

# THE BEGINNING

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Mr. Frank S. Cook Sr., Park tenant and Maintenance Manager for owners George and Mary Spanos, got other tenants to come to the Pavilion at 11:00AM on Sunday July 7, 1974. Frank spoke on behalf of the owners and confirmed the rumor that the Park was, indeed, for sale. He disclosed that a foreign developer was interested in constructing apartment type buildings on the property, which the present tenants could perhaps rent or buy. This was a well attended meeting, as anytime the ownership of the land was about to change, all the tenants could face eviction, since all were on single year leases. A lot of anxiety filled the room.

Another well known Park tenant, Reggie Scott, also spoke and served in the capacity of an informal "M C" during the discussions and many questions from the tenants. Jim McKenna, President of the Lake Shore Park Association, participated in discussions with the tenants, serving in dual capacities as both a tenant and Park employee. Mr. Cook further wanted to find out if the tenants could somehow organize themselves enough to purchase the Park, as the developer was having difficulty obtaining financing for this project. A committee of tenants was proposed to explore the purchase possibility for the tenants, and report back to the tenants at a subsequent meeting. Everyone wanted at least one person who they knew on the committee. The shouting out of names got to be a popularity contest, and had nothing to with qualifications, talent, or occupation. No votes were taken by Mr. Cook. People who were recommended just took their place on the stage. With just about anyone who wanted someone to be on the committee, the stage was getting crowded. It was suggested that the number on the committee be capped at 13, because it was a lucky number and because that total had not been reached yet. An odd number was proposed in case a committee member had to cast a deciding vote. Because none of the 13 now on stage wanted the position of Secretary, tenant Marie Hawes volunteered to take this position as a non-voting member. She did an excellent job for the Committee. Bill Sullivan had no intention of attending the tenants meeting that morning. He was in the store buying a loaf of bread when he heard his name spoken by tenant John Bontorno that Bill be on the Committee. Bill paid for the bread, and stuck his head through the window between the store and the hall in time to hear someone say: "He is not here!" "Oh yes I am", Bill yelled; and climbed through the window. Bill heard laughter and applause. He was told what was going on, and to get up on the stage with the others.

Bill thinks Frank Cook was aware that he could only do so much with this endeavor, as he was Spanos' employee. When Bill arrived on stage, he was handed the microphone. Bill did not know if others on the committee had already spoken, as he was not there. As it turned out, Bill was the 12th member chosen. Bob Gilbert was nominated by tenant Herb Olson and Bob became the 13th and last committee member. All that was then left to be done was the selection of Marie Hawes as Secretary, which he handled.

Then someone from the audience stood and asked: "Now that we have put all of you on the Committee, could you tell us a little bit about yourselves, your background, and your occupation". Bill handed the microphone to each person standing there on stage in a row. All were truly impressed by the descriptions of the various talents each committee member had. Bill asked for a voice vote of acclimation to elect all of the Committee, and to get to the business of exploring the feasibility of the tenants buying the Park. Bill does not know whatever happened to his loaf of bread.

## INTRODUCTION

Gilbert & Sullivan Productions, Ltd. is very limited. All of the collaborations to date resulted in more laughs than substance, except for one: the purchase of Lake Shore Park and the creation of LSP Association. Basically, Bob came up with the numbers, and Bill wrote the words.

The effort of putting on paper how we, and the rest of the Committee of 13, accomplished this, we find to be most difficult. It is now 35 years later. We may have forgotten or overlooked some major contribution by a Committee member or someone else towards accomplishing our goal. We apologize.

This text is written in the 'third person', as if a third person was telling what Bill, Bob, and others did. The word "I" appears nowhere. This is because both Bob and Bill had a hand in writing everything here. However, they often use 'WE' to represent the works and thoughts of the entire Committee and our Club.

***We dedicate our attempt to document our time in the Park's history  
To All Who Contributed:  
The Committee of 13, Charter Members, and anyone else.***

Respectfully submitted,

*Bob Gilbert*      *Bill Sullivan*

Robert W. Gilbert and William B. Sullivan, III

July 17, 2010

## • OUR FIRST COMMITTEE MEETING

Our first meeting was in the Pavilion right there and then, as soon as all the "well-wishers" gave us their advice and encouragement. We got down to business about 3PM. Len Smith was the obvious Chairman for our group. He was a businessman, and a lawyer. He had been involved when the tenants had been given an opportunity like this twice before, and they blew it. He was distinguished looking, had a resonating deep voice, a poker-face personality, and Len was the oldest. Bill was the youngest, age 37.

Len explained to us that the principle reason that the tenants did not come together to purchase the Park previously was due to disagreements, jealousies, and envious motives - all to do with where tenants were living on the Park property. The tenants on the beach had the best of it; lake view sites were next, etc. There were 5 different rent amounts being collected by Spanos, all based on location within the Park. The animosity that prevailed in 1974 was no different than in the prior attempts to purchase. The same question remained: *What is in this deal for me?* Same answer: *You and your family will have a place to come to for the rest of your lives.* No more of 'this could be your last summer at LSP'. But this time around we knew, after talking with Len, that this was not going to be enough of an answer.

We proposed that we all contribute the same amount of \$2,005 per family, and that any other costs of ownership be shared equally, no matter where in the park one lives. The \$5 was for Committee expenses, although no committee member ever accepted reimbursement for any of their expenses. Gerna Magnuson offered to collect the \$5 payments. Because tenants approached her everywhere with their \$5 and she did not want to leave the money in her camp, Gerna carried a tomato basket with her everywhere she went! Everyone's initial deposit went into that tomato basket!

Next amount collected was \$100 to show tenants' intentions to continue pursuing the purchase of the Park. The final amount collected, \$1,900, was for the purchase down payment. It took some time to arrive at this number. Once we were collecting checks for \$1900, the 'tomato basket' made a trip to the Amoskeag Bank to open a savings account for LSPA. We continued to emphasize to the tenants equal ownership, equal access to all the beaches, buildings, and the recreation program.

The Committee of 13 consisted of the following:

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|--|-----------------------|
| * J. Leonard Smith, Chairman             | Ralph W. Cowdrey      |
| William B. Sullivan III, Vice-Chairman   | * Ralph B. Fratus     |
| * Marie H. Hawes, Secretary (non-voting) | Robert W. Gilbert     |
| Gerna G. Magnusson, Treasurer            | * Francis B. Green    |
| Ronald B. Campus                         | James E. McKenna      |
| * Robert E. Chalmers                     | * Reginald J.G. Scott |
| * Frank S. Cook Sr.                      | Albert T. Sheppard    |

*\*Deceased*

Other committee meetings were held at Len Smith's camp during the summer and fall of 1974. Esther (Len's wife) took the food out of her refrigerator and always had it stocked

with beer for the Committee. Our kind of Hostess! After our work was done, nobody went home.

We held eight (8) winter meetings at the Rolling Green in Andover MA. It was a good location for being half-way between those north and south. We mailed notices to all regarding these meetings, so anyone could attend and voice any concern about anything to us.

- **NEGOTIATING TEAM**

All 13 of us was too large a group to negotiate successfully with the owner. We told the tenants that it was to be like their union at work: the whole membership was not the Negotiating Team, just certain officers & members with suitable backgrounds and dispositions. The Negotiation Team consisted of Len Smith (business & legal), Bob Gilbert (financial), Al Sheppard (business), Ralph Cowdrey (real estate & property management), Ron Campus (business) and Bill Sullivan (Town Selectman, Town Planning Board and MA Real Estate Broker).

- **THE \$2,005**

Interest rates were high in 1974, so borrowing did not come cheap, except to the very few with plenty of cash for a down payment. We decided that we must raise \$500,000 (\$2,000 from a minimum of 250 of the 296 tenants) in order to be taken seriously by a mortgage bank and by Spanos. We called all the tenants back into the Pavilion to tell them we would like them to give their deposits during the next two weeks to Treasurer Gerna Magnusson. We had it all staged for Chairman Len Smith to be the first to hand over his check to Gerna with much fanfare and a rally-type speech. Each and every member of the committee took their turn at the microphone to urge their friends to give us their money (and their prayers). It took more than a month to reach our goal.

In the meantime' Carol & Bill Sullivan took over writing the weekly Association Newsletter. They met with the McKennas every Sunday evening to find out what was going to be on the recreation program for the next week. They had the newsletter printed in MA, and delivered to LSP on Fridays for distribution to every camp.

*\*A copy of the August 2, 1974 "This Week" is on page A in the supplemental pages.*

Tenants told Bill that they wanted to become an owner so badly that they were going everywhere to get the deposit money, some even to Beneficial Finance! Bill remembers one couple pleaded with him to give them a couple of months to get their deposit in. He told them that they should make plans to leave the Park, as we needed 100% participation. There were a few hardship cases like this which we could carry in the short term, once we had 250 families on deposit. This is because we had decided to build a reserve fund with the deposits from the last 46 tenants to donate. We felt that a reserve was necessary to fund unexpected emergencies such as fire, natural disaster, etc., not covered by insurance. Also, it crossed our minds that the tenants could still be disagreeable with each other and withhold dues payments over some issue. We

needed to be sure the mortgage and taxes were paid on time, and that no one could take the Park from us, once we owned it. Len, Bill, and Bob pushed this approach.

- **OUR LAW FIRM**

Bob Gilbert and Bill Sullivan volunteered to take on individual assignments to acquire the best legal and financial management assistance that we could get. Bill took on the law firm search, and Bob went after an accounting firm to fill our needs. Massachusetts Attorney General Frank Bellotti was the Prosecutor of all the violations that Bill's state agency pursued. His office was one floor below Bill's. They had known each other long before Bill's arrival in state government. Frank phoned his counterpart at the NH State House to set up an appointment for Bill there. Carol came with Bill, as they were planning to continue on to LSP on that Friday afternoon. Bill thinks the NH AG's name was Smith. From his office window, he pointed to the building down the street and told Carol and Bill that that was the best law firm to assist with real estate acquisition, tenant and homeowner associations, etc. There was no such thing as condominium law in NH in 1974. Mr. Smith made the phone call for them, and suggested that they go right over to the law firm. Carol and Bill walked right into Sulloway, Hollis, & Soden. They really didn't look too impressive for this interview - in their cowboy hats and dungarees. After all, who dresses up at LSP? They think NH AG Smith's phone call neutralized their appearance to a degree, but they were still quizzed extensively by the receptionist. Then a young male paralegal appeared and escorted them into the firm's conference room. The receptionist came along, too. Credibility was not an issue, because of the AG's referral. They were overwhelmed by the scope of what Carol and Bill told them we were trying to accomplish. Telling them that our Committee had not collected much money yet, it had to keep selling the idea to the tenants, it had yet to figure out the value of the property and its amenities, and it still had to organize the tenants into some kind of an organization to accomplish all this, and manage the Park after its purchase.

Carol and Bill described the 3,200 ft of lakefront shoreline from Long Beach down to the pump house, the many pine trees over 110ft. tall, each building, marina and gas dock, the two bridges, and the ball field. They told them that all 296 tenants were clustered on 32 of the 128 acres, and that the property was located on both sides of Route 11. They have now been through their presentation twice, and these two individuals abruptly excused themselves and left the room. Carol and Bill, now alone in this room at the big long table, with all these empty seats, thought they must be calling around to the local mental hospitals to see if anyone had escaped! Pretty soon the receptionist, the paralegal, and a young lawyer, John B. Pendleton; returned asking if they would like coffee, water, a Coke, or a cookie. Carol and Bill still figured they were all there to prevent them from escaping until the folks in the white coats showed up. After a few minutes of idle chatter, in walked Atty. Charles F. Sheridan Jr. all apologies and referencing his phone conversation with AG Smith. Carol and Bill told their story all over again, now for the third time. They invited any and all to come see LSP. Attorneys Sheridan and Pendleton showed up the next week, and Carol and Bill, with others, gave them an extensive personal tour. Both Attorneys were conservationists and outdoor enthusiasts. They were thrilled to view all the natural beauty. They were simply amazed at the potential the Park had to offer its tenants, if they could acquire it. The attorneys were enthusiastic about us being their client.

## • FINANCING

In mid-August 1974, Attorney Sheridan arranged a bank appointment for Bob Gilbert on a Friday afternoon. At this meeting, Bob was to present the people's case to the President of the Amoskeag Bank in Manchester NH. At that time, it was Amoskeag that held the Spanos' mortgage for Lake Shore Park Corporation. Within our financial plan was the supposition that we would take over that mortgage.

About 6:30PM on the Thursday night before the bank meeting, Bob began to prepare a 5-year plan, projecting the income and expenses for the Park. Bob's information was based on financial data gleaned from LSPC (that information was not easy to obtain!) and financial requirements and estimates determined within the Committee. The document was two 8 1/2" x 11" summary sheets consisting of 6-columns; these sheets were attached to two 11" x 16", 32-column, detailed, and hand-posted spreadsheets. Presentation preparations were completed at 6AM that Friday morning! After a few hours of sleep, Bob reviewed his information again, had some lunch, and then headed to Manchester. Having heard about the Sullivans' impromptu "meet and greet" at the Sulloway law office, Bob knew that he already had a leg up on Bill and Carol - after all, BOB was wearing a TIE, not a cowboy hat! Upon arrival at Amoskeag, Bob was ushered into the President's office, greeted, and offered a cup of coffee - then Bob asked "Do you have anything stronger?" He anticipated a very long afternoon. The conversation began with a chat about LSP. The bank President wanted to know, "Exactly what is this Lake Shore Park?" Bob started by describing LSP's beauty and facilities, the same presentation approach that Bill and Carol had given to the law firm. There was discussion about the assets, the 5-year projection and its supporting financial documents. The Committee members' bios were reviewed. Bob talked about the passion of the people for LSP and how 296 families were going to provide \$2000 each to make-up the deposit to purchase the Park. It was at this point that Bob was asked if he would mind moving to the Board Room because the bank President had others that he now wanted to hear this proposal. Of course, Bob agreed, had another cup of coffee and tried to ignore the strange looks he was getting. Bob thought "Perhaps I'm about to meet the Security Staff?" So much for the TIE and the good first impression! Then three more joined the meeting. So, Bob unrolled his scrolls and began again. The fact that the Committee planned to get 296 families to entrust them with \$2000 a piece in order to pursue the purchase venture fascinated these bankers. Bob further explained that this was a deal about passion, not profit. The Committee had hired local realtors, Lamprey & Lamprey to appraise the property and that \$1.9 million dollar figure was discussed. The bankers and Bob talked about the very soft real estate development market and the problems of dealing with developers. The bankers were impressed that the Committee planned on having an initial reserve to protect the investment. Bob's final point was that as of the last Committee meeting, they had received \$67,000 and that money was on deposit at the Amoskeag Bank. The balance increased every week. At last, Bob could see that Amoskeag was starting to show signs of interest. Time to shut up.....Don't over sell it!

Bob left the bank about 5:30PM, heading to the Park to enjoy a much deserved 'cold one'! Next stop was to update Len Smith and Bill Sullivan and then to prepare a verbal report to the Committee for the next morning's meeting. The ultimate result was that after further discussions with many and various members of the bank's staff, the

purchase of Lake Shore Park, via the Committee, was enthusiastically approved by Amoskeag Bank. Finally, that piece of the financing was in place!

### • **OUR ACCOUNTING FIRM**

To say that Bob Gilbert "embraced" the task of finding the Committee an accounting firm is an exaggeration; but Bob did take on the chore of securing an accounting firm that would work well with our attorneys as well as work independently of any individuals or any special interest groups inside or outside Lake Shore Park. Regardless of whatever firm was contracted, it would be required that they be creative thinkers capable of helping the Committee to structure its organization and to achieve the people's unique goals. Bob started the search by interviewing CPA firms within the Laconia area. Although these firms were competent at handling corporate and personal clients, they usually had some connection to tenants or management of the Park. None of these firms interviewed had a lot of non-profit experience. They just were not the right match to meet the people's goals. Then Bob remembered that while working at Otis Elevator he had worked with a senior partner of Ernst & Ernst. It was Ernst & Ernst's staff that monitored and audited a manufacturing, inventory, service, and accounting system Bob had developed and implemented. At that time, Ernst & Ernst was among the top 10 accounting firms in the country. So, with nothing to lose, and great expectations, Bob called this senior partner to discuss the LSP purchase project. Once he heard what the Committee was trying to accomplish, and he had the opportunity to chat with our law firm, the project caught his imagination! He came back with a solution using Ernst & Ernst and a quote with a favorable rate structure. Though there were numerous calls and meetings with this senior partner, we were never billed for HIS time or advice! This powerful and respected firm was now on board to play an intricate role in the establishment of our new Association.

### • **THE OLD ASSOCIATION**

There had been a loosely organized recreational association of the tenants for many summers prior to 1974, even with winter gatherings at various venues outside the Park. They collected money from the tenants for dances, beach activities, children's events, etc. Gerrie McKenna (Jim's wife) had been conducting frog races for the children at Lake Shore Park for almost a decade by then. Gerrie continues that tradition to this day, making it a 44-year treasured institution at LSP! Many activities can be traced back to the 1950's, where many familiar names appear! Some of the tenants serving on the "old recreational association" are still in the Park; but for many others, it's their descendants who continue to enjoy LSP. Countless tenant volunteers promoted, nurtured, and established a spirit of community at Lake Shore Park that still continues.

In 1974, the recreation association President was Jim McKenna and Bob Gilbert was Vice-President. Both men were on the Committee of 13. Nancy Gilbert (Bob's wife) was Secretary and Eleanor Sullivan was Membership Chairperson.

*\*A copy of the By-Laws of the Old Association is on page B in the supplemental pages.*

- **NON-PROFIT RECREATIONAL & SOCIAL CLUB**

Atty. Charlie Sheridan was able to use old association newsletters and records to substantiate our application for non-profit status of the old association with the IRS. We were a pre-existing non-profit social and recreational club, and not one just now formed to purchase the Park. Our information from the IRS indicated that they were not about to give us non-profit status if LSP Association was just being created now to buy the Park. Once achieved, the tax savings to LSP Association has been approximately \$500,000 since 1974. The six members of the negotiating team had to negotiate with the IRS over tax status, as well as with Spanos for Park acquisition. There was a meeting with the IRS at the JFK Federal Building in Boston during September of 1974. Bob Gilbert along with Ernst & Ernst, and Bill Sullivan all had a part in setting up this meeting. Our attorney, Charlie Sheridan was there, too.

- **LSP ASSOCIATION and THE FACT- FINDING TEAM**

Bill was the only Committee member focused on 'what do we do the day after we take possession of the Park?' The next page is a copy of a meeting agenda that Bill chaired. He got Cowdrey and Scott involved in this aspect of things as well. Spanos made a donation to the old recreation association at the beginning of each summer season, like seed money, to help Jim McKenna and the other Officers get the recreation and social events started, while they were selling memberships to the association for \$1 per family among the tenants to fund their activities. The recreation program was a big hit with the tenants, and drew the same tenants to return to LSP year after year. Spanos knew this.

While all of this was going on, and Gerna was collecting \$2,005 checks from the tenants in her tomato basket; we still had a Park to buy. Committee members Chalmers, Cook, Fratus, Green, McKenna, and Scott needed to compile a very complete and detailed list of the Park inventory. Everything beside the land itself needed to be described, listed, and its condition evaluated. They also needed to provide an estimate of repair and/or maintenance for each item. Obsolete items needed a present day replacement cost as well. We needed this information to use in negotiations with Spanos. This group was led by Frank Cook as he was the Park Maintenance Manager at the time. Jim McKenna also knew a lot about the Park property, as he was President of the Park's (tenant) association coordinating recreation and social events throughout the Park. This team provided very valuable information to the Negotiating Team. Besides the major obvious assets, the inventory consisted of other buildings (including at the Park entrance: modular/trailer office, the shower building, the 'Suds Shoppe', and Wally Rugg's house), the beaches, the raft @ Baby Beach, Big Pier, the marina and gas dock, boat docks, bridges, water tower, 1972 pick-up truck with plow, 7 toilet buildings, 5 pump houses, lawn mowers, picnic tables, benches, roads, paths, water distribution system, wells, campground, ball field, the "Bar-X" stables (across Route 11), all pumps, tools, and office equipment. Frank also gave us a good idea of the maintenance expenses and payroll. The store space was leased out to a private operator. This team gave us a good idea of the rent amount received by Spanos, along with revenue from the campground and "the Suds Shoppe" laundry. We negotiated a then present day value of this entire inventory thanks to the great work of the team. We paid \$75,000 for these items.

Deposits from tenants by now had far surpassed our goal to begin negotiations with Spanos. Charlie Sheridan had recommended that we incorporate in order to provide us with the appropriate structure to govern our business with Spanos' and other entities, going forward. By doing so, we would be able to provide liability protection to our Committee, tenants/members, employees and for all our assets, including deposits. Should we succeed, it would also give our Club a vehicle with which to deal with the IRS for non-profit status and the town of Gilford regarding any issues we might have with them. In addition, a corporation would give our Association more permanence and perpetuity. Charlie Sheridan also wanted to be sure that the proposed By-Laws and his incorporation documents did not conflict. They did not.

- **MEETING WITH THE TENANTS**

We met regularly at the Pavilion with the tenants, and our Chairman Len Smith did a great job as our spokesman. Bill was the 'Master of Ceremonies'. Bill fielded questions from the audience and directed them to the Committee member most qualified to answer. Bill tried to have all the Committee members participate. After all, someone in the audience had recommended that this person be on the Committee in the first place. Bill stressed to all on the Committee that the appearance of unity was critical. There were to be no public disagreements or objections raised by one Committee member against another at the tenant meetings. We would discuss our differences only in Committee meetings. There were very seldom any disagreements among Committee members. Len and Bill kept all Committee members briefed on all aspects of the Committee's work.

After Labor Day, we relied on mailings to the tenants on our progress toward purchase, as warranted. When authorizations were needed, or some guidance required, we met at the parish hall of the First United Baptist Church in Lowell, MA on November 3, 1974. Tenant Ken Ratcliffe acquired the space for us. Bill remembers reminding all there that they were in a holy place; and to try to behave accordingly - and not like at the Lake... just to get a laugh!

So as not to let anyone leave wishing that they hadn't bothered to attend, we tried to provide an entertaining program with a message. Len always had Bill review his speeches prior to these meetings, and Bill tried to add some inspiration and humor. But the humor was really needed for whatever Bob Gilbert had in his presentations. What can be more boring than numbers, except more numbers - which a lot of the audience did not understand anyway? Bob described money (their \$2,005 deposits) being spent on exotic trips to inspect condos in Bermuda and to confer with his mother-in-law. People's mouths dropped in astonishment, and their eyes bugged out of their heads, until they realized that he was only kidding. Bill would kid around with both Bob and Len on stage, and it took the edge off whatever they had to tell and sell. There was a lot more to buying the Park than just paying some price and getting a deed to the place. We had to keep selling the idea of equal ownership, and that rent money from a tenant would become dues from a member to an Association. With that came responsibility to all for ownership and improvements to the Park in going forward. We got authorization to proceed with negotiations to purchase the Park. We were pretty confident that we could obtain the Park.

After several discussions between Bob, Len, Bill and other Committee members, our bidding plan/strategy became clear. **We Would Always Deal from a Position of Strength**, either real or perceived. To attain our goal, we would be certain that our Committee presented a single message regarding our position or progress. By so doing, our Negotiating Team not only skillfully and energetically provided information to the tenants, but also to Mr. George & Mrs. Mary Spanos. Our constant communicated message to the Spanos' was that we were "The Best Game in Town" - with our single purpose and our growing cash in the bank. At one point, Mary Spanos even became our advocate (she was in favor of selling the Park to us) as she convinced Jimmy Spanos to 'give in'. He did not want to sell the Park at all. Through their efforts, the Negotiating Team often discovered and managed to discourage other outside investors from outbidding us.

## • THE CLOSING

All on the Committee of 13 were invited to the closing. Some members were not able to attend.

We will never forget Mary Spanos on the day that we were to close on the purchase of the Park. We were in the Amoskeag Bank in Manchester NH. This is the bank that gave us the mortgage loan. Mary and husband George sat down at the table across from our Negotiating Team, she opened her pocketbook, laid it down on the table, and turned the open end to face the Team – as if to say "Put my check in here boys!" We can still hear Len tell Mary that she could shut her pocketbook, because there would be no closing that day. One of the major conditions for purchase was that the Spanos' wanted their mobile home on Old Rail Road, beyond Baby Beach, to remain where it was. They were even willing to "pay double" what members did. This unresolved issue along with other conditions of purchase that were still outstanding prohibited the closing from occurring that day. Mary Spanos was so upset that she stood up, scooped up her pocketbook, and stomped out of the room. George Spanos, while very disappointed, kept his cool and asked us to again review with him what we were not satisfied with, so that he could address the issues immediately and so that we could close as soon as possible. This was in December 1974. We did close at the law offices of Sulloway, Hollis & Soden, in Concord NH. On January 2, 1975, the members of our newly incorporated LSP Association became the owners of Lake Shore Park.

Bill used his contacts in state government to get information from the Metropolitan Boston Transit Authority, better known as the MBTA. The MBTA owned the Boston & Maine Railroad. Bill found out that the B & M yard office in Wilmington MA had the old maps of Lake Shore Park. These maps showed the Park when it was owned by the Lake Shore Railroad. The maps indicated that 9 parcels were deeded away on May 1, 1891; and 2 more parcels on September 20, 1894 by the Lake Shore Railroad. They were mainly where the campground is today. We put Atty. Charlie Sheridan on this problem. Each lot had been deeded to a railroad employee with the stipulation that a cottage be built on the lot. The railroad was encouraging permanent settlement in the Park beyond the fishing and camping activities of their vacationing employees. Charlie had to go through the Land Court to get decrees to assert our reclaiming these parcels and reassembling the whole parcel in the Park as one. We accomplished this after closing, as we knew this would be a time consuming effort and did not want to postpone

the closing until this could be accomplished. This was something Spanos did not know existed. He could not give us clear title to the land that he was selling to us. We used this to justify our lower offer, as well as the condition of some of the amenities.

*\*A copy of the 'Closing Agenda' is on page C in the supplemental pages.*

- **THE INTERIM COMMITTEE**

The **Interim Committee** was the Committee of 13, who assumed management responsibilities of the Park until a permanent Board of Directors could be installed in August 1975. However, we still had meetings with all the Park residents as necessary

Park Rules: The Interim Committee had the residents adopt the best of the Park rules that Spanos had in place. Spanos had to know what worked and for what obvious purpose.

Board Seats: Since the Committee of 13 was created with so many people primarily because everyone needed to know at least one member, we knew the number of Board seats would be large. We determined that there were 8 clusters or neighborhoods of dwellings that needed representation. To this, we added 3 seats for people elected by everyone in the Park, hoping that these Directors would have an all-encompassing view of what was good for all the people and the Park. To promote continuity, the 1975-1976 Board of Directors had some one, two, and three-year terms, so that not all retired from the Board at once. All elections after this one were for one term of three years. Incumbents could not run for successive terms, and elections were to be held after the membership meetings, in order to keep the politics out of managing the Park. Hopefully, this would insulate the Board, and help with them making good decisions.

Membership Meetings: The theme of the Committee of 13 for equality among all residents still had to prevail. To this end, we allocated one vote per family, as well as equal dues, no matter where in the Park members lived.

The Board of Directors: The membership is the policy making authority, as required by our By-Laws. All rules and regulations, revenue proposals, and budgets need membership approval. Once approved, it is the Board of Directors' responsibility to administer and execute the membership's decisions. The Board can ask for assistance in carrying out its duties by soliciting volunteers, hiring employees, or having contract help.

The By-Laws: This was something new for a great many of the former tenants. Since this spelled out our organizational framework, we took a lot of time explaining these at the membership meeting in 1975. The members voted overwhelmingly to adopt the By-Laws. These same By-Laws, while amended from time to time, still exist today.

Spanos' Mobile Home: The Spanos' had a unit placed beyond Baby Beach, down on the shoreline next to the pump house and near the Gunstock Acres property line. We owned it, now empty. A relative of one of the tenants (now members) wanted to buy it from us and vacation at LSP. What a View! The Committee felt that it was paramount that nobody moves, nobody digs a cellar, etc., until we could get a permanent Board of Directors elected. So, we sold the mobile home and had it removed from the Park.

**Dwelling Unit Footprint:** We measured the largest camp and largest mobile home presently in the Park. Clemente's camp was 540 sf. and Fore's mobile home was 720 sf. In our Rules and Regulations, adopted by the members, these dimensions became the maximum square foot dwelling footprints not to be exceeded by any other dwelling.

**Official Map:** A survey was conducted and an official map instituted as a starting point, depicting all roads, beaches, common buildings and land, individual dwellings, moorings, docks, wells, and other facilities' assets. This map established the precincts, delineating their number and their boundaries.

**Dwelling Rights Agreement:** This document requires the signature of Club members (VMC Holders, that's 'Voting Membership Certificate' Holders) annually. In signing yearly, Club members agree and acknowledge their obligation to comply and adhere to all LSPA Rules & Regulations, By-Laws, policies, and financial requirements. In exchange, members are entitled to enjoy and use all of Lake Shore Park. The document includes commitment to follow all guest policies and all mandates regarding dwelling units and their financial expenses. Club members are acknowledging the authority of the Board of Directors, including the power to mandate a move of dwelling or expulsion from the Club. Signing a Dwelling Rights Agreements annually reminds and re-enforces the conditions and responsibilities of Club members.

- **RETROSPECTIVE**

- ❖ **What were the most challenging obstacles the Committee had to overcome?**

Keeping everyone upbeat and positive!

We stressed the common goal of equal ownership.

We kept reminding tenants that we all could have a secure future at the Park.

Bob and Bill kept up the pep talks to other Committee members,  
who in turn passed it on to their friends and neighbors in the Park.

The *Newsletter* was also key in this endeavor.

The Old Association recreation program continued.

We wanted nothing but "Happy Campers"!

- ❖ **What were the Committee's greatest achievements?**

Creating LSP Association.

Making it legitimate and legal without the guidance of condominium law.

Committee members stayed involved in the running of LSP Association in subsequent years, so that paying-off our mortgage was accomplished, and their involvement continues to this day.

❖ **What was it like to present information to tenants?**

Members of the Committee had to speak with one voice.

The Newsletter was the primary source of weekly contact with all the tenants. Negatives were not allowed - not even about speeding or dogs on the beach!

We could not afford to alienate anybody.

Same answer as the first question: **Keeping everyone upbeat and positive!**

• **In Closing...**

On January 2, 1975, after 'The Closing', Len, Bill, Bob, and others returned to the Park office to prepare for a 3PM Committee of 13 meeting there. The brochure on supplemental page D was found in the office that day! It was folded and used as a mailer to prospective tenants. It is a good description of the Lake Shore Park that we bought.

*On supplemental page E is the '9/02/1974 agenda' of a sub-committee, a part of the Committee of 13. It is an example of the level of detail, organization, dedication, and preparedness that the Committee, and even the sub-committees, used to conduct the business of becoming LSP Association, owners of Lake Shore Park.*

References to the "Original Committee" or the "Original 13" are terms that were/are still used to refer to the Committee of 13 who enabled, led, orchestrated, and accomplished the tenants' dream of purchasing Lake Shore Park.

*Secretary Marie Hawes did a great job for us! The person she refers to as "Buster" is Committee member Frank Cook Sr. - that was his nickname.*

Sincere Thanks and Credit

Go to Charter Members Gerna Magnusson and Gerrie McKenna  
For their Willingness to Share Historical Information and Documents  
As Well as their Personal Recollections for inclusion in this booklet.

*And Special Thanks to Charter Member Pam Penney  
For preparing these efforts.*

## • 35<sup>th</sup> Anniversary of LSP Association 1975 - 2010

If the reader has reached this point, then there is a clearer, more detailed understanding of all that led to January 1975, when the tenants of Lake Shore Park became the Park's owners. With the purchase of Lake Shore Park, LSP Association was formed. In 1999, as part of its 25th celebration festivities, the 25th Anniversary Committee published a commemorative program booklet for Club our members, complete with a brief history of Lake Shore Park...it is a wonderful keepsake.

Now as we celebrate our 35<sup>th</sup> Anniversary, members should be proud of LSPA's accomplishments. Our 310 Club Members maintain and own their *individual* dwellings, either cottages or mobile homes. Additionally, as part of LSP Association, Club members also maintain and own the 128 acres and 3200 feet of shorefront that is Lake Shore Park. All common land and beaches may be used equally; just as the dues structure is equal for all members. The membership is the steward of this beloved lakeside acreage, sharing equally in responsibilities, activities, and the Club's many amenities. This feat is accomplished by an elected Board of Directors, the Management Team and Staff, the Club's By-Laws, Rules & Regulations, and many member volunteers

Over the last 35 years many improvements were made. A year-round water system was installed as well as a sewage collecting system. The Marina was upgraded, the roads improved, a recreation field was added, including a ball field, tennis court, playground, etc. Walking trails and recreational vehicle trails were added. The camping area was improved with water and electric at sites along with a toilet and shower facility. The motel was also improved. A new Clubhouse/Office was constructed increasing members' usage options. All members now have year-round access to the Park to participate and enjoy their favorite seasonal recreation activities.

Thanks and Kudos to everyone who helped bring our Club to this day, celebrating 35 years of LSPA. Vision, energy, and hard work have ensured our continued success and should serve as an example to inspire others to carry the dream forward.

*Supplemental pages F through M provide a retrospective into Lake Shore Park's earlier days, prior to LSP Association's creation. Included are newspaper articles, quotes, maps, etc. that offer a view into the past. And for reminiscing and fun, there's even some LSP Trivia!*

# THIS WEEK

## AT LAKE SHORE PARK

Friday, August 2, 1974

### THIS WEEK:

August 2, Friday	TEEN DANCE	8:00 PM
August 3, Saturday	SOFTBALL	10:00 AM
	PRINCE & PRINCESS	
	CONTEST - L.S.P.	7:00 PM
	Meeting Following Contest	
	ADULT DANCE - 4 B's	
August 4, Sunday	SOFTBALL	10:00 AM
	LONG SWIM - Long Beach	3:00 PM
August 5, Monday	STORYTIME	10:00 AM
	CRAFTS & GYMNASTICS	10:45 AM
August 6, Tuesday	BINGO	8:00 PM
August 7, Wednesday	MOVIE	8:00 PM
	(Walt Disney Production)	
August 8, Thursday	BINGO	8:00 PM
August 9, Friday	BOOKMOBILE	10:30 AM
	TEEN DANCE	8:00 PM

The score of the First Little League Game was the Raiders 7, Indians 1. Come on boys - let's get to the ballfield!

Last year's Salem, Mass. Recreation Team champs, The Lyceum Softball Team, will be challenged by the L.S.P. All Stars on Saturday, August 3 at 10 AM. Twin bill - good luck guys!!

Missing: One 12 ft. yellow sunflower sailboat - sails, rudder, and all. Contact Robert Osburn with any information.

On Saturday, August 3, Stephen Walter Conway and Tracy Caron will give up their crowns to the new Prince and Princess. All contestants register at the Pavillion at 6:30 PM. Children must be six or under and be able to walk unassisted.

Congratulations to our new Miss Lake Shore Park - Janet Clemente - who was crowned by her sister, Mary Lou, last year's queen. Also congratulations to Cheryl Chalmers, first runner-up, and Jo Anne Olson, second runner-up. All the girls were beautiful and the judges had a difficult decision. Thank you, Bill Sullivan, for being our M.C. and we also want to thank Helen Bontorno and Ruby Clemente for another beautiful Miss Lake Shore Park Pageant.

COMING EVENTS: Remember the Hobby Show is August 10th. Photographer Frank Haley will take 8 x 10 family portraits for \$5.00. Sign up at the store - they will be taken on August 18th.

Sign up at the store for the Covered Dish Supper which will be on August 18th at 5:30 PM.

Snuffy Reynolds raffle tickets are ready to be sold to our friends and family. You can pick them up at the store. The prizes are great and all the profits go to our Association.



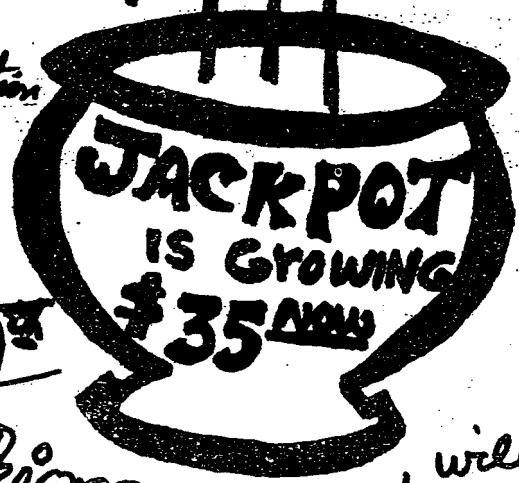
Fri. AUG 2 Teen Dance 8 P.M.  
 Sat. AUG 3 Prince & Princess 7 P.M.  
 (L.S.P. Assoc. Meeting to follow)  
 Adult Dance 4 B's 9 P.M.  
 Sun. AUG 4 — 3 P.M.  
 Long swim — at Long Beach  
 Mon. Storytime 10 A.M.  
 Acrobatic 10:45 + CRAFTS  
 Tues. Come to Bingo 8 P.M.  
 Win? the Jackpot  
 Wed. MOVIE  
 A Walt Disney Production  
 Thurs. BINGO 8 P.M.

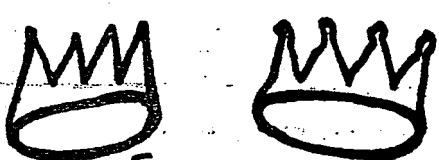
Baseball news  
 1st game  

Raiders	7
Indians	1

PRIZES  
 Surprises  
 Try it You'll  
 like it.  
 TUES  
 NITE +

Come on  
 boys lets  
 get to the  
 Ball field



  
 PRINCE  
 STEPHEN CONWAY  
 and  
 PRINCESS  
 TRACY CARON

will relinquish their  
 Crowns to the new  
 Prince and Princess!  
 Contestants come to the  
 pavilion at 6:30 to register

Getting Ready  
 for Hobby Show  
 August 10<sup>th</sup>

Congratulations  
 to our new  
 MISS LAKE SHORE PARK  
 Janet Clemente

trying thing winners  
 1st Stephen Conway  
 2nd Kathy Coaklin  
 3rd Ma Bongi

Prepare a  
 toothpick  
 project for  
 judging at the  
 Hobby show

there something  
 need in the  
 fore — that is  
 there — Put  
 your suggestion in  
 the box signed or not

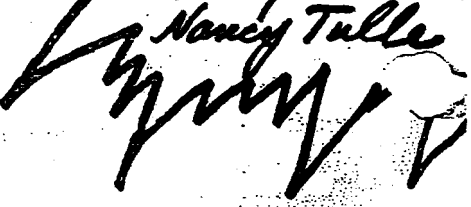
Eggs found  
 by Doug Cates  
 Heather Kitchell

DANCE CONTEST WINNERS

1st Kelly Benoit	BARBARA ALISE
FAITH ANN WILLIAMS	
2nd Susan Penny	Margaret Kennedy
3rd Jason Gagnon	Nancy Rainville

BOOK MOBILE  
 FRI 10:30 A.M.

Missing 2  
 front teeth  
 Kathy Coaklin  
 Nancy Tulle



ARTICLE I

The name of this organization shall be Lake Shore Park Association.

ARTICLE II

The purpose of the Association shall be to promote good fellowship throughout the park by cooperation in social events and in providing entertainment designed to be of interest to all campers.

ARTICLE III

The Lake Shore Park Association shall consist of all campers in Lake Shore Park who join and pay the designated dues. Members of the Association shall pay annual dues, as determined by the membership on or before July 4 of the current year.

ARTICLE IV

Meetings of the Association will be held the first week in July, August and September or upon request of the President from fifteen (15) members in writing.

Notice of all meetings shall be posted in an appropriate location(s) by the President two (2) weeks prior to such meetings.

Members of the Association will be admitted to the meetings upon showing a membership card.

All members of the Association eighteen (18) years and older will be eligible to vote. Fifty (50) members shall constitute a quorum at any meeting.

ARTICLE V

The officers of the Association shall be a President, a Vice-President in charge of entertainment, a Vice-President in charge of membership, a Secretary, a Treasurer and two (2) Auditors.

The officers shall be elected at the September meeting and will be installed at the mid-winter social meeting.

ARTICLE VI

The Finance Committee shall be composed of the President, two (2) Vice-Presidents, Secretary, Treasurer and three (3) members to be elected at the annual meeting.

The purpose of this committee will be to assist the President with the financial operation of the Association.

The committee will prepare a budget and have copies of same available at the July meeting of the Association.

The committee will oversee the expenses of the Association and prepare written reports for distribution to the members of the Association at the August and September meetings, or as otherwise requested by the membership of the Association.

ARTICLE VII

All funds taken in by the Association shall be held by the Treasurer in an account in the name of Lake Shore Park Association and deposit such funds in a Laconia bank.

ARTICLE VIII

A nominating committee consisting of three (3) members shall be appointed by the President

ARTICLE IX

These by-laws may be amended at any regularly called meeting of the Association by a two-thirds (2/3) vote of the members present.



LAKE SHORE PARK CORP. ("LSPC") - LSP ASSOCIATION ("LSPA")

CLOSING AGENDA

10:00 A.M. JANUARY 2, 1975

at Sulloway Law Offices

1. Evidence of Corporate Authority
  - a. LSPC Articles, any amendments thereto and Certificate re Bylaws.
  - b. LSPC Good Standing Certificate or examination in lieu thereof.
  - c. LSPC Certificate of Vote.
  - d. Certificate of Continuing Representations & Warranties and Termination of Contracts of LSPC.
  - e. LSPA Articles
  - f. LSPA Certificate of Vote.
2. Title Documents
  - a. Title Insurance Binder.
  - b. Discharge of Xat Corp. mortgage.
  - c. Affidavit re marital status of James Spanos.
  - d. 1974 Real Estate Tax bill.
  - e. Affidavit of Seller regarding Mechanics Liens and Persons in Possession (including Mrs. Burt Wadley).
3. Transfer Documents
  - a. Warranty deed from LSPC to LSPA.
  - b. Bill of Sale from LSPC to LSPA conveying Tangible Personal Property.
  - c. Bill of Sale from LSPC to LSPA conveying Intangible Personal Property.
  - d. Letter of Amoskeag Savings Bank and Assumption of Amoskeag Savings Bank Mortgage by LSPA (\$475,000) with interest rate increase to 11%.



- e. Withdrawal Skip from NHSB and \$371,977.40 Certified Check to LSPC.
- f. \$470,000 Second Mortgage Note from LSPA to LSPC at 9% rate of interest, and Second Mortgage Deed.
- g. Application for Registration of Trade Name.
- h. Certificate of Discontinuance of Trade Name and Consent to Use of Trade Name.
- i. LSPC Change of Name Documents.
- j. Registration of 1972 pick-up truck and Title Certificate.

4. Miscellaneous Documents

- a. Evidence of LSPA's hazard insurance.
- b. Keys to locks on premises - clearly tagged.
- c. Documents.
  - (1) Pictures and historical records
  - (2) Financial books and records
  - (3) Surveys, sketches, maps, diagrams, land plans and land use studies
  - (4) Correspondence with governmental agencies re permits and approvals.
- d. 1975 Rental Receipts received by LSPC and written accounting therefor.
- e. Closing Statement.
- f. LSPA countercheck to LSPC for \$153.08



ROUTE 11, GLENDALE-GILFORD, N. H.

### LAKE SHORE PARK

$\frac{3}{4}$  mile shorefront, towering pines and 125 acres on beautiful Lake Winnepesaukee.

A fun resort for every age group . . . with prices that families can afford.

Located on the broadest section of this great lake, the Park offers sandy beaches, crystal clear water and an abundance of islands spread before you plus a handsome view of the Ossipee and White Mountain Ranges.

### LAND LEASE

For a reasonable fee you can lease a choice portion of this vacation land on which to build your own wonderful summer dream cottage. Hundreds of our families spend their entire summer in the Park, with Dad joining in the fun each weekend and during his vacation periods.

### MARINA

This is a boat-happy community so we have created a huge Marina in a sheltered cove. Deep water, sturdy docks, launching ramp and attendants to service your gas, oil and small parts needs make this an ideal location for the boat lover and fisherman.

### RENTAL COTTAGES

From five rooms to one room to suit your needs. Be a housekeeper or rough it, depending on your mood.

Some units, including the motel, are completely equipped, while others contain furniture and a hot plate.

### TRAILERS AND MOBILE HOMES

Come in for the night, weekend or season. We have sites for travel-trailers, equipped with water, electric outlets and flush toilet buildings . . . plus Mobilhome lots with complete hookups including sewerage.

### TENTS

With the growing trend in camping, we are constantly expanding our tenting area.

The tenting sites are on high ground in a grove of some of New Hampshire's most beautiful tall pines.

Running water and flush toilet buildings are conveniently located and all the facilities of the Park are yours.

We request that you set up before dark. Groups of single fellows or girls are not accepted.

Sorry — dogs not allowed.

Our transient guests are requested not to have visitors from outside the park.

### SUPERETTE

For your grocery shopping, the store provides you with practically all your needs at prices comparable to in-town markets. Fresh pastries daily.

### LAUNDROMAT

The SUDS SHOPPE offers you plenty of automatic washers and dryers right at the Park. This convenience close at hand helps you save precious fun-hours.

### THE PAVILION

The indoor-fun hall with dancing every night. Numerous special events are held here for kiddies and adults, including the famous Miss Lake Shore Park beauty pageant, from which winners have gone on to become Miss Winnepesaukee, and then Miss N. H.

### HORSEBACK RIDING

Hiking trails — Additional points of interest and entertainment nearby.

For reservations or further information  
phone Cypres 3-7771 or write

**LAKE SHORE PARK**

**Dept. F, Route 11, Gilford, New Hampshire**

SUB COMMITTEE ON ADMINISTRATION AND MEETINGS

9/2/74

SULLIVAN  
SCOTT  
CONDREY

1. Determine location and date(s) of General Membership Meeting(s).
2. Determine agenda(s) for General Membership Meeting(s).
3. Accept report of By-law Committee, and prepare recommendation to full committee.
4. Certificate or other evidence (paper, card) of membership for each member family.
5. Charter to be framed and placed in the Pavilion.
6. Location of office and control of guests and transits.
7. Draft letter to non-members.
8. Make up questionnaire -- who will be willing to work at what.



*From a 1951 Dun & Bradstreet report  
Regarding the operations and value of Lake Shore Park Co.*

## HISTORY

"...business was established in 1921 by George H. Jones. Since 1925 his two sons, Frank and Harry Jones were managers with a sister, Frances."

"...in July 1946, Harry, Frank and Frances purchased their father's interest."

"Frank...became sole owner in 1946."

## OPERATION-LOCATION

"...a store for campers and serves light lunches in addition to which he has a large number of camp sites which he rents to tourists and vacationists at the rate of \$2 and up per night. Also rents tents at from \$15. to \$25. a week. There are 200 camp sites and 35 cabins rented on a weekly or monthly basis."

"...The location is on the shore of Lake Winnepesaukee and tables and benches have been fitted up for picnic parties."

## FINANCIAL INFORMATION

"...Property includes 119 acres with 3,000 ft. frontage on the lake and about one million feet of lumber."



LAKE SHORE PARK  
LAKESIDE CHAPEL  
PROTESTANT SERVICE



Sundays 9:30 a.m.  
July 4 - Sept. 6, 1971

CHAIRMAN OF LAKE SHORE PARK  
SERVICE COMMITTEE:

Mrs. Walter H. Hayes  
695 Winthrop Street  
Medford, Mass. 02155

Summer Address:  
Lake Shore Park  
Tel. Inconia 293-2420

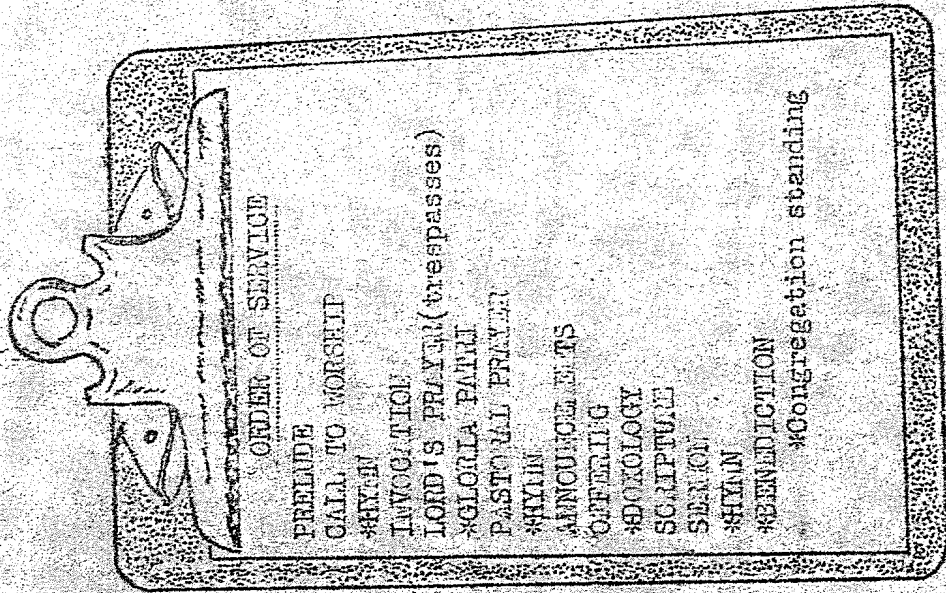
Local Arrangements and Publicity:  
Rev. Leigh E. Stephenson  
65 Washington Street  
Lakeport, N. H. 03246  
Tel. 524-5346

Lake Shore Park  
Route 11  
Gilford, N. H.



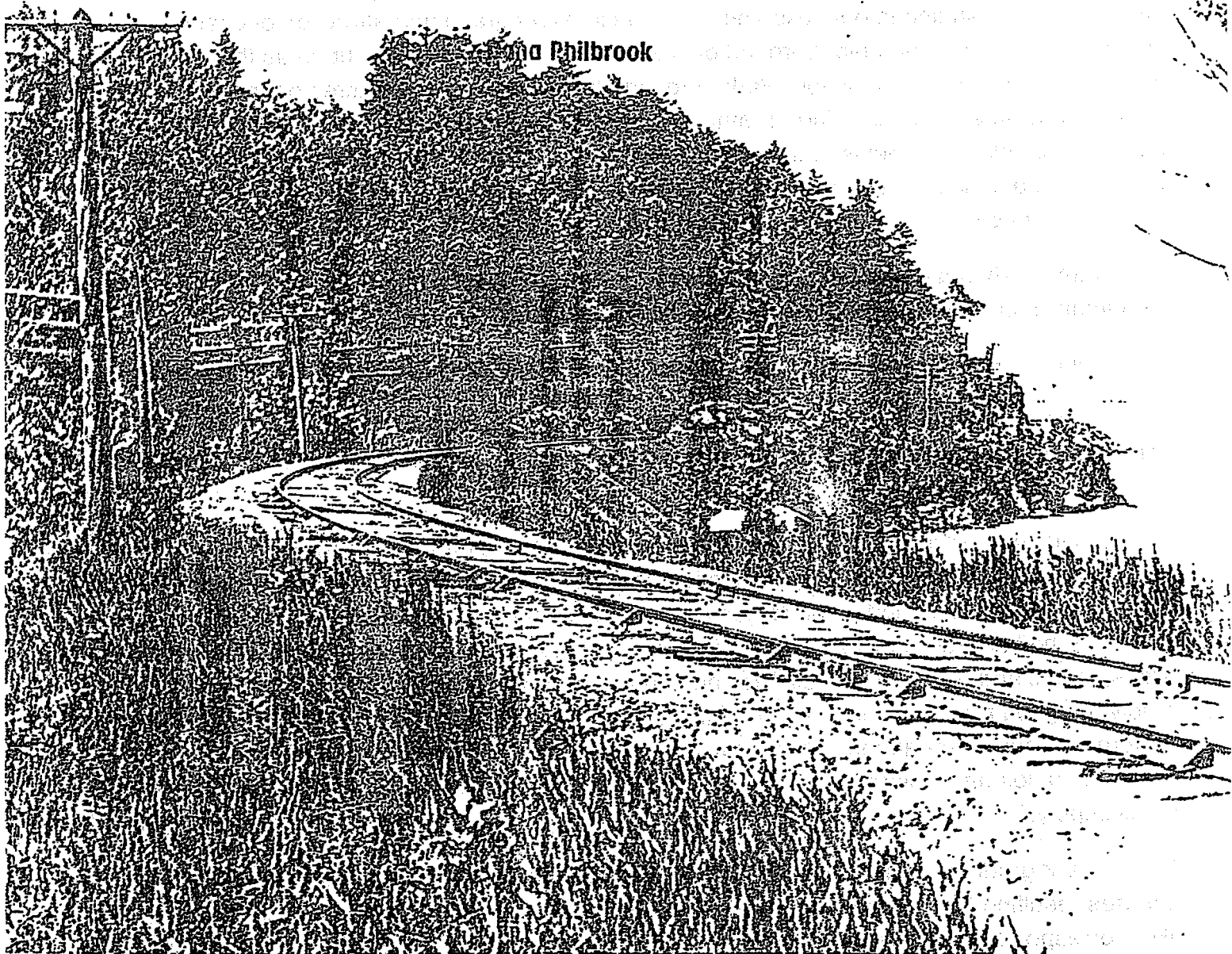
# Speakers

July 4 Alcorn Sisters--Lay  
 singers, Woolwich Baptist  
 Church, Wiscasset, Maine  
 July 11 Rev. David Howe--Baptist  
 minister residing in  
 Center Sandwich, N. H.  
 July 18 Rev. Arthur Foye--Assoc.  
 General Secretary, United  
 Baptist Convention, N. H.  
 July 25 The Lamplighters Quartet--  
 Winnisquam, N. H.  
 Aug. 1 Rev. Raymond Dean--First  
 Baptist Church, Manchester  
 N. H.  
 Aug. 8 Rev. Miller Lovett--  
 Congregational Minister  
 residing in Gilford, N. H.  
 Aug. 15 Rev. Miller Lovett  
 Aug. 22 Rev. Leigh E. Stephenson  
 United Baptist Church,  
 Lakeport, N. H.  
 Aug. 29 Rev. Leigh E. Stephenson  
 Sept. 5 Alcorn Sisters



# LAKE SHORE RAILROAD: THE FIRST FORTY YEARS

Anna Philbrook



Walker Transportation Collection  
Beverly (Mass.) Historical Society

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*“The railroad follows with almost exact conform-  
ation the line of the shore - Surf lines seem to be spreading  
their misty spray directly under the iron tracks, so near  
the water does it pass.”*

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**From the Spring 1888 "Summer Outings in the Old Granite State" via Merrimack Valley Route,  
Concord & Montreal Railroad**

**"Chapter V: The SOUTH SHORE and its Attractions"**

"...About seven miles from the Lake Village terminus of the Lake Shore railroad, and within the territory of Guilford township, the most extreme point on the south shore of Winnepesaukee juts out into the lake. This is known as 'Carr's Point,' a beautiful, slightly, finely situated promontory in miniature, commanding in outlooks and winsome in every grace and attraction of coast and landscape scenery. The neighborhood of Carr's Point has been seized upon as the foundation of a public park, known as Lake Shore Park, a reservation of about twenty acres on the shore front of a two-hundred-acre tract, all included within the park establishment. Here is one of the most beautiful spots imaginable. The views, multiplied indefinitely by every change of standpoint within the grounds, are simply magnificent, and include the finest of the lake sections, with shore and island accessories, and the glorious successions of mountain scenery in the north."

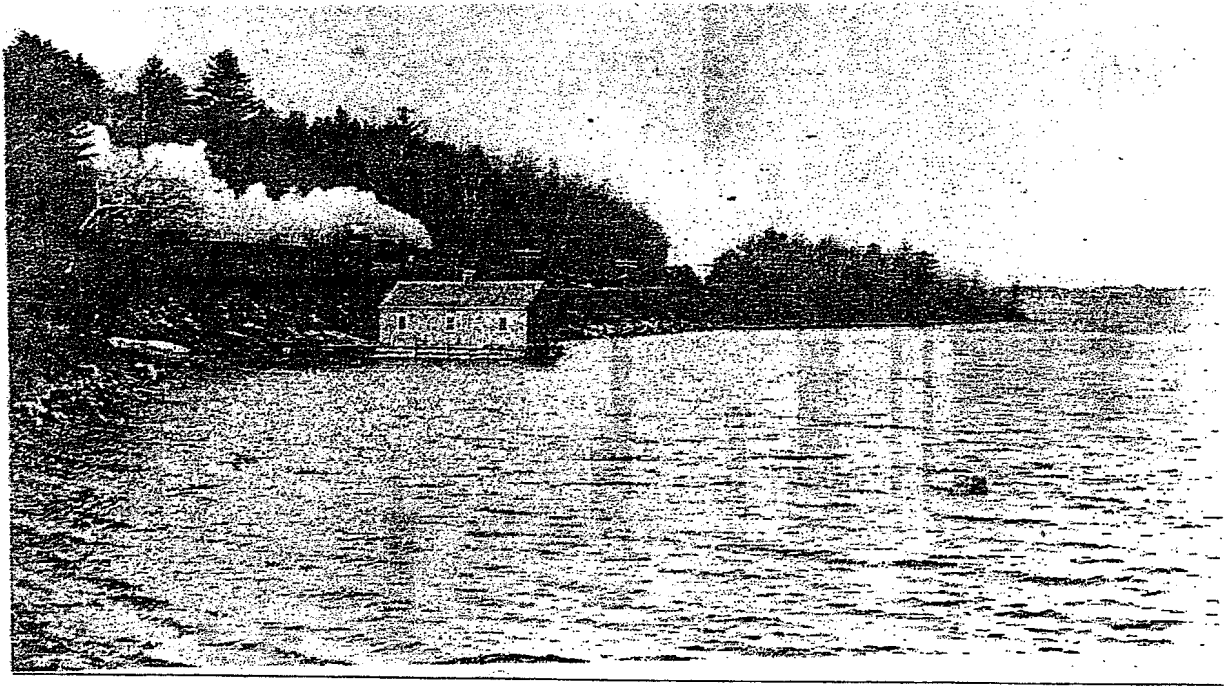
"...a white sandy beach extends for half a mile or more, fully equal in all its features to the beach at Old Orchard, or any of the well-known seashore localities."

"...it may be claimed for this neighborhood that it furnishes the best brook-trout fishing in the country."

"...Through these park grounds the Lake Shore railroad runs, dividing the park proper, on the waterfront, from the park community establishment, which occupies the remainder of the tract, on the south side of the iron highway."

"...The park is to be fitted with a 'pavilion'...and 'annex'. The provision is for every kind of excursion and picnic parties, and social or organization assemblages. Within the annex are boilers for cooking coffee, chowders, etc., and in the larger room tables may be readily set for a gathering of almost any size. The hall is fitted with stage and side-rooms, for concert performances and the like: and bowling alleys, music and dancing, and all pastimes and employments usual in such establishment, will be amply provided for. The observatory on the point will be fitted for the accommodation of a band while performing, and every attention has been given to the preparation of the park and its vicinity as a resort for ladies and children. Yachts (steam and sailing), fishing boats, rowing boats, etc., are to be in full supply."

"...The park grounds, south of the railroad, have been laid out in streets and avenues, perfect squares resulting from the intersections, upon which may be erected cottages, residences, and the like, corresponding with usage of summer communities generally. In the midst of all will be a fine hotel building, complete in design and finish for all purposes of a first-class caravansary for popular resort. It is expected that this hotel will be ready for occupancy in the summer of 1891."



In the early 1880's, the south shore of Lake Winnepesaukee was practically untouched and uninhabited. Proposals to connect the Lake with the Cochecho River and provide a water way from Alton Bay to the Ocean for travel and shipping had been considered by the State and rejected on more than one occasion.

In 1888 the extension of the Concord and Montreal Railroad opened the new, beautiful section of the Lake and furnished access to views of breathtaking beauty. Prior to this, approach could only be accomplished from the southern islands or from the waters of the Lake.

Stations were placed at short intervals providing frequent opportunity for visiting favored spots. Footpaths and primitive roads into the region before this time were so rough that only the hardiest of nature lovers could dare venture into the area.

The new railroad, while offering access to unsurpassed scenic views, was important to the shipping out of ice cut from the lake. Ice highly valued for its clear pure quality. This ice was so pristine as to retain clear transparency, unlike cuttings from other bodies of water that darkened or showed cracks and air bubbles.

This "Shore Line" was the leading step in opening the southern lake area to vacationers and sight seekers and the beginning of "LAKE SHORE PARK" with Carr's Point taken as its focal point. The Carr's Point is now labeled on maps at the site where our flag pole and plaque for recognition of the young men and women of Lake Shore Park who responded to the needs of our country during World War II.

Through these twenty odd acres on the shore front, the Lake Shore Railroad ran dividing the Park from the 200 acres back from the shore toward the mountains. The park plans to include a pavilion, one hundred by forty feet in measurement and with an "annex", 30 x 30 feet, a veranda, 12 feet wide was to extend along the north and east fronts of the "great hall building". An observatory was to be built on Carr's Point and fitted to accommodate a band. No record can be found that this observatory was ever constructed.

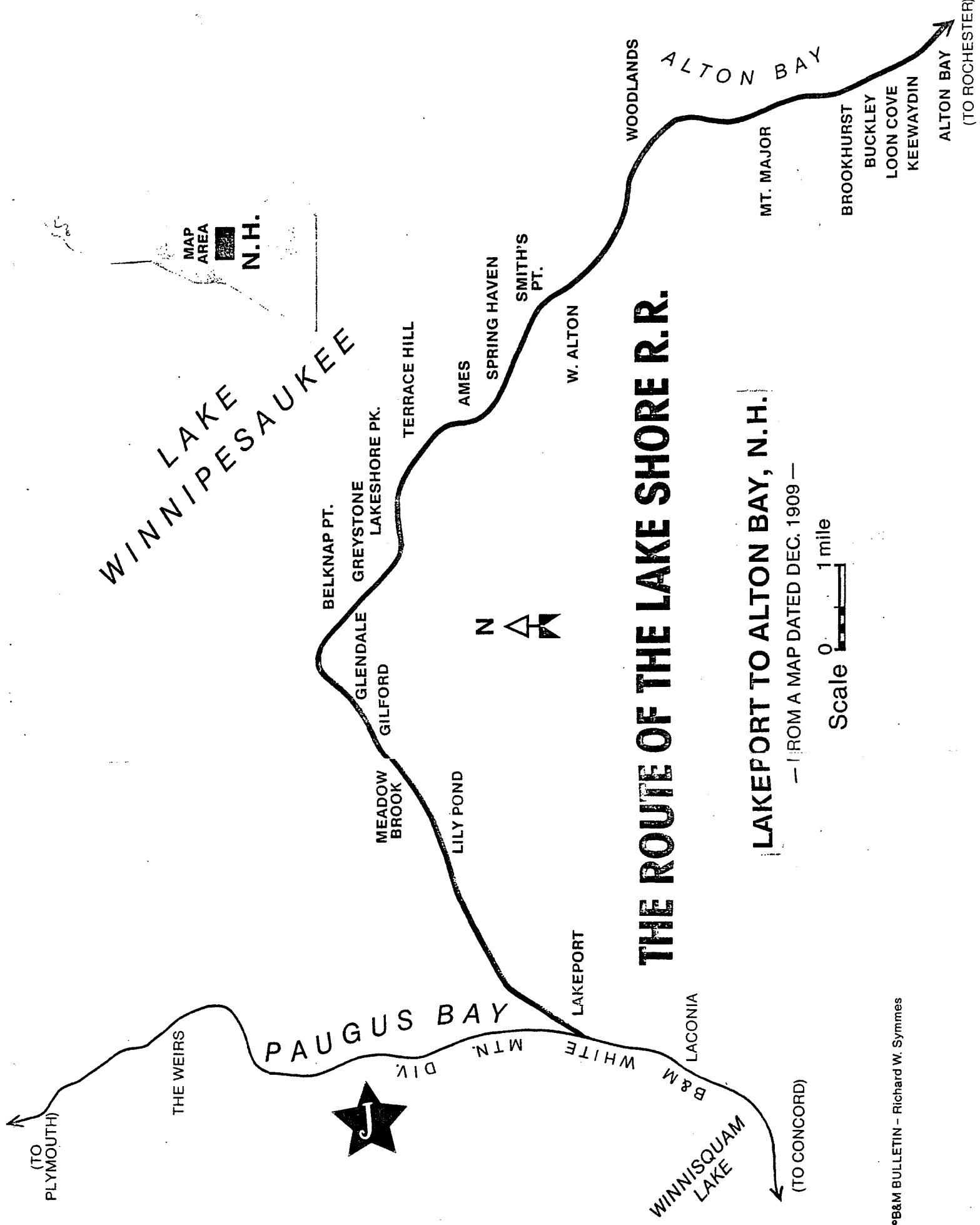


"...Lake Shore Park had its own hotel, the Lake Shore Inn, with a capacity of 35 persons. It opened on June 26<sup>th</sup>, 1891 with a grand ball, to the music of the Germania Orchestra of Lake Village. As with the multitude of events at Lake Shore Park, a special train was scheduled to bring revenue-bearing passengers over the railroad to attend the opening."

"...A typical stage production at the park, the three act comic drama 'A Scrap of Paper', took place on August 21, 1891. It starred Belle Marshall Locke, wife of City Marshall Locke of Concord, N.H.

Periodically, the park would announce events such as the one held on September 3<sup>rd</sup>, 1892. Attractions included dancing, fireworks and the serving of oyster stew and clam chowder. Every such event required passage over the railroad. This being a Labor Day event, more than three thousand people attended, with the majority arriving by train."

"...President Busiel fully utilized Lake Shore Park as a steamer stop as well as railroad stop. Drawing on the services of the Winnepesaukee Steamboat Company, which was owned by the Concord & Montreal Railroad, he scheduled two daily stops by the steamer *Maid of the Isles*, plus four stops daily by the *Lady of the Lake*."



LAKE WINNIPESAUKEE

# THE ROUTE OF THE LAKE SHORE R.R.

LAKEPORT TO ALTON BAY, N.H.

— FROM A MAP DATED DEC. 1909 —

Scale 0 1 mile

(TO PLYMOUTH)

THE WEIRS

PAUGUS BAY



MTN DIV

WHITE

WINNISQUAM LAKE

(TO CONCORD)

B & M LACONIA

LAKEPORT

LILY POND

MEADOW BROOK

GILFORD

BELKNAP PT.

GREYSTONE LAKESHORE PK.

TERRACE HILL

AMES

SPRING HAVEN

SMITH'S PT.

W. ALTON

WOODLANDS

ALTON BAY

MT. MAJOR

BROOKHURST

BUCKLEY

LOON COVE

KEEWAYDIN

ALTON BAY

(TO ROCHESTER)

MAP AREA N.H.



- **April 3, 2010 *The Citizen* published the following article:**

## **50 years ago – Lake Shore Park changes hands for \$500,000**

ALTON – The Lake Shore Park property – “one of the oldest and best known vacation resorts on Lake Winnepesaukee” – was sold, March 29, 1960, by the Jones brothers, Harry of Laconia and Frank and George Jr. of Rochester to Mr. and Mrs. Wallace E. Rugg and James Spanos, all of Lowell, *The Citizen* reported, 50 years ago this week.

Sale price for the 125 acre property was reported to be in the vicinity of \$500,000.

“The park, which has a summer population of over 1,500 is located nine miles from Laconia on the Lake Shore Road. Adjacent to it is the new Ellacoya state park which was opened last year.”

The property “includes two motels, around 250 cottages (two thirds of which are leased on long term basis) a grocery store, bakery and pavilion. Of the 125 acres of land only about 20 acres are fully developed, leaving plenty of room for eventual expansion. A large portion of the acreage is located across Route 11 from the lake shore section.”

The new owners “said they plan to continue the present mode of operation but indicated they are considering eventual development of the whole area.”

Spanos – in the real estate business and “owner of apartment houses and commercial buildings in Lowell, Boston and Concord” – was a brother of George Spanos, proprietor of the Shangri-La hotel and motel at The Weirs.

Rugg “is a well know artist and portrait painter.”

Lake Shore Park “has been a favorite vacation and picnic spot for upwards of a century. It was developed by the Boston and Maine railroad which for years ran excursion trains there up until the time it was sold to the three Jones brothers.”

The Jones families “have operated it for more than 30 years, buying it some years before the Lake Shore railroad was abandoned” in 1935.

- **In 2000, the *Laconia Citizen* published the following:**

## **75 years ago –**

“The Lake Shore Park Inn owned by the Boston and Maine Railroad and leased to Landlord C.C. Witham was destroyed by fire. There were no facilities for fighting fire at the park and although companies from Laconia responded on a special train, there was no way t halt the blaze. The railroad of course, own the farm, the picnic grove, pavilion, bowling alley, etc., on the shore of the lake, and without a hotel these premises will undoubtedly depreciate in time.”



# Lake Shore Park has a very long, proud history

WRITTEN BY: CAROL ANDERSON  
HISTORY CORRESPONDENT

Lake Shore Park began as and remains a private, invitation-only community within the town of Gilford. Located along the shores of Lake Winnepesaukee, it boasts several idyllic, sandy beaches which span a total of nearly three-quarters of a mile of shoreline. Gilford's Thompson-Ames Historical Society was honored recently when it was allowed a rare glimpse into the illustrious history of this recreational resort.

A walking tour of this area was given by long-time Lake Shore Park (LSP) resident, Gerrie McKenna, and Priscilla Puleo, granddaughter of George H. Jones, the early, private owner Lake Shore Park. McKenna is well-known to many in Gilford as she is in her thirteenth year of running the after-school program at the Gilford Community Church. Both women possess amazing energy and endless enthusiasm for LSP and its history. As these two women reveal its little-known history, one can begin to appreciate the historical value of the park and well as its contributions to Gilford itself.

This 128-acre tract of land was originally owned by the Boston & Maine Railroad and was used as a resort for its employees. The track ran right through the middle of LSP and the railroad constructed numerous buildings on the site including a train station, the Pavilion, a bowling alley, and a "beer house". One of the most elegant buildings constructed was the Lake Shore Park Hotel which was perched majestically at the entrance to the park. This magnificent structure was lost forever when it burned in the early 1900's.

There was ever only one set of track, not the tradi-

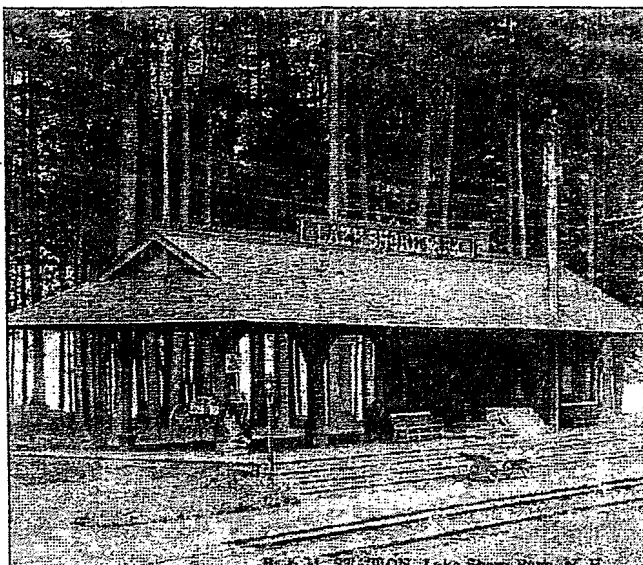


PHOTO BY COURTESY PHOTO

The train station in Gilford's Lake Shore Park during the early 1900's when it was owned by the Boston and Maine Railroad. Lake Shore Park became a family-oriented resort when it was sold to George H. Jones in 1922.

tional two sets. Trains would return on the same track, which was a unique feature of the resort. It is a little known fact that this part of the lake was opened up because the railroad was used to transport ice from Winnepesaukee. The ice from this lake was very much sought after since it did not contain the bubbles and debris that most lake ice does.

Of the original structures constructed by the railroad two remain: the Pavilion and the train station. The Pavilion, complete with its own stage, is used for entertainment purposes today just as it was when it was owned by the Boston & Maine Railroad. The people would get to enjoy wonderful live bands in the 1930's and Frank Jones, Puleo's uncle, would pass the hat to collect money for the musicians and then he would chip in the rest.

Puleo said as she walked past the train station, "It was so beautiful down here; across from where the tracks ran was a bank which, during the summer, was always filled with pink ladyslippers." Against the yellow and

the green colors that the Boston & Maine Railroad used to paint their buildings, that must have been a spectacular sight.

The railroad sold LSP in 1922 to Puleo's grandfather, George H. Jones. He, along with other family members, created a family-oriented resort. Such a feeling of family was felt that five generations of some families have remained at Lake Shore Park or have settled in Gilford and its surrounding towns. McKenna said of the Jones family, "We were treated like family by all the Jones' and they, in turn, became 'our family'. They were deeply respected by all who stayed at Lake Shore Park."

While talking with Puleo it is apparent why this family was so respected by all who knew them. Her sense of family and her love of LSP



shined through as she toured the resort. She has so many priceless memories of the time when her family owned LSP. The Jones Family kept the store which is located within the Pavilion. The Harry Jones' ran "The Old Depot", a restaurant that was housed in the old train station.

"Blanche Jones was an amazing woman and such a great cook!" remarked McKenna. "The Jones family never wanted to take advantage of anyone to make extra money. They were extremely fair, and they worked incredibly hard. They were even able to keep the store stocked during the shortages of WWII."

Early visitors to LSP stayed in tents or used some of the wooden cabins. As LSP expanded, tent platforms were also utilized. Those platforms led to canvas-top cabins and then, in the 1940's, especially after WWII, completely wooden cabins were added. It was the perfect place for families to spend one or two weeks or even the whole summer. Adults and children alike enjoyed boating and swimming in the lake. McKenna laughed as she told the story of how she and her friend used to swim the mile and one-half across the Broads to Welch Island, "That's the only time we would wear a swim cap. We'd tuck our sandwiches up under our caps and swim to Welch Island, eat lunch and then swim back!"

Activities and entertainment at LSP were always geared toward families and

the activities themselves have quite a history. A child at heart, McKenna has organized countless programs for children including her traditional Sunday morning frog races which she started 41 years ago.

Eventually, the Jones family sold their beloved Lake Shore Park and the resort remained the same until 1974 when the Lake Shore Park Association began the process to purchase LSP. The "Original Thirteen" consisted of thirteen men and women who represented the 296 families that called LSP home. Lake Shore Park was purchased, and without outside help or assistance of any kind, this association began a massive campaign to upgrade and restore the buildings, beaches and its marina.

Today, it is obvious what all-American dedication and hard work can accomplish. A tour of LSP now shows the circa 1890 Pavilion in mint condition. The beaches and original piers are in pristine

condition. The marina has been upgraded and a walk-over bridge constructed for all to use. A total of 310 families inhabit LSP, and they reside in wonderfully maintained cottages and mobile homes.

Gilford should be proud of Lake Shore Park and the preservation that has occurred in this part of town, including the history that accompanies this resort. The dedication and pride of all who live there is obvious.

Gilford's Thompson-Ames Historical Society is most appreciative to have the opportunity to learn the history of LSP and to have these families' stories relayed to us.

If you would like to share your family's stories and history, please feel free to contact Gilford's Thompson-Ames Historical Society at [thomames@worldpath.net](mailto:thomames@worldpath.net). Be sure to check our website at [gilfordhistoricalsociety.org](http://gilfordhistoricalsociety.org) for our upcoming events.

## LSPA TRIVIA FUN!

❖ ***Do you know where LSPA's first 'working' bank account was held?***

In Lakeport, at the Indian Head National Bank; NOW it's the home of Fratello's Restaurant!

❖ ***Do you know the name of the book based on summer seasons at Lake Shore Park?***

The title is *Summer Home*, written by Cynthia D. Grant in 1981. As a child, Ms. Grant vacationed at the Park and always loved it!

❖ ***Do you know why our name is LSP Association?***

At the time of the Club's formation, Mr. Spanos owned the name "Lake Shore Park".

❖ ***Do you know who were the first 'Prince & Princess' of Lake Shore Park?***

Current member Janet Lander Naughton and former charter member Ron Lien in 1959!

❖ ***Do you know that once there were carved and painted Totem Poles in the Park?***

Totems were on Old Rail Road in front of the camp 'Dopey Depot', owned by the grandparents of current member Barbara Graf. Today, those totems would be sitting in front of Louise Osburn's dwelling!

❖ ***Did you know that, initially, LSPA had Club Members and "Associate Members"?***

Associate members paid higher dues and held no voting or other privileges. Eventually, Associates were asked to join LSPA or to leave the Park.

❖ ***Do you know the connection between Lake Shore Park and Breck Shampoo?***

World renowned artist, Charter Member Ralph William Williams, was the creator of the lovely "Breck Girls" pastel portraits, featured for decades in Breck's print advertisements. Today, his daughter-in-law, member Carole Williams, carries on the family membership.

❖ ***Do you know who served as the "Bert Parks" of Lake Shore Park, hosting the new 'Miss Lake Shore Park' contests?***

Tenant Charles Colman was known to all as 'Pa Colman' and he graciously hosted the pageant for many seasons. He was the grandfather of current member, Barbara Colman Stewart.

❖ ***Do you know how the ever-popular "GI Joe" is linked to Lake Shore Park?***

Current member Sam Petrucci was the artist and creator of GI Joe. In fact, Sam was even one of the models for 'Joe'! Sam's also worked on 'Mr. Potato Head' and 'Star Wars'. If you visit the Smithsonian in Washington DC, you will see some of Sam's creations on display there!

❖ ***Do you know from whom the railroad purchased the lands that became Lake Shore Park?***

In 1889, the Lake Shore Railroad purchased the lands known as 'Carr's Point' from Richard H. Carr. The Carr family's great success as an early Gilford farmstead was well known and documented. Richard H. Carr had purchased this property from Lucinda J. Carr in 1883.

It is likely that the earlier "Richard Carr" referred to on the next page was Richard H. Carr's grandfather – although that is not substantiated here.

***If you want to know more trivia about the generations of Carrs, turn the page!***



*Spelling or grammatical errors are those of the quoted authors!*

➤ From the book, *The Gunstock Parish*, by Adair D. Mulligan:

"It seems strange...that a town with a century-old reputation as a resort destination boasted very few hotels or taverns during its first century. If a traveler needed a room...a few individuals, such as...Richard Carr at the present Lake Shore Park, had a liquor license and furnished meals in their homes. Carr's farm was a convenient stopping point for farmers from northern New Hampshire and Vermont on their way to market their products at Portsmouth. The charge for one night with supper and breakfast for a man and two horses was one dollar. Grandma Carr was amenable to warming the visitor's own food in the tin baker before the fireplace."

"Elder Richard Carr...was best-known of the few Gilford people embracing the tenet of the Friends....no regular Quaker meetings in Gilford, they did take place for a while near Gilmanton Academy and in Wolfeboro."

"The Carr or Park Schoolhouse near Lake Shore Park is said to be the second schoolhouse built after the incorporation of Gilford."  
(*Gilford was incorporated in 1812!*)

"The Carr School originally on Richard Carr's farm, this schoolhouse was located just east of Lake Shore Park at the top of the hill on the north side of the road. From it's later association with the poor farm, it was known as Almshouse School by 1852. In 1927-28 the school was closed and children were transported to the Intervale School."

➤ From the *Annals of Meredith* regarding the Centennial Celebration:

"A sign hanging over the front door read  
'*Entertainment & Spiritous liquors by R. Carr 1825*'."