

THE STATE OF NEW HAMPSHIRE
SITE EVALUATION COMMITTEE

DOCKET NO. 2015-06

APPLICATION OF NORTHERN PASS TRANSMISSION LLC
AND PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE
D/B/A EVERSOURCE ENERGY
FOR A CERTIFICATE OF SITE AND FACILITY

PRE-FILED DIRECT TESTIMONY OF LORE MORAN DODGE AND LISE MORAN
REGARDING THEIR PROPERTY AT 659 JEFFERSON ROAD, WHITEFIELD,
NEW HAMPSHIRE

ON BEHALF OF THE SOCIETY FOR THE PROTECTION OF
NEW HAMPSHIRE FORESTS

NOVEMBER 15, 2016

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22

TESTIMONY OF LORE MORAN DODGE

Q. Please state your name and address.

A. My name is Lore Moran Dodge, and my address is P.O. Box 682, Palm Beach, Florida 33480. I also co-own the Moran Family/Longue Vue Farm at 659 Jefferson Road (Route 116) in Whitefield, New Hampshire along with my siblings. Longue Vue Farm consists of two parcels of land, the east side of Rt. 116 (101 acres) and the west side of Rt. 116 (95 acres).

Q: Please describe the family history of Longue Vue Farm.

A: My grandparents, Serena and J. Bell Moran who lived in Detroit, Michigan, were looking for land to buy for a sleep away summer camp for their four children. The year was 1925. My grandmother was from Maine and really wanted to find something there or nearby on The Cape, Wianno to be specific. My grandfather however persevered and said no flappers and bathtub gin for his children! He wanted a better environment, clean air, remote, mountain climbing, swimming, and just plain wholesome living for his family!

Now the year is 1926. In the end it was my grandfather's best friend Wilfred Casgrain, also a Detroitter and a distant relative, who told my grandfather about a farm that abutted his property that was for sale. He said the views of The Presidential Range were breathtaking! A sight one could never forget! The owners were two French Canadian brothers, Felix and Hector Joudin, who had 300 acres on Route 116 and Jefferson Road in Whitefield. My grandfather did not speak French and they didn't speak much English...but they struck a deal that was amicable for both parties. The rest, as they say, is history now!

Our land is on both sides of Route 116. At the time of purchase, the farmhouse was on the knoll immediately upon driving in our gates on the right hand side. It was moved across the

1 road when building began on the main house. A local well-known architect was chosen by the
2 name of George C. Glover from Boston. In his letter to the architect, my grandfather described
3 why he chose this property and described the view, stating, “This view is looking directly at the
4 Presidential Range.” (Exhibit 1). He had also done work on The Mountain View House and The
5 Spalding Inn also in Whitefield. A man-made pond and barbeque pit welcomed many a
6 guest across our driveway. Many guests from both hotels enjoyed swimming in our pond since
7 their pools were not built until later. Beautiful gardens with an allee in the middle enhanced the
8 right side of the house with a fountain, was the location for my oldest girl cousin’s wedding in
9 1965.

10 At one time before family members decided to go in different directions to pursue their
11 particular dreams, we had four different parts of the family sharing Longue Vue every summer!
12 When there wasn't enough room in the main house some would stay at The Mountain View or
13 Spalding Inn. But, every evening, like clockwork, everyone came home for dinner. Stories
14 of family members’ day were shared by all. Whether it be climbing a four thousand footer, going
15 up the tramway, Lost River, The Flume, lunch at Polly's Pancake Parlor or going to North
16 Conway shopping, driving to Portland to have a “lobstah” lunch while visiting an old friend, all
17 was recounted at the dinner table! Followed by board games or "Murder In The Dark." That was
18 a huge attraction!

19 On an especially private note, I met and married my husband, John B. Dodge, because of
20 our two families’ long association in Whitefield since the late twenties.

21 **Q: In addition to family and friends, do other people enjoy the view from Longue**
22 **Vue Farm?**

1 fieldstone flower garden and a vegetable garden. There are also fruit trees (apple) in a row and
2 four rows of raspberry bushes.

3 On the west side of the road is the "farm complex" (95 acres), which was a dairy farm in
4 1930-1945, and previous to that a hill farm of East Whitefield owned by the Jouduin Brothers –
5 Felix and Hector. This complex includes a ca. 1930 barn and a Greek Revival farmhouse c. 1870
6 with a wrap-around Queen Anne porch. (See Exhibit 2 (NH Department of Historical Resources
7 Reconnaissance Survey Form.) The 1930s garage was rebuilt in the same spot in 1988 with a
8 new garage.

9 **Q: Please describe your family's initial development of Longue View Farm.**

10 A: My grandfather chose a few lots that had exceptional views to the North and East
11 to build his home. The area measured 300 acres originally; then he sold off 100 acres to make
12 current size. (See Exhibit 3 (historic photographs).)

13 He decided to build on a ledge and look toward the Northern Presidentials. He had the
14 farmhouse moved down from the knoll and had timbers from the old barn saved to make a new
15 barn where currently it is situated. Local lumber was used to construct the house (i.e. spruce and
16 fir) for the frame, but the interior trim all throughout the house is made from California redwood.
17 The redwood was a gift from Mrs. Serena Moran's father and grandfather, who owned a lumber
18 company in Scotia, California. The bills of lading show lumber was shipped up here in 1927.
19 The property was purchased in November, 1926 and local craftsmen built the house. It was
20 finished by July 1927.

21 **Q: How has your family enjoyed Longue View Farm over the years?**

1 A: The Moran family came every summer from Detroit, Michigan, with their four
2 children. It passed to them and now one branch, the J. Bell Moran Jr.'s four children, owns it as
3 tenants in common. The family currently hosts other branches if they would like to come to
4 visit. Third cousins came this summer for the first time! This was the place all of the
5 grandchildren could be together (even if they couldn't all fit – they bunked in with neighboring
6 families or at the Spalding Inn down the road). We saw them every day for swimming, a meal,
7 an evening playing cards, telling family stories, playing charades and "murder-in-the-dark," and
8 other past times. When we couldn't swim, we went out on the back porch to play "airplane
9 hostess," play cards, or read in front of the fireplace.

10 The house was the nucleus for the family and is the one continuum for the family,
11 historically for all of us and all of the cousins.

12 We learned to drive on the back driveway, learned to fold the flag, and learned about
13 flower and vegetable gardening. We learned about the value of planting trees to grace the
14 property. As the property had been a hill farm, my grandfather really cared about "foresteing" the
15 spot for protection as well as for the beauty of the trees. His last gesture was the planting of two
16 large sugar maples to help shade the front from the sun.

17 We use our property for barbeques at the lake, swimming, hiking, gardening, reading and
18 inviting guests.

19 **Q: Why is Longue Vue Farm special to you?**

20 A: Why is it special? It is the site, setting, architecture, history of family, the
21 memories, stories and the continuum. It's the one place that continues no matter what! Our
22 views are spectacular from the front fieldstone porch. We have a view toward the northeast of

1 Mt. Cabot, Mt. Waumbek, and Mt. Starr King, and have a spectacular view as well of the
2 Northern Presidentials of Madison, Adams, Jefferson, Clay, Washington, and Monroe and of
3 Cherry Mountain. There would also be a view of the Franconia Range if we cut down trees in
4 that direction.

5 The PSNH/Eversource runs through a corner of the western section of Longue Vue Farm.
6 We currently do not see the power lines of PSNH/Eversource. We would see the new projected
7 power lines of a greater height. Our viewshed will take in this route of the power lines from the
8 top of Rt. 116 down the valley behind our farmhouse where our hiking trail abuts the right-of-
9 way.

10 Particularly in the fall, people come with their easels to paint our view or take
11 photographs. The Coos County Democrat, on April 26, 1989, took an iconic picture of the
12 special viewshed from the rise of land on Rt. 116 showing the barn, farmhouse and garage.
13 (Exhibit 4.) This statement is also supported by the suggestion that our house, farmhouse and
14 garage be inventoried for the State Register of Historic Places in the State of New Hampshire
15 because it is significant and has integrity and historic fabric.

16 We give up other things so that we four siblings can keep our traditions alive by
17 maintaining this summer home the way our grandmother would have liked us to. We have our
18 fields cut every other year, prune trees, wrap arborvitae, maintain our stone walls, and do a
19 property report every year. We also have plenty of apple trees to help attract wildlife.

20 **Q: How would the proposed Northern Pass project lessen the specialness of**
21 **Longue View Farm?**

1 A: The Northern Pass would greatly diminish our cherished view. We don't see any
2 manmade structures in this viewshed of mountains. One can see another house only in one small
3 place just down the driveway to the south. Our property will be "cheapened." We do not want
4 to live here anymore with this intrusion. We are also concerned about the drop in value if the
5 Northern Pass is built. We have a gorgeous view of the Northern Presidentials currently. The
6 proposed Northern Pass would be visible from our property year-round and located directly in
7 our view of the Presidentials.

8 The height of the Northern Pass structures plus the visibility of the structures will
9 absolutely undermine this iconic, sublime landscape so painted by the artists of the White
10 Mountains and untouched by the manufacturing and industrialization after the Civil War. People
11 traditionally have escaped the cities of the Northeast to see beauty and breathe fresh air in the
12 White Mountains.

13 All of our family traditions stem from here. Birthdays, graduations, and funeral services
14 always were commemorated here, even if they took place at another time during the year. We
15 have experienced our rites of passage on this property; we had a huge family wedding here in
16 1965, overlooking, again, this beautiful backdrop.

George C. Glover
 Person & Glover ⁵⁰ Congress St
 Boston, Mass.

November 30, 1925.

Dear Sir:

Miss Charlotte Casgrain suggested to me that you would probably be interested in undertaking a job. My story is as follows: Our eldest boy, now eight, was born weighing only three pounds and has always been frail and delicate. We have tried most everything we could think of to build him up, and while he has grown upward, he is very thin. On the doctor's advice we have taken him three summers to Cape Cod. The first summer it seemed to do him a lot of good. The last time, however, he was very delicate when we got home then when we went down.

I personally have been taken up with the beauty of the scenery and the clearness of the air at Whitefield, New Hampshire, and for a long time in the back of my head have had an idea I would like to buy a small piece of property and build a summer cottage. The Casgrains who are life-long neighbors and friends of ours have such remarkable results from the climate for the younger members of their family there in the past two years that I decided a month ago to go down and buy a lot. Miss Charlotte was still staying there and I looked over all the available pieces near her home. Unfortunately, the most desirable lots had been snatched up in the last few months. There were two left adjoining her home to the East, and on the Jodoin farm. Jodoin would not sell them unless I bought his whole farm and as he gave me very reasonable yearly terms, I bought the whole place.

It has a house on it, view of which I enclose. The rear part of this house is no good at all. The front is in pretty good condition. The lower floor disconnections with the porch off are thirty four feet long and thirty two feet wide. My idea is to take this main part and move it up the hill to where the rocks are on View #3, location indicated by red arrow. It would have to be moved about five hundred to six hundred feet to get it up to point indicated by arrow, and there is a gradual rise from present location to new point, the spot where the best view is obtained. View #2 shows the panorama from the point indicated by arrow, what would be the front of remodeled house, or in other words where the house would be after we had moved it. This view is looking directly at the Presidential Range. View #4 is looking East with one's back toward the Casgrain house. This will give you some idea of the distance the house would have to be moved.

I have made a sketch of the way I think the place could be worked out. The side of the house shown in View #1, I would make the front of the house up on the hill and add on the wings at both ends. The floor sketch I enclose is the arrangement of the house at present as nearly as I can remember it, marked off in red. The blue line indicates the way I would like to shift it around. In other words instead of having two rooms and the bath and the corridor in what will be the front as it is now, I would rip it all out and make one big living room with a large fire-

(page 2)

place and complete new chimney. The wings going off from each side of course would be all new and be extremely simply. I would not have any plastering in the wings at present. The main part of the old house, however, is plastered and has hard wood floors. It rests on solid oak timbers about ten by ten. So, it is in sound enough condition to be moved.

What I would like to have you do is make me a sketch of the exterior and floor plan, figuring out at least three bath rooms, and give me some idea of what it would cost to put in a new foundation along the side of the hill. That is line AB on my own exterior sketch. A terrace going along the front and extending out to one side as shown in sketch.

I forgot to say that we have four children, four maids, my wife and myself, and the chauffeur would all have to be accommodated. The chauffeur could live with the people who look after the place if necessary.

What I am getting at is this, I want to know if it would cost more to rebuild this old house than it would to put up an entire new building. Miss Gasgrain stated that you went to live that part of the country quite often and for that reason would possibly be more interested than any other person in figuring this out for me. This why I take the liberty of calling upon you. If it is the kind of job you do not like to tackle, tell me very frankly.

Very truly yours,

F.S. I figure on using what good timbers and boards are available in the very large barn shown in the picture.

It may be cheaper in the long run, after looking over this Saturday Evening Post article, to rick the large barn a new house.

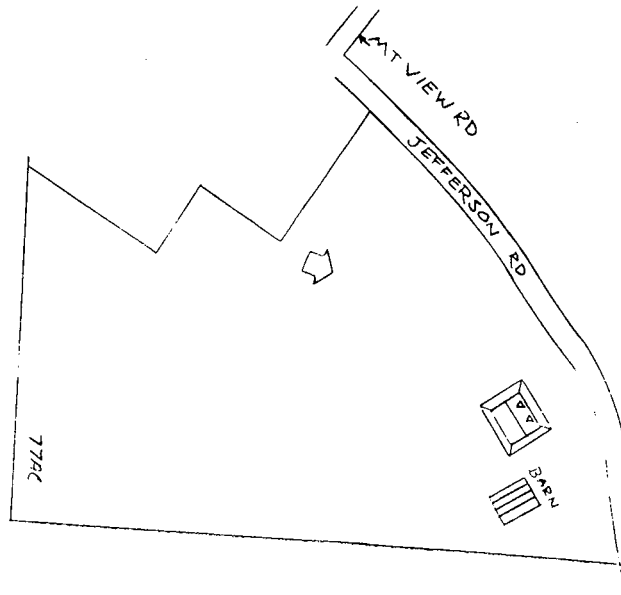
Encls.
JHM/C

SHPO RECONNAISSANCE SURVEY FORM - 3/88

Inventory No: _____
 Temporary Survey No: 55
 Community/county Whitefield/Coos

address East side Rte. 116
 property name Miner-Moran Farm
 tax map/parcel no. 12 #18
 UTM ref Z 19 E 295640 N4918640 Lancaster
 resource type (code) House, Barn
 Dominant Style (code) Greek Revival
 Secondary Style (code) Queen Anne
 Condition (code) good
 Construction Date (source) c. 1866
 Alteration Date(s) moved c.1930,
1988 changes

SKETCH MAP



description & significance

See Back

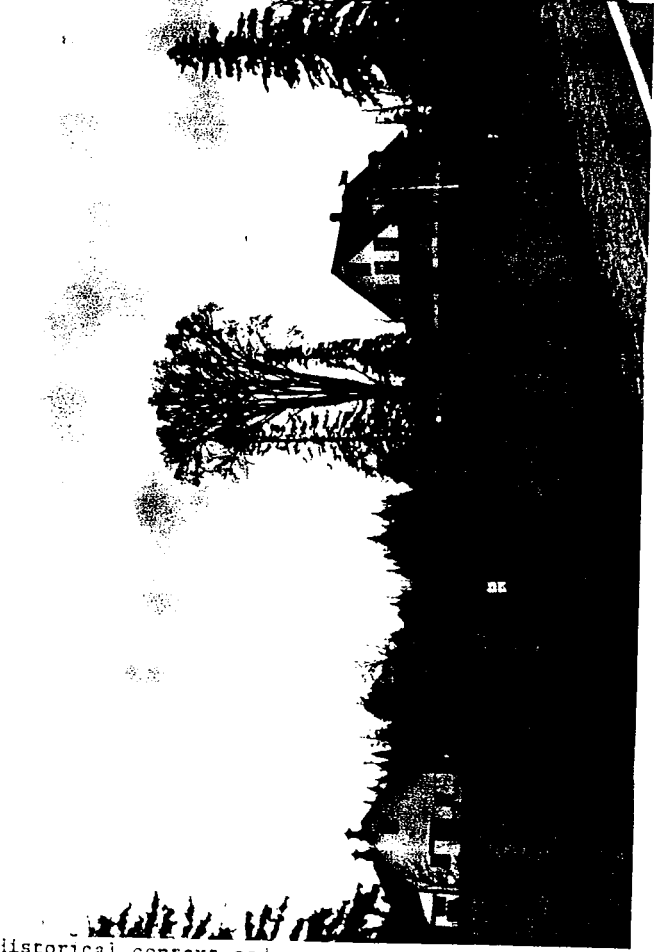
continued on reverse

bibliography continued on reverse
 interview Mrs. Birard, 9/88,
 6,7,8,5 (p.21)

photographer facing NE, SE
 photograph date: 6/88
 photo code(s): DN-43-88 #10,11

EVALUATION	SURVEYOR	SHPO
integrity	yes <input checked="" type="checkbox"/> X	yes _____
	no _____	no _____
	n/a _____	n/a _____
applicable NR criteria	A _____	A _____
	B _____	B _____
	C <input checked="" type="checkbox"/> X	C _____
	D _____	D _____
	n/a _____	n/a _____
individual property listed	n/a _____	n/a _____
determined eligible	_____	<input type="checkbox"/> _____
considered eligible	_____	<input type="checkbox"/> _____
potentially eligible	_____	<input type="checkbox"/> _____
not eligible	_____	_____
unknown	<input checked="" type="checkbox"/> X	_____
historic district	n/a _____	n/a _____
individually eligible	_____	_____
contributing	_____	_____
potentially contributing	_____	_____
non-contributing	<input checked="" type="checkbox"/> X	_____
unknown	_____	_____

Surveyor D. Noble
 date 7/88
 Update by _____
 date _____



SHPO USE ONLY INITIAL FORM Update

Approved by _____
 Date _____

NR _____ yes _____ no _____
 R&C _____ yes _____ no _____
 PTI _____ yes _____ no _____
 S&P _____ yes _____ no _____
 M&D _____ yes _____ no _____
 CLG _____ yes _____ no _____

Historical context code _____
 Intensive Needed: yes _____ no _____
 Intensive Done: yes _____ no _____

#55 Miner-Moran Farm - c. 1866, moved c. 1930, 1 3/4 story, gable front Greek Revival style house with encircling 1 story, Queen Anne style veranda. Clapboard siding. Original 6/6 sash recently replaced with 1/1. Gable dormers slope of roof. Interior brick chimney stack.

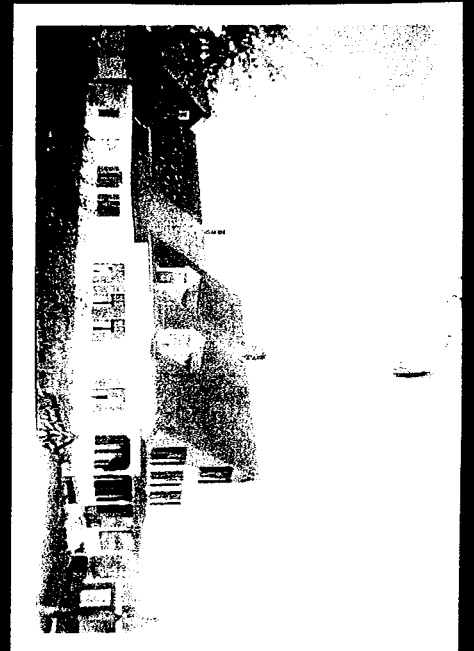
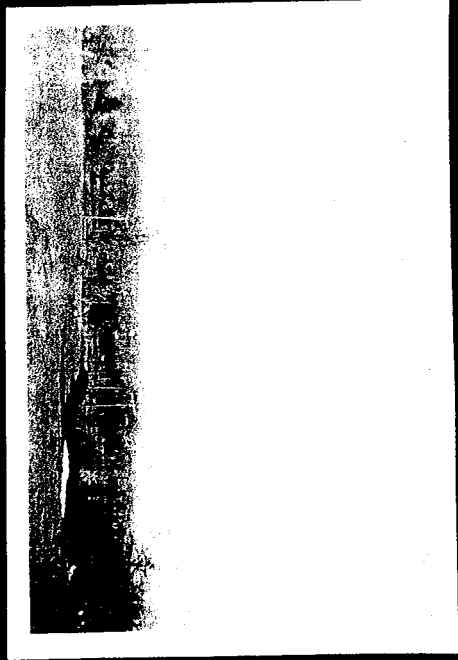
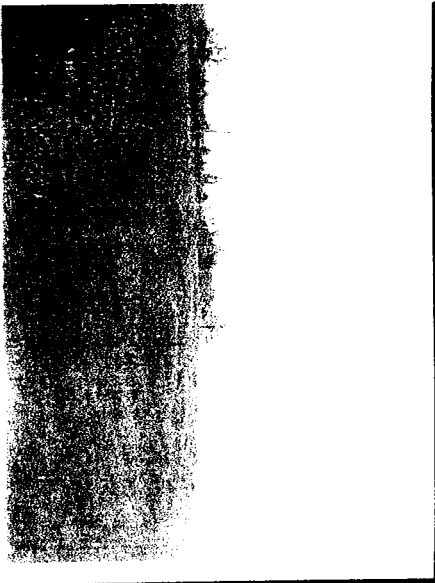
a. barn - c. 1930, 1 1/2 story, gambrel roof with shed roofed wing, clapboard siding, metal roof ventilators.

Statement of Significance:

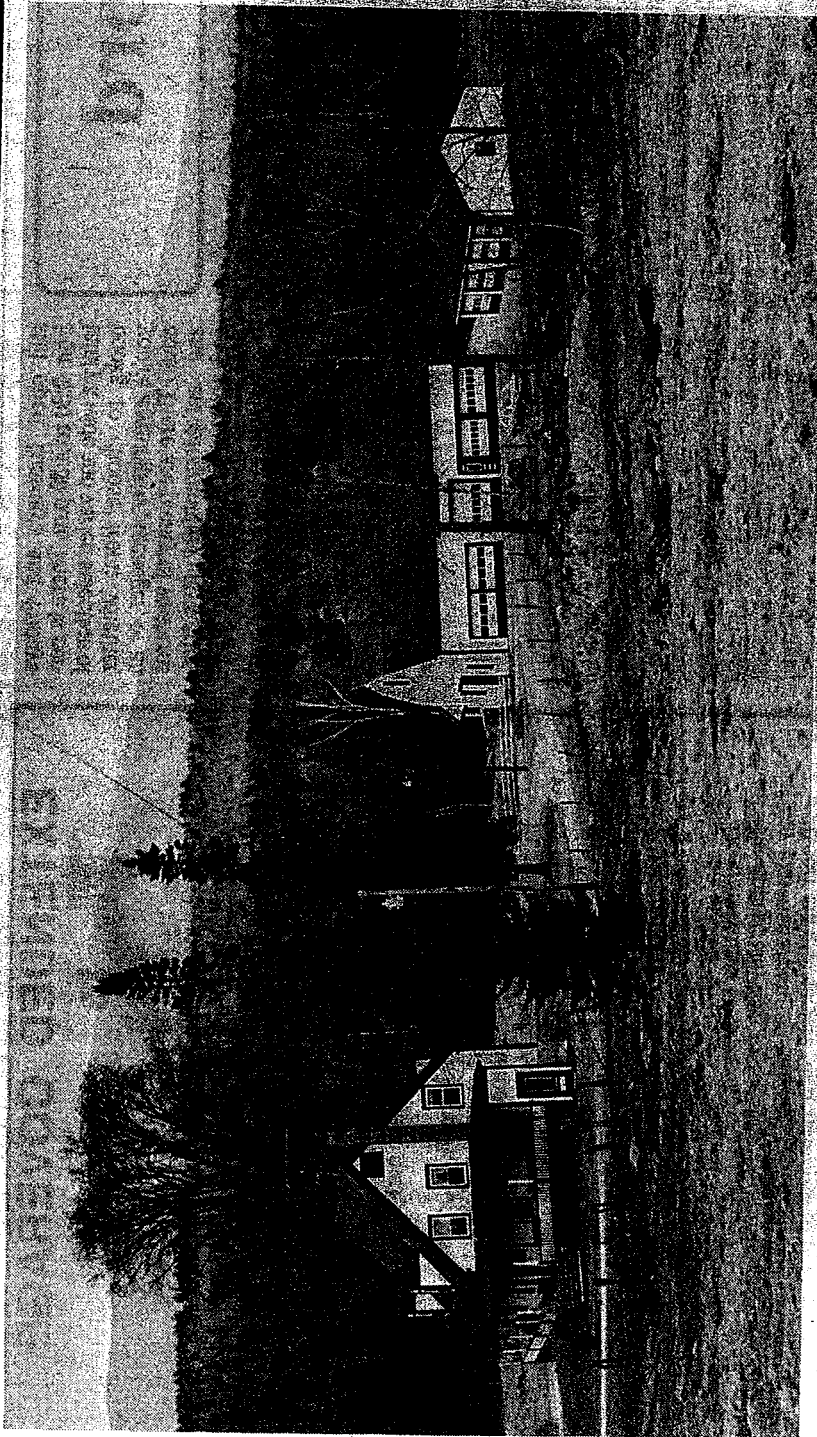
The Miner-Moran farm is important as a good representative of the 1 3/4 story, Greek Revival style house form typical of the continuing settlement of outlying hill farms in Whitefield. It is important in continuing to keep the accompanying 77 acres in open space, revealing high quality vistas to the east. The original farm was settled by Isaac Miner, who came to Whitefield from Littleton in 1837 as a wall layer. The original buildings were consumed by fire in 1866, after which the present house was built. His son, Lauren, increased the original 90 acres to 300 acres through purchase of adjoining lands. The farm was in the Miner family until the beginning of the 20th century. The Moran family moved the house c. 1930 to its present location from its original site where #54 was constructed. Several of the Miner children remained in Whitefield: Betsey Miner became the forebearer of the Harris family, the original and continuing settlers of Kimball Hill Road.



EXHIBIT 3



T--LANCASTER, NEW HAMPSHIRE--WEDNESDAY, APRIL 26, 1989



Framed against the hills beyond, this Whitefield scene is impressive, even on a gray and cold spring day. (Staff photo--Ehlerf)