National Park Service
Cultural Landscapes Inventory

2013



Saint-Gaudens Farm
Saint-Gaudens National Historic Site

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Inventory Summary

The Cultural Landscapes Inventory Overview:

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Purpose and Goals of the CLI

The Cultural Landscapes Inventory (CLI), a comprehensive inventory of all cultural landscapes in the national park system, is one of the most ambitious initiatives of the National Park Service (NPS) Park Cultural Landscapes Program. The CLI is an evaluated inventory of all landscapes having historical significance that are listed on or eligible for listing on the National Register of Historic Places, or are otherwise managed as cultural resources through a public planning process and in which the NPS has or plans to acquire any legal interest. The CLI identifies and documents each landscape's location, size, physical development, condition, landscape characteristics, character-defining features, as well as other valuable information useful to park management. Cultural landscapes become approved CLIs when concurrence with the findings is obtained from the park superintendent and all required data fields are entered into a national database. In addition, for landscapes that are not currently listed on the National Register and/or do not have adequate documentation, concurrence is required from the State Historic Preservation Officer or the Keeper of the National Register.

The CLI, like the List of Classified Structures, assists the NPS in its efforts to fulfill the identification and management requirements associated with Section 110(a) of the National Historic Preservation Act, National Park Service Management Policies (2006), and Director's Order #28: Cultural Resource Management. Since launching the CLI nationwide, the NPS, in response to the Government Performance and Results Act (GPRA), is required to report information that respond to NPS strategic plan accomplishments. Two GPRA goals are associated with the CLI: bringing certified cultural landscapes into good condition (Goal 1a7) and increasing the number of CLI records that have complete, accurate, and reliable information (Goal 1b2B).

Scope of the CLI

The information contained within the CLI is gathered from existing secondary sources found in park libraries and archives and at NPS regional offices and centers, as well as through on-site reconnaissance of the existing landscape. The baseline information collected provides a comprehensive look at the historical development and significance of the landscape, placing it in context of the site's overall significance. Documentation and analysis of the existing landscape identifies character-defining characteristics and features, and allows for an evaluation of the landscape's overall integrity and an assessment of the landscape's overall condition. The CLI also provides an illustrative site plan that indicates major features within the inventory unit. Unlike cultural landscape reports, the CLI does not provide management recommendations or

treatment guidelines for the cultural landscape.

Inventory Unit Description:

Saint-Gaudens Farm is one of four component landscapes within the 190.75-acre Saint-Gaudens National Historic Site (NHS), located within the Town of Cornish, in Sullivan County, New Hampshire. The park preserves and interprets properties associated with Augustus Saint-Gaudens (1848-1907), America's foremost sculptor of the late nineteenth and early twentieth centuries. The only national park site in New Hampshire, it is one of only two in the national park system dedicated to a visual artist.

Saint-Gaudens NHS is set in a countryside of dispersed farms, fields, and woodlots that are spread across the hills of the Connecticut River valley. The surrounding landscape retains the rural character that attracted and inspired Saint-Gaudens and other artists associated with the famous Cornish Colony. The park lies along the east bank of the river and extends eastward across State Route 12A. Saint-Gaudens's home and studios, named Aspet, forms the core of the park and consists of 101.65 acres of meadow and woodland that frame pristine views of Mt. Ascutney in Vermont. Aspet is accessed by Saint Gaudens Road, which originates at SR 12A, and contains a cluster of buildings used by Saint-Gaudens during his occupancy that are set within a classically inspired garden landscape. To the west are the 42.6-acre Blow-Me-Down Farm and the 40-acre Blow-Me-Down Mill, part of the seasonal estate of Charles Cotesworth Beaman Jr., who with Saint-Gaudens established the Cornish Colony. To the east is the 6.5-acre Saint-Gaudens Farm property, purchased by Augustus and his wife Augusta between 1904 and 1910.

The Saint-Gaudens Farm property is situated on the south side of Saint Gaudens Road, less than a quarter mile uphill from Aspet. It includes a farmhouse, large barn complex, two-car garage, and a small pond and stream. The property also features hay fields that extend beyond the parcel to the east, providing open views to adjacent farmland. A gravel driveway extends from Saint Gaudens Road to the farmhouse and barn complex, while ancillary routes lead to the park's tree nursery and park maintenance facility to the west. Overall, the property is vernacular and utilitarian in character, with only a few ornamental plants surrounding the farmhouse. Several tree lines mark current and former property lines, while lawn areas surround the farmhouse and barn. The farmhouse is currently used for park seasonal housing, and the barn and garage for storage.

HISTORICAL OVERVIEW

Saint-Gaudens Farm is situated in the hills that rise from the Connecticut River valley, in the heart of a former artist's colony and in a community with a long history of agriculture. Native Americans, most notably the Cowasucks, occupied the region for centuries until displaced by European settlers who were drawn to the fertile floodplains, swift streams that could be dammed for mills, and abundant supply of timber. Stands of mature white pines were felled in the late eighteenth century and floated down the Connecticut River to be used as ship masts. Thereafter, the Saint-Gaudens Farm parcel was part of a working farm and the land served as pasture for sheep, cattle, and eventually horses.

Settled by colonists in the 1760s, the population of Cornish grew steadily in the early 1800s as did local wool production with the introduction of Merino sheep and the development of small mills in Windsor and Cornish. By 1855, the number of Cornish residents had reached over 1,700 and 6,600 sheep grazed

in Cornish pastures. From the 1850s through the 1880s, Sullivan County was one of New Hampshire's largest wool producing regions, but thereafter the population shrunk and the number of farms and mills diminished. During the late 1800s land values decreased and the number of vacant farms rose due to the rapid expansion of the nation's railroad network and the growth of farming in the Midwestern states. New Hampshire attempted to market abandon farms to immigrants, but was more successful in attracting city residents of nearby Boston, New York, and Washington D.C. for summer use.

The 6.5-acre Saint-Gaudens Farm parcel was originally part of a 500-acre land grant, which passed from Governor Wentworth to the Chase family in 1772. In the mid-1800s, land ownership was divided, with the Huggins family owning the western portion of the parcel and the Chase family retaining the eastern portion. The western portion passed from the Huggins family to Enos Roberts, Austin Tyler, John Gove Jr., then to the Mercer family, who sold the parcel in 1884 to Charles Cotesworth Beaman, Jr., a young successful New York lawyer and patron of the arts. The eastern portion of the Saint-Gaudens Farm parcel was part of a larger farm that remained in the Chase family for five generations, passing from Caleb to Joseph, Jacob, Louis, and finally to Dora A. Chase, who married a neighbor, Frank L. Johnson in 1876. Dora and Frank managed the farm for over three decades.

After purchasing the former Mercer farm, then called "Blow-Me-Up," Beaman rented the property in 1885 to renowned sculptor Augustus Saint-Gaudens and his wife Augusta and young son, Homer. The Saint-Gaudens family resided in a brick house built by Huggins in 1817 situated on a hill between Blow-Me-Down Brook (to the west) and Blow-Me-Up Brook (to the east). Enamored with the bucolic Cornish community and scenery, Augustus purchased a 22-acre parcel from Beaman in 1891, nine years before Beaman died, naming the property Aspet in honor of the village in France where his father was born. The property included the Aspet brick house, barn, and surrounding hillside, but not the Saint-Gaudens Farm parcel. Beaman also rented and sold property to other artists, as did other Cornish landowners. The community grew in popularity and became recognized as an art colony—eventually including more than eighty notable sculptors, painters, illustrators, publishers, thespians, architects, landscape designers, and art patrons.

As Saint-Gaudens gained greater notoriety, his commissions grew in scale and complexity, as did his need for studio space, housing for his assistants, storage for carriages and supplies, and cover for animals. In 1904, shortly after a fire destroyed his Large Studio, Augustus Saint-Gaudens purchased a 1.54-acre portion of the former Mercer farm to the southeast and across the road from Aspet, from Beaman's widow, Hettie Evarts Beaman, representing the western part of the current Saint-Gaudens Farm parcel. Discrepancies exist regarding whether Saint-Gaudens built the farmhouse and barn that are still extant today, or if these structures were already present at the time of the purchase. Regardless, the farmhouse and barn were used for housing and storage. At this time, Saint-Gaudens's health was declining, hence his staff also included relatives, caregivers, and artists, many of which remained in Cornish after his death in 1907 to complete his commissions. Shortly before his death, Augustus urged his son Homer and new wife Carlotta Dolley, then living in New York City, to return to Cornish and reside in one of the nearby residences that he owned, which included a house called "Treetops" just to the east of Aspet and the Saint-Gaudens Farm house across the road to the southeast.

At the time of Augustus Saint-Gaudens's death in 1907, the eastern portion of the Saint-Gaudens Farm parcel was owned by Dora and Frank Johnson, who were among the first farm owners to rent to "summer people" in 1892. Several of their summer boarders were assistants of Saint-Gaudens. Shortly after Frank's death in 1910, Dora sold the Johnson farm to Augusta. Homer and Carlotta moved from Treetops to the Johnson farmhouse, which became known as the Barberry House.

In the years before her death in 1926, Augusta donated the 22-acre core of the Aspet property to the Saint-Gaudens Memorial and passed the surrounding 230 acres to Homer. Homer's properties included three residences adjacent to Aspet—the Saint-Gaudens Farm house, Treetops, and the Barberry House— which he managed with tenant farmers and caretakers. Homer resided in Pittsburgh, Pennsylvania from 1922 to 1950 where he married his second wife, Mary Louise McBride and was the Director of the Department of Fine Arts for the Carnegie Institute. During this period, the Cornish Colony declined due in part to the Great Depression, World War II, and the ease of accessing other seasonal destinations by automobile.

Homer rented the Saint-Gaudens Farm to at least two families who ran active dairies: the Martin family through the 1940s and the LePan family in the late 1940s and early 1950s. The LePans called the house Saint-Gaudens Farmhouse and the barn the Horse Barn. The LePans had a no-money lease agreement with Homer Saint-Gaudens, which included providing room and board for the Saint-Gaudens caretaker (who built a small garage at the farm); boarding Homer's horses; allowing for the storage of the Saint-Gaudens carriages, sleighs, and excess furniture in the barn; and harvesting, chopping, and stacking sufficient firewood for the property.

In 1954 Homer sold the Cornish properties and moved to Florida, where he died in 1958. From 1954 to 1994, the Saint-Gaudens Farm property passed from Anna and Herbert Sevigny to the Levignes, then Frances and Michael Yatsevitch, Louise and Jonathan Ladd, Barbara and Richard Wood, Joyce and Howard Schneider, and back to Richard Wood, then to Gayle and Frederick Covell. In 1965, the Saint-Gaudens Memorial donated the Aspet property to the National Park Service, and Saint-Gaudens National Historic Site was established, but the Saint-Gaudens Farm parcel remained in private ownership. The final farm owner, Gayle Heim Covell, sold the 6.5-acre parcel to the National Park Service in 1999. On November 9, 2000, President Clinton signed a bill to increase the authorized boundary of the park from 64 to 279 acres, thereby including Saint-Gaudens Farm within the enlarged park area.

SIGNIFICANCE SUMMARY

Saint-Gaudens Farm lies within the Saint-Gaudens National Historic Site Historic District, for which documentation was updated in 2013. The historic district derives its primary significance under National Register Criterion B at the national level as the summer and later year-round home of sculptor Augustus Saint-Gaudens during the peak of his productive career from 1885 to 1907. The historic district is also significant under criteria A, C, and D in the areas of art, conservation, architecture, and archeology. Under Criterion A, the district is nationally significant in the area of art for its associations with the

Cornish Colony, initially formed by a group of artists, designers, and other influential urbanites who perpetuated the American Renaissance movement throughout the nation. It also possesses state-level significance under Criterion A in the area of conservation for the preservation of his work at his Cornish estate by the Augustus Saint-Gaudens Memorial. Under Criterion C, the district is significant at the state level in the area of landscape design for its representation of the work of Ellen Shipman, a colony member who integrated the Italian garden design paradigms of landscape architect Charles Adams Platt in her refinement of Saint-Gaudens's Aspet property. It also possesses local significance under Criterion C in the area of architecture for its expression of Classical Revival design that emerged as a nationally prominent architectural style during the late nineteenth and early twentieth century, as well as for its intact collection of small-scale domestic and agricultural buildings that exemplify regionally significant building types and the construction of buildings from kits that originated from nationally circulated catalogs. Under Criterion D, the district is nationally significant in the area of archeology for its realized ability to contribute substantive information about structural, functional, and production-related aspects of Saint-Gaudens' former workshop and studio. It also possesses state-level significance under Criterion D through the potential to yield substantive archeological data about pre- and post-contact period settlement and land use patterns in the upper Connecticut River valley. Collections of artwork, molds and casts, farming implements, memorabilia, photographs, and family papers maintained at the Saint-Gaudens NHS contribute to the national significance of the district.

Saint-Gaudens Farm:
The Saint-Gaudens Farm property is nationally significant under National Register Criterion B for its association with the sculptor Augustus Saint-Gaudens, who purchased a portion of the farm in 1904. The farm is nationally significant under Criterion A in the area of art for the property's association with the Cornish Colony, a group of renowned artists, writers, musicians, and other American cultural icons who populated the Cornish area in the late 1800s and early 1900s. The farm is also significant at the state level under Criterion A in the area of conservation for the role of Augusta and Homer Saint-Gaudens in establishing the Saint-Gaudens Memorial and preserving the home, studios, and art of Augustus Saint-Gaudens and other artists. While the Saint-Gaudens Farm property was not included in the Saint-Gaudens Memorial or within the original National Historic Site boundary, the farm property allowed two generations of the Saint-Gaudens family to remain associated with the Aspet property, due to its physical proximity and its buildings for lodging, storage, stabling horses, and producing farm products. The farm is locally significant under Criterion C in the area of architecture for the Saint-Gaudens Farm house and barn complex, which represent the type of modest rural architecture prevalent in the Cornish region during the late nineteenth and early twentieth century and contribute to the rural agricultural character of the district. Lastly, Saint-Gaudens Farm falls into Criterion D in the area of historic, non-aboriginal archeology, specifically Saint-Gaudens Farm House Site [SAGA00017.000]; Saint-Gaudens Barn and Outbuildings Site [SAGA00018.000]. Both sites have the potential to yield substantive data about the earlier use of the site.

The period of significance for the historic district begins in 1884 when Charles Cotesworth Beaman, Jr. purchased the property later known as Aspet, and ends in 1950 when the Saint-Gaudens Memorial had achieved the majority of their physical improvements. The Saint-Gaudens Farm is also significant for the period, 1884-1950. The period begins when Charles Beaman purchased the former Mercer farm,

which included the 1.5-acre western portion of the current 6.5-acre Saint-Gaudens Farm property. Beaman's wife Hettie sold this portion to Augustus Saint-Gaudens in 1904. Augusta Saint-Gaudens purchased the eastern portion of the Johnson farm in 1910, which included the 5-acre eastern portion of the current 6.5-acre Saint-Gaudens Farm property to protect the scenic and isolated qualities of Aspet. Between 1923 and 1925, the Saint-Gaudens Farm parcel passed to Homer Saint-Gaudens, who rented it to caretakers and tenant farmers. The period ends in 1950 when the U-shape configuration of the barn complex was likely completed.

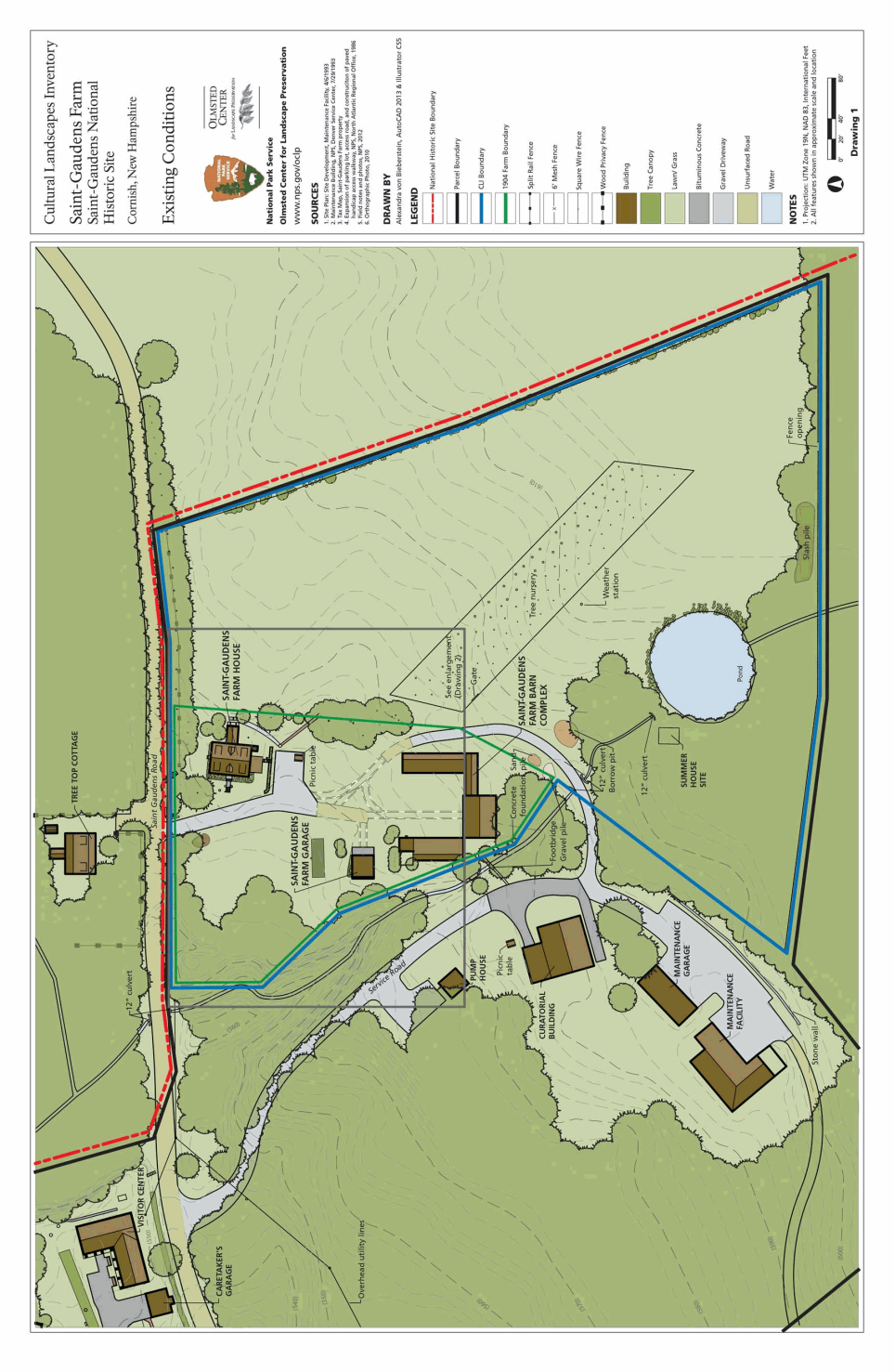
ANALYSIS AND EVALUATION SUMMARY AND CONDITION

The physical integrity of the Saint-Gaudens Farm landscape is evaluated by comparing landscape characteristics and features present during the period of significance (1884-1950) with current conditions. Many of the historic characteristics and features still remain today. Lands to the south of the farm remain forested, while tree lines continue to thrive along the ravine and stream to the west, Saint Gaudens Road to the north, and the property line that once separated the Beaman and Johnson farms. In contrast are the open areas associated with the field to the east and the domestic yard spaces around the historic farmhouse and barn complex. The 1.5-story farmhouse features wood shingles and a red tin roof and is still used as a residence for seasonal employee housing. The one- to two-story barn buildings retain their U-shaped configuration and feature wood plank siding and metal roofs, next to which is the small two-car garage built for the property's caretaker. All three buildings are accessed by the original gravel driveway. Views within the property of the farm buildings and views east of adjacent farm land continue to convey a rural and bucolic scene.

Since 1950, the most notable addition to the landscape has been the installation of a small pond in the south part of the property. However, this nonhistoric feature does not overall detract from conveying the character of the historic resources. Other alterations that have taken place since 1950 include the removal of white pines to the west of the house and driveway for a septic system and leaching field, the development of a tree nursery in the field, the installation of two drainage swales, and the construction of a driveway and footbridge from the barn complex to the park's maintenance area to the west.

The condition of the Saint-Gaudens Farm landscape is "good." There is no evidence of major negative disturbance or deterioration by natural and/or human forces. The cultural and natural values are as well preserved as can be expected under the given environmental conditions. No immediate corrective action is required to maintain its current condition.

Site Plan



Site plan 1 of 2 for Saint-Gaudens Farm. (Olmsted Center for Landscape Preservation—hereafter OCLP--2013)



Site plan 2 of 2 for Saint-Gaudens Farm. (OCLP, 2013)

Property Level and CLI Numbers

Inventory Unit Name: Saint-Gaudens Farm

CLI Identification Number: 975820

Parent Landscape: 650051

Park Information

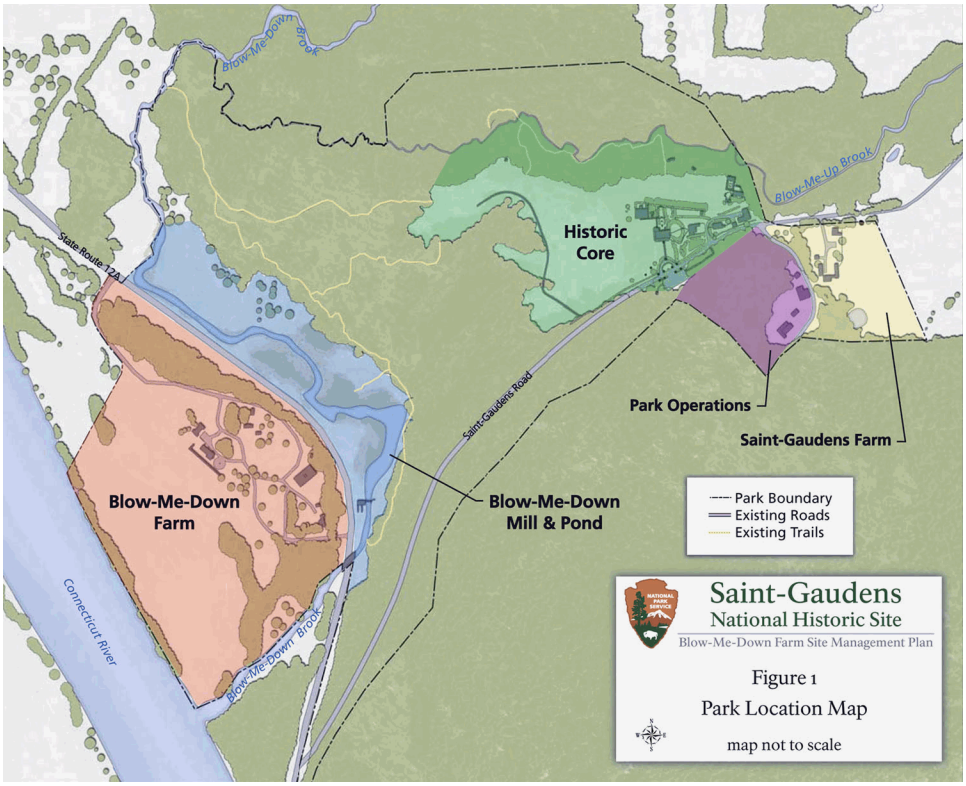
Park Name and Alpha Code: Saint-Gaudens National Historic Site -SAGA

Park Organization Code: 1915

Park Administrative Unit: Saint-Gaudens National Historic Site

CLI Hierarchy Description

Saint-Gaudens National Historic Site (190.75 acres) contains four component landscapes. This study area, the Saint-Gaudens Farm (6.5 acres), is the smallest of the four components. The others are Aspet (101.65 acres), the Blow-Me-Down Mill property (40.0 acres), and the recently acquired Blow-Me-Down Farm property (42.6 acres).



Map showing the four component landscapes at the park. Note: the park operations area is part of the Aspet landscape (historic core and surrounding lands shaded green). (Blow-Me-Down Farm Site Management Plan and Environmental Assessment 2013, Ch.1: 3)

Concurrence Status

Inventory Status: Complete

Completion Status Explanatory Narrative:

The Olmsted Center for Landscape Preservation completed Cultural Landscapes Inventories for the Aspet and Blow-Me-Down Mill component landscapes within Saint-Gaudens National Historic Site in 2010. Aspet, the Blow-Me-Down Mill, and the recently acquired Blow-Me-Down Farm are addressed in separate Cultural Landscape Inventories. Site visits to document the existing conditions of the Saint-Gaudens Farm were conducted in the fall 2012 and spring 2013. Margie Coffin Brown, Christopher Beagan, Alexandra von Bieberstein, and Jeff Killion, Historical Landscape Architects with the Olmsted Center, contributed to this project. The park's contact for cultural resources is Steve Walasewicz (603-675-2175 x 110, steve_walasewicz@nps.gov).

Concurrence Status:

Park Superintendent Concurrence: Yes

Park Superintendent Date of Concurrence: 09/18/2013

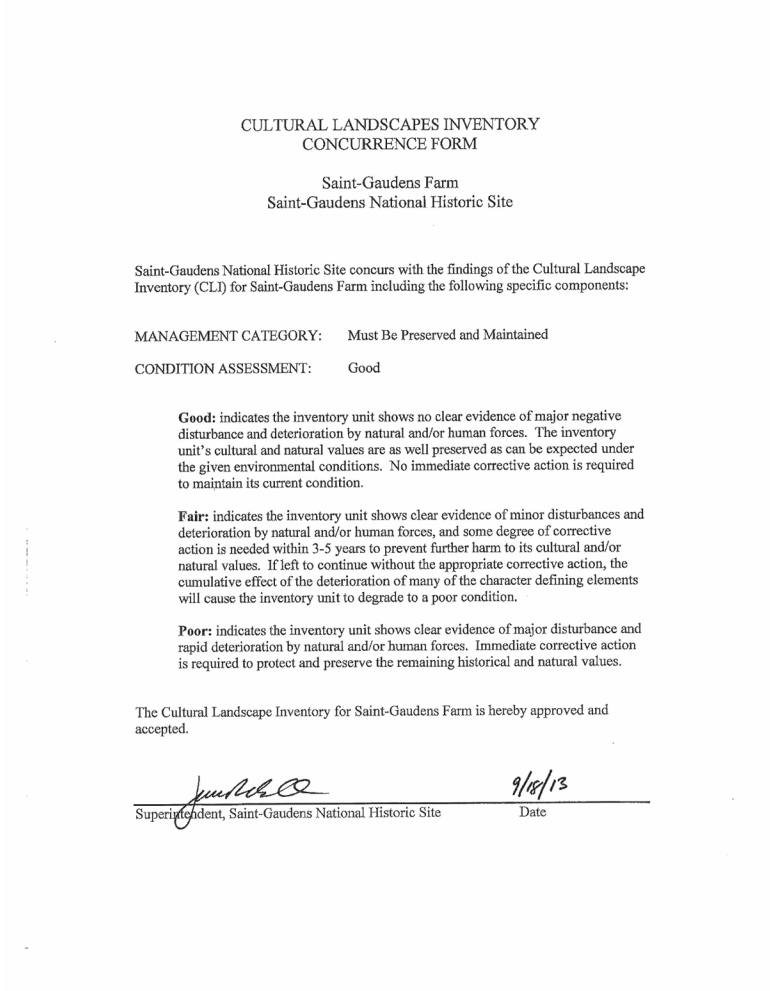
National Register Concurrence: Eligible -- SHPO Consensus Determination

Date of Concurrence Determination: 05/14/2013

National Register Concurrence Narrative:

On May 14, 2013, the New Hampshire SHPO commented and approved on updated National Register documentation for the Saint-Gaudens National Historic Site Historic District, which added resources at the Blow-Me-Down Farm property and Saint-Gaudens Farm property. The documentation identified significance for the historic district under National Register criteria A, B, C, and D in the areas of art, conservation, architecture, landscape architecture, and archeology. The period of significance was listed as 1884-1950.

Concurrence Graphic Information:



CULTURAL LANDSCAPES INVENTORY
CONCURRENCE FORM

Saint-Gaudens Farm
Saint-Gaudens National Historic Site

Saint-Gaudens National Historic Site concurs with the findings of the Cultural Landscape Inventory (CLI) for Saint-Gaudens Farm including the following specific components:

MANAGEMENT CATEGORY: Must Be Preserved and Maintained

CONDITION ASSESSMENT: Good

Good: indicates the inventory unit shows no clear evidence of major negative disturbance and deterioration by natural and/or human forces. The inventory unit's cultural and natural values are as well preserved as can be expected under the given environmental conditions. No immediate corrective action is required to maintain its current condition.

Fair: indicates the inventory unit shows clear evidence of minor disturbances and deterioration by natural and/or human forces, and some degree of corrective action is needed within 3-5 years to prevent further harm to its cultural and/or natural values. If left to continue without the appropriate corrective action, the cumulative effect of the deterioration of many of the character defining elements will cause the inventory unit to degrade to a poor condition.

Poor: indicates the inventory unit shows clear evidence of major disturbance and rapid deterioration by natural and/or human forces. Immediate corrective action is required to protect and preserve the remaining historical and natural values.

The Cultural Landscape Inventory for Saint-Gaudens Farm is hereby approved and accepted.

Superintendent, Saint-Gaudens National Historic Site — Date 9/18/13

Park concurrence was received on September 18, 2013.

Geographic Information & Location Map

Inventory Unit Boundary Description:

The Saint-Gaudens Farm is a trapezoidal shaped 6.5-acre parcel at 140 Saint Gaudens Road, south of the road and southeast of Aspet within the Saint-Gaudens National Historic Site. The study area is one of four component landscapes within the 190.75 acre park area. Aspet, the Blow-Me-Down Mill, and the recently acquired Blow-Me-Down Farm are addressed in separate Cultural Landscape Inventories. The Saint-Gaudens Farm parcel boundary follows Saint Gaudens Road to the north, a hedge row to the east, a fence line to the south, and the far bank of a stream to the west, which is a tributary of Blow-Me-Up Brook. The park maintenance and curatorial buildings are just to the west of Saint-Gaudens Farm and are included within the Aspet component landscape.

State and County:

State: NH

County: Sullivan County

Size (Acres): 6.50

Boundary UTMS:

Type of Point:	Area
Datum:	NAD 83
UTM Zone:	18
Type of Point:	Area
Datum:	NAD 83
UTM Zone:	18
Type of Point:	Area
Datum:	NAD 83
UTM Zone:	18

Location Map:



Saint-Gaudens National Historic Site, including the component landscape, Saint-Gaudens Farm, is located in Cornish, New Hampshire, within Sullivan County east of the Connecticut River. (SAGA web site, 1996)

Regional Context:

Type of Context: Cultural

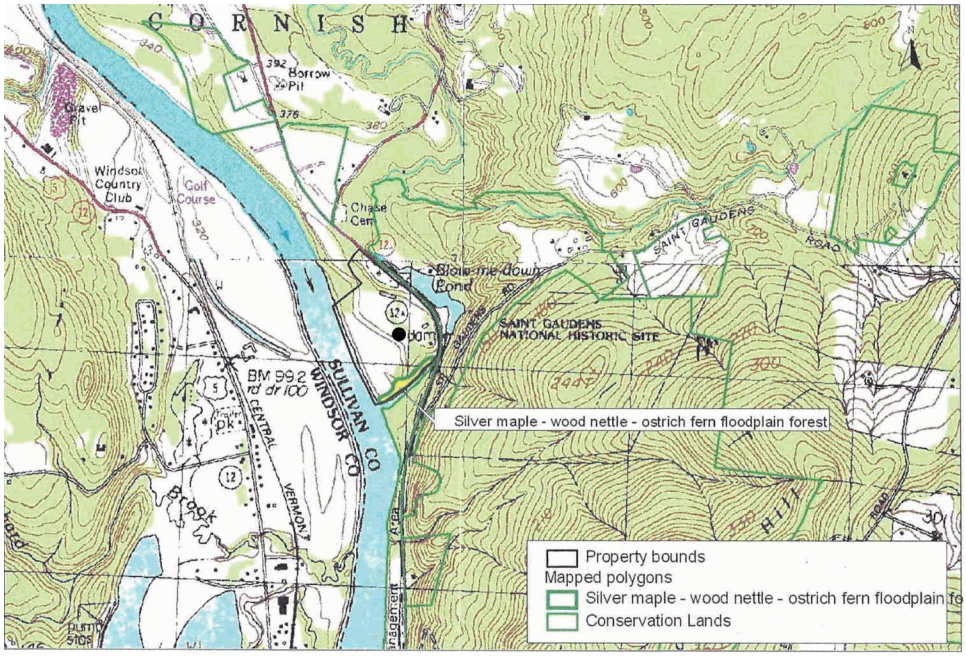
Description:

Saint-Gaudens Farm was owned by the Saint-Gaudens family for fifty years from 1904 until 1954. The farm house was occupied by workers associated with Aspet, then by several tenant farmers. By 1950, the barn had likely been expanded into a U-shaped complex and a two-car garage was built to shelter the caretaker's car. The National Park Service acquired the property in 1999, and in 2000 the park's boundary was officially expanded to include the farm.

Type of Context: Physiographic

Description:

Saint-Gaudens Farm is set in a rural context of dispersed farms, fields, and woodlots that are spread across the hills of the Connecticut River valley. The farm lies on a gentle to moderate slope with a northwest aspect and is utilitarian in character with a tree nursery and open fields. The land to the east is also open, allowing views of the rolling hillside and visually connecting the landscape to the hay fields of the adjacent farm, which is at a higher elevation. The land to the south, west, and north of the farm is wooded with mature conifers and hardwoods. A stream cuts into the hillside along the south and western edges of the parcel and flows through a small man-made pond. The outflow continues along the western edge of the farm property, flows north under Saint Gaudens Road to Blow-Me-Up Brook, and eventually flows into Blow-Me-Down Brook and the nearby Connecticut River (see Regional Landscape Context graphic).



USGS map of the Saint-Gaudens National Historic Site. The Saint-Gaudens Farm property is indicated with a black dot. (Blow-Me-Down Farm Site Management Plan and Environmental Assessment 2013, Appendix: 11)

Type of Context: Political

Description:

Saint-Gaudens Farm is a component landscape of Saint-Gaudens National Historic Site, a unit of the National Park Service. It is located in Sullivan County, New Hampshire, in the Town of Cornish.

Management Information

General Management Information

Management Category: Must be Preserved and Maintained

Management Category Date: 09/23/2013

Management Category Explanatory Narrative:

The Saint-Gaudens Farm property meets the requirements of the management category, "Must Be Preserved and Maintained" because the property is related to the park's legislated significance. The park's enabling legislation states that the park will "preserve, interpret, and exhibit historically significant properties associated with the life and cultural achievements of Augustus Saint-Gaudens." The western portion of the property was acquired by Augustus Saint-Gaudens in 1904, while the eastern portion was acquired by Augusta Saint-Gaudens in 1910. The property was included in the park's boundary increase in 2000 "to provide for NPS facilities and to ensure protection from incompatible development." (GMP 1996: 5,24-25).

NPS Legal Interest:

Type of Interest: Fee Simple

Public Access:

Type of Access: No Access Currently

Explanatory Narrative:

Saint-Gaudens Farm is not open to the public. The farmhouse is used for seasonal park housing and the barn complex is used for storage of maintenance tools and equipment. A portion of the open field is used for the park's plant nursery.

Adjacent Lands Information

Do Adjacent Lands Contribute? Yes

Adjacent Lands Description:

Lands outside of the park boundaries contribute to the significance of Saint-Gaudens Farm parcel. Land to the north and east of the parcel were part of the 152-acre Johnson farm, which was owned by Augusta and Homer Saint-Gaudens. The portion of the Johnson farm purchased by the National Park Service in 1999 included only 5.0 acres at its west edge. The views east to the adjacent farm land contribute to the rural character of the cultural landscape.

National Register Information

Existing National Register Status

National Register Landscape Documentation:

SHPO Documented

National Register Explanatory Narrative:

The Saint-Gaudens Farm property became part of Saint-Gaudens National Historic Site (NHS) in 2000, but the historical significance of other resources at the park has been previously documented. On June 13, 1962, Aspet, the home, studios, and gardens of American sculptor Augustus Saint-Gaudens, was designated a National Historic Landmark (NHL) under the name Saint-Gaudens Memorial for Theme XX, Arts and Sciences, and the subtheme, Sculpture and Painting. NHL Historian Patty Henry determined the period of significance for the NHL begins in 1884 when Saint-Gaudens took up seasonal residence in Cornish and extends to 1907 when he died (a discrepancy exists with the start date, as Saint-Gaudens began coming to Cornish in 1885). The 83-acre Aspet property, and three additional acres, were authorized as Saint-Gaudens NHS on August 31, 1964 and administratively listed without documentation in the National Register of Historic Places on October 15, 1966 with passage of the National Historic Preservation Act.

National Register documentation for the park was accepted by the Keeper of the National Register on November 15, 1985, and in addition to resources at Aspet included several resources at the Blow-Me-Down Mill property, which was acquired by the park in 1984. The areas of significance identified in the documentation were art and sculpture as the home and work space of Augustus Saint-Gaudens (1848-1907), one of the preeminent American sculptors of the late 1800s and early 1900s. Specific dates of importance noted in the documentation were c.1795, presumably for the date of construction of the house (Aspet) (research now indicates the house was built in 1817), and 1893-1894, a portion of the time period when the Saint-Gaudens family significantly altered the house. However, the period of significance did not include the construction dates of the mill or Blow-Me-Down bridge.

The National Park Service and the New Hampshire State Historic Preservation Office (SHPO) entered into a cooperative agreement in 1994 to prepare a Multiple Property Documentation Form (MPDF) for the Cornish Colony, which included Saint-Gaudens National Historic Site. A draft MPDF was prepared and proposed significance for five properties in Cornish and Plainfield, New Hampshire, mentioning the role of seventy-one artists, authors, actors, critics, and patrons of the arts. The MPDF proposed significance under Criterion A as one of the earliest artists' colonies in the United States. The period of significance identified for this context is 1885 to 1930, the period between the arrival of the first colonist, Augustus Saint-Gaudens, and the end of the community's active period. The MPDF remains in draft.

On July 3, 1996, as part of an update to the National Park Service's List of Classified Structures (LCS), the National Park Service received concurrence from the New Hampshire SHPO on twenty-nine previously documented resources and other previously undocumented contributing resources at the park. On September 30, 2009, an additional thirteen resources were determined eligible for the National Register by the New Hampshire SHPO based on a subsequent update to the

LCS. At this time, the New Hampshire SHPO also concurred on the areas and periods of significance presented in a 1998 draft update of the park's National Register documentation, which incorporated findings from the draft Cornish Colony MPDF and the Cultural Landscape Report for Saint-Gaudens National Historic Site, Volume 1 (1993). Significance was identified in the areas of art for the Cornish Colony (1884-1930), conservation and the role of the historic preservation movement in New Hampshire (1919-1950), and landscape architecture for Augustus Saint-Gaudens's designed landscape at Aspet (1885-1907). The 1998 National Register update remained in draft while the park underwent a substantial boundary expansion, which was finalized in November 2000, encompassing the Saint-Gaudens Farm and Blow-Me-Down Farm properties.

On May 14, 2013, the New Hampshire SHPO commented and approved on updated National Register documentation for the Saint-Gaudens National Historic Site Historic District, which added resources at the Blow-Me-Down Farm property and Saint-Gaudens Farm property. The documentation identified significance for the historic district under National Register criteria A, B, C, and D in the areas of art, conservation, architecture, landscape architecture, and archeology. The period of significance was listed as 1884-1950, beginning when Charles Cotesworth Beaman, Jr., who helped establish the Cornish Colony, took up summer residence at Blow-Me-Down Farm, and ending around the time when the Saint-Gaudens Memorial had accomplished a majority of their physical improvements. Key dates included 1884, when Charles Beaman arrived in Cornish and purchased to Aspet parcel; 1885 to 1907, when Augustus Saint-Gaudens occupied and subsequently purchased the property; and 1919, when the Saint-Gaudens Memorial was established. Contributing resources identified at Saint-Gaudens Farm included the Farm House, Barn Complex, Gravel Driveway, Garage, and the grounds of the 6.5-acre site, including the domestic yard and tree lines.

According to research conducted for this CLI and the categories of National Register documentation outlined in the "CLI Professional Procedures Guide," the areas and periods of significance for Saint-Gaudens NHS has been adequately documented in the National Register and through previous consultations with the New Hampshire SHPO, which describe the park's numerous historic resources that contribute to its significance. Therefore, for purposes of the CLI, the Saint-Gaudens NHS landscape and its component landscapes are considered "SHPO-Documented."

Existing NRIS Information:

Name in National Register:	Saint-Gaudens National Historic Site
NRIS Number:	66000120
Primary Certification Date:	11/15/1985

National Register Eligibility

National Register Concurrence:	Eligible -- SHPO Consensus Determination
Contributing/Individual:	Contributing
National Register Classification:	Site
Significance Level:	National

Significance Criteria:	A - Associated with events significant to broad patterns of our history
Significance Criteria:	B - Associated with lives of persons significant in our past
Significance Criteria:	C - Embodies distinctive construction, work of master, or high artistic values
Significance Criteria:	D - Has yielded, or is likely to yield, information important to prehistory or history

Period of Significance:

Time Period:	CE 1884 - 1950
Historic Context Theme:	Expressing Cultural Values
Subtheme:	Painting and Sculpture
Facet:	Art Colonies 1915-1930
Other Facet:	None
Time Period:	CE 1884 - 1950
Historic Context Theme:	Expressing Cultural Values
Subtheme:	Painting and Sculpture
Facet:	European Influences, 1876-1920
Other Facet:	None
Time Period:	CE 1884 - 1950
Historic Context Theme:	Expressing Cultural Values
Subtheme:	Architecture
Facet:	Period Revivals (1870-1940)
Other Facet:	None
Time Period:	CE 1884 - 1950
Historic Context Theme:	Expressing Cultural Values
Subtheme:	Architecture
Facet:	Vernacular Architecture
Other Facet:	None
Time Period:	CE 1884 - 1950
Historic Context Theme:	Transforming the Environment
Subtheme:	Conservation of Natural Resources
Facet:	Scenic Preservation
Other Facet:	None

Area of Significance:

Area of Significance Category:	Art
Area of Significance Subcategory:	None
Area of Significance Category:	Conservation
Area of Significance Subcategory:	None
Area of Significance Category:	Architecture
Area of Significance Subcategory:	None
Area of Significance Category:	Archeology
Area of Significance Subcategory:	Historic-Non-Aboriginal

Statement of Significance:

As stated in the park's 2013 National Register documentation, the Saint-Gaudens National Historic Site (NHS) Historic District is significant under National Register criteria A, B, C, and D. The historic district derives its primary significance under Criterion B at the national level in the area of art, as the summer and later year-round home of sculptor Augustus Saint-Gaudens during the peak of his productive career from 1885 to 1907. Saint-Gaudens (1848-1907) rose to national prominence as one of the preeminent American sculptors of the Gilded Era and completed several major commissions in the studio at his Cornish property. The park itself is a physical expression of Saint-Gaudens's classically inspired aesthetic ideals and includes a temple monument containing his ashes. (National Register, draft 2013: 31)

The historic district meets Criterion A at the national level for its associations with the Cornish Colony, initially formed by a group of artists, designers, and other influential urbanites who perpetuated the American Renaissance movement throughout the nation. The relationships among colony members—from Saint-Gaudens, to architects Joseph Wells and Stanford White, to painter Thomas Dewing, to landscape architect Charles Adams Platt—elevated their careers through frequent collaboration and influenced American appreciation for the arts. The importance of Saint-Gaudens's work inspired the preservation of his Cornish estate by the Augustus Saint-Gaudens Memorial, and the district's commemorative history from 1919-1950 satisfies Criterion A at the state level in the area of conservation. (National Register, draft 2013: 31)

Under Criterion C, the district possesses significance at the state level in the area of landscape design for its representation of the work of Ellen Shipman, a colony member who integrated the Italian garden design paradigms of landscape architect Charles Adams Platt in her refinement of Saint-Gaudens's Aspet property. The district derives significance under Criterion C at the local level in the area of architecture for its expression of Classical Revival design, which emerged as a nationally prominent architectural style during the late nineteenth and early twentieth century. The district also meets Criterion C at the local level for its intact collection of small-scale domestic and agricultural buildings that exemplify regionally significant building types and the construction of buildings from kits that originated from nationally circulated catalogs. (National Register, draft 2013: 31)

The historic district derives national significance under Criterion D in the area of archeology for its realized ability to contribute substantive information about structural, functional, and production-related aspects of Saint-Gaudens' former workshop and studio. State-level significance under Criterion D is met through the potential of the district to yield substantive archeological data about pre- and post-contact period settlement and land use patterns in the upper Connecticut River valley. Collections of artwork, molds and casts, farming implements, memorabilia, photographs, and family papers maintained at the Saint-Gaudens NHS contribute to the national significance of the district. (National Register, draft 2013: 31)

The period of significance for the Saint-Gaudens NHS extends from 1884 to 1950. The period begins in 1884 when Charles Cotesworth Beaman, Jr. took up summer residence at Blow-Me-Down Farm in Cornish. The following year, Beaman convinced his friend, the renowned American sculptor Augustus Saint-Gaudens, to make the area his summer residence. The years that Saint-Gaudens lived and worked at the property he named Aspet extended from 1885 until his death in 1907, and represent the period during which the district achieved its primary national significance under Criterion B in the area of art. Beaman and Saint-Gaudens were instrumental in attracting a number of other respected artists to settle in the area leading to the establishment of the Cornish Colony. The district derives its national significance under Criterion A in the area of art from its position as the nexus of the group's social activities. The district's state-level significance under Criterion A in the area of conservation began in 1919 with the formation of the Saint-Gaudens Memorial, which was established to promote Saint-Gaudens' legacy through the preservation of the Aspet property. In 1927, the heirs of the Beaman and Saint-Gaudens estates began transferring land to the Saint-Gaudens Memorial. By that time, the activities of the Cornish Colony had declined and over the next 20 years key members died or gradually sold off their estates. That transition was largely complete by 1950, the date representing the end of the district's period of significance. (National Register, draft 2013: 30)

Saint-Gaudens Farm:
The Saint-Gaudens Farm property is a component landscape of the Saint-Gaudens National Historic Site landscape. It is significant under criteria A, B, C, and D in the areas of art, conservation, architecture, archeology, and its association with Augustus Saint-Gaudens, for the period 1884-1950. The period begins when Charles Beaman purchased the former Mercer farm, which included the 1.5-acre western portion of the current 6.5-acre Saint-Gaudens Farm property. Beaman's wife Hettie

sold this portion to Augustus Saint-Gaudens in 1904. Augusta Saint-Gaudens purchased the eastern portion of the Johnson farm in 1910, which included the 5-acre eastern portion of the current 6.5-acre Saint-Gaudens Farm property to protect the scenic and isolated qualities of Aspet. Between 1923 and 1925, the Saint-Gaudens Farm parcel passed to Homer Saint-Gaudens, who rented it to caretakers and tenant farmers. The period ends in 1950 when the U-shape configuration of the barn complex was likely completed. Each area of significance that pertains to the Saint-Gaudens Farm is described below.

CRITERION A

Art:
The historic district meets Criterion A at the national level in the area of art for its association with the late-nineteenth through early-twentieth-century development of the Cornish Colony within and surrounding the current boundaries of the Saint-Gaudens NHS. The colony is recognized for its role in the perpetuation of momentous arts movements in the United States during the American Renaissance period, such as academic classicism, naturalism, and realism. In contrast to the pre-meditated historic American art colonies that developed around the location of a particular art school, the Cornish Colony emerged informally as the result of societal connections between members. More than 80 notable sculptors, painters, illustrators, writers, publishers, thespians, architects, landscape designers, and art patrons are directly affiliated with the colony. Charles Cotesworth Beaman, Jr. facilitated the development of the colony by providing adjacent properties for rent and purchase. As the colony expanded, other property owners followed suit, by either selling off parcels to colony members or offering room and board for artists. Cornish appealed to artists because its isolated location ensured a quiet environment necessary for contemplative work and its natural scenery provided creative inspiration. The multi-hued, rolling hills of the Cornish landscape set alongside the winding Connecticut River beneath the looming profile of Mt. Ascutney offered both recreational enjoyment and artistic subject matter for its seasonal residents. The onset of the Great Depression, World Wars I and II, and increased access to other seasonal destinations by automobile, all contributed to a decline in the colony. As key members passed away or moved on, activity in the colony slowed. Children of original colony members who grew up in Cornish, such as Homer Saint-Gaudens, returned with a second influx of artists and remained active in the community through the mid-twentieth century. (National Register, draft 2013: 42).

Conservation:
The historic district meets Criterion A at the state level in the area of conservation for its role in the growth of the commemorative movement in the United States during the early twentieth century as embodied in the development of the Saint-Gaudens Memorial Association. Rising nationalism and physical expansion of cities during the nineteenth century inspired the recognition of American political heroes through the preservation of their homes or other associated properties and the erection of public monuments or museums. The celebration of such sites established a precedent for the memorialization of notable historical figures, which expanded by the onset of the twentieth century to include nationally renowned artists, writers, musicians, and other American cultural icons. These commemorative sentiments supported the parallel progression of the historic preservation and land conservation

movements in the United States. (National Register, draft 2013: 48)

The Saint-Gaudens Memorial is among the earliest established public sites dedicated to the commemoration of an artistic or literary figure in New England. The importance of Augustus Saint-Gaudens's contributions to American cultural legacy was widely recognized after his death in 1907 through numerous accolades and exhibitions of his work. His family and network of Cornish Colony friends built on this momentum in the following decades by transforming Aspet into a permanent exhibit of his designs. Augusta Saint-Gaudens initiated this process by obtaining her husband's original casts and placing them on display in his Aspet studios, where she welcomed visitors. In 1914, she erected an on-site monument to Augustus Saint-Gaudens in the form of the William Kendall-designed marble temple that contains the family's ashes. After the State of New Hampshire declined Augusta Saint-Gaudens's donation of Aspet as a potential public park, she arranged for its conservation by assembling a non-profit organization comprised of art patrons and colony members. The resultant Saint-Gaudens Memorial was incorporated on February 26, 1919, with a mission to maintain the collections of Saint-Gaudens's work on site and support emerging artists. (National Register, draft 2013: 48)

While the Saint-Gaudens Farm was not part of the original Saint-Gaudens Memorial, the western portion of the farm property was originally owned by Augustus Saint-Gaudens, then passed to Augusta Saint-Gaudens, who purchased additional land, including the eastern portion of the farm to preserve the scenic and tranquil qualities of the neighboring Aspet property. She passed the property to their son, Homer Saint-Gaudens, who relied on the property for housing and storage, which supported the operation of the Memorial throughout its formative years.

CRITERION B

Art, Augustus Saint-Gaudens:
The historic district derives its primary significance under Criterion B at the national level in the area of art for its association with Augustus Saint-Gaudens (1848-1907), a prolific master sculptor of the American Renaissance period who produced more than 20 widely recognized public monuments and facilitated the development of professional sculpture in the United States. Saint-Gaudens completed approximately 210 documented commissions from 1861 to 1907, during the transitional post-bellum era in American economics, politics, and culture. His work portrays the multifaceted influences of the American Renaissance period through the integration of European Renaissance and nineteenth-century American naturalism, ancient Classical allegorical references, and Beaux-Arts grandeur. Born in Ireland but raised in New York City, Saint-Gaudens refined his skills in Europe. After attending L' École des Beaux-Arts (The School of Fine Arts) in Paris and living in Italy, Saint-Gaudens returned to New York where he established himself as the premier monument designer of the late-nineteenth century. Works that earned him national acclaim include the Admiral David Glasgow Farragut Monument (New York City, 1881), Puritan (Springfield, MA, 1887), Abraham Lincoln: The Man (Chicago, 1887), Adams Memorial (Washington D.C., 1891), Robert Gould Shaw Memorial (Boston, 1897), William Tecumseh Sherman Monument (New York City, 1903), President Theodore Roosevelt Inaugural Medal (1905), and designs for U.S. ten and twenty dollar gold coinage (1907).

Saint-Gaudens maintained professionally fruitful associations with prominent colleagues with whom he socialized in Paris, New York City, and Cornish, New Hampshire, which expanded his artistic influence. Aspet, Saint-Gaudens's home and studio in Cornish that he occupied for 22 years during the peak of his career, served as his creative retreat. Saint-Gaudens contributed to the establishment of the Cornish Colony, and Aspet functioned as a key gathering site for its members. He developed the property into his personal vision of an idyllic Classical estate and produced some of his most famous works in the studio there, often with a team of apprentices. (National Register, draft 2013: 31-32).

The Saint-Gaudens Farm derives its primary significance under Criterion B at the national level in the area of art for its association with Augustus Saint-Gaudens, who purchased the western portion of the property in 1904, at a time when he needed additional storage space, shelter for horses and farm animals, and housing for assistants and service staff.

CRITERION C

Architecture:
The historic district meets Criterion C at the local level in the area of architecture for its multiple examples of late-nineteenth-century and early-twentieth-century architectural types and styles. The Saint-Gaudens Farm house and barn complex represent two additional types of modest rural architecture prevalent in the Cornish region during the late nineteenth and early twentieth centuries. The farm house displays hybrid architectural features typical of late nineteenth and early twentieth-century vernacular designs that incorporated elements from various popular styles. The oldest central portion of the barn contains rough-hewn logs, which likely originated from local sawmills at the turn of the century and exhibits the general characteristics of stables built during that period. Later additions resulted in its current U-shaped configuration by 1950. Both buildings contribute to the rural agricultural character of the historic district. (National Register, draft 2013: 54-55)

CRITERION D

Archeology:
The historic district meets Criterion D at the national level in the area of archeology for its realized ability to contribute substantive information about structural, functional, and production-related aspects of Saint-Gaudens' former workshop and studio, and at the state level through its potential to yield substantive archeological data about pre- and post-contact period settlement and land use patterns in the upper Connecticut River valley. (National Register, draft 2013: 31)

A total of 45 post-contact period archeological sites (inclusive of all subsites) are inventoried in the Archeological Sites Management and Information System (ASMIS) for Saint-Gaudens NHS. ASMIS is the National Park Service's database for the basic registration and management of pre- and postcontact period archeological resources contained within individual parks, and includes basic information on site locations, types, known or inferred integrity, and current National Register status. Most of the sites comprise of extant structures and landscapes that have been identified primarily on their potential to yield substantive data rather than their realized ability to do so. At Saint-Gaudens Farm they include: Saint-Gaudens Farm House Site [SAGA00017.000] and Saint-Gaudens Barn and Outbuildings Site [SAGA00018.000]. (National Register, draft 2013: 55)

Chronology & Physical History

Cultural Landscape Type and Use

Cultural Landscape Type: Vernacular

Current and Historic Use/Function:

Primary Historic Function: Single Family House

Primary Current Use: Multiple Dwelling-Other

Other Use/Function	Other Type of Use or Function
Storage (Granary/Silo)	Both Current And Historic
Agricultural Field	Both Current And Historic
Barn	Both Current And Historic
Horticulture Facility	Current
Livestock	Historic
Equipment/Vehicle Storage	Both Current And Historic

Current and Historic Names:

Name	Type of Name
Johnson Farm	Historic
Meadowbrook Farm (1967–1994)	Historic
Saint-Gaudens National Historic Site	Current

Ethnographic Study Conducted: No Survey Conducted

Chronology:

Year	Event	Annotation
25000 - 18000 BCE	Altered	Meltwater from the retreating glaciers inundates the area, forming Lake Hitchcock. Saint-Gaudens Farm lies on a terrace formed by glacial outwash. (Hepler 2006: 10)
CE 1600 - 1630	Inhabited	Native Americans tribes including the Cowasucks occupy the Connecticut River valley, but the tribes were greatly diminished in the early 1600s. (Hepler 2006: 24)

CE 1600 - 1740	Inhabited	Europeans are slow to settle in the upper Connecticut River valley due to the contested land rights of the French, English, Cowasucks, and other Native American tribes. (Hepler 2006: 24-25)
CE 1741	Platted	King George draws a boundary between Massachusetts and New Hampshire and appoints Benning Wentworth, a lumber merchant, as Governor of the Province of New Hampshire. (Hepler 2006: 25)
CE 1752 - 1765	Explored	Several parties attempt to explore and set up trading posts in the upper Connecticut River valley. (Hepler 2006: 25-26)
CE 1763	Established	Governor Wentworth charters eighteen new towns on the east side of the Connecticut River, each six miles square (36 square miles). The Cornish area is noted for its "choice white pines and good land." (Hepler 2006: 26)
CE 1765	Settled	Moses Chase and his family move to Cornish from Sutton, Massachusetts and build a house in the Connecticut River floodplain near the mouth of Blow-Me-Down Brook. Charles Beaman later claims that the Chase homestead was on the site of his Casino building. (Beaman Papers as noted in Hepler 2006: 27)
CE 1766	Land Transfer	John Wentworth succeeds Benning Wentworth as Governor of the Province of New Hampshire and assumes ownership of the 500 acre parcel in Cornish, which includes the current Saint-Gaudens Farm parcel. (Hepler 2006: 27)
CE 1767 - 1777	Settled	Over the next decade, families that emigrate to Cornish from Greenland include the Huggins, Paine, and Cate families. (Hepler 2006: 27; Child 1911: 7 and genealogy; Town Records; 1800 allotment map, Cheshire County deeds)
CE 1771	Land Transfer	John Huggins (1712–1781) passes his land just north of the Governor's parcel to his two sons, Jonathan and David. (Hepler 2006: 36)

CE 1772	Inhabited	Governor John Wentworth grants his 500 acre parcel in Cornish to Moses Chase with the stipulation that Chase clear a road three rods wide and settle two families on the tract. This tract includes the Aspet and Saint-Gaudens Farm parcels. (Hepler 2006: 27; Child 1911: 13; Volume II: 58; Wade 1976: 5)
CE 1775	Inhabited	There are 309 residents in Cornish. (Hepler 2006: 27; Child 1911: 61; Wade 1976: 33)
CE 1786	Inhabited	There are 606 residents in Cornish. (Wade 1976: 33)
CE 1790	Inhabited	There are 982 residents in Cornish. (Wade 1976: 33)
CE 1796	Inhabited	Cornish has 1,000 residents. (Hepler 2006: 25; Child 1911: 110,111)
CE 1804	Land Transfer	David Huggins sells his 50-acre farm to his nephew, Samuel Huggins, as his own daughter had died in 1803. David's brother operates an adjacent farm. (Hepler 2006: 38; Cheshire County deeds, Book 49:367)
CE 1805	Retained	An 1805 map refers to the road as the "Road from Cornish to Croyden." (map in Hepler 2006: 33; Child 1910)
CE 1817	Built	Samuel Huggins likely builds the house that is later known as Aspet. He also owns 134 acres, consisting of two acres of orchard, eight acres of tillage, six acres of mowing, and twelve acres of pasture. (Hepler 2006: 39)
CE 1820	Inhabited	There are 1,701 residents in Cornish. (Hepler 2006: 40)
CE 1821	Land Transfer	Joseph Chase conveys several parcels of land to his son, Jacob, including the property later named the Johnson Farm and Barberry House. (Sullivan County Land Records, Book 6: 166, hereafter SC #/#)
CE 1822 - 1824	Land Transfer	Samuel Huggins goes into debt and sells off his farm in parcels to Enos Roberts, Harvey Chase, and John Bryant. (Hepler 2006: 39-40)

CE 1829	Established	Walter M. Mercer, a Scottish immigrant, moves to Cornish and establishes a carding and fulling mill on Blow-Me-Down Brook. (Wade 1976: 35)
CE 1836	Land Transfer	Enos Roberts sells the former Huggins farm to investors Austin Tyler and John Gove Jr. The farm is described as including an orchard, arable land, pasture, mowing, and wild land. (Hepler 2006: 40)
CE 1839	Land Transfer	Walter and his younger cousin, John Mercer purchase the 51-acre Huggins farm and brick house from Austin Tyler and John Gove, Jr. The parcel includes a portion of the present Saint-Gaudens Farm. (SC 26/100; Hepler 2006: 41)
CE 1840	Inhabited	There are 1,726 residents in Cornish, thereafter, the population diminishes. (Wade 1976: 33)
CE 1860	Inhabited	There are 1,520 residents in Cornish. (Wade 1976: 40)
	Inhabited	The Walling Map of Sullivan County, printed in 1860, shows W & J Mercer as the owner of Aspet, School No. 2, J. Chase as the owner of the future Johnson farm, and Davis as the owner of the future Blow-Me-Down Farm. There is no building indicated on the site of the Saint-Gaudens Farm.
CE 1870 - 1880	Ranched/Grazed	As production of the fulling mill slowed, the Mercers transitioned to beef and dairy cattle. More than 1,000 cattle grazed in Cornish in 1870. In 1860 the Mercer cousins had 50 head; in 1866, 70 head; and by 1880, only 20 to 30 head. (Hepler 2006: 43)
CE 1873	Land Transfer	On March 20, 1873, Jacob Chase transfers his property “one undivided half of all the tracts of land and buildings thereon situated in said Cornish” to his son Louis $300. In his description of the parcel, Jacob refers to it including “some parcels of land conveyed to me by Joseph Chase by his deed dated January 27, 1830 and is the same farm on which I now live.”

CE 1875	Built	A 2013 draft of the park's National Register of Historic Places documentation dates the construction of the house and barn at Saint-Gaudens Farm as c.1875. Other sources have a date of 1904. (Hepler 2006; CLR 2006:53; National Register, draft 2013: 60)
CE 1877	Land Transfer	On January 4, 1877, Jacob Chase transfers ownership of the farm to Frank and Dora Johnson (his granddaughter). (SC 107/88)
CE 1882	Land Transfer	CC Beaman Jr. purchases the former Moses Chase Farm from Chester Pike and names it Blow-Me-Down. (SC 118/187)
CE 1883	Land Transfer	Frank L., Dora A. Chase Johnson, and Mary S. Chase mortgage their entire property through Timothy B. Rossiter (SC 118/440), a wealthy and successful farmer from Claremont in return for a bond of $1000 and use of the premises. (SC 117/121)
CE 1884	Land Transfer	William Mercer sells the Huggins-Mercer farm with the brick house and 51 acres to Charles C. Beaman Jr. for $7,500 and an additional ten acres. The parcel includes the western portion of the current Saint-Gaudens Farm parcel. Beaman calls the parcel "Blow-Me-Up." (Hepler 2006: 46; SC 107/444; SC 116/413-414,421)
CE 1890	Inhabited	There are 934 residents in Cornish and many abandoned farms. (Wade 1976:40)
CE 1891	Purchased/Sold	Augustus Saint-Gaudens purchases a 22-acre parcel from Beaman, naming the property Aspet.
CE 1893	Inhabited	Frank and Dora Johnson rent space in their farmhouse to summer people.
CE 1894	Altered	About this time, the "road to Westgates" is rerouted along the south side of Aspet. The Beamans transferred a strip of land along the road corridor to Augustus. (Hepler 2006: 51; ASG papers)
CE 1896	Land Transfer	On December 1, 1896, Frank L. and Dora Johnson, and Timothy B. Rossiter and his wife agree to sell well rights to Augustus Saint-Gaudens "a certain piece of land on which is the Oak Spring in the southwestern portion of my pasture." (SC deed)

CE 1897	Land Transfer	Beaman sells Augustus Saint-Gaudens reservoir rights, located about 1,500 feet south of Aspet. (Hepler 2006: 51; SC 147/280)
CE 1900	Inhabited	Assistants of Saint-Gaudens board in nearby farmhouses. Assistants included Henry Hering, Elsie Ward, Frances Grimes, and James Earle Fraser. (Hepler 2006:53)
CE 1904	Destroyed	An October 7, 1904 fire destroys the Large Studio at Aspet and most of its contents.
	Land Transfer	On November 8, 1904, Augustus Saint-Gaudens purchases 1.54 acres from Hettie Beaman, representing the western portion of the Saint-Gaudens Farm. (SC 168/430)
	Built	A 2006 Archeological Overview and Assessment Report states that Saint-Gaudens likely built the house and barn when he bought the property in 1904. A 2013 draft of the park's National Register of Historic Places documentation and other sources have the date as c.1875. (Hepler 2006; CLR 2006:53; National Register, draft 2013: 60)
CE 1907	Land Transfer	Augusta Saint-Gaudens becomes the land owner of Aspet after her husbands death on August 3, 1907.
CE 1910	Land Transfer	Marjorie Johnson, daughter of Dora A. Johnson and heir of Johnson farm, sells 152.6 acres of the Johnson farm to Augusta Saint-Gaudens in two parcels, which includes the eastern portion of Saint-Gaudens Farm. (SC 174/253)
CE 1911	Altered	Homer Saint-Gaudens observes that since farmers sold their land to artists, the Cornish area looked "unshorn" with pastures reverting to forests, blocking formerly expansive views to the river valley, Vermont hills, and Mount Ascutney. (Child 1911: 221)
CE 1919	Established	Augusta Saint-Gaudens establishes the Augustus Saint-Gaudens Memorial to preserve the buildings, land, and the works of art located at Aspet. The Memorial does not included the Saint-Gaudens Farm property, but does draw from the springs with pipe lines that cross over the Saint-Gaudens Farm property.

CE 1921	Land Transfer	On February 4, 1921, an indenture between Dora A. Johnson and Margery Johnson Campbell and Augusta Saint-Gaudens is made to correct an error in previous deeds dated June 29 and July 2, 1910.
CE 1923	Land Transfer	On November 28, 1923, Augusta transfers several parcels to Homer, including the 152.6 acre Johnson farm parcel and the 1.54 acre Hettie Beaman parcel that contains the core Saint-Gaudens Farm buildings. (SC 214/194; Hepler 2006: 74)
CE 1925	Land Transfer	All of Augusta's land holdings are transferred to Homer. In 1925 Homer's property consists of 230 acres, with a real estate value of $15,000.
CE 1926	Inhabited	Augusta dies on August 7, 1926. Property owned by Homer includes 18 cows, 2 beef cattle, and 4 hogs. Their employee, who has cared for serveral horses and sometimes a dozen cows during Augusta's later years, still apparently occupied the farmhouse. (Cornish invoices; Hepler 2006: 74)
CE 1927	Land Transfer	The 22-acre Aspet property becomes the Memorial. Saint-Gaudens Farm remains under Homer's ownership. Homer's wife Carlotta Dolley Saint-Gaudens dies.
CE 1930 - 1954	Inhabited	The farm property is rented to tenanats, including the Martins through the 1940s and the LePans until 1954. It is likely that the barn is expanded into a U-shaped complex during this time. (National Register, draft 2013: 60)
CE 1949 - 1950	Built	The caretaker for Aspet, Arch or Archie "Choen" or "Carion" builds the two-car garage on the farm property. (Richard Wood and Flo Kenyon, Interview, 11/2005)
CE 1954	Land Transfer	On February 19, 1954, Homer Saint-Gaudens sells the Saint-Gaudens Farm and adjacent parcels to Herbert J. Sevigny, reserving the right to continue use of the springs known as "Elm Tree Spring" or "Big Johnson Spring" for the Saint Gaudens Memorial property. The deed includes the area surrounding Oak Spring and contains two restrictions and a reservation. (SC 359/518)

	Land Transfer	On May 23, 1954, Herbert J. and Anna Mae Sevigny sell the farm property to Henry P., Elizabeth K., and Stanton L. Lavigne. The deed includes a right of way for the Sevigneys to remove the harvested timber from south of the farm. (SC 360/24)
CE 1956	Land Transfer	On September 14, 1956, Stanton L. Lavigne transfers his rights to the parcel to Henry and Elizabeth Lavigne, and change the ownership from tenants incommon to joint ownership. (SC 317/466)
CE 1957	Land Transfer	Michael M. Yatsevitch and Frances D. Yatsevitch purchase from Elizabeth Lavigne, widow of Henry Lavigne, the approximately 8-acre farm and exclusive water rights to Oak Spring. (SC 388/248)
	Land Transfer	On September 20, 1957, Herbert J. and Anna Mae Sevigny release a right-of-way across the parcel specified on the 1954 deed, which had been reserved to harvest timber. With the harvest complete, the right of way is eliminated. (SC 361/548)
CE 1959	Land Transfer	On January 31, 1959, Jonathan and Louise Ladd purchase from Michael M. Yatsevitch and Frances D. Yatsevitch the approximately eight-acre farm, with buildings thereon and exclusive water rights to Oak Spring. (SC 368/341)
CE 1964 - 1965	Land Transfer	The National Park Service acquires Aspet from the Saint-Gaudens Memorial, but not the Saint-Gaudens Farm parcel.
CE 1965	Established	In 1964, through Public Law 88-543 Congress authorizes Saint-Gaudens National Historic Site to preserve, protect, and interpret “historically significant properties associated with the life and cultural achievements of Augustus Saint-Gaudens (1848-1907) and to promote the arts through events in the spirit of those conducted by Saint-Gaudens.” The park is officially established in 1965. (Dryfhout 2000: 75).
CE 1967	Land Transfer	On March 31, 1967, Richard and Barbara Wood purchase the farm from Jonathan and Louise Ladd “a certain tract of land with the buildings thereon,” approximately eight acres, with exclusive water rights to Oak Spring. (SC 431/339)

CE 1967 - 1994	Altered	The Woods raise beef cattle, sheep, and rabbits, breed horses, and chickens. Additions include two-rail fences throughout the property; a septic system; a small pond for recreation and fire protection is built; a screen house on the pond bank; artesian well close to the house near the kitchen. Removals include a dilapidated 3-hole outhouse; eleven mature white pines at the northwest corner of the property; and a multiflora rose hedgerow. (Richard Wood interview, 11/17/2005)
CE 1972	Land Transfer	On December 4, 1972, Barbara and Richard Wood divorce and sell the property to Howard and Joyce Schneider. The deed includes approximately 8 acres and exclusive rights to the Oak Spring. (SC 519/416)
CE 1973	Land Transfer	On March 12, 1973, the Schneiders default on their loan. Richard Wood buys the property back from the Schneiders and retains it for another 20 years. (SC 523/352; Richard Wood interview, 11/17/2005)
CE 1976	Established	Public Law 94-578 amends the park's enabling legislation to increase the authorized boundary of the park by including the Blow-Me-Down Mill property, which includes the woodlands surrounding the Blow-Me-Down brook, pond, and the mill building. The Blow-Me-Down Mill property is eventually acquired by the National Park Service in 1984.
CE 1979	Built	The park uses the land to the west of the Saint-Gaudens Farm property for park operations and a curatorial building.
CE 1994	Land Transfer	Richard D. Wood sells the farm property to Gayle O. Heim. Heim marries Frederick Covell, and they replace the asphalt shingle roof on the farmhouse with a red tin roof. (SC 1039/453; Richard Wood interview, 11/17/05)
CE 1996	Planned	The park's General Management Plan recommends an expansion of the park's boundaries to provide for additional park facilities and to ensure protection from incompatible development. Two of the properties are Saint-Gaudens Farm and Blow-Me-Down Farm.

CE 1999	Land Transfer	On April 8, 1999, Frederick and Gail O. Heim Covell sell the 6.5 acre Saint-Gaudens Farm property to the federal government for $290,000. (SC 1186/203; Boundary Adjustment File, L1417, SAGA)
CE 2000	Established	On November 9, 2000, following recommendations of the 1996 General Management Plan, Public Law 106-491 further expands the authorized boundary to include the Saint-Gaudens Farm as well as the Blow-Me-Down Farm.
CE 2001 - 2013	Rehabilitated	Upon acquring the property, the National Park Service begins using the farmhouse for seasonal employee housing and the barn and garage for storage. The field area is used for stacking and burning brush and for a tree nursery.
CE 2011	Removed	The National Park Service removed the screen house by the pond after it is damaged in a storm by a falling tree.

Physical History:

The following section provides information on the physical development and evolution of the site, organized by time periods. Much of the information is extracted from the July 2006 "Archeological Overview and Assessment of the Saint-Gaudens National Historic Site," interviews conducted in 2005 with former residents of the property, and the 2013 draft of the park's National Register of Historic Places documentation.

The Saint-Gaudens family owned four Cornish properties with residences: Aspet, Saint-Gaudens Farm, Treetops, and Barberry House on the former Johnson farm, but only Aspet and the Saint-Gaudens Farm are now part of the park. In addition, Augustus's brother, Louis, and Augusta's sister, Elizabeth, each owned nearby residences, hence their histories are intertwined as detailed below. For about a one-hundred-year period, portions of the 6.5-acre Saint-Gaudens Farm property were held by two different owners, with a lot line running generally diagonally northeast to southwest through the property (Figure 1). The changes in ownership are described below, yet very little is known about the physical appearance of the property until the mid-1900s.

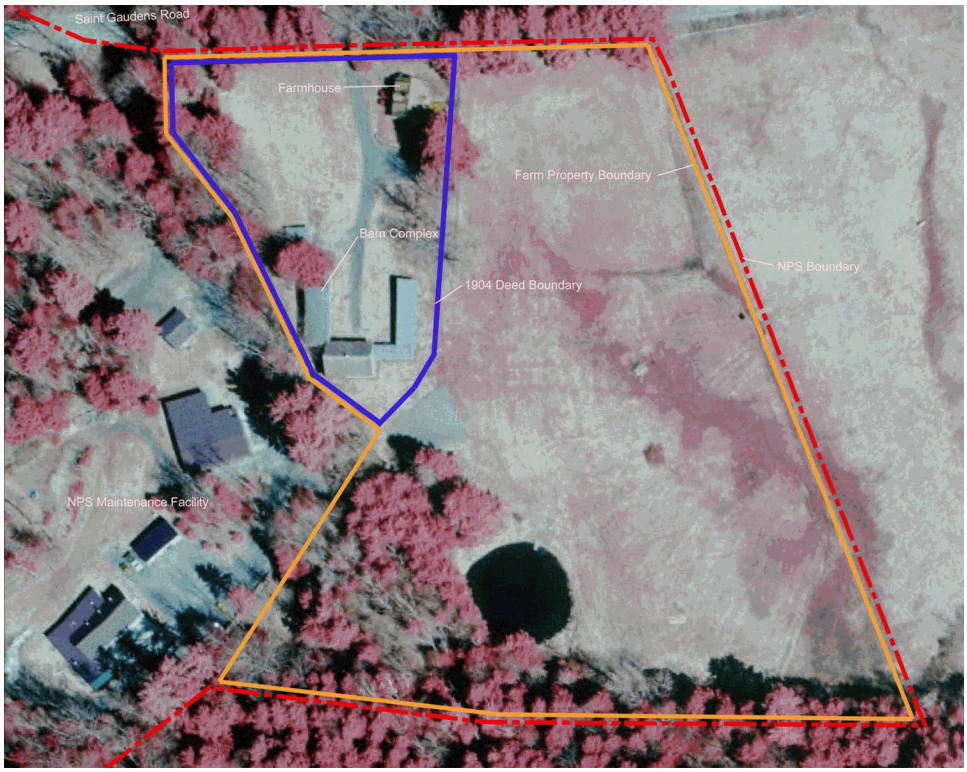


Figure 1. Plan showing the 1904 deed boundary (blue line) that represents the western half of the Saint-Gaudens Farm property (yellow line). The red line is the current park boundary. (Olmsted Center for Landscape Preservation--hereafter OCLP--2005)

PRE-CONTACT TO 1763

The last glacial period greatly influenced the geomorphology of the Cornish landscape. Near the end of the Wisconsin Glacial Epoch, 85,000 to 10,000 years ago, the vast Laurentide ice sheet retreated as the earth's temperature warmed. Meltwater issuing from the waning glacier deposited sand and gravel, some of which formed a dam in the Connecticut River valley, resulting in a long narrow water body known as Lake Hitchcock between 15,000 and 11,000 years ago. The lake covered the Cornish hillside and glacial outwash formed terraces. When the force of erosion eventually broke apart the gravel dam, the receding water left behind banks of sand, silt, and gravel, which would later support stands of pines and other vegetation tolerant of well-drained lake bed soils. For settlers, the highly permeable hillside soils were generally better suited for forestry and pasture, rather than crops. Richer soils were found along floodplains and in pockets of flat terrain within the hills. (Hepler 2006: 10-11; http://websoilsurvey.nrcs.usda.gov; Kenyon and Wood Interviews, 11/17/2005)

Prior to the arrival of Europeans in the late sixteenth and early seventeenth centuries, Native American tribes occupied the New Hampshire area, including the Cowasucks, Penacook, Winnipesaukee, Pigwacket, Sokoki, and Ossipee. The Cowasuck and Sokoki of the Abenaki language family resided along the Connecticut River valley and hunted, gathered, and fished in the river and along its banks. It is estimated that the population of Native Americans in the valley exceeded 4,000 individuals. However, the tribes were greatly diminished in the early 1600s by European diseases to which they had little resistance. (Hepler 2006: 24)

In the 1600s and early 1700s, Europeans were slow to settle in the upper Connecticut River valley due to the contested land rights of the French, English, Cowasucks, and other Native American tribes. In an effort to encourage settlement, King George drew a boundary between Massachusetts and New Hampshire in 1741 and appointed Benning Wentworth, a lumber merchant, as Governor of the Province of New Hampshire. Several parties attempted to set up trading posts in the upper valley, but were raided by the Cowasucks. In 1761, a group of settlers occupied lands in the upper valley and were unharmed by the diminished population of the Cowasucks. Thereafter, other settlers followed. (Hepler 2006: 25-26)

In 1763, Governor Wentworth chartered eighteen new towns on the east side of the Connecticut River, each covering thirty-six square miles, or 23,000 acres. He noted that the Cornish area contained "choice white pines and good land," an important observation as the British Crown required that white pines greater than two feet in diameter be marked and reserved for the Royal Navy. Wentworth divided Cornish into seventy land grants and designated the town as a Mast Camp, or shipping point, for timber harvested from the hillsides above the river. Wentworth set aside a 500-acre parcel in Cornish for himself to the south of Blow-Me-Down Brook, as it was then named, because of the notably large stand of white pines. This tract included the land that would become Saint-Gaudens Farm. The hill to the southwest was named "Governor's Mountain" on an 1805 map and was later known as Dingleton Hill (Figure 2). (Child 1911; Wade 1976: 4; Hepler 2006: 26-27)

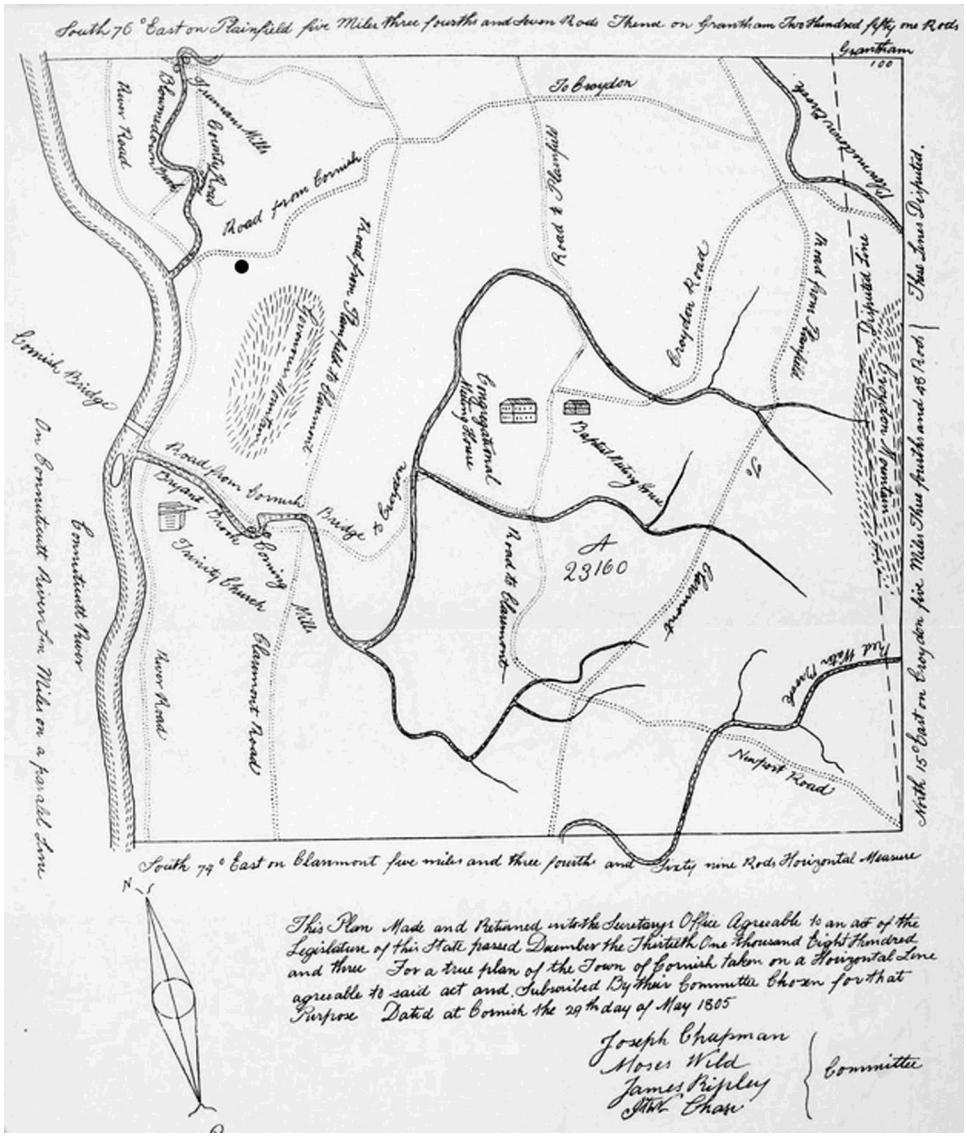


Figure 2. Map of Cornish, New Hampshire, 1805. A black dot shows the approximate location of the Saint-Gaudens Farm property. (Image reprinted in History of the Town of Cornish, New Hampshire with Genealogical Record 1763–1910, by William H. Child, 1911)

EARLY LAND OWNERS OF SAINT-GAUDENS FARM, 1765-1884

Judge Samuel Chase (1707–1789), and his brothers Moses (1727–1799) and Caleb (1722–1808) were the first Europeans to settle in Cornish in 1765. Emigrating from Sutton, Massachusetts, they built a house in the Connecticut River floodplain near the mouth of Blow-Me-Down Brook. A century later, Charles Cotesworth Beaman, Jr., who would own the land in the 1880s and 1890s, claimed that the Chase homestead was on the site of his Casino building. (Child 1911; Beaman Papers, Sagamore Hill NHS)

In 1766, John Wentworth succeeded Benning Wentworth as Governor of the Province of New Hampshire and assumed ownership of the 500-acre parcel in Cornish. Governor John Wentworth then granted the parcel to Moses Chase in 1772 with the stipulation that Chase lay out a road three rods wide, settle families on the land, and cultivate at least five acres of every 50-acre parcel. Settlement of Cornish, however, proceeded slowly, with 133 individuals recorded in 1767 and 213 residents by 1773. (Child 1911: 13,187; Child 1911, Volume II: 58; Wade 1976: 5; Hepler 2006: 27; Beaman Papers, Sagamore Hill NHS)

During the first decade of settlement, several families emigrated to Cornish from Greenland, including the Huggins, Paine, and Cate families. They cleared the land east of the Chase riverfront parcel and north of Governor's Mountain, in the area that would later be owned by the Saint-Gaudens family. By 1775 there were 309 residents in Cornish, and a road known as the "Road from Cornish to Croyden" ran along the south side of Blow-Me-Up Brook to the ridge of the Cornish hills (see Figure 2). (Hepler 2006: 27; Child 1911: 7, 61; Wade 1976: 33 and genealogy; Town Records; 1800 allotment map, Cheshire County deeds)

In 1771, John Huggins (1712–1781) passed to his two sons, David (1744–1822) and Jonathan (1741–1809), the tract of land that was just north and east of parcels owned by the Chase family. Both Huggins brothers later enlarged their landholdings by buying land from the Chases. In 1804, David Huggins sold his 50-acre farm to his nephew, Samuel Huggins (1779–1866). Samuel subsequently purchased additional land and, with his brother Jonas, likely built a brick house later known as Aspet in 1817, which was situated between Blow-Me-Down Brook (to the west) and Blow-Me-Up Brook (to the east). By this time, tax records indicate that Samuel owned 134 acres, which included two acres of orchard, eight acres of tillage, six acres of mowing, and twelve acres of pasture, as well as three horses, two oxen, four cattle, and two cows. Ten years later, however, Samuel Huggins went into debt and sold off his farm in parcels to Enos Roberts, Harvey Chase, and John Bryant. By 1824, Samuel Huggins had moved to Coos County near the Canadian border. (Chase 1911: 209-211; Hepler 2006: 36-40; Cheshire County Deeds 49/367 and 59/163)

In the 1800s, the 6.5-acre parcel up the hill to the southeast of Aspet and currently known as the Saint-Gaudens Farm was part of two farms through a complicated series of land transfers involving numerous individuals and families. The western half of the parcel (where the current Saint-Gaudens Farm house and barn complex are located) passed from Chase to Huggins to Mercer to Beaman, while the eastern half of the parcel passed from one generation of the Chase family to the next and then to Johnson and Rossiter.

Eastern Half of the Future Saint-Gaudens Farm:
The Chase family continued to own a large portion of Cornish in the early 1800s. The farm that included the eastern portion of the future Saint-Gaudens Farm parcel passed from Caleb Chase (1722–1808), one of the first three Chases to settle in Cornish, to his son Joseph (1757–1834). Joseph Chase "hewed the timbers and made the nails" needed to build a house that was later known as the Barberry House, which is still extant and located up the hill and across the road from the Saint-Gaudens Farm. In 1821 Joseph and his wife Polly Jirauld

(1761–1845) passed this house and farm to their son Jacob (1799–1876) and wife Sarah. In 1873 Jacob Chase passed the farm where he still resided to his son, Louis T. (1827–1876) and his wife Mary S. Smith (1836–1892). Jacob Chase died in 1876, and that same year, his granddaughter, Dora A. Chase (b. 1859) married Frank L. Johnson (1852–1910). In a deed dated January 4, 1877, ownership of the farm passed to Frank and Dora Johnson, "…the deceased [Jacob Chase] directing me to sell all his real estate and in consideration for the sum of nineteen hundred seventy-five dollars… meaning to convey the same land conveyed to said Louis T. Chase by Jacob Chase by his deed dated March 25, 1873." Thereafter the Jacob Chase homestead property was referred to as the "Johnson farm." In addition, until 1894, the road now known as Saint Gaudens Road ran further to the north, following the plateau above the ravine of the Blow-Me-Down and Blow-Me-Up brooks, then turned south, passing in front of the Johnson farmhouse. (Child 1911: 236; Sullivan County Land Records, Book 6: 166, hereafter SC #/#; SC 107/88; Merrimack and Sullivan Counties, New Hampshire Biographies, accessed 4/3/2013)

The Johnson family owned extensive acreage adjacent to the Chase family. Frank L. Johnson was the son of William P. Johnson and Salome Souther, and grandson of Nathaniel Johnson. Frank's three siblings were Jane, Belle, and Edward. Jane married Freeman Johnson, and remained in Cornish. They had three children: Alva, Ebenezer, and Mary. Belle resided on the old homestead in Cornish with her father. Edward resided in Cornish, married Annabelle Lear, and they had two children: Darwin and Charles Johnson. Both Frank and Edward later sold land to the Saint-Gaudens family and took in boarders. (Hepler 2006: 61; Merrimack and Sullivan Counties, New Hampshire Biographies, accessed through Access Genealogy website, www.accessgeneology.com, April 3, 2013)

Wool Production in Cornish:
The population of Cornish grew to just over 1,700 residents in 1840, during which time the town was known for its productive soils and good mill sites. An 1849 gazetteer noted Cornish included two brooks, Blow-Me-Down and Bryant's, that afforded good mill privileges and that the agricultural products from the town were very considerable, citing the annual yield of non-perishable goods: "Indian corn, 3,598 bushels; potatoes, 30,402 bushels; hay,2,924 tons; wool, 16,606 lbs.; maple sugar, 5,138 pounds."
(http://files.usgwarchives.net/nh/sullivan/history/gazetteers/1849gaz.txt, accessed 6/2/2013; Wade 1976: 33)

Wool production in Cornish also grew in the early 1800s due to the introduction of Merino sheep by William Jarvis from Weathersfield, Vermont, who imported the sheep from Spain in about 1825. Valued for their longer, softer, thicker fleeces, farmers in the region purchased purebred offspring and enlarged their flocks. Soon, sheep were grazing most of the fields throughout Cornish, and the increasing production of fine wool prompted the development of small mills in Windsor and Cornish. The many open hillsides also provided distant views to the Vermont hills and Mount Ascutney, which would prove to be an important quality later in the century. (Hepler 2006: 40; Russell 1976: 158-159)

One of the most successful woolen mill owners and farmers was Walter M. Mercer

(1787–1864). A Scottish immigrant, Mercer moved to Cornish in 1829 and established a carding and fulling mill on Blow-Me-Down Brook. A 1833 report of manufacturing in Cornish listed "one small woolen factory" that produced 1,000 yards of stocking yard and satinet to be sold in Boston. The mill described appears to be Mercer's Mill, which specialized in yarn production. At this time there were 1,500 "fine-wooled" Merino sheep on farms in Cornish, and by 1855 the number had exploded to around 6,600 sheep. From the 1850s through the 1880s, Sullivan County was one of New Hampshire's largest wool producing regions. (Hepler 2006: 41-43; Wade 1976: 35)

Western Half of the Future Saint-Gaudens Farm:
With his growing prosperity, Mercer acquired one of the most prominent homes in Cornish, the austere 1817 brick house then known as "Huggin's Folly" and later known as Aspet. After Samuel Huggins had sold his land to Enos Roberts in about 1824, Roberts sold the property in 1836 to investors Austin Tyler and John Gove, Jr. Walter Mercer and his younger cousin, John Mercer, then purchased the 51-acre farm and brick house from Tyler and Gove. The property, which included the western portion of the present Saint-Gaudens Farm, was described as also including an orchard, arable land, pasture, mowing, and wild land. The Walling Map of Sullivan County, printed in 1860, shows W & J Mercer as the owner, and also shows School No. 2 along the road west of the brick house, J. Chase as the owner of what would later be the Johnson farm, and the Davis family as the owner of the future Blow-Me-Down Farm (Figure 3). The 1860 map does not indicate buildings on the site of the Saint-Gaudens Farm at this time. (SC 26/100; Hepler 2006: 40-41)

Mercer arrived in Cornish at the apex of its growth. Thereafter, the population in Cornish decreased, with 1,520 residents in 1860 and 934 by 1890. Consequently, the number of sheep in Cornish declined to 4,500 by 1880. The number of carding mills in New Hampshire also diminished, yet Cornish held its place as the second producer of wool in Sullivan County. As production of the fulling mill slowed, the Mercers transitioned their operation to beef and dairy cattle. The advent of the railroad allowed Cornish to produce perishable goods, such as dairy products. More than 1,000 cattle grazed in Cornish in 1870, and the Mercer cousins had 70 head in 1866, but by 1880 only 20 to 30 head. William Mercer sold the Huggins-Mercer farm with the brick house and 51 acres to Charles Cotesworth Beaman, Jr. in 1884 for $7,500. (Hepler 2006: 43,46; Wade 1976: 40; SC 107/444; SC 116/413-414,421)

Summer Residences in Cornish:
The decline in New Hampshire agriculture is reflected by a precipitous reduction in farmers, which dropped from 64,573 in 1870 to 30,782 in 1900. During this period, land values decreased and the number of vacant farms rose due to the growth of farming in the Midwestern states. New Hampshire attempted to market its abandon farms to immigrants, but was more successful in attracting city residents of nearby Boston, New York City, and Washington D.C. for summer use. In the late 1800s, summer residents contributed more than five million dollars to the state economy. In Cornish, Frank and Dora Johnson were the first farm owners to rent to "summer people." (Wade 1976: 51; Wilson 1936)

Frank and Dora Johnson's farm continued to prosper, due in part to dedicated animal

husbandry, fertile land, ample water, and a willingness to diversify. The farm was described as "a beautiful estate along the Blow-Me-Down Brook," and one of the few homes in the area to be retained by a farming family. "At one time to own one of these estates was proof sufficient of a reputable ancestry. The buildings on Mr. Johnson's farm are large and in an excellent condition. Besides carrying on general farming, he trades extensively in cattle." The Johnsons mortgaged the farm in 1883 by selling their entire property to Timothy B. Rossiter, a wealthy and successful farmer from Claremont in return for a bond of $1,000 and use of the premises. The warranty deed permitted the Johnsons "to occupy and improve said premises for their own use." The Johnson's were also among the first farm owners to take on boarders and, as Cornish became a popular summer retreat, the views from their farmhouse to the Vermont hills made the home a popular destination for artists. (SC 117/121; SC 118/440; Merrimack and Sullivan Counties, New Hampshire Biographies, c. 1898, accessed 4/3/2013)

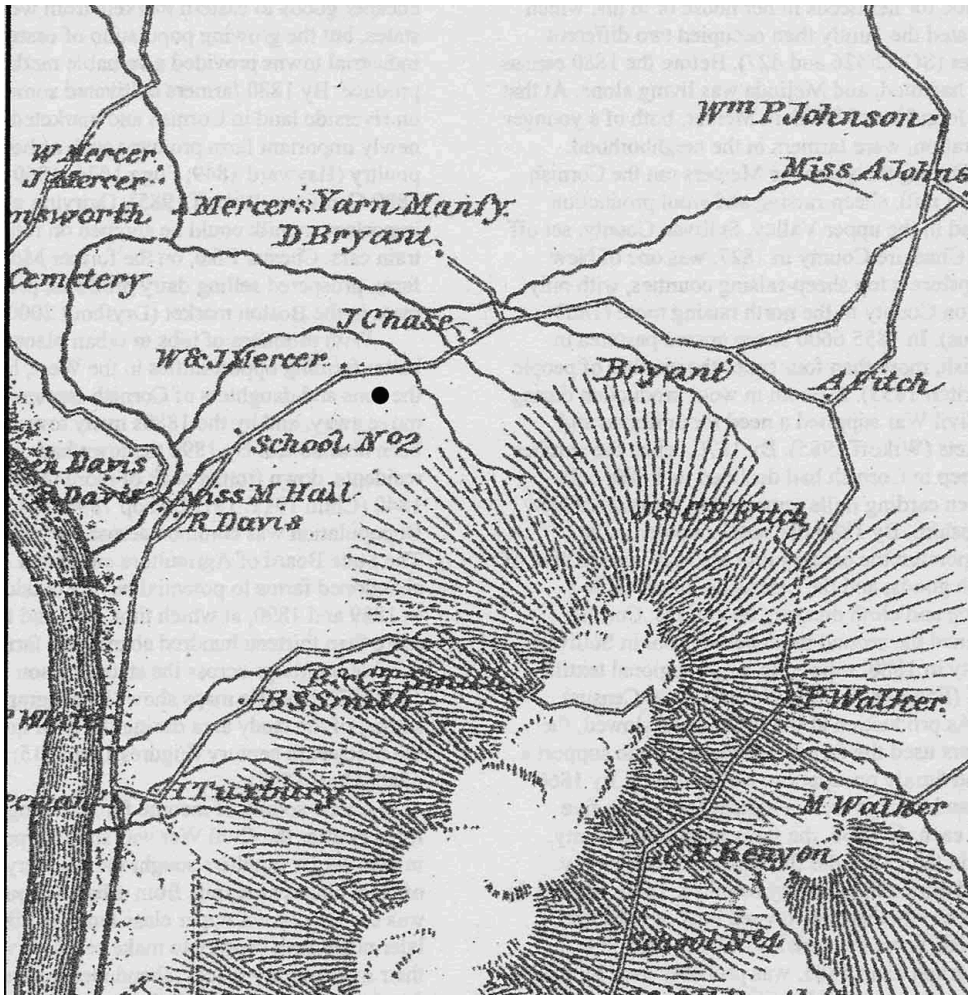


Figure 3. Detail of 1860 map of Cornish by Walling. A black dot shows the approximate location of the farm property. (Image reprinted in Hepler, Archeological Overview and Assessment of the Saint-Gaudens National Historic Site)

BEAMAN AND JOHNSON LAND, 1884-1904

Charles C. Beaman and Saint-Gaudens:
In September 1882, Charles Cotesworth Beaman, Jr. (1840-1900) purchased the old Chase farm in Cornish along the Connecticut River from Chester Pike for $8,000 and named it Blow-Me-Down Farm. Two years later, Beaman purchased "Blow-Me-Up," or the former Mercer property with the large brick house and 51 acres for $7,500, as well as the parcel with Mercer's old fulling mill along the brook. The Mercer parcel included the western portion of the future Saint-Gaudens Farm parcel, though there is no documentation of a house or barn on the parcel at this time (Figure 4). Over the next two decades, Beaman purchased twenty-three properties, which were spread out over around two thousand acres. (SC 118/187; Colby and Atkinson 1996: 145)

Beaman invited American sculptor Augustus Saint-Gaudens (1848-1907), his wife Augusta (1848-1926), and their son Homer (1880-1958) to reside in the "Blow-Me-Up" brick house in 1885. Augustus used the extant barn standing to the northwest of the brick house as a studio (later the Little Studio). The rustic property and surrounding farm land appealed to Augusta, who grew up in Roxbury, Massachusetts, which was a country suburb at the time. Augusta was drawn to the prospect of flower and vegetable gardens, an orchard, and raising farm animals. For the next six years, the Saint-Gaudenses rented from Beaman, but gradually made improvements to the house, grounds, and especially the barn. In 1891, Augustus purchased the property from Beaman with about twenty-two acres and carried out major changes to the house and landscape, which he named Aspet in honor of the village in France where his father was born. At this time, the western portion of the future Saint-Gaudens Farm property was retained by Beaman, while the eastern portion was part of the Johnson farm and still owned by Timothy B. Rossiter. The Johnsons still resided in their farmhouse, as indicated on an 1892 map (Figure 5). (Hepler 2006: 48; Saint-Gaudens 1913, Volume I: 316; SC 133/230; SC 134/521)

Once settled in Cornish, the Saint-Gaudens family acquired a pet goat for Homer, "Seasick," plus cows, horses, and chickens. Initially they rented a horse from a neighboring farmer, a carriage, and a hired man to drive the carriage, and take care of the horse and garden. It is undocumented whether the hired man boarded in the brick house or a nearby residence. In 1889, while working in New York on the Shaw Memorial, Augustus purchased a fine horse to serve as a model for Shaw's horse. Later, he acquired a famous jumper horse named "Ontario," past his prime, to serve as a model for the General Sherman equestrian statue for New York City. He also purchased expensive horses for Homer to ride, including "Admiral," which he nicknamed "Flubdub" in family correspondence. Up until 1904, it appears that the horses were stabled in barns at Aspet, and thereafter on the Saint-Gaudens Farm property. (Hepler 2006: 46; Tharp 1969: 193,225,262,274,332; Saint-Gaudens Papers, Folders 1,4)

Roads and Water:
In 1890 Beaman referred to the summer colony of artists in the Cornish area as "Little New York." By this time, the number of artists summering in Cornish increased dramatically; some artists boarded in farmhouses, some purchased existing homes, while others built new homes on

parcels with notable views. An increasing amount of traffic from the River Road up the "Road to Westgates" that passed just north of the Aspet buildings prompted Augustus to relocate the road to the south of the brick house in 1894. The road relocation was also done to improve views from Aspet and make space for other developments. To accomplish this, Beaman transferred a strip of land along the road corridor to Saint-Gaudens. However, at this time he retained a small parcel, adjacent to and east of the strip, which was the western half of the future Saint-Gaudens Farm parcel. The reason for retaining the small parcel is unknown. (Wade 1976: 43; Hepler 2006:51; ASG papers; National Register, draft 2013: 38)

The Road to Westgates was actively used by colony members and assistants of Saint-Gaudens who resided in farmhouses up the hill. Beginning in 1893, author and editor Herbert Croly and his wife Louise Emory boarded at the Johnson farm (later known as Homer's "Barberry House") for two summers, then purchased an adjacent property. The Johnsons also provided summer accommodations for Daniel Chester French, Herbert Adams, and Ellen Biddle Shipman. Further up the road, several of Saint-Gaudens' assistants stayed at the Westgate farm, including Frances Grimes, Elsie Ward, and Henry Hering. No documents have been found that indicate that there was a residence at the Saint-Gaudens Farm parcel in the 1890s. (Olney, et al 1985: 136; Hepler 2006: 53,65,71; VanBuren 1983: 85-98; Colby and Atkinson 1996: 169,220-221; Ermenc 1981: 31)

An important consideration for the properties on the hill was potable water. Most properties contained deeded rights to springs, some of which were located on parcels owned by others. In 1896 Frank L. and Dora A. Chase Johnson, and Timothy B. Rossiter and his wife, agreed to sell "a certain piece of land on which is the Oak Spring in the southwestern portion of my pasture" to Augustus Saint-Gaudens (later, this spring would also provide exclusive water rights to the Saint-Gaudens Farm house and barn). In 1897 Saint-Gaudens acquired from Beaman water rights to a small reservoir, twenty-five feet square, located about 1,500 feet south of Aspet. Within the next few years, several additional land and water rights purchases ensured that the Aspet property would have sufficient potable water. (Hepler 2006: 51; SC 147/280)

Land Purchases:
In 1900 Charles Cotesworth Beaman, Jr. died, marking the loss of a central figure in the Cornish Colony of artists. That same year Augustus Saint-Gaudens was diagnosed with cancer and underwent two surgeries in Boston. Thereafter a sequence of land acquisitions and building additions ensured that his family and assistants could reside in close proximity to Aspet. Louis St. Gaudens, the brother of Augustus, moved to Cornish in 1900 and began working in the Aspet studio. They also built a new studio in 1901 called the Large Studio, which was a U-shaped complex with a woodshed and stable. Purchasing a nearby parcel, Louis and his wife and sculptor Annetta Johnson St. Gaudens moved a shaker meeting house from Enfield, New Hampshire to a prominent knoll above Aspet in 1902 and named their property "Orchard Kiln." (Hepler 2006: 53; Olney, et al 1985: 57,106)

In the first decade of the 1900s, Augustus was widely recognized as one of the preeminent sculptors of his time and received several major commissions while also attempting to complete earlier unfinished works. He was a magnet for other artists and apprentices, hence the Cornish

property became a beehive of activity with other artists, assistants, models, and clients. Likewise in the household Augusta had the help of servants, cooks, a gardener, and nurses as her husband's health declined. In 1901 Augustus Saint-Gaudens purchased from Charles Beaman's wife, Hettie Beaman, a two-acre lot on the north side of the road and east of Aspet, the eventual site of "Treetops" house. Shortly after acquiring the property, the structure on the property may have been a relocated carriage shed that was formerly owned by the Davis family, hence moved up the hill from the Blow-Me-Down Farm property and converted to a residence. In 1903 Augustus and Augusta purchased several parcels to the north and east from the Johnsons, Finns, Hurds, Crolys, Westgates, and Reads, which provided additional woods and pasture land and protected the land adjacent to their water supply. By 1905, the Saint-Gaudens land holdings had grown from 22 acres in 1891 to 125 acres. (Cornish invoices; SC deeds; Hepler 2006: 56; Tharp 1969: 331)

Augustus and Augusta intended to pass their lands to their son Homer, who at the time was completing his degree at Harvard College and beginning his career as a writer and playwright in New York City. Augusta wrote to Homer in January 1904, "Thank you so much for your letter in which you are so happy about the prospect of someday living up on that land we have bought but I must do away with the impression that I have given you that it was my thought. For, in fact to buy the land for you was originally your father's thought, and he never let that out of his mind, and in buying the land has had your wishes in mind all of the time so please write and let him know how happy you are that he should have thought of it." Augustus also conveyed land to his brother Louis in the spring of 1904. (SC deeds; Hepler 2006: 51,56; Richard Wood Interview 11/5/2005; ASG Papers; Tharp 1969:332)

In 1904 the eastern half of the future Saint-Gaudens Farm was transferred from Timothy B. Rossiter's son, George, back to Frank and Dora Johnson for one dollar. The Johnson's retained ownership of the parcel until 1910 as detailed in the next section. (SC 158/296; Merrimack and Sullivan Counties, New Hampshire Biographies, c.1898)

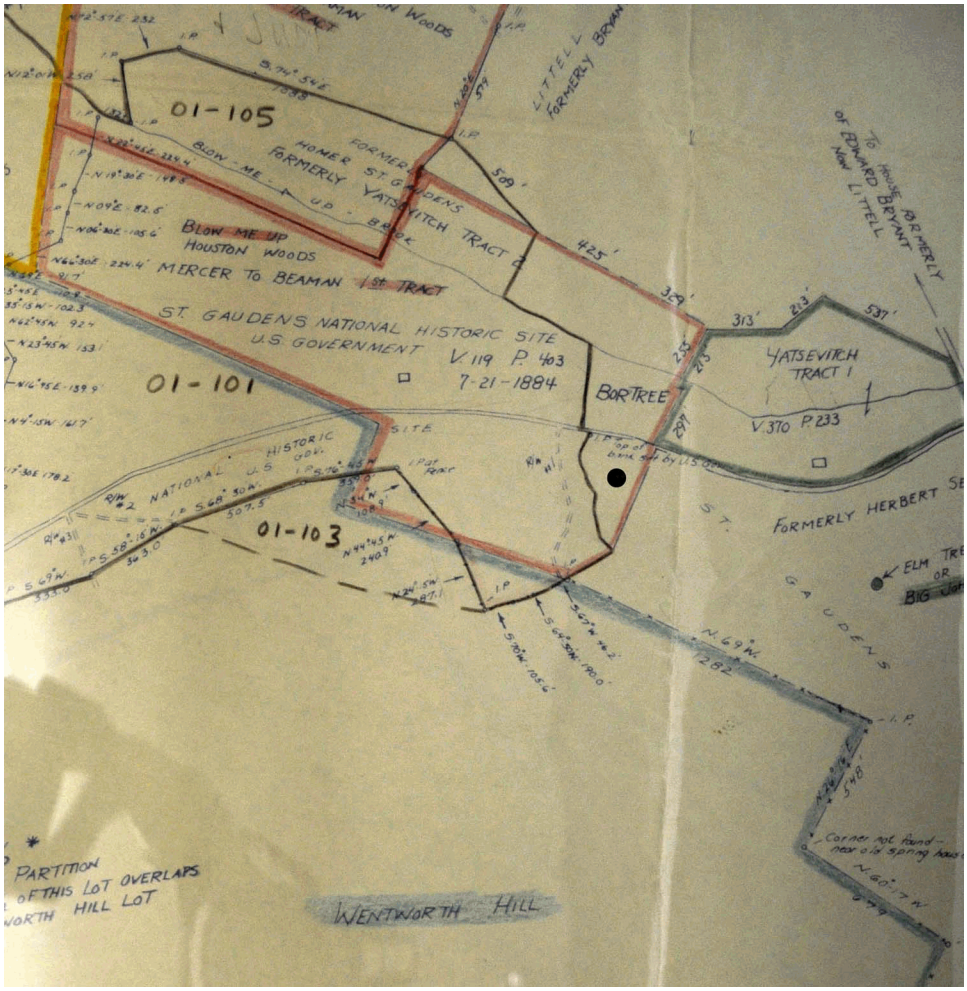


Figure 4. Detail of a map showing early landowners. Land outlined in red was sold by Mercer to Beaman, and included a 1.54-acre portion of the future Saint-Gaudens Farm parcel. A black dot shows the approximate location of the farm. (SAGA Archives)

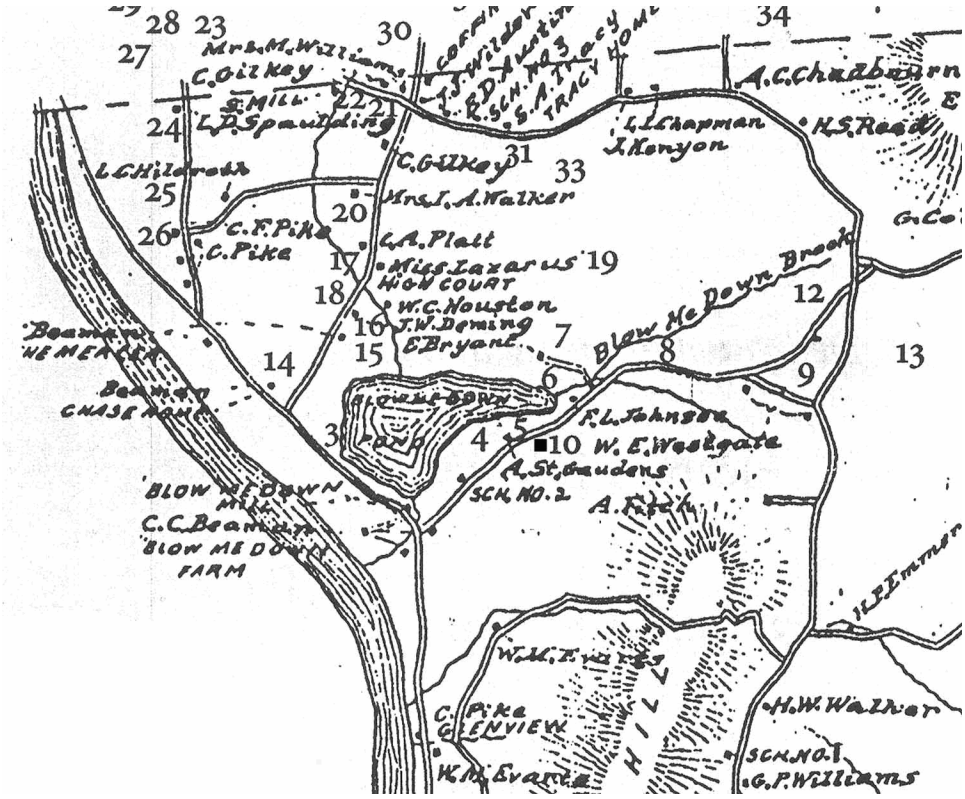


Figure 5. Detail of an 1892 map of Cornish from Hurd Town and City Atlas. A black square (next to the number 10) is the approximate location of the farm. (Image reprinted in Footprints of the Past: Images of Cornish NH and the Cornish Colony)

SAINT-GAUDENS FARM, 1904-1954

Acquisition of the Western Half of Saint-Gaudens Farm, 1904:
On October 7, 1904 a fire destroyed the Large Studio at Aspet and most of its contents. About one month after the studio fire, on November 18, 1904, Augustus purchased a 1.54 acre parcel of the former Mercer farm to the southeast and across the road from Aspet from Hettie Beaman, representing the western part of the Saint-Gaudens Farm parcel. No buildings were specified on the deed, suggesting that Saint-Gaudens may have built a farmhouse and barn on the parcel around this time. The barn provided space for the family's animals that were displaced by the fire, and eventually housed five or six horses, a cow, wagons, carriages, and sleighs. The farmhouse's construction was inexpensive, with fir flooring and simple cabinetry, and was supplied with water from the "Oak Spring" to the south. A later resident in the farmhouse recalled that Homer's first wife, Carlotta Dolley Saint-Gaudens, was involved its construction. (Richard Wood and Flo Kenyon, Interview, 11/2005; Cornish Invoices; SC 156/529; SC 158/288; SC168/430; Jergensen 2007: 4-12)

Note: As has been previously discussed in this chapter, various maps and a 1904 deed suggest there were no buildings on the Saint-Gaudens Farm property prior to 1904. However, as noted

in the 2013 draft National Register documentation, there are conflicting construction dates provided for the farmhouse and barn complex on the property. A 2006 Archeological Overview and Assessment Report states that Saint-Gaudens likely built the house and barn when he bought the property in 1904 (Hepler 2006). A draft version of the 2006 Cultural Landscape Report (CLR), however, states that the barn and house were already standing at the time of Saint-Gaudens purchase, commenting that "Recent architectural investigation has concluded that the house and main barn date to circa 1875" (Nowak 2006: 53, citing Jergensen 2007: 5). The CLR goes on to corroborate this conclusion by noting that Beaman rented out the house and the barn before Saint-Gaudens' purchase, and that the barn was expanded into its U-shape configuration c.1950 by the LePan family, tenants of Homer Saint-Gaudens from 1949-1954. As stated in the National Register, "While the CLR dates for the structures seem more plausible (especially for the barn), archeological survey immediately around the buildings could yield stratigraphic, structural, or artifact data to either confirm or refute its assertions." The 2013 draft National Register documentation lists c.1875 as the construction date for the farmhouse and barn. (National Register, draft 2013: 60)

Homer Returns to Cornish:
As the health of Augustus Saint-Gaudens continued to deteriorate, his family and assistants provided greater support and resided in close proximity. Homer married Carlotta Dolley in June 1905 and the following year, the couple left New York City to help manage the Cornish studio and unfinished works. Documented in correspondence, Homer returned to Cornish at the request of his parents. In May 1906, Homer writes "… mother talks of building a new house for Ivan and fixing up the cottage [Treetops] for us. How does that strike you?" Augustus writes, "Now about your coming up here, if you are coming, we have got to think right away about your location. Do you think you would like to live in the Davis cottage? If so, we will have to make plans at once for the building of something else for him/or would you like to live elsewhere, or have something built on your own land, on the land that we call yours up on the hill, or what not? Of course I should much prefer having you near us. I have, you know, a treasure of a carpenter who I think in a very few months would put something up that would do." While further details are undocumented, Homer and Carlotta moved to Cornish and apparently resided in Treetops, which had been occupied by a caretaker and assistants. Homer and Ida Reed Metz, the family's secretary, worked with Augustus in his final year to produce a two-volume memoir entitled "Reminiscences." Augustus Saint-Gaudens died on August 3, 1907. (Saint-Gaudens 1913; Hepler 2006: 56,60; Grimes in ASG papers)

Acquisition of the Eastern Half of Saint-Gaudens Farm, 1910:
Expense ledgers from 1908 and 1909 indicate that extensive work was carried out at Homer's residence and garage including large quantities of lumber, windows, plaster, wall paper, paint, heating and plumbing systems, and bathroom fixtures, though it is unclear which residence received the renovations. Homer and Carlotta moved to the Johnson farmhouse in 1910 after Frank Johnson died and his widow Dora and their daughter Marjorie (Margery) Johnson Campbell, sold the property in two parcels to Augusta (Figure 6). One parcel included 152.6 acres of farmland, which included the eastern half of the Saint-Gaudens Farm parcel. The other parcel included the Johnson farmhouse, which became the Barberry House. Thereafter, Homer and Carlotta lived in the Barberry house, used Treetops for staff including Ida Reed

Metz, and leased the Saint-Gaudens Farm to tenant farmers. It is around this time that Homer Saint-Gaudens observed that since farmers sold their land to artists, the Cornish area looks "unshorn" with pastures reverting to forests, blocking formerly expansive views to the river valley, Vermont hills, and Mount Ascutney. (SC 174/253; SC 174/253; SC 176/138; Tharp 1969: 190; Child 1911: 221)

The Saint-Gaudens Memorial and Homer Saint-Gaudens Ownership:
In 1917 Augusta oversaw the construction of a caretaker's cottage and garage adjacent to the Aspet stables. The new structures were likely part of a long term vision of physically separating Aspet from the larger Saint-Gaudens holdings to form a memorial site. Two years later, Augusta and Homer established the Augustus Saint-Gaudens Memorial to preserve the buildings, land, and the works of art located at Aspet. In 1922, Augusta and Homer transferred twenty-two acres to the Saint-Gaudens Memorial, representing the original parcel purchased from Beaman in 1891. The Memorial did not include the Saint-Gaudens Farm property, but made use of water from the springs associated with the Saint-Gaudens, Johnson, and Croly properties including the Oak Spring, Elm Spring, Johnson Spring.

Shortly before her death in 1926, Augusta transferred ownership of her remaining land to Homer in 1923 and 1925, including the 1.54-acre Hettie Beaman parcel that contains the core Saint-Gaudens Farm buildings and the 152.6-acre Johnson Farm parcel. In 1925 Homer's property consisted of 230 acres, with a real estate value of $15,000, and included eighteen milking cows, two beef cattle, and four hogs. An employee who cared for several horses and sometimes a dozen cows during Augusta's later years still apparently occupied the farmhouse. (SC 214/194; Hepler 2006:74; Cornish invoices)

In 1930, a long and narrow-shaped 23-acre parcel to the west of the Saint-Gaudens Farm parcel was transferred from William E. Beaman to the Saint-Gaudens Memorial (Figure 7). The parcel included four right-of-ways that extended from Saint Gaudens Road southeast to the Lewis parcel. One of the right-of-ways was along the current maintenance facility driveway, just to the west of the farm property. (Map entitled Saint-Gaudens National Historic Site showing History of Land Acquisition prepared by W.F. Breckenridge, Claremont, NH, August 1951, obtained through Denver Service Center TIC)

Homer Saint-Gaudens—described by this time as an art critic, playwright, and music director—was both a member of the diminishing Cornish Colony as well as a gentleman farmer, much like other children of the original colony members that retained their land into the twentieth century. Like many colony members, Homer resided elsewhere, moving from New York to Pittsburgh in 1922 where he became the director of the Department of Fine Arts at the Carnegie Institute. (Hepler 2006: 73; Tharp 1969: 371; SC 228/324)

Martin and LePans Tenancy:
While Homer and Carlotta resided in Pittsburgh, they returned to Cornish periodically to oversee the Saint-Gaudens Memorial. Carlotta died in 1927 and Homer remarried in 1929 to Mary Louise McBride from Pittsburgh. From the 1930s to 1950s, Homer and Mary Saint-Gaudens rented the Saint-Gaudens Farm property to at least two families who ran dairy

farms—the Martin family in the 1940s followed by the LePan family (Figure 8). It was the LePans who called the farmhouse the Saint-Gaudens Farmhouse and the Horse Barn. The 2013 draft National Register documentation states that the barn achieved its U-shape configuration c.1950 by the LePan family, tenants from 1949-1954. Under their stewardship, the LePans paid no money to Homer. Their agreement included providing room and board for the caretaker, boarding Homer's horses, storing Saint-Gaudens carriages, sleighs, and furniture and harvesting, chopping, and stacking sufficient firewood for the property. The caretaker for Aspet, named Arch or Archie "Choen" or "Carion," built the two-car garage on the Saint-Gaudens Farm parcel sometime around 1950, as Flo Kenyon (LePan) recalled it was there when they resided on the property. The park's Archeological Overview and Assessment states the garage was built before 1949. (National Register 2013 draft: 60; Richard Wood and Flo Kenyon, Interview, 11/2005; Hepler 2006)

Sevigny Ownership:
By 1950, the Saint-Gaudens Memorial was well established and opened to visitors and the Saint-Gaudens Farm was actively used by tenant farmers (Figure 9, see also Figure 7). In February 1954, Homer sold the farm to Herbert J. Sevigny, while reserving the right to use the spring that was known at that time as "Elm Tree Spring" or "Big Johnson Spring" for the Saint-Gaudens Memorial property. The deed included the area surrounding Oak Spring and contained two restrictions and a reservation: that no building be constructed in the 150-foot wide strip from the road; that a strip of trees would be retained along the edges of fields within the viewshed of the Barberry House; and that the Saint-Gaudens Memorial reserved the right to run water pipes to the Elm Tree Spring and repair them as needed. The deed also noted that the "dairy barn" could use water from the Elm Tree Spring that was not used by the Saint-Gaudens Memorial. Originally known as Johnsons' dairy barn, this structure was just east of the Saint-Gaudens Farm and is no longer standing. (SC 359/518)

Homer sold Treetops to Clarence and Elease Bortree in 1954, and the Barberry House to Frances D. and Michael M. Yatsevitch in August 1955. While the three homes—Saint-Gaudens Farm house, Treetops, and Barberry House—and associated land were no longer owned by the Saint-Gaudens family, their caretaker Arch remained present, carrying out maintenance tasks for subsequent owners and keeping his car in the Saint-Gaudens Farm garage up through the 1970s. (Richard Wood and Flo Kenyon, Interview, 11/2005)

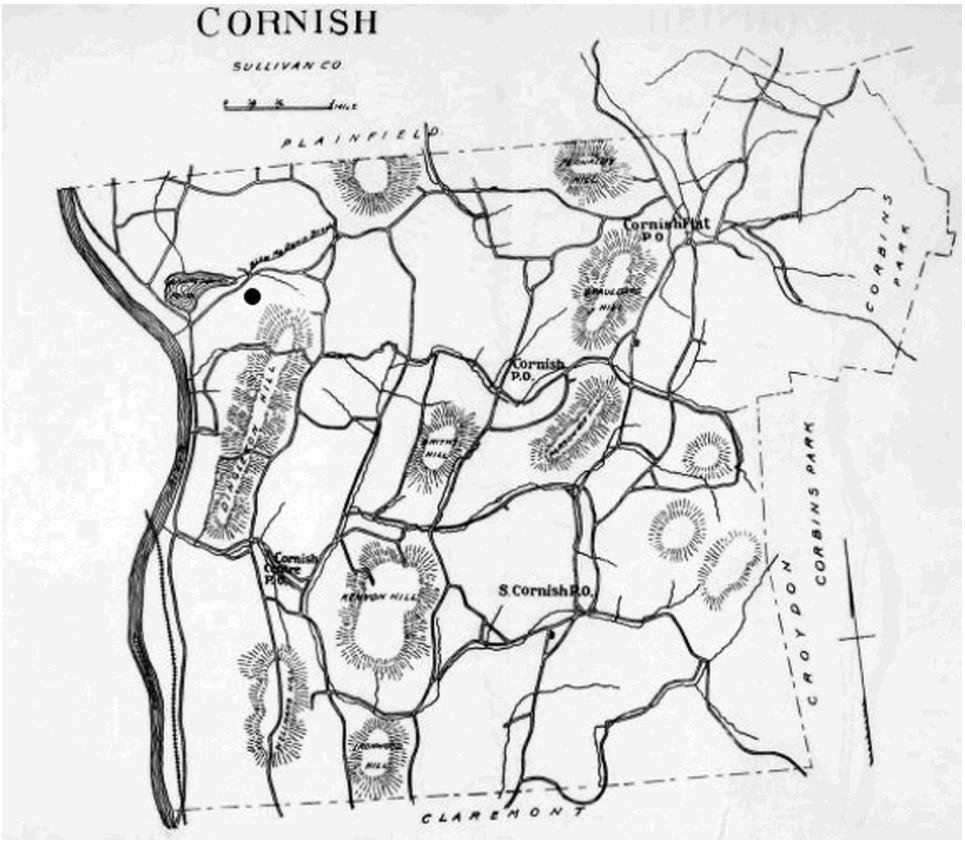


Figure 6. Map of Cornish, New Hampshire, 1911. The black dot shows the approximate location of the Saint-Gaudens Farm property. (Image reprinted in History of the Town of Cornish, New Hampshire with Genealogical Record 1763–1910)

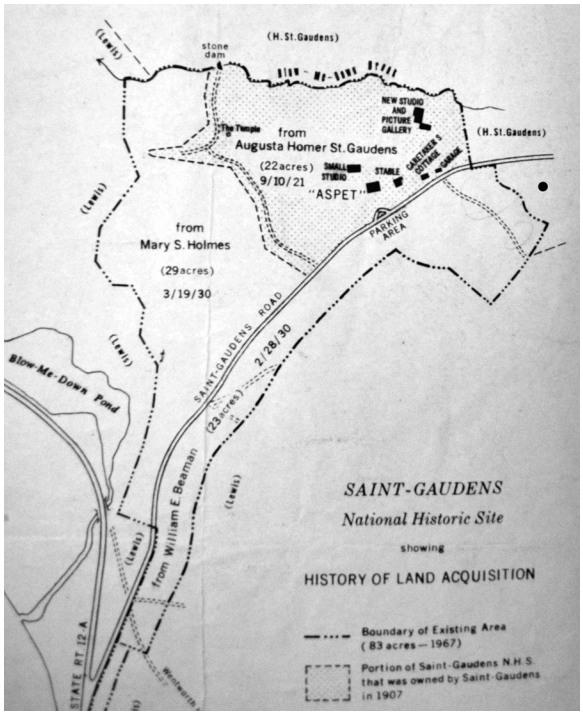


Figure 7. Map drawn in 1951 showing land transfers boundary of the Saint-Gaudens NHS land to the north and east owned by Homer Saint-Gaudens. A black dot shows the location of the Saint-Gaudens Farm, which Homer owned until 1954. (SAGA Archives)

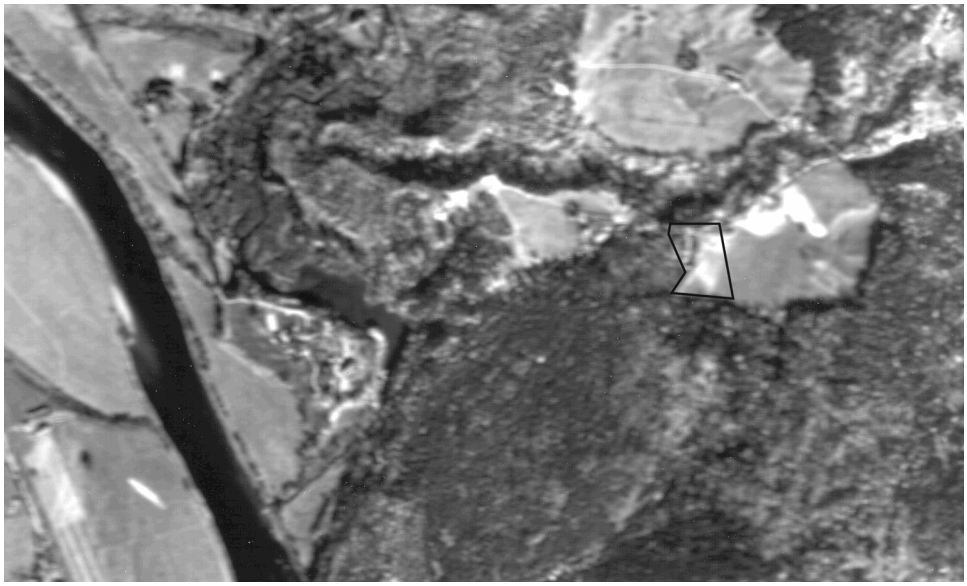


Figure 8. In this 1939 aerial photograph, the farm property is mostly cleared of vegetation and bound by fields to the east and forests to the north, south, and west. Homer Saint-Gaudens owned it and the former Johnson Farm to the east. (SAGA Archives)

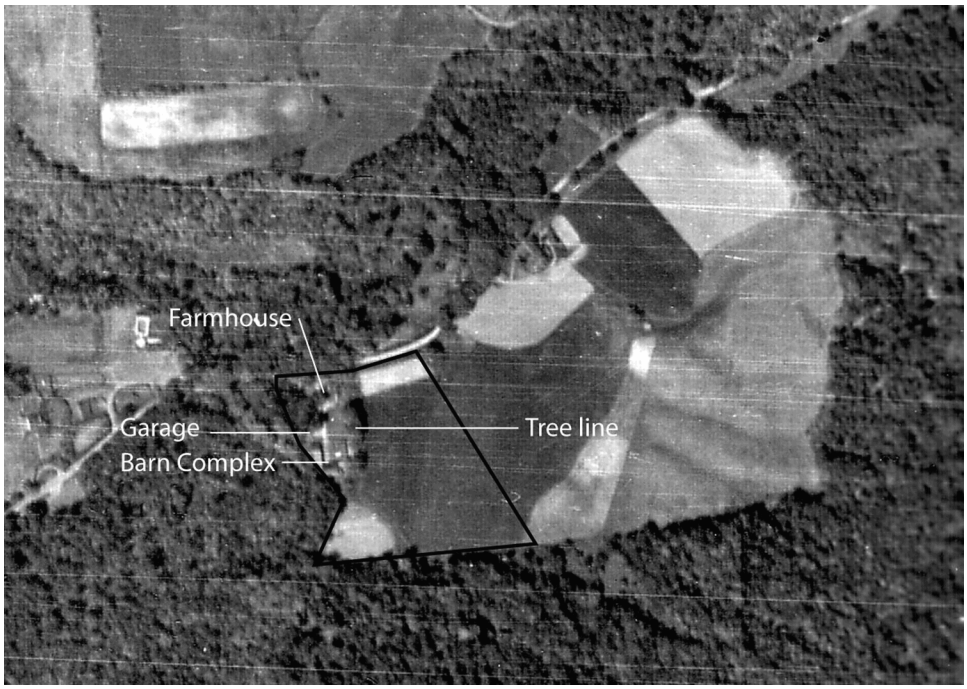


Figure 9. A 1952 aerial photograph shows the barn complex and the north-south tree line separating the farm yard from the field to the east. There is no fence line along the farm's current east boundary because Homer owned both parcels. (SAGA Archives)

LAND TRANSFERS AND THE NATIONAL HISTORIC SITE, 1954-2013

After selling their properties in Cornish, Homer moved to Florida, where he died in December 1958. His second wife Mary Louise McBride continued to reside in Florida until her death in 1974. After the Saint-Gaudens ownership, the Saint-Gaudens Farm property changed owners frequently as it was becoming increasingly difficult for small farmers to compete with more mechanized, larger farm operations. The Sevigny family had little interest in operating the Saint-Gaudens Farm property. In the winter and spring of 1954 the Sevignys harvested a profitable crop of timber from the land to the south of the Saint-Gaudens Farm and sold the farm property a few months later to Henry P., Elizabeth K., and Stanton L. Lavigne. The deed included a right of way for the Sevigneys to continue removing the harvested timber. (Note: the deed stated the Saint-Gaudens Farm property was eight acres in size, but a later survey determined it was 6.5 acres in size). (LePan and Wood Interview, 11/19/05; SC 360/24)

In September 1956 Stanton Lavigne transferred his rights to the parcel to Henry and Elizabeth Lavigne, changing the ownership from tenants in common to joint ownership. A year later, Elizabeth Lavigne, then widowed, sold the farm and exclusive water rights to Oak Spring to Michael M. and Frances D. Yatsevitch. The deed also indicated a right of way for the Sevignys from the road, along the ravine, west of the barn, and following the water course up the hill and is shown on a plan prepared by S. H. Stevens in May 1954. In September 1957 the timber harvest was complete and the Sevignys released the right of way across the parcel specified on the 1954 deed. (SC 317/466; SC 388/248; SC 361/548)

Drinking water for the farm property was not on the parcel, but the deed included rights to Oak Spring to the southeast, rights which Augustus Saint-Gaudens had purchased in 1896 for Aspet. By this time the Saint-Gaudens Memorial's water came from the Big Johnson Spring to the east, which the Memorial owned one-third of the rights to and the pipe ran across the northern edge of the Saint-Gaudens Farm parcel near the road. The Memorial covered the annual expense of repairing the spring each year. In January 1959 the Yatsevitchs sold the farm property to Jonathan and Louise Ladd, with buildings thereon and exclusive water rights to Oak Spring to the southeast (Figures 10 and 11). Specifically the deed states the "right to contain the waters of said spring and to maintain pipes there from to the premises hereby conveyed. Excepting and excluding for the benefit of the Saint-Gaudens Memorial and land of one Bortree a right of way for water pipe line to the Elm Tree Spring or Big Johnson Spring as the same was reserved to Homer Saint-Gaudens in his deed to Herbert J. Sevigny, Vol. 359, Page 518." (SC 368/341)

Wood Ownership and the National Park Service:
The National Park Service acquired Aspet in 1964, and on August 31, 1964, Congress authorized Saint-Gaudens National Historic Site. However, the park boundaries did not include Saint-Gaudens Farm property, which remained in private ownership. In 1967 Jonathan and Louis Ladd sold the farm property to Richard and Barbara Wood, with the same water rights as the previous deed. The Wood family raised beef cattle, bred horses, raised sheep and rabbits for meat, and chickens for meat and eggs. They also made numerous changes to the property, including the removal of several features erected by previous owners.

Richard Wood installed two-rail fences throughout the property; removed the multiflora rose hedgerow installed by the LePans, removed eleven mature white pines at the northwest corner of the property, and brought in one hundred cubic yards of fill and installed a septic system. He also excavated a small pond for recreation and fire protection and constructed a screen house on the pond bank. Wood removed a dilapidated three-hole outhouse that had been built over the stream that collapsed when a tree fell on it. In and around the house he installed an artesian well close to the house near the kitchen; removed the wood-fired furnace; added a bathroom on the first floor of the house; replaced the dilapidated cedar roof shingles with asphalt shingles; installed wood panels in the house; added a deck over the bulkhead; and added peastone to the half of the basement floor that was not paved with cement. The Woods also took advantage of the areas of fertile soil on the property, tending a vegetable garden near the pond. At some point a garden bed was also cultivated just to the northeast of the two-car garage. The Wood family referred to the property as "Meadowbrook Farm." (SC 431/339; Richard Wood interview, 11/17/2005)

Barbara and Richard Wood divorced and in 1972 sold the property to Howard and Joyce Schneider with the same water rights as described in the earlier deeds. The Schneiders defaulted on their loan and Richard Wood bought the property back from the Schneiders in 1973. Wood owned the property for another twenty years then sold it to Gayle O. Heim in 1994. Heim married Frederick Covell and they resided in the farmhouse until 1999, during which time they replaced the asphalt shingle roof with a red tin roof. (SC 519/416; SC 523/352; SC 1039/453; Richard Wood interview, 11/17/05)

In 1979 the park developed the land to the west of the Saint-Gaudens Farm property for park operations, including a curatorial building in the woods just west of the farm (Figure 12). In 1996, the park's General Management Plan recommended an expansion of the park's boundaries to provide for additional park facilities and to ensure protection from incompatible development. One such property was the Saint-Gaudens Farm. In the late 1990s Gayle Covell notified the park of her intention of selling the farm property, at which time the National Park Service surveyed the parcel and determined that it totaled 6.5 acres rather than eight as stated in the deed (Figure 13). Unwilling to wait until the park's proposed boundary expansion was authorized by Congress, the Covells sold the 6.5-acre property to the federal government for $290,000 on April 8, 1999 (the park used Emergency/Hardship funds for the acquisition). A year later, Congress authorized an administrative boundary expansion from 64 to 279 acres, allowing the park to acquire lands formerly associated with Saint-Gaudens, Charles Beaman, and the Cornish Colony. (GMP 1996: 5,24-25; SC 1186/203; PL 106-491; Boundary Adjustment File, L1417, SAGA)

Upon acquiring the Saint-Gaudens Farm property, the National Park Service began using the farmhouse for seasonal employee housing, the barn complex and garage for storage, and the field area for stacking and burning brush and for a tree nursery. In around 2011 the park removed the screen house by pond, which had been built by Richard Wood sometime before 1994, after it was damaged in a storm by a fallen tree. Seasonal staff continues to maintain the flower beds around the house and a small vegetable garden next to the two-car garage.

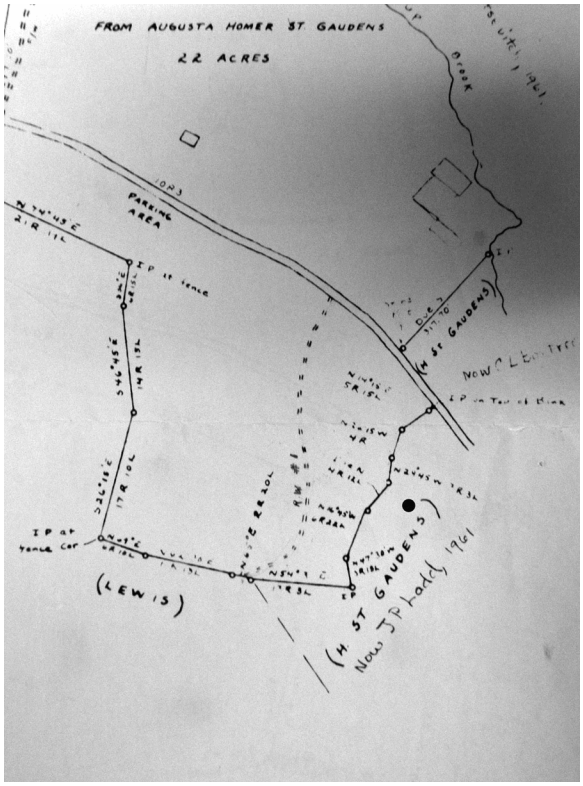


Figure 10. Map updated in 1961 to illustrate the boundary of the National Historic Site and adjacent landowners. The Ladds owned the Saint-Gaudens Farm, shown with a black dot. (SAGA Archives)

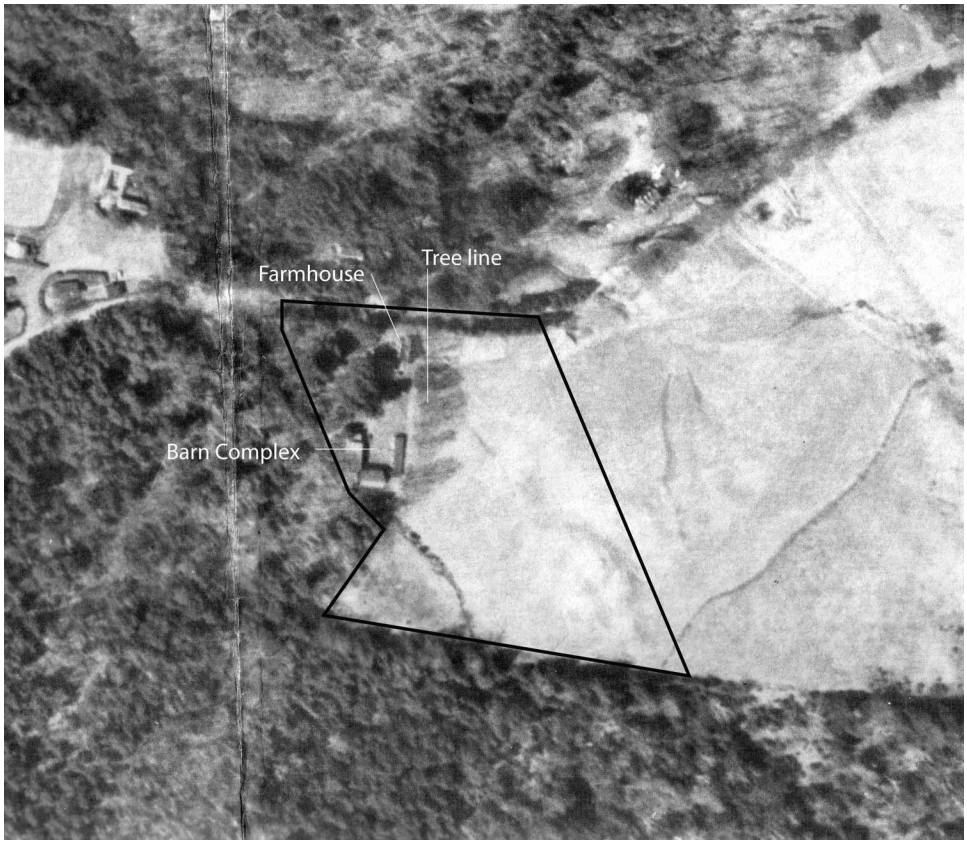


Figure 11. A 1963 aerial photograph shows the tree line separating the farmyard from the fields when the property was owned bythe Ladds. The open land appears to be cut for hay or used for grazing. (SAGA Archives)

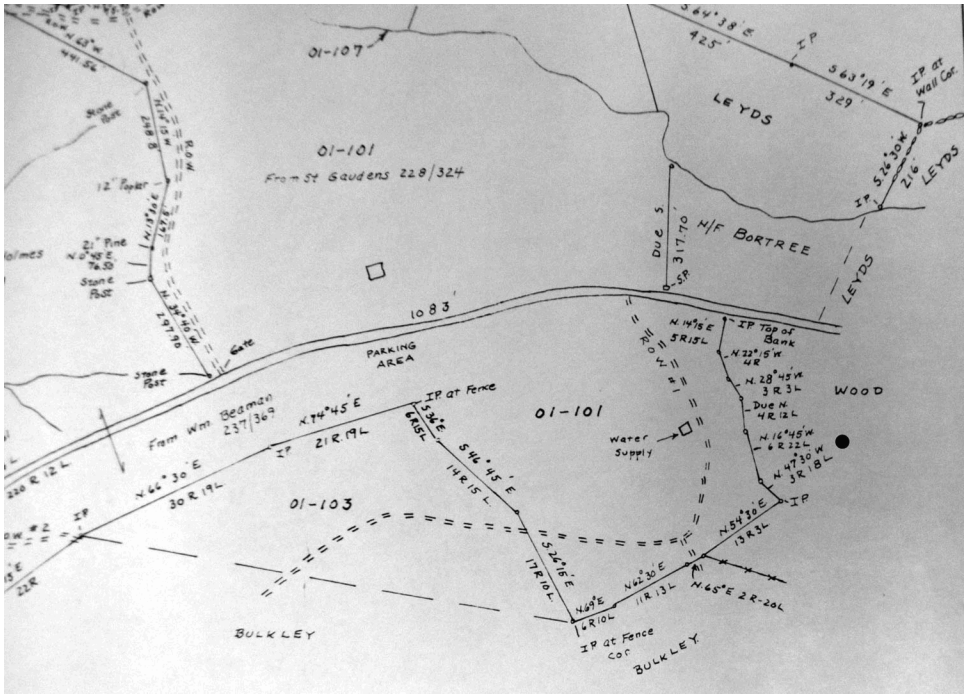


Figure 12. Map from 1983 illustrates the boundary of the National Historic Site and adjacent landowners. Richard Wood owned the Saint-Gaudens Farm, shown with black dot. A fence line is shown along the southwest property line. (SAGA Archives)

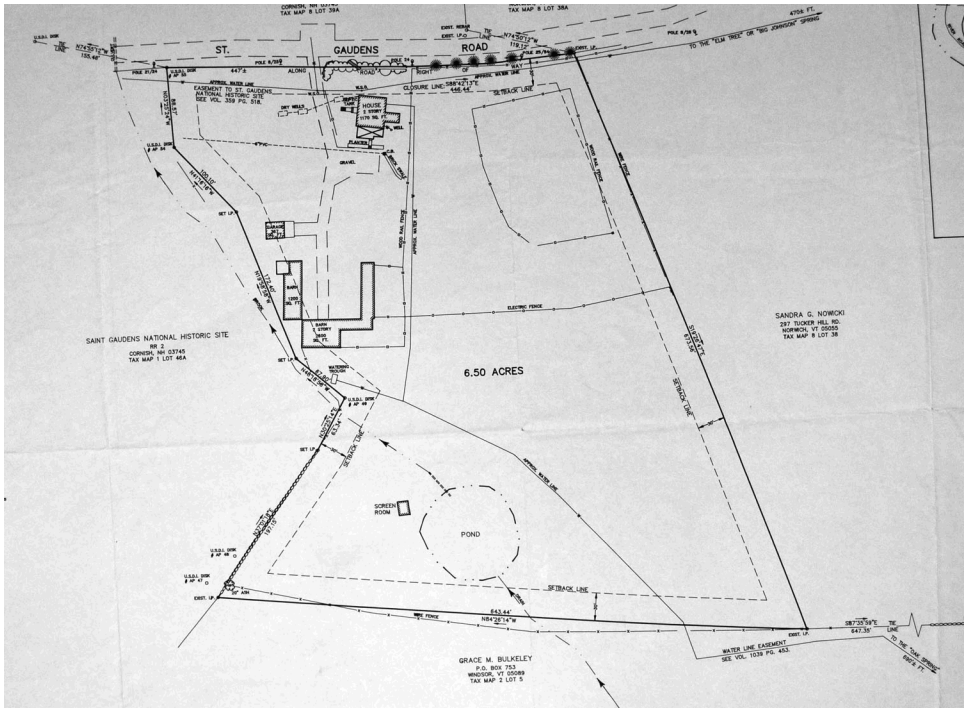


Figure 13. Survey from 1998 of Saint-Gaudens Farm parcel when owned by Gayle Covell, showing the screen room and pond constructed by Richard Wood, fence lines, a brick swale southeast of the house, steps by the road, and water lines. (SAGA Archives)

Analysis & Evaluation of Integrity

Analysis and Evaluation of Integrity Narrative Summary:

Landscape characteristics identified for the Saint-Gaudens Farm landscape include natural systems and features, land use, vegetation, circulation, buildings and structures, views and vistas, constructed water features, small scale features, and archeological sites. Of these, natural systems, vegetation, circulation, buildings, and views are the most important characteristics and include features that contribute to the site's overall historic character. The features that contribute were either present during the period of significance or are in-kind replacements of such historic elements.

The physical integrity of the Saint-Gaudens Farm landscape is evaluated by comparing landscape characteristics and features present during the period of significance (1884-1950) with current conditions. Many of the historic characteristics and features still remain today. Lands to the south of the farm remain forested, while tree lines continue to thrive along the ravine and stream to the west, Saint Gaudens Road to the north, and the property line that once separated the Beaman and Johnson farms. In contrast are the open areas associated with the field to the east and the domestic yard spaces around the historic farmhouse and barn complex. The 1.5-story farmhouse features wood shingles and a red tin roof and is still used as a residence for seasonal employee housing. The one- to two-story barn buildings retain their U-shaped configuration and feature wood plank siding and metal roofs, next to which is the small two-car garage built for the property's caretaker. All three buildings are accessed by the original gravel driveway. Views within the property of the farm buildings and views east of adjacent farm land continue to convey a rural and bucolic scene.

Since 1950, the most notable addition to the landscape has been the installation of a small pond in the south part of the property. However, this nonhistoric feature does not overall detract from conveying the character of the historic resources. Other alterations that have taken place since 1950 include the removal of white pines to the west of the house and driveway for a septic system and leaching field, the development of a tree nursery in the field, the installation of two drainage swales, and the construction of a driveway and footbridge from the barn complex to the park's maintenance area to the west.

INTEGRITY

The Saint-Gaudens Farm landscape retains integrity to the period of significance, 1884 to 1950, and still clearly conveys its historic significance through existing resources. All seven aspects of integrity, as defined by the National Register of Historic Places requirements, are evident, so much so that if Homer Saint-Gaudens were to return to the site today, he would clearly recognize it as his farm.

Location:
Location is defined by the National Register as the place where the historic property was constructed, or the place where the historic event occurred. The farmhouse, the barn complex, the gravel driveway, the domestic yard, and the tree lines remain in their historic locations. All of the land associated the farm parcel owned by Augustus, Augusta, and then Homer Saint-Gaudens is included in

the park boundary.

Design:
Design is the combination of elements that create the form, plan, space, structure, and style of a property. Although there are discrepancies regarding the construction dates of the farmhouse and barn, the buildings nonetheless represent two types of modest rural architecture prevalent in the Cornish region during the late nineteenth and early twentieth centuries. The oldest central portion of the barn exhibits the general characteristics of stables built during that period, while later additions resulted in its current U-shaped configuration by 1950. The farmhouse displays hybrid architectural features typical of late-nineteenth-century vernacular designs that incorporated elements from various popular styles.

Setting:
Setting is the physical environment of a property and the general character of the place. During the nineteenth century, Saint-Gaudens Farm was set in a rural and agricultural context, surrounded by pasture land. During the late nineteenth and early twentieth century the land to the south and west reverted to forest and the views to the south and west of the Vermont hills were no longer extant. Hence, the setting is intact.

Materials:
Materials are the physical elements that were combined or deposited during the period of significance in a particular pattern or configuration to give form to the property. Much original fabric remains in the farm landscape, including the buildings, driveway, hedge remnants, shade trees, stream, and an open landscape. Overall, enough original material remains to retain material integrity to the historic period.

Workmanship:
Workmanship is the physical evidence of the crafts and methods of construction used during the specified historic period of significance. Evidence of the historic workmanship within the Saint-Gaudens Farm landscape is extant and visible in the buildings, placement of plant material, and the open fields. This is due largely to effective maintenance that helps convey the design intent and craftsmanship of the historic period.

Feeling:
Feeling is the expression of the aesthetic or historic sense of a particular time resulting from the presence of physical features that, taken together, convey a property's historic character. Saint-Gaudens Farm landscape is still evocative of the sense of place created by two generations of the Saint-Gaudens family. The most of the significant features and the setting remain from the historic period to convey the property's historic character.

Association:
Association is the direct link between the property and an important historic event or person. Although Saint-Gaudens Farm is no longer a private farm, evidence of the site's association with the Saint-Gaudens family is evident in the buildings and maintained bucolic landscape.

Landscape Characteristic:

This section presents an analysis of landscape characteristics and their associated features and the corresponding List of Classified Structures names and numbers. It also includes an evaluation of whether the feature contributes to the property's National Register eligibility for the historic period (1884-1950), contributes to the property's historic character, or if it is noncontributing, undetermined, or managed as a cultural resource. Features identified with a (*) are described in National Register documentation.

Natural Systems and Features

Historic Condition (through 1950):
The heavily wooded hillsides above the Connecticut River were largely deforested during the Colonial period for ship masts and timber, which resulted in open views looking west toward the hills of Vermont. When the agricultural economy began to decline in the late 1800s, many farm fields were abandoned and began reverting to native woodlands during the period of significance. In contrast, the Saint-Gaudens Farm landscape was likely cleared in the late 1700s, farmed continuously throughout the 1800s, and remained open in the 1900s due to the continued agricultural use by the Saint-Gaudens family and a progression of tenant farmers. A stream ran along the south and west boundary of the farm property, and flowed northward under Saint Gaudens Road and into the Blow-Me-Up Brook, which in turn drained into Blow-Me-Down Brook.

Post-Historic and Existing Conditions:
The surrounding forests of northern hardwoods and conifers continued to mature after the period of significance. Today, the stream still flows in a ravine along the western property line of Saint-Gaudens Farm and under Saint Gaudens Road, eventually flowing into Blow-Me-Up Brook. Alterations that have taken place since 1950 include the removal of white pines and regarding to the west of the house and driveway for a septic system and leaching field, and the excavation of a man-made pond southeast of the barn complex by Richard Wood in c.1970 (Figures 14, 15 and 16).

Landscape Characteristic Graphics:



Figure 14. View looking north at the dammed portion of the stream that flows along the west side of the property. The Saint-Gaudens Farm house and barn complex are visible in the distance. (OCLP, May 2013)



Figure 15. View looking southeast from Saint Gaudens Road at the northwest corner of the farm showing the ravine bank above the stream. The farmhouse is visible through the trees. (OCLP, May 2013)



Figure 16. View looking northwest from the barn complex at the farmhouse at right (north), garage and vegetable garden and lilac at left (west), and the septic system under the lawn that was once a stand of white pines (distant center). (OCLP, May 2013)

Land Use

Historic Condition (through 1950):
The Saint-Gaudens Farm grounds include 1.54 acres of the former Mercer farm purchased by Augustus Saint-Gaudens from Hettie Beaman in 1904. Historic maps and deeds suggest that Saint-Gaudens built a farmhouse and barn on the parcel soon after the land purchase, although some sources disagree on this point (see Note in Physical History chapter, under "Saint-Gaudens Farm, 1904-1954, Acquisition of the Western Half of Saint-Gaudens Farm, 1904"). The farmhouse was used by the caretaker and the barn provided space for the family' s animals and for storage wagons, carriages, and sleighs. An additional 5 acres out of a 152-acre tract of the former Johnson farm was purchased by Augusta Saint-Gaudens from Dora A. Chase Johnson in 1910. Augusta purchased the Johnson farm to protect the water rights, acquire additional grazing land, and presumably to protect the scenic and isolated qualities of Aspet.

Between 1923 and 1925, Augusta transferred ownership of her remaining land to her son Homer Saint-Gaudens, including the 1.54-acre Hettie Beaman parcel (western portion of the Saint-Gaudens Farm property) and the 152 acre Johnson Farm parcel (eastern portion of the farm property). From the 1930s to 1950s, Homer Saint-Gaudens rented the Saint-Gaudens Farm property to at least two families who ran dairy farms—the Martin family in the 1940s followed by the LePan family from 1949-1954. The Lepans provided room and board for the caretaker, boarded Homer's animals, and stored firewood and other items.

Post-Historic and Existing Conditions:
In February 1954, Homer sold the farm property to Herbert J. Sevigny, while reserving the right to use the spring for the Saint-Gaudens Memorial property (Aspet). After Homer died in December 1958, the Saint-Gaudens Farm property changed owners frequently as it was becoming increasingly difficult for small farmers to compete with more mechanized, larger farm operations. The National Park Service acquired Aspet in 1964, and on August 31, 1964, Congress authorized Saint-Gaudens National Historic Site. However, the park boundaries did not include Saint-Gaudens Farm property until 1999, at which time the park began using the farmhouse for seasonal employee housing, the barn complex and garage for storage, and the field area for stacking and burning brush and for a tree nursery that provides stock for rehabilitating the historic hedges as Aspet as needed. Park staff also maintain a small vegetable garden next to the garage. Today, the Saint-Gaudens Farm is no longer an active farm, but the property retains its historic and bucolic character and setting in close proximity to, but separate from, the adjacent Aspet property (Figures 17 and 18).

Character-defining Features:

Feature: Tree Nursery

Feature Identification Number: 166463

Type of Feature Contribution: Non Contributing

Feature: Vegetable Garden

Feature Identification Number: 166465

Type of Feature Contribution: Non Contributing

Landscape Characteristic Graphics:



Figure 17. View looking north at the tree line along the former Beaman-Johnson property line at the center of image. The park's recent plant nursery is visible at right and a row of evergreens along the road is visible in the distance. (OCLP, May 2013)



Figure 18. View looking northwest at the tree line along the former property line between the former Beaman and Johnson properties, now the center of the Saint-Gaudens Farm parcel. The park's plant nursery is in the foreground at left. (OCLP, May 2013)

Vegetation

Historic Condition (through 1950):
Up through the 1700s, the Saint-Gaudens Farm parcel was likely covered with "choice white pines," which prompted Governor Wentworth to claim a 500-acre parcel in 1763. This parcel included the land of the future Saint-Gaudens Farm. The Chase family settled the area and eventually the hillside was cleared for grazing. The parcel passed through successive owners before Charles Beaman purchased the western portion from William Mercer in 1884, while the Chase family retained ownership of the eastern portion. After Beaman died in 1900, his widow, Hettie Beaman sold 1.54 acres to Augustus Saint-Gaudens in 1904 for $75. Six years later, Dora A. Chase Johnson sold 152 acres to Augusta Saint-Gaudens, which included the land to the east (five acres are now part of the Saint-Gaudens Farm parcel).

At this time, it is likely that both parcels were relative open and used for grazing. The land to the south of the parcel reverted to forest and by the 1950 consisted of marketable timber. The earliest description of the vegetation on the property comes from Flora LePan (Kenyon), who with her husband Nelson LePan and five children had a no-money lease agreement with Homer Saint-Gaudens from 1949 to 1954. While living on the property, the open fields were cut for hay. Mature trees grew in the stream ravine and west of the house, and the evergreen hedge to the north of the house was extant. Nelson LePan planted a multiflora rose hedge

along the fenceline east of the house.

Post-Historic and Existing Conditions:
Richard Wood, who purchased the property in 1967, recalled the mature pines along the stream and west of the house, the rose hedgerow (which he removed), and the evergreen hedge in front of the house. Wood removed eleven mature white pines from the area west of the house and driveway and installed a septic system in about the 1970s. He also regraded the area in the southwest corner of the property to create the small pond. He left standing the trees that grow in the stream ravine and along Saint Gaudens Road. Today, the hedge, now overgrown, remains along Saint Gaudens Road. Shade trees also grow along a fence line east of the house, and a non-historic split-rail fence follows a portion of the north tree line. A grass lawn between the buildings forms a domestic yard near the barn complex where Saint-Gaudens housed his horses, wagons and carriages. The east side of the property is maintained as a mowed field and has open views to adjoining fields outside of the park boundary (Figure 19, see also Figures 17 and 18). (Hepler 2006: 56,79; Nowak 2006: 62-68,101-106,214)

Character-defining Features:

Feature: Domestic Yard *

Feature Identification Number: 166467

Type of Feature Contribution: Contributing

Feature: Tree Lines *

Feature Identification Number: 166469

Type of Feature Contribution: Contributing

Landscape Characteristic Graphics:



Figure 19. View looking east at the tree line and former hemlock hedge (at right and now overgrown) on the north property line along Saint Gaudens Road. A set of steps ascends the bank and leads to the farmhouse. (OCLP, May 2013)

Circulation

Historic Condition (through 1950):
Access to the farmhouse and barn on the Saint-Gaudens Farm property was provided by a driveway off of Saint Gaudens Road. It likely dates to c.1904 when Saint-Gaudens purchased the 1.54-acre western portion of the parcel, although it is possible that the driveway may coincide to when the farmhouse and barn were built (various sources date their construction from c.1875 to 1904).

Post-Historic and Existing Conditions:
The Saint-Gaudens Farm gravel driveway is extant and retains its historic configuration. It extends south from Saint Gaudens Road to near the center of the farm, where it gradually mixes with grass as it nears the barn complex. The driveway also provides access to the two-car garage. Recently, a stockade fence has been installed at the entrance of the drive to provide screening for a temporary recreational vehicle site located in the driveway. (Review comments, R. Kendall and S. Walasewicz, 2013)

A more recent gravel drive extends from the east side of the barn, over the stream, to the park maintenance facility. A footbridge near the southwest corner of the barn complex also provides access to this area. A set of angled concrete steps ascends the bank along the Saint Gaudens Road and leads to the farmhouse, while a similar angled set of mortared cobblestone steps remains in the road bank at the southeast corner of the Aspet property, and also at Treetops. The steps may be historic, but future research will be needed to make this determination (Figures 20, 21, and 22, see also Figure 19).

Character-defining Features:

Feature: Saint-Gaudens Farm Gravel Driveway *

Feature Identification Number: 166471

Type of Feature Contribution: Contributing

Feature: Driveway to Maintenance Area

Feature Identification Number: 166473

Type of Feature Contribution: Non Contributing

Feature: Footbridge to Maintenance Area

Feature Identification Number: 166475

Type of Feature Contribution: Non Contributing

Feature: Steps along Saint Gaudens Road

Feature Identification Number: 166477

Type of Feature Contribution: Undetermined

Landscape Characteristic Graphics:



Figure 20. View of the Saint-Gaudens Farm driveway entrance from the Saint Gaudens Road looking south, with an overgrown hemlock hedge framing the entrance. (OCLP, October 2012)



Figure 21. Saint-Gaudens Farm driveway entry at left, looking west down Saint Gaudens Road (OCLP, October 2012)



Figure 22. View looking east at a small footbridge over the stream at the southwest corner of the Saint-Gaudens Farm barn complex. (OCLP, May 2013)

Buildings and Structures

Historic Condition (through 1950):
Three buildings were constructed on the western portion of the Saint-Gaudens Farm property during the historic period. A 1.5-story wood frame farmhouse was built near the Saint Gaudens Road, oriented perpendicular to the road and facing west. The two-and-a-half-story barn was located south of the house at the end of a driveway and faced north. It was expanded with a series of one- and one-and-a-half-story shed additions to form a U-shaped complex that opened toward the farmhouse. By 1949, a two car garage was built on the Saint-Gaudens Farm property, adjacent to the barn for the caretaker's use. There were likely other outbuildings during the historic period, but no documentation has been found to date.

As discussed in the Chronology and Physical History chapter, various maps and a 1904 deed suggest there were no buildings on the Saint-Gaudens Farm property prior to 1904. However, as noted in the 2013 draft National Register documentation, there are conflicting construction dates provided for the farmhouse and barn complex. A 2006 Archeological Overview and Assessment Report states that Saint-Gaudens likely built the house and barn when he bought the property in 1904 (Hepler 2006). A draft version of the 2006 Cultural Landscape Report (CLR), however, states that the barn and house were already standing at the time of Saint-Gaudens' purchase, commenting that "Recent architectural investigation has concluded that the house and main barn date to circa 1875" (Nowak 2006: 53, citing Jergensen 2007: 5). The CLR goes on to corroborate this conclusion by noting that Beaman rented out the house and the barn before Saint-Gaudens' purchase, and that the barn was likely expanded into its U-shape configuration c.1950 by the LePan family, tenants of Homer Saint-Gaudens from 1949-1954. As stated in the National Register, "While the CLR dates for the structures seem more plausible (especially for the barn), archeological survey immediately around the buildings could yield stratigraphic, structural, or artifact data to either confirm or refute its assertions." The 2013 draft National Register documentation lists c.1875 as the construction date for the farmhouse and barn. (National Register, draft 2013: 60)

Post-Historic and Existing Conditions:
The farmhouse, barn complex, and the garage are extant and are located on the 1.54-acre portion of the land purchased by Saint-Gaudens in 1904.

Farmhouse.
Richard Wood replaced the cedar shingle roof, added materials to the basement floor, eliminated an outhouse that was off of the kitchen and added a second bathroom to the farmhouse during his ownership from 1967 to 1994. He removed the wood-fired furnace, installed a septic system, and built a deck next to the bulkhead. A metal roof was installed by the Heims in the 1990s.

Today, the building can be described as a rectangular, one-and-one-half story, 3-bay by 2-bay, Greek Revival style wood-frame house. A metal-clad side gable roof with deep overhangs

covers the farmhouse and a brick chimney rises from the center of the roof ridge. Gable returns and a painted cornice ornament the roofline. Three evenly-spaced dormers punctuate each roof slope and consist of a central gable dormer flanked by shed dormers. The building is clad in wood shingles and rests on a fieldstone foundation. A one-story gable-roofed ell is attached to the south end of the east (rear) elevation. The main entrance is centered on the façade and consists of a paneled wood door set within a molded surround and protected by an aluminum storm door. An identical entrance located on the south elevation opens onto a pressure-treated lumber deck. An additional entrance is located on the north (rear) elevation. Window openings are rectangular and feature flat, pedimented wood lintels. The wood frames are painted white in contrast to the brown color of the wall shingles. Windows included paired or single 6-over-6 double-hung sash on the main portion of the house and 3-over-3 double-hung sash on the ell. Diamond-shaped wood vents are located in the gable ends (Figures 23 and 24). (National Register, draft 2013: 14)

Barn complex.
Richard Wood recalls that Jonathan Ladd removed some of the beams from the barn and substituted cables and turnbuckles. Ladd apparently used the beams for a condominium development in Ascutney, Vermont. Other than the removal of the beams, the barn remains relatively unchanged since the end of the historic period.

Today, the barn is comprised of a central two-and-one-half story barn with four attached sheds arranged in a U-shaped pattern. It has a central sliding barn door constructed of vertical planks painted white. Long narrow rectangular sheds with shed roofs and open bays form the east and west sides of the U-shaped configuration. All of the sheds are one-story except for the westernmost shed. The east shed is connected to the central barn by a smaller, narrow gable-roofed shed. A compact, enclosed shed-roofed building with a square plan is attached to the north end of the west shed. The walls of all of the buildings are made of planks attached to wood studs with metal clad roofs (Figure 25). (National Register, draft 2013: 14)

Garage.
The Saint-Gaudens Farm garage is located north of the Saint-Gaudens Farm barn complex and faces east. The garage is a one-story, square, wood frame structure, and is two bays wide by one bay long with a shed roof clad in corrugated metal with deep overhangs. The walls are clad in shingle and rest on a poured concrete foundation. The Saint-Gaudens caretaker, Arch, continued to use the two-car garage into the 1970s. Except for a low, shed-roof, and shingle-clad addition attached to the west elevation to accommodate longer cars, the garage remains relatively unchanged since the 1950s (Figure 26). (National Register, draft 2013: 20; Review comments on National Register, email 9 August 2013)

Outbuildings and Other Structures.
Outbuildings that are no longer extant include an outhouse over the stream, a drafty shed near the house, and a screened summer house by the pond. The outhouse was present during the historic period, but collapsed during Richard Wood's period of ownership. The drafty shed

behind the kitchen was present throughout the LePan's residency and Flora did her washing there. The water drained into a pipe, then flowed out toward the stream. Subsequent owners removed the shed. The small, one-room summer house with screen windows and doors, built by Richard Wood near the shore of his pond sometime between 1967 and 1994, was in poor condition by the time the park acquired the property and was removed in about 2011. The park also constructed several brick and gravel drainage swales to direct runoff from the field away from the farmhouse (Figure 27).

Character-defining Features:

Feature: Saint-Gaudens Farm House *

Feature Identification Number: 166479

Type of Feature Contribution: Contributing

IDLCS Number: 662066

Feature: Saint-Gaudens Farm Barn Complex *

Feature Identification Number: 166481

Type of Feature Contribution: Contributing

IDLCS Number: 662076

Feature: Saint-Gaudens Farm Garage *

Feature Identification Number: 166483

Type of Feature Contribution: Contributing

Feature: Brick and Stone Drainage Swales

Feature Identification Number: 166485

Type of Feature Contribution: Non Contributing

Landscape Characteristic Graphics:



Figure 23. View looking northeast at the Saint-Gaudens Farm house with the driveway and front steps in the foreground. Concrete steps lead to the west facing door. (OCLP, October 2012)



Figure 24. View looking southwest at a crabapple along the treeline just to the east of the farmhouse. The door on the north facade (at right) aligns with the steps in the road bank at right beyond the picture frame. (OCLP, May 2013)



Figure 25. View looking south at the u-shaped barn complex, which houses maintenance equipment. (OCLP, October 2012)



Figure 26. View looking northwest at the two-car garage used by the Saint-Gaudens caretaker (OCLP, May 2013)



Figure 27. View looking north at stone and brick drainage swales that direct water to the east of the farmhouse into a covered culvert. (OCLP, October 2012)

Views and Vistas

Historic and Existing Conditions:
During the mid-1800s, at the peak of farming in Cornish, the hillside to the west and south of the Saint-Gaudens Farm parcel were open, hence the Vermont Hills would have been visible to the west. By the late 1800s, many farms were abandoned and fields reverted to forest. Thereafter, views to the west and south were blocked by the forest that developed on adjacent land. In contrast, the agricultural fields to the east have remained open for two centuries, first by the Chase and Johnson families and then by the Saint-Gaudens family during the historic period. Today, the east side of the property is maintained as a mowed field and has open views to adjoining fields outside of the park boundary (Figure 28).

Landscape Characteristic Graphics:



Figure 28. View looking east from Saint-Gaudens Farm property of open fields of former Johnson Farm. A dilapidated fence stands along the property line with invasive non-native vegetation, Oriental bittersweet. (OCLP, October 2012)

Constructed Water Features

Historic and Existing Conditions:
Around 1970, Richard Wood dammed the small stream along the west side of the Saint-Gaudens Farm parcel to form a small pond for fire protection and recreational use. Nearby, he also built a small screen house from which to enjoy the pond. The pond is extant today, but the dam was damaged during a storm in July 2012, and repairs have not yet been made (see Figure 14).

Character-defining Features:

Feature: Pond

Feature Identification Number: 166487

Type of Feature Contribution: Non Contributing

Small Scale Features

Historic and Existing Conditions:
There are no historic small-scale features on the Saint-Gaudens Farm property. Features added since 1950 include split-rail fencing along a portion of Saint Gaudens Road, a weather station adjacent to the tree nursery, and a picnic table on the edge of the driveway south of the farmhouse.

Character-defining Features:

Feature: Weather Station

Feature Identification Number: 166489

Type of Feature Contribution: Non Contributing

Feature: Split-rail Fence

Feature Identification Number: 166491

Type of Feature Contribution: Non Contributing

Feature: Picnic Table

Feature Identification Number: 166493

Type of Feature Contribution: Non Contributing

Archeological Sites

A total of 45 post-contact period archeological sites (inclusive of all subsites) are inventoried in the Archeological Sites Management and Information System (ASMIS) for Saint-Gaudens National Historic Site. The Saint-Gaudens Farm property contains two of those 45 sites: Saint-Gaudens Farm House Site (SAGA00017.000) and Saint-Gaudens Barn and Outbuildings Site (SAGA00018.000). These sites have the potential to reveal structural and landscape remains associated with earlier occupations of the property.

Condition

Condition Assessment and Impacts

Condition Assessment: Good

Assessment Date: 09/18/2013

Condition Assessment Explanatory Narrative:

The condition of the Saint-Gaudens Farm landscape is "good." There is no evidence of major negative disturbance or deterioration by natural and/or human forces. The cultural and natural values are as well preserved as can be expected under the given environmental conditions. No immediate corrective action is required to maintain its current condition.

Stabilization Measures:

PMIS 203444: "Emergency Storm Damage 2013 - Repair Farm Property Dam." The dam suffered damage from storms in July 2013. This project will repair of the face of the Saint-Gaudens Farm dam, as well as repair to the outlet pipe and access to the dam via Saint-Gaudens Farm gravel driveway. Specific project work includes tree removal at base of dam, extension of the dam's outlet pipe, filling and grading of the embankment, installation of a gravel weep blanket, and installing rip rap on embankment.

Other stabilization projects related to resources listed in the List of Classified Structures are not included in this CLI.

Impacts

Type of Impact: Vegetation/Invasive Plants

External or Internal: Both Internal and External

Impact Description: Invasive plants are evident along fencelines and along the woodland edge.

Stabilization Costs

Landscape Stabilization Cost: 10,000.00

Cost Date: 07/22/2013

Level of Estimate: C - Similar Facilities

Cost Estimator: Park/FMSS

Treatment

Treatment

Approved Treatment: Undetermined

Approved Treatment Document Explanatory Narrative:

The park's most recent General Management Plan, prepared in 1996, predates the acquisition of the Saint-Gaudens Farm, thus does not specifically determine a landscape treatment. The report does not specifically address the Saint-Gaudens Farm property. To date, the park has adopted a preservation approach for the Saint-Gaudens Farm, preserving the existing features that date to the historic period, while allowing compatible use such as seasonal park housing, storage of park maintenance equipment in the barn, and installation of a plant nursery.

Funding has been requested for the project "Prepare Cultural Landscape Report for Saint-Gaudens Farm (PMIS 189834)." The CLR will document the evolution this nationally significant property, include period plans showing the evolution of the landscape, and document the landscape existing conditions. The CLR will also identify landscape characteristics that contribute to the historical significance of the properties and provide treatment recommendations for the long-term care of the cultural landscape based on management directives.

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