

## NOTES PERTAINING TO ANTLER LODGE

DEAR MR. GIBERTI;

THE FOLLOWING ARE RANDOM NOTES WHICH I THOUGHT MIGHT BE HELPFUL TO YOU IN GETTING ACQUAINTED WITH THE LODGE.

THEY ARE NOT IN ANY ORDER OF IMPORTANCE BUT RATHER JUST RANDOM THOUGHTS WHICH I THOUGHT YOU MIGHT LIKE TO HAVE.

### HISTORY

WHEN I FIRST LOOKED AT THE SITE OF THE LODGE THE UNDERGROTH WAS SO THICK YOU COULD HARDLY GET THRU IT. THE CONTOUR OF THE LAND SEEMED IDEAL AS THERE WAS AN UNDERLYING BEDGE OF ROCK AND THE LAND SLOPED ALL FOUR WAYS MAKING AN IDEAL LOCATION AS FAR AS FOUNDATION WAS CONCERNED AND DRAINAGE. THESE FACTORS ARE VERY IMPORTANT FROM A BUILDING STANDPOINT. NOW I HAD MY LOCATION THE NEXT PROBLEM WAS HOW TO GET THERE. AT THAT TIME THERE WAS NO ROAD EXCEPT THE PRINCESS ROAD , AND I HAD NO ACCESS TO THE POND AND THE SHORE EXCEPT THRU SOMEONE'S PROPERTY. THIS I DID NOT LIKE SO I BOUGHT SOME LAND DOWN BY THE DAM , SECURED A RIGHT OF WAY TO IT FROM PRINCESS ROAD AND BUILT THE PRESENT ROAD AND THE PARKING LOT BY THE DAM. NOW I HAD ACCESS TO THE POND AND HENCE BY WATER TO THE LODGE SITE. EVERY BIT OF STONE AND LUMBER HAD TO BE FERRIED ACROSS THE POND. I BORROWED A BOAT (NO MOTOR) AND MADE A RAFT AND IN THIS MANNER I WAS ABLE TO GET THE NECESSARY SUPPLIES OVER FOR THE SUPPORTING PIERS , THE SILLS AND FLOOR TIMBERS AND SUB FLOORING. THERE ARE 26 CEMENT PIERS UNDER THE LODGE. THE SILLS ARE 8 X 8 AND THE

FLOOR TIMBERS 3 X 8 ON 16 INCH CENTERS. UPSTAIRS IN THE LODGE YOU WILL FIND A SET OF FRAMED BLUE PRINTS WHICH I USED TO BUILD FROM. I FRAMED THESE SO RAIN WOULDN'T SPOIL THEM WHILE I WAS WORKING. I DREW MY OWN PLANS USING INSIDE MEASUREMENTS AND THEN TOOK THEM TO AN ARCHITECT AND HAD HIM CONVERT THEM INTO OUTSIDE MEASUREMENTS AND RESULTANT BLUE PRINTS. THESE BLUE PRINTS COST \$ 300.00. AFTER I GOT THE PIERS IN, THE SILLS IN PLACE, FLOOR TIMBERS AND SUB FLOOR LAID I COVERED IT WITH HEAVY TAR PAPER AND LET IT SET ALL WINTER. I WANTED TO SEE IF 6 OR 8 FEET OF SNOW, FROST ETC. WOULD SETTLE THE BUILDING ANY BY SPRING. IT DIDN'T MOVE AT ALL. THE NEXT SUMMER I RAISED THE BUILDING PUT THE METAL ROOF ON AND COVERED THE SIDES WITH HEAVY BUILDING PAPER. COVERED THE SUB FLOORS WITH HEAVY BUILDING PAPER ALSO. FROM HERE ON I DID MOST OF THE WORK MYSELF. IT TOOK ABOUT 12 YEARS AS I COULD ONLY GET THERE WEEKENDS BECAUSE OF A HEAVY BUSINESS SCHEDULE. IF YOU INSPECT THE SHINGELING YOU WILL FIND THAT EACH SHINGLE WAS PLANNED AND FITTED. IN THE EARLY STAGES OF BUILDING THE LODGE I BOUGHT THE LITTLE RED FARM HOUSE UP ON DEER FARM ROAD. THE PRINCESS ROAD USED TO GO BY THE HOUSE AND THRU THE FIELD AND CAME OUT ON THE STRAIGHT AWAY ON THE PRESENT PRINCESS ROAD. I DIDN'T LIKE THIS SO I BUILT THE PRESENT STRETCH OF PRINCESS ROAD WHERE IT JOINS DEER FARM ROAD TO THE FOOT OF THE HILL AT THE STRAIGHT AWAY. THE WINDOWS IN THE FRONT OF THE LODGE WERE ALL MADE TO ORDER AND ARE 1/4 INCH PLATE

GLASS. THE GRANITE FOR THE FIREPLACE CAME FROM QUINCY, MASS. AND WAS CARTED UP FROM THERE. I HAD A SMALL TWO WHEEL TRAILER WHICH I MADE AND AN 18 FOOT BOAT TRAILER ON WHICH I COULD CARRY QUITE A LOAD. THE RAFTERS ARE 26 FEET LONG AND ARE 2 x 12. I HAD TO GET THEM FROM THE WEST COAST AS THERE WAS NOTHING IN MAINE THAT BIG. LAST SUMMER I BUILT THE ROAD FROM THE PARKING LOT ALL THE WAY TO THE LODGE. I SHOULD HAVE DONE IT YEARS AGO BUT IT LOOKED LIKE AN EXPENSIVE JOB TO LUG ALL THAT GRAVEL UP FROM DOWN BY THE TOWN. THE NATIVES SWORE UP AND DOWN THAT THERE WAS NO GRAVEL ANYWHERE UP IN THAT AREA. FORTUNEATLY I FOUND A WHOLE HILL OF IT ABOUT HALF TO THE LODGE. SOME OF THE PLACES TOOK ABOUT 6 FEET OF FILL. IF ANYONE WANTS ANY GRAVEL FROM THAT HILL DONT SELL IT TO CHEAP AS GRAVEL TODAY IN THAT COUNTRY IS WORTH MONEY.

#### Roof

THIS IS A 27 GAUGE STEEL ROOF. IT SHOULD WITH REASONABLE CARE LAST A LIFE TIME. IT SHOULD BE PAINTED ABOUT ONCE EVERY EIGHT YEARS. THERE IS A 44 FT DURALUMINUM LADDER UNDER THE HOUSE. WHEN PAINTING ROOF LAY ONE LENGTH OF THIS LADDER ON THE ROOF (TIE TOP END WITH ROPE FASTENED TO TREE ON OPPOSITE SIDE OF ROOF) THEN PAINT BAY ALONGSIDE OF LADDER FROM LADDER ON ROOF.

#### CHIMNEY

THERE IS A HEAVY SCREEN INSIDE CHIMNEY TO PREVENT SQUIRRELS, MICE OR SMALL BIRDS FROM COMING DOWN THE FLUS.

THERE ARE TWO SEPARATE FLU'S ONE FOR EACH FIREPLACE.

#### GUTTERS

THERE ARE TWO 20 FOOT GUTTERS UNDER THE HOUSE WHICH SET ON THE BRACKETS OVER EACH PORCH STAIRWAY. ONE 1/2 IN OR 3/4 IN SCREW IN EACH END BRACKET IS SUFFICIENT TO HOLD THEM IN PLACE. THEY SHOULD BE TAKEN DOWN EACH FALL FOR THE WINTER OTHERWISE THE ICE FROM THE ROOF WILL TEAR THEM DOWN.

#### TELEPHONE

IF YOU WISH TELEPHONE SERVICE CONTACT

SOMERSET TELEPHONE Co.  
NORXN ANSON, MAINE 04958

NORTH

I DO NOT KNOW IF INSTRUMENT HAS BEEN TAKEN OUT OR JUST DISCONNECTED.

#### ELECTRICITY

THIS IS SUPPLIED BY CENTRAL MAINE POWER Co.

36 BROADWAY, FARMINGTON, MAINE 04938. THERE IS AMPLE POWER AVAILABLE FOR ANY NEED. I PUT IN THE LARGEST SERVICE I

COULD GET. I AM ENTIRELY RESPONSABLE FOR DEER FARM AND ALL

THE PEOPLE AROUND THE POND HAVING ELECTRICITY. I GOT THE

POWER CO TO RUN A POWER LINE UP THE MOUNTAIN & TO THE CAMPS

AND THE POWER CO FOOTED THE BILL WHICH I BET THEY WOULDN'T

DO AGAIN AS THEY HAD TO BLAST ALMOST EVERY POLE UP THE

MOUNTAIN. IT WAS ESPECIALLY BENEFICIAL TO DEER FARM. THE

MOST IMPORTANT THING TO REMEMBER IN REGARD TO POWER IS THIS.

IN THE MAIN SWITCH BOX IN THE HALLWAY THERE ARE TWO BLOCKS

OF FUSES. ONE OF THEM IS ON THE TOP OF THE SWITCH BOX WITH

A SMALL BRASS TAG ATTACHED TO IT MARKED "HOT WATER". DO NOT LET ANYONE INSERT THESE FUSES IN THE SWITCH BOX UNTIL AFTER THE HOT WATER TANK HAS BEEN FILLED WITH WATER. THIS HOT WATER TANK IS ON A SEPARATE CIRCUIT SO IT WILL NOT INTERFERE WITH USING THE REST OF THE SERVICE SUCH AS LIGHTS AND OUTLET PLUGS. IF THESE FUSES ARE INSERTED IN THE FUSE BLOCK AND THE TANK HASN'T BEEN FILLED WITH WATER IT WILL SIMPLY BURN OUT THE UNIT AND RUIN THE HOT WATER TANK. AS FAR AS THE LIGHTS GO YOU WILL DISCOVER WHICH LIGHTS ARE CONTROLLED BY WHICH SWITCH BY JUST TRYING THE SWITCHES. THERE ARE 22 150 WATT FLOOD LIGHTS ON THE OUTSIDE OF THE BUILDING WHICH LIGHT UP ALL THE SURROUNDING WOODS AT NIGHT. I THINK YOU WILL AGREE IT IS RATHER IMPRESSIVE AT NIGHT WHEN THESE FLOODS ARE ALL ON. BY THE KITCHEN DOOR THERE IS A DELAYED ACTION SWITCH ON THE PORCH LIGHT WHICH WHEN IT IS SNAPPED OFF ALLOWS THE LIGHT TO CONTINUE BURNING LONG ENOUGH FOR YOU TO GET FROM THE DOOR TO THE DOCK AND INTO A BOAT AND THEN THE LIGHT WILL AUTOMATICALLY GO OUT. AT THE FOOT OF THE STAIRS NEXT TO THE LAKE UNDER THE PORCH FLOOR ON THE SILL THERE IS A SWITCH. THIS LIGHTS THE THREE FLOODS AT THE PARKING LOT BY THE DAM. THESE LIGHTS CAN ALSO BE PUT OUT AT THE PARKING LOT. THERE IS A 900 FOOT LINE OF PLASTIC COVERED WIRE RUNNING ALONG THE SHORE BETWEEN THE HOUSE AND THE SMALL BUILDING AT THE PARKING LOT. SINCE I PUT IN THE ROAD ALL THE WAY TO THE LODGE YOU MAY NOT USE THIS MUCH.

#### WATER SYSTEM

WHEN IT COMES TIME TO HOOK UP THE WATER PUMP, I WOULD SUGGEST YOU HAVE EVERETT PUSCHARD THE PLUMBER IN KINGFIELD DO IT AS HE IS FAMILIAR WITH JUST HOW TO SET IT UP. AFTER THAT YOU COULD EASILY DO IT YOURSELF. HE IS A VERY RELIABLE MAN. HE CAN AT THE SAME TIME SHOW YOU HOW TO START THE GAS REFRIGERATOR. I THINK THERE ARE TWO AND POSSIBLY THREE FULL TANKS OF GAS NOW ON THE LINE. I GET MY GAS FROM PUSCHARD ALSO. NOW IT CAN BE DELIVERED RIGHT TO THE LODGE. I USED TO BOAT THE CYLINDERS ACROSS THE LAKE. THERE IS A PIPE TRIPOD FOR THE HOSE UNDER THE HOUSE AND THE HOSE STRAINER IS UPSTAIRS OR IN THE SMALL DRAWER BY THE KITCHEN DOOR.

#### INSIDE TOILET

I WOULD SUGGEST YOU CONTACT JORDAN LUMBER CO KINGFIELD ON THIS. THE INSTRUCTIONS ARE IN THE MEDICINE CABINET BUT I AM SURE EVERETT JORDAN WOULD BE GLAD TO GO OVER IT WITH YOU.

#### OUTSIDE TOILET

THERE IS A DELUX OLD FASHIONED BACK HOUSE IN BACK OF THE LODGE ACROSS THE ROAD. THIS IS A THREE HOLER, OAK FLOOR, ANDERSON WINDOWS, SCREENED AND WHEN HOOKED UP A MUSIC BOX WHICH PLAYS "HOME SWEET HOME" WHENEVER THE DOOR IS OPENED.

#### OUTSIDE SHOWER

THERE IS A HOT AND COLD WATER SHOWER OUTSIDE. MR.

PUSHARD COULD HOOK THIS UP AT THE SAME TIME WHEN STARTING THE AUTOMATIC PUMP.

#### DOCKS

THERE ARE THREE DIFFERENT SIZE DOCKS. THE LARGEST STAYS AT THE LODGE( 8 BARRELS UNDER). THE NEXT SIZE SMALLER I USED AT THE PARKING LOT WHICH USES 6 BARRELS UNDER. NOW THAT THE ROAD GOES ALL THE WAY TO THE LODGE YOU MAY NOT WANT TO USE IT, IN THAT CASE PERHAPS YOU COULD SELL IT TO SOME CAMPER. THE SMALLEST DOCK I ANCHORED OUT IN THE LAKE ABOUT HALF WAY FROM SHORE TO SHORE AND USED IT FOR A SWIM RAFT. THERE IS A SIX FOOT LADDER UNDER THE HOUSE AND THE SUPPORTS FOR IT ARE UPSTAIRS. THIS DOCK TAKES 8 BARRELS. THE FIRST TIME YOU PUT THESE DOCKS IN I SUGGEST YOU GET A HOLD OF ROBERT TAYLOR KINGFIELD. HE IS A YOUNG AND VERY STRONG FELLOW AND WITH SOME ONE TO HELP HIM THEY CAN BE PUT IN QUITE EASILY IF YOU KNOW HOW. ROLLERS FOR THIS ARE UNDER THE HOUSE.

#### FIREPLACES

THIS FIREPLACE SETS ON A BLOCK OF CEMENT 10 FEET LONG , 5 FEET WIDE AND 5 FEET DEEP. I DUG DOWN UNTIL I UNCOVERED LEDGE ROCK AND THEN I POURED THE FOUNDATION. I LET THIS SET AND HARDEN FOR THREE YEARS BEFORE BUILDING THE FIREPLACE TO BE SURE THAT IT WOULD NOT SETTLE. THE GRANITE CAME FROM QUINCY MASS AND IS AN OUTSIDE SHELL. THE LARGE FIREPLACE IS A 60 INCH HEATOLATOR AND WILL TAKE A CORD STICK OF WOOD. WHEN YOU CLOSE THE LODGE FOR THE WINTER BE SURE THE DRAFTS

IN BOTH FIREPLACES ARE CLOSED. WHEN YOU FIRST START THE FIREPLACES IF THEY DO NOT DRAW GOOD WHILE FLUES ARE COLD OPEN THE KITCHEN DOOR AN INCH OR TWO AND THIS WILL START THE CIRCULATION OF AIR. THERE ARE SEPARATE FANS IN EACH HEATOLATOR OUTLET WHICH ARE CONTROLLED BY SWITCHES ON THE SIDES OF THE FIREPLACE UP NEAR THE CEILING. IT TOOK OVER 2000 BRICKS TO MAKE THE WALLS AROUND THE HEATOLATORS. THE REST OF THE FIREPLACE IS FILLED IN WITH FIELD STONES I GATHERED FROM OLD STONE WALLS WHERE EVER I COULD FIND THEM. THE FIREPLACE IS SOLID STONE AND CEMENT UP TO WHERE THE CHIMNEY RISES STRAIGHT TO THE ROOF. THE MASON AND I ESTIMATED THERE WERE ABOUT 42 TONS OF MATERIAL SITTING ON THAT FOUNDATION SO YOU SEE THE FOUNDATION HAD TO BE RIGHT.

#### WOOD FOR FIREPLACES

YOU WILL BE SURPRISED AT THE AMOUNT OF WOOD YOU CAN BURN IN THESE FIREPLACES. THE SMALL MAPLE BLOCKS CAN BE PURCHASED FROM WING MILL FOR 4 TO 6 DOLLARS A LOAD AND ARE EXCELLENT FOR KINDLING. I WOULD SUGGEST STACKING THE BARRELS BETWEEN TREES AND COVERING THEM WITH CANVAS FOR NEXT WINTER AND USE THE SPACE UNDER THE HOUSE FOR STORING WOOD. THE SAWED WOOD ON THE ROADWAY SHOULD BE SPLIT ONCE AND STACKED UNDER THE HOUSE WHEREVER SPACE CAN BE MADE. THIS WILL GIVE YOU A GOOD SUPPLY OF DRY WOOD WHICH IS EXCELLENT TO HAVE IN RAINY OR WINTER WEATHER. BY SPLITTING THE WOOD YOU LET THE MOISTURE OUT OF THE WOOD AND ONCE DRIED BY AIR



IT WILL LAST A LONG TIME.

#### SPRING DRINKING WATER

WE PUMP WATER FROM THE LAKE FOR ALL PURPOSES EXCEPT DRINKING. YOU COULD USE IT FOR DRINKING AS IT IS LOTS BETTER THAN WATER IN MANY PLACES. HOWEVER AT NELSONS CAMP ACROSS THE LAKE NEAR THE SHORE BY THEIR BOAT HOUSE IS A WONDERFUL SPRING. WHEN THIS CAMP WAS SOLD TO THE NELSONS THE FORMER OWNER SPECIFIED IN THE DEED TO NELSON THAT THIS SPRING HAD TO BE AVAILABLE TO ALL CAMPERS AROUND THE LAKE FOR ALL TIME. WE KEPT A FEW GALLON JUGS ON HAND AND FILLED THEM AT THE SPRING WHENEVER WE NEEDED DRINKING WATER. I THINK YOU WILL FIND THAT THIS WATER CAN'T BE BEAT ANYWHERE.

#### BOATS & MOTORS

IN THE SPRING THE BOATS SHOULD BE ALLOWED TO SOAK UP WATER FOR ABOUT A WEEK. JUST PUT THEM IN AND LET THEM FILL UP WITH WATER AND SOAK FOR A WEEK. LAST YEAR I HAD BOTH MOTORS CLEANED AND SERVICED BUT I FOUND THAT MY TANKS WERE BEGINING TO RUST AND THIS WAS FOULING UP THE CARBURATORS VALVES. I WOULD SUGGEST THAT YOU THROW AWAY THE THREE TANKS AND GET ONE NEW ONE TO AVOID THIS CLOGGING. THE MOOSEHEAD TRADING POST ON ROUTE 4 AT WILTON IS THE NEAREST JOHNSON MOTOR PLACE.

#### FOOT BRIDGE AT DAM

BEFORE I BUILT THE ROAD TO THE LODGE QUITE OFTEN WE WALKED AROUND THE PATH TO THE PARKING LOT. IT IS A NICE

WALK THRU THE WOODS AND WE ENJOYED IT. WE USED TO CROSS THE BROOK BY WALKING OVER THE LOGS AT THE DAM. HOWEVER THEY WERE TREACHEROUS WHEN WET AND AS WE GOT OLDER MRS. PALMER WAS AFRAID OF FALLING SO I BUILT A FOOT BRIDGE ACROSS THE DAM. YOU WILL NOTE THAT THE FLOOR BOARDS OF THIS WALK ARE OAK AND ARE CURVED TO SHED WATER. HOWEVER IF YOU WISH TO KEEP THE BRIDGE I WOULD SUGGEST GIVING IT A COAT OF CREASOTE IN THE SPRING AND IN THE FALL. THIS WILL KEEP THE WEATHER OUT OF IT AND IT WILL LAST FOR YEARS. YOU CAN COAT THE WHOLE THING IN ABOUT 2 OR 3 HOURS.

#### ANTLERS

THE ANTLERS ON THE PORCH BY THE LAKE ARE MAINE CARIBOU THE ANTLERS ON THE PORCH ON THE ROAD SIDE ARE MOOSE. THE ANTLERS ON THE FRONT DOOR WOODS SIDE ARE BARREN LAND (GREENLAND) CARIBOU. THE ANTLERS OVER THE FIREPLACE ARE ELK AND TOOK FIRST PRIZE IN THE BOSTON SPORTSMAN SHOW IN THE MECHANICS BUILDING A NUMBER OF YEARS AGO.

#### PORCH SCREEN DOOR

WHEN CLOSING UP FOR THE WINTER BE SURE AND TAKE THE SCREEN DOOR OF THE PORCH ON THE POND SIDE AS ICE WILL BUILD UP ON THE PLATFORM AND YOU WONT BE ABLE TO GET THE DOOR OPEN WHEN YOU GO UP AFTER SNOW FALLS.

#### BOUNGARY LINES

THE LINES HAVE ALL BEEN BLAZED ALL AROUND THE PERIMETER. I STARTED TO PAINT THESE MWRKINGS BUT NEVER GOT

ALL THE WAY AROUND. I PAINTED THEM WITH CARDINAL RED AND I WOULD SUGGEST THEY ALL BE PAINTED. IT IS VERY IMPORTANT TO KEEP YOUR BOUNDARY LINES WELL DEFINED AND THEY SHOULD BE CHECKED EVERY FEW YEARS TO REPLACE MARKINGS WHERE TREES HAVE FALLEN THAT MIGHT CARRY A MARKING. UNLESS YOU ARE IN GOOD PHYSICAL CONDITION DO NOT ATTEMPT TO WALK THE PERIMETER. IT IS THRU RUGGED TERRAIN AND IT WILL TAKE 2 OR 3 HOURS TO COVER THE BOUNDARY. IF AT ALL POSSIBLE YOU SHOULD SEE YOUR BOUNDARIES AND A GOOD MAN TO ASSIST YOU IN THIS MATTER IS RALPH TRASK OF KINGFIELD. HE HAS SPENT ALL HIS LIFE IN THE WOODS AND KNOWS THIS PROPERTY VERY WELL.

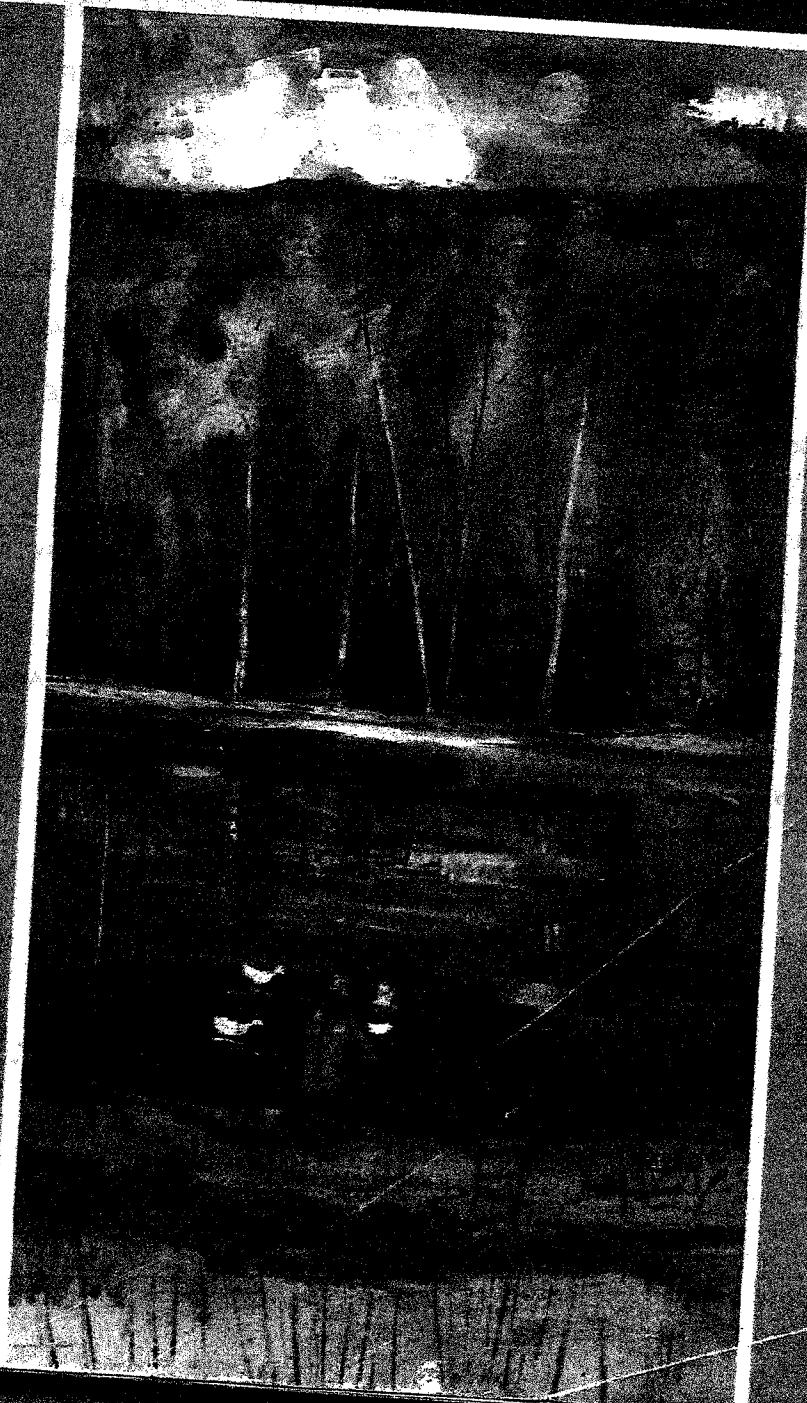
THIS HAS TURNED OUT TO BE A RATHER LENGTHY DISCOURSE BUT I HOPE THE ABOVE MAY BE OF HELP TO YOU TO BECOME ACQUAINTED WITH THE PHYSICAL SIDE OF THE LODGE. IF I CAN AT ANY TIME ANSWER ANY QUESTION YOU MAY HAVE DO NOT HESITATE TO COMMUNICATE WITH ME.

SINCERELY YOURS,

# YANKEE

SEPTEMBER • 1968

35 CENTS



## How About 250 Acres?

■ FALL IS REALLY THE BEST TIME TO BUY lake shore property. Prices are usually significantly higher come spring when the urge to be on the water is significantly higher. So . . . consider this little September package: house on Tufts Pond in Kingfield, Maine (1600 feet of shore line), furnishings, fixtures, twelve lake-front lots, 250 acres of land—all for [REDACTED]. There's even a 10-acre trout pond completely enclosed by your 250 acres!

The house is a beauty. Big picture windows overlook the lake and mountains beyond; cathedral roof, electricity, telephone, running hot and cold water, refrigerator, bathroom, linens, china, silver, kitchen utensils. It sleeps six to eight comfortably, and you could move right in tomorrow!

"Antler's Lodge"—that's its name—is particularly solid, too. It has 26 cement piers for support, resting on rock ledge. A metal roof eliminates danger of snow weight in winter. Speaking of winter, there's at least five years' supply of cut wood ready and waiting to use!

Pardon our cliché, but you really do have to see this place to fully appreciate it. So take the Maine Turnpike to Exit 12 and then follow Route 4 to Farmington. Turn off on Route 27 and continue to Kingfield. The owners of the property, the James V. Palmers of Sarasota, Florida, have to remain in that state for health reasons (which is why they are selling "Antler's Lodge") and so you'll need to see their agent, Harry Boynton who runs a sport shop in the center of Kingfield. Give Harry our best.



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