Yesterday's News

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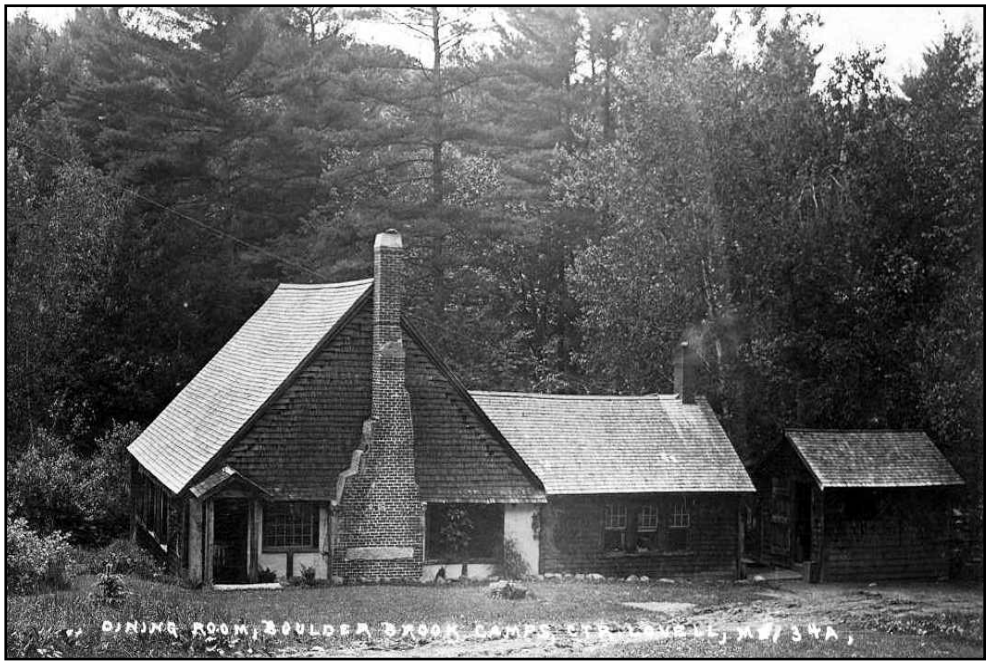
Volume 29, Number 3 Summer 2022

Boulder Brook Club

By Martha Livingston



"One of my earliest memories was from the winter of 1957 when my father, on snowshoes, carried me on his back on land he had purchased, known as Boulder Brook Camps. I was five years old," William Severance, Jr., recalls. This 46+ acre snowscape with some of the most beautiful lakefront property in the State of Maine would soon become a second home for the younger Severance, known as Bill.

The property was not at first viewed as a vacation destination. Settlers arrived in Lovell, known then as New Suncook, between 1783 and 1820, following a land grant by the government of Massachusetts. At this time, Maine was the fastest growing frontier in America. People settled along rivers, built simple two-story farm houses, and shared common pastures. Lovell was a farming town, but the main product was lumber, which by 1855, had become a central feature of the Lovell economy.

Critical to the development of the town was water power, and Boulder Brook, then known as Mill Brook, was chosen as a location for both gristmills and sawmills. However, as town librarian Charlotte Hobbs later wrote, "The mills seem to have been a failure from the beginning. They were evidently placed as they were in an effort to center the town. But it was rather difficult to center a shoe-string town like this. And then, they were off the main road which was on high ground while the mills were near the shore of Lake Kezar." Mill Brook was not reliable as a water source, the mill was not convenient or easy to access, and the original proprietors of Lovell found it difficult to find anyone to build and run the mills.

(continued on page 3)

From the President

As we begin our summer season, we are fortunate to be assisted by our two summer interns, Merys Carty and Kendall Kalmans. We will need their help, as we have a very busy schedule this summer.

On Sunday, July 17th, we are hosting our Summer Fair, which will be part of the Lovell Old Home Days activities. Beginning at 10am, exhibitors will be on site with antiques and newer items. Our fast-paced and brief live auction, conducted by Barry Gilman, will commence at 11am. Beginning at noon, we will have *Just Be-Cause* performing and there will be a variety of delicious luncheon choices available.

We have eighteen unique items to be auctioned, and they are presented on the last page of this newsletter. If you are unable to attend and would like to bid on an item, call or send us an email with your "not to exceed" bid. We will have a reliable member of the audience bid for you.

We also have five $200 gift certificates for local businesses being raffled. These have been generously donated by: the Center Lovell Market, the Common Loon, the Lodge at Pleasant Point, Lovell Hardware, and the Old Saco Inn. Purchase price is $5.00 for a booklet of 6 tickets or $1.00 per ticket.

On the evening of Sunday, August 28th, the Attenborough family will generously host another catered dinner at their beautiful 1908 neoclassical style home, known as the Garcelon Mansion. Seating is limited, so if you wish to attend, reserve your seats quickly. This event will be catered by Autumn Nomad of Jackson, NH.

To all our donors and volunteers—many thanks for all you've done and continue to do. The Society has been very fortunate to receive many contributions in the form of volunteer work, additions to our collection, gifts in kind, and financial gifts. Please remember we welcome and depend on all of these contributions, no matter what form.

Best wishes, *Catherine Stone*

2022 Events

Summer Fair	Sunday, July 17th
Business Meeting	Monday, August 15th
Garcelon Dinner	Sunday, August 28th
Fall Harvest	Sunday, October 16th
Business Meeting	Monday, October 17th
Christmas Open House	Sunday, December 18th
Business Meeting	Monday, December 19th

Dinner at the Garcelon Mansion

August 28th, 6pm

Hosted by Neale & Louisa Attenborough and Family

A catered dinner in their restored Lake Kezar home, once owned by the Garcelon family.

Limited Seating
$150 per person
Call 207-925-3234 or
email lovellhistoricalsociety@gmail.com
for reservations

Proceeds to Benefit the Lovell Historical Society

THE LOVELL HISTORICAL SOCIETY

OFFICERS 2022-2023

Catherine Stone, President
Ginny Gray, Vice President
Dee Barker, Treasurer
Liz Kerr, Secretary

Scott Campbell, Director
Larry Fox, Director
Ethel Hurst, Director
Trish Stearns, Director
Susan Welchman, Director

LOCATION AND HOURS

The Society, located at 551 Main Street in the 1839 Kimball-Stanford House, is open on Tuesdays and Wednesdays from 9am to 4pm, Saturdays from 9am to 12pm, and by appointment. All are welcome to visit our museum and to research our collections. Business meetings are open to all members and are held at 6pm every other month on specified dates.

CONTACT INFORMATION

Phone number: (207) 925-3234
Mailing address: P.O. Box 166, Lovell, ME 04051
Website: www.lovellhistoricalsociety.org
Email address: lovellhistoricalsociety@gmail.com

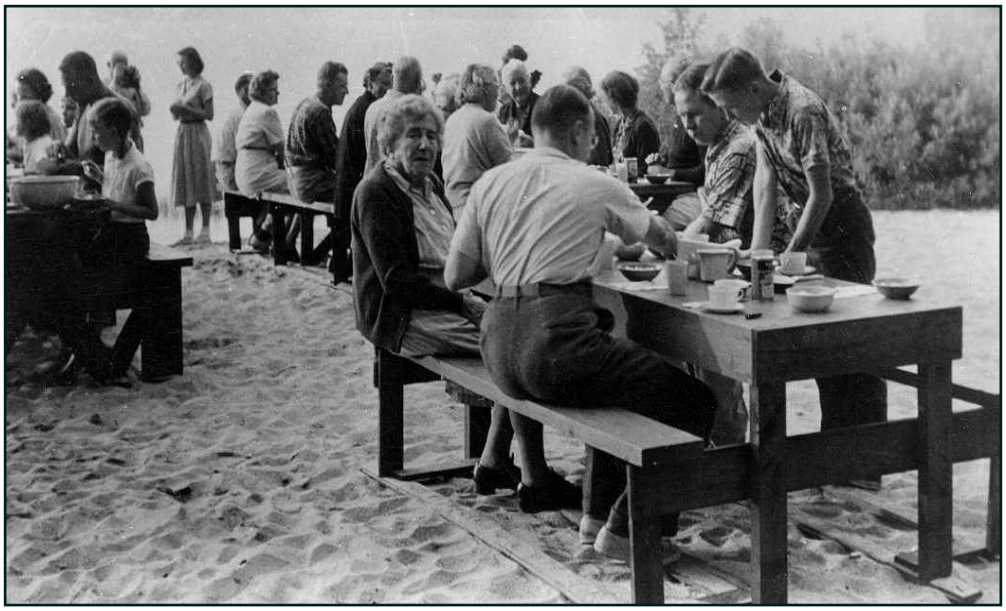
The Mill House originally built by Charles Fox in 1893
Photo courtesy of Fred Fox

The first mill was built in the 1790s at the mouth of Mill Brook. A map from 1795 shows both gristmills and sawmills were built in that location. After the town of Lovell was incorporated in 1800, the proprietors tried to manage the mills. They struggled to find someone and finally, in 1814, persuaded John Farrington to come and take over the "mill privileges." Farrington stuck it out for a period of time, but later gave up when the mills were washed away in a freshet. His son, George, sold the family's shares in the Mill Privilege in 1837.

The mill further up on the brook, still standing today, was built in 1893. It was run by John Fox, and later by his son, Josiah. Unfortunately, this mill was also not successful, due to the "fickle water supply" of Mill Brook. Bill Severance recalled that he heard the brook "ran like a torrent in the winter and as a trickle in the summer."

The beginning of Boulder Brook Camps as a vacation destination dates back to 1904, when Hattie Lyons and her husband, Dr. Frederic Lyons, M.D., a prominent Boston psychiatrist, purchased the land at the mouth of Boulder Brook and began building simple cottages along the edge of the brook. In 1907, they bought the abandoned mill building further up the brook as well as the accompanying Mill House from Asa and Mary Harriman and converted the larger building into a dining room for guests. The old grindstones of the very first mill, dated 1780, were found and used for doorsteps.

Hattie Lyons owned and operated Boulder Brook Camps for over 40 years. She lived in Hemlock Cottage, near the dining room, until shortly before her death in 1953. She managed the camp as a destination for families and took a personal interest in making it meet the vacation needs of the guests. She was assisted for many years by manager Earl Roby, who helped keep everything in order. In the mornings, staff would light fires in the cottage fireplaces, and after breakfast, would make the beds and clean up the cottages. Three meals were served in the dining room: Breakfast 8-9am; Lunch 12-1pm; Dinner 6-7pm. In the 1940s, Julie Lindquist enjoyed spending a two-week vacation in Woodland cottage with her parents and her brother, while her grandparents stayed in Periwinkle cottage down the path toward the beach. Julie remembers reveille sounding every morning at 7:30 and a five-minute warning trumpet call before every meal, as well as watching the staff hand-crank ice cream on Sundays and Wednesdays. "I can still remember that slightly salty taste of the ice cream," Julie recounted. "I learned so much about



Hattie Lyons at a Lobster Cookout

nature at Boulder Brook, from exploring the trails to fishing with my dad. My brother and I even tamed a chipmunk, who we named Jimmy."

As recounted by Pauline W. Moore in *Blueberries and Pusley Weed*, "The old historic brook along with the first settlers walked to their homes, the sandy beach at mouth, where early members of the Christian Church were baptized by immersion; the rocky bed of the brook where the smelt were caught by the bucket in the spring, these together with the tall pines through which the sun filtered in distracting patterns, were attractions that kept Boulder Brook Camps running successfully until the early 1950s."

Ginny Halstead, at one time an owner of the Woodland cottage, wrote in 1983: "My sister and I had gone to Camp Mudjekeewis starting in 1928 and continuing into the 1930s. Mudjekeewis was a two-month camp, so many parents stayed at Boulder Brook Camps to visit their daughters." Most of the guests stayed in small cottages. The overflow stayed in the Wayside Inn, a building adjacent to the beach with twelve bedrooms, shared bathrooms, and a large living room with a fireplace, where guests gathered in the evenings for entertainment. Costs for a room at the Wayside were $9 per day for adults; $8 for children. As Ginny recounted: "The cottages were always reserved a year in advance and many guests returned year after year. Fred and I stayed in Wayside on our honeymoon—we had decided to come on the spur of the moment and no cottage was available. We had a single bed and the bath was down the hall. We stayed for five days and decided we would come back again another year." The Wayside Inn was torn down in 1960, opening up the scenery of the lake and mountains. Many felt that an eyesore had been removed.

Mrs. Lyons ran a tea room in a building north of the entrance to Boulder Brook Camps. Ginny also recalls that when she was a camper, girls from Mudjekeewis would go to the tea room if they had earned a "night out" after perfect inspection of their tents for a week. "Mrs. Lyons and her daughters ran the tea room which consisted of a gift shop, postcards for sale, and a food area. The campers hiked over from camp and consumed wonderful chocolate and marshmallow sundaes!"

William Severance purchased the Boulder Brook property in 1957 from Mrs. Lyons' estate. He had moved to Lovell in 1926 at the age of 31 and had become a real estate broker. In 1934, along with his brother Harold, he purchased the former Brown's Camps, and the two brothers owned the lakeside resort, later renamed Severance Lodge. William's interests, however, were in real estate and development, so after several years of owning Severance Lodge with Harold, William transferred full ownership to his brother and focused on his real estate practice.

Severance had a challenge in front of him when he purchased the Boulder Brook property, as many of the cottages had fallen into disrepair after Mrs. Lyons' death in 1953. Nonetheless, he was able to re-open Boulder Brook Camps in the summer of 1957. He operated the camps as Mrs. Lyons had, with guests renting cottages and taking their meals in the dining hall under the American Plan. Bill recalls that

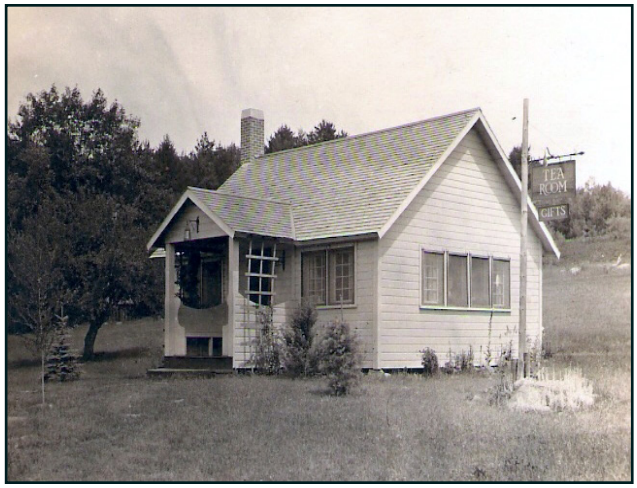
the cabins were “very rustic, down to the studs, and there were no kitchens. There was a lot of deferred maintenance and reconstruction that had to be done as I believe the camp was non-functioning for a few seasons after Mrs. Lyons passed away.”

Bill Severance remembers that when his father purchased Boulder Brook, “Timber Lodge was in terrible disrepair. The second floor was leaning toward the lake, and my father brought in a crane, and bulldozers to pull it back into shape.” During the Lyons era, the boathouse, Timber Lodge, had housed boats at the water level, offered a central lounge -- a large room for games and reading on rainy days. A brochure from that era highlighted: “On rainy days, ping-pong and other games are played in the spruce-log boathouse, where a fire is built in the huge fireplace. Hammocks and easy chairs are there for those who wish to lounge.”

Bill’s memories regarding the camp illustrated the following, “I used to hang out with the carpenters, and they’d make me crawl under the cabins. I know I was in their way but I was so interested in what they were doing.” An ice house near the brook housed ice harvested from the lake in prior winters. “The ice was delivered to the cottages. There were no refrigerators and no kitchens in the cottages.” A brochure from that era reads: “Your ice box will be serviced daily by Roger, the Cabin Boy. He will supply you with ice, spring water, and firewood. Your tap water is safe for everything but drinking.” Meals in the dining room were apparently delicious: “The most notable luxury…is the wonderful home cooking. Marvelous roasts, fresh vegetables from the surrounding countryside in season, pies and pastries out of this world - and everything served in good taste.” Bill Severance recalls Saturday steak and lobster cookouts down on the beach, described in the brochure as “one of the jolliest events.” Lobsters were flown by seaplane, landing at the beach, and “only 45 minutes out of the sea, were broiled and eaten around a campfire.” Staff and guests alike enjoyed these events. Sundays featured a buffet night in the dining room.

Priscilla Heino Hilton worked at Boulder Brook Camps in 1957 as an assistant cook with head cook Dot Quincy. “I made salads and helped Dot with breakfast and with whatever she needed me to do. My mom, Elma Heino, was a chambermaid in 1957. She cleaned all of the cabins by herself.” The female staff slept at the Mill House, which also served as the office. Priscilla remembers an incident when a couch caught on fire because it was placed too close to the woodstove: “My mother had told the girls not to put the couch so close to the fire but they did anyway and then took off for the evening. My mother was woken up by the smell of smoke and rushed downstairs to see the couch on fire and she put it out. The girls got a good talking-to from the manager, [Earl] Roby.”

William Severance was clear about setting the culture of Boulder Brook, perhaps distinguishing it from the more formal environment at Severance Lodge. Of the guests, he wrote, “Some who return as regularly as the seasons are distinguished in literature, the arts and sciences. There is no pressure to be social. There are pine forests, the lake, the mountains



Hattie Lyons’ Tea Room

The trumpet calling for mealtime

to which one may always turn for complete rest and solitude. Be assured, no one, young, middle-aged, or old ever finds time hanging heavy at Boulder Brook. The countryside itself is interesting, there are many things to do, and the people generally are highly interesting. Informality is the rule. There is no formal dress at Boulder Brook."

In 1961, Severance began to put his long-range plan into action: the transition from a guest camp to an association of individual property owners with common property supported by stockholders. His son recalls that the transition of Boulder Brook Camps to the development of Boulder Brook Club was the first transition of its kind to condominium ordinances in the State of Maine. Clearly his father had a vision for the future of cooperative home ownership. Severance envisioned a "cooperative club community" where members would own stock and where maintenance, services, and overhead costs would be shared by all members. Stock ownership provided equity in the common areas, buildings, and recreational facilities. "Only a cooperative club community can make these extra services a matter of economy," he wrote. He installed kitchens featuring knotty pine cabinets, Formica countertops, stainlesssteel sinks, and electric appliances in the 15 cabins in preparation for their sale. In addition, Severance offered 22 building lots for purchase. In his brochure advertising cabins for sale, Severance advertised "Switzerland-Like Views," writing: "Boulder Brook Club is not a development in the usual meaning. The natural beauty of the varied terrain of the site has been retained. Enough of the best property for common use of the Club Community members has been set aside for recreational purposes and enjoyment of all and to protect the views and surroundings." Open space and common space preservation was very important to Severance as he envisioned the community moving toward private ownership.

The Corporation of Boulder Brook originated on July 31, 1962. The officers were President and Treasurer, William Severance, Sr.; Vice President, Phyllis Severance, and Clerk, David Hastings, Esq. The Severances retained ownership of one of the cottages, Belfry, for use by the family until 1968. Son Bill remembers using this cabin while he spent his days at Boulder Brook as a child and a teenager, before heading off to Bowdoin College. "My father would drive me over in the morning and I was left to play and enjoy myself for the day. The manager would invite me over for lunch, and my father picked me up at the end of the day. It was really my home. When I was about 13, I got a fiberglass boat, and I'd water ski and hang out with some of the boys of Boulder Brook Club families. The families all watched out for each other, me included."

Today Boulder Brook Club encompasses the sixteen original cabins plus ten additional homes built since 1964. The old mill, converted into a dining room by Mrs. Lyons, now serves as a common clubhouse where members pick up their mail and gather for meetings, parties, or on rainy days to read or chat by the fire. Many of the present-day owners are second and third generation descendants of the original purchasers who bought from Severance. The casual and cooperative community that he envisioned endures.

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Gifts & Donations

If you have donated or given an artifact or other form of historical material, and it has not been listed here or previously noted, please contact us immediately. We appreciate the thoughtful generosity of our members and friends and most certainly want to acknowledge and list gifts properly.

We are very grateful for the following gifts received since the last newsletter: **Kris & Sukey Barthelmess**—painting by Robert Schmidt of the Camp Mudjekeewis boathouse; **Sarah Clemons**—gift of services; **Linda Drew**—permission to scan photos, news clippings; **Erik & Beth Eames**—item for the Antique Shop; **Frank & Barbara Eastman**—photos, newsclippings; **Andy & Kathy Feld**—Westways softball cap, item for the Antique Shop; **Don & Carolyn Knights** (in memory of Pauline Smith & Marion Kendall)—doll cradle, stuffed bear & dog, hand-tinted miniature Bicknell photo, child's chair; **Richard Legere**—block & tackle horizontal door opener; **David Sanderson**—1950s menu from Don Dickerman's Castaways Club in Newport Beach, CA; **Pat & Penny Williams**—copy of *The New Lovell News.*

Donations for the purchase of oil have been gratefully received from: **Robert Adams; Ulla Bjarngard; Donna Blake; Mary Louise Blanchard; Priscilla Brown; Glenn Grant; Virginia Gray; Wayne & Jane Hadlock; Marilyn McDeed; Jeanne Mitchell; William & Kathleen Morella; Bill Paulmann & Sarah Clemons; Bruce & Pat Thurston; Jessie Timberlake.**

Donations in memory of Roberta Chandler have been gratefully received from: **Georgette Hardman; Phyllis Hetzler; Marilyn Jones; Anne Pilsbury; Chelsey Walker.**

Donations to our auction and raffle have been gratefully received from: **B & L Oil and Propane; Steve & Libby Bender; Bridgton Highlands Country Club; David Cadigan; Center Lovell Market; The Common Loon; Craft Artisan Baking Co.; Charlie & Joan Dattelbaum; Ebenezer's Pub & Restaurant; Harvest Gold Gallery; Kezar Lake Marina; Khiel Logging; The Lodge at Pleasant Point; Lovell Hardware; Dick & Linda Matte; The Estate of Gerald Nelson; Old Saco Inn; Rod Iron Design; Ginny Roriston; The Semple Family; Sunday Riley Modern Skincare; Hal & Carol Taylor; Thurston's Garage.**

Cash donations have been gratefully received from: **Steve & Mary Anderson** (in memory of Henry Morgan); **Robert & Carolyn Bast; Ray & Kathy Bessette** (in memory of Henry McDeed); **Donald & Gertrude Blanchard; Scott & Marlies Campbell; Judith Coates** (in memory of Richard Coates); **Howard Corwin; Leo Dunn & Betsy Alden; Erik & Beth Eames** (in memory of William Jamison); **Wayne & Jane Hadlock; Collier Hands; Cat McKeen** (in memory of Nellie Littlefield McKeen); **Bill Paulmann & Sarah Clemons; Bill & Sandra Pitas; John & Carol Sargent** (in memory of Mark Sargent); **Princey Semple; Brian Smith; Todd & Sarah Smith; Bob & Mary Tagliamonte; David & Alison Tomlinson; Herman & Nancy Voigt; John & Nancy Walcott; Anne Wolf** (in memory of Bill Jamison).

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In Memoriam

We note with sadness the death of the following friends and neighbors:

Constance Jenkins (Wall) Buford, 77, of Delray Beach, FL; Durham, NC, and Puerto Vallarta, Mexico, died on January 5, 2022. She was born on April 14, 1944, in Onslow, NC, the daughter of William and Mary Wall, and grew up in Beaufort, SC. She received a BA from the University of South Carolina and a PhD from the University of North Carolina. Connie had a career in education, culminating in her position as regional education officer in Nairobi, Kenya, for the State Department's Office of Overseas Schools. She visited Lovell whenever possible and was a life member of this Society. She is survived by her husband, Charlie Gallie, two children—Warren Buford and Mary French—and four grandchildren.

Robert H. Cummings, 80, of Fryeburg, ME, died on March 14, 2022. He was born on May 17, 1941, in New Bedford, MA, the son of Howard and Deborah Cummings. He grew up in Falmouth, MA, and, after working for the family boatyard, moved to North Lovell. Bob helped establish Four Seasons Services, later joined Severance Lodge Club as its manager, and finally became president and general manager of Oxford Marking Products. He is survived by his daughter, Lynne Barry.

William Earl Jamison, Jr., 96, of Cincinnati, OH, died on April 6, 2022. He was born on April 6, 1926, in Central City, KY, the son of William and Eunice Jamison. He had a BA from Morehead State University, an MBA from Xavier University, and a PhD from the University of Cincinnati. In his working career, he rose to executive roles with Fusite Corp., Emerson Electric, and RSM. He had a summer home at Kezar Lake, on Palmer Lane, and was a life member of this Society. He is survived by his wife, Nancy Brown, three children—Renee Clark, Paul Jamison, and Corey Jamison-Briccetti—twelve grandchildren, and six great-grandchildren.

Earl Raymond McAllister, 91, of Williston, FL, died on April 6, 2022. He was born on April 1, 1931, in Lovell, the son of Albert and Elna McAllister. After graduating from Fryeburg Academy, he served in the Army for two years before having a career working for the telephone company. He was a member of this Society. He was predeceased by his wife, Vivian, and three children—Janene, Joan, and Dwight. He is survived by five children—Julie Hebert, David, Jackie Miller, Dean, and Jana Stevens—seven grandchildren, and several great-grandchildren.

Henry Coke Morgan, Jr., 87, of Virginia Beach, VA, died on May 1, 2022. He was born on February 8, 1935, in Norfolk, VA, the son of Henry and Dorothy Morgan. He received his law degree from Washington & Lee University and worked in the law firm of Pender & Coward for thirty years. In 1991, he became a U.S. District Court Judge for the Eastern District of Virginia. Judge Morgan had a home at Severance Lodge and was a member of this Society. He was predeceased by his daughter, Catherine Stockwell, and is survived by his wife, Marnie, two children—Rob and Coke—and six grandchildren.

Nancy (Larkin) Price, 83, of Andover, MA, died on January 26, 2022. She was born on June 8, 1938, in Evanston, IL, the daughter of Tyrus & Ethel Larkin. She graduated from Mt. Holyoke College and received a master's degree in teaching from Harvard and a master's degree in social work from Simmons College. Nancy practiced as a psychotherapist for decades and had a camp at Boulder Brook Club. She was predeceased by her husband, Meredith, and is survived by her children—Amy McCord and Douglas—and two grandchildren.

Summer Fair
Sunday, July 17, 2022

Antique Dealers & Craftsmen 10am to 3pm
Live Auction at 11am
Live Music by *Just Be-Cause*
Delicious Grilled Food, etc.
Raffle Drawing at 2pm
"Not to Exceed" Auction Bids Accepted if Not in Attendance

18 Live Auction Items:

- 100 Gallons of Heating Oil from B & L Oil and Propane
- Day Rental of a Pontoon Boat from Kezar Lake Marina
- 1941 Old Town Canoe, Fully Restored
- Dinner for 4 at the Lodge at Pleasant Point
- First Edition, Signed Fly Fishing Book by Joseph Bates, Jr.
- 2 Tickets to Ebenezer's Belgium Beer Dinner
- Decorative Bear Sign Bracket by Rod Iron Designs
- 1 Cord of Seasoned Firewood from Khiel Firewood
- 12 *Kezar Lake* Wine Glasses with Wine & Cheese Basket
- Pair of WWI Folding Candle Lanterns
- Dinner for 4 at the Oxford House Inn
- Antique Quilted Coverlet & Shams
- Sterling Silver Bracelet by Harvest Gold
- Limited Edition of Sunday Riley Skincare
- Kezar Lake History Cruise for 4 with Map
- Dinner for 4 at Severance Lodge
- Steamboat Cruise for 4 on Kezar Lake
- Golf for 4 at Bridgton Highlands

5 Raffle Items:

- $200 gift certificate for the Center Lovell Market
- $200 gift certificate for Lovell Hardware
- $200 gift certificate for Thurston's Garage
- $200 gift certificate for the Common Loon
- $200 gift certificate for the Old Saco Inn

The Lovell Historical Society
P.O. Box 166
Lovell, ME 04051

If your mailing label doesn't say "6-23" or "Life,"
it is time to join or renew your membership. Thanks!