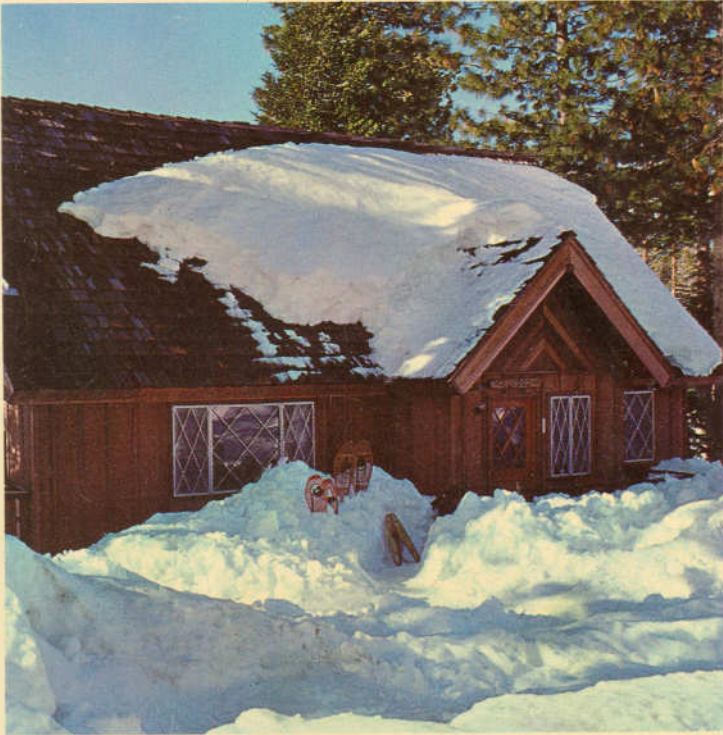


1971-1972

Leisure Home Living

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Northeast Edition ACE 21205



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ON LOCATION: VACATION HOME TOURS



Birches frame a view across to the Mount Sunapee ski trails, a mile away from "Oakledge."



View of the front entrance to the "Sundown," one of the vacation homes designed by architect-developer Delnoce Whitney Goubert for "Oakledge" in the Dartmouth-Sunapee region of New Hampshire. Exterior siding is of natural wood for minimum maintenance.

"During my professional career, I have had the opportunity of working on several resort projects in New England and have seen many others. As a result, I became interested in starting a vacation home community based on sound ecological use of the land rather than on maximum financial return. It was my desire to show that careful, considerate land planning can be successful."

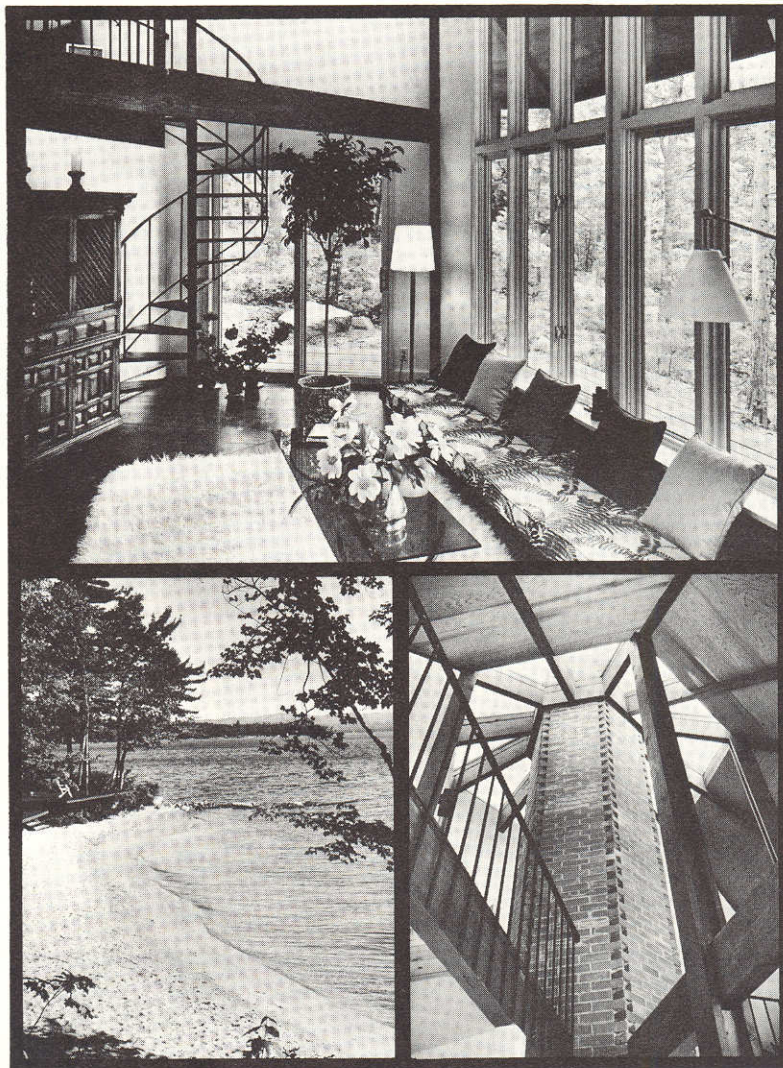
The words are those of Delnoce

"OAKLEDGE" MOUNT SUNAPEE, N. H.

Whitney Goubert. Goubert is an architect and land planner. He is also a graduate of Columbia University School of Architecture (1955) and, until he moved recently to New Hampshire, operated his own architectural firm, formed in 1958, in New York City. His designs (among them a ski resort in Vermont, and a large residential/recreational community in New Jersey) have won him many awards, including the "1967 Architectural Record Award of Excellence for House Design" as the best design in its category in the U.S.

Goubert is also the developer of an unusual vacation home community (referred to above) in New Hampshire's Sunapee region. Called "Oakledge," its 200 forested acres include a mountain top, where the homes are located, just across from the Mount Sunapee ski areas, and beach frontage on Lake Sunapee. The concept at Oakledge, as Goubert explains it, "is to preserve the property as closely as possible to its original wooded landscape, placing unusual, well-built, year-round vacation homes on secluded lots, but at the same time provide maximum convenience and comfort."

More specifically, as Goubert points out, "The parcels of land are two acres or more so that there is privacy but not isolation. They are not laid out in the usual way but are deter-



Top photograph shows portion of two-story living room of the "Sundown," surrounded outside by large wood decks. Directly above, at left, view of a part of beach on Lake Sunapee. Photograph above at right shows a portion of the chimney (which provides a central fireplace in the "Sundown"), the balconies and, at top, the skylights.

mined by walking through the woods and looking at the terrain, selecting particularly beautiful building sites by taking into account the trees and boulders, a brook or a pond. Then we develop a lot around that location. We do only the most necessary cutting for construction and for opening up the view. Pine bark and wood chips are extensively used to prevent erosion and to blend the areas around the houses back into the woodland.

"We have designed many different houses which are in keeping with the natural setting. They vary in size, but all stress the feeling of closeness to the outdoors by the use of large areas of glass, skylights and big decks.

"We searched for a long time in New England to find what we considered an ideal area," developer Goubert notes in a "Fact Sheet"

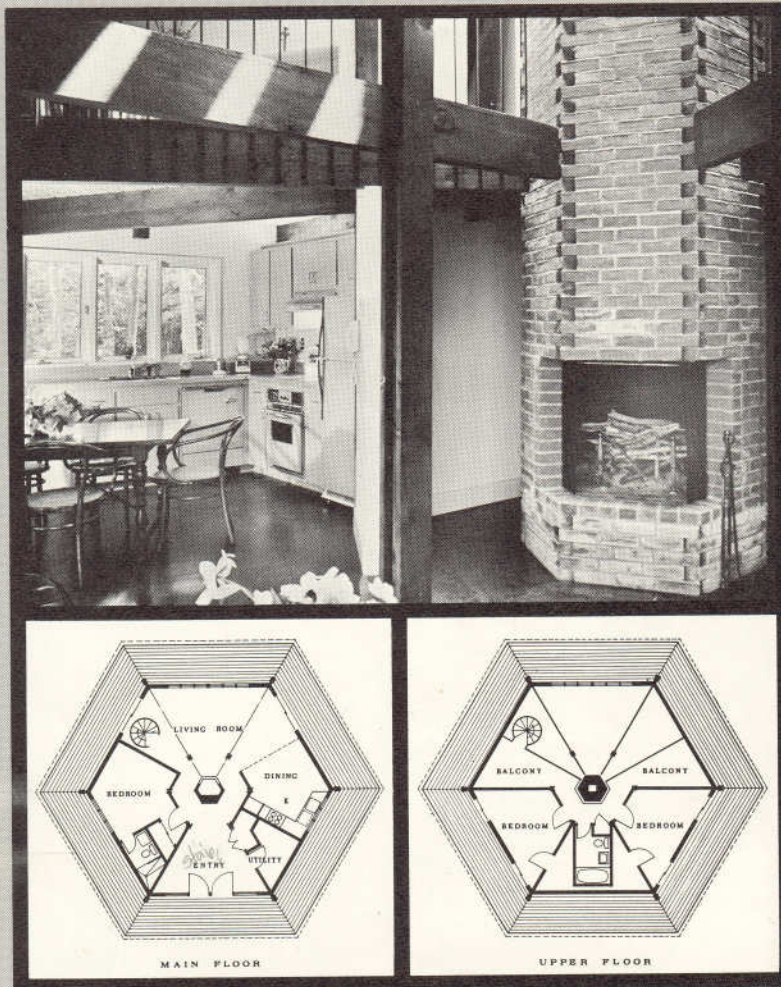
on the shores of Lake Sunapee and overlooking the slopes of the Mount Sunapee Ski Area. Lake Sunapee is 10 miles long and three miles wide with water so pure it is used for drinking. Most of the shore line has been in the hands of the same families for generations, so there has been little opportunity for commercial development. The summer activities are very strong; sailing, swimming, boating and fishing all year long.

"The Mount Sunapee Ski Area is the largest in New Hampshire, equal in size to any major ski area in Vermont, and is oriented toward family skiing, with a large number of slopes for the intermediate skier.

"Our property consists of one of the highest hills in the area, commanding views deep into Vermont; north over Lake Sunapee to the White Mountains; east to the rising sun; and south over the entire panorama of Mount Sunapee. The character of the land is bold and expressive with great outcroppings of ledge and huge moss covered boulders. There are oaks that have seen 200 summers; a pine grove that has the tranquility and peacefulness of a cathedral, maple, birch and beech abound over the entire property, providing a profusion of brilliant colors during the fall against a background of the soft greens of pines, hemlocks, and spruce.

"The melting snows of spring bring forth the wild flowers; Snow Drops marching right behind the receding snow line; acres of Mayflowers, so rare that picking them is prohibited; pink and white Ladyslippers, salmon-colored wild Azaleas, a variety of Viburnum and a multitude of other flowers. From the deck of "Sundown" the entire downhill slopes are covered with lowbush Blueberries, tiny white flowers in May and fat juicy berries in August. To this we have added only woodland plants, thousands of daffodils, jonquils, narcissi, and crocuses along the roads, around the houses and at the waterfront.

"When we first walked over the property we found three natural ponds, overgrown with bushes and trees. In the past year we discovered four more and three brooks. These ponds range in size from half an acre to two acres. Some are contained within one lot or shared by two lots, others are within community areas for the enjoyment of everyone. We have started clearing out the ponds, leaving as much of the natural



Top photograph shows kitchen and dining area in the "Sundown." Directly above, main floor and upper floor plans of the same house.

on Oakledge. "We wanted to be closely involved with an already well established, uncommercial summer resort, and near a large ski area. Our search ended in Sunapee. Here we found a magnificent piece of property

forestation as possible to provide cover for the birds and wildlife. In some cases we will deepen them, stock them with trout and plant the banks with grasses and shrubs that are natural food for the wild ducks and geese that summer here. (Sunapee — Soo Nipi — Indian for: The Waters of the Wild Goose.)

“We have seen huge, 19-inch Pileated Woodpeckers pounding great oval holes into the trees. Regular winter visitors to our bird feeders are Nuthatches, Juncos, Chickadees, Downy Woodpeckers, large flocks of Evening Grosbeaks and occasionally a Red Squirrel. In the summer the trees are alive with every kind of bird; we have counted 31 different species so far. There is a family of racoons that comes to sit on our deck and watches us with the curiosity of children, and we often see a beautiful red fox during the summer, taking in the afternoon sun. Our deep concern is not to disturb the natural habitat of the birds and animals.

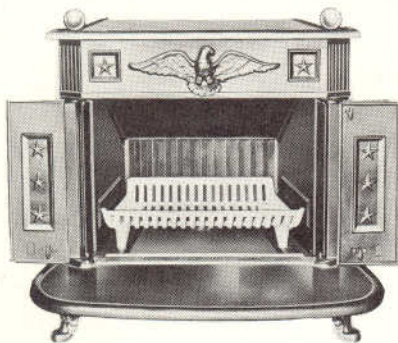
“Our waterfront on Lake Sunapee is left in its natural state, yet we have placed wooden sun and swim decks of different shapes and sizes between the rocks along the shoreline, con-



Lake Sunapee, a view of which is shown here, boasts some of the purest water in the state of New Hampshire.

nected by boardwalks and surrounded by highbush Blueberries and wild Azaleas. Stairs here and there lead to the white sandy beaches and crystal clear water.” ■

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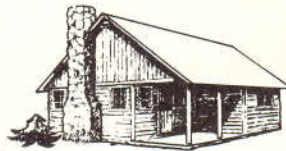
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