hanging light fixture dangles from the ceiling of the hood, above the entrance.

There are three secondary entrances to the New England Masonic Charitable Institute, all of which are located at the northwest side of the building. There is an historic doorway at the center of the rear (northwest) side of the building, directly opposite the main entry. This entrance has a set of paired four-panel doors (matching those of the opposite elevation), beneath a six-light transom. The doorway sits atop a high wooden threshold and has flat trim and is crowned by a flat hood molding supported by three brackets with drops, mimicking those of the cornice. Additional secondary entrances are located on either side of this doorway. These early 20th century entrances were augmented in the late 20th century to provide accessible entrances and exits to the building. The modern entrances each have wheel-chair ramps leading to modern doors with flat trim. Each ramp and entrance is protected by a shed roof which is supported by

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four square columns. There is also a modern basement bulkhead at the northeast corner of the building.

The fenestration of the New England Masonic Charitable Institute is regular, with evenly spaced windows throughout the building. Each window has 6/6 double-hung wooden sash with narrow muntins. The windows are each crowned by hood moldings, supported by scroll brackets. Each window has a matching projecting bracketed sill and is flanked by a pair of louvered shutters. The one exception to the regular windows is a single modern 8/8 window that was added to the northwest elevation in the late 20th century to light a municipal office on the first floor. Each gable-end of the building has a set of paired 4/4 windows at the attic level, with similar trim to that found throughout the rest of the building.

Perhaps the most striking feature of the exterior of the New England Masonic Charitable Institute is the bell tower and belfry above the entrance portico. The bell tower has three levels. The base of the tower has vertical plank sheathing. The square tower above the roof of the building has very wide flat corner boards with vertical planks between. There is a decorative Masonic seal in the southeast side of the tower at this level. Clock faces decorate the northeast and northwest sides. A decorative belt course with alternating triskelion and cross patterns articulates the floor level between the tower levels. The upper level of the tower has large square plexiglass windows with flat casings in each elevation. Historically, the tower at this level was decorated with quatrefoil (cloverleaf) windows at each elevation. The historic windows were removed in the mid-20th century. The top of the tower is decorated with the same style cornice as that of the main building.

An open belfry sits atop the flat roof of the bell tower and protects the 1863 bell. This octagonal structure is supported by posts at each corner and has cornice to match the rest of the building. The space between the columns is further decorated by scrollwork arches with decorative center drops. Historically, a low balustrade encircled the bell platform and was removed in the late 20th century. The bell itself remains *in situ* on a wooden cradle at the center of the platform. The belfry is crowned by a weathervane which was restored in 2006.

The interior of the New England Masonic Charitable Institute is composed of three floors: the Library occupying the first floor, the Masonic rooms of the second floor, and the attic occupying the third floor. Most of the modern changes to the building have been additive in nature and much of the interior space retains historic partitions, doors, and moldings.

The first floor of the New England Masonic Charitable Institute historically contained an entry vestibule and hall with classrooms on either side (one to the south and one or two on the north side). Modern partitions within these historic locations have created additional interior rooms within the historic layout as the space has adapted through time to meet the changing needs of the community.

Upon entering the building from the southeast one stands within the vestibule at the lower part of the stair hall (Photo 5). Like throughout the building, this room has a wood floor and plaster walls and ceiling. A modern interior wall on the southwest side of the room has created a small electrical closet. The northeast side of the space is occupied by a steep curved staircase. The walls of the stair have vertical beadboard wainscot. The delicate stair is suspended in the space,

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and the underside of the staircase is covered in smooth plaster. The stair climbs clockwise, and the curving inner balustrade is anchored by a heavy turned newel post.

Double four-panel doors at the northwest side of the space lead into a small hall. The double-doors have a six-light fixed transom window, porcelain knob and loose-joint butt hinges. Historically this hall extended the width of the building, terminating with the set of matching exterior doors with transom at the opposite side of the building. When it was constructed, this hallway had two doors off of either side, leading to the classroom space. What remains of the hall has plaster walls and ceiling and a wood floor. . A modern wall at the northwest side of the hall was added to create a central office. There is a central hanging light fixture at the southeast portion of the hall. The space retains historic baseboard trim. Historic doorways on the sides of the hall lead to former classroom space. Each of these doorways retain historic trim and original four-panel doors with porcelain knobs and suspended by loose-joint butt hinges.

The room at the southwest end of the building is now used by the library as the primary circulation room. Historically this large open room was used as a single classroom by the Masonic Institute. In the 1890s it became the Effingham Town Hall. As with most of the rooms of the first floor, the library room has a modern suspended ceiling below the historic plaster ceiling. The walls are plaster and the floor is wood. This space retains original baseboard trim and heavily molded door and window casings. There is a large proscenium at the northeast wall, behind the modern circulation desk (Photo 6). Markings on the floor indicate where a single step platform or stage once extended into the space. The use of vertical bead-board above the decorative wooden arch suggests that this stage was not part of the original interior layout of the building and was more likely constructed in ca. 1890, when the building was renovated for use by the Town. A window has been cut into the interior wall beneath the arch to create a pass-through between the office and circulation desk.

An original door at the northeast corner of the circulation room leads into a small library room that was part of the historic hallway before it was used for file storage by the Town. The paired entry doors at the northwest wall have been fixed in the closed position and are covered over on the interior by a sheet of paneling, completely obscuring the doors from view. A window well in the suspended ceiling above, allows light into the space thorough the six-light fixed transom window.

A door at the northeast side of this space leads into what is now the Children's Room. Historically the northeast side of the building appears to have been divided into two classroom spaces with a plastered wall with four-panel door on fixed-pin butt hinges dividing them. The western room was divided in the late 20th century to create what is now the Children's Room, a small hallway and two small bathrooms. Until 2005, the Children's Room was used by the Town of Effingham Tax Collector. While used by the town, a modern 8/8 window was installed within the northwest wall and the historic exterior door was replaced by the modern steel door. An exposed single-flue brick chimney is located at the southeast corner of the Children's Room, and likely dates to the Town Hall era in the 1890s. This abandoned chimney extends up through the second floor and attic above, and terminates below the roof.

An historic opening in the southeast wall of the bathroom hall leads into the large East Room. Though the historic door is no longer in place, the opening retains the historic hinges and a four-

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light transom window. The East Room was used as a classroom by the Masonic Charitable Institute and served as the Effingham Public Library between 1893 and 2004. This room is now used as a public meeting room. The space retains historic plaster walls, window casings and vertical board wainscot along the southeast and northeast walls. The floor is carpeted, and modern counter and cabinets have been installed along the interior walls.

The rooms of the upper levels of the New England Masonic Charitable Institute remain largely unchanged from their historic layout and finishes, retaining much of the ca. 1860 appearance. Throughout the second-floor historic baseboard trim and molded door and window casing remain, as well as historic plaster finishes.

There is a large landing at the second-floor level within the stair hall. This hall has a wide board wooden floor and plaster walls and ceilings. A 1930s-era light fixture hangs from the ceiling within the stair hall, illuminating the steps. This fixture may date to when electricity was first installed in the building. The curved stair continues upward from the landing at a lower pitch. When it reaches the southeast wall, the ascent is interrupted by a vertical plank door. Behind the door the stairs straighten, as they ascend to the attic level.

A doorway in the northwest wall of the stair hall leads into a small vestibule. Heavy cased interior doors from this space lead to a public meeting room at the right (northeast) and the private ante-rooms of the Masonic Hall to the left (southwest). The floor of the vestibule is painted wood, and the space retains historic baseboard molding and an historic metal hook coat rack along the stair hall wall. The vestibule room has a suspended ceiling beneath the original plaster ceiling.

A large public meeting room makes up the entire width of the northeast end of the building (Photo 7). The meeting room retains unpainted wide-pine flooring, plaster walls and ceiling, as well as original baseboard trim and window and door casings. An exposed single-flue brick chimney is located at the southeast wall and was likely added when the first floor was converted for use as the Town Hall in the 1890s. Two large molded glass art-deco style light fixtures hang from the ceiling to light the space. These fixtures likely date to the 1930s, when the Town Hall was first wired for electricity.

The south corner of the second floor is divided into a series of private ante-rooms and closet that are used by the Masons. Each of these rooms has a modern suspended ceiling and carpeted floor. The rooms have four-panel interior doors with porcelain knobs and decorative metal key hole covers and are suspended on loose-joint butt hinges. The rooms retain historic plaster walls, baseboard trim, and window and door casings.

The rest of the second floor of the New England Masonic Charitable Institute is devoted to the Masonic Lodge (Photo 8). The lodge room has plaster walls and ceiling and carpeted floor. Platforms around the edges of the room elevate benches for the Masons and there are daises at either opposing end of the room and a ceremonial table at the center, beneath a spotlight.

The entire surface of the walls and ceiling of the Masonic Lodge room are covered in the elaborate *trompe l'oeil* paintings of Philip A. Butler of Boston. *Trompe l'oeil* refers to a type of painting in which the artist used optical illusion to "trick the eye" into perceiving painted detail as three-dimensional objects. Here, Butler created faux panels, implied wainscot and

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denticulated crown molding, and engaged columns on either side of a painted cloth-draped dais. The faux architectural details of the room are further painted to simulate marble, adding a level of grandeur to the space. The center of the ceiling, within the elaborate marble “panels” depicts the night sky, with a dark blue ground and delicate gold stars. A series of four early to mid-20th century suspended pendant light fixtures dangle from the corners of the night sky, and there is an elaborately painted modillion at the center of the room which surrounds a modern spotlight over the altar. When it was painted, a chandelier likely hung from this location. The other light fixtures were probably added in the 1930s to illuminate the space.

Elaborate distemper paintings within the panels of the walls depict Masonic symbols. Some of the panels are made up of small vignettes, such as the All-Seeing Eye above the Sun, Moon, Stars, Noah’s Ark, and Anchor, and etc. Other paintings are figural, such as the tryptic along the northwest wall of Faith and Hope on either side of Charity. Still other panels depict architectural scenes, such as golden columns supporting the terrestrial and celestial globe on either side of a marble staircase. All of the paintings of the Masonic Lodge were heavily damaged during the roof replacement project in the late 1980s and restored in 2005 by John P. Canning Co. of Connecticut.

The third floor of the New England Masonic Charitable Institute has been used as storage since at least the 1890s. This level is divided into the top of the stair hall and a small hallway leading into a large attic room with adjacent unfinished spaces within the eaves. The walls and ceilings of the rooms are all covered in historic plaster. In many places this plaster has fallen away to reveal the riven (split board) lath beneath. The floors are roughly finished pine boards, with clearly marked circular saw marks and little wear, suggesting that this space was rarely used. The trim throughout this level is simplified in comparison with that of the first and second floors of the building, with flat window and door casings and simple baseboard trim. Late nineteenth and early twentieth century graffiti are found throughout the space. Though some of the graffiti documents early 20th century repairs to the space, some of the graffiti may date to the early years of the building.¹

A very steep straight flight of steps leads from the top of the curved stairs between the second-floor stair hall and this attic level. The door casing at the end of the intersection between the hall and attic suggests that there was once an interior door at this location. The attic itself is a long narrow room which is well-lit by the paired windows at either gable end (Photo 9). The room is interrupted by the top of the ca. 1890 brick chimney, which terminates just below the ceiling. This room contains many mid-to-late 19th century desks and other furniture.

The eave space along either side of the attic room is accessed through openings in the walls. A low cased door to the north of the chimney allows access to the northwest eaves. Much of the framing within the northeast eave was altered in 2006 to increase the rigidity of the building frame. When constructed in 1858, the roof rafters bore weight on the end of the floor beams, outside of the wall plate. Diagonal braces had been spiked into the sides of the original trusses to keep the chord from slipping off of the building, but were found to be in failure within this space.

¹ A cursive pencil inscription at the edge of the floor between the second and third floor within the stairwell says “Thomas Drake” and may have even been left by the patron of the building. Another inscription near the window in this room lists all of the numbers from 1 to 22 and may have been left by one of the Masonic Institute’s students.

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A secondary doorway into the northeast corner of the attic room was likely added during this historic attempt at repair. In 2006, the historic repair was found to be in failure, the diagonal braces were removed, and replaced by horizontal tie beams, drilled through the historic framing members at the floor level. The southeast eaves were also inspected (though a regular-sized historic opening at the southeast corner of the attic) in 2006, but no changes were made to the framing in these areas.

A stair from the third-floor stair hall leads up into the tower. This stair has winders at the base and a square post and railing. The underside of the stair is plastered, with a delicate curved base at the bottom, tying in behind the baseboard trim.

The interior of the New England Masonic Charitable Institute tower is unfinished with the structure's framing exposed. The corner posts of the tower are all hand hewn with the secondary members of the framing made from sawn dimensional lumber. Ladders from the tower base lead to two more floors within the tower, then out through a heavy trap-door onto the bell platform. Additional cedar poles were added in ca. 1908 to each corner of the tower in an effort to stiffen the structure. The interior floors of the tower were replaced during late 20th century renovations in an effort to stiffen the tower under wind loads. As previously stated, the historic quatrefoil windows of the upper room of the tower were removed in the mid-20th century and replaced by the present square plexiglass units.

The belfry of the tower was restored in 2006. At this time the asphalt rolled roofing of the flat bell platform was removed and replaced with sheet copper. The belfry was lifted to the ground level so that it could be restored, and the historic iron and gold leaf weathervane was also refurbished.

Veteran's Memorial (contributing, 1933)

A Veteran's Memorial plaque was installed across from the entrance of the New England Masonic Charitable Institute in 1933, when the Institute was used as the Effingham Town Hall (Photo 10). The memorial consists of a bronze plaque mounted onto a rectangular piece of rusticated granite. The plaque lists all of the Effingham Men who served in the Revolutionary War, War of 1812, United States Civil War, and World War I.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

EDUCATION
POLITICS/GOVERNMENT
SOCIAL HISTORY
ARCHITECTURE

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Period of Significance

1858-1969

Significant Dates

1858

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Thomas P. Drake (1793-1861)

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The New England Masonic Charitable Institute retains eligibility for the National Register of Historic Places with local significance under Criterion A and C. The New England Masonic Charitable Institute is significant under Criterion A, for education, politics/government, and social history. The building is a long-standing local landmark and has played a critical role in the history and development of the Town of Effingham. The building served as the Masonic Charitable Institute between 1861 and ca. 1882, the only known school to be run by the Freemasons in the United States. Between 1891 and 2005, the first floor of the building was served as the Effingham Town Hall. The Effingham Public Library was founded in 1893 within a single room of the first floor. Though the Town Hall has since removed from the building, the Library continues to occupy the entire first floor. The second-floor of the building has been continually used by the Charter Oak Lodge No. 58 of Free and Accepted Masons. The Institute is also significant under National Register Criterion C, as a rural example Italianate building. The building retains many original architectural features that are indicative of the Italianate Style, including general form and massing of the building, paneled exterior double doors beneath bracketed canopy, elaborate window surrounds, corner quoins, and elaborate cornice with paired brackets. The building retains integrity of location, design, setting, materials, workmanship, feeling and association.

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Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

EARLY HISTORY OF DRAKE'S CORNER, EFFINGHAM (BEF. 1855)

Granted in 1749 as Leavitt's Town, Effingham remained an unknown and uncolonized wilderness area with no roads to the inland territories north of Wakefield (which was, at the time, called East Town). On September 27, 1762, it was voted at a proprietor's meeting in North Hampton to have **Col. Abraham Drake** (1715-1781) and Daniel Sanborn cut a road to the center of Leavitt's Town from Dover and Rochester.² That year a trail was blazed north from Wakefield through Ossipee Pocket to Leavitt Hill and what would become Drake's Corner (now Center Effingham), north to what would become Lord's Hill, and north to the Ossipee River.³ The present Route 153 follows the general path of this route.

The Drake Family continued to be influential in the development of Effingham and the ultimate formation of the New England Masonic Charitable Institute. In 1770, Col. Drake's eldest son **Weare Drake** (1738⁴-aft. 1810⁵) settled on a hill along the Province Lake Road, at what would become Drake's Corner or Drakesville (later Center Effingham).⁶ In 1760, Drake had married Anna Taylor (1741-1811), and by the time they moved to Leavitt's Town they already had five children, all of whom were born in North Hampton.⁷

In the years after the incorporation of Effingham in 1778, a small village quickly grew up around the Drake Family in what would later become Center Effingham. On May 12, 1786 a vote was passed to construct a schoolhouse on the southeast corner of Lot 93 (owned by Josiah Wedgewood), on the road leading from Weare Drake's house to the mills.⁸ The Drake's Corner School was built shortly thereafter and became the first school in the town.⁹

A competition ensued between Drake's Corner and Lord's Hill in the 1790s as the two villages vied for the Town meetinghouse. Church services were held either at Drake's Corner under the leadership of Weare Drake or at Lord's Hill at Isaac Lord's house. In 1798,

the Town, unable to decide the question on its own, voted to leave the location of the meetinghouse to a committee of distinguished and, hopefully, impartial non-residents.

² Georgia Drew Merrill, ed., *History of Carroll County, New Hampshire* (Boston: W. A. Fergusson & Co., 1889), 533.

³ GD Merrill, 538.

⁴ New Hampshire Bureau of Vital Records, "New Hampshire Birth Index, 1659-1900" (ancestry.com), Weare Drake.

⁵ 1810 United States Federal Census, Effingham, Carroll County, New Hampshire.

⁶ GD Merrill, 534. The house site was near where David Knowles [James M. Champion] lived in 1889 (approximately at the location of the present house of Blair Folts (984 Province Lake Road/204-14).

⁷ Karen Payne, President of the Effingham Preservation Society, September 2018 letter to Chuck Fuller.

⁸ GD Merrill, 64 and 551-552.

⁹ The Drake's Corner School was moved across Town House Road when the Masonic Hall was constructed. A second Drake's Corner school on Route 153 was used until about 1964, when the Governor Wentworth Regional School District was formed. Both former schools are now private homes (Karen Payne, President of the Effingham Preservation Society).

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Isaac Lord entertained the committee at his Tavern, apparently with some success, as they decided to locate the meetinghouse on Lord's Hill, just opposite the tavern.¹⁰

Despite the success of Lord's Hill, Drake's Corner continued to grow in the early 19th century. In ca. 1816, Weare Drake's grandson, **Thomas Parsons Drake** (1793-1861),¹¹ helped his grandfather to build a store at Drake's Corner.¹² Thomas Drake was heavily involved in politics, representing the town in the New Hampshire Legislature and serving as town clerk and selectman.¹³

By the time of Eliphalet and Phinehas Merrill's *Gazetteer of the State of New Hampshire* in 1817, Effingham's population had grown to 876 inhabitants with three religious societies (in two meetinghouses), four grain mills, four saw mills, a clothing mill and a carding machine.¹⁴ A few years later, in 1822, a Calvinist Baptist Church was built at Drake's Corner.¹⁵ By 1830, the overall population of Effingham had risen to 1,911.¹⁶

While the population of Effingham grew, so did the town's interest in education. On June 18, 1819, the Effingham Union Academy was incorporated in Lord's Hill.¹⁷ The private academy opened in September of 1820 and lasted a quarter of a century.¹⁸ In 1830, new principal James W. Bradbury came from Parsonsfield, Maine on the condition that the school be 'for the instruction and training of teachers.'¹⁹

In 1835²⁰ or 1836²¹ another school was organized in the Effingham village of Drake's Corner: The Carroll Literacy Institute. The academy was located in the building that had been constructed as the Weare Drake store in ca. 1816 by Weare and Thomas Drake.

FORMATION OF MASONIC LODGE (1855-1857)

The first steps were taken to form a masonic lodge in Effingham on January 1, 1855 when a letter was presented to the Grand Master of the Grand Lodge of New Hampshire, I. G. Jordan,

¹⁰ David Ruell, "Lord's Hill Historic District National Register of Historic Places Inventory – Nomination Form" (1985), 3.

¹¹ Anonymous, "Find A Grave – Millions of Cemetery Records Online" (www.findagrave.com), Thomas Parsons Drake, buried in Center Effingham Baptist Church Cemetery.

¹² GD Merrill, 546, and Effingham Historical Society, "Chronology of the Town of Effingham" (1955), 1.

¹³ GD Merrill, 546.

¹⁴ Eliphalet & Phinehas Merrill, *A Gazetteer of the State of New Hampshire in Three Parts* (Exeter, NH: C. Norris & Co., 1817), 126.

¹⁵ GD Merrill, 549.

¹⁶ GD Merrill, 532.

¹⁷ Ruell, 34.

¹⁸ Ruell, 34. The school was discontinued in 1845, after attendance had fallen off. Between 1854 and 1921 the building was used as a public school.

¹⁹ Eliphalet & Phinehas Merrill, 65. The Effingham Union Academy is said to be the first Normal School in the United States. Another Normal School was founded in Concord Vermont in 1823 by Rev. Samuel Read Hall, also claiming to be the first normal school in the United States, slightly ahead of the formation of an "instructor's school" the same year in Franklin, NH by Captain Tyler (George Gary Bush, ed. *History of Education in New Hampshire* (Washington: Government Printing Office, 1898), 42). Though the Effingham Union Academy was incorporated in 1819, it did not appear to become a Normal School until the arrival of Bradbury in 1830.

²⁰ GD Merrill, 552.

²¹ H. E. Mitchell, *The Town Register: Wolfeboro, Ossipee, Effingham, Tuftonboro, Tamworth, Freedom* (Augusta, ME: The Mitchell-Cony Co., Inc., 1908), 64.

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asking for a dispensation to form the Charter Oak Lodge. This petition was signed by **Cyrus K. Drake** (1819-1892, son of Thomas Drake), Benjamin F. Taylor, John C. Leavitt, 2nd, Thomas P. Drake, Silas M. Morse, Augustus Colley, and Joseph P. Emerson.²²

The Grand Lodge of New Hampshire Free and Accepted Masons was formed in 1789 by five Freemasons in the third floor of the William Pitt Tavern in Portsmouth. Masonry as we know it likely evolved from the Masonic Guilds of the middle ages: associations of craftsmen working together to create and enforce professional standards for their craft. By the 17th century, Guilds became called lodges, and honorific memberships were offered to individuals who were not masons by trade. These honorary members were called “Speculative” or “Free” Masons. In 1717, these organizations began to organize after four lodges in London formed the Grand Lodge of England. The fraternity spread quickly through Europe to the United States, so that when the New Hampshire Grand Lodge was formed, it was the fourteenth Grand Lodge formed worldwide. The membership of the fraternal organization was non-sectarian with members from all classes, and emphasized personal study, self-improvement, and social betterment through individual involvement and philanthropy.

Dispensation to form the Charter Oak Lodge was granted on February 2, 1855 and the Lodge began holding meetings in the third story of Cyrus Drake’s store the following day.²³ Cyrus K. Drake was named Master with Joseph P. Emerson Senior Warden and John C. Leavitt 2nd Junior Warden. At the next session of the Grand Lodge of New Hampshire on June 13, 1855, a charter for the **Charter Oak Lodge No. 58** was granted to Cyrus K. Drake, John C. Leavitt, Thomas P. Drake, and Silas M. Morse of Effingham and Joseph P. Emerson, Bartlett Doe, and John Baily of Parsonsfield, Maine.²⁴ A few days later, on June 23, 1855, the Lodge held their first meeting, and officially elected the officials that had been selected earlier in the year.²⁵ On July 4, 1855, the Charter Oak Lodge No. 58 was publicly constituted and the officers were installed with ceremonies held in the Drake’s Corner Baptist Church and adjoining grove.

On February 21, 1857, the Charter Oak Lodge voted “to build a Masonic Building for a Masonic Hall and other purposes.”²⁶ On June 1, 1857, Thomas P. Drake sold a portion of his land for \$300 to the Charter Oak Lodge with the condition that the Lodge must keep the land fenced or enclosed.

EFFINGHAM MASONIC LODGE BUILT (1858-1860)

The Effingham Masonic Lodge was built in 1858.²⁷ The highly fashionable Italianate-style structure was built by brothers **Timothy** (1846-1911)²⁸ and **Benjamin Taylor** (ca. 1844-1887),²⁹

²² GD Merrill, 195.

²³ GD Merrill, 195. The Charter Oak Lodge meeting minutes go back to February 3, 1855.

²⁴ Leonard Epsie, ed, “Charter Oak Lodge No. 58 F&AM Effingham, New Hampshire 1855-2010” (Manuscript), 1.

²⁵ GD Merrill, 195.

²⁶ GD Merrill, 196.

²⁷ GD Merrill, 196.

²⁸ Anonymous, “Find A Grave” (www.findagrave.com), Timothy C. Taylor, buried in Mount Auburn Cemetery, Cambridge, Massachusetts.

²⁹ New Hampshire Bureau of Vital Records, “New Hampshire Death and Disinterment Records, 1754-1947” (www.ancestry.com), Benjamin F. Taylor of Effingham died Jan, 25, 1887 as the “result of a fall.” Benjamin

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of Effingham.³⁰ Benjamin Taylor is said to have fallen off of the roof, and become permanently disabled as a result.³¹

The new Masonic Hall at Drake's Corner was formally dedicated on August 24, 1859.³² As part of the ceremonial dedication, the hall was presented with a piece of the Charter Oak in Hartford, Connecticut by **Ellen M. Stuart**, daughter of the custodian of the tree.³³ The original jurisdiction of the Lodge included nearly all of Ossipee and included members from Cornish, Porter, and Parsonsfield, Maine.

The elaborate murals of the Hall itself are first documented in the Charter Oak lodge minutes of December 1859.³⁴ Local legend identifies the painter as a traveling itinerant farmhand (and Mason) from Lawrence, Massachusetts named **A. Butler**.³⁵ Stories handed down claim he spent two years laboring over the *trompe d'oeuil* paintings using "stale beer and sour milk in mixing his watercolors, and tinted them with roots and berries, and that he was given free board and room and a pint of rum per day".³⁶

When the altar was reupholstered in the 1960s, workers found the name A. Butler in one of the paintings, reinforcing the former attribution of the paintings.³⁷ Recent research has uncovered that the painter was **Philip A. Butler** (1829-1916).³⁸ Butler was born in Candia, New Hampshire³⁹ and moved to Amesbury, Massachusetts with his family in about 1838. At the age of 17, he began a four-year apprenticeship with a portrait painter in Lawrence, Massachusetts named Mr. Rowell.⁴⁰ After his internship, Butler went into business as a fresco painter, focused on the decoration of churches and public halls. By 1865, Butler lived in South Framingham and had a studio in Boston, first at 81 Washington Street,⁴¹ and later at 17 Pemberton Square.⁴² He later changed his focus to landscape painting and exhibited at the Boston Art Club in 1890, 1891,

Taylor's wife, Mary Ann *Brown* Taylor died of pneumonia the same day as her husband (Death Record of Mary A. Taylor of Effingham, January 25, 1887).

³⁰ Verso of photograph (Figure 1) in collection of the Effingham Historical Society.

³¹ Verso of photograph (Figure 1) in collection of the Effingham Historical Society.

³² Epsie, "Charter Oak Lodge History", 2; Effingham Historical Society, "Chronology", 2; and GD Merrill, 196.

³³ GD Merrill, 196. The Charter Oak is said to have served as the secure hiding place for the "Connecticut Charter" (a royal charter by King Charles II that allowed the colony a level of self-government) between 1687 and 1689. The Oak, which was estimated at approximately 1,000 years old, was destroyed during a violent storm on August 21, 1856. (Connecticut Public Broadcasting Network and the Connecticut Historical Society, "Connecticut's 'The Legend of the Charter Oak'" (<https://connecticuthistory.org/connecticuts-the-legend-of-the-charter-oak/>))

³⁴ Melissa Ferland, "New Hampshire Division of Historical Resources Individual Inventory Form for the NE Masonic Charitable Institute – EFF0001" (October 2001), 3.

³⁵ Ferland, 3 and Fritz Weatherbee, "Fritz Weatherbee's Lost New Hampshire: Of Masons and Murals" (*NH Magazine*, April 2002), 7.

³⁶ Epsie, "Charter Oak Lodge History", 2-3.

³⁷ Leonard Epsie, Brother of the Charter Oak Masonic Lodge No. 58 F&AM, in conversation with the author, November 9, 2018.

³⁸ Anonymous, "Find A Grave" (www.findagrave.com), Philip Augustus Butler (1829-1916).

³⁹ J. Bailey Moore, *History of the Town of Candia* (Manchester, NH: George W. Browne, 1893), 519.

⁴⁰ Moore, 519.

⁴¹ *1865 Boston City Directory* (Boston, MA: George Adams, 1865), 74.

⁴² *1870 Boston City Directory* (Boston, MA: George Adams, 1870), 130 and *1875 Boston City Directory* (Boston, MA: Sampson, Davenport & Company), 157.

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and from 1895-1899 and Art Institute of Chicago in 1896, 1897, 1899 and 1913.⁴³ He died in Merrimac, Massachusetts in 1916.⁴⁴

MASONIC CHARITABLE INSTITUTE (1861-ca. 1882):

On February 7, 1861, **Cyrus K. Drake** sold the completed building to the Treasurer of the Charter Oak Lodge No. 58 of Ancient Free and Accepted Masons of Effingham for \$4,000. The sale included

all right title and personal interest of every nature that I [Cyrus Drake] have to the Masonic Temple (so called) including the fixtures in Masonic Hall the chandelier and fixtures for lighting the hall and anti-rooms, banner furnace and fixtures for heating, blinds to put upon the temple, and finish that is ready to put up.⁴⁵

In the fall of 1861, the Charter Oak Lodge No. 58 opened the **New England Masonic Charitable Institute**⁴⁶ at the Masonic Temple building. The private school offered a three-year co-educational program.⁴⁷

During the 1800s and early 1900s, Freemasonry grew dramatically. At the time, the government provided no social “safety net”, and the Masons quickly established a tradition of founding orphanages, homes for widows, and homes for the aged. At the same time, they also supported the establishment of educational facilities in Europe and America through providing financial donations to institutions and sponsoring students through scholarships.

The Masonic Charitable Institute appears to have been a unique venture, with no other similar academies known to have existed in New Hampshire or anywhere else in the United States.⁴⁸ Masonic orphan asylums were relatively commonplace throughout the history of the Masonic Order,⁴⁹ but Masonic schools were rare. In 1788, dentist Chevalier Ruspini (1730-1813)⁵⁰ founded the “Royal Cumberland Free Mason’s School for Girls” in London, England as a charitable institution for the children of Masons who had fallen on hard times or whose death had meant hardship on their families.⁵¹ To date, this, the corresponding Masonic school for boys⁵²

⁴³ “Ask ART – Art Prices, Artist Art Auction Records, Art Research Tools” website, article titled “Philip A. Butler – Artist Biography”, accessed January 2019 (www.askart.com).

⁴⁴ “Ask Art”, “Philip A. Butler – Artist Biography” and “Find A Grave”, Philip Augustus Butler (1829-1916).

⁴⁵ Carroll County Registry of Deeds, Book 39 page 147.

⁴⁶ Effingham Historical Society, “Chronology”, 2. GD Merrill, 552. Mitchell, 64.

⁴⁷ New England Masonic Charitable Institute, “New England Masonic Charitable Institute, Effingham, N.H. 1861-62” (Portland: Brown Thurston, 1862).

⁴⁸ Epsie, “Charter Oak Lodge History”, 2.

⁴⁹ The first masonic orphanage was founded in Sweden in 1753 (W. Bro. Dr. Brian Bowden, ed, *200 Years of a Future Through Education: A history of the Masonic Girls’ Charity* (Dublin: The Masonic Girls’ Benefit Fund, 1992), 8).

⁵⁰ Trustees of the British Museum, “Chevalier Ruspini (Biographical Details” (The British Museum website: www.britishmuseum.org, 2017).

⁵¹ This school is still open, now operating as the Royal Masonic School for Girls. For more information on the school, please visit their website: www.rmsforgirls.org.uk. This school was used as the filming location for the campus where Indiana Jones teaches in *Indiana Jones and the Last Crusade*.

⁵² A corresponding Masonic boys’ school was set up in Bushey, Hertfordshire, UK in 1857 and closed in 1970. It was later used as one of the movie sets for the school scenes in *Pink Floyd: The Wall* and the “School Days” sketch in Monty Python’s *The Meaning of Life*.

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and the New England Masonic Charitable Institute are the only known schools to have been run by the Freemasons, and the New England Masonic Charitable Institute is the only known school of this type in the United States,⁵³ and was certainly the only Masonic school in the history of New Hampshire.⁵⁴

The fall 1861 class of the Masonic Charitable Institute in Effingham, New Hampshire had 55 students under principal Rev. **Elbridge Pepper** (1827-1910).⁵⁵ Other instructors included **Fannie C. Davis**, pianoforte instructor **Exa L. Drake**, and vocal teacher **Joseph P. Emerson**.⁵⁶ The building was described as containing “fine schoolrooms”,⁵⁷ presumably on the first floor. There were 27 male and 28 female students in the first class, with one student all the way from Ryegate, Vermont.⁵⁸ The orphaned children of Masons were admitted for free, with other students paying tuition as well as room and board, and staying at Cyrus K. Drake’s Hotel (21 Town House Road) and other local homes.⁵⁹

In the fall of 1862, there were 146 pupils registered in the Masonic Charitable Institute, 87 boys and 59 girls, with one student traveling all the way from Stoughton, Massachusetts.⁶⁰ School in 1862-1863 was taught in four terms, with Winter Term starting December 1, 1862; Spring Term starting February 18, 1863; Summer Term May 18, 1863; and Fall Term beginning August 26, 1863.⁶¹ The Institute taught a variety of subjects including courses in

English, Latin, Greek, German, and French Language; US History; arithmetic, algebra, and geometry; chemistry, botany, and geology; physiology, mental philosophy, rhetoric, and geography. Also, music, painting, drawing and penmanship were part of the curriculum. Cost of subjects ranged from \$1.00 to \$5.00 per semester. Board for the students ranged from \$1.38 to \$3.00 per week, and this included washing. Fuel and lights were extra.⁶²

In addition, students were required to do daily devotional exercises and to attend worship on the Sabbath. **J. H. Jackson** was principal with **C. M. Jackson** preceptress before **Aretas G. Barker** and **M. M. Barker** took over in the fall of 1862 with **Frank K. Hobbs** and **Exa L. Drake** assistants, **Joseph P. Emerson** teaching vocal music, **Huldah L. Drake** teaching drawing, and **C. C. Dunnels** teaching penmanship.⁶³ The school itself seems to have been located on the main (first) floor of the building, beneath the Masonic Hall on the second level. The third floor of the

⁵³ Fritz Weatherbee and others have often miss-stated that this was the “only school in history that was built and operated by freemasons” (Fritz Weatherbee, “New England Masonic Charitable Institute” segment of *New Hampshire Chronicle on WMUR* aired May 9, 2017).

⁵⁴ Bush, 131.

⁵⁵ Mitchell, 64 and Epsie, “Charter Oak Lodge History”, 2. Rev. Pepper lived between 1827-1910 and is buried in Riverview Cemetery, Norridgewock, Maine (Anonymous (www.findagrave.com), Rev. Elbridge Gleason Pepper).

⁵⁶ GD Merrill, 552.

⁵⁷ GD Merrill, 552.

⁵⁸ New England Masonic Charitable Institute, 7-9.

⁵⁹ Leonard Epsie in conversation with the author, November 9, 2018.

⁶⁰ New England Masonic Charitable Institute, 16.

⁶¹ Charter Oak Lodge records.

⁶² Epsie, “Charter Oak Lodge History”, 2.

⁶³ GD Merrill, 552.

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building has been suggested by some to have been used as classroom space by the Masonic Institute.⁶⁴

In 1866, shortly after the school began, a post office was established at Drake's Corner, and the village was renamed Centre Effingham.⁶⁵

Mr. Barker remained principal until 1867, when he was succeeded by Rev. **Nathaniel Melcher**.⁶⁶

The exact date at which the Masonic Charitable Institute closed is somewhat of a mystery, and the records of the institution are unfortunately quite spotty. Though a document survives that records the 1882 school session, it was reported in 1889 that "there has been no school there" for several years.⁶⁷ In 1908, it was reported that there had "been no school there for a quarter of a century."⁶⁸ Taken in combination, it can be presumed that the institute closed in ca. 1882. The reason for the closure is unknown, but it may be the result of the population of Effingham dropping from slightly over 1,200 in 1860 to 865 in 1880 as people abandoned local farms to travel west or to find work in industrialized cities.

By 1890, the future of the Masonic Charitable Institute building was in question.

EFFINGHAM TOWN HALL (1891-2005)

Warrant Article 11 of the 1890 Effingham Town Warrant appointed a committee to investigate the present state of the building, costs of repairing, and ownership of the Masonic Building.⁶⁹ Up until this point the Effingham Town Hall was located further west along Town House Road. The Town was eyeing the semi-abandoned building as a potential replacement Hall.⁷⁰ The committee consisted of John K. Meloon, Francis W. Barker, William S. Taylor, John M. Drake, John L. Demerit, and F. Frank Taylor. In November, Francis W. Barker reported that no building investigation had been made, and the Town advised the committee to complete their assessment and report by March 1891.

At the March 1891 Town Meeting, the building committee was tasked with finding out if they could purchase the building, complete with School Bell and fixtures for \$400.⁷¹ On May 30, the Town of Effingham purchased the Quitclaim Deed of Cyrus K. Drake *et al* to the Masonic Building.⁷² On June 20, 1891 the Charter Oak Lodge sold the building to the Town of Effingham, reserving rights to the second floor lodge, anterooms, and furnace room for \$1. The Masons agreed to pay ¼ of all external repairs, as determined by the committee, with the Town paying ¾ of the associated costs.

⁶⁴ Weatherbee, "Lost New Hampshire: Of Masons and Murals", 7.

⁶⁵ GD Merrill, 542.

⁶⁶ GD Merrill, 552.

⁶⁷ GD Merrill, 553.

⁶⁸ Mitchell, 64.

⁶⁹ September 30, 1967 letter from Town to Charter Oak lodge, Collection of the Charter Oak Lodge.

⁷⁰ It has been suggested that the former Town Hall may have been recently struck by lightning, and that this may have been the reason the Masonic Institute was considered as a potential new site for the Town Hall. (Interview with Leonard Epsie November 9, 2018) As of writing, no written documentation of this occurrence has been found.

⁷¹ September 30, 1967 letter from Town to Charter Oak lodge.

⁷² Carroll County Registry of Deeds Book 96 [not 95], page 4.

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The Town to make all agreed upon repairs and if in six months after the completion of such repairs, the Lodge shall fail to pay to the Town Treasurer its portion of the cost, then its part of the building shall be forfeited to the Town until the same shall be paid. And after repairs have been agreed upon by the lodge and the Town, and the Town shall fail to make the same after one year the lodge may make the same and collect the cost of the town after six months.⁷³

The internal repairs to the building were to be divided by occupancy, with the Masons responsible for the second floor, and the Town for all other parts of the building. The town was also obliged by the sale to keep the way to the second story of the building clear, and allow free access for Masonic purposes.

On June 20, 1891, it was "voted that the Selectmen and Masonic Committee make such repairs as they think best."⁷⁴ J. L. Stevens was paid \$32 for labor on the building and Geo. A. Stephens was paid \$26; C. I. Demerit was paid \$98 to paint the building; George A. Stevens was paid \$6.25 for lumber; C. E. Moore \$4.00 for boards; Davis & Cate \$17.55 for clapboards and \$123.53 for shingles; J. N. Marston \$13 for drawing shingles; C. M. Leavitt \$137.73 for unspecified materials; and John M. Chase (\$26), John A. Leavitt (\$1.75), J. M. Meloon (\$1.50), Chas. Littlefield (\$0.75), Geo. E. Doane (\$1.50), and J. P. Glidden (\$10.50) for labor.⁷⁵ A total of \$921.06 was spent on the repairs to the building and the demolition of the old Town Hall.

After it was founded in 1893,⁷⁶ the Effingham Public Library moved into the newly repurposed building alongside the Town Offices. The first floor of the building was renovated, with new paint, plaster, and wallpaper.⁷⁷ The Library originally occupied the northeast corner of the first floor (East Room).⁷⁸ The west end (West Room) of the first floor remained a large open space, suitable for Town Meetings. The following year, in 1894, the Selectmen were authorized to build a suitable (and economical) privy to service the Hall.⁷⁹

Several small changes were made to the interior of the building in the early 20th century. In 1903, the Town voted to build a vault inside the building for the storage of town records.⁸⁰ In 1908, \$75 was allocated for unspecified repairs to the belfry.⁸¹

Rural electrification brought electricity to Effingham on July 3, 1931.⁸² Though there is no known specific record of the date at which electricity was installed in the Town Hall, the building was likely wired at around this time.⁸³

⁷³ Carroll County Registry of Deeds, Book 95/544.

⁷⁴ September 30, 1967 letter from Town to Charter Oak Lodge.

⁷⁵ Town of Effingham, *Annual Report of the Selectmen, Treasurer and Board of Education for the Financial Year Ending March 1, 1892* (Sandwich, NH: Sandwich Reporter Steam Job Print, 1892), 5-6.

⁷⁶ Effingham Historical Society, "Chronology", 2.

⁷⁷ Town of Effingham, *Annual Report Town of Effingham 1894*, 10.

⁷⁸ Norman E. Larson, "Baseline Documentation for NE Masonic Charitable Institute / Effingham Town Hall, Effingham, New Hampshire" (August 9, 2007), 2.

⁷⁹ September 30, 1967 letter from Town of Effingham to Charter Oak Lodge.

⁸⁰ September 30, 1967 letter from Town of Effingham to Charter Oak Lodge.

⁸¹ September 30, 1967 letter from Town of Effingham to Charter Oak Lodge.

⁸² Effingham Historical Society, "Chronology", 3.

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The veterans memorial, located to the south of the building, on the hill outside of the front entrance, was erected on August 24, 1933 in honor of Effingham men who served in the Revolutionary War, the War of 1812, United States Civil War, and the First World War. The plaque lists six men who served between 1775-1783 in the Revolutionary War, 26 who served in the "Great Britain-United States War" between 1812-1815; 37 who served in the Civil War between 1861-1865, and 13 men who served in the 1917-1918 World War.

During World War II, the bell of the Town Hall was used as an air-raid warning. In the 1940s, "a single horizontal member was added [to the tower] between two legs of the cupola to allow for the ringing of the bell from the exterior".⁸⁴ Photographic evidence suggests that the quatrefoil windows of the tower were replaced by the present square plexiglass panels in the mid-20th century.

The lot boundaries for the Masonic Charitable Institute/Effingham Town Hall were adjusted several times, starting in the mid-1960s. November 30, 1966, a boundary line agreement clarifying the lot lines was entered into between the Charter Oak Lodge and Richard A. and Thelma V. Bragdon, who owned the property next to the Town Hall (formerly the Estate of Helen Louisa Blaisdell).⁸⁵ On September 7, 1982, the Bragdons sold an additional section of their land, between their property and the Kirker property, to the Town so that the Town of Effingham could expand their parking area to the north.⁸⁶

In March 1987 the locally-regulated Historic District at Center Effingham was established with the "Town House", as the New England Masonic Charitable Institute building was then referred, included at the northwestern edge of the ten tax-parcel district.

During the summer of 1987, the Town of Effingham employed a contractor to complete repairs to the roof of the Town Hall. While the roof was underway, a thunderstorm struck, pelting the exposed building with rain and sending water into the building interior. The Masonic Murals of the Lodge were "streaked with soot that had accumulated over the years, carpets were destroyed and much of the interior of the second and third floors remained wet for an extended period".⁸⁷ Several sections of plaster became so water-logged that they fell from the ceiling all together.⁸⁸ As the building awaited repairs, additional water and snow leaked in at the junction of the roof and tower, where the roof had been improperly sealed.⁸⁹

In the 1980s, the restrooms were added to the main level (first floor) of the building in an effort to comply with the Americans with Disabilities Act.⁹⁰ New doors and ramps were added to the north side of the building at approximately the same time as the interior modifications to increase

⁸³ In 1932, Public Service of N. H. was paid \$25.90 by the town for unspecified wiring, possibly of the Town Hall building (Town of Effingham, *Annual Reports of Municipal Officers for the Year Ending Jan. 31, 1933*, 27).

⁸⁴ Larson, 6.

⁸⁵ Carroll County Registry of Deeds Book 409, pages 66-68.

⁸⁶ Carroll County Registry of Deeds Book 865, page 369.

⁸⁷ Ferland, 3.

⁸⁸ Epsie, "Charter Oak Lodge History", 4.

⁸⁹ Ferland, 3.

⁹⁰ Ferland, 3.

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accessibility to the building. In the 1990s, the former electric baseboard heating was supplemented by the installation of kerosene-fired Monitor heaters.⁹¹

In 1990, a bronze plaque was installed at the Town Hall by the Effingham Landmarks Association. The plaque was unveiled by **Lloyd Sanborn**, oldest Effingham resident and member of the Charter Oak Lodge.⁹²

In June 2002, the Town of Effingham received a grant of \$150,000 from the Land and Community Heritage Investment Program (LCHIP) to refurbish the frescoes, structurally repair and re-shingle the roof, and shingle and paint the bell tower and cupola. Though a separate \$5,000 grant paid for the repair of the weathervane, and the Effingham Historical Society donated \$9,300 towards painting the cupola, the extensive repairs were put on hold until 2004, when **John P. Canning Co.** of Connecticut began the restoration of the Masonic Lodge. The restoration of the murals was completed in time for the 150th anniversary and re-dedication of the space in 2005.⁹³ Also in 2005, the Town Offices moved from the building to Effingham Falls,⁹⁴ allowing the Effingham Public Library to expand in 2005 to fill the entire first floor of the building.

Some structural repairs to the roof framing were undertaken in 2006.⁹⁵ As the building was constructed, the primary rafters of the roof were bearing weight directly onto the ends of the third-floor beams, which extend beyond the exterior wall-plate. Diagonal braces, spiked into the original trusses as part of an historic attempt to keep the top chord from slipping off the building, were removed at the north eaves and replaced with modern horizontal ties drilled through the members, creating extra rigidity between the wall-plate and interior truss. The previous framing repairs were left intact at the south eaves. At the same time as the structural repairs were made to the roof, the cupola was lowered to the ground and restored. The weathervane was restored and reinstalled, and the asphalt shingle roof of the belfry was replaced. Repairs were made to the posts that support the cupola as the bottom of each was found to be rotted. Repairs to the cupola structure were made in-kind, with original iron hold-downs re-used.⁹⁶ A new copper roof was installed on the bell platform, with flashing installed beneath the cupola legs when it was hoisted back into position.

COMPARATIVE EVALUATION:

The New England Masonic Charitable Institute is somewhat of an anomalous building in the village now known as Center Effingham, as it is the only large public building in the village. Most of the other buildings in the village are either Federal or Greek Revival in style, and the heavy ornamentation of the Institute, combined with its prominent location on the hill, make it stand out against the other structures. The New England Masonic Charitable Institute is also the only large public building in the entire Town of Effingham. It is the only historic Town Hall building to survive, and has served as Effingham's only public library since 1893.

⁹¹ Ferland, 3.

⁹² "Effingham dedicates plaque at town hall" un-dated newspaper clipping in the collection of the Effingham Historical Society.

⁹³ Epsie, "Charter Oak Lodge History", 4.

⁹⁴ Shelia T. Jones, "Schools in Effingham" (May 28, 2014), 2.

⁹⁵ Larson, 5.

⁹⁶ Larson, 5.

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The New England Masonic Charitable Institute is an excellent example of a ca. 1860 Italianate style public building. The exterior of the New England Masonic Charitable Institute expresses many architectural details indicative of the Italianate style, which emerged in the 1830s and continued into the 1870s when the village of Drake's Corner was at its height. The style was highly popular in suburban and urban dwellings, and is less commonly seen in rural settings like Drake's Corner. Like the contemporary Gothic Revival style, the Italianate style originated in England as part of the Picturesque movement. This style imitated the rambling, informal style of Italian farmhouses and was popularized by the pattern books of Andrew Jackson Downing. Typical Italianate architectural details include the general form and massing of the building, especially the square tower; the paneled exterior double-doors beneath bracketed canopy, hood moldings and projecting bracketed sills of the windows; corner quoins; and elaborate cornice with paired brackets.

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Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register

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_____ designated a National Historic Landmark
_____ recorded by Historic American Buildings Survey # _____
_____ recorded by Historic American Engineering Record # _____
_____ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

_____ State Historic Preservation Office
_____ Other State agency
_____ Federal agency
_____ Local government
_____ University
☒ Other
Name of repository: Charter Oak Lodge No. 58

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 1.0 Ac

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude:	Longitude:
2. Latitude:	Longitude:
3. Latitude:	Longitude:
4. Latitude:	Longitude:

Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☒ NAD 1983

1. Zone: 19	Easting: 338,036	Northing: 4,844,904
2. Zone:	Easting:	Northing:
3. Zone:	Easting:	Northing:
4. Zone:	Easting :	Northing:

Verbal Boundary Description (Describe the boundaries of the property.)

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The New England Masonic Charitable Institute is located on tax map 204, lot 1 in Effingham, New Hampshire. This parcel contains 1.0266 acres and sits at the western edge of the village of Center Effingham. The lot is irregularly shaped with frontage along the inside curve of Townhouse Road. Starting at the southeast corner of the lot, the boundary follows Townhouse road west for 295' to 38 Townhouse Road (map 204/lot 84). It then follows a straight line northeast along map 204/lot 84 to map 204/lot 2 (7 Corner Road). The boundary then turns southeast, along a straight line for 212', then southwest for 87', then southeast for 30' to reach the point of origin.

Boundary Justification (Explain why the boundaries were selected.)

The nominated property consists of the current tax map of the property. This lot is also the lot that is generally historically associated with the New England Masonic Charitable Institute.

11. Form Prepared By

name/title: Mae H. Williams
organization: _____
street & number: PO Box 941
city or town: Meredith state: NH zip code: 03253
e-mail: mae@unlockinghistory.com
telephone: (603) 707-0502
date: January 16, 2018

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

New England Masonic Charitable Institute

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Photo Log

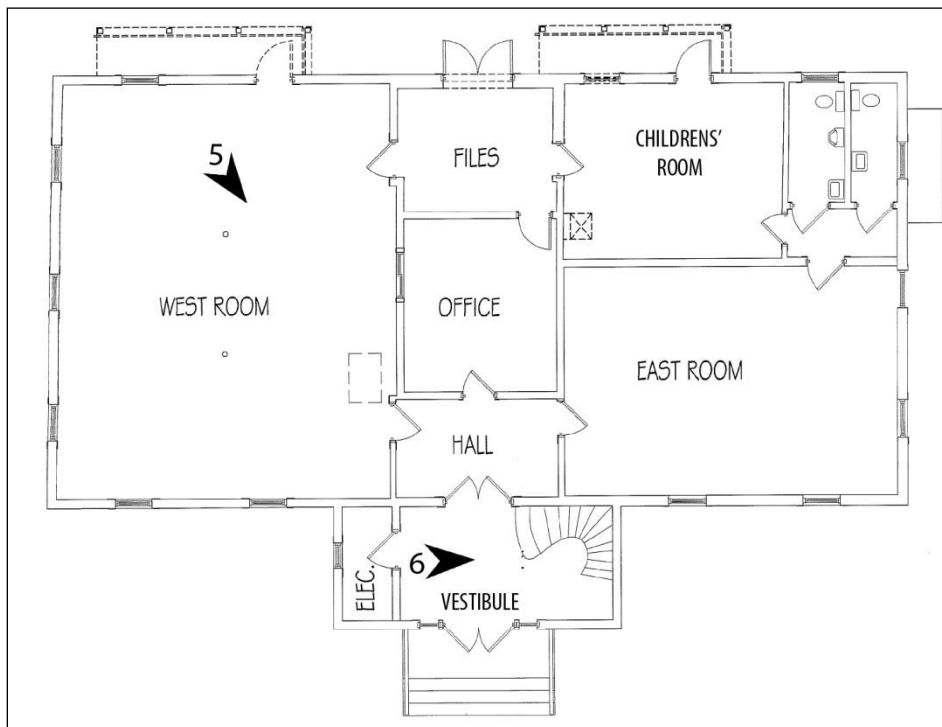
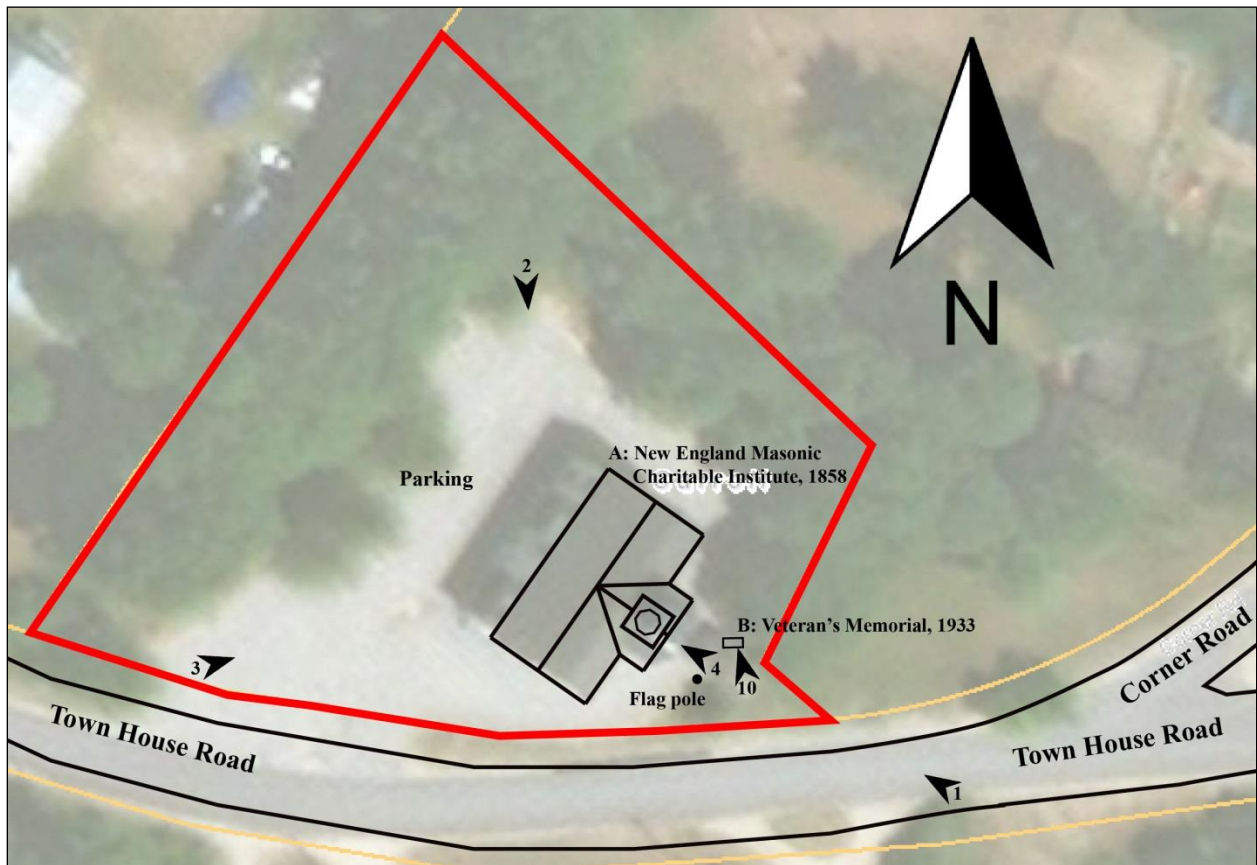
Name of Property: New England Masonic Charitable Institute
City or Vicinity: Effingham
County: Carroll State: New Hampshire
Photographer: Mae H. Williams
Date Photographed: January 18, 2019 (unless otherwise stated)

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 10. Photo 0001: New England Masonic Charitable Institute, facing northwest. (Photographed January 26, 2019)
- 2 of 10. Photo 0002: New England Masonic Charitable Institute, facing south. (Photographed January 26, 2019)
- 3 of 10. Photo 0003: New England Masonic Charitable Institute, facing northeast. (Photographed January 26, 2019)
- 4 of 10. Photo 0004: Primary entrance to New England Masonic Charitable Institute, facing northwest. (Photographed January 26, 2019)
- 5 of 10. Photo 0005: Vestibule, facing northeast.
- 6 of 10. Photo 0006: Proscenium within Library, facing northeast.
- 7 of 10. Photo 0007: Masonic Meeting Room, facing east.
- 8 of 10. Photo 0008: Masonic Lodge, facing north.
- 9 of 10. Photo 0009: Attic, facing northeast.
- 10 of 10. Photo 0010: Veteran's Memorial, facing northwest. (Photographed August 10, 2018)

New England Masonic Charitable Institute
Name of Property

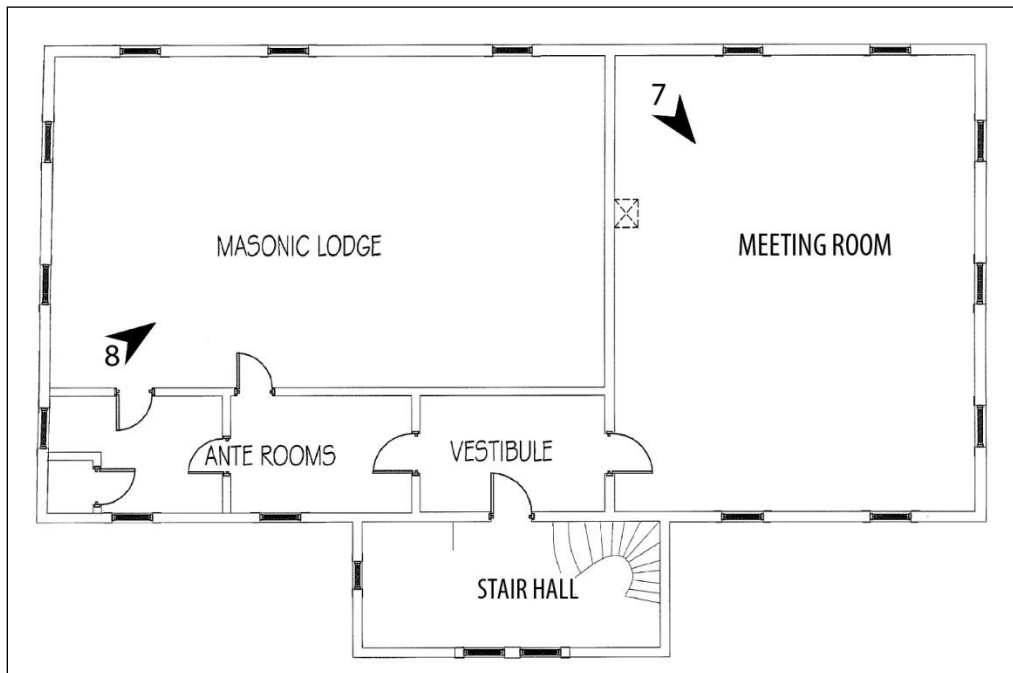
Carroll, NH
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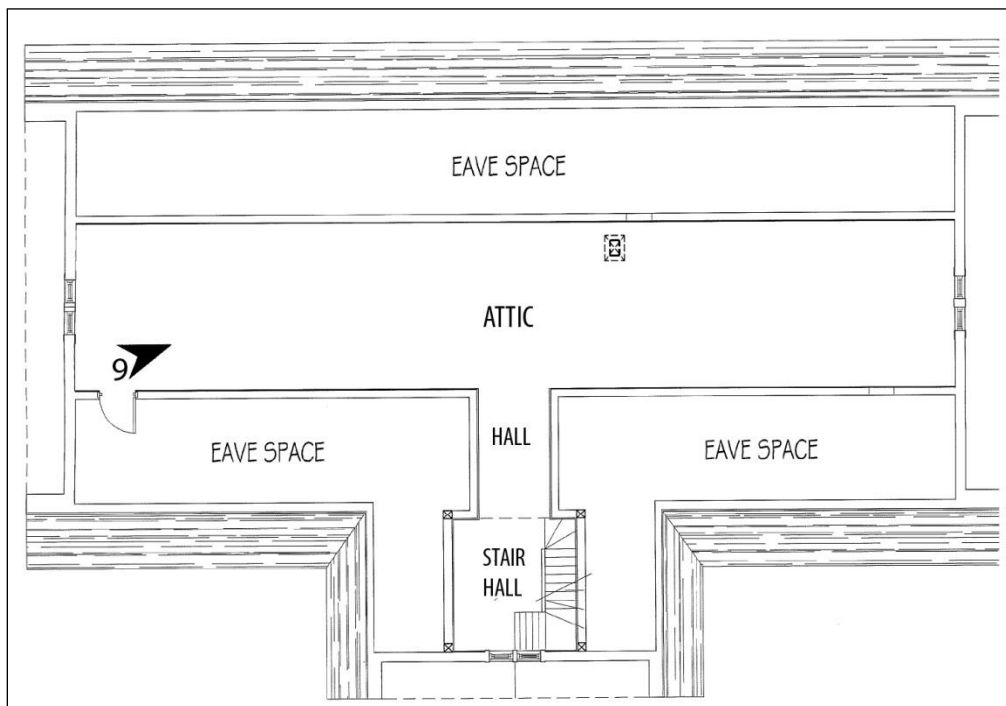
Library (Floor 1)

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Masonic Hall (Floor 2)



Attic (Floor 3)

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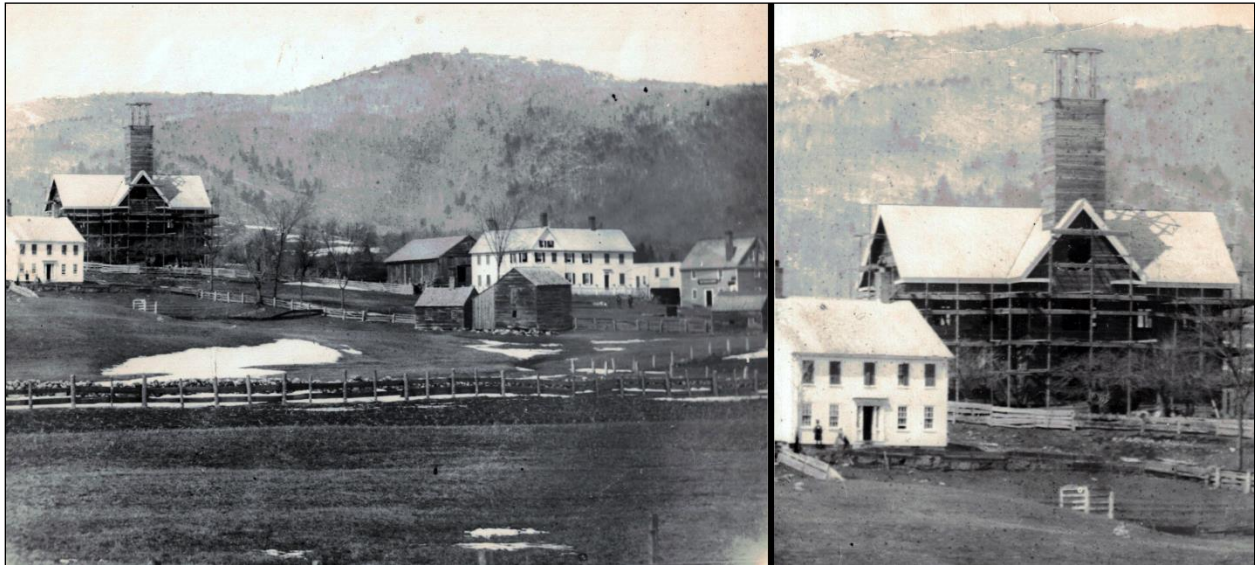


Figure 1: New England Masonic Charitable Institute under construction, 1858
Effingham Historical Society Photograph Collection.



Figure 2: New England Masonic Charitable Institute, June 1860
E. M. Woodford, "Topographical Map of Carroll County" (New York: Smith & Peavey, 1861)

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Figure 3: Students in front of the Masonic Charitable Institute
Effingham Historical Society Photograph Collection.

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Figure 4: Effingham Town Hall (NE Masonic Charitable Institute) and Thomas P. Drake House.
ca. 1920
Effingham Historical Society Photograph Collection.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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1 of 10. Photo 0001: New England Masonic Charitable Institute, facing northwest.
(Photographed January 26, 2019)

New England Masonic Charitable Institute
Name of Property

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2 of 10. Photo 0002: New England Masonic Charitable Institute, facing south. (Photographed January 26, 2019)

New England Masonic Charitable Institute
Name of Property

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3 of 10. Photo 0003: New England Masonic Charitable Institute, facing northeast. (Photographed January 26, 2019)

New England Masonic Charitable Institute
Name of Property

Carroll, NH
County and State



4 of 10. Photo 0004: Primary entrance to New England Masonic Charitable Institute, facing northwest. (Photographed January 26, 2019)

New England Masonic Charitable Institute
Name of Property

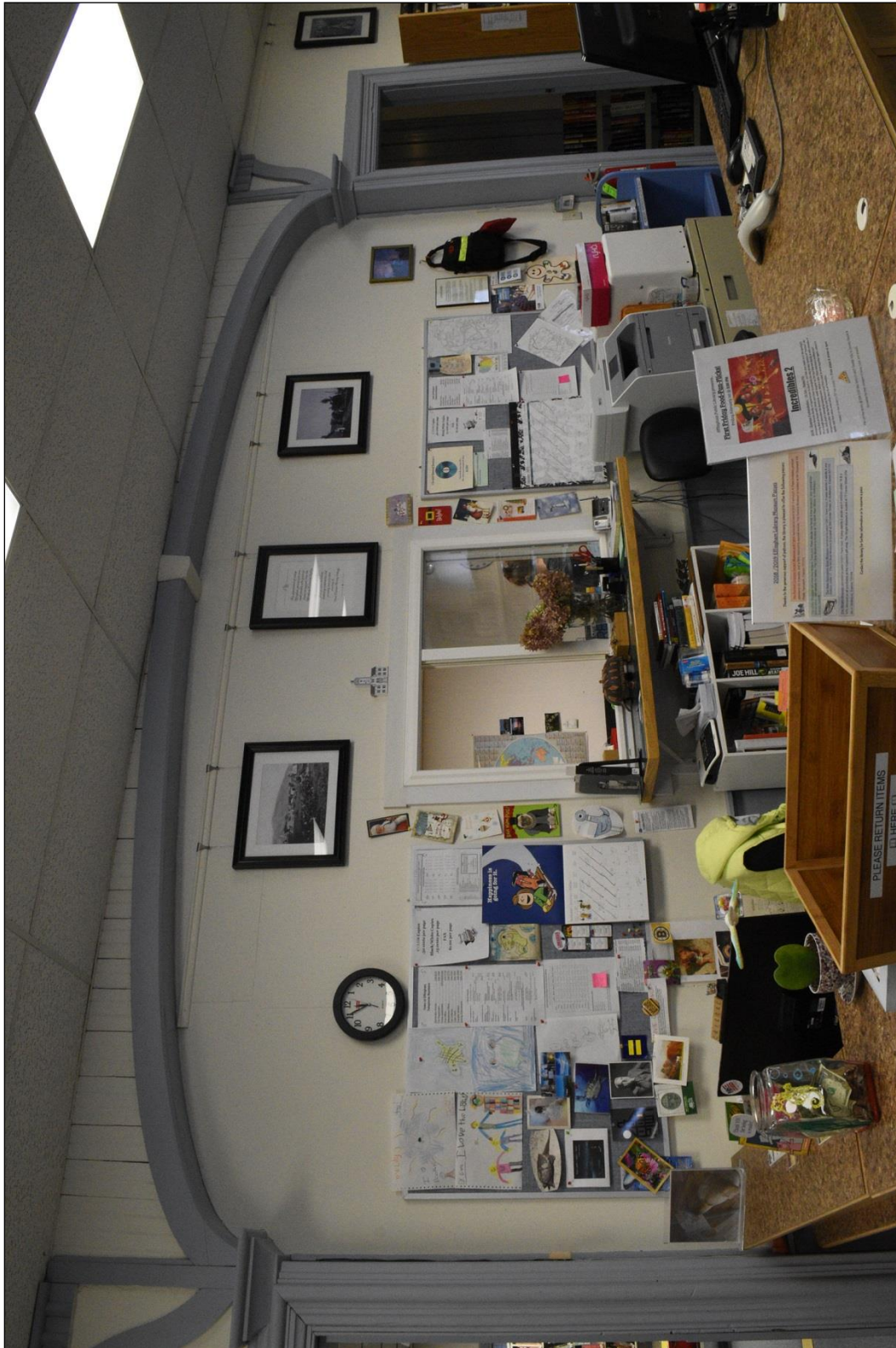
Carroll, NH
County and State



5 of 10. Photo 0005: Vestibule, facing northeast.

New England Masonic Charitable Institute
Name of Property

Carroll, NH
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6 of 10. Photo 0006: Proscenium within Library, facing northeast.

New England Masonic Charitable Institute
Name of Property

Carroll, NH
County and State



7 of 10. Photo 0007: Masonic Meeting Room, facing east.

New England Masonic Charitable Institute
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8 of 10. Photo 0008: Masonic Lodge, facing north.

New England Masonic Charitable Institute
Name of Property

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9 of 10. Photo 0009: Attic, facing northeast.

New England Masonic Charitable Institute
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10 of 10. Photo 0010: Veteran's Memorial, facing northwest. (Photographed August 10, 2018)

New England Masonic Charitable Institute
Name of Property

Carroll, NH
County and State



New England Masonic Charitable Institute

30 Town House Rd, Effingham, NH 03882

Address: 30 Town House Rd, Effingham, NH 03882

Location: 43.73965, -71.01165

NORTH

