

Castle in the Clouds Design Charrette

Moultonborough, NH

October 29 and 30, 2021



Castle in the Clouds Design Charrette Acknowledgments

Thank you to the individuals who donated their time, energy, and expertise for this charrette.

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The Castle in the Clouds Team

Without the support and participation of all of the following individuals, this charrette would not have been possible:

Senior Staff

Chuck Clark – Executive Director

Debbi Finkelstein – Director of Visitor Experience

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Mackenzie Padula – Programs Coordinator &
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Kirsten Madison – Office Coordinator

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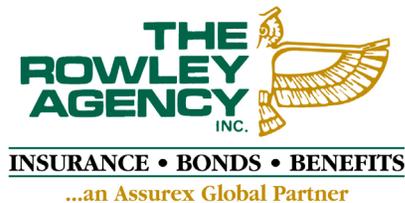
Jonathan Brower

Chris Williams

Andy Coppinger

Richard Nylander

Plan NH is grateful for the special support of these members:



Who is Plan NH?

Plan New Hampshire, The Foundation for Shaping the Built Environment (Plan NH), is a 501(c)3 non-profit organization formed in 1989. Plan NH has *a vision* of a New Hampshire that is vibrant and healthy for its people, its economies and the environment. To achieve that vision, Plan NH's mission is to “foster excellence in planning, design and development of New Hampshire's built environment,” because we believe that *what we build, where we build and how we build anything* has a significant impact on that vibrancy and health.

Plan NH *champions principles and ideas* that balance building projects, including anything built in the public realm, such as buildings, roads, bridges, memorials, public sculpture, with:

- the needs of people, including where they live, how they get about, what services are necessary, what they value
- maintaining the “sense of place” of our towns, cities and villages that make them unique, including preserving historic assets, open spaces, agriculture and farming
- protecting our air, water, flora and fauna

Among our signature programs is *the design charrette*, an exercise that brings professionals from our membership together with New Hampshire communities to explore design ideas, usually around a town center or other significant neighborhood. Through recommendations made, Plan NH can demonstrate the role and importance of the principles and ideas noted above in concrete, real examples.



Plan NH in Castle in the Clouds, NH

October 29 and 30, 2021



The charrette team takes a tour of the focus area



The charrette team holds listening sessions with the general public



The charrette team processes the input received during the listening sessions and tour



The charrette team works collaboratively to draft recommendations

What is a charrette?

Simply stated, a charrette is a brief, intense, brainstorming session in which ideas are brought together for the purpose of defining potential planning recommendations and possible design solutions for an identified need. For Plan NH, this is usually related to a town center or other significant neighborhood in a community.

Plan NH's community design charrettes take place over the course of two days: eight hours on a Friday for listening and then another eight hours the next day for brainstorming, crafting recommended solutions, and presenting thoughts to the community.

The process engages planning and design professionals in direct dialog and conversation with each other and with local residents to collect information needed in order to develop good and relevant recommendations about how to address a particular challenge. Plan

NH sees this part of the process as a period of discovery: discovering who the community is, what they value, what they really want. This community input is essential and critical to the value of the outcomes.

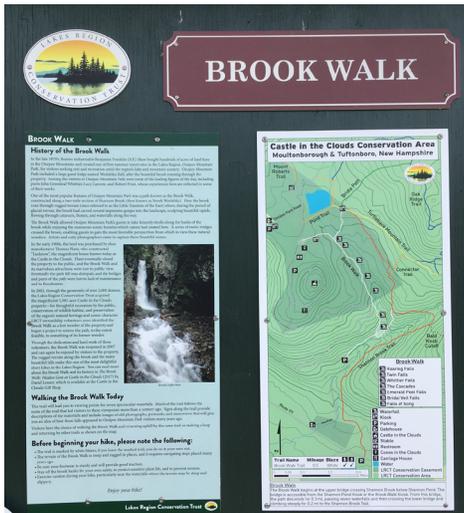
The results of a Plan NH charrette are general and overarching planning and design recommendations, rather than specific directions. Plan NH does not dictate but suggests. Most often, the outcome of a Plan NH charrette is described as a "vision": an expression of how things might be, based on what the team saw and heard and learned.

Charrettes blend the broad experience of planning and design professionals with local citizens' detailed knowledge of their own community to develop recommendations that address challenges and opportunities in the project at hand. These recommendations provide a framework within which more detailed solutions and plans of action can be developed.



The general public are invited back for a presentation of the charrette team's recommendations

Why did Plan NH come to Castle in the Clouds?



Most of Plan NH's design charrettes are for municipalities. However, we have been approached a couple of times by non-profit organizations, as with the Castle Preservation Society (CPS), who could also benefit from our process.

From the CPS application:

Castle Preservation Society (CPS) was founded ... with the mission to preserve, interpret, and share the buildings and landscape of the estate [known as Castle in the Clouds] for the benefit of the public ... [This] includes the historic mansion, stable (now known as the Carriage House), two gatehouses, and Shannon Pond, which are all original features of the estate constructed by Mr. Plant [starting in 1913]

While historic restoration has been a key focus of the work of CPS, we also manage several non-historic buildings that help support the day-to-day operation of the Castle as an attraction. These include a modern horse barn (currently unoccupied), the gift shop, a café, and a large warehouse used for storage. The Castle welcomes roughly 40,000 visitors annually for tours of the restored Lucknow mansion. Several thousand more people attend programs, weddings, and other events on the property. [There are also countless hikers who take advantage of the numerous trails.]

The Castle team wanted to offer a “deeper and more meaningful impact for the people with whom [they] interact.” They asked for assistance with

- Enhancing the visitor experience, from amenities to flow of movement
- Improving the notion of being a “resource for local schools, incorporating arts and cultural programming”
- Integration of the natural surroundings with existing buildings and programs
- And overall, being “A vibrant, living place for being in nature, learning some history, sharing a meal and/or enjoying a creative or cultural experience with friends and family.”

We had fun!

Site Tour Observations



What the Plan NH team saw at Castle in the Clouds

- Lucknow (historic house and grounds)
- Carriage House restaurant (historic stable/ garage)
- Fields (former golf course), Shannon Pond and Dam
- LRTC trail kiosks
- Non-Historic Outbuildings (Gift Shop, Bathroom Building, Café)
- Horse Barn (1980s)
- Maple Lodge (upper gate)
- Ossipee Park Road (town road)
- Brook Lodge (lower gate)
- Estate Driveway

What Castle in the Clouds Told Plan NH

What Plan NH Heard from Organization Leaders

After the tour of Castle in the Clouds and a delicious lunch, the team met with key leaders of the staff and the Castle Preservation Society to learn about the challenges and opportunities from their perspectives.

Basics (Things to Know)

- Long operating season, with some winter use
- Ticket booth location on top of mountain preferred by staff
- Water turned off at Castle in the off season
- Food important!!- face lift for cafe or something else
- Partnership with Lakes Region Conservation Trust (LRCT)
 - Common vision
 - New ideas to work together
 - People on both boards
- Festivals and other events currently in place

Questions from Plan NH

- Do you hope to expand?
 - Mid-June through Sept
 - 40K/yr Castle Tours
 - Timed Tours better experience
 - Tickets in gift store too cramped
 - Issues with online sales
 - Reviews mixed with current system
- Transport ideas?
 - No on bikes, yes on the potential of electric/sustainable options

Chuck's Notes

- Preserve, protect, share- first priority
- At an inflection point

Staff Input

- Accessibility needed
- Need pathways for visitors
- Space Issues!
 - Want recording and programming space
 - Also for archiving and access
- Interest in Solar
- Goals: Maintain, Sustain, Facilities, Finish what we start
- Self-determination of tour
- Possible Visitor Center suggested
 - Gift Shop too small
 - Ticket point of sale
 - Bathrooms (currently lack)
- No lodging currently but high demand (especially from bridal parties)
- Communication, staffing, ticket system, tracking trail usage all current challenges

Programming Ideas

- Do what we do, but BETTER
- Education- want to do more, space issues
 - Videos, reenactments, on-site learning
- "Hard-hat" tours
- Building use needs direction
- Engage imagination and bring people into the experience with limited tech



What Castle in the Clouds Community Told Plan NH

Two public listening sessions were held during the afternoon and evening of Friday, October 29th. The sessions served as an opportunity for the public to share their comments and ideas about the historic Estate and the wider Castle property. Plan NH's process encouraged participation and input from everyone in the room.

What strikes you when you first come to the property?

- Scenic view –can be breathtaking, dropping blood pressure (in a good way)
- Memories of horses
- Staff and docents are exceptional
- There are different uses within the property
- There are different experiences, depending on which road is used to enter the property

What comes up for you as you are using/ experiencing the property?

- It's incredibly enjoyable
- There are many things to do
- Educational opportunities
- Quality and authenticity of the restoration
- Appreciation of what the property has to offer

What else does Plan NH need to know?

- Should be more kids' things/events
- There are serious wayfinding needs
- LRCT/CPS coordination of responsibilities
- Winter-time parking
- Horses
- Bathrooms
- Museum –ification: vision is to be authentic
- Communication needed about what's open, events
- The barn could be a great education center



What Makes a Great Place?

The image on the right, from the Project for Public Spaces, outlines what makes a great place and can serve as a guide for planning and design of the Castle in the Clouds property. For example:

Sociability:

- Is this a fun place to bring friends and family, and/or to meet others there?
- Is this a place for different ages, for different abilities, for different interests- all of whom can experience the property at the same time and in their own ways?
- Does it give opportunities to interact with others?

Uses and activities:

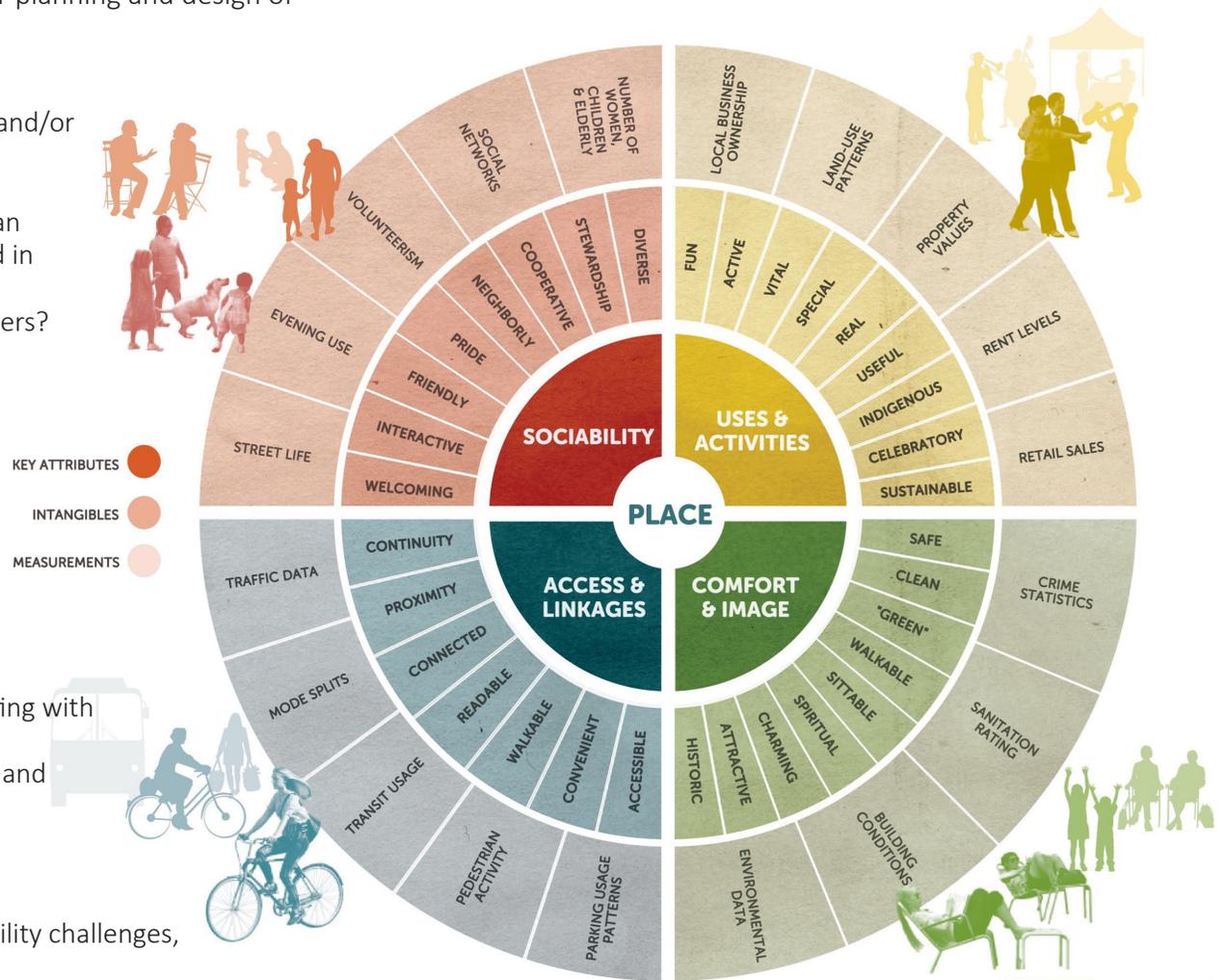
- Does the property offer a variety of uses and activities?

Comfort and image:

- Is the property clean and well-maintained?
- Is it walkable?
- Are there benches and other areas to sit and rest?
- Are the buildings and amenities attractive, fitting with surroundings?
- Are there unexpected sources of delight here and there?

Access and linkages:

- Is wayfinding clear and obvious?
- Are there considerations for people with mobility challenges, with auditory and/or vision limitations?
- Are driveways and walkways safe and well-marked?
- Is it easy to get from one amenity to another?



A Place for Everyone

Not many people realize that 25% or more of us are living with a disability, whether

1. Cognitive (serious difficulty concentrating, remembering or making decisions),
2. Hearing (serious difficulty hearing or deafness),
3. Vision (serious difficulty seeing or blindness), OR
4. Mobility (difficulty walking or climbing stairs)

And it's not just older adults, as most of us think:

1. For the group ages 18- 44, about 20% live with a disability
2. For the group ages 45- 64, at 25%
3. For the 65+ cohort, about 37%.

Nationally, 10% of adults have mobility challenges. In NH, it is 18%. Yet, only 2% are in wheelchairs.

At the same time, consider that a handicap is a disability only when encountering an obstacle in the environment- it is the environment that makes the characteristic a disability.

As you go forward, we recommend that you plan and design *with* people with challenges, not *for*.

1. Include them from the start. Design elements they find or suggest can be incorporated at the beginning, not added later. This practice reveals elements most of us may not even be aware of.
2. Good design is good for everyone – what may benefit, for example, someone in a wheelchair actually benefits many more.

By addressing all this, you will give access to the Castle property in many more ways, to more people, than ever before.

Remember:

Following ADA guidelines is about *compliance*.

Ask yourselves: what can you do to *contribute* to those with “disabilities”?



Findings



- The Castle and grounds offer a wide array of recreational and informational activities. While there is an informal level of connection and synergy between the Lakes Region Conservation Trust (LRCT) and the Castle Preservation Society (CPS), serious consideration should be given to having closer organizational ties. Members of both CPS and the LRCT have advised that they are short of program space. Opportunities abound.
- Since the Lucknow Mansion and the Carriage House have been the focus of the CPS for the past several years, both structures are in incredibly good shape. The Carriage House, however, is serving as home to too many functions, it is a Restaurant, a Gallery, Administrative offices, storage and function hall. Consideration should be given to creating a structure that does one or two things really well as opposed to doing many things in a compromised way.
- The horse barn is a purpose built stable, which could be returned to stable use or converted, at significant expense, to another use.
- The Cafe, food service building has out lived its usefulness as has the bathroom building.
- Of critical importance is the state of the Shannon Pond Dam, water and sewer treatment infrastructure. While many of the issues with those are out of sight, they are in desperate need of being upgraded and modernized. Failure is a matter of time and failure will have catastrophic impact on the Castle as a whole.
- Both Gatehouse Lodges will require investment for them to become a useful part of the Castle experience, but are wonderful, whimsical structures.
- The site has little in the way of pathways and wayfinding for visitors.



Initial Findings

Roadway Review



Overview

Ossipee Park Road

- Town Facility
- Good condition
- Low priority/concern

Estate Road (1.3 miles, 30 culverts)

- Rehabilitation needed; roadway and culvert
- High construction cost due to accessibility (one lane road)
- High(er) Priority

Parking Lot

- Good condition
- Maintenance plan needed
- Low priority/concern

Trolley Road (2000')

- Drainage maintenance needed
- Guardrail "piers" repair needed

Recommendations

- Roadway Assessment
- Pavement Management Plan
- Prioritization/Schedule
- Consider adding a facilities manager to the Castle staff

Initial Findings: Roadways

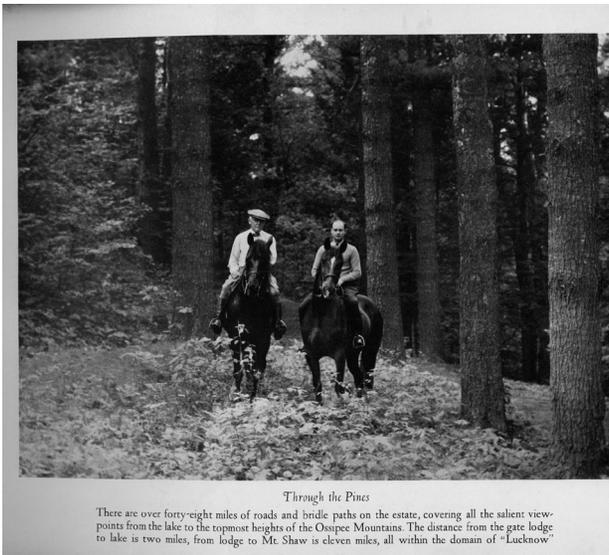
Lower Driveway/Estate Road Detail



The estate driveway leading from the main road (Route 171) to the residence is a significant component of Lucknow's original landscape master plan. This lower driveway (c. 1.5 miles to the historic Stable and Garage) winds uphill past natural and man-made features and views, including Shannon Brook, waterfalls, the glacial erratic Pebble, and the scenic overlook indicated on the visitor map. The experience of this lower driveway route is important to the understanding of the estate, and protection and maintenance of its man-made features is a high priority.



- Consider a 'historic tour' option using the Brook Lodge gate entrance with appropriate signage on driveway (passenger cars only to minimize impacts)
- Recommendation: retain passenger car/pedestrian use (started 2021) with clear new signage regarding multiuse (10 mph speed limit – keep it slow)
- Address masonry repairs on man-made features: 9 piers/rails at the Shannon Brook crossing on lower driveway (pier knocked into brook repaired 2015)
- Assess condition of retaining wall below The Pebble (the driveway originally went to the right side prior to the new roadway built to the left c. 1960)
- Continue to encourage visitors to park and walk safely to the Falls of Song (LRCT Brook Walk trail signage is here as well as uphill and on Route 171)
- Maintain Scenic Overlook parking and review practice of clearing brush uphill to the Carriage House restaurant (fire hazard if brush left, and risk of encroaching invasive species)
- Maintain the grove of White Pines located just below the historic Stable and Garage, as seen in historic photographs of Plant on the estate driveway

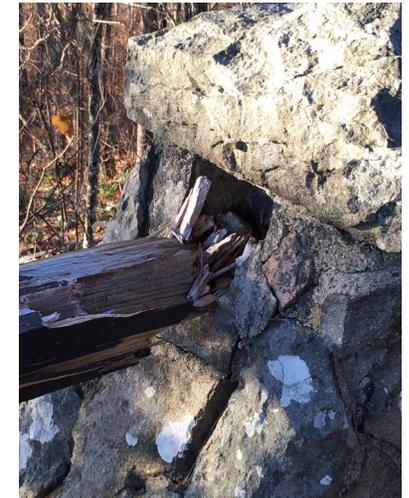


Initial Findings: Roadways

Upper Driveway/Trolley Route Detail

The upper driveway leading from the historic Stable/ Garage to the residence itself progresses gradually uphill, passing the Pergola just before culminating at the main entrance. This continuation of the estate driveway, today the Trolley Road ferrying visitors to the house, is an important component of Lucknow's original landscape master plan. The protection and maintenance of the man-made features along this planned roadway is a high priority; the three sections with piers and rails on the driveway, and the retaining walls around the house, are in need of serious attention.

- Recommendation: retain Trolley/staff only use (10 mph) of upper driveway to prevent further damage to deteriorated masonry features (piers and rails)
- Immediate repair is needed for the recently broken bottom section (piers and rails) prior to any further Trolley or construction vehicle use of driveway
- Assess condition of middle section (piers and rails) and plan for maintenance before actual damage (bottom and middle short sections in better condition)
- Plan masonry repairs to top long section (piers and rails) to prevent further deterioration, losses, and rot (this section is in need of immediate attention)
- Assess condition of Pergola (key estate feature) retaining wall and schedule masonry repair in the short term (visible losses and mortar discoloration)
- Assess condition of retaining walls/terrace around Lucknow and schedule masonry repairs (consult Allegrone 'Castle Drainage System Report' 2018)
- Assess condition of former greenhouse footprint, walls, and garden shed (in severe disrepair and open to elements) and plan masonry repairs ASAP



Initial Findings: Roadways

Water Supply Review

Overview

Wells (3)

- Proximity to Bathroom Building “septic”
- What facilities are served?
- Output capacity for future expansion

Treatment

- Building adequacy?
- Public water supply regulations
- Propane generator?

Pipes (1,300’ well to Carriage House)

- **Need serious attention SOON**
- Potential for a catastrophic failure
- Assess: age/condition/location

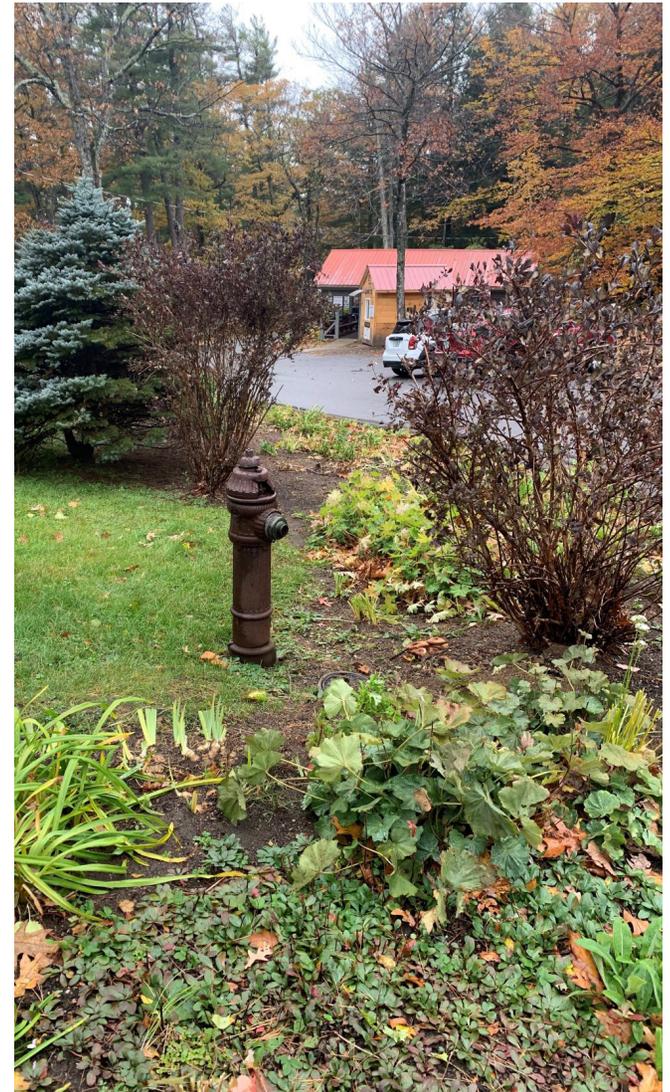
Wastewater Treatment

- Bathroom Building
 - Age/condition/location?
 - Proximity to wells
 - Proximity to Shannon Brook
- Carriage House Restaurant
 - Capacity evaluation for future expansion
- Lucknow

Recommendations

Utility Inventory

- Location/Size/Age
- Useful Life Assessment
- Replacement Cost



Initial Findings: Water

Shannon Pond Dam Review

Observations

- Weeping at toe of slope (2 locations)
- Locations of overflow/erosion appears to be area where part of original dam has been removed
- Maintenance of Shannon Pond outflow and drainage at issue
- Shannon Pond impoundment overflow continued damage to LRCT trail, leading to closure

History

- Original estate dam failure 1943
- Reconfiguration of Shannon Brook
- Damage/flooding of Brook Lodge
- Washout of state Route 171
- Hurricane Sandy 2012 grant award (DHR Storm Recovery grant 2015) for dam repair/restoration work
- Repair inadequate and overflow problem/trail damage continues

Recommendations

- Dam assessments (NH Dam Bureau)
- Upgrade costs and review options
- GeolInsight dam concept, June 2021
- Committee study with stakeholders (LRCT, DES, Town of Moultonborough)



Initial Findings: Water

Recommendations



The following pages provide some recommendations for Castle in the Clouds moving forward. These should be taken not as a roadmap, but a collection of ideas to help the Castle in future planning. We recognize that it won't be possible to do everything at once, so take the first step and make it meaningful.

Celebrate successes and take the next step!

One of the big ideas is to provide a new multi-purpose Visitor Center. The construction of this facility will allow for much needed kitchen expansion work for the restaurant/function hall and simplify the use of the Carriage House as a food and event center. Administrative offices, including much needed spaces for the LRCT, and the gallery spaces would be located in the new facility. Educational spaces, gift shop, ticketing and information services would all be centralized in this new building.

A Place For Everyone

As you plan and re-design going forward, think about how to remove the barriers, or obstacles, that people might encounter. You may want to consider:

1. Paved walkways where appropriate (vs dirt or even crushed stone, which may be difficult to maneuver for some). For trail walking, consider some parts wider, flatter.
2. Railings on stairs and along some hilly terrain
3. Add benches everywhere! Face benches towards each other in some places, which make it easier for hearing impaired to communicate.
4. Offer picnic tables with spaces to pull up wheelchairs (or strollers!)
5. Having key signage, including wayfinding and those with narrative, to include an audio option
6. Good lighting in indoor buildings, including on stairways.
7. Rest rooms (!). This cannot be overemphasized. At the Castle (discretely off to a side), on the trails, and other destinations, these are a must for a growing-older population and others. Outdoor restrooms can look quite nice.

In addition, we recommend looking into alternative systems, such as clivusmultrum.com, a toilet composting system that has been around since 1973. This is used by AMC and the Forest Society, and would be a great way to address the need for restrooms while honoring your natural environment and mission to protect it.



Paved walkways are more accessible. Consider making trails wider and flatter where possible.



Railings are a must on stairs and along inclines.



Benches facing each other make it easier for hearing impaired visitors to communicate and offer interesting design opportunities!



Tables such as this allow wheelchairs and strollers to pull up close to the table. Tables can also be found that have space on the ends, rather than the middle.

Recommendations: Accessibility

Wayfinding



A comprehensive wayfinding system is needed, identity, arrival and directional signage

1. Brook Lodge Gatehouse
 - o Welcome sign and information kiosk
 - o Small parking area
2. Maple Lodge Gatehouse
 - o Welcome arrival sign
 - o Lower field directional sign
- Main Driveway Sign
 - o Proposed arrival and directional signage concept on pg 20



Recommendations: Wayfinding

Wayfinding



Recommendations: Wayfinding

Pathways



*Looking west towards pond and horse barn.
Current at left, proposed pedestrian path below.*



Recommendations: Pathways

Pathways



Looking east towards the carriage house. Current at left, proposed pedestrian path below.



Recommendations: Pathways

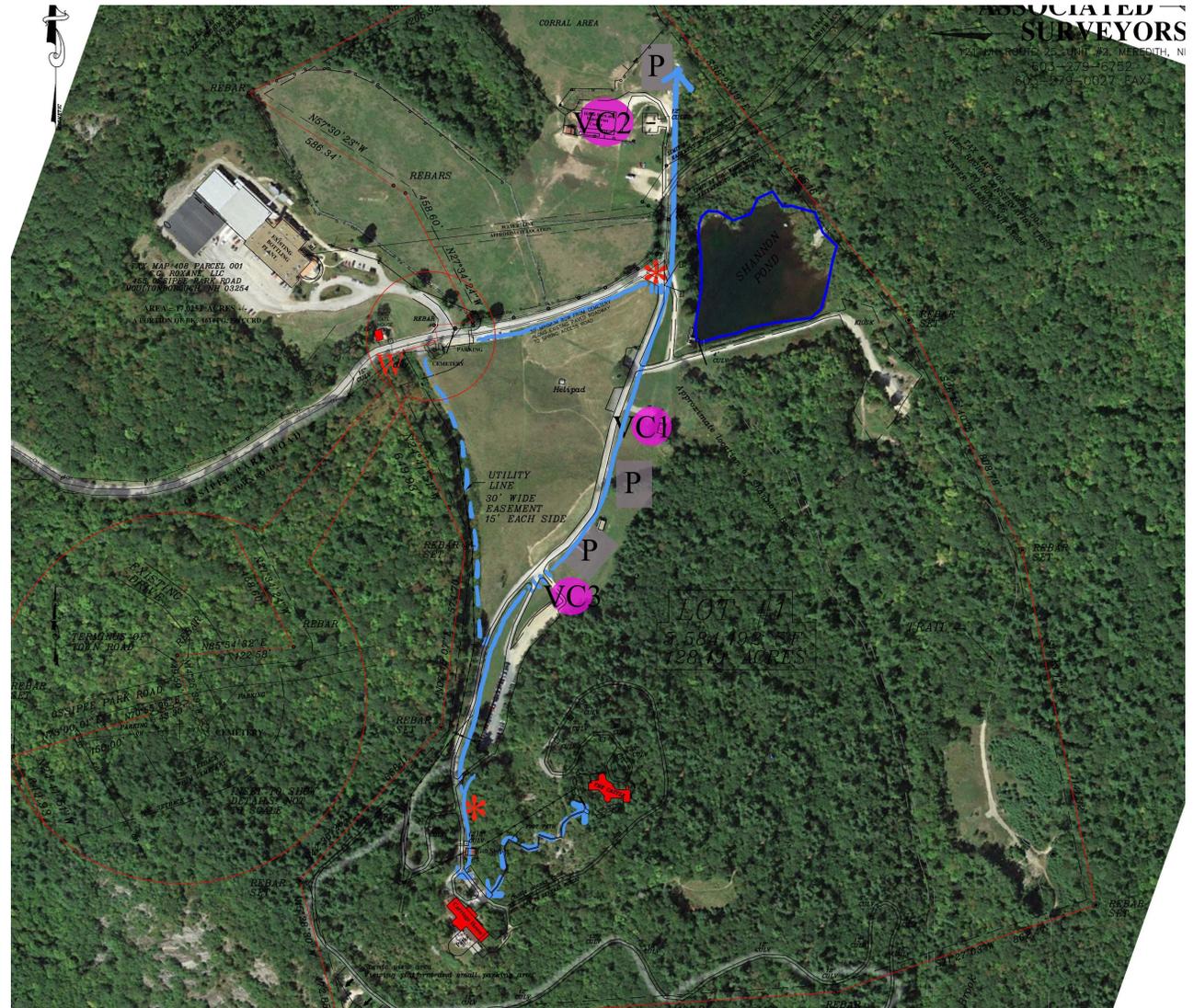
Walkways and Trails

- Goal to eliminate conflicts between vehicles and pedestrians and make trails more accessible
- Link all site amenities for pedestrians
- Asphalt walkways and softer trails (stone dust, wood chips)
- Renovate stepped path from Carriage House to Lucknow Mansion: Provide two-way access; take pressure off when there are significant wait times, allowing visitors access to the exterior of Lucknow

Plan shows proposed locations of walkways (solid) and paths (dashed on plan)



Current stepped path down from the castle.



Recommendations: Pathways

Synergy of House & Landscape

The team saw numerous opportunities to bring elements of the architecture of Lucknow Mansion into the landscape, and to celebrate the incorporation of the property's natural features into the house's interior design. This integration would help to generate a visible synergy between the two nonprofit organizations, and provide opportunity to cross-promote and attract new audiences into each of the "venues" (Lucknow Mansion and trails).



Ideas for increasing synergy:

- Architectural signage for wayfinding that draws on the rhythms of the house (timbers, stone work, etc)
- Interactive displays
 - The Greenhouse is a strong contender for this! Refer to greenhouse page for detail.
- Connect the "roundels" (round, painted glass features) to their respective real life places with signage and perhaps a trail

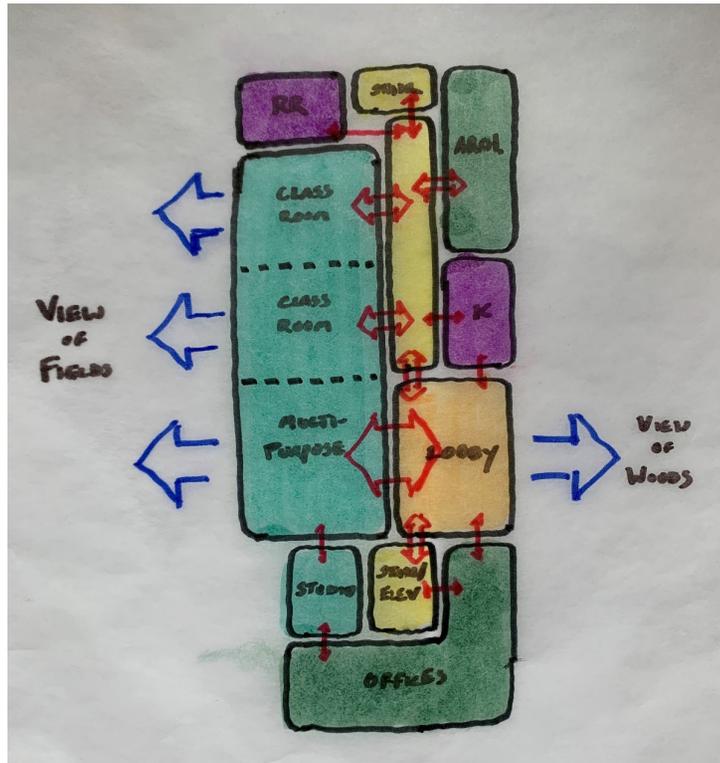


Images clockwise from top left: drainpipe detailing, carving details, a roundel, interactive display filling in the missing parts of a ruined arch, lighting used to augment a building, an example of architectural signage.



Recommendations: Arts and Placemaking

Visitor Center Programming



What happens at a visitor center?

- Tour bus/school bus/trolley drop off zone
- Outdoor welcome board and signage with map and overview of activities (to orient visitors after-hours/off-season)
- Lobby with ticketing and information kiosk
- Gift shop/Bookstore
- Main restrooms (explore possibility of access from outdoors for hikers and café patrons)
- Stairway/Elevator
- Fixed exhibition with site and historic overview; possible small theater space for orientation film
- Rotating gallery/exhibition space (e.g., artist in residence, special exhibitions)
- Multi-use room with optional divider, available for rentals (classroom and workshop space; meeting rooms for gatherings and retreats; artist workshops, etc.)
- Studio space for artist in residence (may be located elsewhere on campus)
- Archives and storage space
- Staff offices (director, visitor experience, educational staff, etc.)
- Café/Ice cream shop with adjacent outdoor patio for casual dining
- Outdoor trail head interpretative natural history signage connecting building to trails

Space Study

These sketches (above and at left) describe the potential flow of spaces within a visitor center and are not intended to be floor plans. Rather, these flow diagrams show the many possibilities for a multi-use space that facilitates easy movement through the site for visitors to purchase tickets for mansion tours, explore a gift shop, start and end a hike, learn about the history of the site, and more!

Recommendations: Visitor Center

Visitor Center Character

Harmony and Balance

- Evocative of the overall estate aesthetic (through palette, style, and materials)
- Draw inspiration from other historic estate structures that most visitors do not or cannot see (barn, bungalow, demolished boathouse)
- Incorporate modern design elements in order to create distinction between historic buildings on site, maintain affordability of materials and upkeep, and to allow for incorporation of solar panels and energy efficient design
- Create indoor spaces that can serve as blank canvases while creating a site-specific atmosphere through expansive views, use of quality materials, and handcrafted design elements



Ledgewood Farm (Photo: Cristina Ashjian, from the book *Preserving Old Barns* by John Porter, 2019)



Boathouse on Lake Winnepesaukee

MOTORBOATING on Lake Winnepesaukee is one of the great pleasures of the summer. The lake is 24 miles long and 12 miles wide with numerous islands and shore line, heavily wooded, and is acknowledged by all who have been over it to be the most beautiful of all lakes they have ever seen.
The lake fishing is equal to the best; small mouth black bass is the leading game fish caught.



Top: Archived image of Lucknow Boathouse (no longer existing),
Bottom: another example of character.

Recommendations: Visitor Center

Visitor Center Site Options

Proposed Sites

- 3 potential sites identified:
 - Horse barn
 - Present snack bar location
 - Present trolley parking area (at north end of existing visitor parking lot)
- All three locations provide a physical means of joining the Castle elements with the overall landscape, hiking and large event (Great Waters, Car Show) aspects of the property.

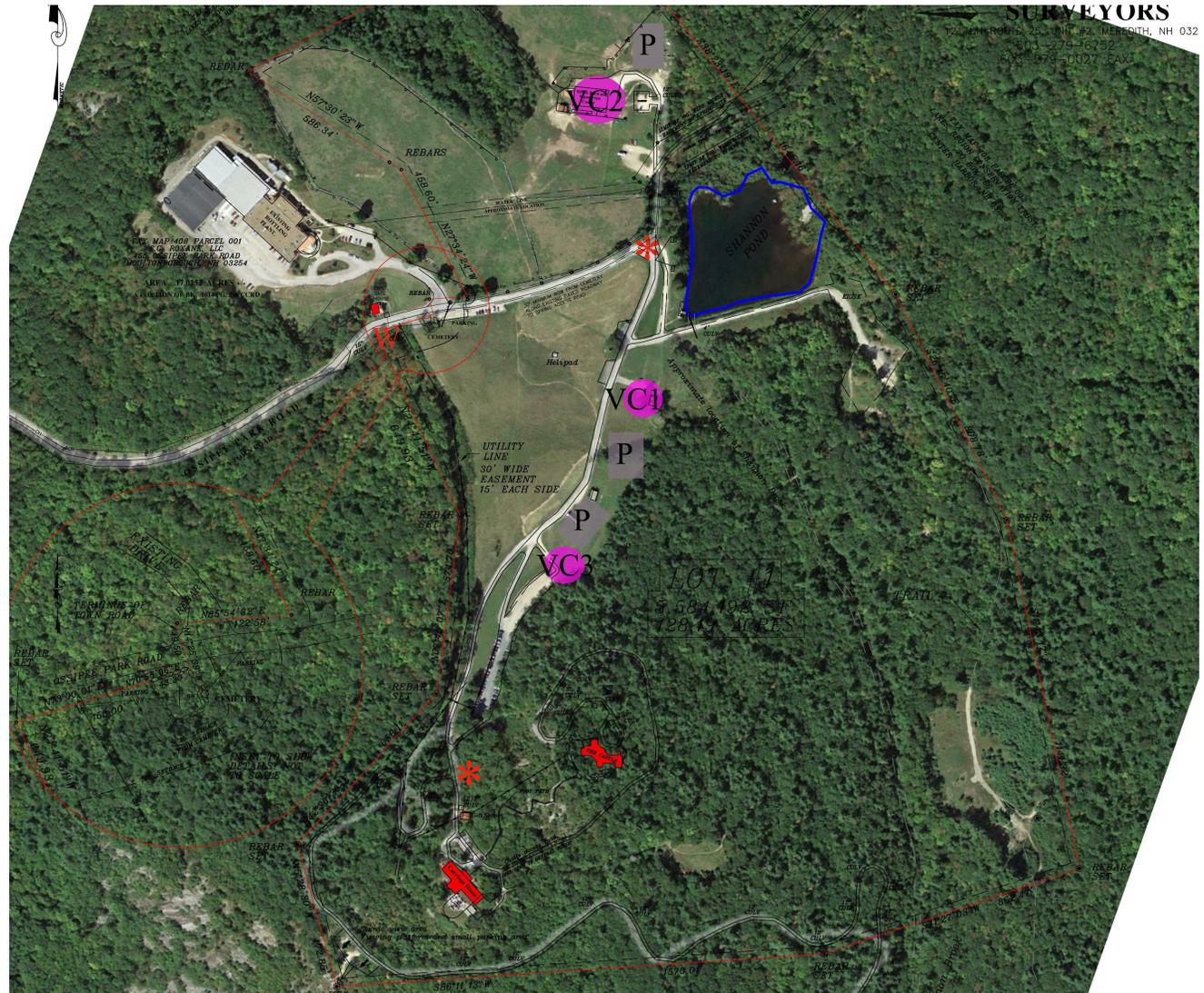
Site factors and considerations

- Proximity (e.g., centrality; near sites of interest)
- Access for buses, trolleys
- Ability to build additional parking
- Topography
- Disturbance of views/historic landscape
- Ease of locating and directing flow of traffic

Overall Graphic shows three option locations. All three locations respect this cultural landscape and the views of the fields.

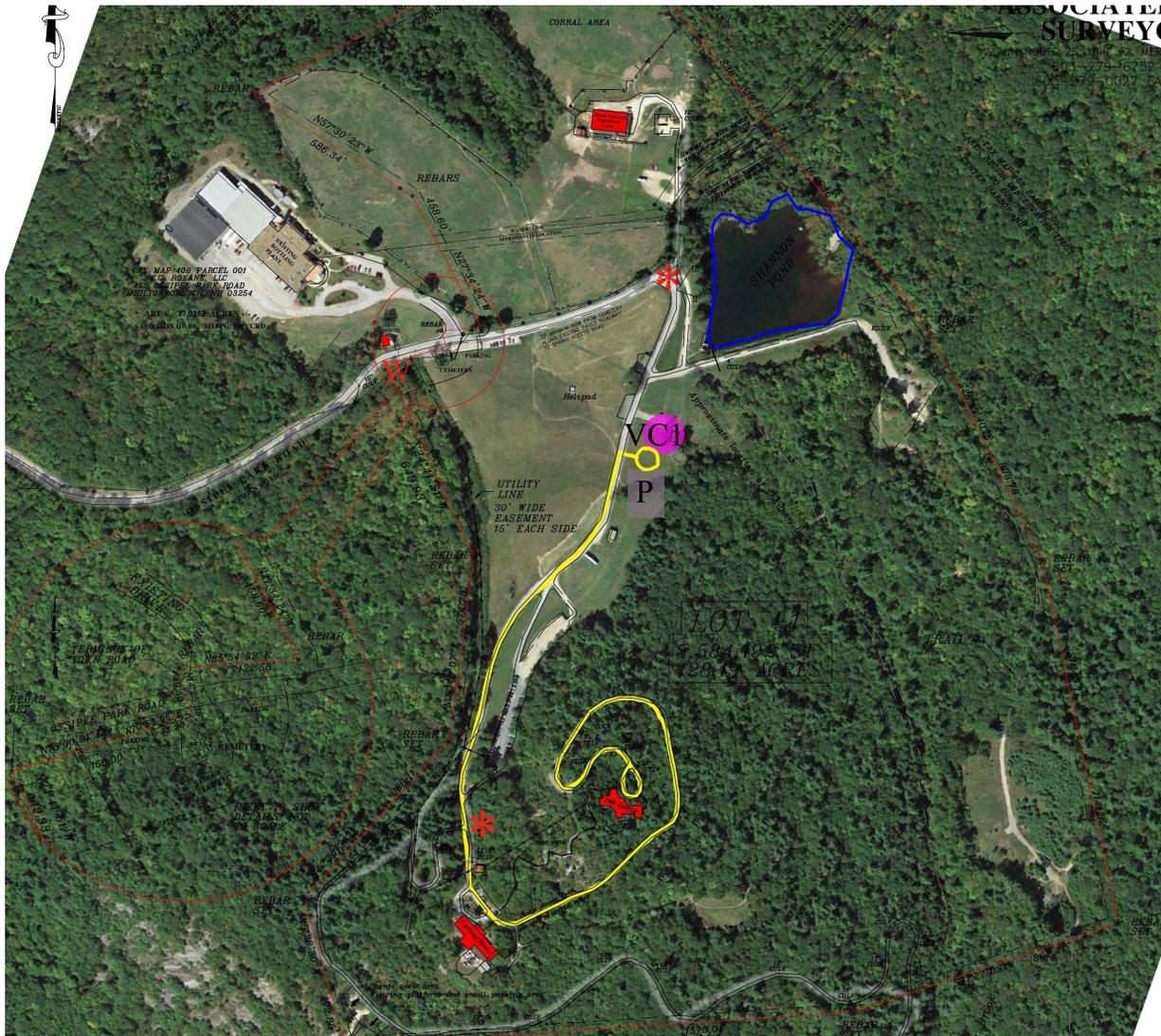
Legend

- Pink circle: suggested sites
- Red shapes: existing buildings
- Red stars: way points



Recommendations: Visitor Center

Visitor Center Site Option 1



Located at existing Cafe site

- Central location
- Tied directly to the trail system
- Viewed from the Maple Lodge location

Legend

- Pink circle: suggested site
- Yellow path: suggested trolley route
- Red shapes: existing buildings
- Red stars: way points

Recommendations: Visitor Center

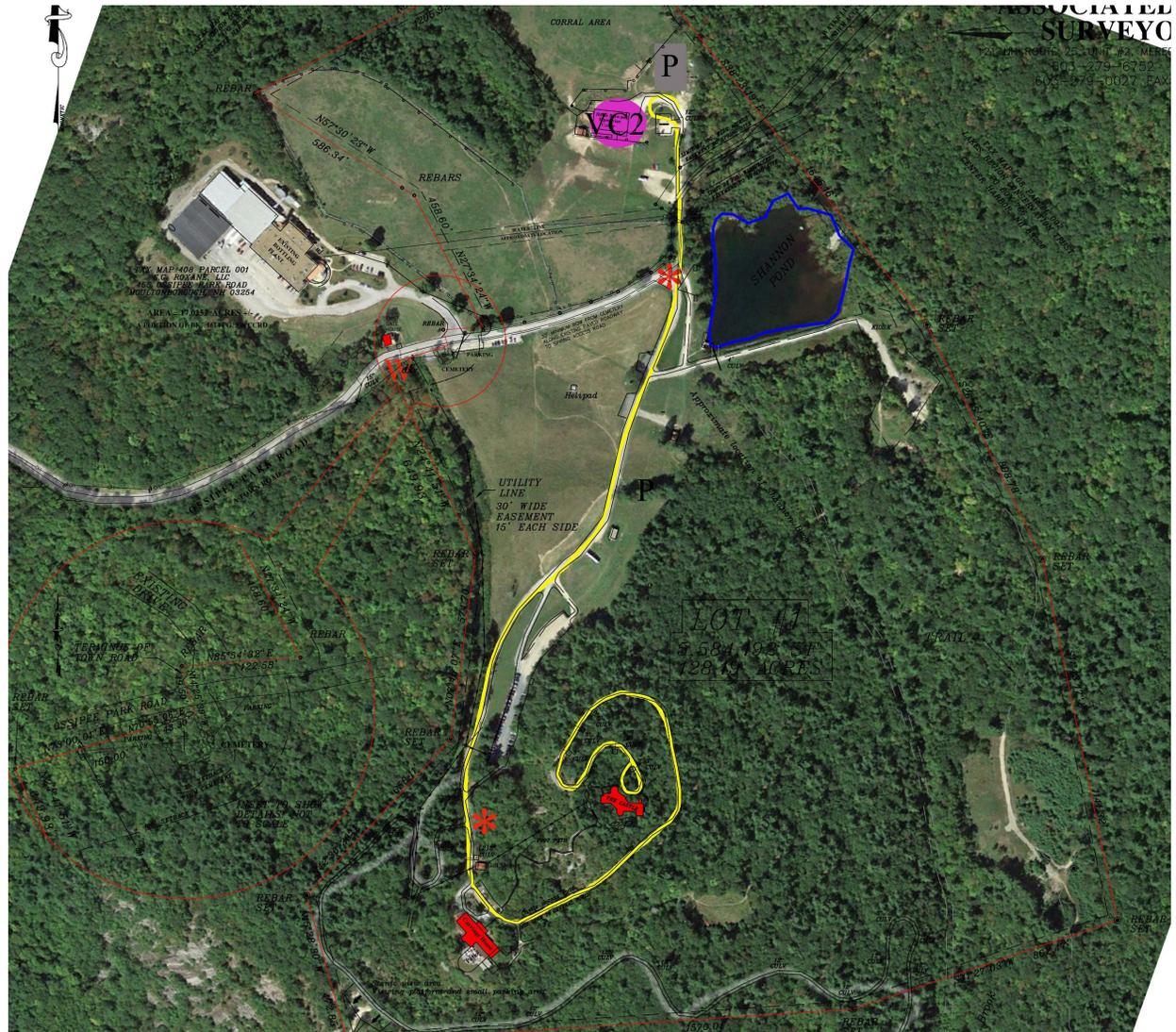
Visitor Center Site Option 2

Located in the existing horse barn

- Potential reuse of an existing structure
- Tucked away but still visible
- Parking hidden and connects directly to trail

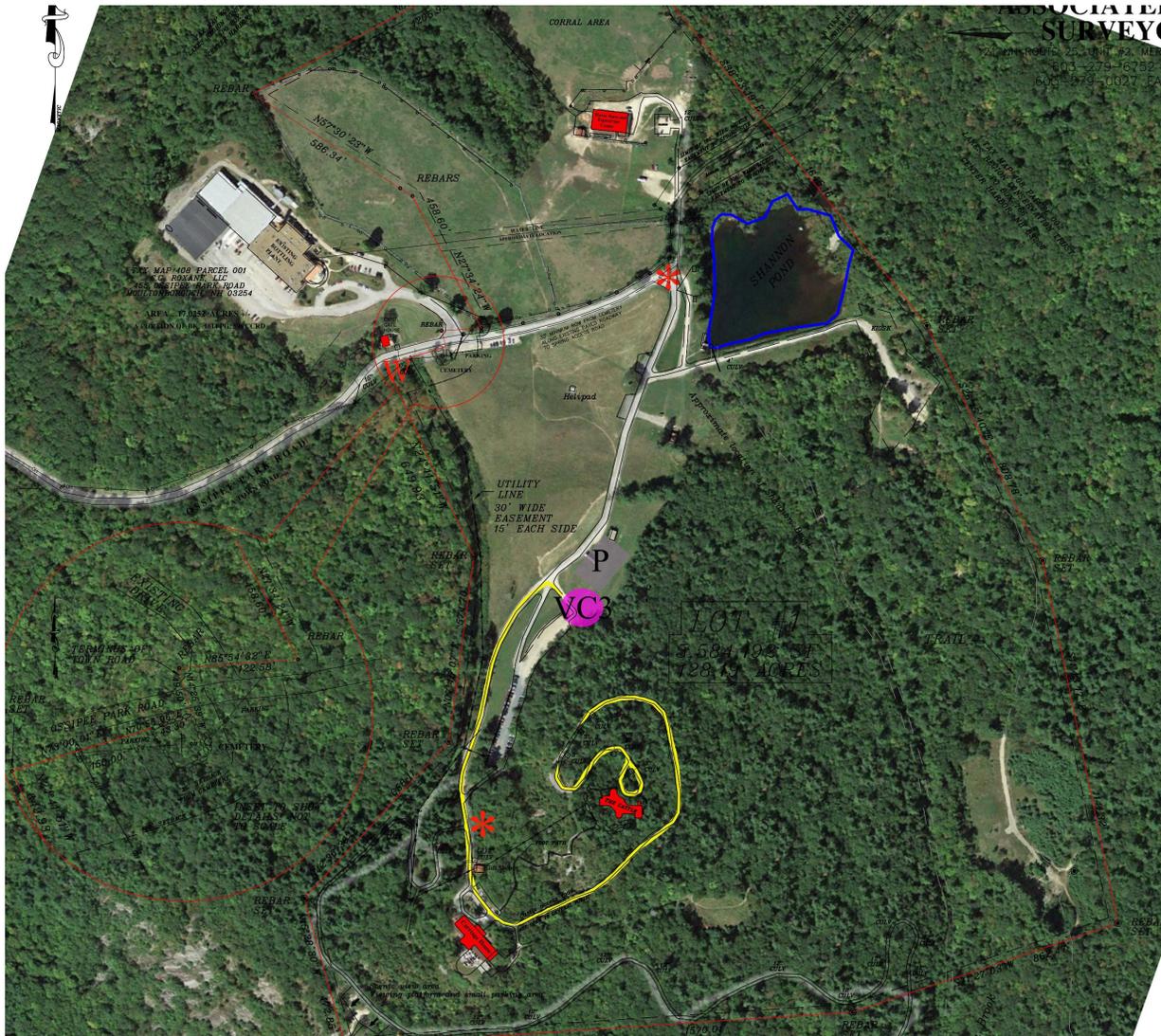
Legend

- Pink circle: suggested site
- Yellow path: suggested trolley route
- Red shapes: existing buildings
- Red stars: way points



Recommendations: Visitor Center

Visitor Center Site Option 3



Located at current trolley storage area

- Works with grade to connect to both existing and new parking
- Grade allows for a more compact footprint
- Great views of the fields and mountains beyond

Legend

- Pink circle: suggested site
- Yellow path: suggested trolley route
- Red shapes: existing buildings
- Red stars: way points

Recommendations: Visitor Center

Carriage House

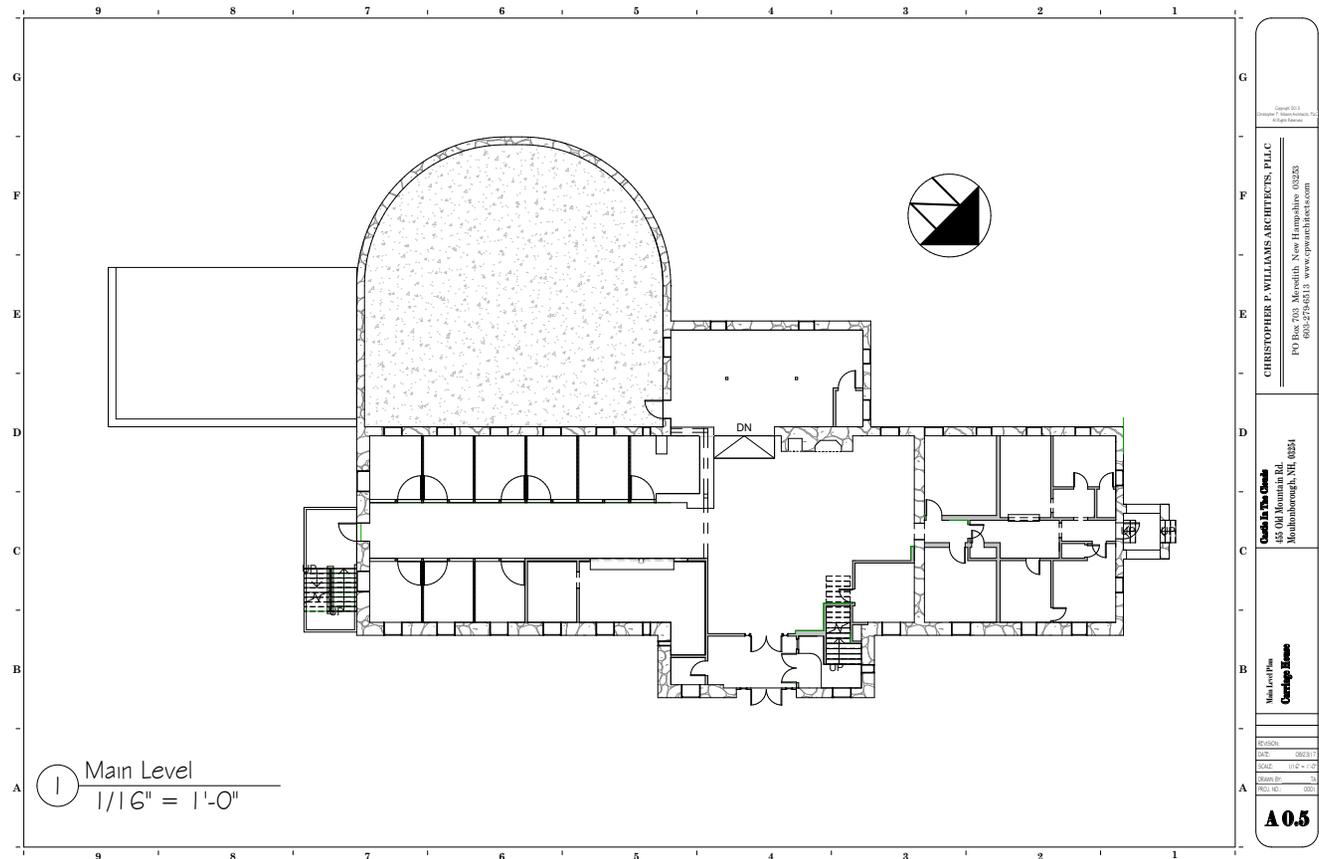
History and Rationale

The Carriage House is an approximately 14,000 square foot re-purposed building, which originally served as the estate's stable and garage. It also housed the groom and housekeeper in a apartment for the couple.

Currently, the building houses the Carriage House Restaurant with kitchen, administrative offices for Castle in the Clouds, a gallery, storage and function hall on the second floor. The building is marginally accessible on the first floor. The kitchen is significantly undersized and inefficient and requires changes. There is a lot of different spaces within the building, each of which are limited in efficiency and potential.

In light of the significant popularity and profitability at both the restaurant and event spaces, we recommend that the Carriage House become dedicated to those two functions, with the administrative and gallery spaces relocated to the new Visitor Center. This will allow for critical improvements to the kitchen/food preparation and food storage areas, enhanced indoor dining and event spaces. Additionally, the bathrooms can be renovated and relocated to provide for accessibility and efficiency for those spaces.

Reorganizing those spaces allows for more restaurant seating, more readily served from an expanded kitchen area.

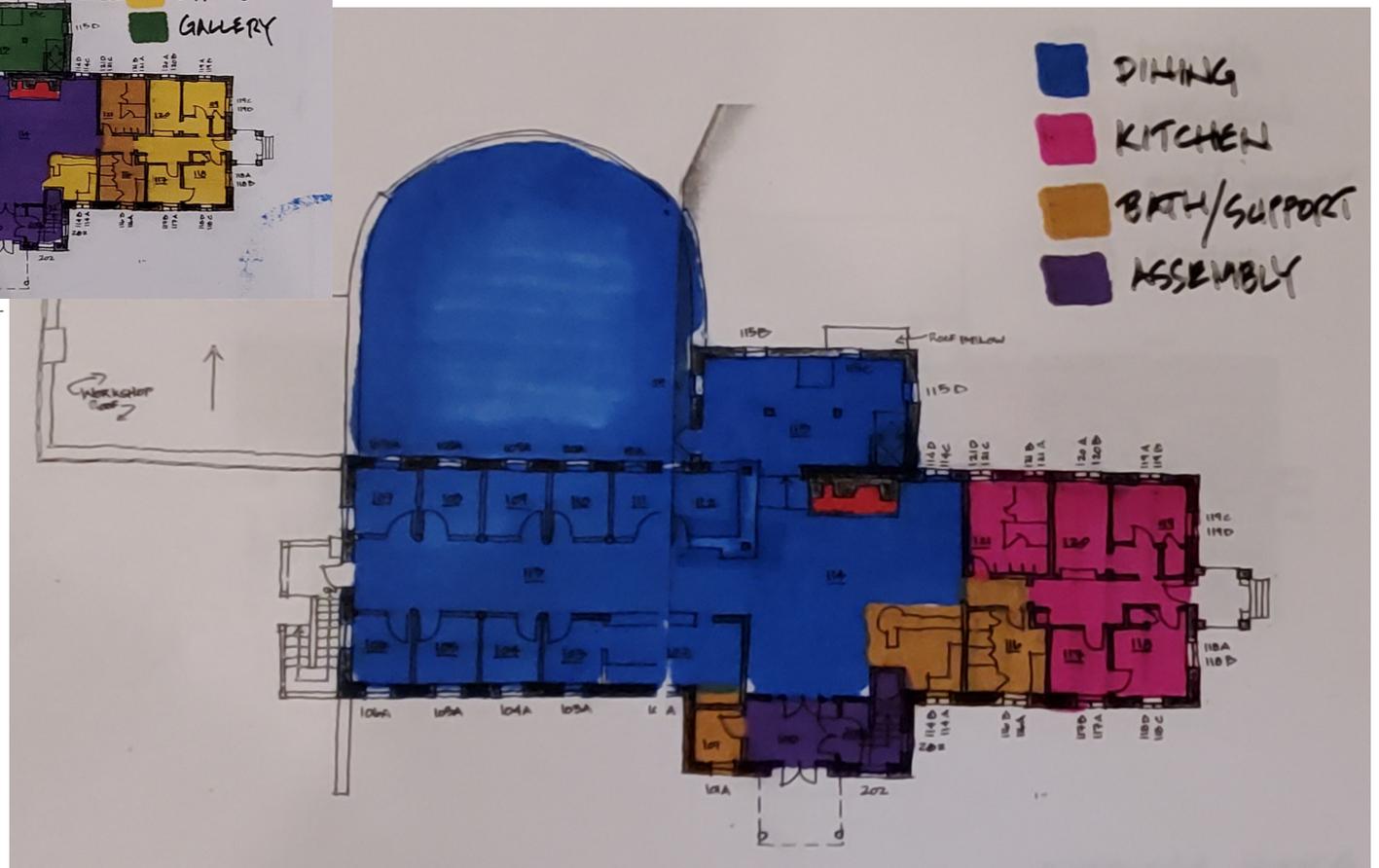


Recommendations: Existing Buildings

Carriage House: First Floor



EXISTING USES ABOVE; PROPOSED USES AT RIGHT

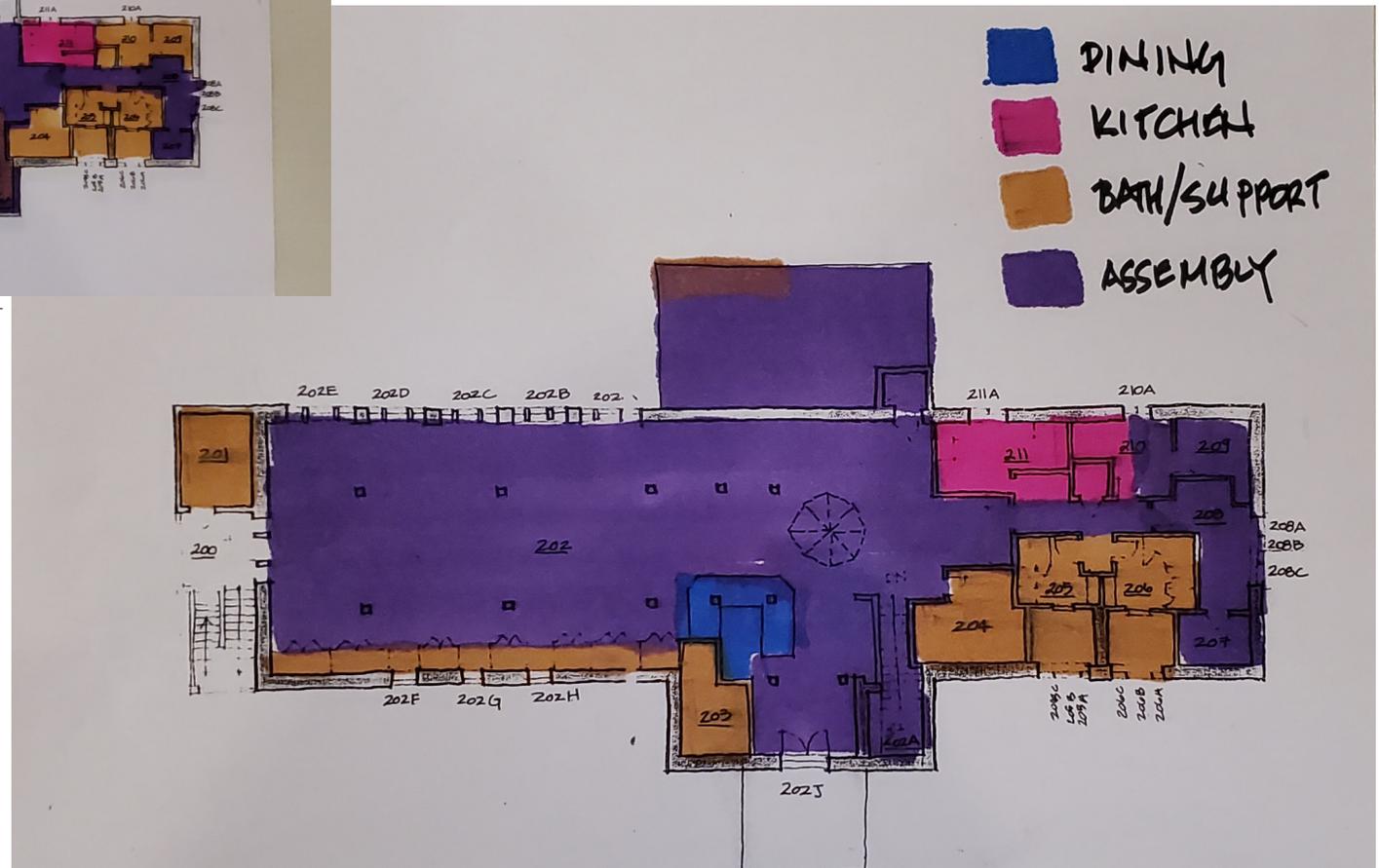


Recommendations: Existing Buildings

Carriage House: Second Floor



EXISTING USES ABOVE; PROPOSED USES AT RIGHT



Recommendations: Existing Buildings

Building Overview

Buildings

- o Lucknow Mansion
- o Carriage House
- o Restaurant
- o Maple Lodge
- o Brook Lodge
- o Horse Barn
- o Bathroom Building
- o Gift Shop
- o Café
- o Misc. Outbuildings/
Kiosks

Continue Routine Maintenance!

Inventory

- Building Assessments
- o Structural and Building Envelope



Recommendations: Existing Buildings

Gatehouses: Brook & Maple Lodges



Brook Lodge

The Brook Lodge located on Route 171 is the historic entrance to Lucknow, with a planned ascent to the house. The exterior was rehabilitated with LCHIP funds in 2011.

Recommendations

- Continue use of the Brook Lodge gate as the primary entrance to Lucknow (historic tour) with signage/materials about sights on the estate driveway
- Consider masonry repairs to estate boundary walls and pillars adjacent to Brook Lodge and along Route 171 to maintain their integrity

Future Use Ideas for Brook Lodge

- Potential housing and studio space for an artist in residence
- Seasonal employee housing (interns specifically were mentioned)

Maple Lodge

Maple Lodge and the estate walls at the top of today's Ossipee Park Road entrance to the Castle property are significant features of Lucknow's original landscape plan.

Recommendations

- Continue use of the Maple Lodge gate as a secondary entrance to Lucknow for visitors and hikers, separate from the 'historic tour' starting on Route 171

Future Use Ideas for Maple Lodge

- Location for an upscale, historic era-appropriate afternoon tea experience. Lawn would make a good outdoor seating option, although traffic to bottling plant could be an issue. Traffic is usually light on Sundays, so this could be a once-weekly offering in addition to another building use.
- Outdoor center/shop, perhaps in partnership with LRCT. Could offer snowshoe rentals and be the main hub for maps and trail information, with some environmental education (meeting point for trail programs).



Recommendations: Existing Buildings

The Greenhouse



The 100' footprint of the former Lord & Burnham estate greenhouse is adjacent to the retaining walls and terrace of the historic house, and this location offers several opportunities for placemaking and programming.

Rebuild

If the greenhouse were rebuilt, it would be an appealing addition to the Lucknow Mansion visitor experience and provide a better glimpse into how the mansion functioned. If heated, it could be particularly nice in spring/fall shoulder seasons when the weather is cooler.

The greenhouse could also provide an opportunity for some farm-to-table offerings at restaurants on site. Even if only supplemental (example: herbs grown on property), this could be an appealing addition to highlight on the restaurant and cafe menus.

The development of greenhouse programming aligns well with current trends (increased interests in home gardening, homesteading, home culinary arts, etc., that have intensified during the pandemic).

Augmented Reality

If the Greenhouse is not rebuilt or perhaps in the interim before rebuilding, augmented reality could be used to tell the story of the space. There is an example on the “Synergy of House & Landscape” page that shows how an etching on plexiglass can be used to “fill-in” the image of a ruined building (an arch in the example). Such a display would provide context for this unusual and intriguing aspect of the Lucknow Mansion.

Recommendations: Greenhouse

Artist In Residence Opportunities

There seemed to be broad support and interest in starting an Artist in Residence (AIR) program through the Castle. Bringing new perspective to the property presents many opportunities to develop a body of work rooted in, and celebrating, this place.

The charrette team was informed of several successful local examples of AIR programs. Potential models include (but are certainly not limited to!):

- Artists teaching classes as part of their residency
- Auctioning work produced during a residency as a fundraiser
- Artists working en plein air and allowing observation of their process

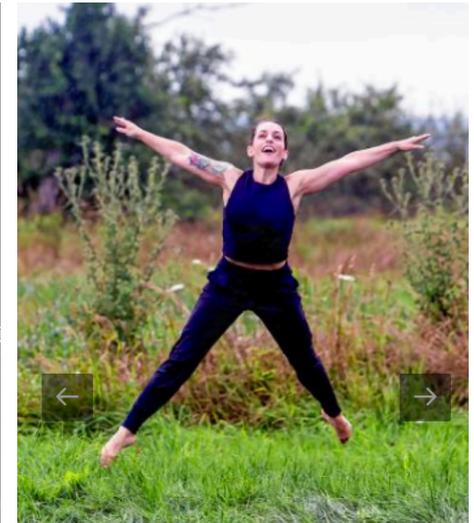
Project Ideas

Team conversation resulted in many ideas for possible projects that might be undertaken by artists. Here are a few examples:

- A dancer who does interpretive dance along the trails on the property (top right image)
- A glass blower who creates sculptures of native biology (bottom image)
- A designer who projects images onto the walls of the mansion or landscape (top left image)
- A painter who depicts day-to-day life at the Lucknow Mansion at its height
- A sculptor who creates friends for the fairy statue
- A musician who composes a musical representation of the estate driveway

Dynamic Artistic Experiences

As the examples above show, the team felt that there was ample opportunity to explore dynamic artistic experiences. The idea of a playlist or custom composed piece that visitors can access and play as they ascend the Estate Driveway caught our imaginations and a team member found this example of a musical experience of place to share. Singing Stream: https://m.youtube.com/watch?time_continue=20&v=za8kunubRXU&feature=emb_logo



Recommendations: Arts Programming

Sustainability



Trolley Options

- Battery-powered
- Manufacturer claims an 85% reduction in operations and maintenance costs. Passenger capacity of 24
- This website has a lot of information about golf cars of all shapes and sizes: <https://golfcars-nh.com/>
- This page on that same website shows many types of golf carts that may be applicable for Castle in the Clouds: <https://golfcars-nh.com/museums-and-parks/>. Many are very attractive and could be deployed for multiple purposes. Cars with 2-, 4-, 6-, and 8-passenger capacity likely would be most appropriate.
- Electric power seems more appropriate than gasoline power.
- Purchase of these vehicles would require chargers and a protected location to serve for storage and as a charging station.

Solar installations

- On new buildings, small, distributed
- A field sized for just the Castle's needs
- OR big enough to make some income



Recommendations: Sustainability & Transportation

Moving Forward

The Plan NH Team understands that reports from charrettes can be overwhelming and it can be difficult to know where to start.

First Smallest Step

Start by identifying 1-2 small projects that could be used to jump-start action. For example, improving Wayfinding with more signage.

- Small steps can be simple and impermanent! Perhaps you try out several versions of signage using more temporary signage created at low cost by volunteers. Just remember to invest in permanent signs when you have found what works!

When you complete a project - CELEBRATE! Then pick the next smallest thing and keep going!

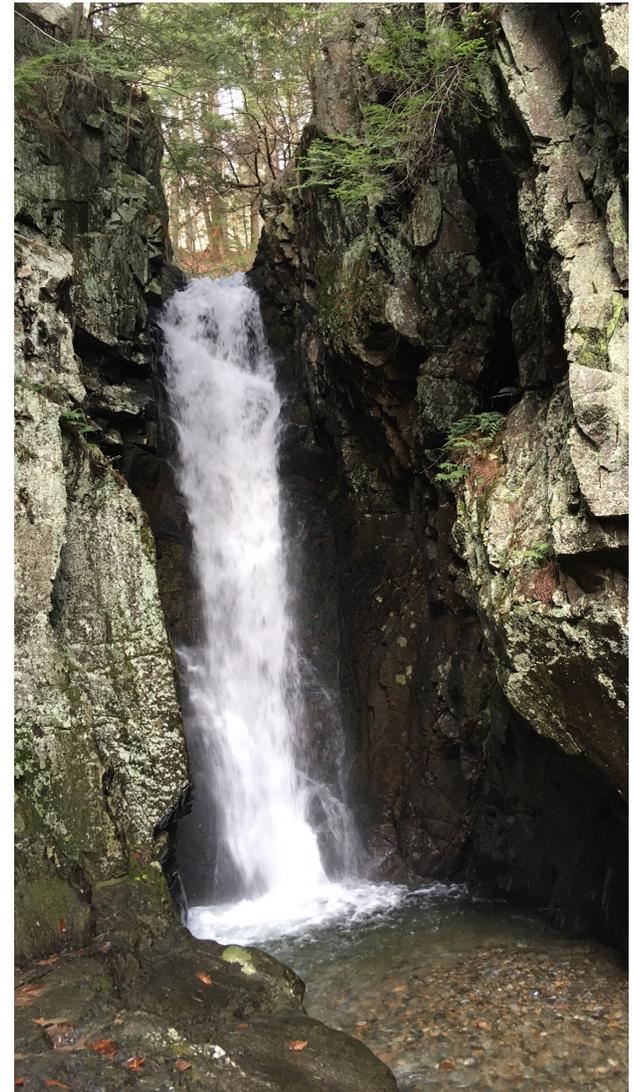
Set Priorities

These recommendations include several larger projects that will require long term planning and clear understanding of their place in Castle priorities if you are to be successful. These include:

- **Full assessment of old water pipes, sewage and existing bathrooms - This is especially urgent for the safety and integrity of the property.**
- Roadway assessment of estate drive, and possible vehicle flow changes
- Updating/Addition of pedestrian walkways
- Visitor Center Project

Takeaways

The passion, care, and responsibility that the Castle team and community feels for the Castle in the Clouds was clear to see! There is no doubt that this talented and driven group will complete some truly incredible projects, because you already have.



Final Thoughts & Implementation



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