



LOUGHLANDS

79 SOUTH ROAD, PAGET



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This is part of a series of architectural articles by the Bermuda National Trust that highlights some of Bermuda's endangered historic buildings.

The early 1900s saw a building boom of grand and elaborate houses all over the island. Loughlands is one of these houses. It was built in 1920 by William Perot Lough whose father, the Reverend Lumley Lough, was the rector of Paget and Warwick for more than 30 years and later Archdeacon of Bermuda. William had emigrated to New York City, done well in business there and had the house built to provide a home and a source of income for his widowed mother and two unmarried sisters, Angeline and Katherine. On the 7.47-acre property was an older building, The Hermitage, which was also rented out occasionally.

Loughlands was designed and built by Bermudian architect Edward Henry Tucker, the father of diver Teddy Tucker. His diary entry in 1920 for Mr W. Lough was a fee of £4,388.0.9. Edward's first house, The Arches on Berry Hill Road, was built for his father Robert Richard Jennings Tucker in 1909. In 1913 he carried out the additions to Southlands for James Morgan. The list of both his designs and renovations is extensive.

From 1918 to 1947 the property was listed in the name of Angeline Perot Lough. Angeline was a lady of sterling character. The Paget vestry minutes of 9 October 1918 included a note that the clerk was to convey to Miss Angeline P Lough the vestry's high appreciation of the energy, self-sacrifice and zeal she displayed in rendering aid to the sick during the severe outbreak of influenza. There are other references to her as secretary of the parish Welfare Society and bullying the vestry to make up its mind whether to subsidise a district nurse.

Newspaper articles on visitor arrivals indicate that Loughlands was often occupied by American and English families who took houses for "the season" at a reported rent of \$3,000 - a huge sum in those days.

Although Angeline lived until 1952 and Katherine until 1953, Loughlands was sold in 1947 to Irvine Clarence James and his sister Leila Eugenia James. The Lough sisters appear to have continued to live on the property, most likely at The Hermitage.

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The front door fanlight and side lights allow the sun to shine into a dark entry hall. Dentil moulding is a decorative trim featuring a repeating row of small, evenly spaced rectangular blocks that look like teeth.

The property became known as Loughlands Guest House. In 1967 five bedrooms and a games room were added to the already sprawling premises. In 1969 it was purchased by Irvine's daughter and son-in-law, Jack and Audrey Outerbridge, who had been managing the guest house for several years. It was due to the Outerbridges that care was taken to meticulously carry over the decorative design on the main house to the new addition.¹

British expatriates Stanley and Ruth Mary Pickles bought the guest house in 1973; however, in November 1975 it was reported the Pickles had returned to Cornwall and that New York City resident, Douglas M Palermo, was now the owner. Catering to "the American market of the rich" Palermo planned to turn it into the exclusive Bermuda Racquet and Tennis Club. Perhaps predictably, in June 1976 Loughlands Guest House was advertised for sale by public auction. Two days later the auction was cancelled when Palermo agreed to make other arrangements for financing.² This never happened and in December 1976 Loughlands was back on the market. The realtor suggested further development could include tennis courts, health club, restaurant, condominiums, shopping complex, physical therapy centre and lastly as a family estate.

The property apparently did not sell and ownership reverted to the Pickles who returned to Bermuda and incorporated a limited liability company called Loughlands (1979) Limited.³ Stanley Pickles is thought to have died about 1986 leaving Ruth Mary to run the guest house by herself until 1996 when she put it up for sale for \$3.78 million. There were apparently no interested buyers.



Postcard circa 1965 "In lovely setting of private gardens...Year round Guest House ideally located in Paget. I. & L. James, Owner-Management"

¹ RG 28 January 1967

² RG 29 November 1975, 15 & 17 June 1976

³ RG 14 February 1979



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In 2002 Loughlands (the house) was placed on the Bermuda Government's register of buildings of special architectural or historic interest with a Grade 3 listing (PG086). Its listing description says its "otherwise plain façade is enhanced by the smooth pilasters with imitation quoining profiles, a design repeated in the overscale dentil decoration under the fine moulding concealing the eaves and around the chimney crowns. The entry is protected by an asymmetrical, concrete verandah of both one and two storeys, upon which the dentil decoration is continued. There has been some alteration to suit its operation as a guest house, but it retains most of its fenestration and imposing grandeur. The house has been extended sympathetically."



The Hermitage would have been considered the curtilage of Loughlands and therefore should not have been allowed to be demolished.

Loughlands was again offered for sale in 2003. Mrs Pickles, now aged 83, had had enough and was returning to England. She felt that, although she had many repeat visitors, tourism had suffered since the September 11, 2001 terrorist attacks. The property was purchased by developer Gilbert Lopes whose original intention was to build condominiums on the site. At the time though, Tourism Minister Renee Webb warned that she wanted to crack down on developers hoping to build condominiums on property zoned tourism.⁴ Mr Lopes was then given permission to build a 100-room hotel with 40 two-bedroom condos and a new tennis pavilion.⁵ By 2006 when it was reported that a hotel was no longer viable, Government signed a deal to buy the property when 96 condos were ready for sale. It was acknowledged that the main house had a Grade 3 listing and would be converted into a day care centre.⁶

The Department of Tourism agreed to support the rezoning of the land and the Ministry of Environment quickly drafted the "Loughlands Residential Development and Paget Day Care Facility (Paget Parish) Special Development Order 2006". It provided for the creation of a single lot (Lot 5) of approximately 0.56 acres for the conversion of the Loughlands hotel building to a day care facility. The Environment Ministry noted "that the existing agricultural and woodland reserve zonings would be preserved and the old Loughlands hotel would remain a listed building due to its architectural and historical significance."⁷



The overall condition of Loughlands today is one of abandonment and neglect. It's certainly not what a listed building should look like.

⁴ RG 26 June 2003

⁵ RG 1 November 2004

⁶ RG 3 March 2006

⁷ RG 25 August 2006

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So, what has happened? Firstly, since The Hermitage, described as “a symmetrical U-shaped house of the early 19th century with prominent pilasters with capitals”, was included in the listing description it should not have been demolished. Secondly, Government was clearly aware of Loughlands’ Grade 3 listing so why have they allowed it to deteriorate to its current sad condition? The site is otherwise immaculate so why has no money been spent on the main house’s upkeep? If a day care centre is no longer viable, why has the building not been converted to apartments and restored?



Loughlands’ fanlight and side lights have been boarded up, presumably to protect them, but the front door is rotting away, light fixtures hang from the wires, a huge ficus is growing out of the side of the house and the ceiling has fallen down on the lower verandah.



If not controlled, the ficus shoots will do irreparable damage to the walls of the building.

