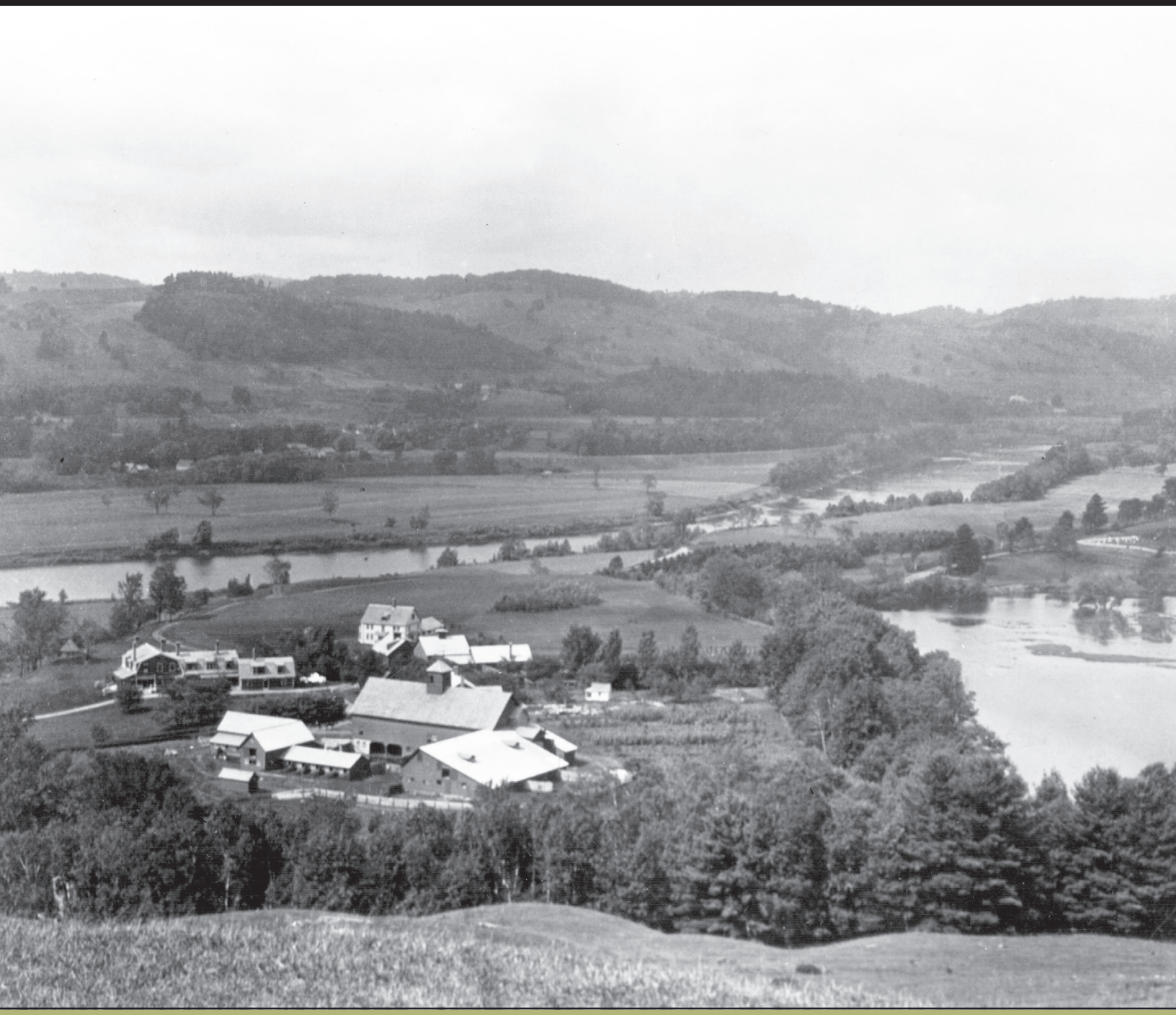
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Olmsted Center
for Landscape Preservation

Cultural Landscape Report for Blow-Me-Down Farm

Saint-Gaudens National Historical Park



Cultural Landscape Report for Blow-Me-Down Farm

Saint-Gaudens National Historical Park

Cornish, Sullivan County, New Hampshire

Site History

Existing Conditions

Analysis and Evaluation

Treatment Recommendations

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Olmsted Center for Landscape Preservation
National Park Service, Boston, Massachusetts, 2022

This report was developed by the Olmsted Center for Landscape Preservation in partnership with the Center for Cultural Landscape Preservation in the Department of Landscape Architecture, State University of New York College of Environmental Science and Forestry, Syracuse, New York. The Olmsted Center for Landscape Preservation promotes the stewardship of significant landscapes through research, planning, and sustainable preservation maintenance. The Center accomplishes its mission in collaboration with a network of partners including national parks, universities, government agencies, and private nonprofit organizations. Techniques and principles of preservation practice are made available through training and publications.

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This report was prepared under the North Atlantic Coast Cooperative Ecosystem Studies Unit Task Agreements P17AC00513 and P18AC00858, Master Cooperative Agreement P14AC00888, between the National Park Service and the University of Rhode Island.

National Park Service, Denver Technical Information Center Report #SAGA 428/182916,
Integrated Resource Management Applications (IRMA) Report #2294114

Library of Congress Cataloging-in-Publication Data
Names: Mealey, James, author. | Auwaerter, John E. (John Eric), 1964- author. | French, Sara L. (Sara Lillian), 1968- author. | College of Environmental Science and Forestry, issuing body. | Olmsted Center for Landscape Preservation (U.S.), issuing body.

Title: Cultural landscape report for Blow-Me-Down Farm: Saint-Gaudens National Historical Park / by James Mealey, John Auwaerter, and Sara L. French; State University of New York, College of Environmental Science and Forestry.

Description: Boston, Massachusetts: Olmsted Center for Landscape Preservation, National Park Service, 2022. | "Cornish, Sullivan County, New Hampshire." | Includes bibliographical references and index. |

Identifiers: LCCN 2022031001 | ISBN 9781733306980 (paperback)

Subjects: LCSH: Beaman, Charles C. (Charles Cotesworth), 1840-1900--Homes and haunts. | Cultural landscapes--New Hampshire--Blowmedown Farm. | Landscape assessment--New Hampshire--Blowmedown Farm. | Farm buildings--Conservation and restoration--New Hampshire--Cornish (Town) | Historic sites--Conservation and restoration--New Hampshire--Cornish (Town) | Blowmedown Farm (N.H.)--History. | Cornish (N.H. : Town)--History. | Saint-Gaudens National Historic Site (Cornish, N.H.)

Classification: LCC F44.C8 | DDC 974.2/75--dc23/eng/20220726 | SUDOC I 29.86/4:B 62

LC record available at https://lccn.loc.gov/2022031001

Cover Photo: View across the core of Blow-Me-Down, looking northwest from Dingleton Hill, ca. 1892. (Saint-Gaudens National Historical Park archives)

Title Page: Mary Beaman at the urn and millstone in the center of the turnaround in front of the Blow-Me-Down Dwelling (Casino), looking south, ca. 1940. (Staige Davis Collection)

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Foreword

When Augustus and Augusta Saint-Gaudens spent their first summer in Cornish in 1885, they did so as tenants of Charles and Hettie Beaman, the owners of Blow-Me-Down Farm. The Saint-Gaudenses, like many other members of the Cornish Colony, were invited to this corner of rural New Hampshire by the Beamans, who had purchased Blow-Me-Down Farm in 1882 and developed the property into a model farm and "country place" estate. By 1891, when the Beamans sold Aspet to the Saint-Gaudenses, other prominent artists were building their own rural retreats in the region. The Cornish Colony would eventually include about one hundred members, with Blow-Me-Down Farm and Aspet firmly positioned at its center.

The 2010 addition of Blow-Me-Down Farm to Saint-Gaudens National Historical Park marked the opening of a new chapter for the historic Beaman landscape. This Cultural Landscape Report advances our understanding of the existing landscape at Blow-Me-Down Farm as it relates to the Beaman family and the Cornish Colony and makes an indispensable contribution to public knowledge about the cultural landscape's significance and historic character.

Today, an exciting future is coming into focus at Blow-Me-Down Farm. A long-term partnership with performing arts nonprofit Opera North is reanimating the Beaman landscape as a venue for live music and theater. As programming expands and audiences grow, the recommendations of this report will support the cultural landscape's adaptation in conjunction with the preservation and enhancement of its historic character.

We are grateful to the staff of the Olmsted Center for Landscape Preservation and the State University of New York College of Environmental Science and Forestry for their diligent work. The ideas and comments of park staff and others who have given their time have also greatly strengthened this report. The efforts of all involved will prove invaluable to the ongoing stewardship of Blow-Me-Down Farm, which will continue to inspire the love of art and nature for many generations to come.

Rick Kendall, Superintendent
Saint-Gaudens National Historical Park

Acknowledgements

The authors acknowledge the many people who contributed to the Cultural Landscape Report for Blow-Me-Down Farm. The report was produced through collaboration among park staff, the Olmsted Center for Landscape Preservation, and the Center for Cultural Landscape Preservation at the State University of New York College of Environmental Science and Forestry (SUNY ESF).

From Saint-Gaudens National Historical Park, the authors extend special thanks to Christina Marts, Deputy Superintendent, for serving as project lead and coordinating input from park staff, organizing meetings, and reviewing drafts. Many thanks to Henry Duffy, Curator, for his assistance with archival research and historical insight. We are also grateful to Steve Walasewicz, Facility Manager, who provided documentation and answered many questions about landscape maintenance and existing conditions, and Steve Mortillo, Integrated Resources Program Lead, for illuminating important aspects of the park's natural resources management, especially related to control of non-native invasive plants.

Superintendent Rick Kendall's thoughtful comments on report drafts and during project meetings have been essential to our understanding of park management priorities and capacity. We appreciate the involvement of other park staff in meetings and draft reviews, including Kerstin Burlingame, Ryan Polk, Phillip Pendergrass, Kieran Kelly, Dalton Alves, and Newton Rose. We are also deeply grateful to Staige Davis for sharing historic photographs and documents from his collection of Beaman family records. Those materials add rich detail to the lives of the Beaman family at Blow-Me-Down Farm and are essential elements of this report.

From the Olmsted Center, the authors thank Bob Page, Director, and Eliot Foulds, Preservation Planning Manager, for coordinating the project team, assisting with research and final printing, and lending support throughout the project. Thanks to Michael Stachowicz, Preservation Maintenance Manager, Brooke Derr, Horticulturist, and Marissa Donohue, Horticultural Technician, for their advice on vegetation management. At SUNY ESF, special thanks to Richard Connor Neville, Graduate Assistant, for supporting site investigation and documentation.

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INTRODUCTION

> We have seen many beautiful scenes but we come back feeling more sure than ever that "Blowmedown" is Home Sweet Home and that there is no place like it.[1]

When Charles Cotesworth Beaman, Jr. wrote these remarks on June 24, 1896, he and his wife, Hettie S. Evarts Beaman, and their family had just returned from a round-the-world trip to their country place, "Blow-Me-Down," along the banks of the Connecticut River in Cornish, New Hampshire.[2] Here, at the eighteenth-century Chase home farm that they had acquired fourteen years earlier, the Beamans maintained a fashionable summer home and a model farm. They invited friends to Cornish, many from artistic circles in New York City, notably the sculptor Augustus Saint-Gaudens. With its beautiful landscape of woods, rolling fields, rocky brooks, antique buildings, and mountain and river views, Cornish provided an inspiring setting for art, architecture, and landscape design (fig. 0.1). Many of these artists established their own country places in Cornish, forming what became known as the Cornish Colony, one of the earliest art colonies in the United States and part of a broader era of country place development that had begun after the Civil War. In rapidly industrializing cities of the late nineteenth century, rural communities such as Cornish provided a place where Americans of means could reconnect with rural living, enjoy the simple joys of nature, and develop cultural pursuits.



Figure 0.1. View of the Connecticut River and Mount Ascutney from the Charles Platt-designed Piazza of the Blow-Me-Down Cottage, ca. 1900. This house was destroyed by fire in 1926. (Staige Davis Collection, print in Saint-Gaudens National Historical Park archives, 3065f)

Despite loss of the main house, which was known as the "Cottage", to fire in 1926, Blow-Me-Down stayed in the Beaman family until 1950, by which time much of the original Cornish Colony had dissipated amid the shifting economic and social conditions of the post-World War I decades. The property changed ownership several times prior to its acquisition by the National Park Service in 2010. Today, the National Park Service continues to support farming at Blow-Me-Down and is working with partners to adaptively reuse the grounds and vacant buildings, which include two residences, a dance hall, large barn, and several outbuildings set amid remains of the designed landscape with views of the Connecticut River and Vermont's Mount Ascutney (figs. 0.2, 0.3).



Figure 0.2. The main dwelling at Blow-Me-Down Farm, looking west with Mount Ascutney in the distance, 2021. This house, known as the Casino during Charles Beaman's lifetime, reflects three periods of historic development dating back to the late eighteenth century. (SUNY ESF)



Figure 0.3. The so-called Big Barn built by Charles Beaman in 1884, looking north from the site of the domestic garden along remnants of a road, 2017. (SUNY ESF)

The purpose of this report is to provide the National Park Service with documentation and planning necessary to preserve and adaptively reuse the historic landscape of Blow-Me-Down, which is today referred to as Blow-Me-Down Farm and is part of Saint-Gaudens National Historical Park (fig. 0.4).[3] Blow-Me-Down Farm is off NH Route 12A in the Town of Cornish and extends east from the banks of the Connecticut River, which forms the boundary between Vermont and New Hampshire. The village of Windsor, Vermont is the nearest population center, approximately 1.5 miles south of the park, and two miles to the north along NH Route 12A is the small hamlet of Plainfield. The Cornish-

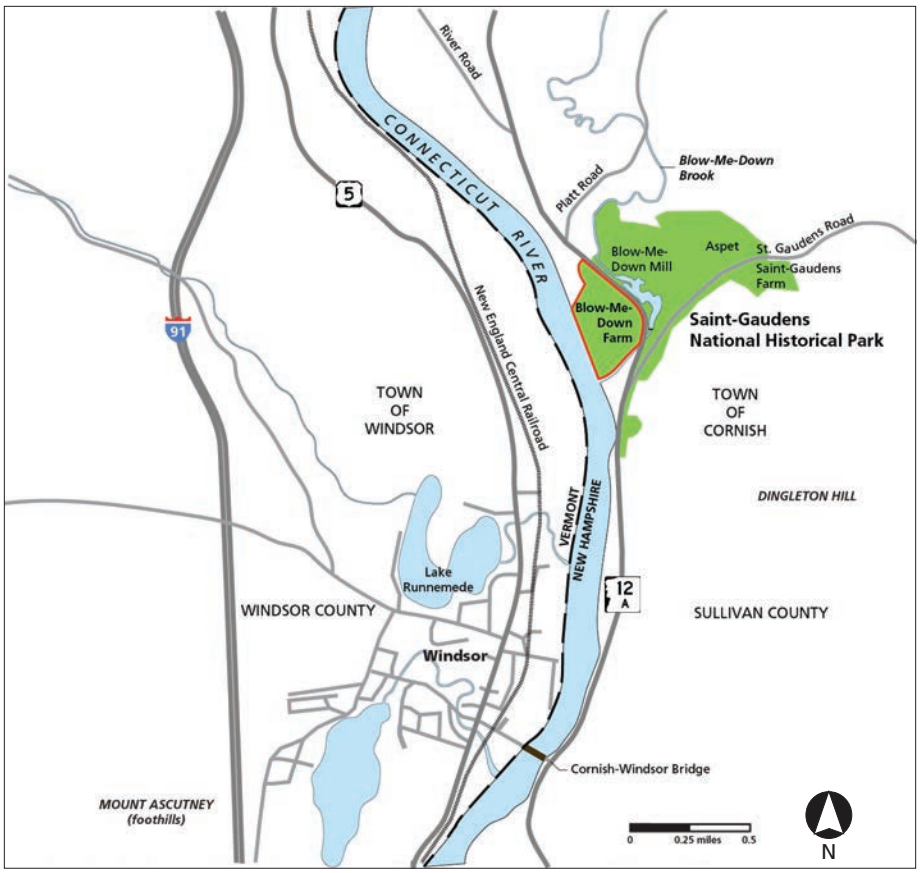


Figure 0.4. Regional location of Blow-Me-Down Farm and its relation to other component landscapes of Saint-Gaudens National Historical Park. (SUNY ESF)

Windsor Bridge, the longest historic wooden covered bridge in the United States, connects Windsor with NH Route 12A.

The first chapter of this report, Site History, provides an illustrated narrative that includes a social context of the Beaman family and a record of the physical development of the landscape during four distinct periods of ownership and changes in landscape character. The latter three period narratives conclude with period plans, which are maps that provide summary documentation of changes in the landscape over the course of each respective period. The second chapter, Existing Conditions, provides an overview of the existing landscape and park management. The third chapter, Analysis and Evaluation, assesses the historic significance of the landscape and documents changes in the landscape's character since the end of the period of significance marked by the sale of Blow-Me-Down Farm out of the Beaman family in 1950. The final chapter, Treatment Recommendations, presents general guidelines, planning considerations, and specific task recommendations for preserving and enhancing the historic character of the Blow-Me-Down Farm landscape in the context of its planned adaptive reuse.

PROJECT SCOPE AND METHODS

A Cultural Landscape Report is the primary document for management of historically significant landscapes in the National Park System, based on established park planning. This report for Blow-Me-Down Farm has been developed according to the G*uide to Cultural Landscape Reports: Contents, Process, and Techniques*.[4] and comprises Part I (Site History, Existing Conditions, Analysis and Evaluation) and Part II (Treatment Recommendations) of the typical Cultural Landscape Report format. A selected reference list and appendices are included at the end of the report.

The Blow-Me-Down Farm landscape preserves the core of the Beaman Estate that historically encompassed upwards of two thousand acres along the eastern bank of the Connecticut River, north of the Cornish-Windsor Bridge. The project area for this report encompasses 42.6 acres between the Connecticut River and NH Route 12A. This parcel, which has been documented as the Blow-Me-Down Farm component of the park's Cultural Landscape Inventory, contains the former Beaman residence, farm buildings, and working agricultural fields (fig. 0.4). The northern boundary of Blow-Me-Down Farm cuts across fields and woods and runs along the northern edge of the current entrance drive, while the southern boundary follows the centerline of Blow-Me-Down Brook. The larger park, recently redesignated as Saint-Gaudens National Historical Park (formerly National Historic Site), encompasses 190.75 acres of federally-owned land, and includes three components in addition to Blow-Me-Down Farm: Blow-Me-Down Mill, a forty-acre landscape within the former Beaman Estate that includes a mill and millpond; Aspet, the 101.65-acre core of the park that contains the country home, studio, and gardens of Augustus and Augusta Saint-Gaudens acquired from Charles Beaman in 1891; and the Saint-Gaudens Farm, a 6.5-acre landscape adjacent to Aspet.[5]

Overall, research for this Cultural Landscape Report has been undertaken at a "thorough" level of investigation as defined by the National Park Service.[6] Primary sources include the Beaman farm journal, *Blowmedown Record*; historic maps and photos stored in the park archives, retrieved online, and held by Beaman descendants; and traces in the existing farm landscape. Park reports, including Historic Structure Reports, an Archaeological Overview and Assessment, National Register of Historic Places documentation, and a Cultural Landscape Inventory for Blow-Me-Down Farm were the principal secondary sources used to inform the site history. Existing conditions were documented through use of the park's GIS data and field survey. Research supporting landscape treatment recommendations included a detailed review of park planning and other framework documents. Additionally, a remote workshop was held with park staff on December 16, 2020, to refine treatment goals, philosophy, and preliminary task recommendations.

SUMMARY OF FINDINGS

SITE HISTORY

The cultural landscape of Blow-Me-Down Farm traces back to the natural forces that shaped the upper Connecticut River Valley, and to Native Americans, notably the Cowasuck Band of the Abenaki people, whose ancestral territory encompasses the surrounding region. By the time European settler- colonizers began arriving in large numbers in the eighteenth century to take advantage of the valley's fertile floodplains, waterpower, and abundant supply of timber, Native American groups had been living in the area for thousands of years.

Since the time of European settlement, Blow-Me-Down Farm has been part of a working farm. Around 1766, Moses Chase settled on the land, on a peninsula formed by river terraces between the Connecticut River and Blow-Me-Down Brook. By ca. 1787, Chase had secured enough wealth to erect a large, two-story five-bay house, later repurposed by the Beaman family as the "Casino" and the present-day Blow-Me-Down Dwelling. After passing out of the Chase family early in the nineteenth century, the farm was owned by the Davis family, and in 1869 was acquired by Chester Pike, a Chase family descendent. That same year, Pike built a new house on the cellar hole of the ca. 1787 house and moved the old house for use as a barn. In 1875, Pike's new house burned, and he apparently did not rebuild. By 1880, he was still living in the Town of Cornish with his wife and son, presumably on property outside of the present Blow-Me-Down Farm.

It was not until seven years after the Pike house burned that a new owner arrived to rebuild and improve the old Chase-Pike farm. Charles Cotesworth Beaman, Jr., a successful New York City lawyer who was married to Hettie S. Evarts of Windsor, Vermont, purchased the farm on October 3, 1882, and over the next two decades developed it into a fashionable but modest country place and model farm. In 1884, Beaman expanded his farm with the purchase of "Blow-Me-Up," the former Mercer property on the uplands to the east that included a large brick house. This property was one of many that Beaman purchased in Cornish. An avid supporter of the arts, he and Hettie enjoyed surrounding themselves with creative people and invited them to stay at their Cornish properties, leading to what became known as the Cornish Colony. Most notably, Beaman enticed sculptor Augustus Saint-Gaudens (1848-1907), his wife Augusta, and their son Homer to Cornish to rent the Blow-Me-Up brick house in 1885. In 1891 Saint-Gaudens purchased this property from Charles Beaman and renamed it "Aspet."

Chief characteristics of the Blow-Me-Down Farm landscape were its fertile farm fields, old buildings, and stunning views of the Connecticut River and Mount Ascutney to the south and west. Rather than develop a new landscape, the Beamans adapted and improved the old Chase home farm, even keeping the

ca. 1787 house that had been converted into a barn, due to its long history. In 1884, they completed a new Shingle-style house, known as the Cottage, on the foundation of the 1869 Pike house, and surrounded it with domestic grounds characterized by lawn, shrubs, specimen trees, gravel drives, a tennis court, and a golf course. A service area, including houses for the coachman and farmer, was east of the cottage. In 1888, Beaman completed renovations on the old Chase house into the Casino, a building for recreation and social gathering. Two major additions were made to the Cottage, including a classical loggia designed by the landscape architect and architect Charles Platt, a friend and Cornish neighbor. The working agricultural landscape of Blow-Me-Down Farm included the domestic garden and barnyard southeast of the Cottage, which featured a large barn erected in 1884, and agricultural fields on the lower terraces. Of the several houses that the Beamans maintained for their guests, most were outside of the core of Blow-Me-Down Farm, except for Chauncy Cottage, which was just south of the barn.

Following Charles Beaman's death in 1900, Blow-Me-Down Farm and the many other properties of the Beaman Estate remained under the ownership of his wife, Hettie Beaman. The family continued to come to Cornish during the summers but made few substantial changes to Blow-Me-Down Farm. Upon Hettie's death in 1919, the Beaman Estate passed to their son, William, who lived in Cornish year-round with his wife, Vera, and their two children, Mary and Charles, along with other relatives. William also continued his father's interest in running Blow-Me-Down Farm, but financial and social changes after World War I made it difficult to maintain the place. Additional change came with the loss of the Cottage and all of its contents to fire in 1926. William and Vera subsequently renovated the Casino into their home, but Blow-Me-Down Farm was never the same as it had been in Charles Beaman's day. By the mid-1930s, many of the farm buildings were in poor repair. One of the last major family gatherings at Blow-Me-Down Farm was the wedding of William and Vera Beaman's daughter Mary in August 1941. US entry into World War II four months later certainly curtailed life at Blow-Me-Down Farm, and following William Beaman's death in 1945, the family was unable to maintain the estate. In 1950, Vera Beaman sold the Beaman Estate, then amounting to 806 acres, to James Campbell Lewis and Elizabeth Lewis, who maintained Blow-Me-Down Farm with little change. After James Lewis died in 1970, his estate was sold and subdivided into several parcels.

Helen and Bernard Stearns purchase a fifty-five-acre parcel that contained the core of Blow-Me-Down Farm, which they renamed "Just a Plain Farm." Between 1972 and 1976, the Stearns used the property to raise and stable racehorses and built a large, prefabricated metal building north of the Beaman family's Dance Hall as an indoor equestrian ring and stable. In 1976, they moved their operation to Pennsylvania, and in 1978, they sold Blow-Me-Down Farm to Don and Vera

MacLeay, owners of a local excavation company. In 1998, the MacLeays sold the property to the Trustees of Saint-Gaudens Memorial, founded in 1919 to preserve and interpret Aspet, but retained a right to life estate. The Trustees intended to give Blow-Me-Down Farm to the National Park Service but did not implement these plans until after Vera MacLeay died in 2007.

In 1964, during Lewis ownership of Blow-Me-Down Farm, Congress authorized Saint-Gaudens National Historic Site to preserve, protect, and interpret "historically significant properties associated with the life and cultural achievements of Augustus Saint-Gaudens and to promote the arts through events in the spirit of those conducted by Saint-Gaudens." The park was officially established in 1965 upon transfer of the property from the Saint-Gaudens Memorial. In 1976, the park's authorized boundary was increased to include the adjacent Blow-Me-Down Mill property, which was acquired by the park in 1984. In 1996, the park's General Management Plan recommended acquisition of Blow-Me-Down Farm, and in 1998, Eric Lagercrantz donated funds to the Trustees of Saint-Gaudens Memorial to acquire Blow-Me-Down Farm in memory of his late wife Mary Beaman, granddaughter of Charles and Hettie Beaman. In 2000, the park's authorized boundary was increased to include Blow-Me-Down Farm, and in 2010 the 42.6-acre property was transferred to the park.

EXISTING CONDITIONS

Blow-Me-Down Farm is located in the upper portion of the Connecticut River Valley, a region characterized by fertile soil, riverine landforms, and forests of white pine, hemlock and northern hardwoods. The Town of Cornish, New Hampshire, within which Blow-Me-Down Farm sits, is a rural settlement of approximately 1,600 residents who primarily inhabit single-family homes on residential parcels larger than five acres. Over ten percent of privately held land in Cornish, amounting to more than three thousand acres, is protected through conservation easements held either by land trusts or the Town of Cornish. Cornish also holds the distinction of being the only town in New Hampshire to host a unit of the National Park Service, Saint-Gaudens National Historical Park.

Saint-Gaudens National Historical Park contains four component landscapes: Aspet, Saint-Gaudens Farm, Blow-Me-Down Mill, and Blow-Me-Down Farm. Blow-Me-Down Farm is separated from the other park components by NH Route 12A, a two-lane state highway that carries approximately three thousand drivers per day. There are no defined pedestrian routes across the state road in the vicinity of the park, and the speed and frequency of traffic create dangerous crossing conditions.

Overall, the landscape of Blow-Me-Down Farm is organized by the natural topography of the two river terraces on which the farm sits. The upper terrace

features a collection of historic buildings arrayed across areas of lawn and meadow, interspersed with ornamental specimen trees and groves of hardwoods and conifers. In contrast, the lower terrace is primarily occupied by broad, open agricultural fields. The edges of both terraces are lined with woods, although the steep bank that separates the two landforms is kept clear to preserve westward views from the upper terrace toward the Connecticut River and Mount Ascutney in Vermont.

The buildings at Blow-Me-Down Farm, which exhibit a diversity of architectural styles and scale, are located near the central and eastern portions of the upper terrace. Historically, this core area was organized into separate zones defined by the domestic grounds, service, and farm areas. This organization separated the Beaman family's domestic life from the day-to-day activities related to managing a sprawling estate. An extensive system of drives and farm roads, many of which are extant, provided circulation within each landscape area and served as organizing features in the landscape. Residential spaces were primarily arranged along the main entrance drive, near the center of the upper terrace and west of the service drive. The property's service area was mostly located east of the service drive. The farm complex was centered around the Big Barn, east of the service area. Low-clipped hedges of hemlock (*Tsuga canadensis*) along certain circulation features, including the service drive and Big Barn drive, reinforced separation between the different areas. These hedges have grown into dense lines of mature trees, following discontinuation of regular clipping in ca. 1971.

Blow-Me-Down Farm is not part of regular visitor programming at Saint-Gaudens National Historical Park and is mostly closed to the public, except for during special events and tours. In 2016, the National Park Service entered into a tentative agreement with Opera North, a nonprofit arts organization based in Lebanon, New Hampshire, to use Blow-Me-Down Farm as a venue for live performances. Following successful events during the summers of 2017–2020, the parties agreed upon a thirty-two-year lease that includes provisions for Opera North to fund the renovation of the Blow-Me-Down Dwelling.

During the growing season, fields at Blow-Me-Down Farm are cultivated by a local agricultural lessee. The twenty-year lease, begun in 2009, provides for the use of twelve acres of the lower terrace field for corn cultivation and four-and-one-half acres of the upper terrace field to be mowed for hay. The agreement contains specific provisions for the protection of cultural and natural resources on the property and for access to the site only by way of permitted routes. Use of buildings and structures is not included within the terms of the lease.

ANALYSIS AND EVALUATION

Blow-Me-Down Farm is listed in the National Register of Historic Places as part of Saint-Gaudens National Historical Park. The current National Register documentation, which reflects the prior National Historic Site designation of the park retired in 2019, was accepted by the keeper on October 2, 2013 (NRIS #13000802). The 2013 documentation classifies Saint-Gaudens National Historic Site as a district containing 190.6 acres with fourteen contributing buildings, twenty-one contributing structures, nine contributing objects, and five contributing sites. The National Register organizes the historic district into three components: Aspet, Saint-Gaudens Farm, and Blow-Me-Down Mill and Farm. Saint-Gaudens National Historical Park is documented as significant under all four National Register Criteria.

Although the National Register documentation groups the Blow-Me-Down Farm and Blow-Me-Down Mill sites into one component, this report focuses specifically on the significance of Blow-Me-Down Farm. Historically, these two sites were both part of the larger Beaman estate. However, their relationship has been weakened due to a major mid-twentieth century expansion of NH Route 12A, which runs between the two sites. Today, Saint-Gaudens National Historical Park manages the sites as two distinct park components. The Blow-Me-Down Farm component contains 42.6 acres and thirteen National Register contributing resources.

In its current form, the National Register documentation for Saint-Gaudens National Historical Park ascribes significance to Blow-Me-Down Farm under National Register criteria A, C, and D in the areas of art, architecture, and archeology. The documentation identifies the period of significance for Blow-Me-Down Farm as 1884–1950. Based on the findings of the site history and existing conditions chapters, this report recommends expanding Blow-Me-Down Farm's significance under National Register Criterion A, adjusting the period of significance, and updating the list of contributing resources and historically associated features.

Based on the National Register framework, the Analysis and Evaluation chapter provides an evaluation of the historic cultural landscape of Blow-Me-Down Farm. The evaluation addresses changes in landscape character from the close of the historic period in 1950 to the present. Overall, the evaluation finds that natural systems and features, spatial organization, land use, circulation, topography, vegetation, buildings and structures, views and vistas, and small-scale features all continue to contribute to the historic character of Blow-Me-Down Farm. However, some loss of historic character has occurred within each of these characteristics.

TREATMENT RECOMMENDATIONS

The final chapter provides recommendations for enhancing the historic character and contemporary use of the Blow-Me-Down Farm landscape, based on the findings of the first three chapters of this report, the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, prior park planning, and other framework documents. Recommendations include general treatment guidelines and planning considerations as well as specific tasks intended to enhance the landscape's historic character and support adaptation for contemporary use.

Recommendations support the Rehabilitation treatment approach identified in the 2013 park planning document *Blow-Me-Down Farm Site Management Plan/ Environmental Assessment*. Rehabilitation, as defined in the *Secretary of the Interior's Standards for the Preservation of Historic Properties*, prescribes preservation of "a cultural landscape's character-defining features and materials" while making possible "an efficient contemporary use through alterations and additions" such as adapting spatial, circulation, and building features to serve visitors.[7] At Blow-Me-Down Farm, contemporary use includes the operations of partner organizations such as Opera North and expanded park visitor programming. The treatment reference date of ca. 1940 provides an objective filter to evaluate the appropriateness of recommended treatment tasks.

ENDNOTES, INTRODUCTION

1 Charles C. Beaman entry, June 24, 1896, in "Blow-Me-Down Record" [1884–1917] from unpublished, undated transcription, Saint-Gaudens National Historic Site archives [hereafter, "SAGA archives"], 119.

2 The Beamans named their country place after Blow-Me-Down Brook that ran through it. Charles C. Beaman's entries in the Record generally make it one word, "Blowmedown," but the park presently uses the hyphenated "Blow-Me-Down" and this format will be followed hereafter. The use of "Farm" after Blow-Me-Down has also been adopted by the park to distinguish the property from the Blow-Me-Down Mill property east of NH Route 12A.

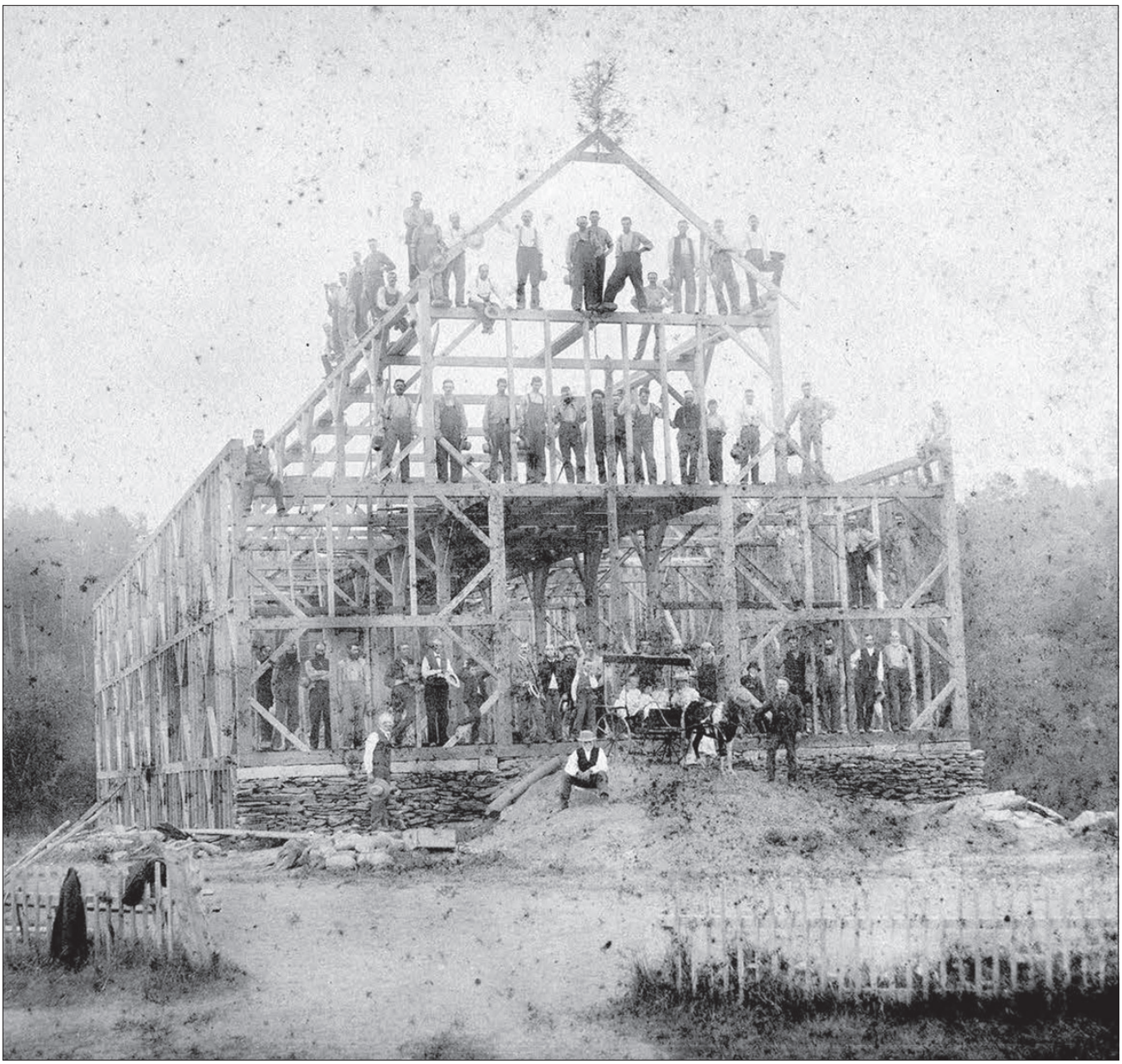
3 Saint-Gaudens National Historic Site was redesignated Saint-Gaudens National Historical Park as part of the John D. Dingell, Jr. Conservation, Management, and Recreation Act signed into law on March 12, 2019.

4 Page, Robert R., Cathy A. Gilbert, and Susan A. Dolan, A Guide to Cultural Landscape Reports: Contents, Process, and Techniques, Washington, DC: National Park Service, 1998.

5 National Park Service, "Cultural Landscape Inventory for Blow-Me-Down Farm, Saint-Gaudens National Historic Site" (Unpublished National Park Service report, 2013), 2.

6 National Park Service, Office of Policy, NPS-28: Cultural Resource Management Guideline, Chapter 2. NPS defines a "through" level of investigation as follows: "For historical studies this means research in selected published and documentary sources of known or presumed relevance that are readily accessible without extensive travel and that promise expeditious extraction of relevant data, interviewing all knowledgeable persons who are readily available, and presenting findings in no greater detail than required by the task directive."

7 "Rehabilitation: The Approach/Cultural Landscape Guidelines." National Park Service. U.S. Department of the Interior. Accessed January 12, 2020. https://www.nps.gov/tps/standards/four-treatments/landscape-guidelines/rehab/approach.htm



Saint-Gaudens National Historical Park Archives

Site History

PRE-BEAMAN PERIOD, TO 1882

EARLY BEAMAN PERIOD, 1882–1917

LATE BEAMAN PERIOD, 1917–1950

POST-BEAMAN PERIOD, 1950–2010

EPILOGUE, NATIONAL PARK SERVICE OWNERSHIP

Since its settlement by Europeans in the second half of the eighteenth century, the landscape of Blow-Me-Down Farm has been shaped by agriculture, a use that has continued to the present and is responsible for the site's open fields with panoramic views across the Connecticut River Valley to Mount Ascutney (fig. 1.1). The landscape's historically significant development reflects a much shorter period during the late-nineteenth and early-twentieth centuries, when Blow-Me-Down Farm, then known as Blow-Me-Down, was a country place for the Beaman family of New York City. They invited friends, including many artists, to join them in Cornish, forming a vibrant arts colony that thrived between the 1880s and World War I. Foremost among these friends and artists was the sculptor Augustus Saint-Gaudens, who created his own country place, Aspet, on the hill above Blow-Me-Down Farm. Despite many changes since Beaman ownership ended in 1950, the landscape of Blow-Me-Down Farm today still conveys the natural and rural beauty that drew the family to Cornish, as well as their involvement in agriculture, art, and architecture.

NOTES ABOUT HISTORICAL SOURCES

The history of the Blow-Me-Down Farm landscape is indebted to a single primary source, the *Blowmedown Record*. It is a combination of diary, journal, guest book, and agricultural record that provides the primary documentation for Charles Beaman's development of the property, as well as some history prior to his ownership. It includes details such as when flowers bloomed, significant weather, purchases of farm animals, the acquisition and death of pets, and local

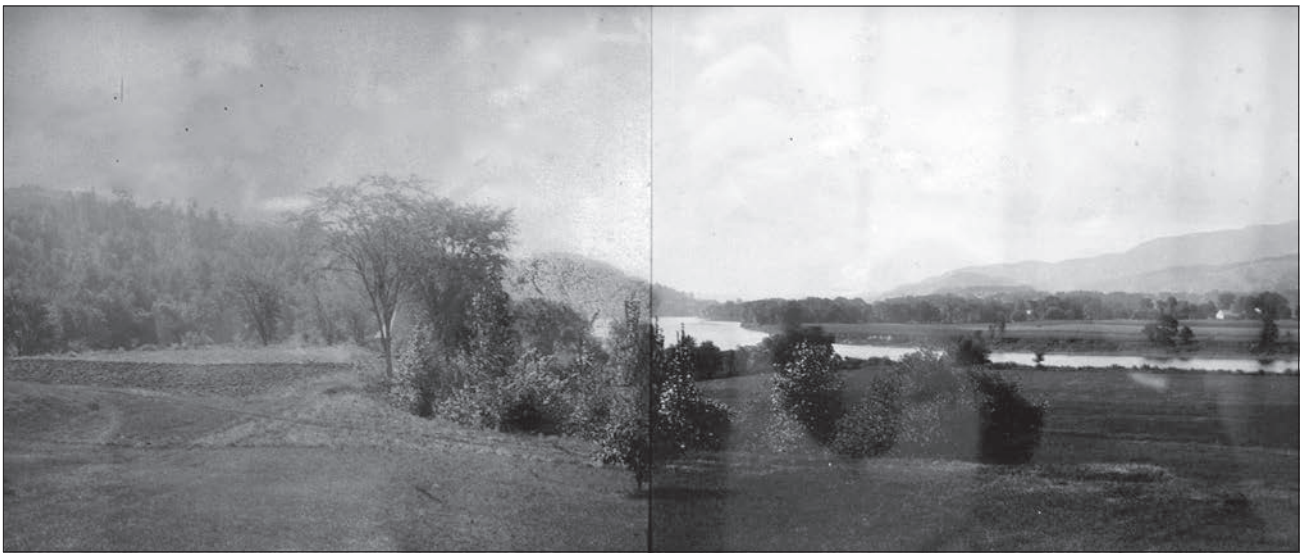


Figure 1.1. View of the Connecticut River from Blow-Me-Down, looking south with the east flank of Mount Ascutney at right, 1892. (Detail of panoramic photograph, Beaman family photograph album, Saint-Gaudens National Historical Park archives)

incidents such as fires, elections, and social events. Entries range from family deaths and births to national events, such as the death of President McKinley and the Tammany Hall scandal. Close study of the available transcription reveals that those who wrote in the book included Charles, his wife Hettie, their three daughters and one son, and guests who were entertained at Blow-Me-Down Farm when the family was not present.[1] Although the transcriber noted when the original book included photographs, sketches, and diagrams—things that would have provided significant insight into the landscape—these items were not reproduced. The last entries in the *Blowmedown Record* were by the two older Beaman daughters, Mary, who had no children, and Margaret, who had three children. It is possible the original Record still exists in the collections of a Beaman descendant; however, a search did not yield success.[2]

The real value of the *Blowmedown Record* therefore is in its details, allowing the reconstruction of much of the history of the property and its development during Charles and Hettie Beaman's ownership between 1882 and 1917. Supplementing it with information from the federal census as well as town birth, death and marriage records and newspaper accounts of social and political events yields a rich picture of the Beaman family, the estate's history, and the lives of those associated with it beyond simply the owners.

A second key source on the history of the landscape is a 1935 fire insurance inspection and survey of Blow-Me-Down Farm prepared for William Beaman in 1935. It includes a sketch map, photographs, and descriptions of each structure on the property.[3] The survey was completed almost ten years after the catastrophic fire that destroyed the Cottage, the former main house at Blow-Me-Down Farm. A close comparison of this report with historic photographs and early aerial views reveals many changes, but questions remain in regard to the origins and use of several buildings and their placement during the periods under consideration for this study.[4]

In addition to the insurance report and *Blowmedown Record*, photographs from the 1880s through the 1970s, along with property maps and regional maps available online and in the park archives, provide the third major source of information on the landscape. Many of these documents were made available by Beaman descendent Staige Davis. However, no substantial collection of letters or other manuscripts from the family's residence in Cornish have surfaced.

PRE-BEAMAN PERIOD, TO 1882

The landscape of Blow-Me-Down Farm owes much of its character to the natural forces of long-ago that shaped the Connecticut River Valley and gave rise to the most prominent landform in the region, Mount Ascutney. A 3,160-foot-high

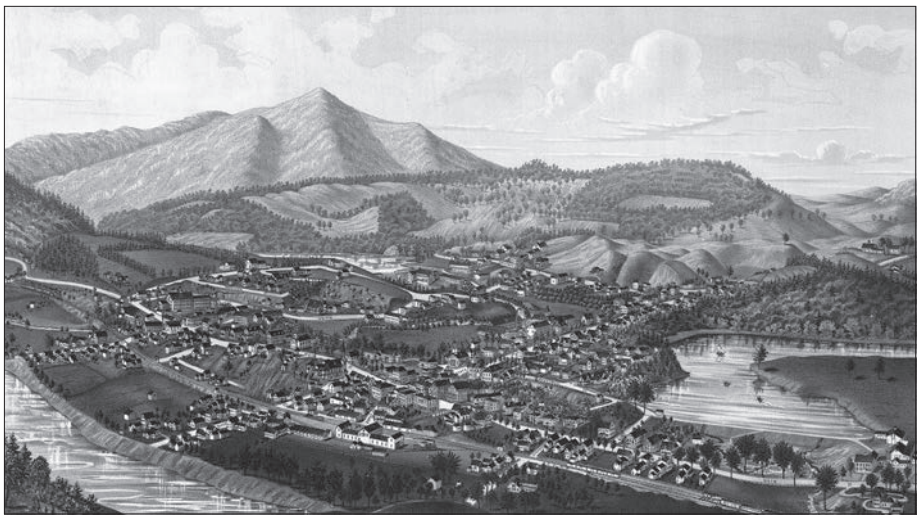


Figure 1.2. A nineteenth-century bird's-eye of Mount Ascutney and Windsor with the Connecticut River in the foreground, 1886. The perspective is looking southwest from a rise east of the Connecticut River, perhaps from Dingleton Hill near Blow-Me-Down Farm. The lake at right was part of the Evarts country place, Runnemede. (Detail, L. R. Burleigh, "Windsor, Vermont, 1886," Library of Congress, G3754. W6A3 1886.B8)

monadnock that formed beginning about 118 million years ago, Mount Ascutney was an important source of inspiration for Cornish Colony artists and a distinctive backdrop for the village of Windsor (fig 1.2).[5]

The Connecticut River forms the primary drainage between the White Mountains to the east and the Green Mountains to the west. The last major transformation of the river valley occurred during the most recent period of glaciation, from about seventy-five thousand to eleven thousand years ago, which eroded mountains and deposited silts and sands in Glacial Lake Hitchcock, a waterbody that formed when glacial till blocked the outflow of the Connecticut River. After the lake drained about 12,900 B.P, the Connecticut River began meandering through the deep lakebed, and may have shifted course from a path on and west of the current riverbed to a path that followed the existing alignment of Blow-Me-Down Brook, which turned southwest at the base of Dingleton Hill. These shifting courses of the river left a terraced, peninsula-like rise of old lake sediments that would become the site of Blow-Me-Down Farm (fig. 1.3). The terraces and plains along the Connecticut River, like those at Blow-Me-Down Farm, would become known as the most productive agricultural land in the region.[6]

As the glacier retreated, the climate warmed and seeds and nuts were carried in from the south by wind and animals while the forests that had been forced south began to slowly return. By about ten thousand years ago, a beech-maple forest had taken hold on mid-elevation, cool, moist regions, such as the hills above the Connecticut River. This forest was dominated by sugar maple (*Acer saccharum)* and beech (*Fagus grandifolia*), along with basswood (*Tilia americana*), American elm (*Ulmus americana*), white ash (*Fraxinus americana*), yellow birch (*Betula alleghaniensis*), Eastern hop-hornbeam (*Ostrya virginiana*), red maple (*Acer rubrum*), and hemlock (*Tsuga canadensis*). White pine (*Pinus strobus*) stands were common on well-drained glacial and alluvial soils, such as those found on the Connecticut River floodplain and surrounding hills.[7]

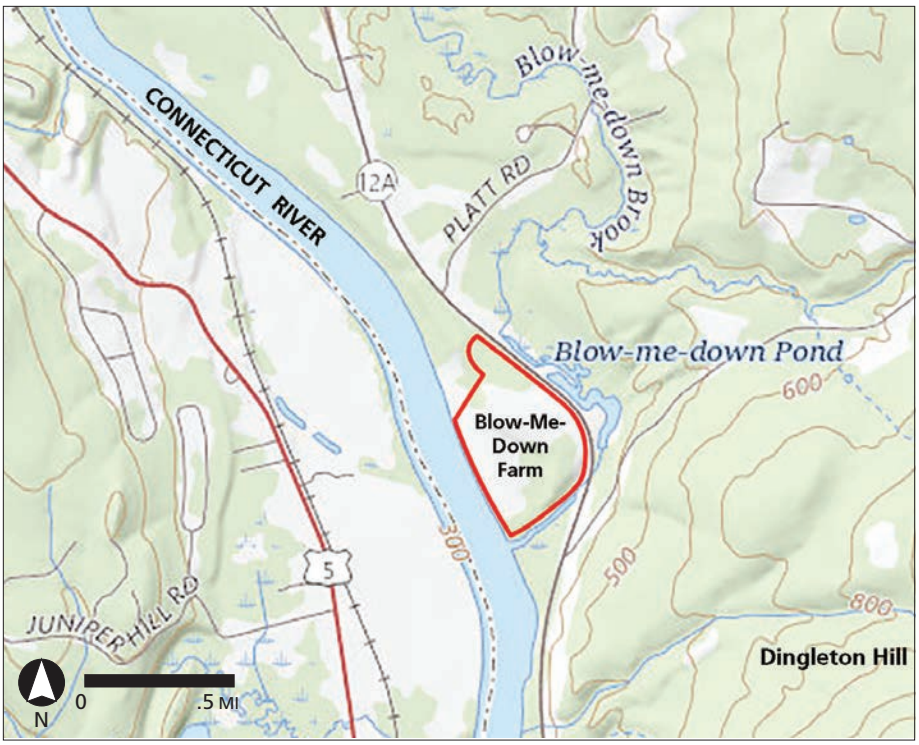


Figure 1.3. A current topographic map showing the location of Blow-Me-Down Farm between Blow-Me-Down Brook (and pond) on the east and south, and the Connecticut River on the west. The map does not indicate the river terraces on the site. (Detail, US Geological Survey, Mt. Ascutney quadrangle, 2019, annotated by SUNY ESF)

WESTERN ABENAKI HOMELAND

The verdant stands of white pine in the Connecticut River Valley would have tremendous economic value for European settlers, but also have important cultural associations for the Abenaki, whose name means "People of the Dawnland", reflecting their eastern location on the continent. The region between the Adirondack Mountains and White Mountains in present-day New York, Vermont, New Hampshire, and Quebec is home to the Western Abenaki people who have been part of human culture in the region since their arrival perhaps eleven thousand years ago. In the early seventeenth century, the total Western Abenaki population is estimated to have been between five thousand and ten thousand. Features of the natural world, such as Mount Ascutney, known as *Pemapskadena* or "rocky mountain," are important in Western Abenaki culture, as they have been for later inhabitants. [8]

The Western Abenaki homeland, *N'dakina,* meaning "our land," is centered along the Connecticut River, known as *Coaticook*, and is organized by several bands, including the Missisquois, Pigwackets, Pennacooks, Sokokis, Cowasucks, and Elnu (fig. 1.4). Western Abenaki traditions indicate that these groups have always called this land home. At the time of European contact in the seventeenth century, the Cornish area was probably part of the Cowasuck homeland—Cowasuck meaning "people of the white pines." The principal Cowasuck village was Cowass, located along the western banks of the Connecticut River near the present-day village of Newbury, Vermont, sixty miles north of Cornish. [9]

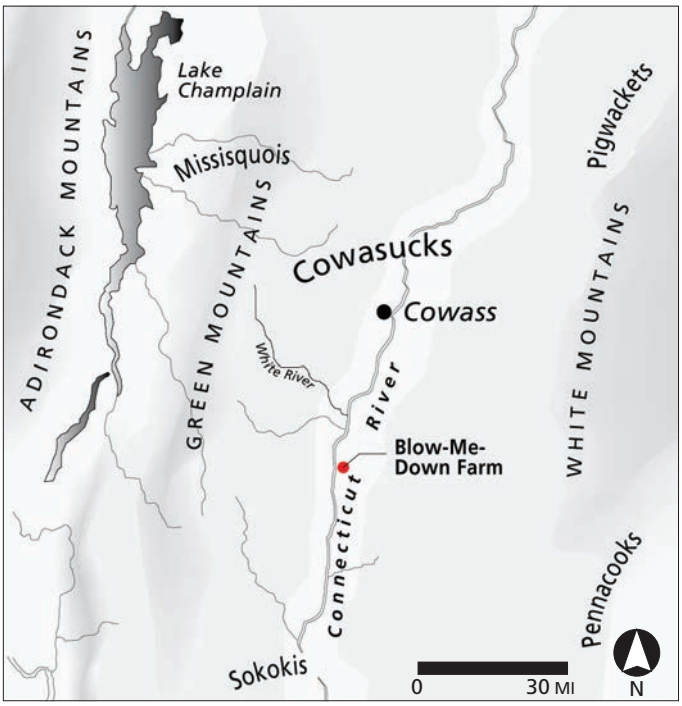


Figure 1.4. Location of the homelands of the five bands of Western Abenaki peoples showing relation to the present site of Blow-Me-Down Farm. (SUNY ESF, based on Colin Calloway, *The Western Abenaki*, 1990)

The closest known remains of Woodland-period habitation near Blow-Me-Down Farm is approximately six miles to the south at the confluence of the Sugar River and Connecticut River, where evidence of longhouses was discovered along three separate river terraces. The site of Blow-Me-Down Farm is similar and may have supported Woodland habitation, but no record has been found aside from unsubstantiated reports by a post-Beaman owner that he found projectile points on the property. Particularly the upper terrace, which contains the historic Beaman buildings and is marked by a promontory to the south, may have been the site of Western Abenaki habitation given its fertile soils, shelter from flooding, and high vantage point above the river.[10]

COLONIAL SETTLEMENT AND GROWTH OF CORNISH

With the arrival of European settler-colonizers and traders in Quebec and New England beginning in the seventeenth century, many of the Western Abenaki were forced to leave their homelands in the face of military danger. Many accepted the French invitation to move to the Saint Lawrence River region as a means of protection against the British. The Cowasucks, however, remained in the upper Connecticut River Valley, experiencing drastically diminished populations as a result of the introduction of European diseases and other disruptions to their way-of-life caused by colonial settlement. The migration of European settler-colonizers to the upper Connecticut River Valley beginning in the middle of the eighteenth century was driven largely by the search for more arable land by a growing population looking to farm and own property. In 1761, a group of Europeans arrived in the upper valley and were unharmed by the Cowasucks. Soon others followed.[11]

All land in the British colonies was given by royal grant. In 1763, King George III granted eighteen towns along the east side of the Connecticut River, each covering thirty-six square miles (23,040 acres). One of these was the Town of Cornish, a rectangular area bordered by the Connecticut River whose name referred to people of Cornwall, England (fig. 1.5). To the north was the Town of Plainfield, and to the east, the Town of Croydon. The governor of New Hampshire, Benning Wentworth, reserved five hundred acres of the Town of Cornish to himself, most likely due to its location on the river and its prime stands of white pine. White pine was a valued building material, and trees with trunks greater than two feet in diameter were reserved by the British Crown for use by the Royal Navy. These

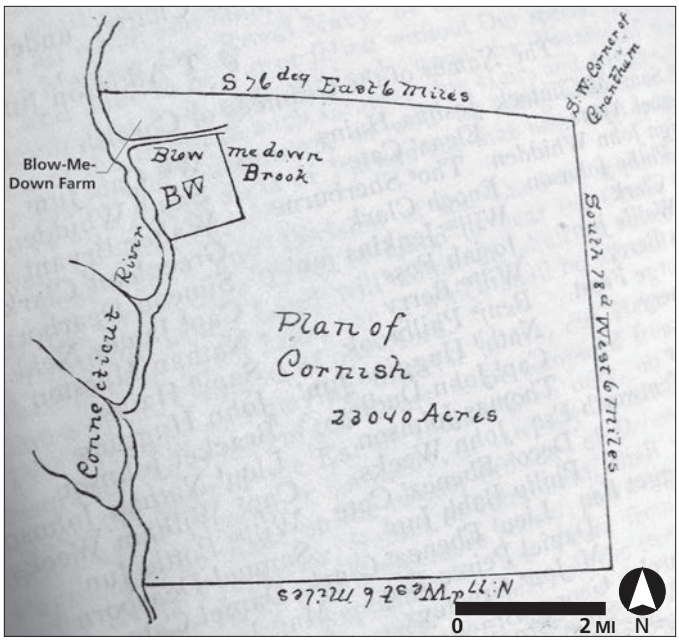


Figure 1.5. Plan of the Town of Cornish as surveyed in 1763 and reproduced in 1894. "BW" indicates Governor Benning Wentworth's 500-acre reservation. (Albert Batchellor, "Town Charters...within the Present Limits of New Hampshire," in *New Hampshire State Papers,* vo. XXIV, 1894, annotated by SUNY ESF)

trees probably grew on a large hill that extended into the tract, named Governor's Mountain and later known as Dingleton Hill. The northern boundary of Wentworth's tract was bordered by a tributary known as Blow me down Brook, which may have been officially recorded by the surveyors whom Governor Wentworth engaged in 1760 to lay out the eighteen towns granted in 1763. [12] Charles Beaman recounted one legend of the name's origin as told to him by descendants of Deacon Dudley Chase, the first European settler in the area:

> They tell me that their grandmother or her sisters told them that soon after they came here an Indian came up the [Connecticut] River in a canoe and stopped again. He had his canoe loaded with furs and skins and was going down to the West Post…to trade. He had some branches in the stern of his canoe and when they asked him what they were for, he said "Winds" "Blow Me Down" "Blow Me Down". This was said at the mouth of the brook just as he was starting off [down the Connecticut River] and so the children and Deacon came to call the Brook "Blow-Me-Down."[13]

The harvesting of timber and influx of settlers after the establishment of Cornish in 1763 led to extensive changes in the natural environment through the development of roads, farms, and mills. The early pattern of European settlement in New England was determined by the proprietary system, which required that common fields and village lots be established. This resulted in a landscape similar to the rural English homeland, where everyone lived in compact villages and went out to work in the surrounding fields. By the time the upper Connecticut River Valley was settled, however, the proprietary system usually did not involve such requirements. The land was instead generally sold to individual settlers, who lived on their farmland. This led to a dominant rural pattern of settlement, characterized by scattered farmsteads.[14]

By 1775, Cornish had a population of 309, and in 1800 the federal census recorded a fourfold increase to 1,268 people. By this time, the town was crisscrossed by a network of roads that followed the hills and rivers (fig. 1.6). Governor Wentworth's land and the land north of Blow-Me-Down Brook that would become Blow-Me-Down Farm were crossed by River Road, later designated NH Route 12A, which paralleled the Connecticut River and crossed Blow-Me-Down Brook. Just south of the crossing was a road that ran east to Cornish and Croydon, later known as Saint-Gaudens Road. Unlike Windsor and Claremont to the south, Cornish developed no urban center. The namesake crossroads hamlet was at the geographic center of the town and contained the town government and two churches, Congregational and Baptist; the town's third church, Trinity Episcopal, was along River Road near the Cornish-Windsor Bridge. A larger hamlet known as

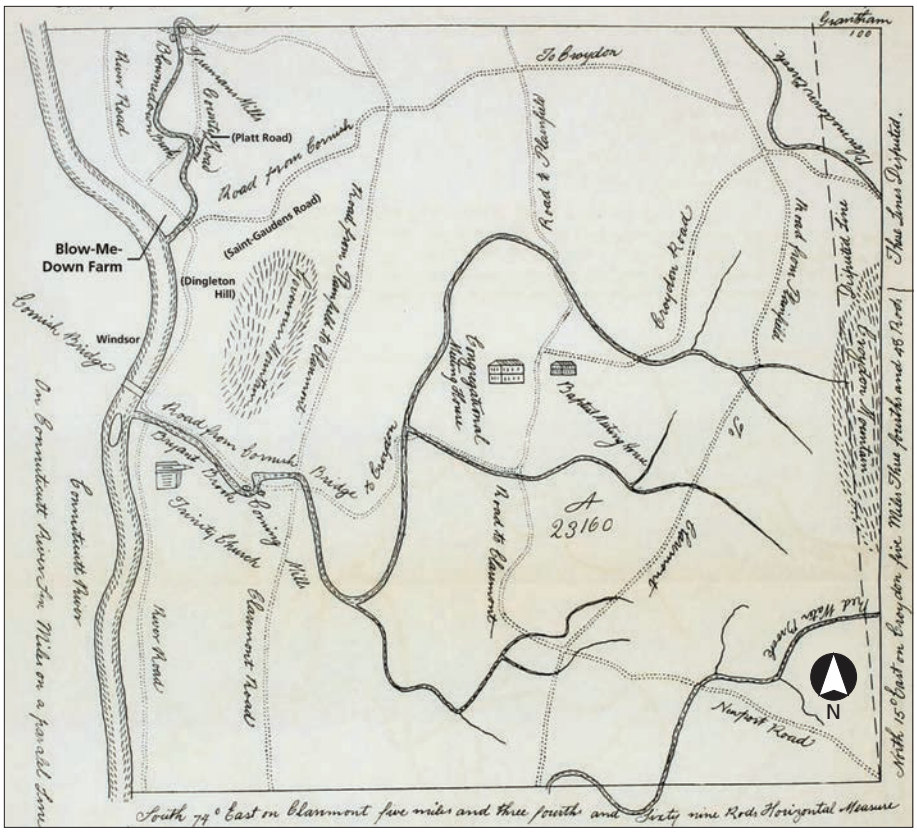


Figure 1.6. Map of the Town of Cornish by Chapman, Wild, Ripley, and Chase made in 1805 showing rivers, roads, churches, mills, and other landmarks. Individual farms and farm buildings are not shown. (From reprint in William H. Child, *History of the Town of Cornish, New Hampshire with Genealogical Record, 1763–1910,* ca. 1911, annotated by SUNY ESF)

Cornish Flat, location of the headwaters of Blow-Me-Down Brook and developed after 1805, was at the northeast corner of the town.[15]

The Town of Cornish continued to grow modestly through the 1840s, when it reached a population of 1,726, an increase that most likely reflected the profitable export market for wool. This market took off following the 1810 introduction of Spanish sheep that produced high-quality Merino wool. Cornish's hilly terrain was well suited for pasturing sheep, as were many areas across New England. By 1838, the so-called sheep craze reached its height in Cornish, when 14,084 sheep were brought to market across the Cornish-Windsor Bridge. By 1841, the number dropped to 11,513 as improved rail and canal transportation increased competition from farms in the Midwest. Cornish, like many other rural communities in New England, declined during the following decades as no replacement commodity was found for the overgrazed pastures. The population of Cornish decreased from its height of 1,726 in 1840 to 1,606 in 1850 and 1,156 in 1880. Many of the old sheep pastures, lined by stone fences, reverted to woods.[16]

Origins of Chase Home Farm (Blow-Me-Down Farm)

In 1765, Judge Samuel Chase and his family arrived in Cornish from Sutton, Massachusetts. They were among the first settlers in the town and would dominate its social and political history into the nineteenth century. Samuel Chase's brother, Moses Chase, settled with his wife on land north of Blow-

Me-Down Brook around 1766, and began clearing the land and building a rudimentary house, probably on a high river terrace that overlooked the Connecticut River, near where the Beaman house later stood. The extent of Moses Chase's land at this time is not known, but it was probably at least 350 acres, which was the size of the parcel the family later called the "home farm" that included the peninsula between Blow-Me-Down Brook and the Connecticut River.[17] In 1772, Moses Chase secured the adjacent five-hundred-acre Wentworth grant that included Dingleton Hill (Governor's Mountain), located due south of the home farm. The grant was described as "Beginning at a Stake and Stones standing on the bank of Connecticut River on the north side of Blow-me-down Brook (so called)…"[18]

With growing wealth and a need to accommodate his eleven children, Moses Chase built a new two-story, five-bay house in ca. 1787. An indication of its prominence is suggested by an 1816 map of New Hampshire that appears to show the Chase house, one of the few on the map (fig. 1.7). This house, originally located on the later site of the Cottage, would eventually be incorporated into the Beaman family's Casino, according to Charles Beaman's own record, but later additions and extensions have hidden its origins. [19]

Moses Chase died in 1799, at which time his entire estate, personal and real property, was valued at about ten thousand dollars and divided among his children.[20] The land included the so-called home farm of about 350 acres. Caleb Chase II, Moses's son, bought out his siblings and gained clear title to the home farm in 1802, for what was then resurveyed as 344 acres.[21] Caleb Chase II served as a representative to the New Hampshire State Legislature from 1813 to 1815.

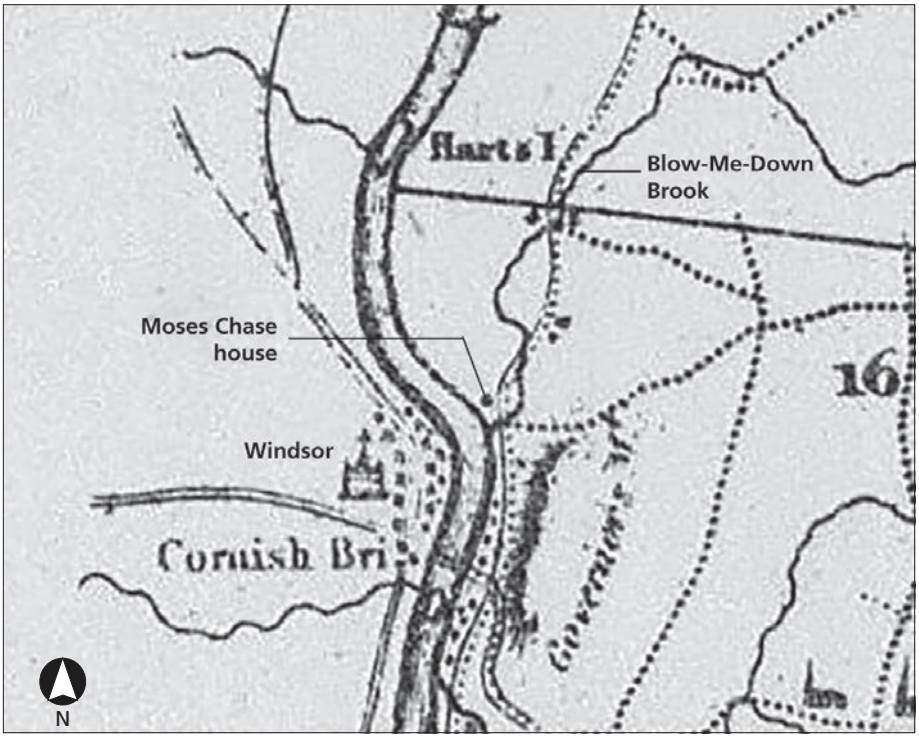


Figure 1.7. Map of the Town of Cornish showing presumed Moses Chase house north of Blow-Me-Down Brook, 1816. (Detail, Phillip Carrigain, "Map of New Hampshire," 1816, reprinted in Hitchcock, *Atlas accompanying the Report on the Geology of New Hampshire,* 1878, annotated by SUNY ESF)

Around 1805, he began to share or sublease his Cornish property to Abijah Porter, who ran an inn, purportedly in the Moses Chase house, or perhaps in a building directly on the road. The existence of an inn suggests sufficient traffic along River Road (NH Route 12A) and the Road to Cornish (Saint-Gaudens Road). These roads may have been improved into a turnpike (fee-road) around this time.[22]

Moses Chase and his family were not the only early settlers in the area along Blow-Me-Down Brook and Dingleton Hill. A fifty-acre allotment on the uplands east of the Chase home farm was acquired by the Huggins family, one of the original grantees of Cornish, around the same time that Moses Chase settled in the area and was enlarged through acquisition of property from the Chase family. In 1804, the Huggins Farm passed to Samuel Huggins, who built a large brick house in 1817 on the Road to Cornish, today known as Aspet. Like Abijah Porter, Huggins operated an inn at the brick house, although it did not operate for long. Ten years after he built the house, Huggins went into debt, perhaps due to costs associated with construction of the house, which became known as "Huggins' Folly." Around 1836, the farm and house were acquired by Walter M. Mercer, a successful woolen merchant who moved to Cornish in 1829. [23]

Later Owners of Chase Home Farm

Like Samuel Huggins, Caleb Chase II's fortunes dipped in the 1820s, and in 1822 he began to take out mortgages on his farm, then surveyed at 405 acres.[24] In 1825, Chase mortgaged the farm for $3,300 to the Trustees of Kimball Union Academy, a boarding school founded in 1813 located ten miles to the northeast in the Town of Plainfield. The connection between Chase and the Academy was through his older sister, Hannah Chase, who was married to the benefactor of the school, Daniel Kimball. In 1828, the school sold the mortgage to Abijah Porter, the tenant of Caleb Chase who ran an inn, for three-thousand dollars. [25]

Porter retained ownership of the Chase home farm for seven years. During this time, Caleb Chase II and his family continued to live in Cornish, possibly still at the ancestral home farm. If this arrangement did exist, it probably ended by July 1835, when Porter sold the then-404-acre Chase home farm to Reuben Davis, of Boston, for $7,500, more than double the price.[26] Following his move to Cornish, Davis continued to farm the property, and also served as a town selectman, as representative to the New Hampshire Legislature, and as a state senator before concluding his political activities as a Justice of the Peace in Cornish in 1854. Between 1845 and 1866, he served as a trustee of nearby Norwich University in Vermont, where he also owned land. Davis maintained the ca. 1787 Chase house and owned a second house on the property along River Road, opposite the wooden bridge over Blow-Me-Down Brook, as documented on an 1860 map of Sullivan County (fig. 1.8). The surveyor did not document barns and other farm buildings, nor did he document a millpond north of the bridge. Davis had built

a dam there at some point between 1835 and 1858 to power a sawmill. It was the second dam on the site, but within two years of being constructed, it washed away and Davis apparently did not rebuild it. The washed-out dam may have retained some water, but not enough to show up on the 1860 county map.[27] Adjacent to the south side of Blow-Me-Down Brook bridge was the residence of Miss M. Hall (relationship to Davis not known), which may have been the same building Charles Beaman later recorded as "the little brown house south of the bridge."[28] Davis owned a building across River Road in the island formed by a forked intersection with the Road to Cornish (Saint-Gaudens Road). This was most likely the same building later owned by the Beamans known as Sherwin House, which was recorded in 1935 as "a very old building in poor repair."[29]

For as-yet undocumented reasons, Reuben Davis transferred his ownership of the Chase home farm, then amounting to 329 acres, and his property in Norwich to two trustees, William H. Sabine and Hiram Harlow, on October 15, 1868. The trustees in turn sold the 329-acre Chase home farm to Chester Pike on March 4, 1869. Pike was the great-grandson of Moses Chase and had served in the New Hampshire legislature during the Civil War. He was a prominent member of the Chase family, as evidenced by the reception he held for the visit to Cornish of Salmon Portland Chase, Chief Justice of the Supreme Court, in 1866.[30]

Chester Pike continued to farm his family's ancestral land where he raised cattle and grew corn, wheat, rye, oats, barley, and potatoes. He most likely also



Figure 1.8. Map of Sullivan County showing buildings owned by Reuben Davis at the Chase Farm and other nearby development, 1860. (Detail, "Topographical Map of the County of Sullivan, New-Hampshire, From Surveys under the direction of H. F. Walling," 1860, annotated by SUNY ESF)

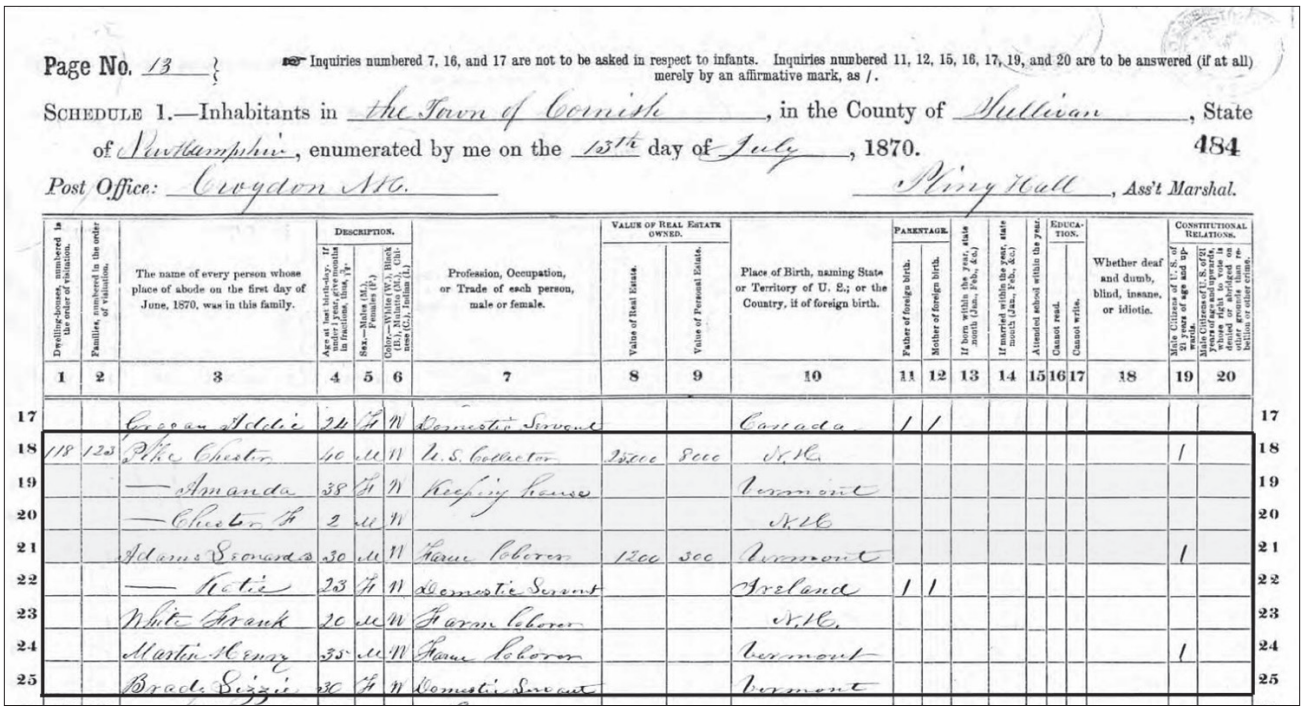
maintained an orchard, which may have been west of the current barn.[31] Pike was a partner in the firm of Lamson, Dudley & Pike, which sold meat and dairy products in the Boston market, and also operated a lumber business, traded in horses, and served as a selectman for Cornish. The 1870 census provides evidence of Chester Pike's prosperity, recording real estate valued at $25,000 and personal estate at eight thousand dollars. These values probably reflected Chester Pike's additional land purchases, including most of the former Wentworth grant on Dingleton Hill, and four other farms that together encompassed about one thousand acres.[32]

At the Chase home farm, Pike made at least one major improvement: a new house built in ca.1869 on the foundation of the ca. 1787 house that Pike's great-grandfather had built. In his first entry of the *Blowmedown Record*, Charles Beaman notes, "This house [Blow-Me-Down Cottage] was built on the cellar wall of Mr. Chester Pikes house which house was built in 1869" [transcription has question mark after date]. Pike moved the old house nearby for use as a barn, most likely near two smaller, connected gable-roof barns possibly located east of the house.[33] No record of the appearance of the new Pike house, or the exact location of the relocated ca. 1787 house, has surfaced. If Pike were keeping up with architectural tastes of 1869, his new house may have been in the Italianate or Second Empire styles, perhaps even with a tower that took advantage of the picturesque location with its views of Mount Ascutney and the Connecticut River.

The 1870 census, taken about one year after the new house was built, recorded that Chester Pike, his wife Amanda, and their son Chester, age 12, lived in Cornish with five unrelated people—two domestic servants and three farm laborers (fig. 1.9). The farm laborers presumably lived in another house on the farm, perhaps the house that stood along River Road opposite the bridge over Blow-Me-Down Brook, which Reuben Davis may have used as a tavern (the building was later moved and known as the Farm House under Beaman ownership). Pike's new house did not last long. According to Charles Beaman's account, it burned on May 11, 1875. Pike reportedly did not rebuild, but remained a resident of Cornish, either at the Chase Farm or perhaps at a house on one of his other properties. [34]

An account of Pike's farm, probably from the late 1870s or early 1880s, noted:

> Capt. Chester Pike of Cornish has one of the largest, if not the largest, farms in the state. It contains about 1,000 acres of land, divided into wood, mowing, tillage, and pasture land; 40 acres in corn, and 70 acres in wheat, rye, oats, barley, and potatoes…He has 130 head of cattle, 300 sheep, 37, horses, and 40 hogs, and raises hay enough to keep his stock through the season, or about 300 tons. Capt. Pike's farm lies in the town of Cornish, on the east bank of the Connecticut River, immediately opposite the farm of the Hon. William M. Evarts, late secretary of state, situated in Windsor, Vt., which is of about equal dimensions, and, in fact, the largest farm in Vermont.[35]



Page No. 13

☞ Inquiries numbered 7, 16, and 17 are not to be asked in respect to infants. Inquiries numbered 11, 12, 15, 16, 17, 19, and 20 are to be answered (if at all) merely by an affirmative mark, as /.

SCHEDULE 1.—Inhabitants in the Town of Cornish, in the County of Sullivan, State of New Hampshire, enumerated by me on the 13th day of July, 1870. 484

Post Office: Croydon N.H. Wm Hall, Ass't Marshal.

	Dwelling-houses, numbered in the order of visitation.	Families, numbered in the order of visitation.	The name of every person whose place of abode on the first day of June, 1870, was in this family.	Description: Age at last birthday. If under 1 year, number of months in fractions, thus, 1/12	Description: Sex.—Males (M.) Females (F.)	Description: Color.—White (W.), Black (B.), Mulatto (M.), Chinese (C.), Indian (I.)	Profession, Occupation, or Trade of each person, male or female.	Value of Real Estate.	Value of Personal Estate.	Place of Birth, naming State or Territory of U. S.; or the Country, if of foreign birth.	Parentage: Father of foreign birth.	Parentage: Mother of foreign birth.	If born within the year, state month (Jan., Feb., &c.)	If married within the year, state month (Jan., Feb., &c.)	Education: Attended school within the year.	Education: Cannot read.	Education: Cannot write.	Whether deaf and dumb, blind, insane, or idiotic.	Constitutional Relations: Male Citizens of U. S. of 21 years of age and upwards.	Constitutional Relations: Male Citizens of U. S. of 21 years of age and upwards, whose right to vote is denied or abridged on other grounds than rebellion or other crime.	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
17			Gregan Addie	24	F	W	Domestic Servant			Canada	/	/									17
18	118	123	Pike Chester	40	M	W	U.S. Collector	35000	8000	N.H.									1		18
19			— Amanda	38	F	W	Keeping house			Vermont											19
20			— Chester F	2	M	W				N.H.											20
21			Adams Leonard	30	M	W	Farm Laborer	1200	300	Vermont									1		21
22			— Katie	23	F	W	Domestic Servant			Ireland	/	/									22
23			White Frank	20	M	W	Farm Laborer			N.H.											23
24			Martin Henry	35	M	W	Farm Laborer			Vermont									1		24
25			Brady Lizzie	30	F	W	Domestic Servant			Vermont											25

Figure 1.9. Detail of the 1870 US census showing inhabitants of the property owned by Chester Pike in Cornish (rows outlined in bold black lines). (1870 US Census record, Sullivan County, New Hampshire, page 13, annotated by SUNY ESF)

This writer's comparison between the farms of Pike and Evarts, the father-in-law of Charles Beaman, most likely reflected a close relationship between the two families. By the 1880s, when for unknown reasons Pike began to sell off his landholdings in Cornish, this relationship would lead to Charles Beaman's purchase of the core of the Pike farm, the old Chase home farm, in 1882.

BLOW-ME-DOWN FARM LANDSCAPE, 1882 (DRAWING 1.1)

In 1882, on the eve of Charles Beaman's arrival in Cornish, Blow-Me-Down Farm was part of a rural district along roads heading north to Plainfield and east toward small hamlets in the Town of Cornish. Known previously as the Chase home farm, it was part of the larger land holdings of Chester Pike, a Chase descendent. The farm occupied a prominent, elevated position on river terraces at a bend in the Connecticut River and at a point on River Road (later NH Route 12A) from Windsor, where it crossed Blow-Me-Down Brook. Southeast of the Chase home farm was Dingleton Hill, which was also owned by Chester Pike and was used as pasture, with woods dominated by white pine along the steep lower slopes above River Road and the Road to Cornish (later Saint-Gaudens Road). East of the Chase home farm was Blow-Me-Down Pond, an impoundment of Blow-Me-Down Brook that had been reduced in size due to a wash-out of the dam upstream of the River Road bridge. By 1882, there were only portions of the dam's side walls remaining.[36] Uphill and east of the pond was School No. 6, which was erected prior to 1860, and the Mercer Farm owned by the woolen merchant Walter M. Mercer, who resided in a large brick house built in 1817, today known

as Aspet. North of the Chase home farm at the corner of the county road to Plainfield (Platt Road) was the burial ground of the Chase family.[37]

In 1882, Chester Pike had owned the Chase home farm for fifteen years but may not have lived on the property for the prior seven years. While it was one of the earliest and most prominent farms in Cornish, it had probably lost some of its stature since destruction of the ca. 1869 main house to fire in 1875. All that presumably remained was a cellar hole, part of which may have dated back to Moses Chase's house built in ca. 1787, which Pike moved off its foundation to build his new house in ca. 1869. The Moses Chase house still stood nearby, probably to the rear of the new house, but was used as a barn. Little other documentation survives on the character of the Blow-Me-Down Farm landscape and its immediate surroundings as of 1882. [38]

The location of roads and extent of woods at the Chase home farm can, however, be discerned based on the 1860 map of Sullivan County and post-1882 photographs. River Road was a narrow dirt road that hugged the steep bank of the farm along Blow-Me-Down Brook. A building, probably a house documented on the 1860 county map that may have contained a tavern during Reuben Davis's ownership, stood opposite the bridge at the entrance to the Chase home farm. The farm's entrance road would later be repurposed by Charles Beaman as Blow-Me-Down Farm's historic main entrance drive. South of the bridge, River Road met the Road to Cornish at a fork. At least two buildings were located at this forked intersection outside the current boundaries of Blow-Me-Down Farm. One was probably owned by Pike and was later owned by the Beaman family, who referred to it as Sherwin House. Woods lined the steep banks of the upper terrace along River Road. The loss of Pike's house in 1875 may have corresponded to a decline in landscape maintenance after this time that led to growth of additional woods. By 1882, there were most likely young woods along the terrace bank, which may have begun to enclose the upper terrace at Blow-Me-Down Farm and block views from the house site.[39]

ENDNOTES, TO 1882

1 On November 4, 1886, "Lilla and Edward H. Schell, New Yorkers on their wedding journey" signed the Blowmedown Record when the family was not present. Edward Heartt Schell was a lawyer from New York City, the son of Edward Schell and Jane Lambertson Heartt. In the 1880 census, Edward and his son resided at 53 Clinton Street (Place). Lilla was Cornellia Barnes, daughter of William Evarts Barnes, and a relative of Hettie Sherman Evarts Beaman. Blow-Me-Down Record, 31, transcript in Saint-Gaudens National Historical Park archives, Cornish, New Hampshire [hereafter, SAGA archives]; "Gazlay Family History," "Family History – Edward Schell," http://www.gazlayfamilyhistory.org/book.php?person=6000 (accessed August 2019).

2 The original Blowmedown Record [hereafter, "Record"] was transcribed and typed (without illustrations, photographs or diagrams); copies may be found at Rauner Library at Dartmouth College in addition to the SAGA archives. Unfortunately, despite extensive appeals to several family members, the original has not been located. The typescript is undated and unattributed. John Dryfhout, author of the book *This Land of Pure Delight: Charles C. Beaman and Blowmedown Farm* (2000), wrote, "It was fortunate indeed that Helen Beaman Lakin had a typescript copy of the Record which was reproduced by her niece, Margareta Erikson Colmore and made available to us" (TLOPD, xiv). A partial copy of just 42 pages in the papers of Margareta Erikson (Davis) Colmore (only child of Charles and Hettie Beaman's youngest daughter) includes notes in Margareta's handwriting; however, only a photocopy of the complete document was found in her papers, now part of the personal collection of Staige Davis, a grandson of Margareta. It is clear from the tone and style that both Charles C. Beaman and his wife, Hettie Sherman Evarts Beaman, wrote in the book; the final descriptive entry is by the couple's eldest daughter, Mary Stacy Beaman Holmes, on the death of Hettie. The original would also reveal the handwriting of those guests who signed their names as well as those who entered details of the farm's workings, visits from guests, parties, family celebrations, and events of local and national interest.

3 Insurance Company of North America, "Inspection and Survey Report: William E. Beaman, Cornish, NH," July 1935, Staige Davis collection. This report was probably completed with only word-of-mouth descriptions for the origins of the buildings on the site. An example of an error is 1890 as the date of construction for Chauncey Cottage. The Record includes details of the construction of this building in 1897 during the preparations for the marriage of Beaman's eldest daughter, Mary Beaman, to Edward Holmes. It is likely that William E. Beaman did not remember its correct date of construction over 35 years later (and accuracy in its dating was probably not of paramount importance in the report).

4 In this history, the Blow-Me-Down Record and 1935 insurance report have been used to provide as much accuracy as possible for the existence of buildings during the period of significance, as well as other changes made by both Charles C. Beaman and William E. Beaman. In investigating all the available visual and textual documentation, every effort has been made to clarify and correct earlier dating and placement errors.

5 *Encyclopaedia Britannica*, s.V. "Monadnock;" Vermont State Parks, "Mount Ascutney State Park," https://vtstateparks.com/ascutney.html (accessed June 11, 2019); "Geology-Upper Valley-Connecticut River," http://www.geologyuppervalley.com/p/mt-ascutney.html (accessed June 11, 2019). A monadnock is an isolated hill of bedrock that rises above the general level of the surrounding area. The origin of the name Ascutney, which has been in use since the eighteenth century, is probably a derivative of several Abenaki words meaning "mountain of the rocky summit."

6 James Lee and Eryn Boyce, "Archeological Overview and Assessment, Blow-Me-Down Farm" (Unpublished report prepared by Hunter Research, Inc. for the National Park Service, July 2017), pages 2-1, 2-3.

7 Thomas M. Bonnicksen, *America's Ancient Forests From the Ice Age to the Age of Discovery* (New York: John Wiley & Sons, 2000), 32; New York State Department of Environmental Conservation, *Ecological Communities of New York State* (Latham, N.Y.: Published by the Department, no date), 57–59; Bonnicksen, 270. Although the New York State report does not cover New Hampshire the northern portion of the state shares many of the same ecological communities as New Hampshire.

8 Colin G. Calloway, *The Western Abenakis of Vermont, 1600*-1800 (Norman and London: University of Oklahoma Press, 1990), 6, 14; The Cowasuck Band of the Pennacook Abenaki People, "Our Sacred Land," http://www.cowasuck.org/history/land.cfm and "N'dakina – Our Homelands & People," http://www.cowasuck.org/history/ndakina.cfm (accessed June 11, 2019).

9 Calloway, 8–9, 12; "Our Sacred Land;" "N'dakina – Our Homelands & People."

10 Lee and Boyce, 3-3 to 3-4.

11 Margaret Hepler, Timothy Binzen, Jennifer Wendt, and Mitchell Mulholland, "Archeological Overview and Assessment for the Saint-Gaudens National Historic Site" (Unpublished report prepared for the National Park Service by University of Massachusetts Archaeological Services, 2006), 25-26.

12 William H. Child, *History of the Town of Cornish, New Hampshire with Genealogical Record,1763-1910, Vol. I - Narrative* (Concord, NH: Rumford Press, 1911?), 2, 4; "Plan of Cornish," 1764, reprinted in Albert Batchellor, "Town Charters Including Grants of Territory within the Present Limits of New Hampshire," in *New Hampshire State Papers,* vol. XXIV,

1894; Charles Beaman, Letter to the Editor, February 27, 1892, in Record, 3' Lee and Boyce, page 3-4, citing Wade, *A Brief History of the Town of Cornish, 1763-1974*. In his letter to the editor, Beaman wrote, "It is thus evident [from the Windsor town charter, 1761, which had a map that labeled Blow-me-down Brook] that the name Blow-me-down was given to this brook earlier than 1761, before there was either a town of Windsor or a Town of Cornish and before Moses Chase settled on the land which I now own."

13 Charles Beaman, in Record, December 4, 1892, 86. The Chase descendant who told Beaman this legend was Mr. Jake Freeman.

14 Jan Albers, *Hands on the Land: A History of the Vermont Landscape* (Cambridge, MA: MIT Press, 2000), 86.

15 US Decennial Census, cited in Wikipedia, s.V. "Cornish, New Hampshire."

16 New England Historical Society, "The Spanish Sheep Craze That Forever Changed Vermont," http://www.newenglandhistoricalsociety.com/spanish-sheep-craze-that-forever-changed-vermont/ (accessed June 12, 2019); Child, 214-215; U.S. Decennial Census.

17 Lee and Boyce, 3-10.

18 Grant, Province of New Hampshire to Moses Chase, 1772, transcribed in Child, 10-11.

19 Record, 38: "This week the old house which stood on this site before Mr. [Chester] Pike [acquired property in 1869] and which was moved off when Mr. Pike built his house, and which has since done duty as a barn, has been moved out North West of this house [Beaman cottage], and is now to form part of our Casino."

20 Ancestry.com. *New Hampshire, Wills and Probate Records, 1643-1982* [database on-line], Provo, UT, USA: Ancestry.com Operations, Inc., 2015. Each of eight sons received a share; three daughters received half shares; a ninth son received less than the brothers.

21 Caleb Chase II was known by that name because his uncle, Caleb Chase, brother of Moses, who was still living in and around Cornish. Child, *History of the Town of Cornish*, vol. II, 58.

22 *Archaeological Overview*, p. 3-7, 3-10, 3-14; Marion Pressley and Cynthia Zaitzevsky, *Cultural Landscape Report for Saint-Gaudens National Historic Site*, Volume 1 (Boston: National Park Service, 1993), 3. No documentation was found on the turnpike, except for the name of one of the Beaman residences located along River Road a half mile south of the Blow-Me-Down Bridge that was inventoried as the "Turnpike Cottage" in the 1935 insurance report prepared for William E. Beaman. It is possible the house was moved to the site from a turnpike elsewhere in the region.

23 Chase (1911) and Hepler (2006), cited in "Blow-Me-Down Farm Cultural Landscape Inventory" (Unpublished National Park Service Report, 2013), 41.

24 Discrepancies in the acreage inherited, purchased or sold for this property have not been addressed by previous researchers and were outside the scope of this project.

25 Daniel Kimball was also an executor of Moses Chase's will. Kimball Union Academy, "History," https://www.kua.org/about-kua/history (accessed August 2018).

26 Sullivan County Deeds 12/394 & 12/414. There is a discrepancy in the amount of acreage in the transfer: Davis bought 404 acres of land from Porter, who had originally purchased just 328 acres.

27 Record, November 3, 1890, pages 65-66, and June 17, 1891, page 71.

28 Record, April 15, 1889. Beaman had just purchased the "little brown house," which was probably torn down or moved when the bridge was rebuilt in 1891. A new or relocated house south of the bridge was known as South Cottage (1935 insurance report).

29 "Topographical Map of the county of Sullivan, New-Hampshire, From Surveys under the direction of H. F. Walling" (New York: Smith & Morley, 1860); Blowmedown Record, June 17, 1891; Lee and Boyce, 3-15; 1935 insurance report, 8-9 and map. Charles Beaman's (presumed) entry in the Record on June 17, 1891 states: "Mr. Hammond began work on the new dam in Blowmedown Brook about two weeks ago…There have been two dams before in the same place, but they have been carried away by high water. There were [sic] formerly a saw mill near the road."

30 Dryfhout, 65-66; Child, *History of the Town of Cornish,* volume I, 303. Pike returned to the legislature and then to the state senate in the 1880s after selling Blow-Me-Down Farm to Beaman.

31 Record, August 18, 1884, 11. The existence of this orchard west of the barn is suggested in the Blow-Me-Down Record,

which documents that the men who raised the main barn in 1884 were served dinner in "the orchard"—which must have been mature enough to provide a canopy and sufficient clearance under which to have dinner. In addition, a photograph of the barn raising shows an old picket fence immediately west of the barn, which may have enclosed the orchard.

32 *Archaeological Overview*, page 3-18.

33 These gable-roof connected barns, known as the Stable, are visible in the ca. 1891 panoramic photograph of Blow-Me-Down, SAGA park archives. The Stable was moved north in ca. 1899 for construction of the Coachman's House. Since no mention is made of a barn raising for the Stable in the Record, it is most likely that the two connected barns predated Beaman's ownership.

34 Record, 3, 5, 38; Ancestry.com, *1870 United States Federal Census* [database on-line], Cornish, Sullivan County, NH, p. 13, lines 118-120; *1880 United States Federal Census,* Cornish, Sullivan County, NH, p. 16 L35-40. Chester Pike married Amanda Fay; their son Chester Fay Pike remained in Cornish. Beaman's entry in the Record in August 19, 1887 indicates the ca. 1787 Chase House was moved for use as a barn: "This week the old house which stood on this site before Mr. Pike and which was moved off when Mr. Pike built his house, and which has since done duty as a barn, has been moved out North West of this house [cottage], and is now to form part of our Casino."

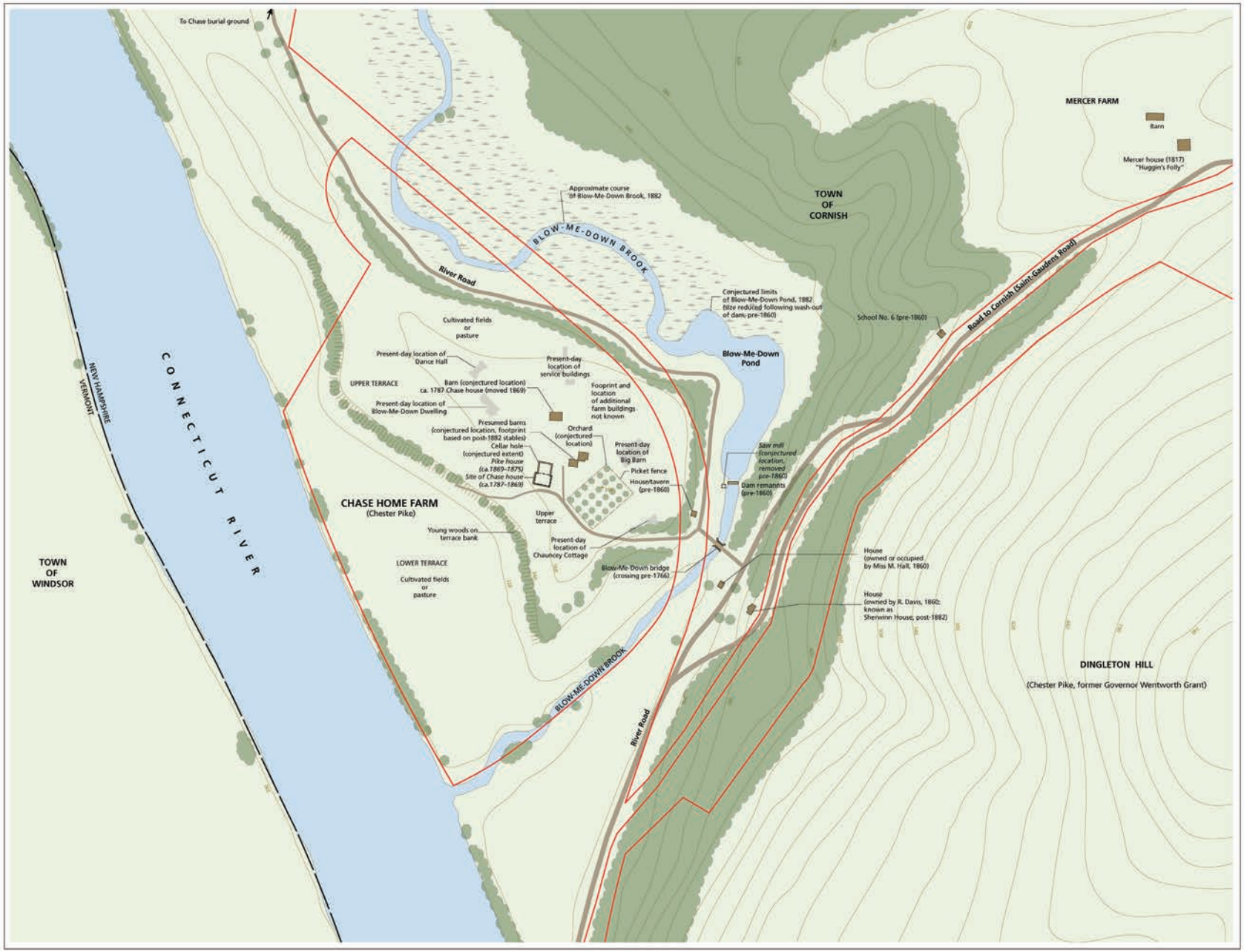
35 Unattributed newspaper account of Chester Pike's farm, 1893, quoted in Virginia Reed Colby and James B. Atkinson, *Footprints of the Past: Images of Cornish, New Hampshire & The Cornish Colony* (Concord, NH: New Hampshire Historical Society, 1996), 35. By 1893, Pike no longer owned the future Blow-Me-Down farm; the paper was most likely citing information from the late 1870s or early 1880s.

36 Record, 65.

37 The school is shown on the 1860 map of Sullivan County, but not the pond presumably acquired by Chester Pike from Reuben Davis. No documentation was found on whether the school was still extant in 1882.

38 Dryfhout, 69, quoting *Vermont Union* article of August 1899: "The original house [Chase House] still stands, but has been moved a few rods [1 rod equals 16.5 feet, or about 50 feet] from the old site and converted into a Casino…." This would place the Casino/barn to the rear of the Beaman Cottage. This is the only specific documentation found on the site of the Chase House barn after it was moved in 1869 off its original foundation.

39 Panorama of Blow-Me-Down looking northwest from Dingleton Hill, ca. 1890, SAGA archives. This photo shows the wooded slopes along River Road and the base of Dingleton Hill, as well as substantial trees along the terrace bank west of the house site that were most likely thinned from woods that grew up prior to 1882.



Cultural Landscape Report
Blow-Me-Down Farm

Saint-Gaudens National Historical Park
Cornish, New Hampshire

Pre-Beaman Period
To 1882

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

in partnership with
Department of Landscape Architecture
Center for Cultural Landscape Preservation
SUNY College of Environmental
Science and Forestry, www.esf.edu/la/cclp

SOURCES

1. National Park Service, Tractsnet AGOL, 2019
2. New Hampshire Dept. of Transportation, Route 12 realignment plans, 1958
3. Walling, "Topographical Map of County of Sullivan," 1860.

DRAWN BY

Richard Connor Neville, John Auwaerter, Illustrator CC 2019

LEGEND

- Current NPS Boundary
- Building
- Road
- Woods
- Specimen Tree
- Pasture, Culvitated Field, or Lawn
- Wetlands
- Water
- 20' Contours
- Bank slope .33.33%
- Removed Feature (dashed line)

NOTES

1. All features shown at approximate scale and location.
2. Drawing shows landscape as of 1882, based on 1860 road and building locations.
3. Dates of construction/removal shown where known.
4. Period property boundaries not shown due to lack of documentation.
5. Extent of woods based on post-1892 photographs.

0 125 250 feet 500

Drawing 1.1

EARLY BEAMAN PERIOD, 1882–1917

The two decades following Charles Beaman's arrival in Cornish in 1882 saw the transformation of the old Chase home farm into a country place named Blow-Me-Down (fig. 1.10). Charles Beaman did not erase the landscape of the Chase family's farm, but rather built upon it and retained its relatively modest rural character. Blow-Me-Down served not only as the seasonal residence of the Beaman family, but also as a model farm and as the social center for artists and other city people who summered in Cornish. Charles Beaman's death in 1900 marked the end of the initial development of the Blow-Me-Down landscape, but the farm and seasonal residence continued little changed for the next two decades up until 1917, a year that witnessed Hettie Beaman's death, US entry into World War I, and the beginning of the decline of the Cornish Colony.

Charles Cotesworth Beaman, Jr. was born on May 7, 1840 to Reverend Charles Cotesworth Beaman and Mary Ann Stacy in Houlton, Maine (fig. 1.11).[1] His thesis upon graduation from Harvard Law School in 1865 focused on war acts by marine vessels and the legal ramifications of those acts. He published *The National and Private Alabama Claims and their Final and Amicable Settlement* in 1871, which led to his becoming part of the tribunal in Geneva, Switzerland to settle the claims made by Confederate ships against US vessels during the Civil War. The head counsel was William Maxwell Evarts of Windsor, Vermont, who traveled to the tribunal with his wife and four of his children. In Geneva, Beaman met and courted Evarts' nineteen-year-old eldest daughter, Hettie Sherman Evarts (fig. 1.12). [2]

Charles and Hettie married on August 19, 1874 at St. Paul's Episcopal Church in Windsor, Vermont. Their permanent residence was New York City, where Beaman had his law practice. They had four children: Mary, born 1875, Helen, born 1877,

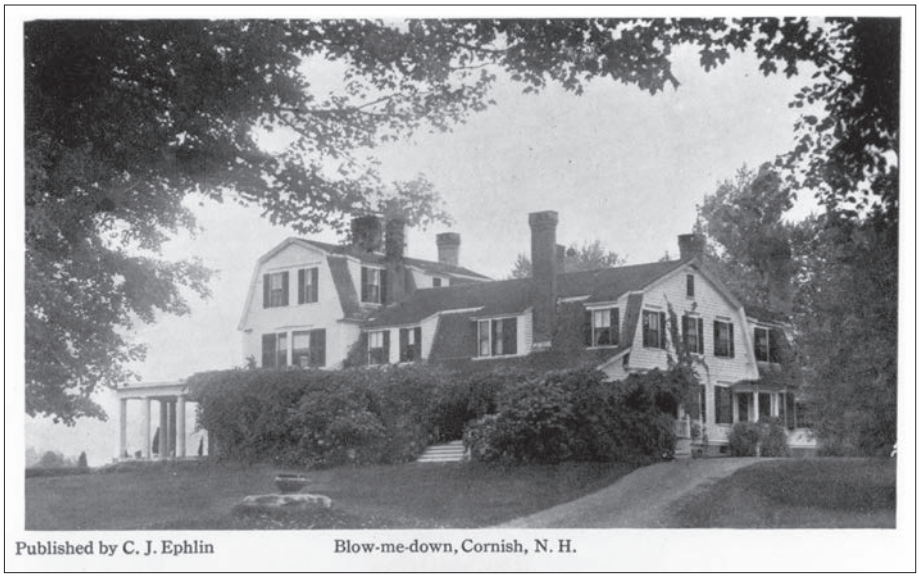


Figure 1.10. Postcard of the main house at Blow-Me-Down, looking northwest from the main entrance drive with the Connecticut River toward the left, ca. 1910. Known as the Cottage, the house by this date reflected three stages of construction. (Saint-Gaudens National Historical Park archives)



Figure 1.11 (left). Photographic portrait of Charles C. Beaman, 1890. (Staige Davis Collection)



Figure 1.12 (right). Portrait of Hettie Sherman Evarts Beaman, by George B. Butler, 1885. (Staige Davis Collection, from a copy in John Dryfhout, *This Land of Pure Delight*, 2000)



Figure 1.13. Charles C. Beaman (standing, second from right), Hettie Evarts Beaman (seated on ground, fourth from right), and their four children, Mary, Helen, Margaret, and William (seated to right of Hettie), 1893. The occasion for the photograph was the 50th wedding anniversary of William and Helen Evarts (seated, center), most likely taken at Runnemede, the Evarts place in Windsor. (Saint-Gaudens National Historical Park, SAGA 3065h, annotated by SUNY ESF)

Margaret, born 1878 and William, born in 1881 (fig. 1.13). The family connection apparently drew Charles and Hettie Beaman back to Windsor, and in 1882 led to their purchase of the old Chase home farm across the river from the Evarts estate.[3]

THE COUNTRY PLACE ERA AND THE CORNISH COLONY

The establishment of country estates by wealthy families began shortly after the Civil War. During the so-called Country-Place Era, a period between about 1870 and 1930, the design of country places dominated the country's burgeoning profession of landscape architecture. The development of country places was spurred by the tremendous growth of wealth and associated leisure time made possible through the Industrial Revolution, as well as by the extension of railroads that facilitated long-distance travel. Charles and Hettie Beaman, who gained their wealth from their families and from Charles's law practice, had their permanent home on Twenty-First Street in New York City. They maintained two country homes in addition to Blow-Me-Down: an ocean house, Wave Crest at Far Rockaway, Long Island (Queens County), and a cottage on Isle au Haut near Mount Desert Island, Maine. [4]

Hettie Beaman's father, William M. Evarts, was a country-place pioneer in the upper Connecticut River Valley region of Vermont and New Hampshire. In 1843, he married Helen M. Wardner of Windsor, Vermont, and they soon established a seasonal country home there, named Runnemede, which they developed into one of the finest farms in Windsor County (fig. 1.14).[5] While its location remote from their year-round home in New York City was unusual and due to Helen's roots in the village, the Evarts were following a long-standing tradition among the wealthy to establish country residences as model farms, also known as gentleman's farms

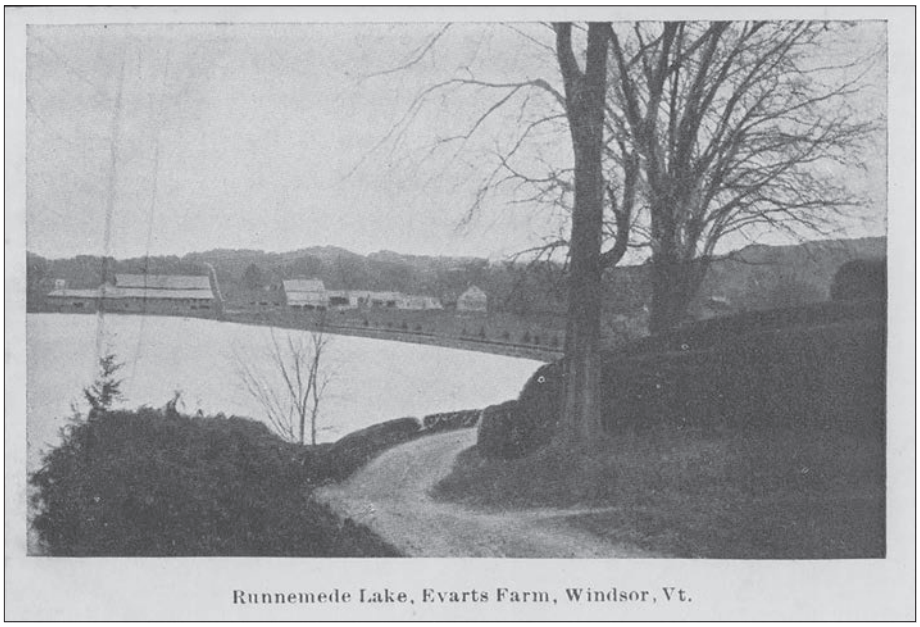


Figure 1.14. Postcard photograph of the lake and farm at Runnemede, the Evarts country place in Windsor, ca. 1900. (E. J. Spaulding, Publisher)

or country places. In the late-eighteenth and early-nineteenth centuries, the first country places appeared on the outskirts of Boston, New York, and other cities. These estates served both as seasonal residences and as places where agricultural and horticultural experimentations were undertaken for the benefit of rural society. Rural improvement was not, however, the sole motivation behind establishment of such country places. The elite in Boston, for example, also sought to create an identity for themselves founded on positive associations of rural pursuits in British culture among the aristocracy, gentry, and growing commercial-professional class. Country places conjured up powerful associations, including the moral rectitude of industry, simplicity, and thrift, as well as retirement from the chaos of urban life. [6]

After the extension of railroads during the middle of the nineteenth century and the despair of the Civil War, many wealthy New Yorkers followed the Evarts in establishing seasonal country places in the upper Connecticut River Valley. Among the most prominent was Frederick Billings, a Vermont native who made his wealth in Gold-Rush-era California and returned east to work in New York City. In 1869, he purchased the old Marsh Farm in Woodstock, Vermont and transformed it into a showplace residence and model farm. In a speech at the 1864 Windsor County Fair not far from Blow-Me-Down, Billings foretold the reasons that would bring him and many others to the region:

> Certainly the time is not far off when the people who come to Vermont to dwell in summer homes of their own or homes of others, from the month of May to the month of November, will be counted by the thousands. As the population of our country increases and wealth affords the means of gratifying cost & comfort, the dwellers in cities by the shores of the sea. . .—the seekers after health, the lovers of nature, the tired who wish for quiet rest. . .will gravitate more than anywhere else to this north part of New England, to these regions of health and picturesque beauty, to these hills and mountains and limpid streams and silvan rills, in deeper forests, now so many hued & gorgeous colored...[7]

The idea of creating a model farm and residence to harmonize with the beauty of the natural environment similarly motivated Charles Beaman to purchase the old Chase home farm in Cornish in 1882. He was, like Frederick Billings, motivated by the ideal of improving upon the existing rural landscape, rather than replacing it with something new and foreign. Both men retained and updated the old eighteenth-century houses on their farms, built new buildings according to traditional methods that harmonized with their settings, laid out ornamental grounds, raised choice livestock, and made old fields newly productive. Both also acquired surrounding farms and other tracts of land, many also with antique houses and worn-out farm fields. One of Beaman's early purchases was the old Mercer Farm uphill from Blow-Me-Down, which he acquired in 1884 and renamed Blow-Me-Up after a branch of Blow-Me-Down Brook that ran through the property. In 1885, Beaman purchased a 130-acre property to the north of Blow-Me-Down which became known as Chaseholme, formerly belonging to



Figure 1.15. Watercolor of "Chaseholm," a 1797 Chase family house on River Road north of the Chase home farm purchased by Charles Beaman. He preserved much of the houses's historic character in its conversion to a seasonal country house. (Painting in collection of Philip Burling; reproduced from copy in John Dryfhout, *This Land of Pure Delight*, 2000)

Nahum Chase with a house that dated to 1797 (fig. 1.15). Nahum Chase was the son of Moses Chase and brother to Caleb Chase II. Nearby on the old county road to Plainfield (later Platt Road), Beaman erected a guest house in 1886 known as Mercer Cottage, designed by the same architect in the same style used for the main house at Blow-Me-Down.[8]

Beaman was not a transient resident. Like Billings and many other so-called city folks, he was active in the social and political affairs of the community, which is not surprising given Beaman's substantial financial investments in the town. This was evident in his support of public amenities, such as his contributions toward the construction of a library in Windsor, the placement of a Civil War monument in Cornish Flat, and the improvement of River Road and its crossing of Blow-Me-Down Brook at the entrance to his estate. Beaman paid for the construction of a substantial stone bridge there in 1888, and also opened his nearby gristmill for community use, which included rebuilding the dam that created Blow-Me-Down Pond (fig. 1.16).[9] According to a 1910 history of Cornish, "Few men, not natives of Cornish, have seemed more interested in its affairs, and have won the love and respect of their townsmen, more than did Charles C. Beaman, Esq."[10]

Charles Beaman's development of Blow-Me-Down and acquisition of surrounding farms began a period of country place development in Cornish that



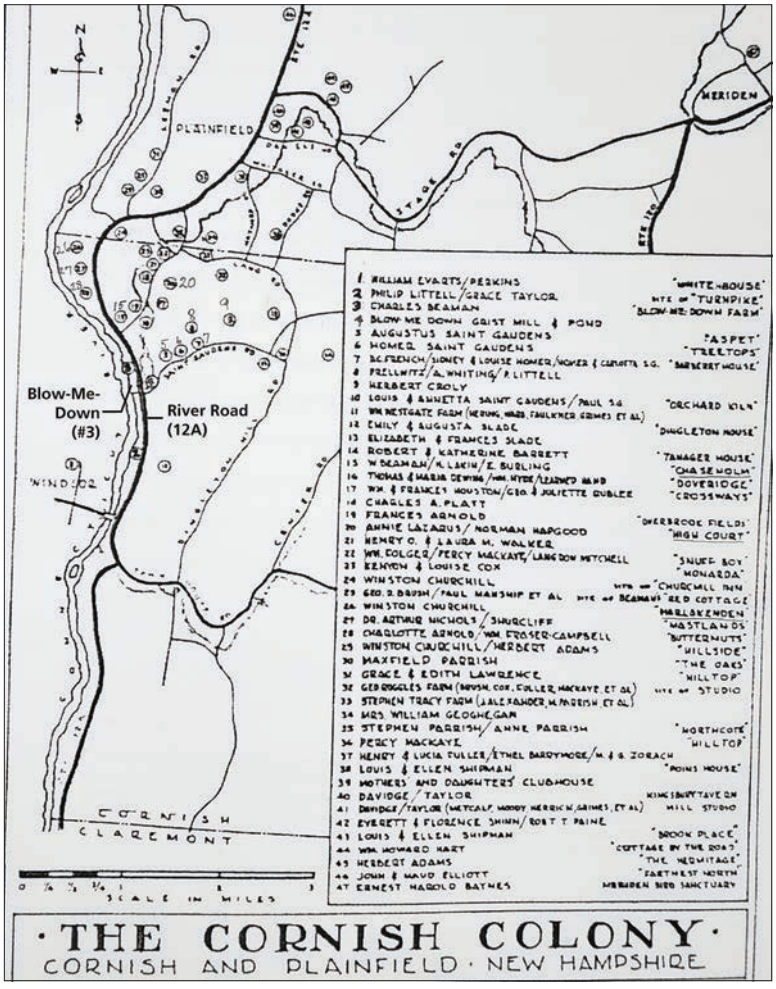
Figure 1.16. Workers and observers at the Blow-Me-Down Pond dam being reconstructed by Charles Beaman, looking southeast, ca. 1890. (Saint-Gaudens National Historical Park archives)

was born of the Beamans' social circles. They invited friends, many of whom were artists from New York City, to visit Blow-Me-Down. Most rode the train from New York to Windsor, a nine-hour trip.[11] Taken with the serenity and beauty of the landscape, many became interested in establishing their own country places in Cornish and adjacent Plainfield. Charles Beaman encouraged development of this community by selling friends portions of his outlying land that he purchased in the 1880s and 1890s, a total of twenty-three properties encompassing over two thousand acres. According to a 1910 account by Cornish historian William Child, the Beamans' friends

> . . .saw the charms of the locality—the beautiful river, the mountain view, the verdant meadows, the wood-crowned heights, the pure air and gushing springs of water. Several [sic] of these friends were induced to follow Mr. Beaman's example, and came and purchased, not primitive land, but estates that had been occupied and improved since the first settlement of the town. To Mr. Beaman, therefore, belongs the honor of being the pioneer and promoter in this movement which has effected so great a change in the social status of the town."[12]

One of the first to accept the Beamans' invitation to Cornish was the sculptor Augustus Saint-Gaudens, and his wife, Augusta. Augustus Saint-Gaudens had become acquainted with the Evarts family during their time in Geneva; he sculpted a bust of William Evarts in 1874. In 1885, Charles Beaman offered to rent them the old Mercer Farm that he had acquired and renamed Blow-Me-Up. After several years of renting, Augustus Saint-Gaudens purchased the property from Beaman and renamed it Aspet, after his father's home village in France. He and Augusta improved the house, converted the barn into a studio, and developed extensive gardens. The Saint-Gaudenses bolstered the Beamans' social network, and soon the artistic community in and around Cornish grew and prospered. At its height prior to World War I, there were approximately forty-seven country places in the community, which became known as the Cornish Colony (fig. 1.17). An estimated eighty artists have been documented as owning, living, or participating in the community.[13]

Figure 1.17. Map showing location of country places in the Cornish Colony. (University of New Hampshire exhibit catalog, "A Circle of Friends: Art Colonies of Cornish and Dublin," 1985, annotated by SUNY ESF)



Around the turn of the century, the *Century Magazine* published an account of the Cornish Colony by the garden-

writer Frances Duncan. She extolled the beauty of the landscape and gardens in Cornish, and recounted "those who early left the Egyptian bondage of the city and followed the sculptor [Saint-Gaudens] into his Promised Land." These included painter and illustrator Maxfield Parrish, poet Percy Mackaye, playwright Louis Evan Shipman, writer Winston Churchill, and composer Arthur Whiting. Duncan wrote, "Garden-craft. . .is represented by Mr. Charles A. Platt, well known in architecture and garden art, and also by Miss Rose Standish Nichols. . ."[14]

For many Cornish artists, the rural scenery and tranquility inspired them to design an old-fashioned, informal character to their country places. Some of the earliest country houses and related buildings erected in the 1880s, notably Charles Beaman's Blow-Me-Down and Mercer cottages, were inspired by colonial building traditions, using shingle siding and picturesque massing. By the late 1880s, and more particularly after the 1892 World's Columbian Exposition, more academically correct Colonial Revival and Classical Revival styles were introduced to many Cornish houses and gardens, including Blow-Me-Down. In Cornish gardens, the writer Frances Duncan praised the integration of architecture and landscape, and a harmony between formalism and naturalism created through use of geometric walks and walls with beds informally planted in a profusion of old-fashioned plants. The work of Charles A. Platt, who would design an addition to the Blow-Me-Down Cottage, followed this same approach. His house for the painter Herbert O. Walker, built in 1889 on a site with a view of Mount Ascutney, combined elements of a New England farmhouse with a classical Italian villa. It contained a vine-covered pergola and was surrounded by informal masses of


SHRUBBERY ABOUT HENRY O. WALKER'S HOUSE

Figure 1.18. The Herbert O. Walker House and gardens in Cornish, designed by Charles A. Platt. (Frances Duncan, "The Gardens of Cornish," *The Century Magazine*, May 1906)

shrubs and flowering perennials, a design that would harken to his work at Blow-Me-Down a decade later (fig. 1.18).[15]

THE BEAMAN FAMILY AT BLOW-ME-DOWN

On October 3, 1882, Charles Beaman purchased the old Chase home farm from Chester Pike for eight thousand dollars, as a country place that would serve as his family's seasonal home and be a showplace of rural improvements in the arts and agriculture. Although the deed did not record the acreage, the transfer most likely included the same 329-acre tract that the trustees of Reuben Davis sold to Chester Pike in 1869.[16] Beaman was undoubtedly drawn to this particular site by its farm fields on elevated river terraces that provided expansive westward views to the Connecticut River and mountains in Vermont, notably Mount Ascutney (fig. 1.19). The upper river terrace was thirty to forty feet above the lower terrace and fifty-five to sixty feet above the river. While there were farm buildings on the property, including a barn that was the original Moses Chase house built in ca. 1787 and a house along River Road across from the bridge over Blow-Me-Down Brook, there was no main residence, only a foundation left after a fire destroyed Chester Pike's house seven years earlier.

Soon after acquiring the Chase home farm, Charles Beaman began planning for an extensive program of improvements, which were concentrated on the upper river terrace. These included new and renovated domestic buildings, a new farm complex, new orchards and specimen trees, a garden, redesigned drives, two summerhouses, and a tennis court. Across River Road, Beaman's property included at least two additional houses, and he built a new bridge over Blow-Me-Down Brook along with a new mill a short distance upriver. These



Figure 1.19. View of the Connecticut River and Mount Ascutney from the verandah of Blow-Me-Down Cottage, ca. 1890. (Saint-Gaudens National Historical Park archives)

improvements were completed within the decade after Beaman's acquisition of the property. By 1892, the developed area of the Blow-Me-Down landscape as seen from Dingleton Hill featured a complex of farm buildings and a service area in the eastern part of the upper river terrace above River Road, and the main house, formal grounds, and recreational features on the western part, facing the Connecticut River (figs. 1.20, 1.21). Between 1892 and 1900, Charles Beaman made no substantial new construction in the Blow-Me-Down landscape, but continued to make improvements, including two additions to the main house, new entrance gates at River Road, rearrangement of the service buildings, and a new house for the coachman.

When Charles Beaman was at Blow-Me-Down, his guests signed the *Blowmedown Record* while he noted details of weather; kept track of when flowers and trees bloomed; noted the planting of crops and the progress of haying; and pointed out small comforts like a warm fire on a cool night. These details, interspersed with mentions of lawn tennis games, husking parties, children's birthdays, picnics, and visitors' activities, are valuable glimpses into the way Blow-Me-Down was a location for family and social interaction as well as the production of food and livestock. The estate was also a place of employment for many local residents who farmed the fields, erected buildings, improved the landscape, and served as household staff. Charles Beaman supervised the workers while he was in residence, but they also continued to be very busy during his absence to care for livestock and tend the grounds, among other duties. [17]



Figure 1.20. View across the core of Blow-Me-Down, looking northwest from Dingleton Hill following a decade of Beaman additions and improvements, ca. 1892. The newly-watered Blow-Me-Down Pond is at right, the Connecticut River at left. In the far right distance is the Chase Cemetery, enclosed by a white fence. See figure 1.20 for location of primary features and areas. (Saint-Gaudens National Historical Park archives)

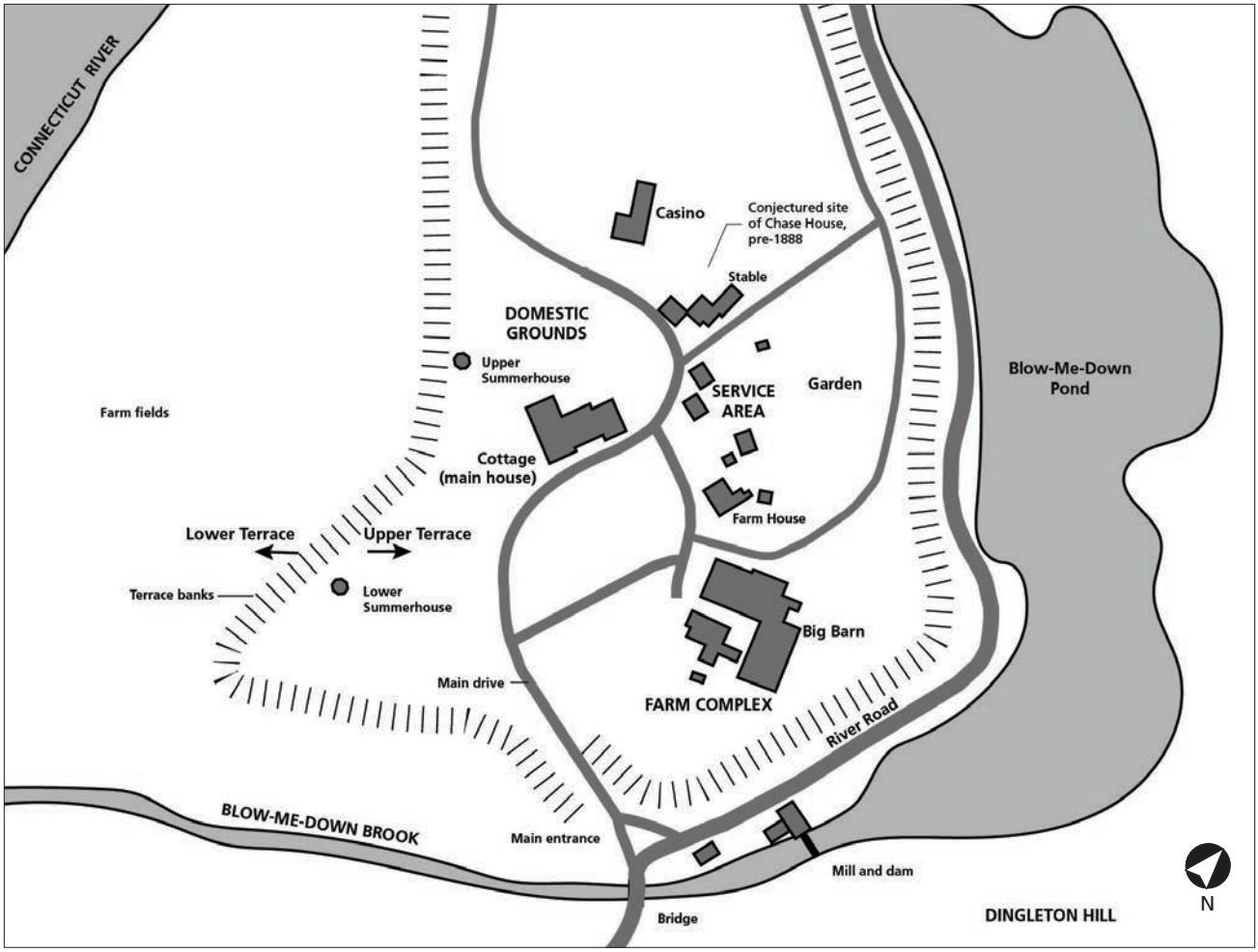


Figure 1.21. Diagram of the primary landscape features and areas at Blow-Me-Down by 1892, corresponding with the photograph in figure 1.19. (SUNY ESF)

Initial Development of Blow-Me-Down, 1882–1892

The first major project that Charles and Hettie Beaman undertook at Blow-Me-Down was the construction of the main dwelling. Work began in August 1883 on plans by the Boston architects Appleton & Stephenson, who were known for their residential work in the Boston suburbs. Charles Beaman's connection with the architects most likely dated to their recent design for the Windsor town hall, built in 1881–1882; Beaman had served on the building committee.[18] The Beaman's country house, or a portion of it, was sufficiently complete by December 22, 1883 when Mr. and Mrs. George Hodgman, the Beaman's farm managers, moved in. The house was accessed by a main drive that followed the same general alignment as the pre-existing Chase entrance road, which began at a triangular intersection opposite the bridge over Blow-Me-Down Brook (see fig. 1.21). [19]

Charles Beaman and his family arrived for their first summer at Cornish on July 11, 1884 to the newly completed house (fig. 1.22). Alternately called "the house" and "cottage" in the Blow-Me-Down Record, it was clearly a substantial dwelling with extensive entertaining spaces but had an overall modest character. Designed in the Shingle style that recalled early New England houses, the multi-winged one-and one-half-story Cottage featured shingled gambrel roofs with numerous



Figure 1.22. The Blow-Me-Down Cottage built in 1883–1884 according to the design of Appleton & Stephenson, looking northeast at the main section (right) and main wing (left) that were probably built on the foundation of the Pike house, ca. 1885. Pastures on Dingleton Hill are visible in the right background. (Saint-Gaudens National Historical Park archives)

dormers, unpainted shingle siding on the second floor and painted clapboards on the first, two-over-two sash windows with louvers, tall chimneys, and verandahs on the southern (front) and western sides that captured views of the Connecticut River and Mount Ascutney.

The evening of their arrival, the Beamans were visited by Hettie Beaman's father, William Evarts, along with her aunt and sister who had come over from Windsor.[20] Charles Beaman's entries in the *Blowmedown Record* on that first day include:

> July 11th, 1884, Friday. We all left "The Roof" Far Rockaway [Queens, Long Island] at seven o'clock this morning, leave New York at nine and reaching Windsor at five, and Blowmedown before six. The carpenters and painters just left yesterday.
>
> This house was built on the cellar wall of Mr. Chester Pikes house which house was built in 1869(?) and was burned down in May 11th, 1875. This house was begun in August 83' [sic]. Daniel Appleton and N. W. Stephenson of Boston were the architects. H. H. Ayers of Windsor was the carpenter in charge. Mr. and Mrs. George Hodgman have been living in this house since Dec. 22nd, 1883.
>
> I have moved a house from the foot of the hill near the bridge and they now have gone into it as a farm house.
>
> [signatures:]
>
> Charles C. Beaman
> Hettie L. E. Beaman
> Mary S. Beaman
> Helen W. Beaman
> Margaret Beaman
> William R. Beaman his (x) mark
>
> We had dinner about half past six and these were our first visitors

Martha S. Tracy
Wm. N. Evarts
Elizabeth H. Perkins [21]

Beaman had begun many additional improvements at Blow-Me-Down as work was being completed on the Cottage, primarily within the farm and service areas. This included new construction and the relocation and renovation of numerous existing buildings, some from outside the core of Blow-Me-Down. Most of the work was done within the year. When Beaman returned to Blow-Me-Down on November 22, 1884 with Harvard classmate Elihu Chauncey, he wrote, "Find the farm house and all the buildings moved and in position."[22]

The "farm house" that Beaman moved for the Hodgmans to the core of Blow-Me-Down, presumably so they could vacate the Cottage upon the family's arrival, served as the estate manager's residence. This was most likely the same house along River Road across from the bridge over Blow-Me-Down Brook shown on the 1860 map of Sullivan County, which Reuben Davis may have used as a tavern (see fig. 1.8). The later insurance report of 1935 lists a "Farmer's House" which was noted as being "very old;" this house was most likely the Hodgmans' residence in 1884 (fig. 1.23). It stood in what became the service area located north and east of the Cottage and main drive, and was expanded and updated, probably when it was moved. [23] Other components of the service area included a



Figure 1.23. A later photograph of the so-called Farm House that Charles Beaman moved to the core of Blow-Me-Down in 1884 as the residence of the Hodgmans, looking northeast, 1935. Note center twelve-over-twelve-light sash windows in the left three bays that suggest the house was built prior to the mid-19th century. The right bay and rear ell with six-light sash windows and front porch were most likely added after the building was moved in 1884. The building to the rear was a wood shed. ("Inspection & Survey Report, William E. Beaman, Cornish, N.H., July 1935," Staige Davis Collection)

large woodshed, which presumably serviced the fireplaces in the nearby Cottage, a carriage house, tool house, and an ice house west of the Farm House. Farther west was the stable, which was two attached barns with ventilating cupolas on the ridges (see figs. 1.20, 1.21). These were most likely standing when Beaman purchased the property in 1882.[24]

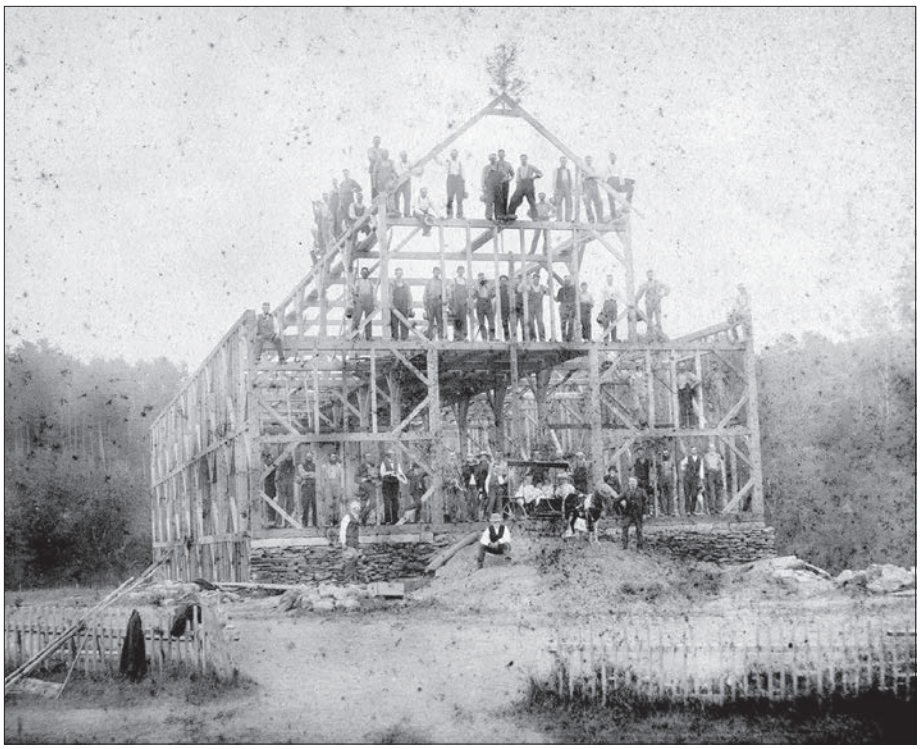


Figure 1.24. Residents from Cornish and Windsor working on raising Charles Beaman's new main barn, known as the Big Barn, looking east, 1884. Note old picket fence, a feature that may have enclosed a pre-existing orchard west of the barn. (Saint-Gaudens National Historical Park archives)

On July 28, 1884, Charles Beaman noted, "Began building new barn today (100'x 40'). House begun one year ago."[25] This large barn was a wood-frame, high-drive New England bank barn positioned northeast of the Cottage and south of the Farm House (see fig. 1.20). The *Blowmedown Record* entry for the barn, which Beaman usually called the "big barn," is followed by two weeks of visits by local residents and family members. On August 19, Beaman records "this is the tenth anniversary of our wedding" and there follows a long description including newspaper article transcriptions of the barn raising with details of the process, the meals served, and a list of everyone who attended, including the thirty-seven men who hoisted the framing into place (fig. 1.24). Upon completion of the framing, all hands cheered "May its mow never be empty and its stalls always full."[26] The raisers and their families were served a celebratory dinner on long tables set out in the orchard that was probably west of the barn, behind an old picket fence.[27]

The Big Barn was of heavy timber frame construction with clapboard siding, a prominent cupola, and a shed wing with open wagon bays along the north side. The barn reflected aspects of English-type barns commonly found in New England, along with techniques used in Dutch and German bank barns found in the Hudson Valley and Pennsylvania. No information has survived on the builder-designer, but it may have been Henry Ayers, a carpenter from Windsor who was in charge of constructing the Cottage the year before. Three ramps supported by stone retaining walls were on the eastern, northern, and western elevations. The barn was used for storing wagons, hay, and silage, and for housing livestock—including Beaman's Jersey cows. [28]

Moving of buildings continued after the Farm House was in place and the Big Barn framed. On September 27, 1884, Beaman noted, "the long shed & barn moved as an ell to the new barn since Tuesday."[29] The larger of these buildings (barn) was appended to the southeastern (rear) corner of the barn and became known as the Cow Barn. It was later raised on a high brick foundation. The "long shed" may have been a smaller building appended to the rear (eastern) side of the Big Barn. A round frame silo with a conical roof was erected at the inside corner of the Big Barn and Cow Barn. This area, framed by a pig house with an attached calf barn added in 1890, formed a barnyard that was most likely the center of farm operations (see fig. 1.20, 1.21). [30]

On October 15, 1884, Beaman recorded, "The stable started for its new site," and the following day "The stable arrived at its place of new site this evening." [31] The stable was probably two attached barns that were moved, possibly from the lawn on the east side of the Cottage, to an area with service buildings located to its north. Beaman was most likely working to move the pre-existing farm buildings out of the ornamental grounds around the Cottage, and to create an efficient arrangement for service and farm production.

In May 1885, Daniel Appleton, the architect of the Cottage, visited Blow-Me-Down while Beaman was supervising the planting of trees "between house and barn and house and stable, also hedge on road and pine trees in rear about garden."[32] Appleton returned frequently to Blow-Me-Down during Beaman's lifetime. In January of 1886, he apparently stayed for three weeks, from New Year's Day until January 24, and helped Beaman tour the Nahum Chase property that was close to the Mercer Farm that he bought two years earlier. Beaman purchased the Chase property, which contained the house built in 1797 that he named "Chaseholm." In May 1886, both the Chase and Mercer properties were



Figure 1.25. Charles Beaman and his dog with architect Daniel Appleton on the front steps of the Cottage's vine-covered veranda, ca. 1890. (Saint-Gaudens National Historical Park archives)

having work done on them, some of which was designed by Appleton. In 1892, Appleton returned again and sat with Beaman on the front steps of the Cottage, apparently planning additional improvements (fig. 1.25).[33]

Whether Appleton assisted in the design of the plantings that were underway during his visit in May 1885 remains a mystery, but the fact that ornamental plantings were occurring a year after completion of the Cottage suggests that Beaman wanted to embellish the ornamental grounds only after the business of the farm's working, productive elements were in place. Around the Cottage, Beaman planted few shrubs, the most prominent of which were two pee-gee hydrangea (*Hydrangea paniculata* 'Grandiflora') to either side of the main entrance, and several others in the lawn east of the house (fig. 1.26). Also planted in this lawn was a hedge ring of hemlock (*Tsuga canadensis*), perhaps intended to encircle a sculpture or some other focal point (fig. 1.27). Vines, primarily Boston



Figure 1.26. Hydrangeas flanking the main entrance and vine-covered verandahs, looking north, ca. 1888. In the left distance is the Casino. Also note vines on porches. (Saint-Gaudens National Historical Park archives)



Figure 1.27. The east lawn of the Cottage showing young elm tree, hydrangeas, and hemlock hedge ring (lower right), looking southwest, ca. 1888. Also note vines on side porches. (Saint-Gaudens National Historical Park archives)



Figure 1.28. The south and east lawns of the Cottage and main entrance drive showing allée of sugar maples, looking southeast from the Cottage (corner of the front verandah at left), 1892. Also visible in the left/center distance are the hemlock hedges planted along the road to the Big Barn in 1885, and the apple orchard planted in 1886 in the field behind it, near where Chauncy Cottage would later be built. Pastures on Dingleton Hill are in the distance. (Detail of panoramic photograph, Beaman family album, Saint-Gaudens National Historical Park archives)

ivy (*Parthenocisssus tricuspidata*), covered the front (southern) and western verandahs along with the service porches on the eastern side. There were also lilacs (*Syringa vulgaris*), which Beaman remarked as being in bloom on May 24, 1885. Trees planted in spring 1885 or soon after included an elm (*Ulmus americana*) in the lawn east of the house and a grove of deciduous trees north of the Cottage that screened the stables. An allee of sugar maple (*Acer saccharum*) was planted along the main entrance drive south of the Cottage lawns (fig. 1.28). The south and west lawns were kept open to maintain the river and mountain views.

The "pine trees in rear about garden" that Beaman noted in the *Blowmedown Record* were probably intended as a windbreak for the domestic (kitchen) garden, located on the broad expanse of level land behind the service area and northwest of the Big Barn (see figs. 1.20, 1.21). Such gardens were typically used to produce vegetables, fruits, and flowers for the family's own consumption. In October 1889, for example, the *Blowmedown Record* noted, "we were still gathering lima beans from the vines"—a crop most likely being grown in the garden. Another entry stated, "Potatoes are up in the garden and have been hoed, also corn and beans." Other entries mention pansies, tomatoes, melons, cucumbers, beets, and peas. The garden also apparently contained a nursery of trees and shrubs, to hold them until permanent planting. In October 1885, for example, Beaman recorded that Peter "has been digging the holes for the transplanting of the trees from the nursery to the plot northwest of the house." This plot may have been a conifer plantation approximately 1,200 feet north and west of the Cottage.[34]

In August 1885, while Blow-Me-Down was very much still under development, Beaman noted in the *Blowmedown Record* that Augustus Saint-Gaudens was at

work on sketches for his statue of Abraham Lincoln to be placed at Lincoln Park in Chicago. Around this same time, the Beamans became the landlords of Saint-Gaudens, who rented the old Mercer Farm that Beaman had renamed Blow-Me-Up, and Saint-Gaudens would rename Aspet. The two families remained socially close, as evident in the Saint-Gaudens family's attendance at Beaman's youngest daughter's birthday party on September 19, 1885. The domestic grounds of Blow-Me-Down would host many other social gatherings and recreational activities. [35]

On the same day that seven-year-old Margaret Beaman entertained her birthday-party guests, the entry in the *Blowmedown Record* notes, "we brought the playhouse from Windsor with two yokes of oxen" (fig. 1.29). [36] The building was apparently an inheritance from the Evarts family, whose country place in Windsor, Runnemede, was of much longer duration than Blow-Me-Down. The Playhouse may have been built in the 1850s, and Hettie certainly used it as a child; the youngest of her twelve siblings was born in 1862, so it was probably still in use at Runnemede into the early 1870s. At Blow-Me-Down, the tiny building with its fanciful scrolled bargeboards and front porch was most likely placed in the lawn east of the Cottage, where adults could maintain some supervision. By 1892, it was moved to the domestic garden field well to the north of the Cottage. It may not have been much used by this time; the youngest Beaman daughter was then fourteen, already into young ladyhood, and William, youngest child and only son, was 11. The Playhouse was probably dormant and moving it away from the grounds surrounding the house may have been part of preparations for landscape improvements associated with an addition to the Cottage completed in 1893. It was probably moved back after construction, or at least by the early 1900s, when the next generation of children arrived.[37]



Figure 1.29. The Playhouse brought to Blow-Me-Down in 1885, from a later photograph, 1935. ("Inspection & Survey Report, William E. Beaman, Cornish, N.H., July 1935," Staige Davis Collection)

A week after Margaret's party on September 19, 1885, Charles Beaman wrote that Peter (presumably a groundskeeper or farm hand) "has for the best part of four days been putting the hemlock hedge in the road leading to the big barn."[38] This may have been a continuation of a hemlock hedge that Beaman mentioned as being planted the prior May, probably along the service area along the north side of the east lawn. The new hedge lined both sides of the road, which was built soon after the barn in 1884, and was most likely intended to screen farm activities from the adjacent ornamental grounds. The hedge on the eastern side of the road toward the barns was maintained higher than the hedge on the western side (see fig. 1.27). This hedge also served as a spatial divide between the Cottage's east lawn and the working areas of the farm to the east, but its low height did not entirely block the working from the pleasure aspects of the landscape.[39]

Plantings continued through the fall of 1885. On October 6, Beaman noted, "Peter has been busy digging the hole[s] for the one hundred and fifty pear trees which E.C. [Elihu Chauncey] is to give me"—the work of setting out the trees began on October 26. Included in the orchard were fifty dwarf trees. [40] Beaman also used that fall to make improvements to the Cottage, which included "extending the shed [perhaps a wing] at the rear of the house." [41] Beaman's oversight of the improvements to the farm and the planting of the pear orchard ended when he left for New York City on October 27. However, the family returned less than a month later and ate "our first Blowmedown Turkey at dinner" on Sunday November 22. Beaman noted the next day that "Peter has finished the planting of trees, one thousand feet to the north west of house."[42] During the following fall of 1886, Beaman supervised the planting of another orchard: "Begun setting out forty-one apple trees on the South of the big barn" (see fig. 1.27).[43] This may have been a replacement for a pre-1882 orchard that may have stood in the same general area, within which the barn raising dinner was held in August 1884.

Recreational Features

Recreation was a big part of Beaman family life at Blow-Me-Down, and the grounds around the Cottage were developed for active sports, strolling, and socializing. The Playhouse brought over from Windsor in September 1885 was one of the first recreational features added, but another was under construction around the same time: a tennis court. Charles Beaman recorded on November 23, 1885 that Peter had been working for weeks on a "lawn tennis ground," laid out in the lawn west of the Cottage. Lawn tennis was a relatively recent sport that was invented in England in 1873, and the Beamans may have been among the first to introduce the sport to the area; Frederick Billings built his lawn tennis court at his Woodstock estate the following year, in 1886. The Beaman tennis court was presumably ready for the summer 1886 season, and the family used it for tennis as well as other recreational pursuits (fig. 1.30). The court probably measured seventy-eight feet long by thirty-six feet wide, dimensions that were



Figure 1.30. The Beamans and friends dancing on the lawn tennis court west of the Cottage (off right side of photograph), ca. 1895. Charles Beaman is at the far right with daughter Mary; Hettie Beaman is on far left. The building in the left background is the Casino that formed the core of the recreational domestic grounds. (Saint-Gaudens National Historical Park archivesi)

standardized in 1882. Along the east side of the court were several circular flower beds within the lawn, often known during the Victorian era as carpet beds after their geometric patterns, although the Beamans' were apparently planted less formally. Spectators could view games from simple iron and wood-slat benches set out along the edge of the court, and elsewhere on the grounds such as at the edge of the terrace to take in the river and mountain views. [44]

In July 1887, the Beamans built two small gazebos along the terrace edge to provide shelter for taking in the river and mountain views. Known as "summerhouses," they were often found on the grounds of country estates; Frederick Billings built two rustic-style summerhouses at his Woodstock estate in the mid-1870s. The Beamans' were open-air octagonal-shaped pavilions that featured steep conical roofs and white-painted wood columns. The so-called Upper Summerhouse was across from the Cottage near the tennis court (fig. 1.31). The Lower Summerhouse was along the terrace edge toward the south end of the peninsula, about 125 feet due south of the Cottage.[45]

The most substantial recreational feature that the Beamans added to Blow-Me-Down was a building named the Casino, a term used beginning in the late-eighteenth century to describe spaces for entertainment at European estates, typically for activities such as bowling, dancing, card games, and indoor tennis. The Beaman Casino, which was also referred to as "House No. 1," would also serve as a guest house. [46] Construction began shortly after the summerhouses were in place. On August 19, 1887, Charles Beaman recorded,

> This week the old house which stood on this site before Mr. Pike and which was moved off when Mr. Pike built his house, and which has since done duty as a barn,



Figure 1.31. The Upper Summerhouse, looking northwest from the Cottage across the lawn tennis court (bench at corner), ca. 1892. Although there were small trees along this part of the terrace bank, most of it was mown or low shrubs that allowed for views to the river. In the foreground is a circular carpet bed. (Detail of panoramic photograph, Beaman family album, Saint-Gaudens National Historical Park archives)

> has been moved out North West of the house, and is now to form part of our Casino. Mr. Pike tells me it is the first frame house ever built in Cornish and so I save it. It was probably built about 1787 as Chaseholm [sic] was built in 1797.[47]

Beaman recorded that the Casino renovation was designed by Joseph Morrill Wells, a thirty-three-year-old architect with the renowned New York firm of McKim, Meade & White. No record has been found of why Beaman did not use Daniel Appleton, who designed the Cottage and would continue to work with Beaman through the 1890s. McKim, Meade, and White was well-known for its work in classical and Colonial Revival styles that had gained popularity since the national centennial in 1876. Beaman was already well-acquainted with McKim, Meade & White; Charles McKim is believed to have designed the Beaman ocean house at Far Rockaway in the 1870s, and also designed alterations to the Beaman home on Twenty-First Street in New York City in 1878.[48]

The Chase house was reportedly moved "a few rods," or about fifty feet. This most likely meant its original location—as moved in 1869—was a short distance to the east, behind the stable (see fig. 1.20).[49] Since the house was most likely not on a foundation or cellar (since it was a barn), the move would have been a relatively simple operation. Its new location was two hundred feet northwest of the Cottage at an angle that was perpendicular to the edge of the river terrace, probably to accommodate a side veranda that would take in the river and mountain views (fig. 1.32). Joseph Wells maintained the massing of the five-bay, two-story old house, and embellished it in the Colonial Revival style with a new center chimney, dormers, four-over-one sash windows with louvers, and a semi-circular verandah facing the river and a rectangular front entrance porch, both with columns and balustrades (fig. 1.33). The shingle-sided exterior featured pilasters, entablatures, and circular medallions in the gables. Since it was a seasonal building, it was not placed on a full basement, but was most likely supported by fieldstone piers



Figure 1.32. The Casino, the renovated Chase House, showing relationship to the Cottage and the farm complex screened by trees, looking southeast, ca. 1888. The one-story rear wing contained a bowling alley; at far right is the west summerhouse built in 1887. The photographer (shadow visible) is standing on the edge of the river terrace. (Saint-Gaudens National Historical Park archives)

spanned by lattice skirting that allowed for air circulation.[50] The long one-story addition at the back was a bowling alley, and there was a billiard table and several guest rooms in the main part of the building. In contrast to the Cottage, the Casino was painted a light color scheme, probably white and gray with dark paint on the window sash and louvers. Beaman did not embellish the grounds around the Casino, but rather kept lawn right up to the building. He did plant a grove of conifers to the east where the building had most likely previously stood, to screen the stables, and another grove at the rear of the building, perhaps as a windbreak.[51]

On Friday, June 29, the family arrived for the 1888 summer season—the opening of the Casino would be a highlight. They came with one servant, who signed the *Blowmedown Record* that day. Nathaniel and Minnie Beaman, Charles Beaman's



Figure 1.33. The Casino, looking northeast soon after completion, ca. 1888. The front is the right side of the building. Note small evergreen trees visible to the right and left of the building. (Saint-Gaudens National Historical Park archives)

brother and sister-in-law, arrived on Saturday to dine with "Florence and Lawrence" Bullard. Work to prepare Blow-Me-Down for the season continued after arrival of the family. For example, on Monday, July 2, "The work began on playhouse cleaning today," indicating that the children were trained to oversee the seasonal and necessary work of caring for the parts of the property which they used. Mary Beaman, the eldest, had turned thirteen in May and the work was probably seen as part of her education to manage a household the way her mother did as both supervisor and fellow worker.[52]

By July 4, the bowling alley at the rear of the Casino was in use even though the rest of the building was not finished. On August 18, a note in the *Blowmedown Record* read, "we for the first time lighted the Casino" and several guests played pool, bowled, and had tea. Two days later, there was a party to dedicate the Casino, with dancing. The architect Stanford White visited on August 25, perhaps in part to assess the work of his junior colleague. [53]

While guests were entertained at the Casino, the work of the farm went on, including road grading, logging, putting in a new hen house, and planting more trees. To maintain the river and mountain views from both the Casino and the Cottage, much of the steep bank along the edge of the upper terrace was kept clear through mowing, with some shrub cover (fig. 1.34). Charles Beaman had probably cleared successional growth on the bank soon after he acquired the property, as evidenced by a number of young American elms scattered cross the bank.



Figure 1.34. The bank of the upper terrace, looking north with the Cottage in the middle distance and the Casino in the left distance, ca. 1890. Note the bench at the top of the bank at right. (Saint-Gaudens National Historical Park archives)

Improvements Outside the Main Gate

In the late 1880s, while planning and construction was underway on the Casino, Charles Beaman was also busy planning improvements outside the main gates of Blow-Me-Down. One area that needed his investment was the wooden bridge over Blow-Me-Down Brook, directly opposite the entrance to the estate. It had been the subject of numerous repairs, and in October 1887 was closed for several days to fix the middle pier. The Town of Cornish had contracted to rebuild a wooden bridge, but Charles Beaman and his father-in-law, William Evarts, offered funds to build a more substantial stone bridge.[54] By the spring of 1888, Cornish mason Jabez Hammond was heading up construction of a stone-arch bridge designed by Joseph Morrill Wells of McKim, Meade & White, who was also working on the Casino. The bridge was built on the site of the old bridge; Beaman had a temporary bridge built nearby. When the family arrived in June of 1888, the bridge's arch was nearly finished. On July 5, the *Blowmedown Record* reads: "The keystone 1888 was placed on the south side of Blowmedown Brook Bridge to-day, amid cheers and good wishes for the long life of the arch." Another week of construction saw the bridge opened to general traffic. Wells' design featured rustic dry-laid fieldstone masonry walls, a single barrel brick vault, and an oversize stone block at the center of each of the parapet walls (fig. 1.35). The new bridge provided a handsome approach to the main entrance of Blow-Me-Down. Its traditional design and construction reflected Beaman's interest in creating visual harmony between his estate and the surrounding rural countryside.[55]

Soon after the bridge was completed, Charles Beaman began planning for rebuilding the dam a short distance upstream that created Blow-Me-Down



Figure 1.35. The new bridge over Blow-Me-Down Brook funded by Charles Beaman and built in 1888, looking northwest toward Blow-Me-Down, ca. 1910. In the distance is Blow-Me-Down Mill built in 1891, with its attached one-story wing. (Saint-Gaudens National Historical Park archives)



Figure 1.36. Blow-Me-Down Mill completed in 1891, looking north from the Blow-Me-Down Brook Bridge, ca. 1892. The building in the foreground is a wagon shed or shop, which was built soon after the retaining wall from the bridge to the mill was completed in 1892. (Saint-Gaudens National Historical Park archives)

Pond, and construction of a grist mill. In 1889, Beaman contracted with McKim, Mead & White to design the mill with Joseph Wells as the lead, but Wells did not complete the project due to his unexpected death on February 2, 1890. George Fletch Babb finished the Colonial Revival design for the two-story stone and frame building, located adjacent the dam. The dam was rebuilt, according to Beaman's entry in the *Blowmedown Record* for November 3, 1890, "in the place where it used to be above the bridge." The mill and its one-story blacksmith wing were completed in 1891. A frame wagon shed was built between the mill and the bridge shortly thereafter (fig. 1.36).

On September 23, 1891, the dam was ready and the gates were closed to allow Blow-Me-Down Pond to fill; it took over four days for the water to top the dam, creating an extensive body of water along the eastern side of Blow-Me-Down (fig.



Figure 1.37. Blow-Me-Down Pond, looking north from the dam with the Chase Cemetery in the distance, ca. 1895. Blow-Me-Down is off the left side of the photograph. (Saint-Gaudens National Historical Park archives)



Figure 1.38. The Upper part of Blow-Me-Down Pond looking south along River Road showing steep wooded bank along the east side of Blow-Me-Down. The plank fence along the road was probably maintained by the Beamans. (Saint-Gaudens National Historical Park archives)

1.37, see also fig. 1.20). Just like the Evarts' Lake Runnemede, the Beamans now had an aesthetic water feature that also served a utilitarian purpose, powering the mill that they opened for community use. River Road hugged the western shoreline of the pond along a plank fence maintained by Beaman, at the base of the steep, wooded eastern bank of the upper river terrace (fig. 1.38). Charles Beaman cleared portions of these woods along the steep bank near the Big Barn to open views across the pond from the core of Blow-Me-Down.[56]

Charles Beaman's property continued south of the bridge, where he owned three residences used either a guest houses or staff quarters. In 1899, soon after the stone bridge was completed, Beaman demolished what he called the Israel Hall House, which was probably the "Miss M. Hall House" shown just south of the bridge on the 1860 map of Sullivan County. In its place, he erected South Cottage, a small one-story frame house a short distance south (figs. 1.39, 1.40). Across River Road and slightly uphill was Sherwin House, the residence of a Beaman employee, Mr. Sherwin. It was an old one-story frame house that was owned by Reuben Davis and shown on the 1860 county map. In July 1891, the entry in the *Blowmedown Record* noted, "Fred Waite began repairing the little house South of Blowmedown Bridge on the road to Blowmeup [Saint-Gaudens Road], new sills, shingles, clapboard, etc. Quite a new house. Bay windows new." A half mile south of South Cottage was the third house, a two-story frame house that Beaman called Turnpike Cottage, which was presumably erected prior to 1882 (fig. 1.41). Still farther south, near the Cornish-Windsor Bridge was the Hillside Creamery, which Beaman opened in 1899 to community use, similar to Blow-Me-Down Mill.[57]

Turnpike Cottage was on Beaman land that stretched south along River Road to the Cornish-Windsor bridge and extended across Dingleton Hill. The narrow fields between River Road and the Connecticut River may have been what Charles



Figure 1.39. Looking south across Blow-Me-Down Brook Bridge at the Beaman Estate buildings south of the brook, ca. 1895. South Cottage is probably the building at the far right; the building behind the large elm tree in the center-left distance is probably Sherwin House. The wagon shed near Blow-Me-Down Mill, painted white by this time, is in the left foreground. Note timber gate at right, which led to the field below the upper river terrace along Blow-Me-Down Brook. The tracks in the snow show the triangular entrance road to Blow-Me-Down. (Saint-Gaudens National Historical Park archives)



Figure 1.40. A later photograph of South Cottage, looking southwest at the driveway and side that faced River Road, 1935. ("Inspection & Survey Report, William E. Beaman, Cornish, N.H., July 1935," Staige Davis Collection)



Figure 1.41. A later photograph of Turnpike Cottage, probably looking west from River Road, 1935. This building was along River Road one-half mile south of the core of Blow-Me-Down. ("Inspection & Survey Report, William E. Beaman, Cornish, N.H., July 1935," Staige Davis Collection)



Figure 1.42. View from River Road looking north across the plank fence-enclosed Triangle Lot pasture, ca. 1890. On the top of the terrace in the distance is Blow-Me-Down Cottage. Note cleared character of the terrace bank. (Saint-Gaudens National Historical Park archives)

Beaman called the "River meadows." The northernmost of these meadows bounded by Blow-Me-Down Brook on the north was known as the Triangle Lot. It was used as livestock pasture and was enclosed by plank fences maintained by Beaman (fig. 1.42).[58]

Landscape Refinement, 1892–1900

By 1892 after a decade of Beaman ownership, the development of Blow-Me-Down, including the adjacent mill and pond, was largely complete. For the rest of the decade, Charles Beaman made few major additions to the core of the estate, but would continue to expand, improve, and relocate buildings, roads, and other landscape features.

Cottage Expansion and Other Additions

The summer of 1892 began with several improvements at Blow-Me-Down. A small water-powered dynamo was installed in August at the recently built mill along River Road, and by September 17, electric lights were turned on at the Cottage and Casino. The Beamans were also planning a further improvement to the Cottage: a large expansion. On October 2, 1892, architect Daniel Appleton was once again a guest of the Beaman family, and on October 3 the *Blowmedown Record* notes: "Began the western two and one-half story addition to this house."[59] Appleton designed the new addition, which extended along the western side of the original main block of the house, in the same style and with a similar gambrel roof, but with a full second floor (fig. 1.43).

During construction in the fall and winter of 1891–1892 while the Beamans were in New York City, "Mr. [Fred] and Mrs. Waite" were living in the house—Fred



Figure 1.43. The two-and-one-half story addition to the Cottage (tall section in background) and new paint colors completed in 1893, looking west from the entrance drive, ca. 1895. (Saint-Gaudens National Historical Park archives)

Waite was the builder.[60] "C.C.B. up to see 'the addition'" is the *Blowmedown Record* entry on November 5, 1892 when Appleton returned to Blow-Me-Down. The addition was framed and boarded in and another month later, by December 4, the addition was shingled and chimneys constructed. By December 29, there was a furnace and the addition was entirely finished on the exterior. On Monday, January 2, plasterers came to start inside the addition. The winter months of 1892–1893 were notably cold—the return of Appleton on January 22 included the information that the temperatures had been below zero every night and never above freezing for the entire month. The family visited several weekends during February and Beaman wrote "Had Mr. Sherman here and took some photographs of the house and the mill." On May 30, Beaman left for Boston but first noted that "the house is being painted gray."[61] This change in color from natural shingles and dark colors to light gray with white trim and dark window sash and louvers was a move away from the character of the so-called Brown Decades of the 1880s to the white favored in Classical Revival and Colonial Revival styles—a color scheme also used on the Casino.[62]

Interior work on the Cottage continued into the fall and winter of 1893. Entries in the *Blowmedown Record* during the first summer that the expanded house was entirely complete began on Saturday July 1, 1893 with the family's signatures as well as "L. Robert," the children's French governess. Beaman conscientiously noted that "Haying began about June 26th" and included details of the progress of corn and clover as well as the dusty, dry conditions. Beaman ended the entry with "House is finished except the papering of the library." [63] The expanded Cottage included new gathering places used for many family and social gatherings. The new wing replaced the west verandah with a new inset verandah at the



Figure 1.44. Charles and Hettie Beaman with family and friends during a house party on the new steps and inset verandah of the Cottage addition built in 1892-1893, looking east, September 5, 1895. The original house is at the far end of the verandah. (Saint-Gaudens National Historical Park archives)

southwestern corner with an exterior deck and steps where the Beamans and their friends could take in the river and mountain views (fig. 1.44).

While the architectural work occupied much of the family's attention, they also made improvements to the surrounding grounds, perhaps with professional help. On July 25, 1893, soon after the addition was completed, Rose Standish Nichols signed the *Blowmedown Record*.[64] Nichols was studying with the architect and landscape architect Charles Platt during the 1890s, and eventually emerged as a landscape designer in her own right. She was the niece of Augustus Saint Gaudens, had a home in Cornish, and eventually published a booklet on garden design in 1902. Naturally, this leads to speculation as to whether she assisted the Beamans in the design of the grounds around the newly-finished addition, or perhaps with landscape improvements elsewhere. New plantings around the addition still had an informal character, but unlike the dense Boston ivy on the original verandahs, annual morning glories were planted along the railings of the open deck around the new inset verandah (see fig. 1.44). Another recent addition to the grounds was a flagstaff, which Beaman called the "Cornish pole," that was installed on the small hillocks south of the Cottage, known as the "Knobs," in December 1892. The flagstaff was apparently relocated from somewhere in Cornish. [65]

The year after the completion of the addition to the Cottage, the Beamans were planning for places to retreat from the main house and Casino. Beaman noted in the *Blowmedown Record* on June 4, 1894 that the builder Fred Waite had come to plan for a "study and lean-to on the north side of the barn. Also for laundry (studio) for H.S.E.B."[66] No further mentions of the "study," presumably intended as Charles' get away, were made in the Record, suggesting it was never built. The "laundry," where Hettie Beaman would practice her drawing and painting, was



Figure 1.45. Hettie S. Evarts Beaman's sketch of a fence that she drew as a youth in ca. 1870, prior to her marriage. (Staige Davis Collection)



Figure 1.46. The Laundry, Hettie Beaman's art studio built in 1894, from a later photograph looking southeast with the Ashes House and Farm House at right, 1935. ("Inspection & Survey Report, William E. Beaman, Cornish, N.H., July 1935," Staige Davis Collection)



Figure 1.47. Hettie Beaman in her art studio, known as the Laundry, ca. 1900. (Staige Davis Collection)

built in the service yard, near the Farm House. The description of the dryly named "laundry" as Hettie's studio indicates that her dalliance with art dating back to her childhood was apparently not to be taken too seriously (fig. 1.45). If the traditional occupation of cleaning clothes was associated with painting, it could easily be taken as a hobby rather than a vocation. Hettie's main job remained the care of her family and oversight of her various homes. As completed in the summer of 1894, the Laundry-Studio was a small one-story frame building with a hip roof and shuttered windows (fig. 1.46). A photographer captured Hettie in the laundry working on her art (fig. 1.47).

After the 1894 season ended, the Beamans returned to New York City while the typical improvements and work rhythms continued at Blow-Me-Down. The family came back for a brief visit in October to savor the last of the farm's harvest, and recorded they had "peas, also corn for dinner and tomatoes… Sumac leaves in full color—maple leaves falling. Morning glories, nasturtiums and other flowers still blooming." A new hemlock hedge was being planted along the road to the stables, most likely opposite the earlier hedge along the service area, and a new cow barn was under construction (location not known).[67] The 1895 season continued with the typical social events at Blow-Me-Down, but few major improvements to the landscape were recorded.

At the end of December 1895, Charles and Hettie set off with their two elder daughters, Mary and Helen, on a six-month world tour aboard the *Umbria* to Liverpool. Beaman's hesitancy was reflected in his *Blowmedown Record* entry, "I have no doubt but that if all goes well, our happiest day will be when we are all again here at Blowmedown." With the rest of the family gone, their fourteen-year-old son William E. Beaman, "Willie," entertained guests at Blow-Me-Down for the New Year, accompanied by his aunt and uncle. Charles and Hettie would not return until late June. On June 4, 1896, seventeen-year-old Margaret Beaman arrived at Blow-Me-Down to open the house, accompanied by a friend from school and William, who had been staying in Windsor, probably with his grandparents. Several more friends and relatives arrived over the next two weeks and on June 24, Charles Beaman recorded his return to the farm: "We, the Globe Trotters, are home again." Perhaps due to being away, no improvements were recorded at Blow-Me-Down that season, although Beaman did undertake several projects at his outlying properties. He concludes the 1896 entries with the note that "We leave Willie and Mr. Lakin here for the winter. (Mrs. Greene and Jubilia to take care of them.) May they have a happy winter."[68]

Improvements for the Wedding

Lacking the major travel of the prior year, Charles Beaman had time to plan a new round of improvements at Blow-Me-Down during the winter season of 1896–1897, many aimed at getting the estate in prime condition for his daughter

Mary's wedding set for that July. He and Hettie stayed from Christmas through February 5, when he left for New York, "after nearly eight weeks of happiness here." He spent those weeks tending to trees, plants, roads, and walks, and "Had Appleton here to plan Farm house [probably Chauncey Cottage] and Bowditch here for advice as to roads and trees."[69] Daniel Appleton was Beaman's long-time architect, and Ernest W. Bowditch was an apparent newcomer to Blow-Me-Down. His involvement may have been at the suggestion or introduction of Edward Jackson "Ned" Holmes, Mary Beaman's fiancé. Bowditch visited once, in January of 1897; after that, he sent employees, including Frederic Jersey and John Broddy. Bowditch was a landscape designer and civil engineer who had established a practice in Boston in 1871. He had collaborated with architect H. H. Richardson on several projects, including Boston's Trinity Church, and frequently worked with Frederick Law Olmsted. As a landscape gardener, Bowditch worked on designs for The Breakers and Chateau-sur-Mer in Newport, Rhode Island, designed numerous parks, created a design for the Eastern portion of the Cleveland Parkway System, and worked on improvements to the infrastructure of Lake View Cemetery in Cleveland in 1897.[70]

On April 1, 1897, Beaman wrote, "Mr. Jersey came up from E. W. Bowditch and spent Saturday, April 3 here. We staked out the new drive to the house and the new beds for planting of shrubbery at the end of the house," and on April 29, "The man is at work on the new drive and beds for the shrubbery. The shrubbery has come from Mr. Bowditch and Mr. Broddy had come to put it out."[71] The "new drive" consisted of improvements to the main entrance drive, including smoothing a curve on the approach to the Cottage, along with widening and raising the drive's elevation (fig. 1.48). The "shrubbery at the end of the house" was probably put in to screen the rear service wing from the main drive. Other landscape improvements made prior to the wedding included a new flagstaff on



Figure 1.48. The main entrance drive showing smooth curve and elevated profile that was designed by Ernest Bowditch and built as part of the pre-wedding improvements of 1897, looking northwest, ca. 1905. The shrubbery at the end of the house also designed by Bowditch is most likely the high hedge that screened the rear service wing at the right of the photograph. The urn on the boulder in the foreground was added in 1898. (Saint-Gaudens National Historical Park archives)

the Knobs in front of the Cottage, which replaced the so-called Cornish pole installed in 1892. This old flagstaff was moved to the triangle at the entrance to Blow-Me-Down.[72]

Another improvement was the addition of a guest house, tucked away south of the Big Barn and apple orchard along the edge of the terrace bank—a location Beaman described as "on the hill near the mill," indicating its perceived separation from the nearby Big Barn. Construction of the house, designed by Daniel Appleton, was underway by the spring of 1897, when Beaman noted on April 29 that it was being shingled, and on May 15, 1897, "the 'Chauncey' cottage is being plastered today…"[73] Chauncey was Elihu Chauncey, Beaman's close friend from college who was a frequent visitor to Blow-Me-Down. Perhaps Beaman named the cottage after the person who would no doubt use it most regularly, including during the upcoming wedding. It was a small one-and-one-half story frame house with unpainted shingle siding and the same type of gambrel roof that was used on the Cottage (fig. 1.49). Unlike the addition to the Cottage that Appleton designed four years earlier, Chauncy Cottage was maintained with a more rustic appearance and was not painted gray, most likely due to its location apart from the ornamental grounds.[74]

The building and landscape improvements were completed by July 8, 1897, the date of Mary Stacy Beaman's marriage to Edward Jackson Holmes. He was the nephew of Justice Oliver Wendell Holmes and the wedding was a major society event for the New York, Boston, Cornish, and Windsor communities. Wedding guests began to arrive at Blow-Me-Down on July 3. Beaman wrote as a heading "Here begins the coming of our friends for 'Ye Wedding.'" Chauncey Cottage held four guests, including its namesake; the groom and his group stayed at the Casino—fifteen slept there. Forty-one were at breakfast in the Cottage on the



Figure 1.49. Chauncy Cottage built in 1897, from a later photograph looking southeast, 1935. An apple orchard was in the foreground at the time the cottage was built. ("Inspection & Survey Report, William E. Beaman, Cornish, N.H., July 1935," Staige Davis Collection)



Figure 1.50. Looking northwest from the Cottage across the lawn tennis court to the broad expanse of mown grass west and north of the Casino (building at right), after 1888. This area was most likely the start of the golf course laid out in 1897–1898. At the bottom right are two circular carpet beds. (Saint-Gaudens National Historical Park archives)

morning of July 8. The complete list of overnight guests was included in the *Blowmedown Record*: family and friends from Washington, D.C., New York, Boston and elsewhere in New England as well as the local friends and family from Cornish and Windsor. Unfortunately, this gala event was also extremely warm and the photographer's images did not survive the heat.[75]

A new recreational feature was added to Blow-Me-Down in time for the wedding: a nine-hole golf course, most likely laid out on the lawns and open space of the upper terrace, west and north of the Casino, and additional areas to the north and east (fig. 1.50). Although golf in America was played in some form as early as the eighteenth century, it was not until the 1890s that the sport became standardized and professionalized with the establishment of the United States Golf Association, which was formed in New York City in 1894; the next year, the first US Open was played in Newport.[76]

Charles Beaman may have played golf at Blow-Me-Down as early as 1895, and apparently redesigned the layout of his course several times.[77] It was most likely not a major design or construction—perhaps just holes set up in mown areas. In the spring of 1897, Beaman was laying out the course with his friend and lawyer, Herbert C. Lakin, and again a year later, when he noted in the *Blowmedown Record* on July 17, 1898, "Laying out (Willie and I) for the new links."[78] On July 4, 1898, a game was played on what Charles Beaman called the "Blowmedown Links."[79] This version may have been the most developed, since it was recorded at 1,897-yards and featured named and distance-marked holes, as entered in the Record on October 13, 1898:

> No. 1 "Sandy" 255 yards, No. 2 "Overbrook 243 yards, No. 3 "Backagain" 173 yards, No. 4 "Front Log" 159 yards, No. 5 "Ridge" 195 yards, No. 6 "Zigzag" 175 yards, No. 7 "Piney Bluff" 240 yards, No. 8 "Stumpy" 264 yards, No. 9 "Two Pines" 193 yards.[80]

The name of hole #2 suggests the course crossed Blow-Me-Down Brook, most likely north of Blow-Me-Down Pond. There may have been white pines on the bluff along the east side of the brook, as suggested by hole #7. The course most likely did not extend up the steep hill to Augustus Saint-Gaudens' west field, where he laid out his own five-hole golf course by 1904.[81]

Charles Platt and the Blow-Me-Down Piazza

Beaman undertook several additions and improvements to the Blow-Me-Down grounds during the fall of 1898, all or in part with the assistance of Charles Platt, the family friend and Cornish resident who was an architect and landscape architect of increasing renown. Platt designed and built his house in 1889 on the old Mercer property along the county road (Platt Road) north of Blow-Me-Down, having earlier visited Cornish as a guest of painter Thomas Dewing.[82] His popular 1894 publication, *Italian Gardens*, which documented sixteenth- and seventeenth-century Renaissance gardens, was the first monograph of the subject in English, and it became a watershed in the theory and design of American gardens.[83]

Charles Platt was at Blow-Me-Down on October 18, 1898 to advise Charles Beaman on landscape improvements, in particular to "…cut some openings in the trees on the river bank between here and Miss Pikes." "Miss Pikes" was a farm across Blow-Me-Down Brook near the bridge (which Beaman purchased in 1898), so the bank that Beaman cleared must have been along River Road below the Big Barn. The clearing was most like done to open views across Blow-Me-Down Pond and to Dingleton Hill from the core of the estate.[84] Platt returned on October 24 to design a gate with eight-foot-high fieldstone piers at the triangular entrance to Blow-Me-Down opposite the bridge (fig. 1.51). Low stone walls extending from the piers to River Road were probably an earlier addition. Construction was finished by November 20, 1898 when Beaman recorded, the "stone posts at the entrance have been put up." The following entry for November 21 included the detail that Beaman himself designed the chain between the stone posts, and also that there was a sketch for the boulder "that was left on the hills by a glacier and brought down to my house in the Fall of 1898 by four horses." That boulder was placed on one of the Knobs in the lawn south of the Cottage, adjacent the main drive, and



Figure 1.51. The fieldstone piers at the entrance to Blow-Me-Down built in 1898, looking west, ca. 1915. Note stone wall at left that extended from the bridge parapets. The wood pole at the right edge of the photograph was the so-called Cornish Pole (flagpole) placed there in 1897. The shade is from an elm tree planted in the triangle in 1900. (Saint-Gaudens National Historical Park archives)

was topped by a classical-style iron urn, perhaps another Platt recommendation (see fig. 1.48).[85] [86] An additional aesthetic improvement that may have resulted from Platt's visits that fall was the relocation of the carriage shed/shop that was built along the east side of River Road in 1892, just south of the mill. On October 15, 1898, Beaman noted "Began last week to move the shed and shop near the Grist mill to the other side of the road so that the bridge and dam can be seen better by those driving along the road."[87] Since Platt worked on the Blow-Me-Down gates, it makes sense that he would have provided Beaman with such a recommendation.

During their visits in the fall of 1898, Platt and Beaman may have started talking about adding a Classical Revival-style addition to the Cottage: a large porch that would wrap around the 1893 addition, providing new entertaining space with improved vantage points for the river and mountain views. Platt called this a "loggia," an Italian term for a colonnaded porch attached to a larger structure, usually meant as an outdoor sitting room, rather than as an entrance. Charles Beaman preferred the term "piazza," which was a popular term at the time for American porches, but in Italian meant a public square surrounded by buildings. Construction of the Blow-Me-Down Piazza began in the fall of 1899 following the Beamans' twenty-fifth wedding anniversary on August 19, which was the occasion for a large celebration at Blow-Me-Down that was attended by the Saint-Gaudenses, painter Maxfield Parish, sculptor Frances Grimes, and landscape architect Ellen Shipman, among other artists. Perhaps the Piazza was Charles Beaman's anniversary gift to Hettie.[88]

The Beamans had seen similar improvements at other Cornish country places, most notably at Aspet. In 1889, Beaman noted in the *Blowmedown Record* that the Saint-Gaudenses were "changing Blowmeup Barn Studio into an Italian piazza."[89] In 1893–1894, they added another classical piazza (loggia) along the

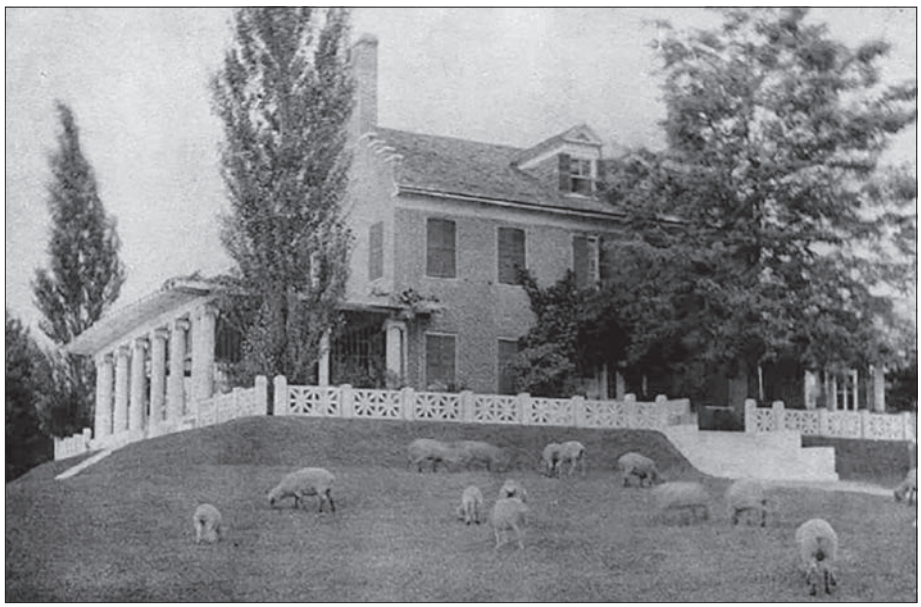


Figure 1.52. The Classical Revival-style piazza (loggia) and terrace at Aspet completed in 1894, looking north, ca. 1903. (Saint-Gaudens National Historical Park archives)

west side of Aspet, the old Mercer house (fig. 1.52). The improvements included a terrace along the front of the house bordered by a classical balustrade. The Aspet piazza was built by F. B. Waite, the same builder that Beaman used at Blow-Me-Down. [90] These improvements at Aspet were in keeping not only with the classical precedent of Saint-Gaudens' art, but also with the classical design of the World's Columbian Exposition held in Chicago in 1893–1894, known as the White City. Augustus Saint-Gaudens served as an artistic advisor to the Exposition, sculpted the official award medal, and had his sculpture, *Diana*, placed atop McKim, Meade & White's Agriculture Building. Across the country, the White City spurred the City Beautiful Movement and a shift from the picturesque Shingle, Romanesque, and other styles of the so-called Brown Decades to rational Classical Revival styles based on antiquity and Renaissance precedent, generally executed in white.[91]

Most of Charles Platt's work during the 1890s was in painting and etching, for which he received medals at the Chicago fair, and not in architecture and garden design. Aside from High Court (Annie Lazarus house on Platt Road) and his own home in Cornish, he had only ten documented architectural and landscape architectural commissions during the 1890s, excluding Blow-Me-Down.[92]

On October 16, 1899, Charles Beaman recorded, "Platt has been here with plans for a big piazza on the southwest corner of the house." The Beamans must have been pleased with the plans, because construction commenced soon after. On November 4, a Mr. Hammond had begun work on the foundation, using stones brought down from stone walls on the hill pasture on Dingleton Hill. Construction on the superstructure was postponed until the spring. On April 13, 1900, Beaman recorded, "Fred Waite is now beginning work on the new piazza." By May 18, the columns were in place, and the construction was completed in time for the family's arrival for the summer 1900 season. Executed in the relatively



Figure 1.53. The Piazza completed in 1900, looking north, ca. 1902. The covered portion at the corner was flanked by partially open sections with vine-covered pergolas. The original front veranda remained along the eastern portion of the original house. (Saint-Gaudens National Historical Park archives)



Figure 1.54. The Piazza with the Connecticut River visible in the distance, looking south, ca. 1902. The view of Mount Ascutney was to the right. The vine at right is probably Virginia creeper, which provided an old-fashioned contrast with the geometry of the columns. (Saint-Gaudens National Historical Park archives)



Figure 1.55. A later photograph of the Beaman grandchildren on the stone steps to the main section of the Piazza from the west lawn, looking east, 1925. Note Asian lanterns, which may have replaced potted topiaries at some point after 1906. (Staige Davis Collection)

plain Doric style, the flat-roofed loggia featured a large, covered porch at the southwestern corner of the house, and two flanking, narrower porches partially opened by pergolas (fig. 1.53). From the interior, which had a tile floor, the Doric columns and piers framed views of the Connecticut River and Mount Ascutney (fig. 1.54, see also fig. 0.1). A set of stone steps led from the west lawn into the main covered section (fig. 1.55). Although the Classical Revival style was a break from the Cottage's less formal architecture, the Piazza certainly added to the artistic



Figure 1.56. Margaret Beaman dressed in a Roman costume on the steps of the Piazza, 1905. (Staige Davis Collection)

embellishments of Blow-Me-Down. It also apparently served as a stage set for the family's forays into classical theater (fig. 1.56).[93]

Grounds improvements accompanied construction of the piazza and were most likely also designed by Charles Platt. The lawn to the west was terraced, and a low clipped evergreen hedge was planted along the top of the terrace (fig. 1.57). The tennis court and Victorian carpet beds were removed in favor of a broad, uncluttered lawn. On May 19, Beaman noted "Thomas Sears began setting out vines for the new piazza." These were planted at the two pergolas, not at the central covered section. The vines included Dutchman's pipe (*Aristolochia sp.*), Virginia creeper (*Parthenocissus quinquefolia*), and most likely also morning glory, which had been on the previous porch balustrade. A secondary set of steps into the piazza was at the northern end leading to a walk that was lined by hydrangea.[94]

Another focus of grounds improvement that occurred during the construction of the Piazza was the service area north and east of the Cottage. These changes may have been recommended by Charles Platt in conjunction with his design for the loggia, or perhaps Ernest Bowditch had made the recommendations when he visited prior to the wedding in 1897. On October 9, 1899, Beaman recorded, "Mr. Hammond began under the direction of H.S.E.B. to move the pig pen, carpenter shop, stable, carriage house and shed about one hundred and fifty or more feet directly north [away from the Cottage]. We all think it will be better." By November 4, the buildings had been moved, and their exteriors were later stained. [95] The apparent intent was to move these utilitarian buildings, which stood behind a low hemlock hedge, out of view from the east lawn and approach to the Cottage and Casino. The Carriage House and



Figure 1.57. The grounds improved as part of the Piazza addition, looking east showing vines, terraced bank, low hedge, and hydrangea, photographed ca. 1906. The lawn in the foreground was formerly maintained as the lawn tennis court. The hill pastures on Dingleton Hill are visible the distance. The lower set of stone steps and potted topiaries were added in 1906. (Saint-Gaudens National Historical Park archives)



Figure 1.58. A latter photograph of the Woodshed (left background) and Carriage House (right) after their relocation in 1899, looking east across the drive behind the Stable west of the garden, 1935. By this date, the garden, which was to the right of these buildings, was no longer maintained. ("Inspection & Survey Report, William E. Beaman, Cornish, N.H., July 1935," Staige Davis Collection)



Figure 1.59. The Coachman's House that was built in 1899 on the site of the Stable east of the Casino (visible in left background), looking northwest, 1935. The front entrance, with its classical portico, is on the left, facing the Cottage and main entrance drive. The mature evergreen trees are part of the plantings made at the time of the Casino's renovation in 1888. ("Inspection & Survey Report, William E. Beaman, Cornish, N.H., July 1935," Staige Davis Collection)

Woodshed were moved to the western and northern sides of the garden (fig. 1.58). The extent of the garden was most likely reduced at this time to accommodate the new building locations. A farm road was also laid out along the northern side of the garden, extending north from the Big Barn following the eastern edge of the upper terrace.[96]

At the same time in the fall of 1899, the two old, connected barns east of the Casino known as the Stable were most likely moved to the back side of the field to the north.[97] On their original site, Beaman constructed a new house for Fred Leech, the coachman, and his wife. On December 1, 1899, Beaman noted, "The cellar for the new cottage near the stable has been dug and Fred Waite and Wilder have been raising the house to-day." Befitting its prominent location at the head of the main drive as it turned west toward the Casino, Beaman built a well-designed house that was similar in character to the Cottage (fig. 1.59). It may have been designed by Charles Platt given its construction concurrent with the Piazza at the Cottage, and its Classical Revival-style details that Daniel Appleton had not previously used at the Cottage or Chauncy Cottage. The one and one-half story,

gambrel-roofed house faced south toward the main entrance drive and Cottage, and featured a small entrance portico with Doric columns, a denticulated cornice, and classical railings. Since the coachman traveled with the Beamans back to New York during the winters, the house was not outfitted with a central heating system.[98]

Blow-Me-Down Operations in 1900

With completion of the Piazza, Coachman's House, and related improvements in spring 1900, the domestic grounds of Blow-Me-Down reflected the refinements found at many other Cornish country places, and its model farm continued to provide for the estate and serve the local economy. Blow-Me-Down was not an elaborate estate operation by measure of other Gilded-Age country places in the Northeast, as reflected in the modest character of the buildings, as well as by its operations documented in the federal census of 1900.

On June 27, 1900, census enumerator Joseph Pierce recorded details of those living in Cornish, including their birth month, year, and place; language; occupation; education level; and ownership or rental of their residence. Since the Beamans' permanent residence was in New York City, they were not enumerated. The details provided for the "C. C. Beaman Estate" included that Charles, Sarah and Etta Ormes were living in a rented house with boarder George Hodgman, age 67, "Farm Superintendent." This was the Farm House in the service area, which Hodgman had occupied since 1884; his wife had died ten years earlier from pneumonia. Charles Ormes was listed as a farm laborer; no occupation was provided for Sarah, and Etta's occupation was identified as "house work." The "Mrs. Ormes" mentioned in the Farm Record is very likely Sarah, who was the Beamans' housekeeper. Etta was probably working as a maid. Several other boarders are listed: Irwin Brown, age 23, teamster; John Sargent, age 26, farm laborer; George Dole, age 21, farm laborer; and Charles K Boyd, age 25, teamster. All of them probably received room and board as part of their occupation on the estate.[99]

The census enumerated another rented property on the estate occupied by Fred Leech and his wife Jennie (or possibly Jessie). Leech, age 30, was listed as "coachman" and lived in the new cottage built in 1899. Fred Leech was born in England in May of 1870; his wife was also English, born in June of 1877. Fred listed his arrival year to the US as 1890; Jennie came later, in 1898. Another person identified on the estate was Alexander Barker, born in Scotland in December of 1839. He was the head of a separate house, but no record of where he resided has been found. The next entry is for Edwin (or Eldon) Sherwin and his wife Mary as well as their children, Alfred and Beatrice. They were in a rental home that the Beaman named Sherwin Cottage—the old house south of the bridge on the road to Saint-Gaudens. Two more rental properties follow this entry—occupied by the

Williams and Larston (or Larson) families. They may have lived at South Cottage on River Road near the bridge, and Turnpike Cottage a half mile to the south (although Turnpike was later used as a guest cottage). The enumerator would hardly have gone down the hill to record those in the Sherwin cottage and then gone back up to the estate. Chauncey Cottage was probably still maintained as a guest cottage, not as staff quarters.[100]

The Blow-Me-Down farm operation in 1900 included many acres of cropland and pasture, orchards, and woodlots. According to Cornish town tax records, the farm had twenty horses, two mules, seventy milk cows, eighty-six other domesticated cattle, and two hogs. The Blow-Me-Down mill processed tons of grain and related products, including corn, oats, bran, midlings, mixed feed, and gluten.[101]

Charles Beaman's Death and Landscape Maintenance, 1900–1917

In the fall of 1900 after a summer of golf and good farm production, Charles Beaman continued with improvements at Blow-Me-Down, including laying of a new lead pipe across Blow-Me-Down Pond to improve spring-fed water service to the Cottage.[102] He and Hettie returned to New York City later in the fall, but came back on December 9 for their last visit of the year, which included a visit with Augustus Saint-Gaudens. A week later, on December 15, 1900, Charles Cotesworth Beaman died of heart failure at his home, 11 East Forty-Fourth Street in Manhattan. A funeral was held on December 18 at Calvary Episcopal Church on Park Avenue. The body was quickly transported north to Cornish, where a memorial was held in the parlor of the Cottage at Blow-Me-Down on Wednesday December 19, followed by another service at St. Paul's Episcopal Church in Windsor. The Cornish rituals allowed the many friends, family, and workers from the area to mourn the passing of a man who had affected their lives so profoundly. He was buried in Windsor, alongside the Evarts.[103] "In Memoriam," inscribed in the *Blowmedown Record*, read:

> Among these "Records of Joys and Sorrows", the greatest sorrow that could befall Blowmedown is here written. The body of the beloved Master of Blowmedown, the loving and dearly loved husband and father, was brought here the evening of Tuesday, the 18th of December, to rest one night, before it was laid away in the Cemetery under the shadow of Old Ascutney in Windsor.[104]

Beaman's will provided several personal cash bequests to his brothers and sisters, to the Windsor Library Association, and the Town of Cornish. The ownership of his Cornish and Plainfield properties—including Blow-Me-Down—passed to his wife, Hettie Sherman Evarts Beaman. He left his books to his brother William, and his house at Isle au Haut Maine to his son, William Evarts Beaman. The remainder of the estate was to be divided in half, with one part going to Hettie and the other to be divided among his four children: Mary, Helen, Margaret, and William. The family continued to own and maintain the outlying properties in Cornish, including Chaseholme and Mercer Cottage.[105]

Family Life and Farm Operations

After Charles Beaman's death, life at Blow-Me-Down continued to follow its typical seasonal patterns but changed through marriage and the arrival of grandchildren. Charles had lived to see the marriage of his eldest daughter, Mary Stacy Beaman, to Edward Jackson Holmes on July 8, 1897, but not his other three children, Helen, Margaret, and William (figs. 1.60, 1.61), nor did he live to see the arrival of grandchildren. Mary and Ned had no children. In October 1902, Helen married Herbert Lakin at Blow-Me-Down (fig 1.62). Lakin, whose family summered at Chaseholme, for many years had assisted Charles Beaman with legal matters and continued to work for and advise Hettie. She noted with pride the birth of her eponymous first grandchild, Hettie Beaman Lakin, on September 1, 1903 at Blow-Me-Down. The second grandchild, Eleanor Putnam Lakin, was born on November 11, 1904, but her arrival was not entered in the *Blowmedown Record* because she was not born at Blow-Me-Down. On May 22, 1908 Margaret Beaman apparently entered the *Blowmedown Record*'s opening of the summer season, and proudly noted the arrival of Charles Beaman Lakin, born in December 1907.[106]

On June 16, 1909, Margaret Beaman married John Erikson, a native of Sweden. The reception was held on the west lawn of the Cottage, and guests included family members as well as artist Maxfield Parrish (fig. 1.63).[107] Several newspaper accounts of the marriage were entered in the *Blowmedown Record*, as well as descriptions of photographs of the bride, groom, altar at church, and the steamship on which the newly married pair sailed to Europe for their honeymoon. The couple returned to Blow-Me-Down on October 6, when Margaret Beaman Erikson wrote, "Arrived in N.Y. Oct. 3 after a fine summer in Sweden. It is fine to

Figure 1.60 (below left). The three daughters of Charles and Hettie Beaman, from left to right: Margaret, Mary, and Helen, ca. 1905. (Staige Davis Collection)

Figure 1.61 (below right). William E. Beaman, the youngest child of Charles and Hettie Beaman, ca. 1905. (Saint-Gaudens National Historical Park archives)









Figure 1.62 (above left). Helen Beaman and Herbert Lakin on their wedding day at the entrance of Blow-Me-Down Cottage, October 8, 1902. (Saint-Gaudens National Historical Park archives)

Figure 1.63 (above right). Reception on the west lawn of the Cottage for the marriage of Margaret Beaman to John Erikson, looking southeast, June 16, 1909. The greenery on the main section of the Piazza was probably a temporary shade. (Saint-Gaudens National Historical Park archives)

be at Blowmedown again, beautiful weather." The couple had two children: John Erikson, who died in infancy, and Margareta, born in 1913. [108]

Through the span of her children's weddings and arrival of grandchildren, Hettie continued to come to Blow-Me-Down every summer, make entries in the *Blowmedown Record*, and enjoy the view from the Piazza (fig. 1.64). Gradually, her daughters, Mary and Helen began to record more of the events. They referred to "Blow-Me-Down Farm," rather than simply "Blow-Me-Down."[109] Hettie enjoyed time with her grandchildren, and played with them on the lawns surrounding the Cottage (fig. 1.65). With the marriage of her youngest daughter Margaret in 1909 and Margaret's move to Seattle, Hettie Beaman's entries become more infrequent. She noted in 1910 that she visited Seattle, returning to Blow-Me-Down on July 9. Mary and Ned Holmes, who lived in Boston, visited in September—he was apparently recovering from an illness. The Eriksons arrived on September 15. Two months later, the entry notes that "Willie is in N.Y. but comes up next week to make Blowmedown his headquarters this winter."[110] Rather than train travel, entries beginning in 1912 note the use of automobiles to make the trip from New York City to Cornish. It was probably at this time that the Carriage House in the service became known as the Garage. [111]

The winter of 1910 marked William's return to Blow-Me-Down after living in Seattle since 1906 and working in real estate. He had attended Harvard but left when his father died in 1900. On March 12, 1912, he married Vera Ione Benjamin in her hometown of Mystic, Connecticut. [112] Their wedding announcement stated "The couple will reside at Blowmedown, the country residence of the bridegroom at Cornish, N. H." [113]

By the time of his marriage in 1912, William Beaman had decided to assume the role of his father at Blow-Me-Down. This may have occurred after the departure



Figure 1.64. Hettie S. E. Beaman enjoying the river and mountain views from the Piazza at Blow-Me-Down in the years following Charles Beaman's death, looking north, ca. 1905. (Staige Davis Collection)

of the long-time estate/farm manager, George Hodgman. Hettie joyfully noted in the *Blowmedown Record*, "They are to make their home on Blowmedown Farm and Billy is to take charge of the estate to the delight of every one in the neighborhood as well as on the place." For the summer following the wedding, Hettie noted, "Arranged with Willie and Vera about the houses to rent and about their living in the Casino for the summer." On June 1, Willie and Vera moved from the Cottage to "summer quarters in the Casino." They also lived at Chaseholme, presumably during the winter. They had two children, Mary Stacy Beaman, born in 1913 at Chaseholme, and Charles C. Beaman, born in 1916 at Blow-Me-Down. [114]

Soon after his marriage, William Beaman was elected to the New Hampshire legislature, where he would serve five terms. His election was purportedly an outgrowth of his advocacy for farming in Sullivan County that coincided with his return to Cornish. Beaman took up the mantle of model farming that his father had established, but the farm at Blow-Me-Down had diminished since Charles Beaman's death in 1900. The decline began soon after his death, but became more apparent later in the decade, after the departure of George Hodgman, the long-time farm manager. In 1901, the estate sold off many of the farm animals, leaving twelve horses, twenty-nine cows, and two hogs, down from twenty horses, seventy cows, eighty-six domestic cattle, and two hogs the year before. They also still raised chickens. In August 1902, Blow-Me-Down took prizes for heifers and pigs in the Windsor Horse and Cattle Show. More prizes came in subsequent shows. [115] After 1906, few entries about the farm were made in the *Blowmedown Record*. An exception was a multi-page report on



Figure 1.65. Hettie Beaman playing with her grandchildren and the family pets on the south lawn, looking southeast, 1913. The main drive and urn on the boulder are visible in the background. (Staige Davis Collection)

agricultural in the state made in 1915 by George H. Sargent, which followed a farm tour organized by William Beaman that included a meeting at Blow-Me-Down attended by three hundred farmers.[116] Sargent praised William Beaman's advocacy for farming:

> 'Billy' Beaman, as he is known through New Hampshire, is a son of Charles C. Beaman, of the New York law firm of Evarts, Choate & Beaman…When he died and the son got a farm his own…and began talking about the improvement of New Hampshire agriculture, some of his friends and many of the neighboring farmers laughed at his work. They took it as merely a fad, for 'Blow-Me-Down Farm' is a magnificent country estate of some 1700 acres. But the farm, with its quaint name…was not laid out in golf courses [sic] or fitted with a racing stable. It began to produce. Beaman's friends stopped chaffing about it when they saw his well-kept farm accounts and the crops that the farm was producing. The farmers began to take notice, and sent 'Billy' Beaman to the Legislature, where he is now chairman of the agricultural committee. He talked county agent and farm organization in season and out of season, and out of this has come the stimulus for better farming, which has swept like a wave over Sullivan and Chester counties and is now extending over the whole State.[117]

Unfortunately, Beaman's farm accounts do not survive, and the *Blowmedown Record* provides no details on the farm operation from this time, or the people that worked the farm. Certainly, the farm continued to employ local residents, including both domestic and farm staff, but many had changed since Charles Beaman's day. By 1910, few of the staff listed as living on the Beaman Estate in 1900 remained there. The 1910 census listed George Hodgman as living in Cornish, but in a home he owned with his second wife Martha, rather than in the Farm House at Blow-Me-Down, most likely reflecting his departure from the Beamans' employ. The Ormes family was not listed in Cornish at that time, but maybe Etta Ormes, the Beaman's maid, had married, since she is still mentioned in the *Blowmedown Record*. Fred Leech, the former coachman, was also not counted. The Beamans apparently brought their servants with them, as in June 1913 when it recorded, "Ella Brown, bringing Esther with her, had come up on May 1st to open & clean the house, & Etta & the laundress & chambermaid come on June 6th." [118]

Landscape Changes

The Beaman family made few substantial changes to the landscape of Blow-Me-Down after 1900, perhaps wishing to preserve Charles Beaman's legacy, or lacking the resources for the major improvements that he once undertook. One loss in the landscape following his death was probably the golf course, "Blow-Me-Down Links," laid out between 1895 and 1898. No mention of it occurs in the Record after 1900.[119] The single biggest change came not through any planning, but rather through an unexpected disaster. In May 1906, a major fire destroyed the Pig Barn, Calf Barn, and a shed in the barnyard on the south side of the Big Barn. The firefighters were successful in saving the Big Barn, but the family's beloved pony, "Dick," about eighty chickens, and some pigs and calves perished. The buildings

were not rebuilt, perhaps reflecting the diminished scale of the farm operation, but the family did make improvements to the remaining barns. The site of the destroyed buildings allowed for an enlargement of the barnyard. [120]

The growth of the family and family celebrations provided impetus for the few documented landscape improvements after 1900. In winter 1905, plumbing was installed in Chauncey Cottage and a small addition was built to better accommodate "Helen and her babies, Hettie and Eleanor."[121] That spring, the Cottage and Casino were repaired and repainted. Four years later, the Beamans were getting ready to host the second family wedding at Blow-Me-Down, Margaret Beaman's marriage to John Erikson. On June 3, 1909, Mary entered that she had arrived to help prepare for Margaret's wedding and that "the Tennis court that Mary [referring to herself] and Ned [her husband, Edward Holmes] have given to 'Blowmedown' is finished, it is a very fine court. It is near the trees by the casino that Father planted."[122] The need for a tennis court reflected the disappearance of the old lawn tennis court west of the Cottage, which was most likely removed with the construction of the Piazza. The new tennis court was probably located on the east side of the Casino where the parking area in front of the Dance Hall now exists.

The lawn west of the Cottage, where the original tennis court was once laid out, was the scene of many family celebrations, such as Margaret's wedding reception in 1909 and Hettie Beaman Lakin's fifth birthday on September 1 of the prior year:

> Hettie Beaman Lakin was five years old to-day and we celebrated the day by a party here at Blowmedown house, her birthplace. Children of all ages from two years up and many cousins and friends made up the party. We played on the lawn by the stone steps, "Oats, peas, beans and barley grows" "London Bridge" Who shall we have for [supper] in May."[123]

The "stone steps" were most likely the ones recently installed on the terrace bank opposite the stone steps that led into the Piazza (see fig. 1.56). Four evergreen topiaries in jardinières were set out on the steps; Asian lanterns were set out on the upper steps as well.[124] The steps provided access to the west lawn, and reflected the family's active use of that area for celebrations and gatherings. Plantings around the Cottage changed little, except through growth. The vines on the pergolas of the Piazza and the original front verandah were not kept neatly trimmed by the mid-1910s, even climbing up to the second story windows (fig. 1.66). This may have been an intentional aesthetic; even the Casino had vines trailing up its downspouts (fig. 1.67). Despite these unruly features, the lawns were kept neatly cut, and the drives carefully graded and edged.

After William Beaman took up oversight of the farm operation in 1912, he probably made improvements to the farm complex, but he did not use the *Blowmedown Record* to document changes, as his father had. He would have needed approval of his mother, Hettie Beaman, who retained ownership of most



Figure 1.66. The Cottage showing no changes since 1900 aside from growth of vines, looking northwest across the south lawn, ca. 1915. (Staige Davis Collection)



Figure 1.67. The Casino showing no changes from its last renovation in 1888 except for addition of vines and shrubs, looking northeast, ca. 1917. (Photography by Elmer Bartlett, Hibbard Collection, from a copy in John Dryfhout, *This Land of Pure Delight*, 2000)

of the estate land and facilities, such as the three houses south of the Blow-Me-Down Brook Bridge, and the many tracts of farm land. Perhaps she also continued certain services to the community, such as keeping Blow-Me-Down Mill open to public use. William did spearhead at least one major documented change during the 1910s: the improvement of River Road for automobile use. He sponsored a bill in the state legislation that funded the state's improvement of the road from the Cornish-Windsor bridge north to Harlakenden House, the home of the writer Winston Churchill located north of Blow-Me-Down. The impetus for the road improvements was the arrival of President Woodrow Wilson and his family for the summers of 1913, 1914, and 1915. The *Blowmedown Record* entry indicated that "a gang of men, mostly Italians, were working all summer on it." The improved road, which probably involved minor widening, straightening, and regrading, did not require any changes to Blow-Me-Down Brook bridge. It became known as Wilson Road.[125]

Passing of Hettie Beaman

Hettie Beaman remained active through her later years, even traveling across the country to visit her daughter. In May 1914, she left for Seattle to be with Margaret and John Erikson and their baby, Margareta, and stayed there through June 1915.[126] Helen Beaman Lakin and her family came up to Blow-Me-Down upon Hettie's return, and stayed for the entire summer of 1915. That summer was highlighted by the celebration of the 150th Anniversary of the founding of Cornish in late August. Speakers noted that Charles Beaman was responsible for many of the well-known residents who visited the town, and also that he had established the Cornish Colony. In addition, the prosperity of the farmers of Sullivan County was ascribed to the recent efforts of William Evarts Beaman.[127]

The summer of 1915 was Hettie's last full season at Blow-Me-Down—she spent most of the 1916 season back in Seattle with the Eriksons. William and Vera Beaman were then living at Chaseholme, but Vera moved to the Cottage or Casino with her two children through the winter, as William was working in the New Hampshire legislature and presumably living in Concord at the time. On May 6 and 7, 1917, William and Helen and their spouses and children were at Blow-Me-Down and entered the last social note in the *Blowmedown Record* two days after their mother's death. The last entry was made by Mary Beaman Holmes, who wrote the account of Hettie's death in her sleep due to heart failure at the age of 65, at Mary's house in Boston on May 4, 1917. She began the entry with:

> There are only a few pages left in this Record (two books bound in one) symbolizing the lives & affections of our dear Father & our dear Mother. It seems fitting and touching that I should close this Record with the sad notice of the death of our dear Mother.[128]

Hettie died surrounded by pictures of her family, along with a picture of her beloved Mount Ascutney. A funeral was held in Boston and another at St. Paul's Church in Windsor. The family held a memorial at Blow-Me-Down just as they had for Charles Beaman in 1900. Hettie was buried with him in the Ascutney Cemetery in Windsor on May 7. Mary noted sadly that "poor Margaret" could not come for the services from Seattle and held a private memorial there for her mother.[129]

The *Blowmedown Record* concluded with the transcription of Hettie's obituary and dozens of telegrams of condolence addressed to Helen Beaman Lakin. With her death, the *Blowmedown Record* was closed and first-hand accounts of the landscape and family social life at Blow-Me-Down ended.[130]

BLOW-ME-DOWN FARM LANDSCAPE, 1917

Hettie Beaman's death in May 1917 marked the end of the first generation of Beaman ownership and management of Blow-Me-Down Farm, although William

E. Beaman would continue managing farm operations as he had for the prior five years. Most of the landscape's development occurred during the brief time between Charles Beaman's purchase of the old Chase home farm in 1882 to his death in 1900—just eighteen years. Afterwards, Hettie oversaw maintenance of the landscape with very few landscape changes during an almost equal time period that saw much greater change in terms of family composition.

Hettie's death coincided with US entry into World War I, which ushered in a new social and economic era that would see large country estates such as Blow-Me-Down become relics of another age. The Cornish Colony would likewise decline after World War I. It had lost its progenitor artist, Augustus Saint-Gaudens, ten years earlier, on August 3, 1907.[131]

Landscape Context (Drawing 1.2)

In 1917, Blow-Me-Down Farm was at the core of the Beaman Estate, a collection of thirty tracts of land that encompassed over 1,700 acres, stretching from the Cornish-Windsor Bridge north to Chaseholme and the Mercer Cottage north of Blow-Me-Down. [132] Near the core of Blow-Me-Down Farm, these properties included Dingleton Hill (Governor Wentworth tract), the Triangle Lot along the river south of Blow-Me-Down Brook, land along Blow-Me-Down Pond, and agricultural fields along the river to the north.

The area around Blow-Me-Down Farm was open fields with woods along the steep banks of the river terraces, Dingleton Hill, and the hill east of Blow-Me-Down Pond that extended up to Aspet, the Saint-Gaudens home and studio. Dingleton Hill was the most prominent landform; the fields on it, which Beaman referred to as the "hill pasture," were visible from the Blow-Me-Down Cottage.[133] Plank fences maintained by the Beaman Estate lined River Road along Blow-Me-Down Pond, the Triangle Lot, and other fields to the south.

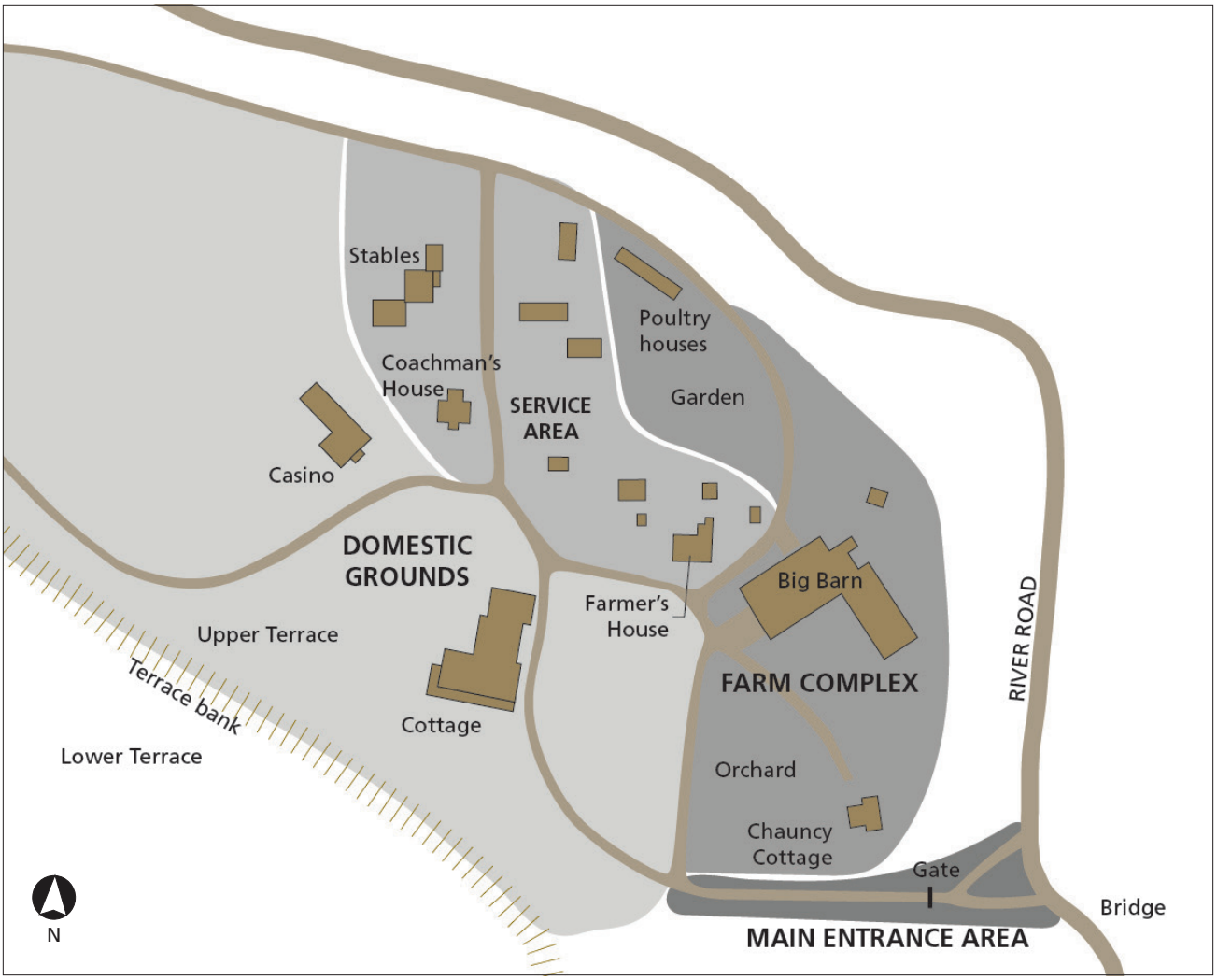
The most prominent feature on the approach to the entrance of Blow-Me Down Farm was the stone-arch bridge designed by McKim, Mead & White and built in 1888 with funds provided by Charles Beaman. To the north of the bridge was Blow-Me-Down Pond, which Beaman restored and enlarged in 1891 through reconstruction of a ruined dam most likely first built by prior owner Reuben Davis. Adjacent to the dam was a two-story stone and frame mill built in 1891 according to the design of McKim, Mead & White, which Charles Beaman opened to community use. South of the bridge, Beaman owned two small houses that were used either as guest cottages or as staff residences. These included South Cottage on River Road, built about 1889 in place of the Hall House, a pre-1882 building that was removed following construction of the bridge in 1888. A short distance uphill was Sherwin House on the road to the Saint-Gaudens estate, a house that predated Beaman's purchase of Blow-Me-Down Farm. Turnpike

Cottage, another Beaman guest house along River Road, was a half mile to the south.

Core of Blow-Me-Down (Drawing 1.3)

In 1917, the core of Blow-Me-Down Farm comprised the main entrance across from the Blow-Me-Down Brook Bridge; the domestic grounds on the upper terrace that included the Cottage, Casino, lawns, and recreational features; the service area that included the domestic support buildings; and the farm complex that included the Big Barn along with outlying ancillary agricultural buildings and features (fig. 1.68). Over the course of this period between 1882 and 1917, no feature in the landscape remained untouched. Beaman retained many of the pre-existing buildings, including the old Chase house, Farm House, small barns, and most likely the Stables, but relocated and renovated them. Beaman also added extensive new plantings and several new buildings, most notably the Cottage and the Big Barn.

Figure 1.68. Diagram showing organization of the core of Blow-Me-Down in 1917. (SUNY ESF)



Entrance Area

The entrance to Blow-Me-Down Farm was prominently sited opposite the Blow-Me-Down Brook Bridge as one headed north—the same entry that stood prior to 1882. The two-leg entrance drive formed a broad triangle of mown grass, where there was an elm tree and flagpole—the so-called Cornish Pole, a wooden pole that had presumably been moved from somewhere in Cornish. On the southern side of the triangle was a timber gate that closed-off the farm road that led west to the lower terrace fields. To the north was a carriage shed, relocated from across River Road in 1898 to improve the view of the bridge. At the head of the triangle was the gateway into Blow-Me-Down Farm built in 1898: two tall fieldstone piers with flat caps designed by Charles Platt, with a chain strung across. Beyond this gate, the entrance drive ascended a ravine to the upper river terrace through thin margins of woods into the lawns surrounding the Cottage.

Domestic Grounds

The domestic grounds of Blow-Me-Down Farm occupied the western, or river-facing edge of the upper terrace. The main feature was the Cottage, which was the focal point on the approach into Blow-Me-Down Farm along the sugar maple-lined entrance drive. The Cottage reflected three periods of development: the original one and one-half story house completed in 1884 and a two-and-one-half story addition built in 1893, both designed by Daniel Appleton in the Shingle style, with a gray-and-white paint scheme introduced with the 1893 addition. The front of the house faced south and featured a verandah with a dense cover of vines, including Boston ivy. The third addition was a Classical Revival-style loggia, known as the Piazza, designed by Charles Platt and completed in 1900. Its flat roof and pergolas wrapped around the southern and western sides of the house, and the Doric columns and piers framed views of the Connecticut River and Mount Ascutney. Two large pee-gee hydrangeas (*Hydrangea paniculata)* framed the approach to the front entrance of the house. Additional hydrangeas and scattered specimen elms and beech trees were in the surrounding lawns.

The east lawn, located east of the Cottage, was framed on the eastern and northern sides by a clipped hemlock hedge that separated it from the barnyard and service area, and included a child's playhouse relocated from the Evarts country place in Windsor, and a circular hemlock hedge of unknown purpose. The south lawn featured two small rises known as the Knobs that were accented by an urn on a boulder and a flagpole. The west lawn was bordered by a terraced bank along the Piazza and a broad area that once contained a lawn tennis court removed in ca. 1900. Two Classical Revival-style summerhouses, where one could sit and take in the views, were along the edge of the terrace bank. This bank was kept open by mowing, with scattered trees and areas of scrub.

North of the Cottage and separated by a grove of deciduous trees was the Casino, a Colonial Revival-style building designed by McKim, Meade & White for recreational and social uses. Its core was the ca. 1787 Chase house that had been converted into a barn in 1869 and was moved, expanded, and renovated in 1888. The two-story, five-bay, center-entrance main section, the former Chase house, faced south toward the Cottage, and a semi-circular veranda on the west side took in the river and mountain views. A one-story rear wing contained a bowling alley. The vines on the building in 1917 were a later addition, probably made after 1900. The broad expanse of level land to the west and north of the Casino was where Charles Beaman laid out a portion of his golf course, "Blow-Me-Down Links," between 1895 and 1898. It was most likely abandoned after his death, and by 1917, there was probably little trace left.

Service Area

The service area with domestic support buildings for the Cottage and Casino was to their north and east, and was accessed by the main entrance drive, and a drive that extended north toward the eastern edge of the river terrace, as well as a later farm road that paralleled the terrace edge. The location of the service buildings in 1917 reflected a major reorganization in 1899 that moved a number of them away from the domestic grounds, probably for aesthetic reasons. This reorganization led to a reduction in the size of the domestic garden, also known as the kitchen garden (see Farm Complex section below). The service area was screened by a low, clipped hemlock hedge along the drive and a grove of evergreens east of the Casino. The buildings included two connected barns known as the Stable, which may have predated Beaman's purchase; a house for the estate manager known as the Farm House that also predated 1882 and had been moved from River Road; a house for the coachman built in 1899, probably to the design of Charles Platt; and an art studio for Hettie Beaman, referred to as the "Laundry." There were a number of modest, utilitarian buildings, including two wood sheds, the Ice House, Garage (Carriage House), Carpenter Shop, and brick Ash House.

Farm Complex

The farm complex in the core of Blow-Me-Down Farm was accessed by a hemlock hedge-lined road that extended off the entrance drive and bordered the east lawn of the Cottage. It terminated at the Big Barn, the large-frame bank barn that Beaman erected in 1884, with a large wing, known as the Cow Barn, on the east side that was a pre-existing building relocated to this site. The Big Barn and Cow Barn framed a fenced barnyard on the southwestern side, where two connected barns had stood until they were destroyed by fire in 1906. Other agricultural components of this area included an apple orchard planted in 1886 to the south of the Big Barn, and a domestic garden, or kitchen garden, in the field

to the north. By 1917, the garden was diminished in size from its original extent following relocation of several service buildings in 1899. Along the northern side of the garden was a long shed known by the 1930s as the Poultry Houses; this may have been a pig pen during this period. The farm complex was framed by woods along the steep banks of the terrace, but there were most likely views of Blow-Me-Down Pond from near the Big Barn. An outlier in terms of agricultural use was Chauncey Cottage, a rustic guest cottage built in 1897 according to the design of Daniel Appleton. It was located south of the Big Barn and was most likely screened from the working areas by the apple orchard.

ENDNOTES, 1882–1917

1 Emily Beaman Wooden, *The Beaman & Clark genealogy: a history of the descendants of Gamaliel Beaman and Sarah Clark of Dorchester & Lancaster, Massachusetts, 1635-1909* (Rochester: Publisher not cited, 1909), 43-44.

2 Charles C. Beaman, *The National and Private Alabama Claims and their Final and Amicable Settlement*, (Washington: W. H. Moore, reprinted in the Michigan Historical Reprint Series, 1871). Further information on William Evarts may be found at http://bioguide.congress.gov/scripts/biodisplay.pl?index=E000262.

3 Census records and marriage licenses for Mary, Helen, Margaret, and William Beaman, are available on Ancestry.com.

4 Norman T. Newton, *Design on the Land: The Development of Landscape Architecture* (Cambridge: Belknap Press, 1971), 427. The Country-Place Era relates to the practice of developing country places, not to a specific style of landscape or architectural design.

5 Town of Windsor, Paradise Park Commission, "Lake Runnemede/McLane Parcel Management Plan," Appendix 1, 1, online report, https://app.box.com/s/19s7ymu5hfib1tveyxjj6g21nwqb60i5 (accessed June 27, 2019). Lake Runnemede in Windsor was created by the Evarts family at their country estate beginning in 1854.

6 Tamara Plakins Thornton, *Cultivating Gentlemen: The Meaning of Country Life among the Boston Elite, 1785–1860* (New Haven: Yale, 1989), 22, 25, 33, 106–08.

7 Frederick Billings, Agricultural Speech at the Windsor County Fair, September 1864, Billings Farm Archives, Woodstock, Vermont.

8 John H. Dryfhout, *This Land of Pure Delight* (Cornish: Augustus Saint-Gaudens Memorial, 2000), 23-26. The plans for Mercer cottage, which are similar to Appleton's design for Blow-Me-Down cottage, are held in the special collections at Rauner Library, Dartmouth College, Hanover, NH. The Chase property, referred to as "Chaseholm," became the home of Beaman's son William E Beaman and his wife, Vera Benjamin, when they married in 1912. After the death of Hettie Sherman Evarts Beaman, Chaseholm became the home of Helen Beaman Lakin and her family; they sold this property back to William E Beaman in 1926 after the fire at the main Blow-Me-Down residence.

9 William H. Child, *History of the Town of Cornish, New Hampshire with Genealogical Record, 1763–1910* (Concord, NH: The Rumford Press, 1910), volume I, 181, 237.

10 Child, volume I, 277; Jenny Fields et al., National Register of Historic Places Inventory-Nomination Form, "Saint-Gaudens National Historic Site" (Prepared for the National Park Service by PAL, 2012) [hereafter, "Saint-Gaudens National Register documentation"], 15.

11 Child, volume I, 220.

12 Child, volume I, 278.

13 Marion Pressley and Cynthia Zaitzevsky, *Cultural Landscape Report for Saint-Gaudens National Historic Site*, *Volume 1* (Boston: National Park Service, 1993), 7. The Cornish Colony is recognized as one of the most important early art colonies in the United States. Saint Gaudens and the painter Thomas Wilmer Dewing were the earliest artists to spend time there beginning in 1885. See Susan Hobbs, "Thomas Dewing in Cornish, 1885-1905" *American Art Journal*, 17:2 (Spring 1985), 2-32; Christine Ermenc, "Farmers and Aesthetes: A Social History of the Cornish Art Colony and its relationship with the Town of Cornish New Hampshire, 1885-1930" unpubl. Dissertation, 14-16; "Cornish Arts Colony in Cornish and Plain-

field, NH 1885-1930—National Register Nomination Information: Statement of Historic Contexts," http://www.crjc.org/heritage/N08-16.htm (accessed June 28, 2019).

14 Frances Duncan, "The Gardens of Cornish," *The Century Magazine*, vol. 72, no. 1 (May 1906), 4.

15 Duncan, 18-19; Alma M. Gilbert and Judith Tankard, *A Place of Beauty: The Artists and Gardens of the Cornish Colony* (Berkeley, California: Ten Speed Press, 2000), 51; "Walker-White House," Cornish Arts Colony in Cornish and Plainfield, NH 1885-1930—National Register Nomination.

16 Dryfhout, 66, citing Sullivan County Registry of Deeds, vol. 118, page 187.

17 Record, 28 and *passim*.

18 Aldrich & Homes, *History of Windsor County Vermont*, 1891, 319-320. Other known works (all houses) by these architects are listed *in The American Architect and Building New*s, June 12, 1880; *American Architect and Architecture*, vol. 24, page x; Boston Architectural Club *Catalogue of Exhibition*, May 1890, page 51; *Engineering Record, Building Record and Sanitary Engineer*, vol. 20 (Jul 29, 1889), 112.

19 Record, 5. This is the only time Appleton's partner, H. W. Stephenson, is mentioned in the Record. Daniel Appleton, b. 1825, d. 12 Oct 12, 1905 (obituary *Boston Globe* October 14, 1905, 4). Aldrich & Homes, *History of Windsor County Vermont*, 1891, 319-320. Other works by these architects included numerous houses in the Boston area and St. John's Episcopal Church in Jamaica Plain. See *The American Architect and Building New*s, June 12, 1880; *American Architect and Architecture*, vol. 24, page x; *Catalogue of Exhibition*, May 1890, Boston Architectural Club, 51; *Engineering Record*, *Building Record and Sanitary Engineer*, vol. 20 (July 29, 1889), 112.

20 Record, 2-3. The earliest recorded use of the name Blow-Me-Down for the brook adjacent to Beaman's property was identified by Charles Beaman as 1761. See previous period for legend of the original of the name Blow-Me-Down.

21 Record, 2-3.

22 Record, 16. Elihu Chauncey was born in Philadelphia in 1840 and attended Harvard with Charles Beaman. He married Mary Potter in 1871 in New York City. They had one daughter, Nathalie Chauncey, who married Seth Pierrepont. Elihu Chauncey was a frequent visitor to Blow-Me-Down Farm. He died in New York in 1916. Chauncey Cottage was named for him.

23 Insurance Company of North America, "Inspection & Survey Report, William E. Beaman, Cornish, N.H., July 1935" (Unpublished report, Davis Collection and copy in SAGA archives), 6 [hereafter, "1935 Insurance Report"]. The Farm House is likely the same house that was next to the large barn and still extant in 1935 when the insurance survey was completed. It is listed in that document as "Farmer's House" – "clapboard walls, shingle roof, occupied the year round. Unfinished cellar under one end. . .First story; living room; dining room; kitchen; bedroom; pantry; storeroom and toilet. Two small porches. Coal stove for cooking. Second story; four bedrooms and bath. . .Building very old, in only fair condition."

24 Evidence for the Stable predating 1882 comes from the fact Beaman does not mention its construction in the Record, and their aged appearance in the ca. 1892 photograph (fig. 1.20). Beaman moved the Stables in ca. 1899 to build the Coachman's House.

25 Record, 8.

26 Record, 9-12.

27 Record, 11.

28 Karen Fix, "Historic Structure Report, Beaman Barn, Blow-Me-Down Farm" (Unpublished report prepared by the National Park Service Historic Architecture, Conservation and Engineering Center, September 2016), 22, 28, 35; Record, August 28, 1885, 21, August 2, 1890 ("Working on foundation on new silo."); Photograph of Mary Beaman at barnyard showing circular silo in background, ca. 1925, Staige Davis Collection. The cows Beaman received on August 28, 1885 from New York included "Atricia 3rd No. 23767, Una of Scituate No. 14900, Peggy Hamilton No. 16520, Hawthorn Jenny No. 31490, and Nettie Palmer No. 33299."

29 Record, 13.

30 Fix, Beaman Barn HSR, 36; Record, September 27, 1884, 13; 1935 Insurance Report.

31 Record, 14.

32 Record, 18.

33 Record, 27.

34 Garden or vegetable entries in Record: 18, 24, 52, 62, 76, 81, 85, 90, 100; Blow-Me-Down/Beaman photograph collection, SAGA archives. A dense stand of conifers—the presumed forest plantation—is visible in the ca. 1892 photograph of the estate from Dingleton Hill (fig. 1.20).

35 Record, 20.

36 Record, 22.

37 Collette R. Kinane, "Beaman Playhouse Historic Structure Report" (Draft National Park Service report, August 2011), 6; Panoramic photograph of Blow-Me-Down looking northwest from Dingleton Hill showing the Playhouse in the garden field, ca. 1892, SAGA archives. The present location of the Playhouse reflects the park's relocation of the building to match the 1892 photograph. In the 1935 insurance report, the playhouse is next to the site of the burned main house, probably where it was returned following completion of the addition to the Cottage in 1893. This seems to reflect its use by the next generation of Beamans, the grandchildren of Charles and Hettie Beaman, who gathered during the summer months at Blow-Me-Down. Margareta Erickson Davis Colmore noted in her copy of the Record that it was "my playhouse too." It would not have been logical for the playhouse to have been so far distant from the main house and from supervision while the children using it were very young. In addition, since it seems to have been an inheritance from Hettie Evarts Beaman, it would likely have been integrated into the domestic grounds around the house rather than maintained within the utilitarian farm area.

38 This is most likely Peter Jarvis, a local man who had worked on the barn-raising in 1884. Record, 11.

39 Record, 18; examination of existing hemlock trees that remain from the hedge.

40 Record, 24.

41 Fred Waite, repeatedly mentioned.

42 Record, 25.

43 Record, 31

44 Record, 27; Troll Tennis, "History of tennis court dimensions," https://trolltennis.com/history-of-tennis-court-dimensions/ (accessed July 19, 2019); Panoramic photograph from the Cottage showing two carpet beds along the lawn tennis court, ca. 1892, SAGA archives.

45 Record, 36; John Auwaerter, *Cultural Landscape Report for the Mansion Grounds, Marsh-Billings-Rockefeller National Historical Park* (Boston: National Park Service Olmsted Center for Landscape Preservation, 2005), 65, 84. The names "Upper Summerhouse" and "Lower Summerhouse" are used by Beaman in the Record, August 19, 1899, page 146.

46 Karen Fix, "Historic Structure Report for the Beaman Casino, Blow-Me-Down Farm" (Unpublished National Park Service Report prepared by the Historic Architecture, Conservation and Engineering Center, September 2017), 22, 35.

47 Record, 38. The Casino's construction and use during the Beaman period as well as its subsequent transformation into the main residence for the family is detailed in Fix, "Historic Structure Report for the Beaman Casino, Blow-Me-Down Farm."

48 Fix, Casino Historic Structure Report, 24.

49 Dryfhout, 69, quoting *Vermont Union* article of August 1899: "The original house [Chase House] still stands, but has been moved a few rods from the old site and converted into a Casino…." This is the only specific documentation found on the previous site of the Chase House, after it was moved in 1869 off its original foundation. The existence of a grove of deciduous trees of moderate size in the ca. 1892 photograph suggests the Chase House was not immediately north of the Cottage.

50 Photograph of west and south elevations, ca. 1888. The lack of a full basement explains the addition of a cast-concrete basement in a 1927 renovation when it was converted to the primary residence at Blow-Me-Down.

51 Photographs of the Casino/Beaman residence, 1920s, showing mature conifers north and east of the building, Staige Davis Collection; Steve Walasewicz, director of SAGA, personal communication; Beaman Casino Historic Structure Report, 4, 9, 57-60.

52 Record, 44.

53 Record, 44, 45, 46. 49.

54 Child, volume I, 277.

55 Record, 43-45; Saint-Gaudens National Register documentation, Section 7, page 15.

56 Record, 65, 74; Saint-Gaudens National Register documentation, Section 7, page 15.

57 Record, 52, 53, 69, 71; 1935 Insurance Report. No photographs of Sherwinn House were included in the report. The origin of the name Turnpike House presumably relates to the building's use or ownership by the company that operated a turnpike between Windsor and Cornish, or perhaps its prior location along another Turnpike.

58 Record, 85;

59 Record, 82-83 notes the "'installation' of the electric plant" and "Man from New York was here to-day putting up electric-light fixtures." There was also a "dynamo at the mill and motor in the barn."

60 Record, 138. The entry of December 30, 1897 notes Fred Waite is building the Shipman's new house.

61 Record, 86, 88, 90.

62 "Brown Decades" is a term and title of a 1931 book by art historian Lewis Mumford to describe the character of the arts in American during the post-Civil War decades through the early 1890s.

63 Record, 91. Mademoiselle Robert left for Switzerland on July 22.

64 Rose Standish Nichols designed gardens for her family's home, Mastlands, in Cornish; Haven Wood, Lake Forest, IL; Ballyshear, Southampton, NY; and Grey Towers, Milford, PA for Gifford Pinchot, governor of Pennsylvania. Judith B. Tankard, "Rose Standish Nichols, A Proper Bostonian," *Arnoldia* 59:4 (1999-2000), 25-32.

65 Record, December 5, 1892, 87. Tankard, 25-32; Deborah E. Van Buren, "Landscape Architecture and gardens in the Cornish Colony: the careers of Rose Nichols, Ellen Shipman and Frances Duncan," Women's Studies 14 (1988), 367-388. Beaman noted on August 13, 1893 "Charades at Nichol's"—presumably an evening party at the home of Rose Standish Nichols (Record, 92).

66 Record, 100.

67 Record, 105, 106.

68 Record, 117, 119, 122, 123. Herbert Conrad Lakin, known as Bert, was Beaman's attorney; he married Helen Beaman in 1902.

69 Record, February 5, 1897, 124.

70 The Cultural Landscape Foundation, "Ernest W. Bowditch," https://tclf.org/pioneer/ernest-bowditch (accessed August 15, 2018). Bowditch was born April 10, 1850 and died May 22, 1918. He was the son of Sarah Higginson and William Ingersoll Bowditch; landscape architect and civil engineer.

71 Record, 127.

72 Record, June 26, 1897; Comparison of ca. 1885 photograph of the Cottage showing narrow entrance drive with a bend near the Cottage (SAGA 3065w), and a ca. 1905 photograph following the addition of the loggia showing a smoothly-curved drive set on raised banks above the surrounding lawn, SAGA 3065k.

73 Record, 126. Charles Beaman used quotes around "Chauncey" in writing this entry. The same entry notes "the new River Cottage (Farm) is being raised." The location of this house has not been identified.

74 Record, 127.

75 Record, 131. The entire narrative, including transcriptions of newspaper accounts, comprises pages 129-134.

76 Record, 142; International Golf Federation, "History of Golf," https://www.igfgolf.org/about-golf/history/ (accessed July 24, 2019).

77 Record, September 8, 1895, 115 (probably Hettie's entry): C.C.B. in the afternoon. Friday, Golf." September 5, 1896, page 121: "Golf record made by Edwin C. Hoyt September 8th '96:…" [lists nine holes]. It is possible these entries refer to a golf course outside Blow-Me-Down. A Buena Vista golf course is mentioned in the Record in 1898, page 140.

78 Record, 142; Pressley and Zaitzevsky, 30. Beaman's letter to Lakin, dated June 19, 1897, states that Lakin "laid out the

Blow-Me-Downlinks or course of nine holes…I went over twice but not with the balls."

79 Record, 142.

80 Record, 144.

81 Pressley and Zaitzevsky, 30-32. Saint-Gaudens' golf course extended onto Beaman land at its western end (5th hole); he purchased land from the Beaman Estate for the golf course by 1904.

82 Charles Platt (1861-1933) made Cornish his permanent summer residence after 1889. His close relationship with the Beaman family is noted in the Record, June 27, 1890, page 61: "Platt's house is being plastered;" Record, September 13, 1890, page 64: "Platt's house open to hospitality and fun." See also, Keith N. Morgan, "The Patronage Matrix: Charles A. Platt, Architect, Charles L. Freer, Client," *Winterthur Portfolio,* 17: 2-3 (Summer-Autumn 1982), 122.

83 Rebecca Warren Davidson, "Charles A. Platt and the Fine Art of Landscape Design," in Keith Morgan, ed., *Shaping an American Landscape: The Art and Architecture of Charles A. Platt* (Hanover: University of New England, 1995), 78.

84 Record, October 18, 1898, 145 and July 25, 1899, 153.

85 Record, 148-149.

86 The present- day location of the boulder is unknown. It may have been removed in the course of work undertaken by a subsequent owner of the property.

87 Record, 144.

88 Record, 254; Record, November 4, 1899, 158: "…Mr. Hammond has begun to lay the stone wall for what Mr. Platt calls the "Loggia…"; Cyril Harris, editor, *Dictionary of Architecture and Construction,* s. V. "Loggia," "Piazza;" Wikipedia, s. V. "Loggia."

89 Record, October 18, 1889, 57.

90 Pressley and Zaitzevsky, 10.

91 The Met, Heilbrunn Timeline of Art History, "American Sculpture at the World's Columbian Exposition, Chicago, 1893, https://www.metmuseum.org/toah/hd/cwfs/hd_cwfs.htm (accessed July 25, 2019). Beaman may have built another classical porch prior to the one at Blow-Me-Down: Record, May 11, 1895, 110: "The big piazza at Chaseholm has been put on." No documentation was found on the architect or style of this porch.

92 List of Platt commissions in Keith N. Morgan, *Charles A. Platt: The Artist as Architect* (Cambridge: MIT Press, 1985), 241–42. These included the Elliot house and garden in Needham, Massachusetts in 1895 (his first outside of Cornish); the Lawrence and Croly houses and gardens in Cornish in 1896; the landscape of the Sprague estate, Faulkner Farm, in Brookline, Massachusetts in 1897; the house and garden of his brother Jack in Montclair, New Jersey, designed ca.1897; and the Upham residence in Dublin, New Hampshire, designed in 1899. Morgan did not include the Blow-Me-Down loggia in his list of Platt's works.

93 Record, 158, 162. The prior painting of the Cottage in gray and white made the Classical Revival-style loggia less of a contrast.

94 Close-up photograph of child on Piazza with Dutchman's Pipe, c. 1915, Staige Davis Collection; Record, November 11, 1906, 196: Margaret presented to Blowmedown some granite steps on the terrace west of the house. The granite was brought from the station at Windsor on Monday…Mr. Jabez Hammond had charge of the work…"

95 Record 157, 158; Record, February 10, 1900 noting staining of the Stable and Carriage House. These buildings are recorded in the 1935 insurance survey, presumably in the locations they were moved to in 1899. The carpenter shop is probably what was inventoried as the "Tool Shed;" the pig pen may have been the "Poultry Houses;" the shed was probably the "Wood Shed;" and the carriage house was probably the "Garage."

96 Record, December 29, 1899: "The new road back of the stable has been finished and is being used generally for farm purposes."

97 Record, February 10, 1900: "The new house [Coachman's House] by the stable has been latticed." This suggests the stable was moved near the new house.

98 Record, 159; 1935 Insurance Report, 2. The Coachman's House could have been designed by Daniel Appleton, given its gambrel roof that he also used at the Cottage and Chauncy Cottage. Beaman had engaged Appleton just two years earlier for Chauncy Cottage; by 1899, however, Appleton was 74 years old and may have well retired. He visited Blow-Me-Down,

apparently for social reasons, on October 1, 1903 (Record, 184). He died in 1905. Dryfhout (2000), 73, incorrectly states that the Coachman's House was built in 1896; he attributes the building to Appleton without reference to a source.

99 US Census, Cornish, Sullivan County, 1900. The details provided for the C. C. Beaman Estate begin on page 105, line 31.

100 Census, 1900.

101 Saint-Gaudens National Register documentation; Cornish Town tax records, in Dryfhout, 105.

102 Record 167. The deed transferring Blow-Me-Down Farm from the Trustees of Saint-Gaudens Memorial to the United States (NPS), Sullivan County deeds, book 1764, page 0004, January 25, 2010, includes a covenant that provided access to the "Beaman Springs" on Dingleton Hill. The exact location of these springs, and whether they predate 1917, has not been determined.

103 Record, 168. Charles Beaman's will and death notice is at Ancestry.com. 1900 US Fed census lists Beaman, wife and 3 children living in Manhattan along with Charles's brother, William S(tacy) Beaman, along with 8 servants, at 11 East 44th Street. The house is no longer standing.

104 Record, December 18, 1900, 168. Charles C. Beaman is buried in Ascutney Cemetery in the heart of Windsor village.

105 Windsor County will, 6/277; Record, 185. On October 26, 1903 Hettie notes that she has "fixed over the Mercer Cottage" and Herbert Lakin has "attended to the division of the Cornish Hills property" which was divided between Hettie and her sisters.

106 Record, 181, 183; Dryfhout, 120-122.

107 Record, 211.

108 Record, 216; Dryfhout, 122.

109 E.g., Record, 224.

110 Record, 219.

111 Record, 229.

112 Record, 227. William Evarts Beaman was known as Willie in most entries of the record during his early life. To those at Blow-Me-Down in his adult life, he was Billy. Perhaps his mother could not change how she referred to him so easily.

113 Record, 223-224, 226.

114 Record, 235; Obituary for William E. Beaman, *Vermont Journal*, July 13, 1945.

115 Dryfhout, 105; Record, 178, 194.

116 The lack of Record entries about farming operations after 1900 most likely reflect most likely reflect the Beaman women's detachment from it; William apparently did not enter in the Record.

117 George H. Sargent, "Getting Culture into Agriculture," ca. 1915, transcription of *Boston Evening Transcript* article, September 1, 1915, in Record, 242-243.

118 Ancestry.com, New Hampshire, Marriage and Divorce Records, 1659-1947 (database on-line, Ancestry.com Operations, Inc., 2013). George Hodgman married Martha Harrington on March 22, 1901. Her occupation was listed on the marriage record as nurse; she was twenty years younger than her husband and it was her first marriage. Martha was the daughter of Eli Harrington and Mary Barrow or Barron and had been born in Hartland, VT. She died on April 18, 1920.

119 The loss of the golf course is also suggested by the fact that Augustus Saint-Gaudens laid out his own five-hole golf course at Aspet in ca. 1903/1904; he had previously played on Beaman's Blow-Me-Down Links.

120 Record, 191.

121 Record, 188.

122 Record, 210. It is not known whether the court was lawn or clay.

123 Record, 209.

124 Record, 196; Dryfhout, 91. The entry noting the steps is dated November 11, but states that the steps had been installed

that fall.

125 Record, 235. Harlakenden House burned in 1923.

126 Record, 236. Margaret's second and only surviving child, Margareta Erickson, was born October 21, 1913 (noted in the Record on page 234). The Ericksons later adopted another daughter, slightly older than Margareta, named Gertrude Larson. Gertrude was listed in the Erickson's census records for 1920 and 1930; she is in the family photos in 1924 and 1925 at Blow-Me-Down; and she was listed on John Erickson's passport application for travel to Sweden. She died in 1932 in Boston and was buried with the Beaman family in Windsor, Vermont.

127 Record, 238-242.

128 Record, 250.

129 Record, 251.

130 No other collection of Beaman family letters or other primary materials focused on Blow-Me-Down have been found, aside from photographs and maps/surveys. While the original of the Record may never be found, the transcription provides a fascinating tapestry of social, cultural, family, and personal information on Charles and Hettie Beaman's life at Blow-Me-Down.

131 Saint-Gaudens National Register documentation, Section 8, page 46.

132 Saint-Gaudens National Register documentation, Section 8, page 46.

133 Record, 153, 158.



Cultural Landscape Report
Blow-Me-Down Farm

Saint-Gaudens National Historical Park
Cornish, New Hampshire

Early Beaman Period
1882–1917

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

in partnership with
Department of Landscape Architecture
Center for Cultural Landscape Preservation
SUNY College of Environmental
Science and Forestry, www.esf.edu/la/cclp

SOURCES

1. National Park Service, Tractsnet AGOL, 2019
2. New Hampshire Dept. of Transportation, Route 12 realignment plans, 1958
3. Photographs of Blow-Me-Down, ca.1891–1925, SAGA

DRAWN BY

Richard Connor Neville, John Auwaerter, Illustrator CC 2019

LEGEND

- Current NPS Boundary
- Building
- Road
- Woods
- Specimen tree (deciduous, conifer)
- Pasture, Culvitated field, or Lawn
- Wetlands
- Water
- 20' Contours
- Bank slope >33.33%
- Feature removed during period (dashed line, label in italics)
- (1892) Date feature added during period

NOTES

1. All features shown at approximate scale and location.
2. Drawing shows landscape as of 1917.
3. Changes in limits of woods since 1882 not shown
3. Dates of construction/removal outside of core area shown where known.
4. Period property boundaries not shown due to lack of documentation.

North

0 125 250 feet 500

Drawing 1.2



Cultural Landscape Report Blow-Me-Down Farm

Saint-Gaudens National Historical Park
Cornish, New Hampshire

Early Beaman Period 1882–1917: Core of Blow-Me-Down Farm

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

in partnership with
Department of Landscape Architecture
Center for Cultural Landscape Preservation
SUNY College of Environmental
Science and Forestry, www.esf.edu/la/cclp

SOURCES

1. National Park Service, Tractsnet AGOL, 2019
2. New Hampshire Dept. of Transportation, Route 12 realignment plans, 1958
3. Insurance survey, 1935
4. Aerial photograph, 1939
5. Photographs, ca.1884–1935, SAGA and Davis Collection

DRAWN BY

Richard Connor Neville, John Auwaerter, Illustrator CC, 2019

LEGEND

- Current NPS boundary
- Building
- Primary road
- Secondary road or walk
- Stone wall
- Fence
- Bench
- Woods
- Specimen tree (broadleaf, conifer)
- Shrub, Vine
- Cultivated field
- Meadow, Other ground
- Lawn
- Water
- 5' contours
- Bank slope >33.33%
- Feature removed during period (dashed)
- Removed feature label (italics)
- (1892) Date feature added during period

NOTES

1. All features shown at approximate scale and location.
2. Drawing shows landscape as of 1917.
3. Dates of construction/removal shown where known.
4. Period property boundaries not shown due to lack of documentation.
5. Extent of woods based on post-1892 photographs.

0 25 50 feet 100

Drawing 1.3

LATE BEAMAN PERIOD, 1917–1950

After Hettie Beaman's death in May 1917, her son, William Evarts Beaman, inherited Blow-Me-Down and many other tracts that his father had acquired in Cornish and Plainfield. Through the mid-1920s, Blow-Me-Down continued to function as a seasonal country home for the Beaman family, although William, his wife Vera, and their two children, and Mary and Charles, lived there year-round after 1919. Conversion of the Casino to a year-round residence for William's family following the loss of the Cottage to fire in 1926 marked a major change in character and use of Blow-Me-Down from its origins as a country place and model farm. William continued the farm operation, something he had managed since he and Vera began living in Cornish in 1912, but onset of the Great Depression brought about difficult times and the farm operation was largely ended. William Beaman's death in 1945 was the final blow to Blow-Me-Down as the Beaman family country place.

The changes at Blow-Me-Down paralleled similar changes in the Cornish Colony as it transitioned to year-round rather that seasonal homes, and as the original generation of artists passed away or moved on. An exhibition of the work of the Cornish Colony at nearby Dartmouth College in 1916 acknowledged the colony's significance, but also marked the end of its active period. Although the death of Augustus Saint-Gaudens in 1907 had been a turning point in the artistic life of the colony, Augusta Saint-Gaudens' establishment of the Saint-Gaudens Memorial in 1919, and its stewardship of Aspet after 1926 following her death, marked the final transition from private studio and residence to public museum and memorial. Aspet, or what became known as The Saint-Gaudens Memorial, was among the first historic sites in New England dedicated to commemoration of an artistic figure. A bird's-eye sketch of Aspet from around this time by Carlota Saint-Gaudens showed the close relationship of the memorial site to "Beaman's Pond," "Blow-me-Down," and the nearby country places of other artists (fig. 1.69).[1]

While Aspet was preserved, some country places in the Cornish Colony were lost and not rebuilt, notably the writer Winston Churchill's Harlakenden House a short distance north of Blow-Me-Down, where President Wilson summered between 1913 and 1915. It was destroyed by fire in 1923. By 1930, the number of artists coming to Cornish had decreased significantly, although some continued to work there. Changes in transportation also factored into the colony's decline; with increasing availability of private automobiles, many artists from New York and other cities had ready access to many other communities. Notable deaths of artists associated with the Beaman family after 1930 included Charles Platt in 1933, artist Thomas Dewing in 1938, and art patron Annie Lazarus of High Court in 1945.[2]



Figure 1.69. Detail of a bird's-eye drawing by Carlota Saint-Gaudens looking west across Aspet toward Blow-Me-Down and Mount Ascutney, ca. 1925. The black arrow points to the Cottage at Blow-Me-Down. (From pamphlet, *Augustus Saint-Gaudens Memorial*, 1926, Saint-Gaudens National Historical Park archives)

SECOND-GENERATION OWNERSHIP OF BLOW-ME-DOWN

Following Hettie Beaman's death in May 1917, William E. Beaman inherited Blow-Me-Down, the core of the old Moses Chase home farm, and nineteen tracts of Beaman Estate land in Cornish and Plainfield. This did not occur until February 28, 1919, when the executors of Hettie's estate transferred the deeds. William's land extended from south of the Cornish-Windsor Bridge to Platt Road (fig. 1.70). Near the Blow-Me-Down gate, it included Blow-Me-Down Mill, Blow-Me-Down Pond, South Cottage, Sherwin House, and Turnpike Cottage. William's sisters—Mary Holmes, Helen Lakin, and Margaret Erikson—inherited a combined eleven tracts. One of these was a tract with Chaseholme, where William and Vera had spent winters after their marriage in 1912. It was inherited by Helen and presumably used as her summer home until 1926, when William Beaman acquired it and later sold it out of the family. Beaman also acquired additional tracts from his sisters over time, and both he and his sisters deeded land to the Augustus Saint-Gaudens Memorial. This was part of the Memorial's $100,000 campaign launched in the mid-1920s to acquire the land south and west of Aspet. In 1930, William Beaman transferred six tracts to the Memorial. By 1945, the Beaman Estate as owned by William Beaman comprised 806.4 acres.[3]

William and Vera Beaman were the permanent Cornish residents in the family even before Hettie's death, although prior to settlement of Hettie's estate in 1919, they most likely continued to live at Chaseholme during the winters until that property was transferred to Helen. William and Vera lived during the winters at Blow-Me-Down Cottage while Hettie was alive but stayed in the Casino during the summers when the rest of the family was in residence.[4] By the time the estate

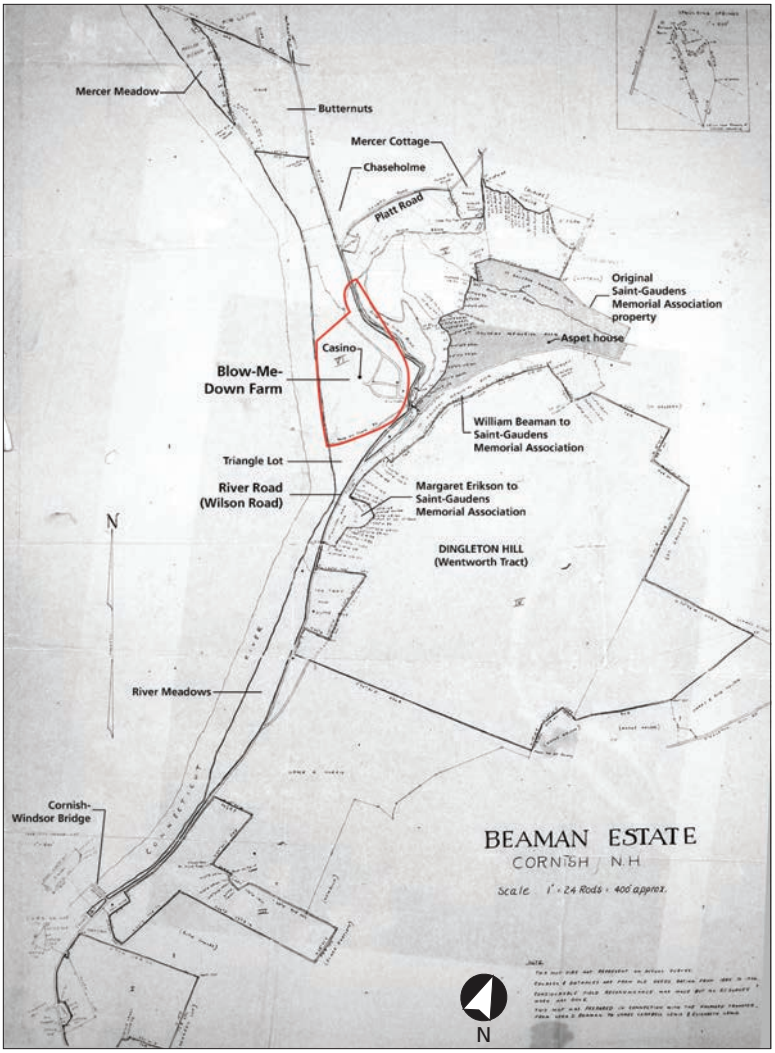


Figure 1.70. Map of the Beaman Estate owned by William Beaman showing parcels, including several that he sold through the 1940s. The map does not show all parcels he sold or acquired between 1919 and 1945. The map was based on surveys made between 1885 and 1940. The red line indicates the current Blow-Me-Down Farm park property ("Beaman Estate, Cornish N.H.," ca. 1945, Saint-Gaudens National Historic Site, annotated by SUNY ESF).

was settled in 1919, William and Vera had most likely moved full-time into the Cottage with their daughter, Mary Stacy Beaman, born in 1913, and Charles Cotesworth Beaman, born in 1916 (fig. 1.71). The 1920 US Census documented William and Vera living year-round in Cornish—at Blow-Me-Down. He was listed as owning his own home, with his occupation listed as "farmer." His wife and children resided with him, although both Mary and Charles were sent away to boarding school. The Census documented that the Beamans' permanent residence was in Cornish, rather than New York City. It also indicated that they had no live-in servants. Very likely, those who cooked, cleaned, and maintained the farm lived in the other residences on the property.[5]

Blow-Me-Down Farm remained the place where the Beaman family gathered during the summers for at least eight years following Hettie Beaman's death. The grounds around the Cottage and elsewhere on the estate continued to be a place for recreation, especially horse-back riding. (figs. 1.72, 1.73). Even the dairy cows were pressed into recreational use (fig. 1.74). The Casino probably continued to be a place for socializing, playing games such as bowling and pool, and housing guests. However, the conversion of the Cottage into William and Vera's year-round home by 1919 must have changed the seasonal family dynamic at Blow-Me-Down. William's sisters would have been guests in their brother's home, or they may have stayed at the Casino or Chauncey Cottage. Helen would have stayed at her own place, Chaseholme. Despite the changes, the Piazza still served as a gathering place for the entire family (fig. 1.75).[6]

Blow-Me-Down Brook Bridge—one of Charles Beaman's prized additions to the community, built in 1888—still formed the approach to Blow-Me-Down during this period, but the improvement of River Road in 1926–1927 (renamed Wilson Road in ca. 1913) for automobile use led to its modification. The state tarred and widened the road, which required rebuilding a retaining wall at the base of the bank east of the garden and service area. The state built a new precast concrete crib wall, a construction that came into use beginning in 1919. At the bridge, the state widened the downstream side, and smoothed the curve of the southern



Figure 1.71. Portrait of Vera Beaman with Mary, age 11, and Charles, age 5, 1922. The family was then living year-round at the Blow-Me-Down Cottage. (Staige Davis Collection)



Figure 1.72. Charles and Hettie's grandchildren on horseback on the south lawn in front of the Cottage, looking northeast, 1925. (Staige Davis Collection)



Figure 1.73. William Beaman and his son Charles riding horseback, looking southwest from in front of the Cottage with Mount Ascutney in the distance, 1925. (Staige Davis Collection)

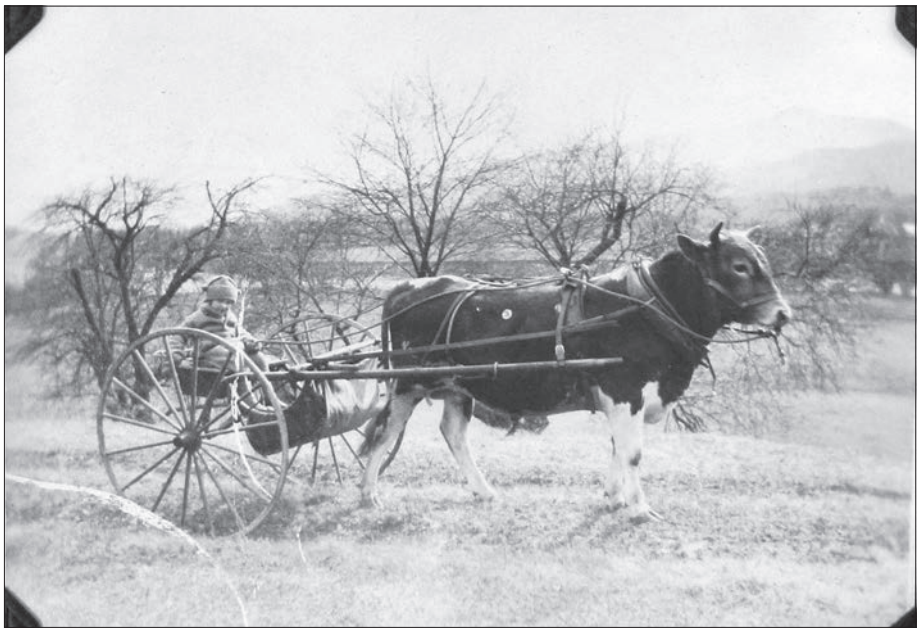


Figure 1.74. Six-year-old Mary Beaman "driving" a cow-cart at Blow-Me-Down, looking southwest, 1919. The location may be on the existing entrance road, then the farm road that followed the eastern edge of the upper terrace. The trees in the background may be remnants of Charles Beaman's pear orchard planted in 1885. (Staige Davis Collection)



Figure 1.75. The Beaman family gathered on the steps of the Piazza, looking east, 1925. Standing: Bill Beaman (Charles C. Beaman's brother) and William E. Beaman. Seated, upper row left to right: Margaret Beaman Erikson, Helen Beaman Lakin, Nat Beaman (brother of Charles C. Beaman) and his wife Mimmi Beaman, John Erickson, Vera Beaman, Ned Holmes and Mary Beaman Holmes. Children seated on lower step, left to right: Mary Beaman, Charles Beaman, Margareta Erikson, Gertrude Larson (adopted daughter of the Eriksons), Mary Lakin, and Polly the Parrot. This is last known family photograph at the Cottage. (Staige Davis Collection)

approach. This side of the bridge was rebuilt with the same stone walls and arch, but the underlying brick vault was extended in concrete.[7]

Improvements after Loss of the Cottage

In the winter of 1926, as the state was improving River Road, William Beaman was living in the Cottage and overseeing the Blow-Me-Down farm operation, as well as continuing his work with the local agricultural community. One of his farm hands, Will Wilder, was also living in the house. In early February, Vera Beaman was visiting relatives in Boston, and the children were away at boarding school. A cold snap in early February brought low temperatures well below zero, and heavy snow blanketed the ground. During the night of February 8, temperatures plummeted to a reported ten to twenty degrees below zero. Beaman and Wilder certainly had the fireplaces burning hot for the past several days, in a house not designed for year-round occupancy. Both men were asleep on the second floor when, about 1 am on February 9, Wilder awoke to the smell of smoke and crackling of wood, and aroused Beaman. They looked down the stairs and saw the first floor engulfed and flames rapidly spreading upward. The two bare-footed men jumped in their nightclothes from a second-floor window into the snowdrifts below, but aside from frostbite and smoke inhalation, did not receive major injuries.[8]

The nearest fire department, in Windsor, received the alarm at 2 a.m. It had been just three years since they responded to another major fire a short distance to the north that destroyed Harlakenden House, Cornish's summer White House. When the fire fighters arrived at Blow-Me-Down, the Cottage was fully engulfed. Breaking pipes in the building destroyed water pressure, so the fire fighters could do little but allow the fire to run its course. By dawn, there was probably little left of the wood-frame building except for the stone foundation, the brick chimneys, stone steps, and perhaps some of the Piazza's columns. Several newspapers from around the region reported on the devastating blaze (fig. 1.76). According to the Windsor *Valley News*,

> The Beaman house was one of the finest residences in New Hampshire. It was built in the fall of 1883 and the winter of 1884 by the late Charles C. Beaman. There were 35 rooms in the building and everything was well-appointed for comfort. . .The house was filled with beautiful and costly oriental rugs, antique furniture, paintings and pieces of sculpture. In its library were books with autographs of authors. Portraits of people famous in their day and generation were in this house. . .Absolutely nothing of any consequence was saved from the contents of the building.[9]

The loss of the Cottage and its contents must have been devastating to the Beaman family. No inventory was ever taken of the contents before the fire, but the accounts of the loss reported that it included letters or works associated with General W. T. Sherman, Augustus Saint-Gaudens, and Daniel Webster. Hettie


268 MANCHESTER, N. H., WEDNESDAY MORNING, FEBRUARY 10, 1926.

Escapes Fire

WILLIAM E. BEAMAN
Mr. Beaman escaped with his life when fire destroyed his home at Cornish early yesterday.

BEAMAN MANSION IS DESTROYED BY FIRE

Owner Has Narrow Escape from Flames; Jumps from Window

BUILDING HOUSED LARGE COLLECTION OF PAINTINGS

Special to The Union.

CORNISH, Feb. 9.—William E. Beaman, former representative in the State Legislature from this town and a well known figure in Granite State political circles, was trapped by the flames at Blow-Me-Down Farm here early this morning and escaped death by leaping from a second story window into the deep snow as fire destroyed the Beaman mansion, one of the show places of the upper Connecticut valley and housing a collection of priceless paintings and art objects.

Near Windsor.

The fire started between one and two o'clock this morning in an unoccupied section of the Beaman home, a 40-room mansion located about a mile north of the Windsor, Vt., toll bridge on the New Hampshire side of the river and comparable in interest and reputation with Winston Churchill's famous Harlakanden House nearby, destroyed by fire two years ago.

The house had been in the Beaman family for 42 years and its contents, all of which was destroyed together with the building, included many valuable paintings, fine collections of bronze antiques, Oriental rugs and silver and a unique collection of autographs of famous men and women.

Aroused by Farmhand.

Mr. Beaman was aroused by a farm hand, William Wilder, but so rapidly did the fire spread that before the two could descend the stairs the lower floor and staircase were in flames. Lacking time even to throw on outside wraps, the men leaped from a second story window into a snowdrift, finding themselves scantily clad in temperature registering between 30 and 20 degrees below zero.

Mr. Beaman suffered frostbitten feet and both were badly chilled by exposure to the coldest night of the winter.

Aid was summoned from Windsor, Vt., a general alarm being sounded in that town at 2 o'clock, and firemen came through the drifts with hose and other apparatus, utilizing the farm pumping station to save the barn and other buildings.

The present owner of the property was a member of the State Legislature from this town in 1915 and 1917 and an unsuccessful candidate for the State Senate in 1919 and 1921, being defeated at the primaries on both occasions. He has taken up temporary quarters at the Windsor house in Windsor, Vt.

FRENCH POLITICS AGAIN

FIRE DESTROYS BEAMAN HOUSE

Total Loss of Building and Contents—Insurance Not Enough To Cover, Says Owner.

With the thermometer standing at thirty below zero, and at 2 o'clock Tuesday morning, the fire alarm in Windsor village sent forth its sound of alarm. The fire did not prove to be in Windsor but instead across the river in the town of Cornish, N. H., at the Beaman estate. Firemen from Windsor went there to assist in saving the property but they could do nothing since the flames had made such headway before being discovered that the house on this estate was in their clutch when the firemen arrived. There is a water supply reservoir on this estate but breaking pipes in the building allowed much of the water to leak away and soon this supply was exausted, leaving nothing to be done but to let the flames continue their work of destruction.

William E. Beaman, the owner, and his hired man, Will Wilder, were in the house when it took fire. They were asleep on the second floor of the building when they were awakened by the smell of smoke and crackling of wood. Looking down into the floor below they saw that it was useless to go there to save anything or to fight the flames and before they realized the peril they were in the fire was working its way to the second story so that they had to jump to save their lives. Mr. Beaman left the building in his night clothes and so did Wilder. Beaman received frost bites on his feet and was partially overcome by smoke. He was taken to the hotel in Windsor and remained in bed the next day. He does not think that he has received any permanent injuries.

The loss is great. There is some insurance but the owner was not certain of the exact amount.

The Beaman house was one of the finest residences in New Hampshire. It was built during the fall of 1883 and the winter of 1884 by the late Charles C. Beaman. There were 25 rooms in the building and everything was well appointed for comfort. Although in the country district, everything for modern living was there. There was an abundant water supply, a private electric light plant, and other conveniences which one usually finds in a house of this character. Situated on the shore of the Connecticut river and within sight of Ascutney mountain in Vermont, the place was one of the most pleasant in this section of the country.

Throughout the long span of time since the house was opened, many people of note had made visits there. The house was filled with beautiful and costly oriental rugs, antique furniture, paintings and pieces of sculpture. In its library were books with autographs of authors. Portraits of people famous in their day and generation were in this house. Included among those whose names were attached to small keepsakes and letters which were in this house were Gen. W. T. Sherman, leader of Sherman's March to the Sea in Civil War days; Augustus Saint-Gaudens, greatest of modern sculptors, and the god-like Daniel Webster.

So that outside of the material loss of the building there passed from sight many things which can never be replaced.

Absolutely nothing of any consequence was saved from the contents of the building.

Mrs. Beaman was not at home at the time of the fire, being on a visit to relatives in Boston. The two Beaman children were away at school.

In all probability there would have been loss of life had more people been housed in the building when it took fire.

This is the second of the fine residences in Cornish, N. H., to be destroyed by fire, Harlaxenoen House, the home of Winston Churchill, being the first to have been destroyed, this taking place in the fall of 1923.

The barns and other buildings on the Beaman estate were not touched by this disaster. The owner believes that he will some day rebuild on the site of the burned residence. He cannot explain the cause of the disaster, but believes it may have been from rats which secreted small pieces of paper and leaves in the partitions which in some way became ignited.

Figure 1.76. Newspaper clippings on the Cottage fire on February 9, 1926, from a Beaman family scrapbook. No photographs of the fire or remains of the Cottage have been found. (Saint-Gaudens National Historical Park archives)

Beaman's artwork was likely also a casualty. The fire must have also consumed the family's archive, which may have included correspondence and architectural plans for the Cottage, Casino, grounds, and the Blow-Me-Down Mill and bridge by Daniel Appleton, Joseph Wells, Charles Platt, and Ernest Bowditch. Aside from the *Blowmedown Record* that may have been kept by one of the Beaman sisters at their own homes, the fire most likely consumed the majority of the family's records, mementoes, and photographs that documented the development of Blow-Me-Down over the prior forty-four years.[10]

William Beaman told reporters that he thought rat nests in the partitions may have ignited the fire, although the primary cause was most likely a fire in a flue caused by overheating and creosote build-up. Beaman believed he would rebuild someday. In the meantime, he found temporary lodging at the Windsor House, and then sought out a house where Vera and the children could live upon their return to Cornish. The other houses at Blow-Me-Down—the Farm House, Coachman's House, and Chauncey Cottage—were either occupied, or did not fit the family's needs. William's sister, Helen Lakin, apparently offered her fully-furnished summer home at Chaseholme that she inherited from her mother in 1919, because Beaman acquired title to it in 1926, the same year as the fire. Family gatherings during the summer of 1926 were at Chaseholme. [11]

Renovation of the Casino

William and Vera Beaman took the loss of the Cottage as an opportunity to design their own house at Blow-Me-Down. They began planning not to rebuild the Cottage as William initially thought, but rather to renovate the Casino into a year-round home—perhaps also as a cost-saving measure. Beaman's insurance on the Cottage must have come through quickly, because by the summer after the fire, he had commissioned the Boston architectural firm of Kilham, Hopkins & Greeley for the project. By September 22, 1926, the firm had completed plans for the renovation. The lead architect was James Cleveland Hopkins, a graduate of the Massachusetts Institute of Technology. The firm, founded in 1899, designed numerous schools, apartment houses, public buildings, and upper middle-class houses around the Boston area. William's sister and brother-in-lawn, Mary and Ned Holmes, had recommended the firm, which had designed renovations to their houses in Beacon Hill and Topsfield, Massachusetts. The Evarts family also hired the firm soon after the Casino commission to design renovations to one of their houses in Windsor. [12]

The Casino, which the Beamans renamed "Blow-Me-Down" or referred to simply as the main dwelling, needed a number of major alterations to make it suitable for year-round use.[13] It lacked a full basement, had no central heating, the rear bowling alley wing was impractical, and it was too small. Kilham's plans created a simpler Colonial Revival-style design with more historically accurate details that retained the overall massing of the main block and added a substantial addition at the rear. The total construction cost for the renovations was $38,827 (about $562,000 in 2019 dollars), with an additional $3,827 (about $55,000 in 2019 dollars) billed for architectural services. Associated grounds improvements may have been an additional cost.[14]

Exterior alterations to the Blow-Me-Down Dwelling, the former Casino, included replacement of the four-light double-hung window sash with twelve-light sash, removal of the semi-circular west veranda, redesign of the front entrance porch, a new central chimney, two additional front dormers, and removal of the circular medallions in the gable walls (fig. 1.77). The wood-shingle roof was resheathed in fire-resistant composition (asphalt/asbestos) shingles. The fieldstone and cut-stone steps and cheek walls at the entrance porch were salvaged from the Piazza on the Cottage—the same stone steps that had long served as a place for family photographs (fig. 1.78).[15] Paneled shutters with evergreen-tree cut-outs ornamented the first-floor windows. The exterior was resided in shingles that were painted a light yellow, with white trim and dark shutters. At the rear, the one-story bowling alley wing was moved and replaced with a two and one-half story wing that was nearly the size of the original house (fig. 1.79). The entire building was placed on a new, full basement constructed of poured concrete that had little above-ground exposure.[16]



Figure 1.77. The Casino as renovated into the main dwelling at Blow-Me-Down in 1927, looking northeast, 1935. (Insurance Company of America, "Inspection & Survey Report, William E. Beaman / Cornish, N. H. / July, 1935," Staige Davis Collection) For comparison, at right is the Casino from a similar vantage following its 1888 renovation (see fig. 1.33).



Figure 1.78. Vera and William Beaman at the front entrance steps to the Blow-Me-Down Dwelling (Casino) showing stone that was salvaged from the Piazza, looking east, ca. 1935. The foundation of the porch behind the stone steps was poured concrete. (Staige Davis Collection)



Figure 1.79. The Blow-Me-Down Dwelling (Casino) following its 1927 renovation and expansion showing new rear wing, looking east, 1935. The stone wall, which defined a long lawn terrace along the entire west side of the house facing the river and mountain views, was added at the same time. The mature evergreens in the background are part of the planting that Charles Beaman made in ca. 1888 to screen the Stable from the Casino. (Insurance Company of America, "Inspection & Survey Report, William E. Beaman / Cornish, N. H. / July, 1935," Staige Davis Collection)

The interior of the building was outfitted with a coal-fired hot-water heating system to allow for year-round occupancy. The first floor of the new rear addition contained a dining room, kitchen, and laundry, while the original section had a large living room with an exterior door on the west side. The second floor contained four bedrooms, a boudoir, and two sleeping porches. In the attic were three bedrooms for servants. Although large, the renovated Blow-Me-Down Dwelling contained about twenty-five rooms including seven bathrooms, compared to the reported thirty-five rooms in the Cottage. The primary rooms were oriented to the west—toward the river and mountain views—but like many houses built after World War I, the renovation nearly eliminated porches, which had extended across the primary facades of the Cottage. The doorway from the living room had no porch, but instead opened onto a set of stone steps, probably also salvaged from the Piazza, that led onto a small brick-paved patio (fig. 1.80). The one small porch that served as a living area was on the rear wing off the dining room and kitchen, tucked away from the primary façades of the building beneath a second-floor sleeping porch.[17]

Fire Suppression and Grounds Improvements

William Beaman's insurance settlement on the loss of the Cottage must have contained some provisions that required him to reduce the risk of a reoccurring disaster. This may have led to the use of fire-resistant roofing on the Blow-Me-Down Dwelling and many other buildings, and installation of chemical fire extinguishers in the Blow-Me-Down Dwelling. Another protective measure was a four-hour capacity, eighty-pounds pressure fire hydrant system installed throughout the core of Blow-Me-Down. This system drew water from a reservoir that fed four-inch mains to eight frost-proof cast-iron fire hydrants made by the Valve Manufacturing Company and placed throughout the farm area, domestic



Figure 1.80. Homer Saint-Gaudens with members of the Saint-Gaudens Memorial Trustees on the small brick patio outside the stone steps and door from the living room, looking northeast. Saint-Gaudens appears center with his left hand to his mouth, ca. 1930. (Staige Davis Collection)



Figure 1.81. One of the eight fire hydrants installed throughout the core of Blow-Me-Down in ca. 1928, looking southeast with Chauncey Cottage in the background, 1935. (Insurance Company of America, "Inspection & Survey Report, William E. Beaman / Cornish, N. H. / July, 1935," Staige Davis Collection)

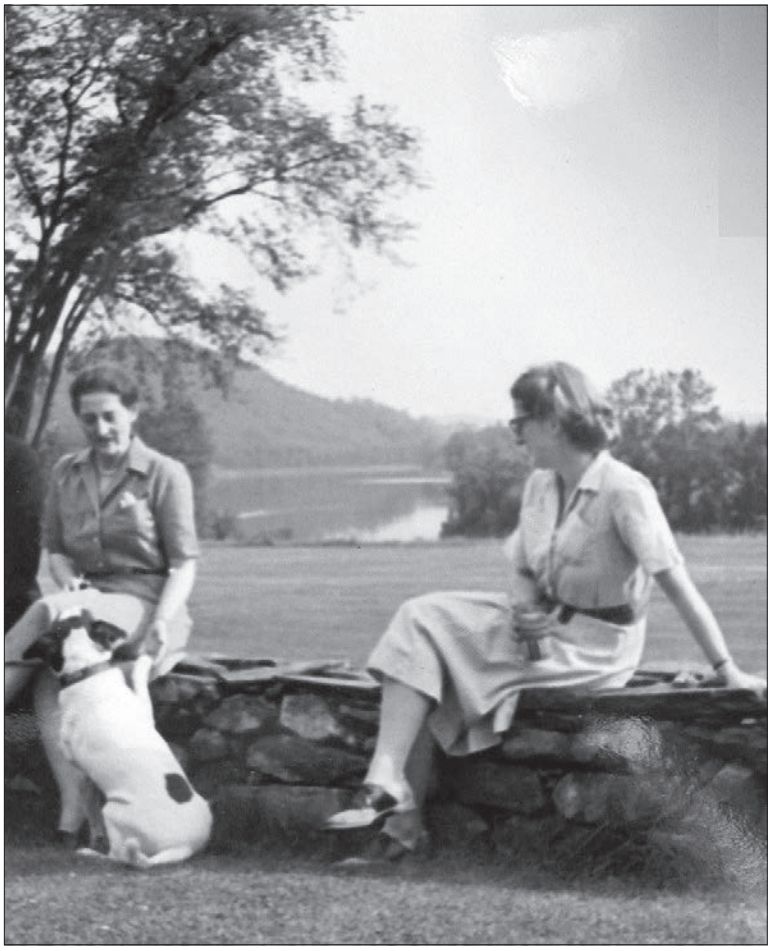
grounds, and service area (fig. 1.81). The reservoir may have been located near Beaman Spring on Dingleton Hill, south of Saint-Gaudens Road. Beaman Spring may have fed the reservoir, although a 1935 insurance report documenting the hydrant system leaves the water source ambiguous. A three-hundred-foot-long fire hose on a reel was installed in the Big Barn. The fire-hydrant system was probably installed in 1926, soon after the Cottage was destroyed by fire, because two hydrants were installed close to the destroyed building—one north of the Piazza, the other in the east lawn, east of the house. These locations suggest that the system was installed before William and Vera Beaman decided not to rebuild the Cottage.[18]

Just one hydrant was installed near the Blow-Me-Down Dwelling—in the grove of evergreens to its east, near the Coachman's House—another indication that the hydrant system probably predated the Beaman's decision to renovate the Casino into the main dwelling. The spruce and fir trees around the hydrant, planted as a screen in ca. 1888, were retained as part of the grounds improvements that accompanied the Casino renovation in 1927–1928. At the front of the house, spirea shrubs and iris were planted, along with scattered shrubs around the sides and rear (see figs. 1.77, 1.78, 1.79). Both the living room door on the western side and the covered porch on the rear wing opened onto a terrace approximately twenty feet deep and 150 feet long that was supported by a low, dry-laid fieldstone



Figure 1.82 (right). Members of the Saint-Gaudens Memorial Trustees gather on the long terrace along the west side of the renovated Blow-Me-Down Dwelling (Casino), looking from the stone wall northeast, ca. 1930. Behind the guests is the brick patio off the living room entrance. This entrance was removed in a post-1950 renovation. (Staige Davis Collection)

Figure 1.83 (below). Vera and Mary Beaman sitting on the stone wall along the long terrace showing the maintained vista of the Connecticut River south of Blow-Me-Down, ca. 1940. (Staige Davis Collection)



wall most likely built of stone salvaged from old pasture walls in the vicinity, or perhaps from the foundation of the ruined Cottage. This long terrace was an outdoor room used for social gatherings and was informally furnished with various benches and chairs (fig. 1.82). Most of the terrace was turf that extended from the house to the wall, except for a small brick patio outside the living room entrance. There were panoramic views across farm fields to the Connecticut River and Mount Ascutney. A vista of the river's bend south of Blow-Me-Down was maintained through a clearing near where Blow-Me-Down Brook entered the river (fig. 1.83). At the northern end of the long terrace, the stone wall turned at a right angle to a set of cut-stone steps, probably salvaged from the Piazza (fig. 1.84). These led down to an informal cutting garden (fig. 1.85). [19]

The southern end of the long terrace transitioned to the entry court of the Blow-Me-Down Dwelling. The construction of the terrace cut off the gravel road that once led from in front of the Blow-Me-Down Dwelling to the western edge of the upper terrace. This shortened and realigned road terminated in a turnaround directly in front



Figure 1.84 (right). The stone steps at the north end of the long terrace, looking south, ca. 1935. These steps, and possibly the stone of the walls, were salvaged from the ruins of the Cottage. Note sculpture on top of a pedestal behind the steps. (Staige Davis Collection)



Figure 1.85. The cutting garden north of the long terrace, looking east, ca. 1930. The building in the background is the Dance Hall (Ballroom)—the renovated former bowling alley wing of the Casino. The mature conifers were planted by Charles Beaman about 1888. (Staige Davis Collection)

of the entrance to the house (figs. 1.86, 1.87). The urn that stood on the boulder on one of the so-called Knobs in the south lawn of the Cottage was moved to the turf center of this circle and placed on top of a millstone. The primary access to this new turn-around remained the main entrance drive that began across from the Blow-Me-Down Brook Bridge and passed by the site of the Cottage. William Beaman had the foundation remains filled and graded, creating a lawn with little trace of the old house except for the terrace and hedge that bordered the west side of the Piazza (fig. 1.88). Also remaining were the two prominent hydrangea shrubs that flanked the front entrance of the Cottage since the time of its construction. Despite the retention of these features, the overall extent of the ornamental grounds surrounding the Cottage was reduced following the fire, as reflected in removal of the urn on one of the Knobs to the front of the Blow-Me-Down Dwelling, and removal of the two summerhouses along the edge of the terrace. The flagpole on the other Knob was probably left in place.[20]

Beaman may have also made some improvements to the farm area, perhaps with income from the fire insurance settlement and as part of the installation of the fire



Figure 1.86. The Blow-Me-Down Dwelling (Casino), and the circular entrance drive built in ca. 1928, looking north, ca. 1940. The urn in the center of the circle was moved from one of the Knobs in the south lawn of the Cottage. Note foundation shrubs along the front and shrubs and lawn along the east (right) side of the house. (Saint-Gaudens National Historical Park archives [Casino HSR, fig. 48; no source noted])



Figure 1.87. The turnaround in front of the Blow-Me-Down Dwelling (Casino), looking east toward the service area, ca. 1935. Note the clipped hemlock hedges along the entrance drive in the middle background, which screened the service area. The Big Barn is visible in the distance, with the Farm House, Hettie's Laundry-Studio and other outbuilding behind the large spruce trees. (Staige Davis Collection)

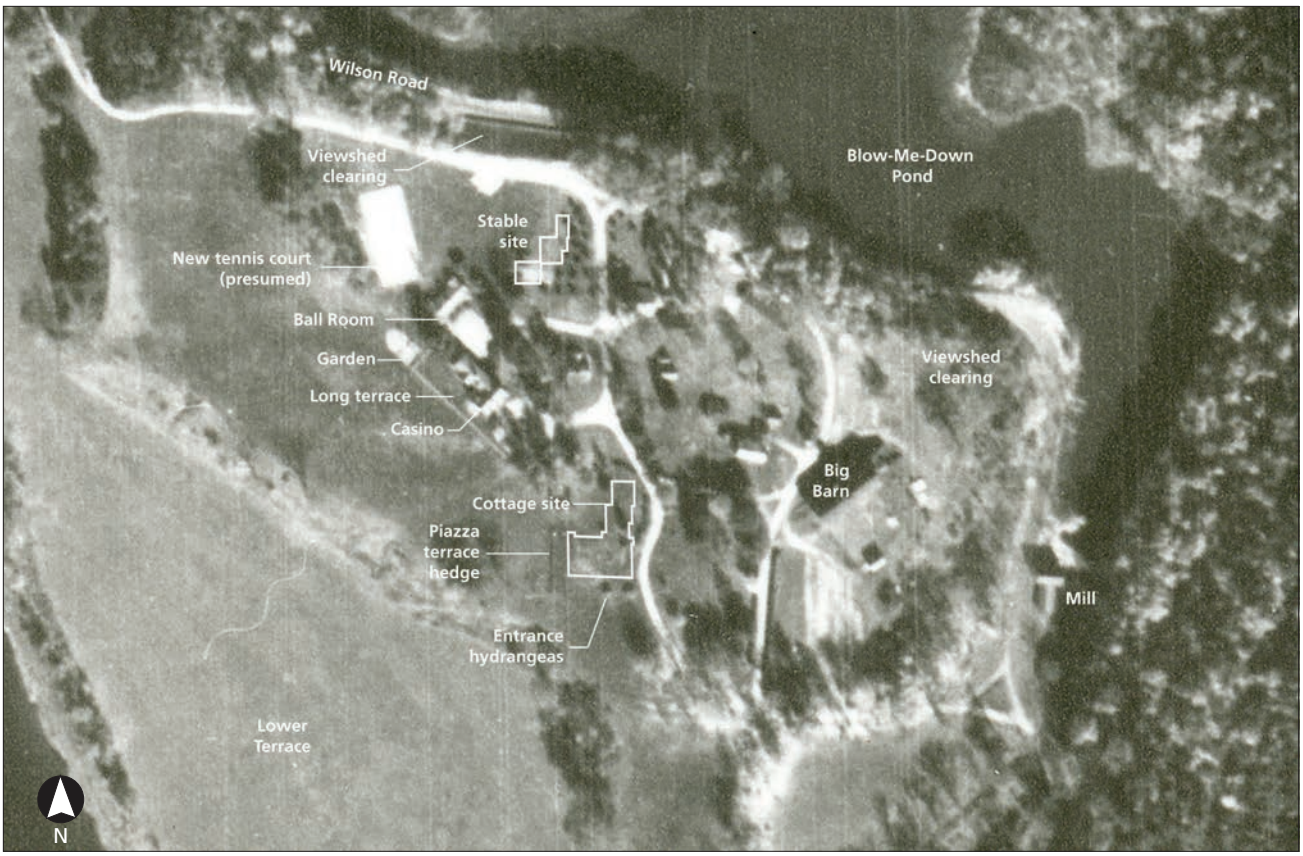


Figure 1.88. Aerial photograph taken in 1939 showing landscape remnants around the Cottage site, and new features associated with the Casino and Ballroom. The barn and various service and farm buildings are also visible.(Saint-Gaudens National Historical Park archives, annotated by SUNY ESF)

hydrant system. The area certainly needed some work. A photograph of young Mary Beaman outside the barnyard, probably taken in the mid-1920s, shows missing and ramshackle fences, debris, and broken windows in the barn's cupola (fig. 1.89). By the late 1920s, the barnyard had been cleaned up and enclosed by a new pipe and wire fence. One of the new fire hydrants was inside the corral. The silo at the corner of the Big Barn and Cow Barn was probably removed as part of these improvements.[21]

Relocation and Renovation of the Bowling Alley

The bowling alley wing that was removed for construction of the rear wing of the Blow-Me-Down Dwelling in 1926 was relocated a short distance to the north and east. It was placed on brick piers and reoriented to face south across an open, level area where the second tennis court built in 1909 may still have been maintained. Perhaps the Beamans initially intended it as a pavilion, with its full-length inset porch overlooking the tennis court. Its interior configuration was probably less useful—its bowling-alley dimensions of about eleven feet wide and forty-two feet long would have made for an awkward entertaining space. By 1929, William and Vera decided to renovate the building into a hall for social gatherings—what became known as the Ballroom or Reformatory and, later, the Dance Hall.[22]

The Beamans brought back architects Killham, Hopkins and Greely to design the renovation. The firm's Colonial Revival-style design lengthened the building,



Figure 1.89. Mary Beaman and cat outside the barnyard, looking north toward the Big Barn, ca. 1925. Visible behind Mary is a silo at the corner of the Big Barn and the Cow Barn. (Staige Davis Collection)

enclosed the porch, and added enclosed entrances on the southern side along the main approach from the Blow-Me-Down Dwelling, and entrance porches on the northern side (fig. 1.90). Details included an ornamental cupola topped by a weathervane with an eagle finial, shingle siding above wainscot, composition shingle roofing, and numerous multi-paned casement windows. Complementing the Blow-Me-Down Dwelling, the building was painted yellow with white trim. The architects charged a fee of nine hundred dollars for the job, suggesting a construction cost of about nine thousand dollars (about $130,000 in 2019 dollars). Grounds improvements included one or more white pines and a fence along the front (southern side) of the building that may have been intended as a foil for tennis balls. Between the Blow-Me-Down Dwelling and Ballroom was a fence (unknown type) and a small tool shed, which could have been built as part of the tennis court. A portion of the woods on the terrace bank to the east, above River Road, was cleared to open a view of Blow-Me-Down Pond and the hills to the east. The Stable to the east of the Ballroom, the



Figure 1.90. The Dance Hall (Ballroom) moved in 1927 and renovated in 1929, looking southeast at the north side of the building that faced away from the Blow-Me-Down Dwelling (Casino), 1935. The shrubs along the long facade may be spirea or deutzia; on the gable side, yew. The white bench at right may have been salvaged from the Piazza. (Insurance Company of America, "Inspection & Survey Report, William E. Beaman / Cornish, N. H. / July, 1935," Staige Davis Collection)

two old, connected barns that Charles Beaman relocated in 1899 for construction of the Coachman's House, was probably demolished as part of the Ballroom construction due to its proximity and visibility, and lack of use for a building that had become obsolete with the advent of automobiles. The site around the Stable was planted with evergreens (see fig. 1.88).[23]

The Great Depression and Changing Use of Blow-Me-Down

The renovation of the Ballroom in 1929 ended a two-year period during which the Beamans had expended more than $52,000 on improvements, excluding grounds work and the fire hydrant system. This must have been funded through the fire insurance settlement and family inheritance. Improvements William Beaman made to the Big Barn and surrounding area were probably short lived. Following the Stock Market Crash of 1929 that led to the Great Depression, William Beaman curtailed his livestock operation altogether. He may have still planted the fields on the lower terrace, or perhaps leased the land to another farmer, since it remained an open field. With little farm income or need for farm buildings, the Big Barn, Farm House, and other outbuildings were not kept in good repair. These conditions were documented in an inspection report by the Insurance Company of North America made in July 1935 (fig. 1.91).[24] This report documented that

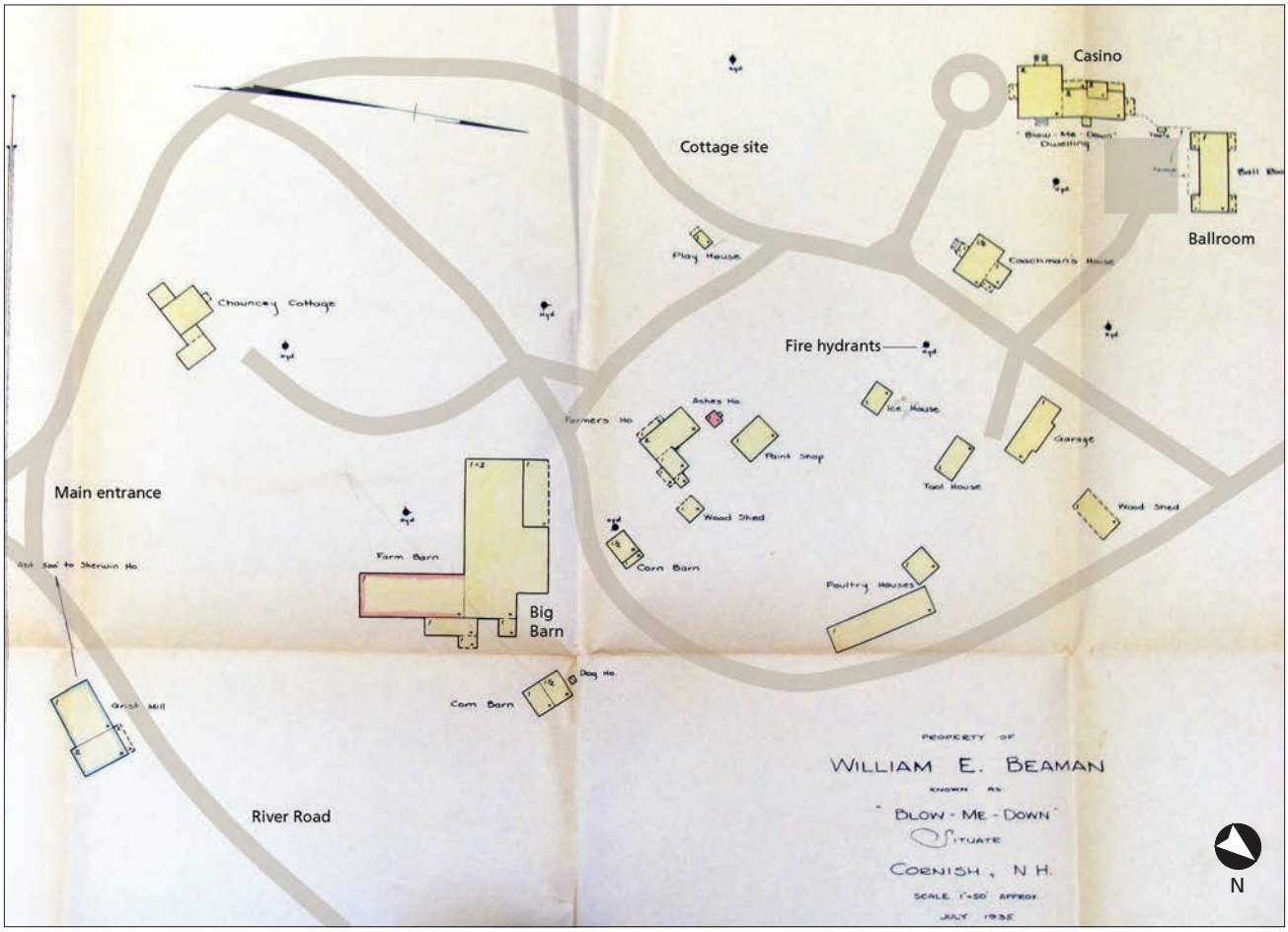


Figure 1.91. Map of the core of Blow-Me-Down prepared by the Insurance Company of North America showing buildings and fire hydrants in 1935. The light brown lines have been added to indicate approximate road locations. Buildings in yellow are frame; in red, brick. (Insurance Company of America, "Inspection & Survey Report, William E. Beaman / Cornish, N. H. / July, 1935," Staige Davis Collection, annotated by SUNY ESF)

most of the buildings that stood during Charles Beaman's lifetime, with the notable exception of the Cottage and Stable, remained. However, the report cautioned:

> In a number of instances…buildings are showing deterioration to such an extent that unless repairs are made with reasonable promptness they will rapidly fall into more serious disrepair. It is recommended that arrangements be made to go over all structures as needed to put them in good repair to prevent future more serious and rapid deterioration.[25]

The report documented that the Big Barn (labeled as "Farm Barn") was "in hardly better than fair condition," and that while it once was used "on a large scale as a cow and horse barn," it "now contains no animals" (fig. 1.92). Windows were broken, the wood-shingle roof had been covered in rolled asphalt, and the windows on the cupola were boarded over. The barnyard on the south side framed by the Cow Barn wing was enclosed by the pipe and wire fence that was part of Beaman's late 1920s improvements, but the lush growth of grass around the corral indicated there was little farm activity (fig. 1.93). Northeast and northwest of the barn were two small sheds identified as "Corn Barns," one used



Figure 1.92. The Big Barn photographed for the insurance inspection, looking east, 1935. (Insurance Company of America, "Inspection & Survey Report, William E. Beaman / Cornish, N. H. / July, 1935," Staige Davis Collection)



Figure 1.93. The Big Barn and Cow Barn wing photographed for the insurance inspection, looking northeast east, 1935. The pipe and wire corral fence was installed in the late 1920s. (Insurance Company of America, "Inspection & Survey Report, William E. Beaman / Cornish, N. H. / July, 1935," Staige Davis Collection)

as a garage, and the other for miscellaneous storage. Adjacent to the structure on the northeastern side was a doghouse, apparently unused and "of insignificant value." The Poultry Houses at the rear of the former domestic garden were also no longer used for agricultural purposes. The report documented they were in "poor repair, one to be entirely removed at an early moment," suggesting that William Beaman did not intend to raise poultry again (fig. 1.94). [26]

The service buildings, including the Farm House ("Farmer's House"), Woodshed (at rear of Farm House), Ashes House, Ice House, Tool House, Garage (former Carriage House), Woodshed (main), Paint Shop (formerly Hettie's Laundry-Studio), and the Coachman's House were generally in better condition than the barns, but reflected changing uses at Blow-Me-Down. Hettie's studio was used as a "general workshop," and the Coachman's House was described as "practically vacant." The Farm House, which Charles Beaman had moved to the site in 1884, was noted as "very old," but was still occupied as evidence by a woman hanging laundry off the woodshed at the rear (fig. 1.95). Its missing and damaged shutters and weedy conditions around the foundation reflected the estate's change in



Figure 1.94. The Poultry Houses (actually two buildings—the long shed and a small shed at left—photographed for the insurance inspection, looking east, 1935. (Insurance Company of America, "Inspection & Survey Report, William E. Beaman / Cornish, N. H. / July, 1935," Staige Davis Collection)



Figure 1.95. The Farm House and woodshed looking northeast, 1935. (Insurance Company of America, "Inspection & Survey Report, William E. Beaman / Cornish, N. H. / July, 1935," Staige Davis Collection)



Figure 1.96. The Tool House (chicken coop) and Ice House (right), looking east, 1935. (Insurance Company of America, "Inspection & Survey Report, William E. Beaman / Cornish, N. H. / July, 1935," Staige Davis Collection)

fortunes since Charles Beaman's day. The Ice House was described as still being used for its intended purpose, although in the age of refrigeration that may not have been accurate, and the Tool House at the rear was used as a general repair shop (fig. 1.96). The large windows and vents on the Tool House, which is the name used during Charles Beaman's day, suggest it may have been used for raising poultry in the recent past.[27]

Outside of the entrance gates to Blow-Me-Down, the insurance report documented four buildings that William Beaman still owned: Blow-Me-Down Mill, South Cottage, Sherwin House, and Turnpike Cottage, all of which pre-dated Charles Beaman's death. The mill was described as being "idle for some years and contains little equipment," but in good condition. William Beaman apparently told the inspector of his plans to make it into a tearoom or motor inn. Sherwin House was noted as being a very old building in poor repair. Photographs of South Cottage and Turnpike Cottage document they were in good condition. Blow-Me-Down Brook Bridge had been widened as part of the state's improvement of Wilson Road in 1925-1926. The Beaman carriage shed across from the mill was probably demolished as part of the road widening. [28]

The primary buildings used by the family, the "Main Dwelling, 'Blow-Me-Down'" and the Ballroom, were in very good and good condition, respectively. The grounds around the Blow-Me-Down Dwelling and Ballroom were manicured with clipped hedges, mown grass, and neatly edged and graded driveways (fig. 1.97). Chauncey Cottage was assessed to be "in fairly good condition," perhaps reflecting its only periodic use and location at the back of the Big Barn. Addition of a large, screened porch in the late 1930s suggests that Chauncey Cottage remained actively used by relatives and friends of the Beamans. The Corn Barn that stood northeast of the Big Barn was moved in ca. 1938 to the southwest



Figure 1.97. Mary Beaman at the urn and millstone in the center of the driveway circle in front of the Blow-Me-Down Dwelling (Casino) showing well-tended landscape conditions, looking south, ca. 1940. (Staige Davis Collection)

corner of the fenced barnyard and renovated as a one-bay frame garage, probably for guests at Chauncey Cottage.[29]

Apart from the decline of the farm operation, the insurance inspector gave a hint of another change in William and Vera Beaman's life at Blow-Me-Down. In the description of the Blow-Me-Down Dwelling the inspector wrote, "mainly for summer occupancy." The Beamans had lived mostly full-time at Blow-Me-Down since their marriage in 1912 and through the renovation of the Casino in 1927–1928. By 1935, they had apparently reverted to seasonal use. Both of their children, Mary and Charles, were young adults and probably away at college. Together with the end of the farm operation and decline of the Cornish Colony, perhaps they had little reason to spend winters in Cornish and may have chosen to live near family in New York City or Boston. Despite this, Blow-Me-Down remained William and Vera Beaman's official permanent residence, as enumerated in the 1940 US Census.[30]

Summers at Blow-Me-Down were certainly slower than in Charles and Hettie's day, but the Blow-Me-Down Dwelling, Dance Hall, and surrounding grounds still hosted gatherings of family and friends. Bertha Frothingham, a friend of Mary Beaman's since childhood, remembered the Beamans having a dance in the Ballroom every year for Mary's birthday on August 9. "The dances were beautifully organized by Mary's mother, and they made wonderful things to eat and decorated the hall beautifully."[31] The most significant social event of this period was Mary's marriage to Eric Lagercrantz on August 15, 1941. It was the first marriage celebration at Blow-Me-Down since Margaret and John Erickson's marriage in 1909. After the wedding ceremony at St. Paul's in Windsor, Vera and William hosted a festive reception in the Blow-Me-Down Dwelling and Dance Hall (figs. 1.98, 1.99).[32]



Figure 1.98. Mary Beaman Lagercrantz leaving the southeast (front) entrance of the Dance Hall (Ballroom)during her wedding reception, August 15, 1941. Note stone pavement and clipped white pine hedge. (Staige Davis Collection)



Figure 1.99. Wedding guests at the entrance to the Blow-Me-Down Dwelling (Casino) preparing to wish newly-married Mary and Eric Lagercrantz well as they departed Blow-Me-Down, looking northwest, August 15, 1941. Note lush plantings (probably spirea, with iris) and planter urns on the stone entrance steps, which had once been the scene of family gatherings at the Cottage. (Staige Davis Collection)

The family's use of the Dance Hall through the 1930s and early 1940s apparently required improvements to the surrounding grounds, in particular to accommodate automobiles. In ca. 1939, the drive to the Stable was extended to a turn-around and small parking area constructed in front of the Dance Hall, where the 1909 tennis court may have been (see fig. 1.88). A flagstone walk was laid along the western and northern sides of the parking area from the Blow-Me-Down Dwelling across the southeastern façade of the Dance Hall. A new tennis court was probably constructed at the same time on a site north of the Dance Hall, bordered by yew and hemlock hedges, and spruce trees.[33]

World War II and the Death of William E. Beaman

Four months after Mary's wedding in August 1941, the U.S. entered World War II. Although William was well beyond service age, his son Charles was just twenty-five. Mary and Eric Lagercrantz were establishing their own life, first living in Manhattan and then moving to suburban Dobbs Ferry in 1942. They had no children. Through the war years, life at Blow-Me-Down must have been even quieter than it had been through the 1930s. William Beaman most likely still did little farming, but remained active in the Sullivan County Republican Party, and was reelected during the war to the New Hampshire legislature, where he served as a member of the appropriations committee in 1945. [34]

In August 1943, William Beaman had an update done on the insurance survey made in June 1935 (fig. 1.100). The new survey map of the buildings, which was probably traced over the 1935 one, indicated few changes during the prior eight years, except for relocation of the Corn Barn previously northeast of the Big Barn to serve as a garage near Chauncey Cottage. Despite the recommendations of the 1935 insurance report to "be entirely removed at an early moment," the two Poultry Houses still stood; for an unknown reason, the 1943 survey labeled the long building, "Railroad House." Outside the entrance gates to Blow-Me-Down, the three estate cottages—South, Sherwin, and Turnpike—were still mapped, but Sherwin was labeled as "Razed"—probably reflecting the condition when the survey was finalized in August 1943. At Blow-Me-Down Mill, William Beaman sold the metal components—probably the gears from the grist mill and the electrical-generating equipment—as part of a war-time scrap drive.[35]

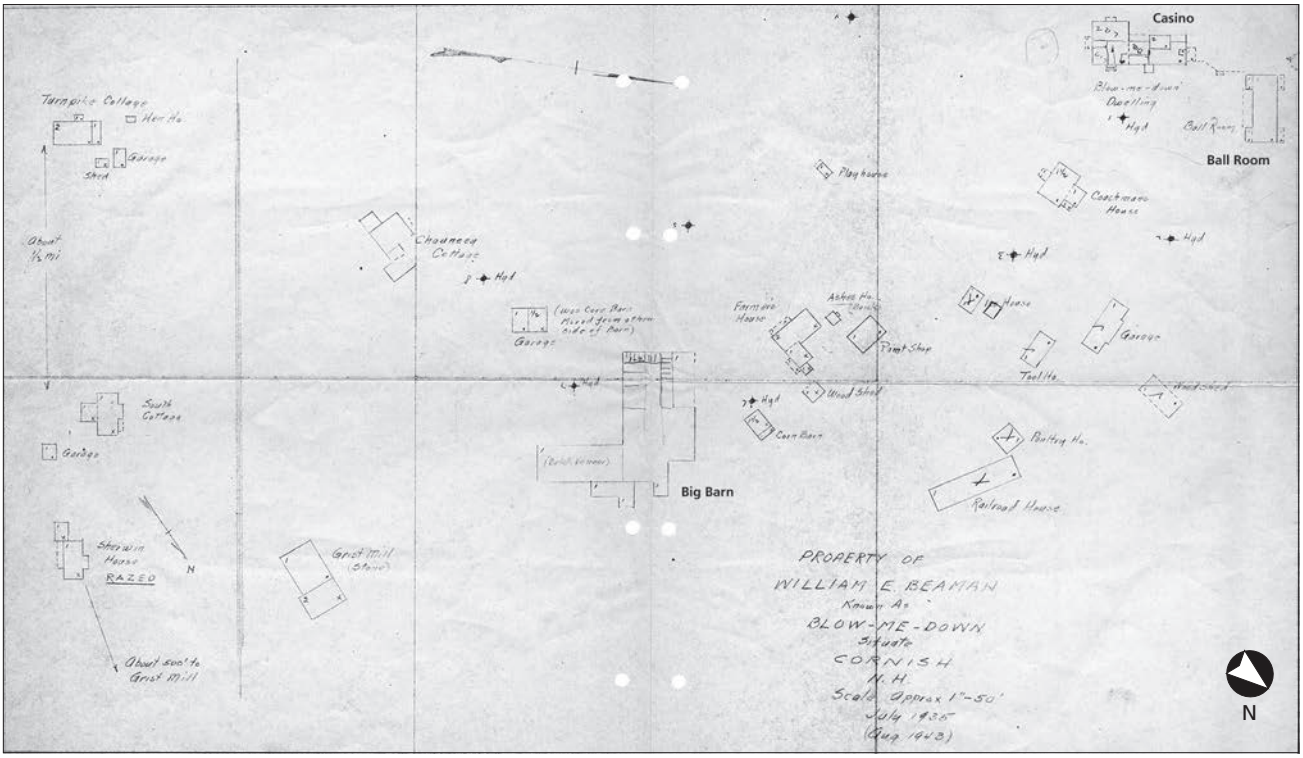


Figure 1.100. Sketch map of the core of Blow-Me-Down Farm made in August 1943 showing changes since the 1935 insurance report. Sherwin House was the only building razed since July 1935. The Corn Barn behind the Big Barn was moved and converted to a garage near Chauncey Cottage. Buildings marked by an "x" were removed after 1950. (Saint-Gaudens National Historical Park archives, annotated by SUNY ESF).

On July 5, 1945, William Evarts Beaman died at home, at Blow-Me-Down. He was 64 years old—just three years older than his father had been when he died. Beaman left his Cornish estate, amounting to 806.4 acres, to his widow, Vera Beaman. Her son, Charles C. Beaman, then age 29, did not take up his father's role at Blow-Me-Down. Two years after his father's death, he married Mary Louise Means in New York City, rather than at Blow-Me-Down as his sister and aunts had. Vera Beaman tried to keep the place operating, probably with the help of her daughter, Mary Beaman Lagercrantz. The continued operation of the estate was evident in the Beamans' hiring of Alfred and Hester Price as the housekeeper and farm manager in 1947. They lived in the Farm House near the Big Barn, once occupied by George Hodgman, Charles C. Beaman's farm superintendent. Despite the Price's help, keeping up the place was too much for Vera to manage or afford. By 1950, she was finalizing plans to sell Blow-Me-Down out of the family. [36]

BLOW-ME-DOWN LANDSCAPE, 1950

In 1950 after thirty-three years under the second generation of Beaman ownership, the landscape of Blow-Me-Down Farm retained much of the overall organization and character developed under the first generation prior to 1917. Significant changes were the result of the destruction of the Cottage to fire, renovation of the Blow-Me-Down Dwelling and surrounding grounds, and the addition of the Dance Hall, also known as the Ballroom. Perhaps the most significant changes in terms of overall landscape character resulted from the decline of the farm operation.

Landscape Context (Drawing 1.4)

In 1950, Blow-Me-Down Farm remained the core of the Beaman Estate, which comprised numerous tracts that extended from the Cornish-Windsor Bridge to north of Blow-Me-Down Pond. Hettie Beaman had willed the land to her four children, but William Beaman acquired much of the land held by his three sisters, and then left the estate to his wife, Vera. The family had sold several tracts east of Blow-Me-Down Farm to the Saint-Gaudens Memorial, which preserved Aspet, the home and studio of Augustus Saint-Gaudens. Near the core of Blow-Me-Down, estate properties included Dingleton Hill, where the so-called "hill pastures" had reverted to woods. The Triangle Lot along the river south of Blow-Me-Down Brook, and the Mercer Meadow north of Blow-Me-Down remained in agricultural use, along with the lower terrace below the core of Blow-Me-Down. The pear orchard and conifer plantation planted during Charles Beaman's lifetime disappeared during this period.

The approach to the main entrance of Blow-Me-Down from the south still crossed the stone-arch bridge built in 1888, although it had been widened in

1926–27 as part of the state's improvement of Wilson Road (formerly River Road). To the north of the bridge, Blow-Me-Down Pond still remained a large, open expanse of water, although the mill built by Charles Beaman no longer functioned. South of the bridge, the Beaman Estate still owned South Cottage, but had most likely demolished Sherwin House, which predated Beaman ownership of Blow-Me-Down. Turnpike Cottage, the third Beaman house along River Road, still stood a half mile to the south.

Core of Blow-Me-Down (Drawing 1.5)

In 1950, the core of Blow-Me-Down still comprised the main entrance across from the Blow-Me-Down Bridge, the domestic grounds on the upper terrace, the service area with domestic support buildings, and the farm complex that included the Big Barn along with outlying ancillary agricultural buildings and the garden. However, since 1917, the domestic grounds had been reoriented after loss of the Cottage in 1926 (fig. 1.101). A system of eight cast-iron fire hydrants installed soon after the fire were a reminder of the great loss that had occurred. Two main buildings were removed during this period—the Cottage and Stable—and two

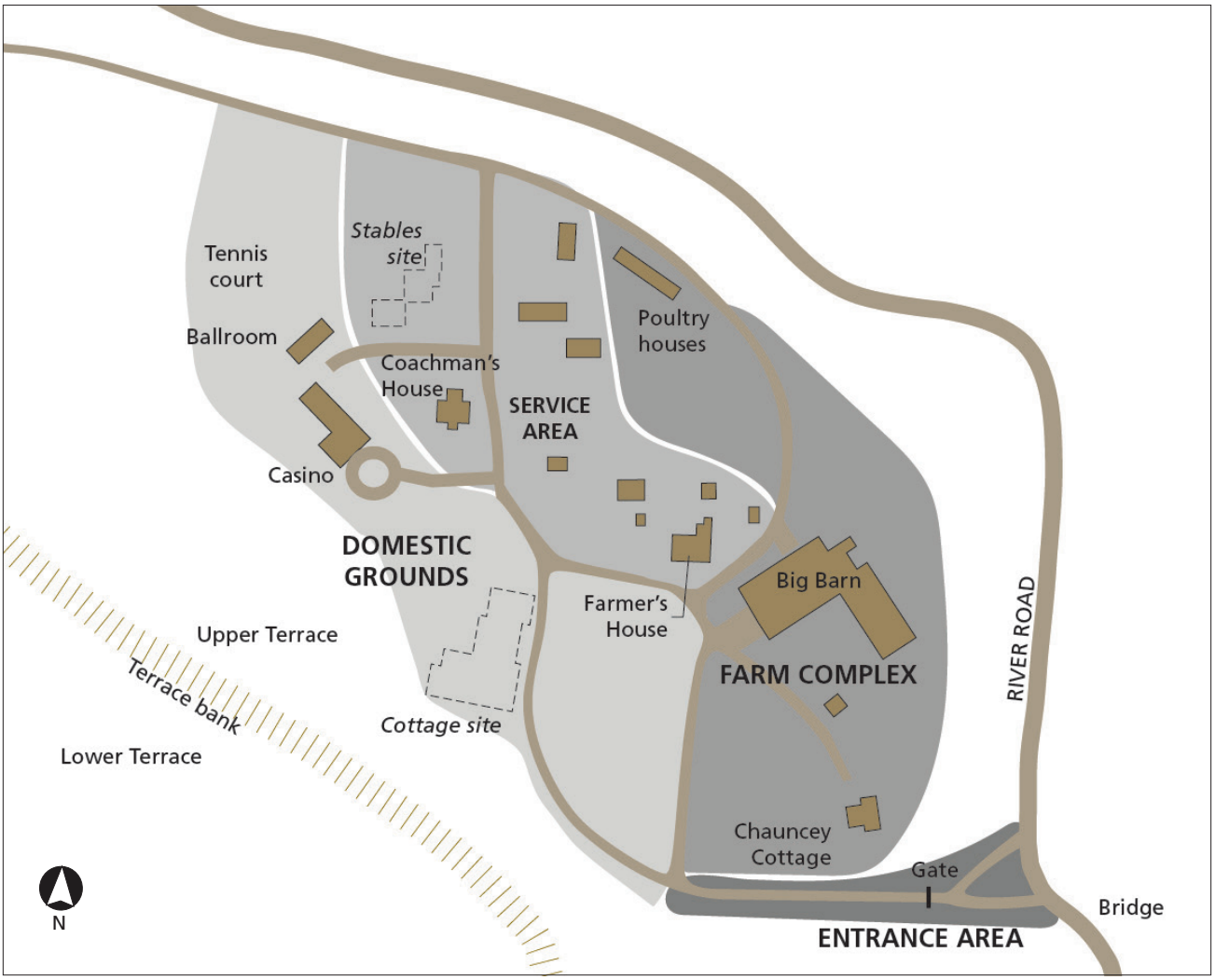


Figure 1.101. Diagram showing organization of the core of Blow-Me-Down in 1950. (SUNY ESF)

buildings were moved and renovated—the Dance Hall (former Casino bowling alley) and a garage near Chauncey Cottage (former Corn Barn northeast of Big Barn).

Entrance Area

The main or formal entrance to Blow-Me-Down, with its stone gate posts and grass triangle formed by the two-legged drive, was still located opposite the Blow-Me-Down Brook Bridge. The "Cornish Pole" still probably stood in the triangular island, but the elm tree planted there in 1900 may have been lost to Dutch elm disease, which was introduced into the Northeast in the 1930s. Following the realignment of Wilson Road (formerly River Road) and widening of the bridge in 1926–1927, the Blow-Me-Down entrance was not as prominently visible on the approach from the south. This widening had probably also required the removal of the Beaman carriage shed (shop) north of the entrance.

Domestic Grounds

By 1950, the domestic grounds of Blow-Me-Down had been reduced to the area around the Blow-Me-Down Dwelling (former Casino), Cottage site, and east lawn. The west lawn and lawns west of the Blow-Me-Down Dwelling were most likely maintained as meadow. The site of the Cottage, which was lost to fire in 1926, retained vestiges that included the terrace and hedge that once bordered the western side of the Piazza, two hydrangeas that had flanked the main entrance, and a line of shrubs that had screened the rear service wing. Several conifers were planted on the building site after the fire. The stone steps to the Piazza were reused as the main entrance steps to the renovated Blow-Me-Down Dwelling.

The renovated Blow-Me-Down Dwelling, which the family called "Blow-Me-Down," was still accessed off the main entrance drive that began at Blow-Me-Down Brook Bridge but terminated in a circular turnaround built as part of the renovation in 1927–1928. At the center of the circle was a millstone topped by the urn relocated from the Knobs in the Cottage's former south lawn. The primary landscape area was the long terrace on the western side of the house, which served as an outdoor gathering area from which there were views across the Connecticut River Valley to Mount Ascutney. Like the prior generation, the Beamans kept the terrace bank clear of trees to maintain this view. They had also created a new vista of the Connecticut River looking due south from the long terrace through a clearing in woods near the mouth of Blow-Me-Down Brook. In contrast to the open west side of the Blow-Me-Down Dwelling, the northern and eastern sides were framed by large spruce and fir trees planted around 1888. At the back of the Blow-Me-Down Dwelling was the Dance Hall, also known as the Ballroom, which was the old Casino bowling alley wing that was moved in ca. 1927 and renovated and expanded in 1929. The Dance Hall was accessed by a drive that once led to

the Stable, which was demolished around the same time the renovations were undertaken. Around 1939, this drive was probably expanded into a parking area or turnaround on the site of the lawn tennis court in front of the Dance Hall that was built in ca. 1909. There was no drive that connected the Dance Hall drive with the circular entrance drive in front of the Blow-Me-Down Dwelling. At the rear of the Dance Hall was a rectangular area framed by yew and hemlock shrubs that most likely contained a tennis court, built in ca. 1939. A break in the woods on the terrace bank northeast of the Dance Hall and tennis court allowed for views of Blow-Me-Down Pond and hills to the east.

Service Area

In 1950, the service area at Blow-Me-Down Farm, which contained the domestic support buildings, was little changed since the major reorganization that Charles Beaman undertook in 1899. However, given the diminished use of the estate, many of the buildings had been long vacant or underutilized. The complex still included the Coachman's House (noted as mostly vacant as early as 1935), Carriage House (which was used as an automobile garage), Woodshed, Ice House, Farm House, and the Laundry-Studio, used for general storage. A clipped hemlock hedge along the main entrance drive still separated the service area from the domestic grounds around the Blow-Me-Down Dwelling and site of the Cottage. Along the drive that provided access to the Coachman's House, Garage and Dance Hall, the old evergreen windbreak that once framed the west side of the domestic garden had been replaced with a larger planting of Norway spruce trees along both sides of the drive.

Farm Complex

In 1950, the farm complex in the core of Blow-Me-Down had been largely abandoned and had most likely seen little agricultural use since the onset of the Great Depression. The Big Barn and connected Cow Barn were in poor condition, as were the Poultry Houses. The domestic garden had probably been abandoned soon after Hettie Beaman's death, and by 1950 contained a number of trees. Despite these changes, the Beamans still clipped the hemlock hedges that bordered the drive to the Big Barn and maintained the clearing on the terrace bank northeast of the Big Barn that allowed for views across Blow-Me-Down Pond toward Dingleton Hill. Chauncey Cottage, located at the back side of the farm area, was still a residence for family or guests.

ENDNOTES, 1917–1950

1 Jenny Fields et al., National Register of Historic Places Inventory-Nomination Form, "Saint-Gaudens National Historic Site" (Prepared for the National Park Service by PAL, 2012) [hereafter, "Saint-Gaudens National Register documentation"], Section 8, page 47. Carlotta Saint-Gaudens was Augusta Saint-Gaudens' daughter-in-law.

2 Saint-Gaudens National Register documentation, Section 8, page 47; Marion Pressley and Cynthia Zaitzevsky, *Cultural Landscape Report for Saint-Gaudens National Historic Site*, Volume 1 (Boston: National Park Service, 1993), 87; "Cornish Arts Colony in Cornish and Plainfield, NH 1885-1930—National Register Nomination Information: Statement of Historic Contexts," http://www.crjc.org/heritage/N08-16.htm (accessed August 2, 2019); Saint-Gaudens National Historical Park, "The Cornish Colony – A List of Members," https://www.nps.gov/saga/learn/education/upload/The-Cornish-Colony-Member-List-2.pdf (accessed August 2, 2019).

3 John Dryfhout, *This Land of Pure Delight: Charles C. Beaman and Blowmedown Farm* (Cornish: Augustus Saint-Gaudens Memorial, 2000), 72, 75; Pamphlet, "Saint-Gaudens Estate / A Pictured View, Drawn by Carlotta Saint-Gaudens," 1926, SAGA 8732; Title history in Karen Fix, "Historic Structure Report for the Beaman Casino, Blow-Me-Down Farm" (Unpublished National Park Service Report prepared by the Historic Architecture, Conservation and Engineering Center, September 2017), 11. The 1926 pamphlet stated: "The land to the south and west [of Aspet], with its growth of mature white pines and birches, will be deeded to the Memorial by the Beaman heirs when $100,000 has been raised." Documentation of Beaman land ownership outside of Blow-Me-Down Farm, including the parcels sold by William Beaman between 1919 and 1945, is outside the scope of research for this CLR.

4 *Blow-Me-Down Record*, May 14, 1912 and June 1, 1912, 227.

5 Ancestry.com. 1920, 1930 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2002. In the 1930 census record, a 21-year-old woman named Dorothy Caravan, born in Canada, is listed as a servant living with the family. While the Census is not conclusive about which house William and Vera Beaman occupied, their use of the Cottage as their year-round home is strongly linked to their renovation of the Casino into a year-round home after the Cottage was lost to fire in 1926.

6 Figure 1.58 is from a collection of family photographs in the possession of J. Staige Davis of Burlington, Vermont. It is from an album of photos put together for Margareta Erickson, mother of Staige Davis and daughter of Margaret Beaman. This small photograph album spans the years 1913 to 1930 and includes snapshots of herself as a baby with her mother, grandmother, and cousins at Blow-Me-Down. The back side of the photograph of the family on the steps of the Piazza identifies the family members.

7 Saint-Gaudens National Register documentation, Section 7, page 15; Missouri University of Science and Technology, GE6441 Online Class Lecture 2014, "Geotechnical Construction Practice, Part 2, Crib Walls" https://web.mst.edu/~rogersda/umrcourses/ge441/online_lectures/retention_structures/GE441-Lecture6-2.pdf (accessed August 8, 2019).

8 Newspaper clippings about the fire, SAGA 8216.

9 Windsor *Valley News*, Feb 12, 1926, clipping, SAGA 8216. Several newspaper accounts of the fire have been preserved at SAGA and in the Staige Davis Collection, including mentions in the Burlington *Free Press* and Portsmouth (NH) *Herald*.

10 A set of plans by Daniel Appleton at Rauner Library, Dartmouth College (OCLC #238718338) for alterations and extensions to "Mercer Cottage" is misleadingly described as "Drawings prepared by Daniel Appleton, A Boston architect, for 1890 renovations to the C. C. Beaman home in Cornish, N. H." The design is clearly linked to the main house at Blow-Me-Down Farm but is labeled "Mercer Cottage." John Dryfhout consulted the Appleton collections as well as the collection of McKim, Mead and White at Avery Architectural Library at Columbia University for any plans linked to Blow-Me-Down and found nothing. Karen Fix, in her "Historic Structure Report for the Casino" (September 2017) also found no plans in an exhaustive search through Joseph Morrell Wells' oeuvre. Further consultation of these archives also yielded no results. From this repeated search, and the fact that no family members claim knowledge of any plans, it is logical to conclude that the plans have been lost and very likely were lost in the 1926 fire.

11 Fire clippings, SAGA 8216; Dryfhout, 72; Photo album, Davis Collection, shows summer activities of 1926 at Chaseholme.

12Dryfhout, 72-73; Fix, Casino Historic Structure Report, 27, 40, 62; Barbara Yocum, "Dance Hall at Blowmedown Farm Historic Structure Report" (Draft National Park Service report, 2014), 33.

13 Insurance Company of North America, Inspection & Survey Report, "William E. Beaman / Cornish, N. H. / July, 1935" (Unpublished Report, Staige Davis Collection) [hereafter, "1935 Insurance Report"], 1.

14 Yocum, Dance Hall Historic Structure Report, 33. The Casino project was Killham, Hopkins, and Greeley job #1163,

dated 1926. The 1926-2019 dollar comparison is based on $1 = $14.47 based Consumer Price Index inflated worth https://www.measuringworth.com/dollarvaluetoday (accessed August 7, 2019).

15 Comparison of existing stone steps with historic photographs of the Piazza steps. The porch structure rests on a poured-concrete slab that probably dates to 1927; the reused stonework extends in front.

16 1935 Insurance Report photographs; Inspection of existing basement, July 2018.

17 Floor plans in Fix, Casino Historic Structure Report, 76-78.

18 1935 Insurance Report, 1 and map showing location of hydrants. The report did not give a date for the installation of the hydrant system.

19 Fire clippings, SAGA 8216.

20 Aerial photograph of Blow-Me-Down, 1971, showing terrace, hedge, and two hydrangea shrubs, in Fix, Casino Historic Structure Report, figure 53 (source not noted); 1935 Insurance Report (no summerhouses inventoried). After 1950, a flagpole replaced the urn on the millstone; it is presumed this was the 1897 flagpole moved from the Knobs.

21 1935 Insurance Report, photograph of the Big Barn and Cow Barn showing barnyard corral with pipe and wire fence, and no silo.

22 Dryfhout, 112. According to Hugh Mason Wade, *A History of Cornish* (Hanover: University of New England Press, 1976), 87, the Ballroom was called the Reformatory because William and Vera Beamans wanted to keep the younger generation from going to local clubs that played Jazz.

23 Yocum, Dance Hall Historic Structure Report, 37; Photograph of Mary Beaman Lagercrantz leaving the Ballroom on her wedding day showing white pine hedge and flagstone walks, 1941; 1935 Insurance Report (no Stable inventoried). The Ballroom/Dance Hall was Killham, Hopkins and Greeley job #1414. The 1926-2019-dollar comparison is based on $1 = $14.47. The Stable was probably demolished after installation of the fire hydrant system in ca. 1928 because a fire hydrant was located on the east side of the building.

24 1935 Insurance Report. While this report provides excellent detail for the property at the time, the facts it reports were only as good as the information provided for it. William E. Beaman was the likely source for when the various structures were built—but it is unlikely he consulted the Farm Record for when the Chauncey Cottage was actually constructed. Thus, it is reported as built in 1890 when, as the Record clearly shows, it was constructed just before Mary Beaman's wedding in 1897. Accuracy was not needed, probably, because assessed value would not be affected by a discrepancy of seven years in the construction of a house in "fairly good condition."

25 1935 Insurance Report, 10.

26 1935 Insurance Report, 8-9.

27 1935 Insurance Report, 2-6; Saint-Gaudens National Register documentation, Section 7, page 18.

28 1935 Insurance Report, 9. The text descriptions for South Cottage and Turnpike Cottage are missing.

29 Saint-Gaudens National Register documentation, Section 7, page 18; "Property of William E. Beaman Known as Blow-Me-Down. . .July 1935 (August 1943), SAGA archives. This 1943 survey indicates that the Corn Barn was moved to become the garage, which is today called the Lewis Garage. It is visible on the 1939 aerial and is not inventoried in the 1935 insurance report. The garage was moved south, closer to Chauncey Cottage, after 1950.

30 1935 Insurance Report, 1; 1940 U.S. Census, "Vera A. Beaman," https://www.archives.com/1940-census/vera-beaman-nh-3678322?FirstName=Vera&LastName=Beaman&Location=NH&folderImageSeq=456 (accessed August 8, 2019). Their 24-year-old son, Charlese Beaman, was listed as living in the same household in 1940.

31 Bertha Frothingham, "Memories of Mary," January 27, 2000, in Dryfhout, 112.

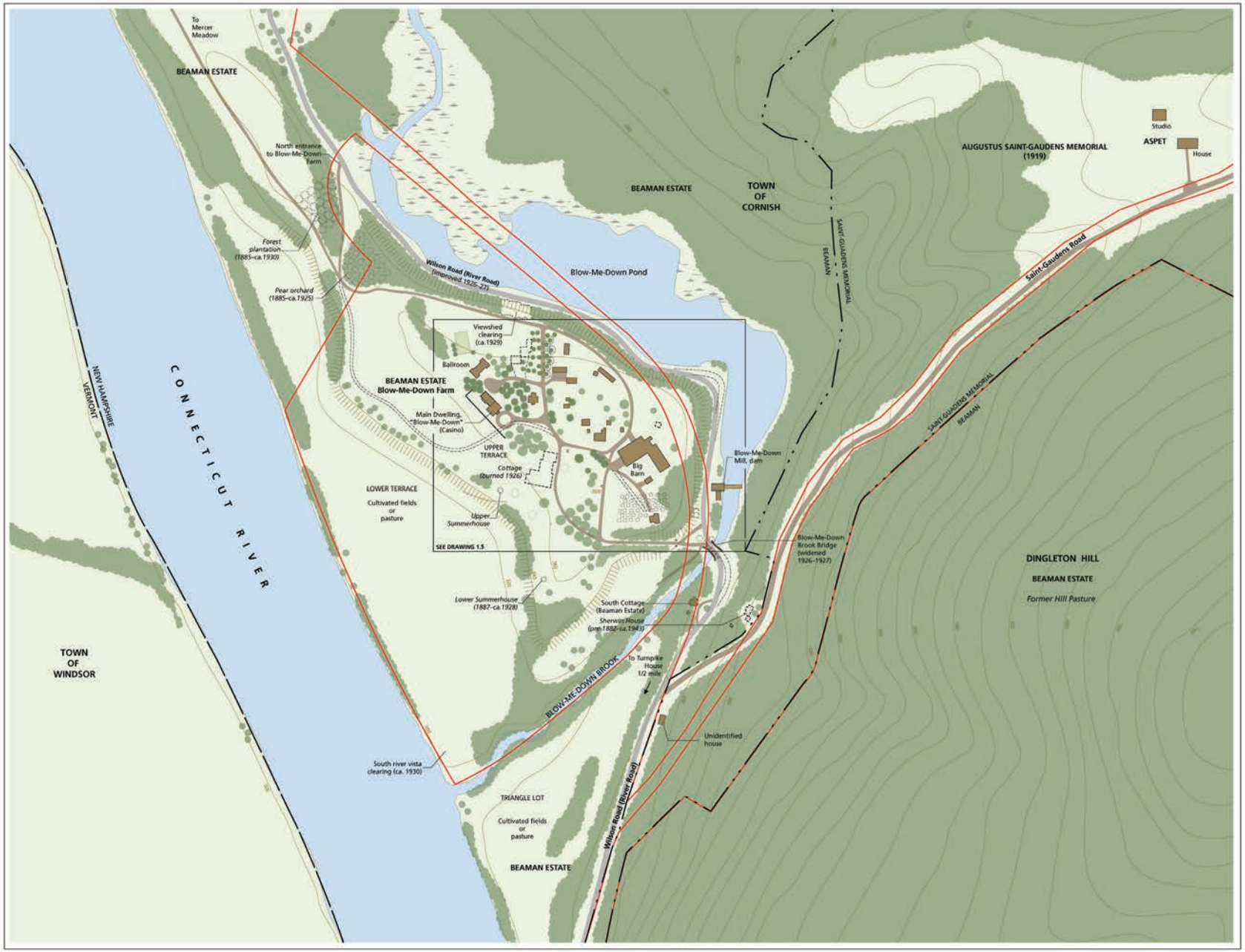
32 Wedding photographs, Staige Davis Collection.

33 1939 aerial photograph showing what appears to be newly-disturbed ground in front of the Ballroom and to the north, suggesting construction of the presumed parking lot and tennis court; existing conditions at rear of Dance Hall (open space bordered by yew, hemlock, and spruce).

34 Dryfhout, 109, 123; William Evarts Beaman obituary, *Vermont Journal*, July 13, 1945.

35 "Property of William E. Beaman Known as Blow-Me-Down. . .July 1935 (August 1943), SAGA archives; Dryfhout, 100. The 1943 survey was probably hand traced over the 1935 survey map. The "x" on several buildings most likely were later annotations; a 1956 aerial shows the Poultry House, which was marked with an "x," still standing.

36 Dryfhout, 75, 100, 123; Oral history interview, Ruth Price Hubbell, cited in Collette R. Kinane, "Beaman Playhouse Historic Structure Report" (Draft report prepared for the National Park Service, August 2011), 9.



Cultural Landscape Report
Blow-Me-Down Farm

Saint-Gaudens National Historical Park
Cornish, New Hampshire

Late Beaman Period
1917–1950

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

in partnership with
Department of Landscape Architecture
Center for Cultural Landscape Preservation
SUNY College of Environmental
Science and Forestry, www.esf.edu/la/cclp

SOURCES

1. National Park Service, Tractsnet AGOL, 2019
2. New Hampshire Dept. of Transportation, Route 12 realignment plans, 1958
3. "Beaman Estate," December 20, 1950
4. Photographs of Blow-Me-Down, ca.1891–1925, SAGA

DRAWN BY

Richard Connor Neville, John Auwaerter, Illustrator CC 2019

LEGEND

- Current NPS Boundary
- Beaman Estate Boundary, 1950
- Building
- Road (gravel, tarred/asphalt)
- Woods
- Specimen tree (deciduous, conifer)
- Pasture, culvitated field, or lawn
- Wetlands
- Water
- 20' Contours
- Bank slope >33.33%
- Feature removed during period (dashed line, label in italics)
- (1930) Date feature added during period

NOTES

1. All features shown at approximate scale and location.
2. Drawing shows landscape as of 1950.
3. Changes in limits of woods since 1917 not shown
4. Features extant at begining of period in 1917 not dated.4.
5. Dates of construction/removal outside of core area shown where known.

0 125 250 feet 500

Drawing 1.4



Cultural Landscape Report
Blow-Me-Down Farm

Saint-Gaudens National Historical Park
Cornish, New Hampshire

Late Beaman Period 1917–1950: Core of Blow-Me-Down Farm

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

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Department of Landscape Architecture
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SOURCES

1. National Park Service, Tractsnet AGOL, 2019
2. New Hampshire Dept. of Transportation, Route 12 realignment plans, 1958
3. Insurance survey, 1935
4. Photographs, ca.1884–1935, SAGA and Davis Collection

DRAWN BY

Richard Connor Neville, John Auwaerter, Illustrator CC 2019

LEGEND

- Current NPS boundary
- Building
- Primary road
- Primary road (tar / asphalt)
- Secondary road or walk
- Stone wall
- Fence, Guiderail
- Fire hydrant
- Bench
- Woods
- Specimen tree (broadleaf, conifer)
- Shrub
- Culvitated field
- Meadow, Other ground
- Lawn
- Water
- 5' contours
- Bank slope >33.33%
- Feature removed during period (dashed)
- Lorem ipsum — Removed feature label (italics)
- (1930) — Date feature added during period

NOTES

1. All features shown at approximate scale and location.
2. Drawing shows landscape as of 1950.
3. Dates of construction/removal shown where known.
4. Features extant at begining of period in 1917 not dated.
5. Period property boundaries not shown due to lack of documentation.

North

0 25 50 feet 100

Drawing 1.5

POST-BEAMAN PERIOD, 1950–2010

On December 28, 1950, Vera Beaman sold Blow-Me-Down, one of eight tracts containing 806.4 acres that she inherited from her late husband William E. Beaman after his death on July 5, 1945 (see fig. 1.70). While her daughter Mary Beaman Lagercrantz had a deep attachment to Blow-Me-Down, Vera did not consult her in the sale; nothing is known about the role of her son, Charles C. Beaman. According to Mary's childhood friend, Bertha Frothingham, Mary was deeply hurt by the loss of Blow-Me-Down. "It was a tragedy which she kept to herself and suffered terribly from it."[1] Vera Beaman moved back to her home state of Connecticut, where she lived until her death in 1973.

After eight decades in Cornish, the Beaman family disappeared from the community, although Mary Beaman Lagercrantz and her husband Eric remained involved with the Saint-Gaudens Memorial, which donated Aspet to the federal government in 1965 to become Saint-Gaudens National Historic Site. The new park continued the Saint-Gaudens Memorial's work of preserving and interpreting the life and work of Augustus Saint-Gaudens and its context in the Cornish Colony, with the larger goal of fostering and encouraging the "art of sculpture and public appreciation thereof."[2] Blow-Me-Down, the progenitor of Aspet and the Cornish Colony at large, remained under ownership of private individuals until 1998. That year, the Saint-Gaudens Memorial acquired Blow-Me-Down through a donation from Eric Lagercrantz in memory of his wife Mary, who died in 1994.[3]

LEWIS OWNERSHIP AND DISSOLUTION OF THE ESTATE, 1950–1971

James Campbell Lewis, a native of Liverpool, England, purchased Blow-Me-Down and the other seven tracts of Beaman Estate land, including Blow-Me-Down Pond and mill, from Vera Beaman on December 28, 1950.The reasons for his purchase are not known. Reportedly a millionaire, he was sixty-two years old and may have been looking to retire to the country with his wife of thirteen years, Elizabeth von Krausz, a native of Hungary and a dress designer. Perhaps they were looking for a place to display and sell their vast collection of antiques. Lewis studied at the University of Kentucky and Columbia University and had several different careers. He was a major in World War I, taught military science at the University of Chicago, and was a superintendent of schools at Briarcliff Manor, in Westchester County, New York. At the time of his purchase of Blow-Me-Down Farm, he was Vice President of Research for E. R. Squibb & Sons in Syracuse, New York, which later merged to form Bristol-Meyers Squibb.[4]

Since they were antique collectors, James and Elizabeth Lewis were probably drawn to Blow-Me-Down by its old buildings, as well as its riverside setting. Elizabeth ran a business, "Blow-Me-Down Antiques," perhaps in one of the estate

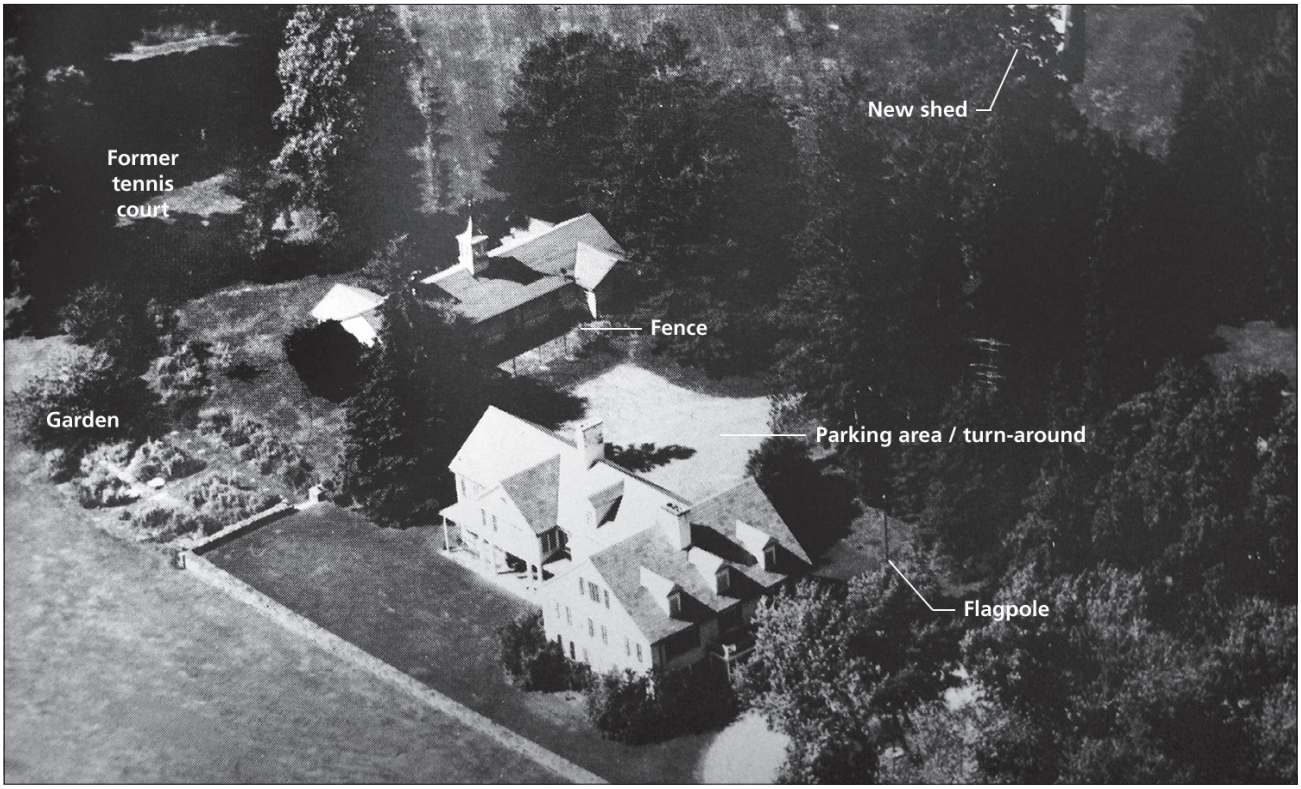


Figure 1.102. Aerial photograph looking northeast over the Blow-Me-Down Dwelling (Casino) and Dance Hall (Ballroom) during early Lewis ownership showing few changes since the Beaman period, ca. 1955. (Saint-Gaudens National Historical Park archives [from Casino HSR, no source noted])

buildings along Wilson Road (formerly River Road), which the state designated NH Route 12A after World War II. Like his Beaman predecessors, James Lewis purchased many additional tracts. By the 1960s, he owned 1,614 acres in Cornish, including the former Beaman property Chaseholme.[5]

James and Elizabeth Lewis made few substantial changes to the core of Blow-Me-Down following their purchase of the property in 1950. They retained the name and maintained the entire driveway system with its graded gravel surfaces, the triangular entrance across from the Blow-Me-Down Brook Bridge, and most of the buildings in the service area and farm area. Exceptions included the two poultry houses, which had been recommended for removal fifteen years earlier as part of the inspection by the Insurance Company of North America, and the Ice House. The Lewises did not maintain the tennis court to the north of the Dance Hall but did continue planting the garden north of the long terrace (fig. 1.102). At the parking area in front of the Dance Hall, three millstones, thought to have been removed from Blow-Me-Down Mill, were installed upright along the edge of the parking area, and one was placed level with the ground along the brick walk to the rear entrance of the Blow-Me-Down Dwelling as a base for an old swing-bell on a pole. This presumed installation of these features after 1950 is based on the Lewises' interest in antiques, and the fact that they began renting Blow-Me-Down Mill to Dr. Carl Rodney Comstock soon after their purchase of the property, at which time the remaining interior features, including the millstones, could have been cleared out. William Beaman had sold the metal components of the mill for a war-time scrap drive.[6]



Figure 1.103. The Blow-Me-Down Dwelling (Casino), the Lewis residence at Blow-Me-Down, ca. 1955. Top: looking east showing replacement of living room entrance from the long terrace with a window (triple window). Bottom: looking northeast at front. In the background are conifer trees planted by Charles Beaman in ca. 1888. (Saint-Gaudens National Historical Park archives [from Casino HSR, no source noted])

At the Blow-Me-Down Dwelling, the Lewises maintained the exterior with little change, except for changing the color of the shingle siding from light yellow to white, and replacing the living room door that opened to the brick patio on the long terrace with a window (fig. 1.103). The Lewises were also probably responsible for installing a steel flagpole on the millstone at the center of the circular entrance drive—perhaps Mary Beaman had taken the urn that had earlier stood atop the millstone. This may have been the same flagpole that Charles Beaman installed on one of the Knobs in the south lawn in 1897.[7]

After James and Elizabeth Lewis purchased the Beaman Estate in December 1950, they must have soon learned of the State of New Hampshire's plans for building a new highway through the area to replace the old NH Route 12A that followed Wilson Road through Cornish and Plainfield. The proposed twenty-seven-mile-long two-lane highway was designed to connect NH Route 12 near Claremont on the south with US Route 4 at Lebanon on the north. Plans for the new NH Route 12A near Blow-Me-Down abandoned most of the old roadbed and required the acquisition of land from the Lewises for the new alignment. The acquisitions included South Cottage that stood in the path of the new highway. It was moved a short distance south to the eastern side of NH Route 12A, leaving behind a cellar hole.[8] As completed in 1959, the new NH Route 12A followed a sweeping curve around Blow-Me-Down that required a major cut into the river terrace below the Big Barn (fig. 1.104). The new alignment obliterated the triangular entrance to Blow-Me-Down but missed the stone entrance gate posts. The old sharp

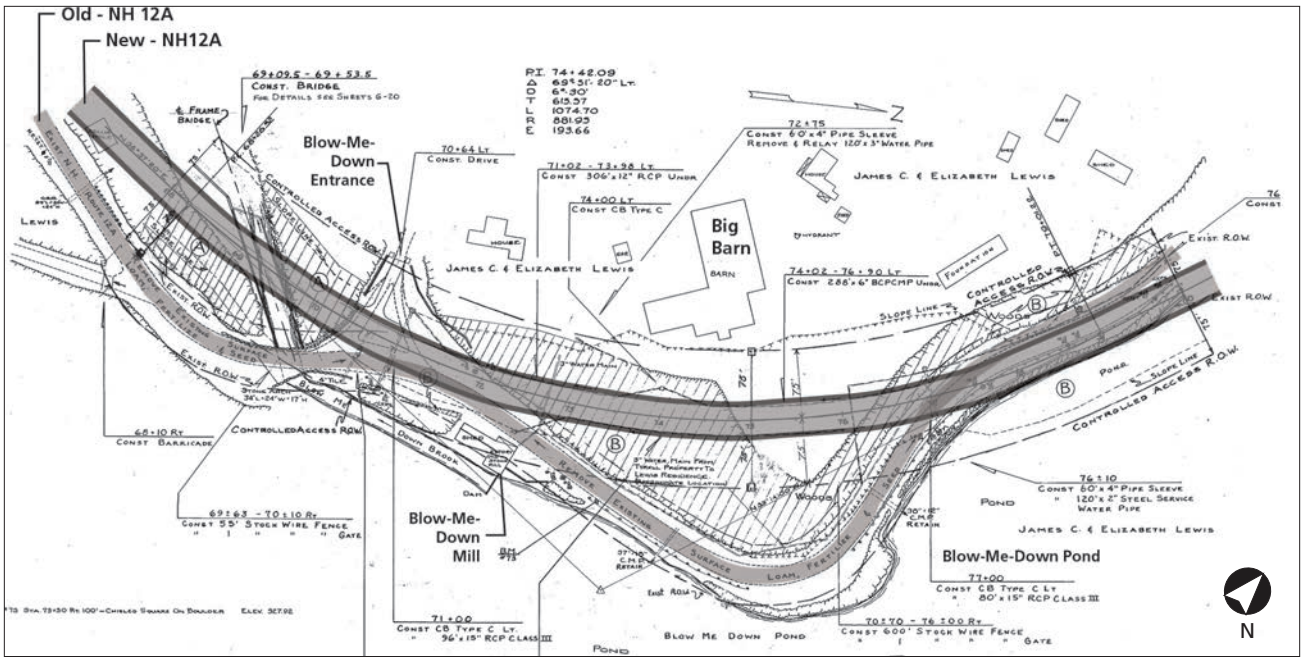


Figure 1.104. State plans for construction of the new NH Route 12A, as finalized March 25, 1959. (State of New Hampshire, "Alignment & Grade Line Revised" [Route 12A], Project S49-2, sheet 25, March 25, 1959, annotated by SUNY ESF).

curve in the road north of the mill was removed and the ground was seeded. The superelevation of the highway curve added about ten feet of fill adjacent to Blow-Me-Down Mill and required a downstream extension of Blow-Me-Down Brook Bridge. The original stone-arch north face of the bridge was left intact, at a good distance away from the new road. The new alignment abandoned a section of the old road at the base of the river terrace north of the Blow-Me-Down Dwelling and Dance Hall and isolated an adjacent part of Blow-Me-Down Pond, which reverted to wetlands (fig. 1.105).[9]

The construction of NH Route 12A substantially altered the setting of Blow-Me-Down, but from within the core of the farm, had little immediate visual impact. The viewshed opening at the Big Barn remained, although the foreground changed from a grassy hillside to a steep bank. Noticeable changes within the core since Beaman ownership began in the latter 1960s, when James Lewis was in his late 70s and early 80s. The lower terrace fields continued to be farmed into the mid-1960s, probably through a lease with a local farmer, but by the later part of the decade were fallow. More significantly, the bank of the river terrace that had long been kept open grew up in woods after 1963, which obstructed some of the river and mountain views from the Blow-Me-Down Dwelling (fig. 1.106). The Lewises also ceased maintaining the garden at the northern end of the long terrace. Aside from these changes, however, the Beaman-era landscape remained largely intact. Even the two large hydrangea shrubs that once graced the entrance to the Cottage, and the hedge that lined the terrace along the Piazza, remained.[10]

James Lewis died on August 4, 1970 at the age of eighty-two and was preceded by his wife.[11] The five heirs of his ten-tract, 1,614-acre Cornish estate apparently had no interest in maintaining the property. They sold it to two real estate

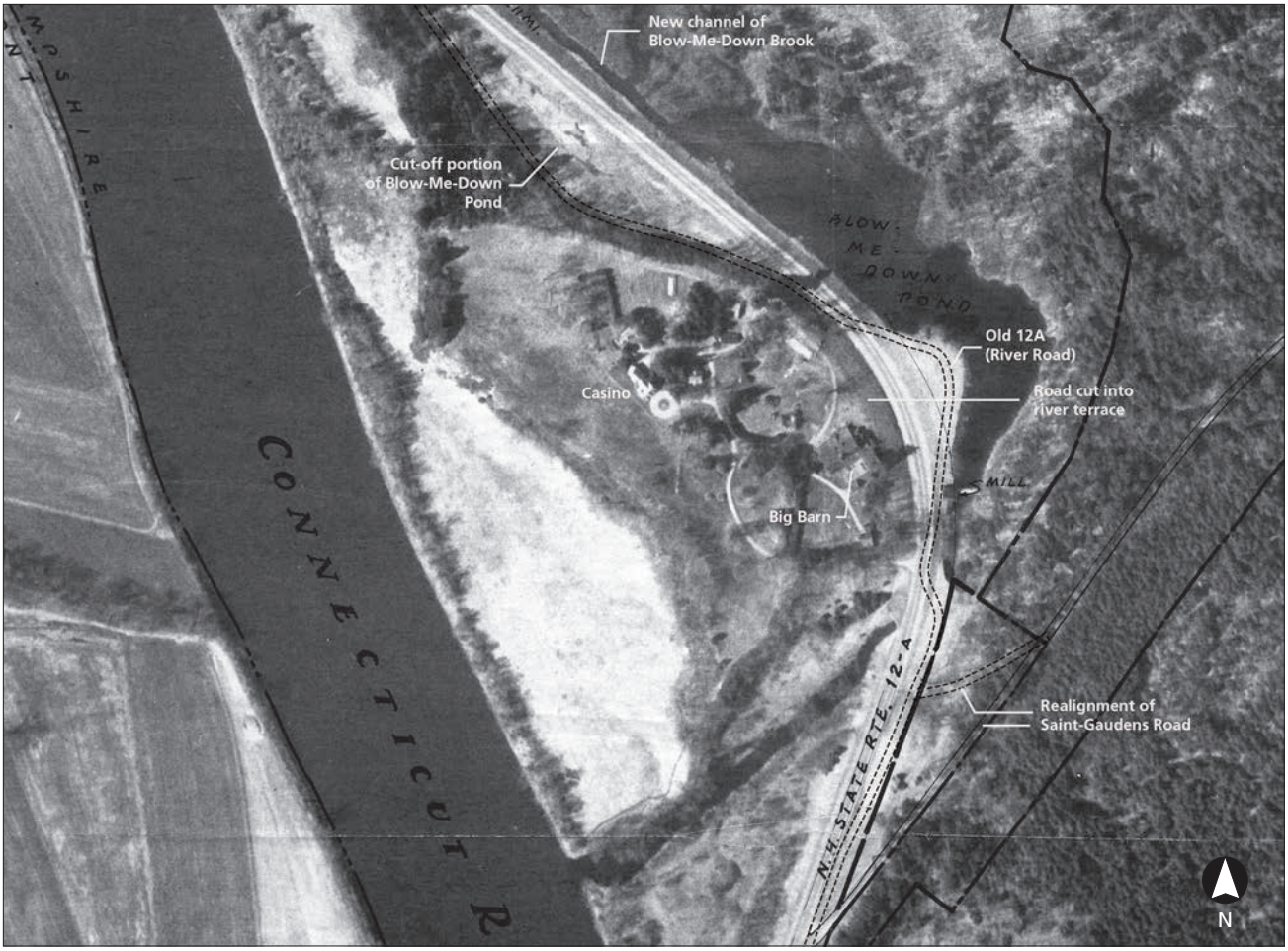


Figure 1.105. Aerial photograph of the new NH Route 12A four years after construction showing change in alignment related to Blow-Me-Down Farm and Blow-Me-Down Pond, 1963. (National Park Service, "Existing Conditions - Aerial - 1963, Part of the Master Plan, Saint-Gaudens National Historic Site," Saint-Gaudens National Historical Park archives)

investors, William A. Smith of Plainfield and Nicholas G. Bolos of Manchester, New Hampshire, doing business as Smith & Bolos, for $249,150 on June 30, 1971. Smith separately acquired the Lewis antique collection for five hundred thousand dollars and auctioned it off on-site in the spring and summer of 1971. Smith & Bolos subdivided the estate into several parcels; the core of Blow-Me-Down was subdivided as a fifty-five-acre parcel. They planned a forty-five-acre housing development of two-to-five-acre lots on the east side of NH Route 12A. Across NH Route 12A north of Blow-Me-Down, they platted another subdivision where they relocated several buildings from the core of the estate. These included the Coachman's House (identified as a guest house), Hettie Beaman's Laundry-Studio, and the Farm House (fig. 1.107).[12] According to a local paper published on October 22, 1971,

> One of the original buildings on the estate, a salt box house [Farm House], is being relocated on an open field between the Connecticut River and Rt. 12-A, across the highway from the estate of L. D. Pearson. Also being relocated there will be the Lewis laundry which will be restored in its original function—A studio. Smith said five or six additional house lots could be located in the field.[13]

As part of the relocation of these buildings, Smith & Bolos most likely demolished outbuildings in the service and farm areas that were of little use, including the



Figure 1.106. Aerial photograph of Blow-Me-Down Farm at the end of Lewis ownership showing fallow fields on lower terrace and woods on the terrace bank, looking northeast, ca. 1970. The drives and buildings remained little changed since 1950. (Saint-Gaudens National Historical Park archives)


Friday, October 22, 1971

James Campbell Lewis

ON THE MOVE — A salt box house on the former Cornish estate of the late James Campbell Lewis is readied for relocation. William A. Smith of Plainfield, one of the owners of the property, announced plans for the development and sale of the 1,014-acre estate Thursday. (News

Figure 1.107. A newspaper clipping showing the Blow-Me-Down Farm House being moved off its foundation, looking southeast with the Big Barn in the background, October 1971. This same house was moved by Charles Beaman in 1884. ("Lewis Estate at Cornish Set for Development, Sale—Smith," unattributed newspaper clipping, October 22, 1971, Cornish Historical Society vertical files)



Figure 1.108. The Blow-Me-Down Dwelling (Casino) showing new black and white color scheme, looking southeast across the long terrace, ca. 1971. (*Southern New Hampshire and Vermont Antiques Guide*, June 1971)

brick Ashes House, the Woodshed behind the Farm House, and Corn Barn northwest of the Big Barn. The removal of these buildings was probably done to make the fifty-five-acre property with the Blow-Me-Down Dwelling more attractive for sale. The Big Barn was left, along with the large Cow Barn wing that was in poor condition. Smith & Bolos may have repainted the Blow-Me-Down Dwelling to spruce it up for the auction and subsequent sale of the property. The window sash, eaves, and other trim were changed from white to black (fig. 1.108).[14]

The National Park Service, which six years earlier had taken over Aspet, was concerned about the Smith & Bolos developments proposed in close proximity to the park, and in particular, the fate of the Blow-Me-Down Mill and Pond which formed part of the park's setting. In 1972, the National Park Service's partner, the National Park Foundation, acquired a forty-acre parcel that included the mill, pond, and forested uplands from Smith & Bolos. The large parcel of former Beaman-Lewis land south of the park on Dingleton Hill was purchased by William Bulkley of Hartford, Connecticut.[15]

Stearns Ownership, 1971–1978

On October 11, 1971, Bernard and Helen Stearns of Hopkinton, New Hampshire purchased the fifty-five-acre tract containing the core of Blow-Me-Down from Smith & Bolos. The Stearns acquired Blow-Me-Down, which they renamed "Just a Plain Farm," as the site of an executive riding school and racehorse training facility. Helen Stearns, whose family owned Hood, the well-known dairy distribution company based in Massachusetts, raised thoroughbred horses. Given their wealth, the Stearns most likely did not live at Blow-Me-Down year-round, and unlike the Lewises, made a number of substantial changes to the landscape.[16]

The Stearns planned the construction of a half-mile track on the upper terrace, in part using the main drive to the Blow-Me-Down Dwelling. While this was



Figure 1.109. Aerial view taken by Donald MacLeay looking northwest over Blow-Me-Down Farm showing large riding rink building northeast of the Casino built in 1972, photographed ca. 1980. Also visible is the loss of the Cow Barn wing on the Big Barn, and the abandonment of the farm road around the former garden. This photograph shows several changes made during MacLeay ownership, including creation of a cultivated field on the upper terrace that obliterated landscape traces of the Cottage. (Framed photograph in the Casino, Saint-Gaudens National Historical Park)

never realized, they did erect a large, 250-feet-long by seventy-five-feet-wide prefabricated metal building for use as an indoor riding facility and horse stable. It was sited just north of where the Coachman's House had stood, in the field north and east of the Dance Hall (fig. 1.109). The north entrance road off NH Route 12A was improved into the main access to the new building. The Stearns also made improvements to the Big Barn, which was remodeled to house eighteen horses until the new riding rink was finished. According to the Stearns' daughter Caroline, another major change occurred shortly after: "In 1974 we tore down the cow barn part of the original barn because it was beyond repair and we never used it. The roof had caved in before we purchased the farm."[17] After completion of the riding rink, the Big Barn was still used in the winter for stabling young horses; the main floor was used for equipment storage.[18]

Around the Blow-Me-Down Dwelling, the Stearns were probably responsible for a number of changes. The circular entrance drive was abandoned, and the main part of the drive was extended along the north side of the Blow-Me-Down Dwelling to the parking area in front of the Dance Hall (fig. 1.110). The parking area was probably enlarged and paved in asphalt at this time. The drive was extended northeast to the new riding rink building, bypassing the Beaman-era drive that led through a grove of Norway spruce to the Garage (former Carriage House) and Woodshed. Off the northwestern corner of the Dance Hall, an in-ground swimming pool was built, which required raising of the surrounding grade that had once contained the Beaman cutting garden. The mature conifer trees to the south of the pool planted in ca. 1888 were removed and replaced with a single conifer tree.[19]



Figure 1.110. The Blow-Me-Down Dwelling (Casino) and Ballroom (Dance Hall) showing changes presumably made under Stearns ownership, looking east, ca. 1980. Aside from the riding rink, these included extension of the main drive, removal of foundation shrubs, and construction of a swimming pool. (Saint-Gaudens National Historical Park archives)

"Just a Plain Farm" only remained in operation at Blow-Me-Down for a short time. In 1976, Bernard and Helen Stearns moved their operation to Pennsylvania and later to North Carolina, where they continued to use the prefix "JustAPlain" or "Just" in the names of their Standardbred race horses.[20]

MacLeay Ownership, 1978–1998

On November 22, 1978, Helen Stearns sold the fifty-five-acre Blow-Me-Down property to Donald M. MacLeay, former owner of the Plainfield Oil Company, which delivered heating oil in the area. MacLeay founded the company in 1953, the same year he and his wife Vera built a house for themselves in Plainfield. MacLeay also established an excavation business, so he had work during the summer months. In 1974, he sold the oil business, and continued to run the excavation business full-time until 1990. [21]

Donald and Vera MacLeay maintained their home in Plainfield and may have used Blow-Me-Down as a second home, or simply as a base of operations for the excavation business. MacLeay used the large riding rink building to store his machinery. They made few changes to the Beaman-era buildings, except for enclosing the rear west porch and installing a metal roof on the Blow-Me-Down Dwelling. The foundation shrubs around the Blow-Me-Down Dwelling, which were planted soon after the renovations of 1928, were gone by the 1980s, as were the window shutters. The most substantial changes to the landscape were in the fields to the west. Either directly or through lease, Donald MacLeay returned the lower terrace field to cultivation, and cleared the woods that had grown up the terrace bank since the 1960s, obstructing the river and mountain views from the Blow-Me-Down Dwelling (see fig. 1.109). MacLeay, in correspondence with Steve Walasewicz, Facility Manager at Saint Gaudens National Historical Park, shared that he personally regraded the lower terrace to slope away from the riverbank in an effort to prevent erosion during flooding events. MacLeay also converted the Beaman-era south and west lawns into a cultivated field. As part of this conversion, MacLeay graded away the remnants of the Beaman Cottage:

the Piazza terrace bank and hedge, and the hydrangea shrubs that flanked the entrance.[22]

In 1990, the same year that he retired from his excavation business, Donald MacLeay transferred ownership of the fifty-five-acre Blow-Me-Down tract to his wife, Vera. One year later, Vera transferred back to her husband a 7.2-acre tract subdivided from the northwestern edge of Blow-Me-Down.[23]

Saint-Gaudens Memorial Ownership, 1998–2010

After Donald's retirement in 1990, the MacLeays planned for the future of their Cornish property and considered selling it to the National Park Service. The park had approached the MacLeays as early as 1992 about buying Blow-Me-Down, and in preparation conducted an assessment of the Blow-Me-Down Dwelling. The proposal was not advanced, perhaps because of funding or the fact that Blow-Me-Down was outside of the park's authorized boundary, but the park did set a framework for future acquisition through its General Management Plan adopted in 1996. Around this same time, the MacLeays were approached by Eric Lagercrantz, the husband of Mary Beaman Lagercrantz, about selling. Eric had lost Mary on March 3, 1994. She had a deep attachment to her childhood home at Blow-Me-Down and had wished to see it preserved. The Saint-Gaudens Memorial, which was founded in 1919 and remained the private partner of Saint-Gaudens National Historic Site, shared the same interest. In 1998, Eric Lagercrantz donated funds to the Trustees of the Saint-Gaudens Memorial to allow the association to purchase Blow-Me-Down from Vera MacLeay. On October 23, 1998, the warranty deed was signed, transferring 47.8 acres to the Saint-Gaudens Memorial and preserving the MacLeays' right to life estate. The MacLeays retained the 7.2-acre parcel they had subdivided to the northwest. The Saint-Gaudens Memorial intended to transfer ownership of the 47.8-acre parcel to the National Park Service but had to retain ownership until Congress passed legislation authorizing the expansion of the park's boundary and acquisition of the property.[24]

Bertha Frothingham, the childhood friend of Mary Beaman Lagercrantz, wrote in 2000 about the acquisition, "Nothing could make Mary happier than to know that Blowmedown will be well taken care of and protected forever as part of the Saint-Gaudens National Historic Site. This is a truly wonderful tribute to her and to her father [William E. Beaman] and grandfather [Charles C. Beaman] who lived there."[25]

During the years that the MacLeays continued to live at the Blow-Me-Down Dwelling under their right to life estate, the Trustees of Saint-Gaudens Memorial undertook critical restoration work on the property. The MacLeays had not been able to keep up with maintenance of the buildings, and most were in poor

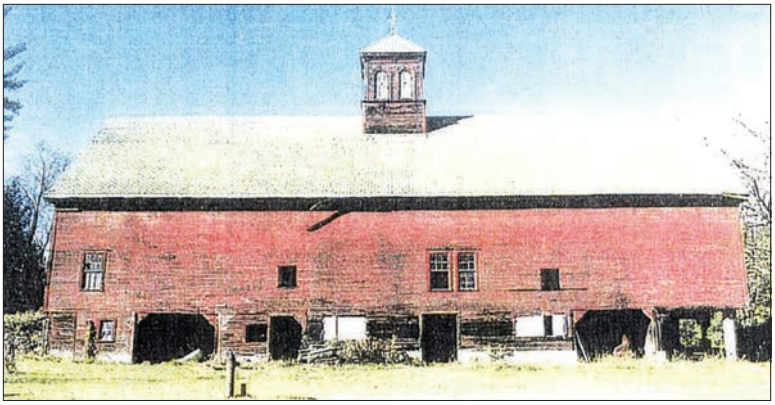


Figure 1.111. The Big Barn showing deteriorated condition, looking north, 1998. (Daniel V. Scully report, November 1998, in Karen Fix, "Historic Structure Report – Beaman Barn," 2016)

condition. This was especially true for the Big Barn (by this time known simply as the Barn), on which the MacLeays had done repair work, but not recently (fig. 1.111). In 1998–1999, the Trustees completed a major repair and restoration of the building. The Trustees also leased Chauncey Cottage, to keep it occupied and maintained, continued agricultural leases for the terrace fields, and continued to maintain the river and mountain views through clearing the river terrace bank and the vista opening along the river near the mouth of Blow-Me-Down Brook. No substantial work was done in the domestic grounds surrounding the Blow-Me-Down Dwelling, except for the planting of a hybrid elm tree in 2003 south of the building, in memory of Mary Beaman Lagercrantz and Eric Lagercrantz, who died that year. [26] [27]

In 2007, Vera MacLeay died, and Donald MacLeay decided to give up his interest in the property to the Trustees of Saint-Gaudens Memorial through a quit-claim deed filed later that year. Once it gained full interest in Blow-Me-Down, the Trustees began to remove modern intrusions in the landscape, notably the large riding rink barn in 2007 and the swimming pool in 2008 (fig. 1.112). Other work, including finding a use for the property, had to wait until the National Park Service took ownership, which was pending following the passage of enabling legislation in November 2000 that expanded the park boundaries to include Blow-Me-Down.[28]

Figure 1.112. The Dance Hall (Ballroom) and Blow-Me-Down Dwelling (Casino) after removal of the riding rink and swimming pool in 2007-2008, looking southeast, 2012. (NPS Olmsted Center for Landscape Preservation)



BLOW-ME-DOWN LANDSCAPE, 2010

In 2010 at the end of post-Beaman period of private ownership, the landscape of Blow-Me-Down Farm retained the overall organization that had characterized it during the second Beaman ownership period but had lost many features. The property owned by the Trustees of Saint-Gaudens Memorial stood maintained but vacant, awaiting new uses and transfer to federal ownership and administration by the National Park Service.

Landscape Context (Drawing 1.6)

In 2010, Blow-Me-Down Farm was no longer part of a larger estate, having been subdivided into a fifty-five-acre parcel in 1971 after the death of James Lewis. Part of the estate had been incorporated into Saint-Gaudens National Historic Site, notably the Blow-Me-Down Mill property across NH Route 12A. The mill was the only historic Beaman feature remaining outside the main gates of Blow-Me-Down Farm, most of which had been obliterated through the construction of the new NH Route 12A in 1959. The mill had lost its southern wing and was depressed nearly ten feet below the highway. The original northern face of Blow-Me-Down Brook Bridge still remained, but the bridge was isolated in a grassy area off the highway, where the old NH Route 12A had once been. South Cottage just south of the bridge had been moved prior to the highway construction and was relocated a second time to Platt Road. Blow-Me-Down Pond had also been altered by the highway construction and subsequent siltation, leaving about a quarter of its open water area that existed in 1950. Successional woods had replaced open fields in the Triangle Lot south of Blow-Me-Down Brook, and in the field to the north of the brook. Woods had also grown in across the abandoned section of NH Route 12A and Blow-Me-Down Pond at the base of the river terrace northeast of the Blow-Me-Down Dwelling.

The main entrance to Blow-Me-Down Farm was no longer along the Beaman-era carriage road that led from the gates near the mill, but rather along a farm road that had been extended to meet the new alignment of NH Route 12A in 1959.

Blow-Me-Down Farm continued in agricultural use through lease arrangements, but the location and extent of cultivated fields had changed since 1950. The lower terrace was still farmed, but the former lawns on the upper terrace west of the Blow-Me-Down Dwelling and including the Cottage site had been converted into a cultivated field. These farming activities did not make use of the Big Barn in the core of Blow-Me-Down Farm.

Core of Blow-Me-Down (Drawing 1.7)

By 2010, the core of Blow-Me-Down Farm had lost much of its organization that existed in 1950; the domestic grounds, service area, farm complex, and main entrance area had changed into largely indistinguishable areas due to changes in use, abandonment and realignment of roads, growth of woods, and removal of buildings and ornamental plantings. Despite this, the major buildings that stood in 1950—the Blow-Me-Down Dwelling, Dance Hall, and Big Barn—remained, along with the character-defining river and mountain views.

Entrance Area

The main or formal entrance to Blow-Me-Down Farm in 2010 was a remnant of its 1950 condition, due in large part to the construction of the new NH Route 12A. It had fallen out of use due to poor sight lines along a broad curve in the highway. The Beaman-era stone gate posts still stood, but the entrance drive had been truncated and abandoned. The site of the Beaman-era triangular approach to the gates stood beneath the pavement of the new NH Route 12A. The wide, high-speed road isolated the Blow-Me-Down Farm entrance from Blow-Me-Down Pond, Mill, and Bridge remnants.

Domestic Grounds

By 2010, the domestic grounds of Blow-Me-Down Farm had been reduced to mown grass around the Blow-Me-Down Dwelling and Dance Hall. The long terrace along the west side of the Blow-Me-Down Dwelling still remained but had lost its maintained character. The circular entrance drive at the front of the house remained only as a trace, bypassed by a new drive alignment that connected to the parking lot in front of the Dance Hall to the north. At the center of the circle, a flagpole added after 1950 remained on a millstone installed in ca. 1928. The Blow-Me-Down Dwelling, which lost its shutters, entrance porch balustrade, shingle roofing, and foundation plantings, reflected years of deferred maintenance. The Dance Hall likewise reflected lack of maintenance and had also lost the white pine, yew, and deciduous shrubs that had surrounded it prior to 1950, as well as the presumed tennis court at the rear (north). The parking lot in front of the building had been paved and expanded. Recent work by the Saint-Gaudens Memorial had removed the post-1950 riding rink building and swimming pool. At the site of the Beaman Cottage, remnants of the ornamental grounds that had survived the 1926 fire and remained into the 1970s had been replaced by a cultivated field. Chauncey Cottage still stood as an outlier to the domestic grounds of Blow-Me-Down, southeast of the Big Barn.

Service Area

In 2010, the service area was a remnant of what existed in 1950 due to loss of buildings, realignment of drives, and loss of the hemlock hedge that bordered the front of the area. The Farm House, Hettie's Laundry-Studio, and the Coachman's House had been moved off-site to a new subdivision north of Blow-Me-Down Farm. Only the Garage, Woodshed, and Tool House remained. They stood in isolation within a mown field, without connection to the landscape's circulation system. The grove of spruce and fir trees planted by Charles Beaman in ca.1888 to screen the Blow-Me-Down Dwelling from the service area still remained in part.

Farm Complex

The farm area in 2010 reflected the loss of agricultural use that had begun during the second Beaman period. Only the Big Barn remained standing, but despite being vacant, was in good condition due to restoration work by the Saint-Gaudens Memorial. It had been reduced in size by about a third due to removal of the Cow Barn wing, and several small wings on the east side. The main approach to the farm complex had changed due to abandonment of the road from the main entrance drive, and growth of the roadside hemlock hedges into trees. The view to the east of the Big Barn across Blow-Me-Down Pond had been lost due to the growth of successional woods on the terrace bank, which had been cut back significantly for the construction of NH Route 12A.

ENDNOTES, 1950–2010

1 Bertha Frothingham, "Memories of Mary," January 27, 2000, in John Dryfhout, *This Land of Pure Delight: Charles C. Beaman and Blowmedown Farm* (Cornish: Augustus Saint-Gaudens Memorial, 2000), 113.

2 Public Law 880543 (78 Stat. 749), cited in Karen Fix, "Historic Structure Report for the Beaman Casino, Blow-Me-Down Farm" (Unpublished National Park Service Report prepared by the Historic Architecture, Conservation and Engineering Center, September 2017), 21.

3 Dryfhout, 123.

4 Obituary, "James C. Lewis," New York *Times,* August 6, 1970, 33; Barbara Yocum, "Dance Hall at Blowmedown Farm Historic Structure Report" (Draft National Park Service report, 2014), 22.

5 Aerial photograph, 1964, Saint-Gaudens National Historical Park archives [hereafter, SAGA archives]; "Lewis Estate at Cornish Set for Development, Sale—Smith," unattributed newspaper clipping, October 22, 1971, Cornish Historical Society on-line vertical files, Part I, www.cornishnh/net/wp-content/uploads (accessed August 2, 2019).

6 "Cultural Landscape Report for Blow-Me-Down Mill, Saint-Gaudens National Historic Site" (Unpublished National Park Service report, 2010), 41; Jenny Fields et al., National Register of Historic Places Inventory-Nomination Form, "Saint-Gaudens National Historic Site" (Prepared for the National Park Service by PAL, 2012) [hereafter, "Saint-Gaudens National Register documentation"], Section 7, page 16. No documentation was found on the date the millstones and bell were installed. The National Register documentation did not prescribe a date of installation, but still inventoried them as contributing features (it did not inventory the bell). It is possible these features were installed prior to 1950, since the Beamans had installed a millstone at the center of the circular drive in ca. 1928.

7 Aerial photograph, 1952, SAGA archives; State of New Hampshire, "Alignment & Grade Line Revised" [plans for NH 12A], March 25, 1959 showing "Foundation" at site of Poultry House, SAGA archives; Insurance survey map for William

Beaman, 1935 updated to 1943, SAGA archives. This map was annotated with an "x" at the Ice House and Poultry Houses; it is presumed this annotation was made after 1950.

8 The moved South Cottage may be the red house visible in the ca. 1970 oblique aerial color photograph of Blow-Me-Down Farm (SAGA archives). The 1959 highway plans show a cellar hole at the original site of South Cottage. The house was later moved to Platt Road.

9 State of New Hampshire, "Alignment & Grade Line Revised" [Route 12A], Project S49-2, sheet 25, March 25, 1959; inspection by authors of existing wetland and abandoned roadbed; Blow-Me-Down Mill CLI, 41.

10 Fix, Casino HSR, 66-67.

11 Obituary, James Campbell Lewis, *New York Times*. His obituary did not mention Elizabeth as a survivor.

12 Sullivan County deeds, Book 495, page 327, in Fix, 11; "Lewis Estate at Cornish Set for Development, Sale—Smith," unattributed newspaper clipping, October 22, 1971; "Antique Dealers, collectors Pay $143,000 at Cornish Auction," unattributed newspaper clipping, May 19, 1971, Cornish Historical Society on-line vertical files, Part I, www.cornishnh/net/wp-content/uploads (accessed August 2, 2019). The $143,000 sale was from just one of four auctions held at Blow-Me-Down. A "red house" on the east side of Route 12A near the entrance to Saint-Gaudens Road—most likely the relocated South Cottage—was also being moved, but to a site along Platt Road.

13 "Lewis Estate at Cornish Set for Development, Sale—Smith."

14 Photograph of the Casino showing black trim, *Southern New Hampshire and Vermont Antiques Guide*, June 1971, 1, in Barbara Yocum, "Draft Dance Hall at Blowmedown Farm Historic Structure Report, Saint-Gaudens National Historic Site" (Unpublished National Park Service report, 2014), 25. The ca. 1970 photograph of Blow-Me-Down (figure 1.105) does not show the black trim.

15 Blow-Me-Down Mill CLI, 48. The report suggests the National Park Foundation inquired with James Campbell Lewis about purchasing the property, but it was most likely through Smith & Bolos.

16 "Lewis Estate at Cornish Set for Development, Sale—Smith."

17 Email, Caroline Stearns to Karen Fix, in "Historic Structure Report – Beaman Barn, Blow-Me-Down Farm, Saint-Gaudens National Historic Site" (Unpublished National Park Service Report prepared by the Historic Architecture, Conservation and Engineering Center, September 2016), 56.

18 Fix, Beaman Barn HSR, 56.

19 Dance Hall HSR, 22-23. According to this report, Donald MacLeay remembered the swimming pool as existing at the time he purchased the property in 1978.

20 Fix, Beaman Barn HSR, 18.

21 Fix, Beaman Barn HSR, 18; Obituary, "Donald M. MacLeay," *Valley News*, February 2, 2016, https://www.vnews.com/Archives/2016/02/Donald-Macleay-obit-vn-020216 (accessed August 28, 2019).

22 Aerial photograph of Blow-Me-Down by Donald MacLeay, ca. 1980, showing no landscape remnants at the Cottage site. It is possible that this grading and removal of features took place under Stearns ownership, but it most likely occurred after 1978, given MacLeay's excavation business.

23 Fix, Beaman Barn HSR, 18; Sullivan County deeds, Book 930, page 402.

24 Dryfhout, 123; Fix, Casino HSR, 11, 43; National Park Service, "Blow-Me-Down Farm Site Management Plan – Environmental Assessment" (Unpublished National Park Service report, June 2013), 1-1; Steve Walasewicz, Facility Manager, Saint-Gaudens National Historical Park, in comments on March 2021 draft Cultural Landscape Report.

25 Bertha Frothingham, "Memories of Mary," January 27, 2000, in Dryfhout, 113.

26 Dance Hall HSR, 26; photo of memorial tree label, 2012. The poor condition of the buildings is documented in the HSRs for the Beaman Barn, Casino, Dance Hall, and Playhouse.

27 The elm tree died in approximately 2007.

28 Aerial photographs, Google Earth, 2007, 2008; Fix, Casino HSR, 22.



Cultural Landscape Report
Blow-Me-Down Farm

Saint-Gaudens National Historical Park
Cornish, New Hampshire

Post-Beaman Period 1950–2010

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

in partnership with
Department of Landscape Architecture
Center for Cultural Landscape Preservation
SUNY College of Environmental
Science and Forestry, www.esf.edu/la/cclp

SOURCES

1. National Park Service, Tractsnet AGOL, 2019
2. New Hampshire Dept. of Transportation, Route 12 realignment plans, 1958
3. "Beaman Estate" survey, December 20, 1950
4. Aerial photographs, 1952, 1956, 1964, 1992
5. Sullivan County, NH Plat Map and Land Ownership, 2019

DRAWN BY

Richard Connor Neville, John Auwaerter, Illustrator CC 2019

LEGEND

- Current NPS Boundary
- NPS or Saint-Gaudens Memorial property boundary, 2010
- Building
- Road (gravel, asphalt)
- Woods
- Specimen tree (deciduous, conifer)
- Pasture, culvitated field, or lawn
- Wetlands
- Water
- 20' Contours
- Bank slope >33.33%
- *Lorem ipsum* — Feature removed during period (dashed line, label in italics)
- (1960) — Date feature added during period

NOTES

1. All features shown at approximate scale and location.
2. Drawing shows landscape as of 2010.
3. Features extant at begining of period in 1950 not dated.
4. Dates of construction/removal outside of core area shown where known.

North

0 125 250 feet 500

Drawing 1.6



Cultural Landscape Report
Blow-Me-Down Farm

Saint-Gaudens National Historical Park
Cornish, New Hampshire

Post Beaman Period 1950–2010: Core of Blow-Me-Down Farm

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

in partnership with
Department of Landscape Architecture
Center for Cultural Landscape Preservation
SUNY College of Environmental
Science and Forestry, www.esf.edu/la/cclp

SOURCES

1. National Park Service, Tractsnet AGOL, 2019
2. New Hampshire Dept. of Transportation, Route 12 realignment plans, 1958
3. Aerial photographs, 1957, 1964, 1992

DRAWN BY

Richard Connor Neville, John Auwaerter, Illustrator CC 2019

LEGEND

- Current NPS boundary
- Building
- Primary road
- Primary road (tar / asphalt)
- Secondary road or walk
- Stone wall
- Fence, Guiderail
- Fire hydrant
- Bench
- Millstone
- Woods
- Two-track dirt road or drive trace
- Specimen tree (broadleaf, conifer)
- Shrub
- Cultivated field
- Pasture, Other ground
- Lawn
- Water
- 20' contours
- Bank slope >33.33%
- Feature removed during period (dashed)
- Removed feature label (italics)
- (1930) Date feature added during period

NOTES

1. All features shown at approximate scale and location.
2. Drawing shows landscape as of 2010.
3. Dates of construction/removal shown where known.
4. Features extant at begining of period in 1950 not dated.
5. Period property boundaries not shown due to lack of documentation.

0 25 50 feet 100

Drawing 1.7

EPILOGUE, NATIONAL PARK SERVICE OWNERSHIP

In 1996, Saint-Gaudens National Historic Site adopted a General Management Plan that recommended expansion of the park's boundary to include the core of Blow-Me-Down, as well as other historically related adjacent properties. The General Management Plan called for Blow-Me-Down to be acquired to protect the setting of the core of the park at Aspet, and to be used as an off-site parking and orientation facility for visitors to Aspet. The park did not yet own the historic Beaman property; it remained in private ownership of Vera MacLeay, but two years after the plan was adopted, the Trustees of Saint-Gaudens Memorial acquired title to Blow-Me-Down, with the intent of transferring it to the National Park Service.[1]

For the transfer to federal ownership, Congress had to pass legislation that expanded the boundary of Saint-Gaudens National Historic Site. This occurred in 2000, when the 106th Congress approved expansion of the park's boundary to 279 acres, including the 47.8-acre Blow-Me-Down tract owned by the Trustees of the Saint-Gaudens Memorial. Because Vera and Donald MacLeay had a right to life estate at Blow-Me-Down, the park did not immediately pursue acquisition from the Trustees of Saint-Gaudens Memorial. After Vera died in 2007 and Donald MacLeay gave up his right to life estate, the park began the process for acquisition. The Town of Cornish raised concerns over loss of taxable real estate since the Trustees were paying approximately seventeen thousand dollars a year in property taxes. The parties worked out an agreement to subdivide a 5.2-acre tract with river frontage west of the entrance road. The plan was for the Trustees to sell this for private residential development. The town agreed to this plan, and approved the Trustee's gift of the residual property, amounting to 42.6 acres, to Saint-Gaudens National Historic Site.[2]

On January 25, 2010, the deed was signed transferring ownership of the 42.6-acre tract from the Trustees of Saint-Gaudens Memorial to the federal government. The deed included a covenant that allowed the government to extend rights to Beaman Springs, located on Dingleton Hill, for water supply. The National Park Service identified the core of Blow-Me-Down as Tract 01-114; the 5.2-acre tract held by the Trustees, which remained within the park's boundary, was identified as Tract 01-117 (fig. 1.113).[3]

After the transfer, the park began to undertake building repairs, as well as planning and resource management studies. These included a Cultural Landscape Inventory, updated National Register documentation, several Historic Structure Reports, an Archaeological Overview and Assessment, and this Cultural Landscape Report. Lease agreements previously executed by the Trustees, which extended to 2029, were also maintained. To guide future development and use, the park adopted a Site Management Plan (Development Concept Plan) in 2013 that

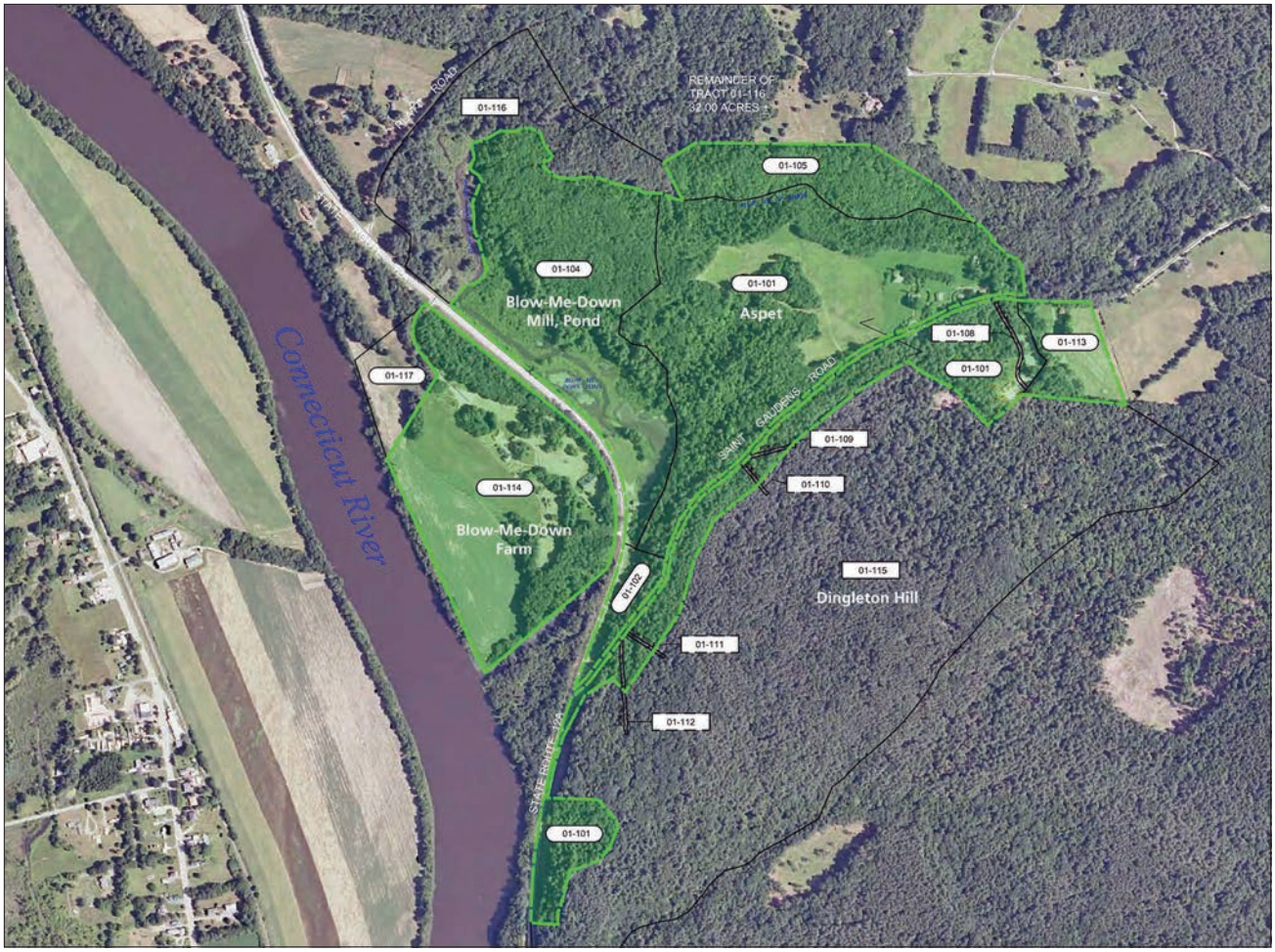


Figure 1.113. A current National Park Service aerial photograph and land map showing Blow-Me-Down Farm (tract 01-114) and other federally-owned land in green. The other labeled tracts outlined in black are within the park's authorized boundary, but are not federally owned. (National Park Service, Land Resources Program Center, "Saint-Gaudens National Historic Site, Segment 01," 2009, annotated by SUNY ESF)

provided a new vision for the future of Blow-Me-Down, which the park officially designated "Blow-Me-Down Farm" to distinguish the core of the former Beaman estate from the park's Blow-Me-Down Mill component, located on the eastern side of NH Route 12A. Instead of the visitor parking and orientation envisioned in the 1996 General Management Plan, the park's preferred alternative for the Site Management Plan called for development of "The Cornish Colony History and Art Center" through partnerships with private organizations. The intent was to preserve resources associated with the Cornish Colony and interpret the life, work, and significance of the members of the colony, including the Beaman family, to allow visitors to receive a larger glimpse into Saint-Gaudens's social and artistic life. As part of this plan, the park envisioned entering into leases or cooperative agreements that would introduce uses to Blow-Me-Down Farm that directly related to the park's purpose in the fields of art, art history, historic preservation, public lands management, and natural resource protection.[4]

In 2017, the park reached an agreement with Opera North, based in Lebanon, New Hampshire, for use of Blow-Me-Down Farm. It included provisions for Opera North to stabilize and repair the Blow-Me-Down Dwelling, the former Beaman Casino, for use as the organization's base of operations. In the summer



Figure 1.114. The first year of Opera North's performances at Blow-Me-Down, looking west from in front of the Casino with Mount Ascutney in the distance, 2017. (Courtesy Opera North)

of 2017, the organization partnered with Big Apple Circus for a production that paired opera with professional circus artists, in a tent pitched in front of the Blow-Me-Down Dwelling. Additional trial performances during the summers of 2018, 2019, and 2020 preceded the finalization of a thirty-two-year partnership agreement in September 2020. The Opera North partnership signifies the start of a new life for Blow-Me-Down Farm, built on the legacy of the Beaman family's long support of the arts in Cornish, set within the beautiful rural landscape of the Connecticut River Valley, in the shadow of Mount Ascutney (fig. 1.114).[5]

ENDNOTES, EPILOGUE

1 Superintendent, "State of the Saint-Gaudens NHS, 2001" (park annual report, NPS Technical Information Center report 428/D-35), 3; B. J. Dunn, Superintendent, "Saint-Gaudens National Historic Site, State of the Park, 2004" (park annual report, NPS Technical Information Center report 428/D-44), 6;

2 Bret Yager, "In Cornish, A Gift and a Burden," *Valley News*, ca. March 2010, clipping in Cornish Historical Society on-line vertical files, Part I, www.cornishnh/net/wp-content/uploads (accessed August 2, 2019); "Sullivan County, NH plat map and land ownership," https://www.acrevalue.com/plat-map/NH/Sullivan/?lat=43.499718&lng=-72.376498&zoom=16 (accessed September 3, 2019); Sullivan County deeds, drawer 2, plan 45.

3 Warranty Deed, Trustees of Saint-Gaudens Memorial to United States of America, Sullivan County deeds, book 1764, page 0004, January 25, 2010.

4 National Park Service, Saint-Gaudens National Historic Site, "Draft Blow-Me-Down Farm Site Management Plan / Environmental Assessment" (Unpublished National Park Service report, June 2013), 2-5–2-6.

5 "Opera North selects architect for Blow-Me-Down Farm preservation project," *Eagle Times*, June 8, 2018, A3; Opera North, "HoeDown at Blow-Me-Down," https://operanorth.org/hoedown-at-blow-me-down/ (accessed September 3, 2019); Britta Greene, "Momentum Building Behind Opera North's Vision for Connecticut River Estate," August 9, 2017, https://www.nhpr.org/post/momentum-building-behind-opera-norths-vision-connecticut-river-estate#stream/0 (accessed September 3, 2019).



SUNY ESF

Existing Conditions

LANDSCAPE CONTEXT

BLOW-ME-DOWN FARM LANDSCAPE

OPERATIONS OVERVIEW

This chapter provides a narrative overview of the existing landscape at Blow-Me-Down Farm. The narrative begins with a discussion of the park's geographic context before proceeding to a detailed description of Blow-Me-Down Farm's landscape, organized according to five landscape areas: the main entrance area, domestic grounds, service area, farm complex, and agricultural fields and woods. Existing conditions are illustrated through photographs, diagrams, and plans (Drawings 2.1 and 2.2). The chapter concludes with a description of current landscape-related operations and use.

LANDSCAPE CONTEXT

Blow-Me-Down Farm is located on the eastern bank of the Connecticut River, within the Town of Cornish in Sullivan County, New Hampshire (fig. 2.1). Situated upon a peninsula of alluvial terraces wedged between the river and Blow-Me-Down Brook, the parcel's 42.6 acres offer expansive views west to Mount Ascutney, whose 3,144-foot-high peak in Windsor County, Vermont is one of the most prominent features of the Vermont Piedmont region (fig. 2.2).[1] The upper

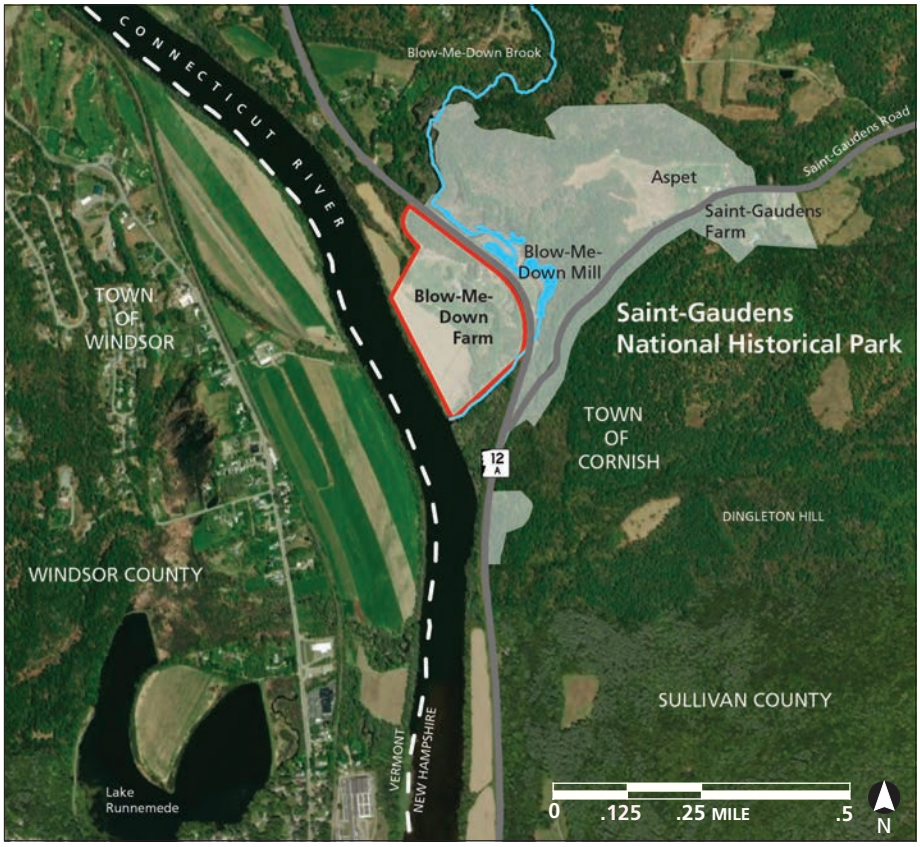


Figure 2.1. Immediate geographic context of Blow-Me-Down Farm and its relation to other component landscapes of Saint-Gaudens National Historical Park. (NPS Olmsted Center; Data: ESRI, NH GRANIT, NPS TractsNet)

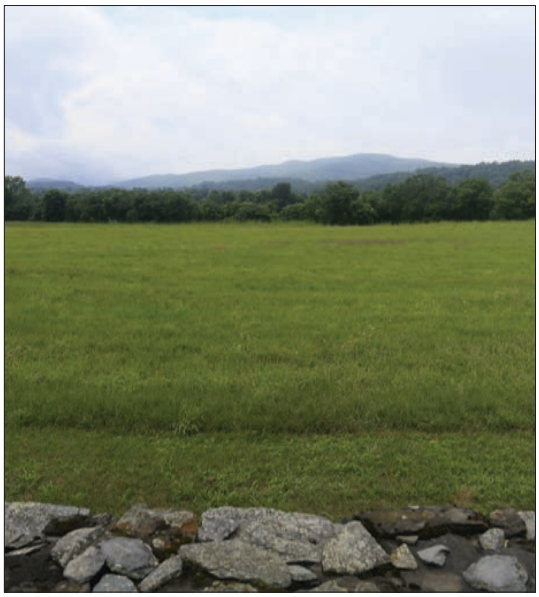


Figure 2.2. View of Mt. Ascutney from upper terrace, looking southwest, 2020. The stone retaining wall of the long terrace is visible in the foreground. (NPS Olmsted Center)

portion of the Connecticut River Valley, where Blow-Me-Down Farm sits, is characterized by fertile soils, riverine landforms, and forests of white pine (*Pinus strobus*), eastern hemlock (*Tsuga canadensis*), and northern hardwoods (fig. 2.3).

Immediately east of Blow-Me-Down Brook, the terrain rises to 1,324 feet at the top of Dingleton Hill, with forested slopes that dominate views in this direction from the core of Blow-Me-Down Farm (fig. 2.4). This landform is one of a series of hills that punctuate the landscape east of the Connecticut River, eventually meeting the Croydon Mountain range immediately east of the Cornish town line. Small clusters of rural settlement occupy the lowlands between these hills, connected by a network of roads that often follow winding brooks through narrow valleys.

Blow-Me-Down Farm sits near the northwestern corner of Cornish, a town of approximately 1,600 residents.[2] Within Cornish, population density is highest in Cornish Flat, a small village located on a plain near the northeastern corner of town (fig. 2.5). Although Blow-Me-Down Farm is located in Cornish, the closest population center is the town of Windsor, Vermont, which sits on the western bank of the Connecticut River about one mile to the south.[3] Windsor, a town of approximately 3,400 residents, is connected to Cornish by a wooden, covered bridge that has spanned the Connecticut River since 1866.[4]

Most land in Cornish is designated "rural" by the town's zoning ordinance, which requires a minimum parcel area of five acres. Over ten percent of private land in Cornish, more than three thousand acres, is protected through conservation easements held either by land trusts or the Town of Cornish. [5] Four percent of Cornish's land area, more than one thousand acres, is publicly owned. This figure



Figure 2.3. Blow-Me-Down Farm's location within the upper portion of the Connecticut River Valley accounts for the fertile soils, riverine landforms, and forests of white pine, hemlock and northern hardwoods that characterize the landscape, as seen from the upper terrace, looking southwest, 2020. (NPS Olmsted Center)



Figure 2.4. Upper terrace with the forested slopes of Dingleton Hill visible in the distance, looking east, 2020. (NPS Olmsted Center)

includes over five hundred acres owned by the Town of Cornish, and nearly fifty acres of state land. Cornish also holds distinction as the only town in New Hampshire to host a unit of the National Park Service: Saint-Gaudens National Historical Park, within which Blow-Me-Down Farm sits.

SAINT-GAUDENS NATIONAL HISTORICAL PARK

Blow-Me-Down Farm, historically known as "Blow-Me-Down," is one of four component landscapes within Saint-Gaudens National Historical Park (fig. 2.6). Altogether, the entire park spreads across 190.75 acres of formal gardens, open fields, and dense forest punctuated with historic buildings and structures associated with the sculptor Augustus Saint-Gaudens, one of the most significant American artists of the late-nineteenth and early-twentieth centuries.[6] In addition

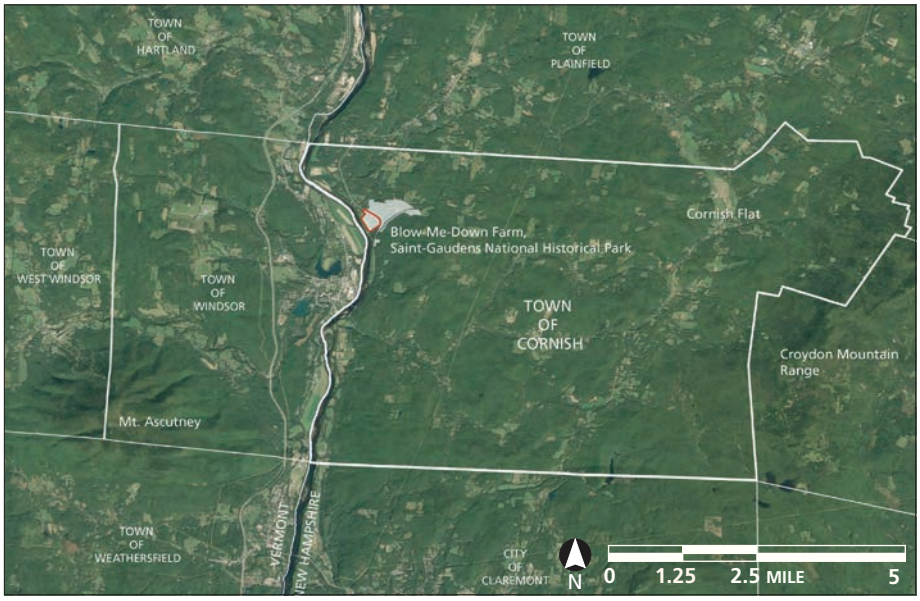


Figure 2.5. Aerial image of Cornish, New Hampshire. Saint-Gaudens National Historical Park is located near the northwest corner of Cornish. Cornish Flat, a population center, is located near the town's northeast corner. (NPS Olmsted Center; Data: ESRI, NH GRANIT)

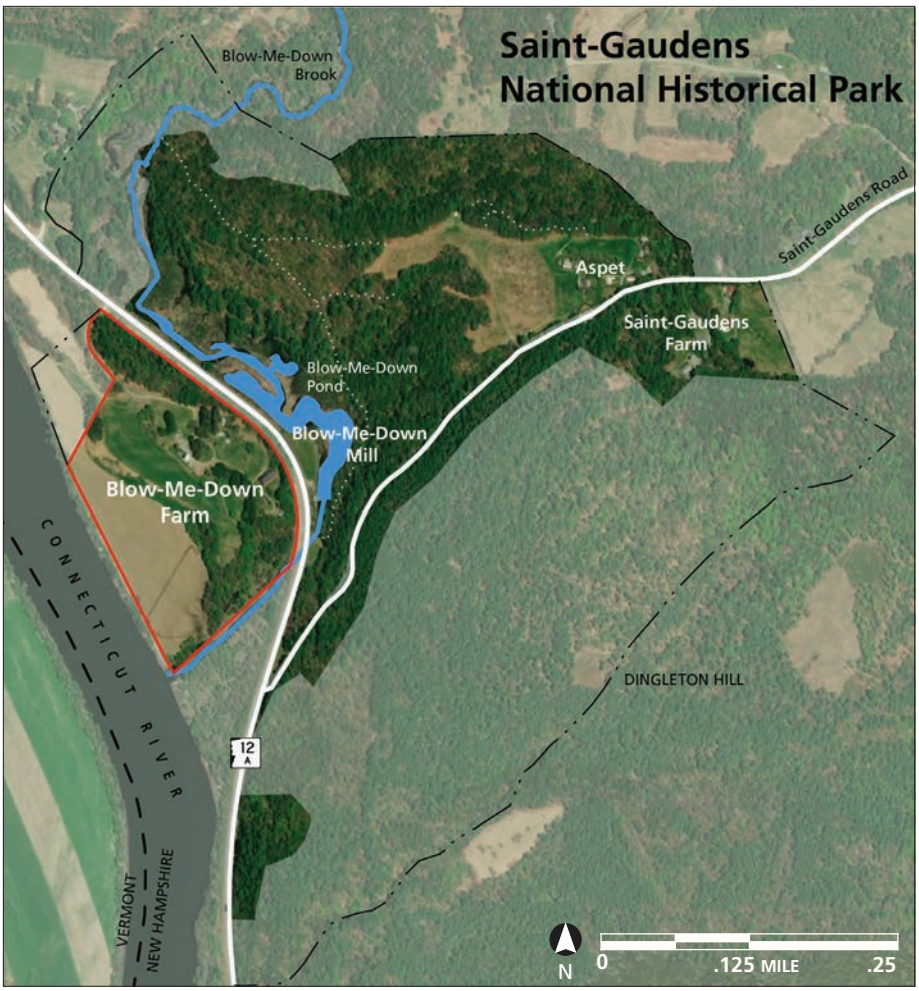


Figure 2.6. Saint-Gaudens National Historical Park boundary map, showing land owned by the National Park Service and the park's legislated boundary (thin black line). The red line indicates the boundary of Blow-Me-Down Farm. (NPS Olmsted Center; Data: ESRI, NH GRANIT, NPS TractsNet)

to Blow-Me-Down Farm, the park's components comprise Aspet, Saint-Gaudens Farm, and Blow-Me-Down Mill.

Aspet, containing 101.65 acres, was Saint-Gaudens' home and studio and features historic gardens and expansive lawns that extend west toward Blow-Me-Down Farm and frame views of Mount Ascutney. (fig. 2.7). East of Aspet is Saint-Gaudens Farm, which consists of 6.5 acres purchased by the sculptor and his wife Augusta in the first decade of the twentieth century. The forty acres of the Blow-Me-Down Mill component, along with Blow-Me-Down Farm, historically formed the core of the Beaman Estate. Today, the Blow-Me-Down Mill component contains several historic resources including a mill and dam that were in operation during Charles Beaman's lifetime (fig. 2.8) and surviving portions of a stone arch bridge that once carried River Road (present-day NH Route 12A) over Blow-Me-Down Brook.

Figure 2.7. View from Aspet toward Mt. Ascutney, looking southwest, date unknown. Blow-Me-Down Farm is located west of Aspet, and is separated from the historic Saint-Gaudens estate by a wooded slope, Blow-Me-Down Pond, and NH Route 12A. (Saint-Gaudens National Historical Park)



Blow-Me-Down Farm is separated from the other park components by NH Route 12A, a two-lane highway

that carries approximately three thousand drivers per day.[7] There are no defined pedestrian circulation routes across the state highway near the park. The speed and frequency of vehicle traffic, as well as the positioning of Blow-Me-Down Farm along a sharp curve in the road, create dangerous pedestrian crossing conditions (fig. 2.9).

BLOW-ME-DOWN FARM LANDSCAPE

Overall, the landscape of Blow-Me-Down Farm is organized by the natural topography of the two river terraces upon which the park component sits (fig. 2.10). The upper terrace features a collection of historic buildings arrayed across areas of lawn and meadow interspersed with ornamental specimen trees and groves of hardwood and conifer trees. In contrast, the lower terrace is primarily



Figure 2.8. Blow-Me-Down Mill and dam, looking north, 2020. Blow-Me-Down Mill is separated from Blow-Me-Down Farm by NH Route 12A. (NPS Olmsted Center)



Figure 2.9. NH Route 12A and Blow-Me-Down Mill, looking southeast, 2020. The road carries high-speed traffic and pedestrian crossing conditions are dangerous. (NPS Olmsted Center)

occupied by wide, open agricultural fields. The edges of both terraces are lined with woods, although the steep bank that separates the two landforms is kept clear to preserve westward views from the upper terrace toward the Connecticut River and Mount Ascutney.

The buildings at Blow-Me-Down Farm, which exhibit a diversity of architectural styles and scale, are located near the central and eastern portions of the upper terrace. Historically, this core area was organized into separate zones defined by the domestic grounds, service, and farm areas. This organization separated the Beaman family's domestic life from the day-to-day activities related to managing a sprawling estate. An extensive system of drives and farm roads, many of which are extant, provided circulation within each landscape area and served as organizing features in the landscape. Residential spaces were primarily arranged along the main entrance drive, near the center of the upper terrace and west of the service drive. The property's service area was mostly located east of the service drive. The farm complex was centered around the Big Barn, east of the service area. Low-clipped hedges of hemlock along certain circulation features, including the service drive and Big Barn drive, reinforced separation between the different

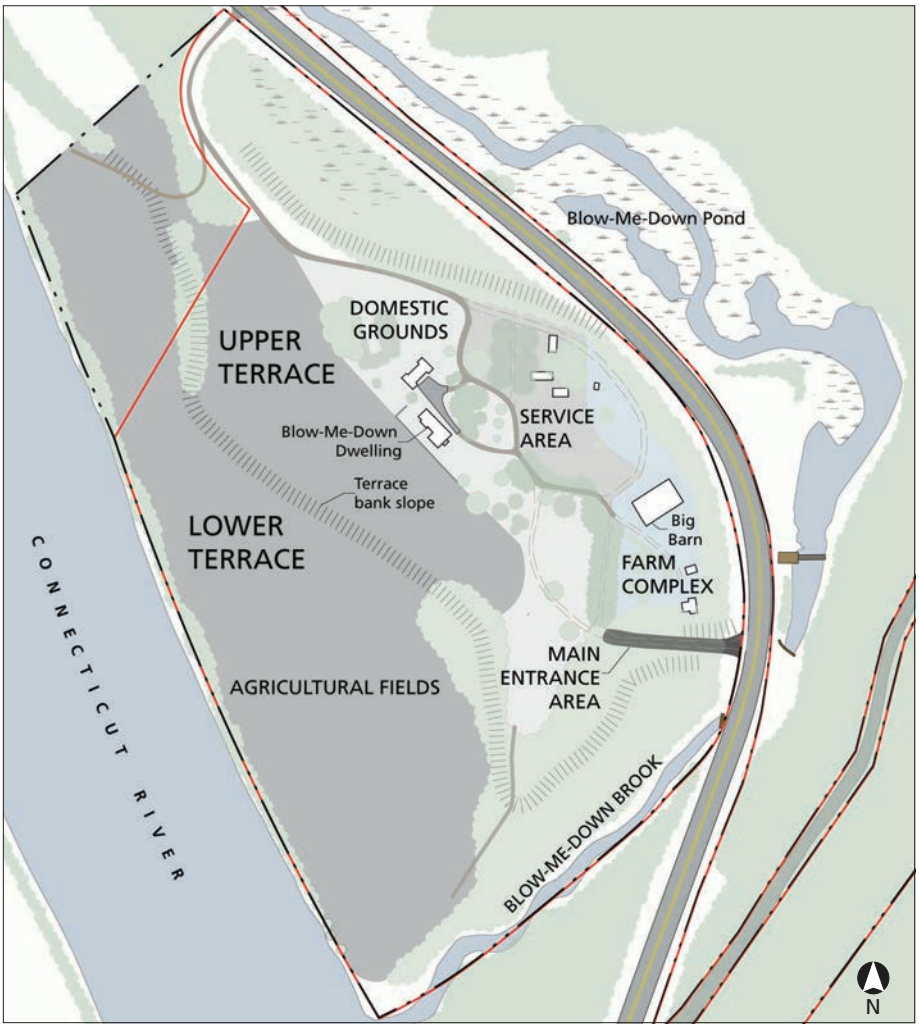


Figure 2.10. Diagram of Blow-Me-Down Farm Spatial Organization showing primary landscape character areas: domestic grounds, service area, farm complex, and main entrance area, 2020. (NPS Olmsted Center)



Figure 2.11. Service drive lined by rows of hemlock (*Tsuga canadensis*) which were maintained as low clipped hedges during the historic period, looking southeast, 2020. A large black locust *(Robinia pseudoacacia)* stands at the right side of the image. (NPS Olmsted Center)

areas. Today, these hedges have grown into dense lines of mature trees, following discontinuation of regular clipping in ca. 1971 (fig. 2.11).

Today, Blow-Me-Down Farm is accessed from the west entrance road, which meets NH Route 12A near the northwestern corner of the upper terrace. The entrance is marked on the shoulder of the state road by a painted wooden sign and a simple gate consisting of a plastic chain strung between two posts (fig. 2.12). Once past the gate, the west entrance road winds through woods, climbing gradually before emerging in a clearing west of the domestic grounds on the upper terrace. At a point approximately halfway along its course through the woods, the west entrance road meets a farm road that branches off to the west and leads to the agricultural fields on the northern portion of the lower terrace (fig. 2.13). The wooded area east of the west entrance road contains a remnant of Blow-Me-Down Pond that was severed from the rest of the waterbody by the 1959 expansion of NH Route 12A. However, this history is largely obscured today by the dense woodland vegetation that has grown on the site.

Upon emerging from the woods, the west entrance road presents a view south across the cultivated field that occupies the western portion of the upper terrace, offering a glimpse of the broad agricultural landscape that defines the Connecticut River Valley. The drive then turns northeast and skirts the woods along the northern edge of the upper terrace. After passing a wide area of mowed lawn, the drive turns sharply south, running toward the Blow-Me-Down Dwelling, also known as the Casino, for approximately 150 feet before turning east toward the service area. Just after this eastward turn, a drive that serves the Dance Hall, also known as the Ballroom, branches southwest off the west entrance drive and leads to an asphalt-paved parking area beside the Dance Hall (fig. 2.14).



Figure 2.12. Present-day entrance to Blow-Me-Down Farm from NH State Route 12A, looking southwest, 2018. The entrance is marked by a simple painted wooden sign and a plastic chain strung between two wooden posts. (NPS Olmsted Center)



Figure 2.13. Approach to the core of Blow-Me-Down Farm on the west entrance road, looking southeast, 2018. On the right is a farm road that leads to the lower terrace. A remnant of Blow-Me-Down Pond is hidden within the woods to the left. (NPS Olmsted Center)

MAIN ENTRANCE AREA

The present-day visitor arrival sequence, described above, differs from that of the historic period, when a visitor would have accessed Blow-Me-Down Farm through a fieldstone gate at the property's eastern boundary (fig. 2.15). However, a major realignment and expansion of NH Route 12A in 1959 led to the abandonment of the historic entrance due to poor sight lines. Today, the historic fieldstone piers remain in place on the western shoulder of NH Route 12A, but the gate is no longer used. Immediately west of the gate, the trace of the main entrance drive climbs a steep, wooded slope leading to the upper terrace (fig. 2.16). After emerging from the woods on the upper terrace, the drive trace curves north and enters the historic domestic grounds of Blow-Me-Down Farm.



Figure 2.14. Dance Hall (Ballroom) Parking Area, looking northwest, 2018. The parking area was expanded and paved with asphalt after the end of the historic period. (NPS Olmsted Center)



Figure 2.15. Historic main entrance gate to Blow-Me-Down Farm from NH Route 12A, looking west, 2018. The historic entrance, which is no longer used for vehicle access, is marked by a pair of historic flagstone piers. (NPS Olmsted Center)

DOMESTIC GROUNDS

The main entrance drive was originally designed to provide a formal approach to the Cottage, the Beaman family's primary residence at Blow-Me-Down Farm that stood from 1884 until 1926, when it was destroyed by fire. Before this tragic event, the Cottage stood west of the main entrance drive, where a historic grove of conifers that includes specimens of Norway spruce (*Picea abies*), eastern larch (*Larix laricina*), and fir (*Abies sp.*) is found today.

Although diminished use and maintenance have reduced the main entrance drive to a trace, its history as a formal drive is still partially evident in some of the surviving ornamental features along its route. These features include two sugar maple (*Acer saccharum*) specimens that once constituted part of an allee of at least nine trees (fig. 2.17). Additionally, a well-defined mound sitting immediately south of the drive's northward curve is one of two historic "Knobs" that the Beaman



Figure 2.16. Main entrance drive trace, looking east toward the historic main entrance gate on the shoulder of NH Route 12A, 2018. (SUNY ESF)

family adorned with a flagpole and decorative urn during the historic period. Today, a boulder sits atop this topographic feature (fig. 2.18). The second Knob, which was directly north of the existing rise, was graded away during creation of the upper terrace field in the 1980s. A flagpole that once stood on the existing South Knob may now stand in front of the Blow-Me Down Dwelling.

The grounds of the Beamans' Cottage were organized into three distinct spaces referred to as the east, west, and south lawns. Of these three spaces, only the east lawn retains its spatial character today (fig. 2.19). It is defined by the main entrance drive to the south and west, the line of hemlocks along the Big Barn drive to the east, and the service drive to the north. A dense circle of approximately ten mature hemlocks stands near the northern edge of the east lawn. Historically, these trees were clipped into a hedge ring that may have surrounded a sculpture or other



Figure 2.17. Main entrance drive trace, looking east, 2020. The drive curves toward the bottom-left corner of the image. On the left is a sugar maple (*Acer saccharum*) specimen that once formed part of an allee. To the right is the south knob. (SUNY ESF)



Figure 2.18. The boulder on the South Knob, looking northwest toward the former location of the Cottage, 2020. Visible in the distance is the conifer grove on the former Cottage site and the Blow-Me-Down Dwelling (Casino). (NPS Olmsted Center)



Figure 2.19. The former east lawn of the Cottage, looking northeast, 2018. (SUNY ESF)

object (fig. 2.20). Clipping of the hedge ring ended in ca. 1926, after the loss of the Cottage. South of the Hemlock ring, near the center of the east lawn, stands one of eight historic cast-iron fire hydrants found throughout the upper terrace. The hydrants were installed following the 1926 fire that destroyed the Cottage.

The Cottage's west and south lawns once occupied space that is now part of the agricultural field along the western edge of the upper terrace. When the field was created in the 1980s, several landscape features related to the Cottage grounds were removed, including an earthen terrace and a pair of hydrangeas (*Hydrangea paniculata* 'Grandiflora') that once flanked the Cottage's front entrance. During the historic period, the present-day upper terrace field was part of the domestic grounds at Blow-Me-Down Farm. Today, this field is mowed for hay under a long-term agricultural lease that also covers the lower terrace field (fig. 2.21).



Figure 2.20. The dense ring of mature hemlocks (*Tsuga canadensis*) in the east lawn, looking west, 2020. This ring was maintained as a low clipped hedge until 1926. (NPS Olmsted Center)



Figure 2.21. Upper terrace field, looking southeast, 2020. The South Knob is visible in the distance. (NPS Olmsted Center)

After the Cottage burned in 1926, William Beaman, who had inherited Blow-Me-Down Farm from his mother Hettie Evarts Beaman in 1917, converted the Casino, located about 250 feet northwest of the Cottage site, into his family's primary residence (fig. 2.22). Built in 1888 following a Colonial Revival-style design by architectural firm McKim, Meade & White, the Casino was originally intended for recreational uses and featured a one-story rear bowling-alley wing. William Beaman's decision to transform the Casino into his family's home led to substantial renovations of the building, which were undertaken in 1927. These changes nearly doubled the size of the structure by replacing the bowling-alley wing with a new two-and-one-half story rear ell (fig. 2.23).

Following William Beaman's 1927 renovation, the Casino was referred to as the Blow-Me-Down Dwelling. Today, its appearance still reflects the changes made during the historic period. The front of the building faces southeast and



Figure 2.22. The Blow-Me-Down Dwelling (Casino), looking northeast at the front and western facades, 2021. The building was converted into the primary residence of the Beaman family after the loss of the Cottage to fire in 1926. In 2021, Opera North began repainting the building yellow to reflect its historic character. The remainder of the building's exterior will be repainted in the near future. (NPS Olmsted Center)



Figure 2.23. Blow-Me-Down Dwelling (Casino), right, and the Dance Hall (Ballroom), left, looking east from the upper terrace field, 2020. (NPS Olmsted Center)

features a portico with four columns at the main entrance. The front portion of the structure, with a footprint measuring approximately forty feet by thirty-five feet, dates from the original 1888 construction, which incorporated elements of a house built by Moses Chase in ca. 1787. To the rear, the footprint of the 1927 ell measures approximately fifty feet by twenty-five feet. The exterior of the Blow-Me-Down Dwelling is clad in wood shingles and the gable roof is covered with a non-historic, painted, standing-seam, metal construction. Until 2021, the building's exterior was painted white with black detailing, a color scheme that was introduced after the historic period. Opera North, a non-profit park partner, is in the process of repainting the shingles light yellow to better reflect the building's historic character.

After its detachment, the Casino's former bowling-alley wing was relocated approximately 150 feet northwest and converted into an event space first referred



Figure 2.24. Dance Hall (Ballroom) looking east, 2020. Before being moved to this location and renovated, the Dance Hall was a rear bowling alley wing on the Casino. (NPS Olmsted Center)

to as the Reformatory, or Ballroom, and later as the Dance Hall. A one-story Colonial Revival-style building with an approximate footprint of sixty feet by twenty feet, the Dance Hall's present-day appearance largely reflects renovations completed in 1929 following its relocation (fig. 2.24). It stands on a foundation of twenty-four exposed stone and brick piers and its two front entrances, on the southeastern façade, are accessed by separate sets of non-historic fieldstone steps. On the northwestern façade, two open, wooden porches rest approximately eighteen inches above ground-level. All exterior walls feature wood-shingle siding finished in yellow paint with white trim, a color scheme that dates from the historic period. The Dance Hall's gable roofs are covered in fiberglass-and-asphalt-composition shingles and the structure is topped by an ornamental cupola with a weathervane.

William Beaman's decision to convert the Casino into the Blow-Me-Down Dwelling shifted the residential core of the property northwest to the area around his family's new home. In addition to the extensive building renovation involved in this transformation, the surrounding landscape was modified with new features. One of the most prominent of the new features was the long terrace built off the southwest façade of the Blow-Me-Down Dwelling (fig. 2.25). Offering panoramic views south and west to the upper and lower terrace fields, Connecticut River, and Mt. Ascutney in the distance, the long terrace was a venue for the Beaman family's social and domestic life. Today, as during the historic period, a clearing is maintained at the edge of the Connecticut River to create a southward vista from the long terrace (fig. 2.26).

The earthen terrace, which measures approximately 130 feet by twenty-five feet and features a ground plane of mowed turf, is retained by a dry-laid stone wall along its southwestern edge, where it meets the upper terrace field. At the rear of the Blow-Me-Down Dwelling, the stone wall turns ninety-degrees toward



Figure 2.25. The Long Terrace, looking east, 2020. The space site immediately southwest of the Blow-Me-Down Dwelling (Casino) and is defined by a dry-laid stone wall along the upper terrace field. (NPS Olmsted Center)



Figure 2.26. The south river vista from the Long Terrace, looking south, 2020. A clearing at the edge of the Connecticut River is maintained to preserve a view of the waterway. (NPS Olmsted Center)

the building and marks the long terrace's northwestern edge. An approximately ten-foot-wide gap in this segment of the wall marks the former location of three cut-stone steps that led down from the long terrace to an informal cutting garden, which fell out of use in the 1960s (fig. 2.27). Sometime during the 1970s, a now-removed swimming pool was installed in this area, raising the surrounding grade.

Northwest of the former cutting garden, rows of mature yews (*Taxus sp.*) and hemlocks define the edges of a space that may have held a tennis court constructed in ca. 1939. The space measures approximately eighty feet by fifty feet and features a level ground plane covered by mowed lawn (fig. 2.28). A partially buried stone block sits embedded in the ground near the space's southwest corner. To the west, the former tennis court space is separated from the upper terrace field by a deciduous grove containing mature specimens of burr oak



Figure 2.27. The northwestern edge of the long terrace, looking southeast, 2020. A gap is visible in the stone wall where a set of cut-stone steps led down from the terrace to an informal cutting garden during the historic period. A stone pedestal of unknown origin is located nearby. (NPS Olmsted Center)



Figure 2.28. The space that was likely occupied by Tennis Court #3 during the historic period at Blow-Me-Down Farm, looking southeast, 2020. The space is defined by dense rows of hemlock (*Tsuga canadensis*) and yew (*Taxus sp.*) along its edges. (NPS Olmsted Center)



Figure 2.29. A swamp white oak (*Quercus bicolor*) that forms part of the deciduous grove that separates Tennis Court #3 from the upper terrace field, looking southeast toward the Dance Hall, 2020. (NPS Olmsted Center)

(*Quercus macrocarpa*), sugar maple (*Acer saccharum*), and white ash (*Fraxinus americana*) (fig. 2.29).

In addition to these landscape spaces, the shift of the residential core of Blow-Me-Down Farm after 1926 resulted in the creation of new circulation features. Today, the trace of a turnaround that once formed part of the Blow-Me-Down Dwelling's driveway is barely perceptible in the mowed turf outside the residence's front door (fig. 2.30). Installed in 1928, the turnaround was an extension of the main entrance drive. At the center of the turnaround trace is a tall flagpole that is mounted at its base to a horizontal mill stone. The mill stone was placed in this location in ca. 1928 and supported an ornamental urn during the historic period. The flagpole was moved to the center of the turnaround, possibly from the South Knob, in ca. 1955.

A non-historic, paved, asphalt drive runs along the northeast façade of the Blow-Me-Down Dwelling and connects the turnaround trace to a parking area in front of the Dance Hall. The parking area, also paved in asphalt, is bordered to the southwest and northwest by a fieldstone walkway and patio that provide pedestrian circulation between the Blow-Me-Down Dwelling and the Dance Hall. The border between the approximately eight-foot-wide walkway and the parking area's southwestern edge is marked by a concrete curb and three millstones embedded vertically in the ground (fig. 2.31). Nearby, at the northwestern corner of the Blow-Me-Down Dwelling, another millstone rests horizontally and supports a post topped by an old swing-bell of unknown origin.

Along the parking area's northwestern edge, it meets the approximately twelve-foot-wide patio in front of the Dance Hall, which is retained by a railroad-tie retaining wall approximately one-foot high (fig. 2.32). The parking area was installed in ca. 1939 but did not originally connect to the turnaround in front



Figure 2.30. The main entrance drive turnaround trace (highlighted with a white, dotted line) in front of the Blow-Me-Down Dwelling (Casino), looking northwest, 2020. The trace is barely perceptible today in the mowed turf outside the front door of the residence. At the center of the turnaround trace is a tall flagpole that is mounted at its base to a mill stone resting horizontally upon the ground. (NPS Olmsted Center)



Figure 2.31. The Dance Hall (Ballroom) parking area, right, and the fieldstone walkway that runs along its southwestern edge, left, looking northwest, 2020. The parking area is paved in asphalt, and is separated from the fieldstone walkway by a stone curb and three millstones, embedded vertically in the ground. The Brick Walk that connects the parking area to the rear of the Blow-Me-Down Dwelling is visible in the foreground. (NPS Olmsted Center).



Figure 2.32. The fieldstone patio in front of the Dance Hall (Ballroom), looking southwest, 2020. The parking area visible in the background. (NPS Olmsted Center)

of the Blow-Me-Down Dwelling. The connection between the turnaround and parking area was created in ca. 1972 when the parking area was enlarged and paved. One of the eight historic fire hydrants at Blow-Me-Down Farm is located approximately fifteen feet northeast of the non-historic drive extension.

SERVICE AREA

Looking northeast from the front entrance of the Blow-Me-Down Dwelling, the view toward the center of the upper terrace is framed on either side by groupings of mature conifers (fig. 2.33). On the left side, a grove containing mature examples of Norway spruce (*Picea abies*), white spruce (*Picea glauca*) and red pine (*Pinus resinosa*) obscures several outbuildings standing in the distance, within the historic service area (see fig. 2.10). On the right, the conifer grove on the former Cottage

site is flanked to the east by the historic service drive, which is lined by dense rows of mature hemlocks that were historically clipped as low hedges.

The three outbuildings that stand near the eastern edge of the upper terrace are the remnants of a collection of twelve or more service buildings that historically existed in the service area, the majority of which were moved off site or demolished after the historic period. Today, the service area primarily consists of a broad, open lawn that contains only two historic fire hydrants. The three surviving outbuildings, the Woodshed, Tool House, and Carriage House, were constructed in ca. 1884 and stand near the service area's northeastern corner. The three structures stood approximately 150 feet south of their present location before 1899, when they were moved to provide more separation between the residential and service areas of the Blow-Me-Down Farm.

Today, the three outbuildings are located south of an old farm road trace that runs along the wooded edge of the upper terrace and historically formed the northern and eastern boundaries of the service area. In recent years, all three structures have been used for miscellaneous storage. The park has begun planning to adapt at least one of the outbuildings as a visitor restroom facility.

Of the three surviving outbuildings, the Woodshed stands farthest north (fig. 2.34). It features a footprint of approximately forty feet by twenty feet with an open-framed construction, gable roof, and three bays accessible from both the east and west. About fifty feet south of the Woodshed sits the Garage, also known as the Carriage House, which has four pairs of wood plank double doors arranged along its southern façade and a corrugated metal shed roof (fig. 2.35). At approximately forty-five feet by twenty feet, the Carriage House's footprint is the largest of the three outbuildings.



Figure 2.33. View toward the service area from the front of the Blow-Me-Down Dwelling (Casino), looking northeast, 2020. The flagpole standing on the millstone is surrounded by the trace of the main entrance drive turnaround. (NPS Olmsted Center)



Figure 2.34. Woodshed, looking northeast, 2017. The yellow paint currently exhibited by all three extant service buildings is a non-historic color scheme. (NPS Olmsted Center)



Figure 2.35. Garage (Carriage House), looking east, 2020. (NPS Olmsted Center)



Figure 2.36. Chicken Coop (Tool House), looking northeast, 2020. The Playhouse is visible in the background. (NPS Olmsted Center)

The third surviving outbuilding, the Chicken Coop, also known as the Tool House, is situated about twenty-five feet southeast of the Carriage House and is similar in orientation and form. The structure is topped by a shed roof and has eight windows flanked above and below by metal vents on the southern façade (fig. 2.36). The Tool House's footprint, approximately twenty-five feet by fifteen feet, is slightly smaller than that of the Carriage House. The walls of all three structures are clad in yellow-painted wood shingles with white trim, matching the color scheme of the Dance Hall.

The cluster of extant outbuildings is bordered immediately to the west by a dense grove of mature Norway spruce (*Picea abies*) that was planted in ca. 1930 (fig. 2.37). When the grove was planted, it was intended to enclose a north-south segment of the service drive that ran along the western border of the service area. However, the service drive segment was abandoned in ca. 1972 when a parallel extension of the west entrance road, which remains in use today, was created approximately one hundred feet to the west. Today, the route of the abandoned service drive segment can still be perceived in the arrangement of the trees of the Norway spruce grove.

The Norway spruce grove may have also been planted to replace an earlier grove that had served as a windbreak for Blow-Me-Down Farm's kitchen garden, which once occupied a space directly east of the three surviving outbuildings. Today, a grove of deciduous and coniferous trees now exists on the former site of the kitchen garden, including specimens of red pine (*Pinus resinosa*), swamp white oak (*Quercus bicolor*), and sugar maple (fig. 2.38). The kitchen garden fell out of use in ca. 1920 and the trees likely became established soon after.

Today, the former kitchen garden grove provides enclosure around the Playhouse, which sits immediately east (fig. 2.39). The diminutive structure, with a footprint



Figure 2.37. Norway spruce grove, looking southeast, 2020. The grove once enclosed part of the service drive that was abandoned in ca. 1972. (NPS Olmsted Center)



Figure 2.38. Kitchen garden site trees, looking southeast, 2020. The trace of the old farm road that skirted the woods on this edge of the property is visible to the left. (NPS Olmsted Center)



Figure 2.39. The Playhouse, looking north, 2020. Today, the Playhouse sits in a location it only briefly occupied during the historic period. (NPS Olmsted Center)

of only twelve feet by 8.5 feet, was moved to Blow-Me-Down Farm in 1885 from Runnemede, the Windsor, Vermont country place of the Evarts family. Hettie Evarts Beaman, wife of Charles Beaman, had enjoyed the Playhouse during her childhood, dating its construction to ca. 1850 or earlier. Standing twelve-feet-high, the simple structure historically stood in the east lawn of the Cottage. The Playhouse was moved to its present location briefly from 1892 to 1893, probably to make room for grounds improvements around the Cottage. The Playhouse was then moved back to the east lawn and stood there through the end of the historic period. It was placed in its current location after the completion of a 2012 restoration by the park. The structure's front façade, which faces south, features fanciful scrolled bargeboards and a small, covered porch.

FARM COMPLEX

Southeast of the Playhouse, a wide expanse of lawn historically occupied by the kitchen garden and service buildings sits before the northeastern façade of the Big Barn, which stands approximately 250 feet from the Playhouse (fig. 2.40). The largest surviving historic structure at Blow-Me-Down Farm, the three-and-one-half story barn was built in 1884 and has a footprint measuring one hundred feet by sixty feet. It is oriented with primary doors on the southwestern and northeastern gable walls, where earthen ramps provide access to the main barn doors (fig. 2.41). The black, asphalt-shingled roof features long sloping eaves on the building's northeastern elevation and is topped by a prominent cupola.

The heavy-timber-framed Big Barn exhibits characteristics of a variety of barn styles from the late-nineteenth century, including English-type barns, which were common in New England, and Dutch and German bank barns, typical of New York's Hudson Valley and Pennsylvania. During the historic period, the Big Barn was used for storage of wagons and hay and for housing livestock. Immediately southeast of the structure is the site of the Big Barn corral, which has lost spatial definition since the end of the historic period due to the demolition of a Cow Barn wing that was once attached to the rear of the Big Barn, perpendicular to the main structure (fig. 2.42) A historic fire hydrant sits within the former corral area, and another is located northwest of the Big Barn.

South of the Big Barn corral area sit Chauncey Cottage and an accompanying garage, which are both accessed by a historic drive that now exists as a trace due to lack of use and maintenance (fig. 2.43). Chauncey Cottage, a typical guest cottage of the Country Place Era, was built in 1897 and remained in use as a guest residence throughout the historic period (fig. 2.44). The residential cottage's setting, tucked into the woods near the eastern edge of the upper terrace, today



Figure 2.40. The wide expanse of mowed lawn that occupies space in front of the northeastern facade of the Big Barn, looking east, 2020. During the historic period, this area was the site of the kitchen garden and several service buildings. (NPS Olmsted Center)



Figure 2.41. The front facade of the Big Barn, looking northeast, 2020. The earthen ramp in the foreground provides access to the main door on the southwestern facade. (NPS Olmsted Center)



Figure 2.42. The Big Barn corral area, looking northeast, 2020. The yard has lost spatial definition since the end of the historic period due to the removal of a corral fence and a cow barn wing that once sat perpendicular to the Big Barn. (NPS Olmsted Center)

offers a feeling of privacy and retreat, as it did during the historic period. The setting is enhanced by foundation plantings of fern and daylily (*Hemerocallis sp.*) and several flowering trees and shrubs, including lilac (*Syringa sp.*), apple (*Malus sp.*), and magnolia (*Magnolia sp.*) in the open field west of the cottage, which also contains a historic fire hydrant (figs. 2.45, 2.46). The garage immediately north of Chauncey Cottage was historically a Corn Barn that stood northeast of the Big Barn and was moved to its current location by 1943. In 2021, the park installed two electrical outlets in the field directly in front of Chauncey Cottage to accommodate temporary volunteer facilities. (fig. 2.47).

The earthen ramp on the Big Barn's southwestern façade connects directly to the northern end of the Big Barn drive, which is lined on either side by dense rows of mature hemlock that were maintained as clipped hedges throughout the historic period (fig. 2.48). The Big Barn drive provides a direct route between the



Figure 2.43. The trace of the Chauncey Cottage drive (outlined with white, dashed lines, looking southeast, 2020. The Chauncey Cottage garage is visible on the left and Chauncey Cottage is pictured in the distance. (NPS Olmsted Center)



Figure 2.44. Front facade of Chauncey Cottage, looking west, 2020. The building was used as a guest cottage throughout the historic period. (NPS Olmsted Center)



Figure 2.45. Chauncey Cottage foundation plantings, looking southwest, 2020. (NPS Olmsted Center)



Figure 2.46. Chauncey field ornamental trees and shrubs, looking northeast, 2020. (NPS Olmsted Center)



Figure 2.47. Two electrical outlets installed in the field in front of Chauncey Cottage, looking west, 2021. (NPS Olmsted Center)

Big Barn and the main entrance drive, and during the historic period served as an important link between the service area and the farm's agricultural fields to the west.

AGRICULTURAL FIELDS AND WOODS

Today, the agricultural fields located on the upper and lower terraces at Blow-Me-Down Farm are cultivated under a lease agreement between the National Park Service and a local farming operation. The upper terrace field runs along the western edge of the elevated landform and borders the steep bank that slopes down to the lower terrace. To the east, the boundary of the upper terrace field meets the long terrace stone wall and runs south to the main entrance drive. To the north, the field boundary runs to the edge of the woods near the west entrance road (fig. 2.49). In accordance with the lease terms, the upper terrace field is



Figure 2.48. Big Barn drive, looking north, 2020. The hemlock hedges that historically flanked the drive have grown into lines of tall trees. (NPS Olmsted Center)

mowed for hay and contains orchard grass (*Dactylis glomerata*), timothy grass (*Phleum pratense*), and red fescue (*Festuca rubra*), among other species.

The agricultural fields of the lower terrace stretch west from the bottom of the steep slope to a line of dense riparian woods on the eastern bank of the Connecticut River (fig. 2.50). The natural topography of the terraces divides these lower fields into two distinct spaces, the larger to the south and the smaller occupying a narrower area to the north. Two farm roads, one connecting to the northern field and the other to the southern field, traverse the steep slope between the terraces. A narrow farm track, partially overgrown with successional vegetation, descends the slope from the upper terrace field to the central portion of the lower terrace's larger field, however its condition indicates it is seldom



Figure 2.49. Upper terrace field, looking north toward the Blow-Me-Down Dwelling, 2020. The Dance Hall (Ballroom) is visible in the background. (NPS Olmsted Center)



Figure 2.50. Lower terrace field from upper terrace, looking south, 2020. The field is cultivated under agricultural lease. (NPS Olmsted Center)

used. The fields in the lower terrace are typically dedicated to corn (*Zea mays*) cultivation.

During the historic period, an additional field was maintained on the eastern portion of the lower terrace, south of the main entrance gate. It was accessed from the main entrance drive and was separated from Blow-Me-Down Brook by woods along the waterway's western bank. After 1970, the area became wooded as clearing activities were discontinued. Today, the space previously occupied by this former field is part of the woods along Blow-Me-Down Brook near the southern boundary of Blow-Me-Down Farm.

OPERATIONS OVERVIEW

Blow-Me-Down Farm has been administered as part of Saint-Gaudens National Historical Park since its acquisition by the National Park Service in 2010. It is one of four component landscapes within the park, which also include Aspet, Saint-Gaudens Farm, and Blow-Me-Down Mill. NH Route 12A, a wide, high-speed road, runs between Blow-Me-Down Farm and the rest of the park and creates a substantial physical barrier in the landscape. There are no marked pedestrian crossings at NH Route 12A near the park, and none of the pedestrian trails maintained by Saint-Gaudens National Historical Park currently provides access to Blow-Me-Down Farm. Public access to Blow-Me-Down Farm is only permitted by ranger-guided tour or during special events. The marked vehicular entrance gate to Blow-Me-Down Farm from NH Route 12A is located near the northwestern corner of the park unit and is opened only for permitted uses.

VISITOR SERVICES AND USE

Blow-Me-Down Farm is not part of the main visitor programs at Saint-Gaudens National Historical Park and is mostly closed to the public, except during special events and tours. Ranger-guided tours are typically offered monthly during the summer and periodically during the winter. There are no visitor amenities at Blow-Me-Down Farm and the landscape contains no wayfinding or interpretive resources. Most site visitation is related to special events that take place primarily during the summer (fig. 2.51). In 2016, the National Park Service entered into a tentative agreement with Opera North, a nonprofit arts organization based in Lebanon, New Hampshire, to use Blow-Me-Down Farm as a venue for live performances (fig. 2.52). Following successful events during the summers of 2017–2020, the parties agreed to a thirty-two-year lease that includes provisions for Opera North to fund the restoration of the Blow-Me-Down Dwelling, which serves as the organization's operational center at Blow-Me-Down Farm.

During the growing season, Blow-Me-Down Farm receives additional use pursuant to an agricultural lease. The twenty-year agreement, initiated in 2009, provides for the use of twelve acres of the lower terrace for corn cultivation and four-and-one-half acres of the upper terrace for hay mowing. The agreement contains specific provisions for the protection of cultural and natural resources on the property and for access to the site through permitted routes. The leaseholder is also responsible for mowing the steep slope between the upper and lower terrace fields to discourage woody plant growth and to preserve westward views from the core of Blow-Me-Down Farm. Use of buildings or structures is not included within the terms of the agricultural lease.



Figure 2.51. A plein air painting class near the Big Barn, looking east, 2018. Special events and ranger-guided tours offer primary public access to Blow-Me-Down Farm. (SUNY ESF)



Figure 2.52. An Opera North production of "The Magic Flute", looking southwest, 2020. The temporary tent's location and orientation were adapted to comply with social distancing regulations in response to the COVID-19 pandemic. (NPS Olmsted Center)

LANDSCAPE CONDITION AND FACILITIES MAINTENANCE

The landscape of Blow-Me-Down Farm is overall in fair condition, reflecting regular maintenance by park staff despite the need for repairs of buildings, structures, and other features stemming from decades of diminished use. Several historic drives and farm roads have been reduced to traces due to lack of use and maintenance, and some trees throughout the property appear in deteriorating health.

Since National Park Service acquisition in 2010, several projects have been undertaken to address some of these issues. The Playhouse was the subject of a major restoration effort in 2012. The diminutive historic structure now appears in good condition.[8] In 2013, exterior repairs were made to the Dance Hall, including replacement of the building's roof, reconstruction of the chimney, and renovation of several windows.[9] Metal roofs have also been installed on the Chauncey Cottage garage and the Chicken Coop as temporary measures to protect these structures from the elements. A major project during the summer of 2020 included replacement of the Big Barn's roof and repairs to the weathervane that sits atop the structure's cupola.[10]

Routine landscape maintenance at Blow-Me-Down Farm is performed by a contractor engaged by the park. Maintenance activities include mowing turf weekly or monthly, depending on the area of the landscape as delineated in the maintenance agreement. Additional activities performed by the contractor include string trimming at the base of buildings and around specimen trees. Park staff perform routine pruning and tree removal to reduce hazards to visitors and structures.[11]

Maintenance of Blow-Me-Down Farm is managed through the park's Facilities Management Software System. Maintained facilities at Blow-Me-Down Farm

are covered under four Asset Types defined for the entire park. Location records specific to Blow-Me-Down Farm include 1100 Roads: 115585 Beaman Farm Road, 115586 Beaman Barn Road, 115587 Beaman Home Driveway, 115588 Chauncey Cottage Driveway ; 3100 Maintained Landscapes: 230964 Beaman Grounds; 4100 Buildings: 115222 Beaman Casino House, 115223 Beaman Dance Hall, 115224 Beaman Barn, 115225 Beaman Chauncey Cottage, 115557 Chauncey Garage, 115581 Beaman Blacksmith Shop, 115582 Beaman Closed Shed, 115583 Beaman Open Shed, 116404 Playhouse; and 5100 Water System: 230965 Beaman Water System.[12]

INVASIVE PLANT MANAGEMENT

In recent years, the park has undertaken major projects to reduce non-native invasive plant populations at Blow-Me-Down Farm. A 2017 parkwide assessment identified heavy invasive plant infestations along Blow-Me-Down Farm's western edge with the Connecticut River and within the wooded areas separating NH Route 12A from the farm's upper terrace. At the river edge, extensive colonies of honeysuckle (*Lonicera spp.*) and black swallow-wort (*Vincetoxicum nigrum*) were recorded, primarily adjacent to the lower terrace field. [13]

The same species were also prevalent at the edge of the woods between NH Route 12A and the upper terrace. Within the woods, substantial stands of Norway maple (*Acer platanoides*) and common buckthorn (*Rhamnus cathartica*) were identified. The assessment recorded an especially dense Norway maple stand in the woods near the northwestern corner of Blow-Me-Down Farm, where a portion of Blow-Me-Down Pond was isolated following the 1959 realignment of NH Route 12A.

Following the 2017 assessment, the park treated all established invasive woody plant populations at Blow-Me-Down Farm, except for those within the woods along NH Route 12A. Treatment of the remaining populations is planned for July 2022, after the park secures special use permits to protect the forested wetland and several vernal pools that exist in the project area. In preparation for the work, the park has completed a detailed inventory of mature Norway maples at Blow-Me-Down Farm, identifying nearly 150 specimens for removal.[14]

GROWING CONDITIONS

The climate in central-western New Hampshire is classified as humid-continental, with four seasons, including mild summers and cold winters, and no significant precipitation differences between seasons. Blow-Me-Down Farm is in USDA Plant Hardiness Zone 5a, with an average low temperature range of -20 degrees to -15 degrees Fahrenheit (2020). The average first frost occurs on September 20 and the average last frost occurs on May 28.

No major disease or pest issues have been identified at Blow-Me-Down Farm.[15] In the future, the large number of hemlock (*Tsuga canadensis*) specimens in the landscape may become threatened if the hemlock woolly adelgid becomes present on site. The pest has not yet been identified at Saint-Gaudens National Historical Park, although it was first detected in New Hampshire in 1999 and has since spread to more than half of the state's towns.[16]

ENDNOTES, EXISTING CONDITIONS

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16 "Hemlock Woolly Adelgid," Plant Industry | NH Department of Agriculture, Markets and Food, Accessed September 18, 2020, https://www.agriculture.nh.gov/divisions/plant-industry/hemlock-woolly-adelgid.htm.



Cultural Landscape Report
Blow-Me-Down Farm

Saint-Gaudens National Historical Park
Cornish, New Hampshire

Existing Conditions

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

in partnership with
Department of Landscape Architecture
Center for Cultural Landscape Preservation
SUNY College of Environmental
Science and Forestry, www.esf.edu/la/cclp

SOURCES

1. National Park Service, Tractsnet AGOL, 2019
2. Aerial photograph, 2013
3. Sullivan County, NH Plat Map and Land Ownership, 2019
4. Field observations, 2020
5. Blow-Me-Down Farm Casino Lease

DRAWN BY

Richard Connor Neville, John Auwaerter, James Mealey, Illustrator CC 2019

LEGEND

- NPS property boundary
- Legislated boundary, Saint-Gaudens National Historical Park
- Building
- Road or drive (gravel, asphalt)
- Road or drive trace
- Two-track dirt road or drive
- Specimen tree (deciduous, conifer)
- Meadow, lawn, or other ground
- Agricultural field
- Wetlands
- Water
- 20' Contours
- Bank slope > 33.33%

NOTES

1. All features shown at approximate scale and location.
2. Drawing shows landscape as of 2020.

0 125 250 feet 500

Drawing 2.1



Cultural Landscape Report Blow-Me-Down Farm

Saint-Gaudens National Historical Park
Cornish, New Hampshire

Existing Conditions: Core of Blow-Me-Down Farm

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

in partnership with
Department of Landscape Architecture
Center for Cultural Landscape Preservation
SUNY College of Environmental
Science and Forestry, www.esf.edu/la/cclp

SOURCES

1. National Park Service, Tractsnet AGOL, 2019
2. New Hampshire Dept. of Transportation, Route 12 realignment plans, 1958
3. Aerial photograph, 2013
4. Field observations, 2020
5. Blow-Me-Down Farm Casino Lease

DRAWN BY

Richard Connor Neville, John Auwaerter, James Mealey, Illustrator CC 2019

LEGEND

- Current NPS boundary
- Building
- Primary road or drive
- Primary road or drive (paved)
- Road or drive trace
- Two-track dirt road or drive
- Stone wall
- Guiderail
- Valve Mfg. Co. Hydrants
- Well head
- Millstone
- Granite post
- Opera North lease area
- Woods
- Specimen tree (broadleaf, conifer)
- Shrub
- Cultivated field
- Meadow, Other ground
- Lawn
- Water
- Wetland
- 5' contours
- Bank slope >33.33%
- Area drains and stormwater line
- Manhole cover and septic line
- Electrical outlet
- Utility pole

NOTES

1. All features shown at approximate scale and location.
2. Drawing shows landscape as of 2020.

0 25 50 feet 100

Drawing 2.2



Staige Davis Collection/ NPS Olmsted Center

Analysis and Evaluation

NATIONAL REGISTER EVALUATION

CULTURAL LANDSCAPE EVALUATION

OPERATIONS OVERVIEW

Beginning in 1882, Blow-Me-Down Farm was developed as the country place and model farm of Charles C. Beaman, Jr. and his wife Hettie S. Evarts Beaman. The Blow-Me-Down Farm landscape is historically significant for its association with the Cornish Colony, a group of artists, writers, and otherwise influential urbanites who formed a creative community centered around Cornish, New Hampshire during the late-nineteenth and early-twentieth centuries. The Beamans were prominent members of the Cornish Colony and, along with their friends Augustus and Augusta Saint-Gaudens, are considered founders of the group. Blow-Me-Down Farm, and the nearby Saint-Gaudens home at Aspet, served as important social and creative centers for the Cornish Colony's activities. Since the end of the historic period in 1950, when Blow-Me-Down Farm passed out of Beaman family ownership, the landscape has undergone substantial changes that have affected its historic character. This chapter analyzes and evaluates the existing landscape conditions at Blow-Me-Down Farm to better understand their relationship to the landscape's historic character.

The chapter's first section addresses the historical significance of Blow-Me-Down Farm according to the National Register of Historic Places, which provides the basis for the second section, a cultural landscape evaluation based on National Park Service methods, which employ a detailed framework of landscape characteristics and associated features.[1] Landscape features are listed in Table 3.1, Landscape Features Inventory, and are graphically depicted in Drawings 3.1 and 3.2, Analysis and Evaluation Plans, which are included at the end of the chapter.

NATIONAL REGISTER EVALUATION

This section summarizes existing National Register documentation for Blow-Me-Down-Farm, provides recommendations for future updates to the documentation, and evaluates the Blow-Me-Down Farm landscape according to the National Register aspects of integrity.

SUMMARY OF EXISTING NATIONAL REGISTER DOCUMENTATION

Blow-Me-Down Farm is listed in the National Register of Historic Places as part of Saint-Gaudens National Historical Park. The current National Register documentation, which reflects the prior National Historic Site designation of the park retired in 2019, was accepted by the Keeper of the Register on October 2,

2013 (NRIS #13000802). On March 12, 2019, Saint-Gaudens National Historic Site was re-designated by Congress as Saint-Gaudens National Historical Park. Saint-Gaudens National Historic Site was administratively listed in the National Register on October 15, 1966 (NRIS # 66000120). The initial documentation (registration form) was approved by the Keeper of the National Register on November 15, 1985. The 2013 updated National Register documentation includes the Saint-Gaudens Farm and Blow-Me-Down Farm landscapes, which were acquired by the National Park Service after 1985. The 2013 documentation classifies Saint-Gaudens National Historic Site as a district containing 190.6 acres with fourteen contributing buildings, twenty-one contributing structures, nine contributing objects, and five contributing sites, and organizes the district into three components, treating them as distinct but historically related properties: Aspet, Saint-Gaudens Farm, and Blow-Me-Down Mill and Farm. Saint-Gaudens National Historical Park is documented as significant under all four National Register Criteria.

The park derives its primary significance from its association with Augustus Saint-Gaudens, one of the most prominent American sculptors of the Gilded Age, and the Cornish Colony, a group of influential artists to which Saint-Gaudens belonged. Aspet was Saint-Gaudens's summer and later year-round home and, along with the adjacent Blow-Me-Down Farm, the social and creative center of the Cornish Colony. The boundaries of the National Register district exclude 88.4 acres that fall within the legislated boundaries of Saint-Gaudens National Historical Park but are not owned by the National Park Service.[2]

Although the National Register documentation groups the Blow-Me-Down Farm and Blow-Me-Down Mill sites into one component, the following discussion will focus specifically on the significance of Blow-Me-Down Farm, the subject of this report. Historically, these two sites were parts of the same larger landscape within the boundaries of the Beaman Estate. However, their relationship has since been diminished due to a major mid-twentieth century expansion of NH Route 12A, which runs between the two sites. Today, Saint-Gaudens National Historical Park manages the sites as two distinct park components. The Blow-Me-Down Farm park component contains 42.6 acres and hosts thirteen National Register contributing resources, which are enumerated below.

Overview of Section 8 (Statement of Significance)

As presently documented in the National Register listing for Saint-Gaudens National Historical Park, Blow-Me-Down Farm (historically referred to as "Blow-Me-Down") is significant for its association with the Cornish Colony. The National Register period of significance for Saint-Gaudens National Historical Park extends from 1884, which the National Register documentation incorrectly identifies as the year Charles Beaman arrived in Cornish, to 1950, when Blow-

Me-Down Farm passed out of Beaman family ownership. By 1950, the Cornish Colony had largely dissolved.[3]

In its current form, the National Register documentation for Saint-Gaudens National Historical Park ascribes significance to Blow-Me-Down Farm under National Register criteria A, C, and D in the areas of art, architecture, and archeology. Its national significance under Criterion A, in the area of art, derives from its association with the Cornish Colony and Charles and Hettie Beaman's prominent roles in the group.

Blow-Me-Down Farm's significance at the local level under Criterion C, in the area of architecture, is attributed to its collection of late-nineteenth and early-twentieth century buildings and structures. These include the Classical Revival style examples of the Blow-Me-Down Dwelling (Casino) and Dance Hall (Ballroom) as well as the examples of popular regional agricultural building types embodied by the Big Barn, Garage (Carriage House), Chicken Coop (Tool House), and Woodshed. In contrast to Aspet, the National Register documentation does not assign significance to Blow-Me-Down Farm in the area of landscape architecture. Under Criterion D, Blow-Me-Down Farm may be eligible for listing as significant at the national level in the area of archeology for its potential to offer both pre-contact and post-contact archeological resources.

Overview of Section 7 (Description of Resources)

Section 7 of the 2013 National Register documentation for Saint-Gaudens National Historical Park organizes resources by association with park area (Aspet, Saint-Gaudens Farm, or Blow-Me-Down Mill and Farm) and by National Register resource types (buildings, structures, objects, and sites). The following are resources found specifically within the Blow-Me-Down Farm park component, as listed in the National Register documentation:

Buildings—Contributing Resources (8)

Casino; Dance Hall; Blow-Me-Down Farm Chicken Coop; Blow-Me-Down Farm Carriage House; Blow-Me-Down Farm Wood Shed; Blow-Me-Down Farm Bank Barn; Chauncey Cottage; Lewis Garage

Structures—Contributing Resources (3)

Blow-Me-Down Farm Driveway System; Blow-Me-Down Farm Stone Wall; Blow-Me-Down Farm South Gate

Objects—Contributing Resources (1)

Blow-Me-Down Farm Mill Wheels

Sites—Contributing Resources (1)

Blow-Me-Down Farm Grounds (Historic Associated Features: Open Fields, Hedge Allees)

NATIONAL REGISTER RECOMMENDATIONS

This section presents recommendations for future updates to the park's National Register documentation pertaining to Blow-Me-Down Farm, based on the research completed for this Cultural Landscape Report and following National Register guidance. The recommendations do not address all resource types or areas of significance, only those that are part of the cultural landscape.

Section 8, Significance

In future updates to the National Register documentation for Saint-Gaudens National Historical Park, consideration should be given to ascribing significance to Blow-Me-Down Farm under Criterion A at the state level in the area of community planning and development as an example of a rural estate of the Country Place Era. This period, beginning in the late nineteenth century and coming to an end during the Great Depression, was marked by the efforts of wealthy urbanites to establish rural retreats as a means of escaping the increasingly crowded, industrial American cities where they earned their fortunes. In scenic locations like Cornish, these members of the elite collaborated with landscape architects to design model farms and seasonal estates that were an expression of their wealth and their belief in the restorative, healthful effects of natural landscapes. Although Blow-Me-Down Farm has lost several resources that reflected the height of its development, it still exhibits many characteristics of the Country Place Era typology, including an expansive rural setting, integration of domestic and farm components, carefully planned drives, and commanding views to the surrounding landscape. Blow-Me-Down Farm remains as a relic of the social and cultural movement that shaped rural landscapes across the United States.

While the property once exhibited characteristics that would have warranted a determination of significance under Criterion C in the area of landscape architecture, the loss of significant site features since the end of the historic period, including the removal of numerous outbuildings and ornamental landscape features that once surrounded the Cottage, likely preclude that determination today.

Additionally, consideration should be given to modifying the National Register period of significance to commence in 1882, when Charles and Hettie Beaman purchased Blow-Me-Down Farm and set about establishing the property as a country place and model farm. The current National Register documentation records the beginning of the period of significance as 1884, which is identified in

the documentation as the year Beaman arrived in Cornish. However, as recounted in the Site History chapter, major planning and construction at Blow-Me-Down Farm began soon after the Beamans acquired the property on October 3, 1882. In fact, the Cottage, the farm's grand residence, was largely completed by December 1883. Although the Cottage was lost to fire in 1926, major existing resources, including the Big Barn and the system of drives throughout the property, date from this initial period of Beaman development. These major projects laid the foundation for Blow-Me-Down Farm's position at the center of the Cornish Colony and therefore contribute directly to the property's historic significance.

Boundaries

As recorded in the 2013 National Register documentation, the historic district of Saint-Gaudens National Historical Park contains 190.6 acres. This acreage is spread across three component landscapes: Aspet (101.5 acres), Saint-Gaudens Farm (6.5 acres), and Blow-Me-Down Mill and Farm (82.6 acres). Historically, Blow-Me-Down Farm encompassed significantly more acreage than falls within the park component today. In 1882, the Beamans purchased a tract of approximately 329 acres that would become the core of Blow-Me-Down Farm. Following the end of the period of significance in 1950, the historic core was subdivided such that, by the time the Blow-Me-Down Farm component was added to Saint-Gaudens National Historical Park in 2010, the Blow-Me-Down Dwelling (Casino), Big Barn, and surviving outbuildings sat on a lot of only 42.6 acres. The Blow-Me-Down Farm parcel, added to the forty acres of the park's Blow-Me-Down Mill component, constitutes the 82.6 acres recorded in the 2013 National Register documentation. In future updates to National Register documentation for the historic district of Saint-Gaudens National Historical Park, it may be appropriate to consider reevaluating the district boundaries to include land that historically fell within the borders of Blow-Me-Down Farm but today sits in private ownership outside the historic district. At present, there are no known historic resources, aside from the land itself, outside park boundaries.

Section 7 Resource Inventory

The following are recommended edits to the inventory of National Register resources based on research conducted for this Cultural Landscape Report.

<u>Buildings—Contributing Resources</u>

—Blow-Me-Down Farm Playhouse: This extant historic building is listed as a character-defining, contributing feature in the Cultural Landscape Inventory for Blow-Me-Down Farm, a determination that is adopted by this Cultural Landscape Report. However, when the 2013 National Register documentation was being prepared, the Playhouse was temporarily located off site. For this reason, it is not

listed as a resource in the National Register documentation for the historic district of Saint-Gaudens National Historical Park. The Playhouse was later returned to Blow-Me-Down Farm and placed at a position in the historic service area where it previously stood for a brief period between 1892 and 1893. It is a small, vernacular building with a footprint of approximately twelve feet by 8.5 feet and stands twelve feet high. It features fanciful scrolled bargeboards and a simple, covered front porch. In future updates to National Register documentation for Saint-Gaudens National Historical Park, the Blow-Me-Down Farm Playhouse should be listed as a contributing resource.

—Blow-Me-Down Dwelling (Casino): The current National Register documentation for Blow-Me-Down Farm lists the Casino as a contributing building resource, which originated as the ca. 1787 Moses Chase house before being moved and extensively remodeled in 1888. The Casino underwent another major series of changes in 1927 when it was converted to the primary residence on the property. Corresponding to this transformation, by the end of the historic period the building was referred to as the Blow-Me-Down Dwelling, as evidenced in the report of a 1935 insurance survey. For this reason, consideration should be given to modifying the name used to refer to the building within the National Register documentation to "Blow-Me-Down Dwelling (Casino)" to better reflect its use by the end of the historic period.

—Dance Hall (Ballroom): The current National Register documentation for Blow-Me-Down Farm lists as a contributing building resource the Dance Hall, which originated as a rear wing to the Blow-Me-Down Dwelling (Casino) in 1888 but was detached and moved to its current location during the conversion of the Blow-Me-Down Dwelling to the estate's primary residence in 1927. After this move and a substantial renovation of its own, the former wing was referred to as the "Ballroom." Sometime later, it began to be referred to as the "Dance Hall." For this reason, consideration should be given to modifying the name used to refer to the building within the National Register documentation to "Dance Hall (Ballroom)."

Structures—Contributing Resources

—Blow-Me-Down Farm Mill Wheels: Five granite mill stones, arranged in various locations near the Blow-Me-Down Dwelling (Casino), are listed as contributing resources in the 2013 National Register documentation. The objects are thought to be salvaged from the Blow-Me-Down Mill. Three of the mill stones are located along the southwestern edge of the Dance Hall Parking Area and stand upright, partially embedded in the earth. A fourth lies flat on the ground, supporting a post and bell at the northwest corner of the Blow-Me-Down Dwelling (Casino). The final mill stone serves as a base for a flagpole in the center of the abandoned turnaround in front of that building. The circumstances surrounding the placement of the three mill stones along the Dance Hall Parking

Area and the fourth supporting a post and bell are unclear. Therefore, their listing as contributing resources in the National Register documentation should be reconsidered. However, the mill stone serving as the flagpole base in the turnaround was installed in that location in ca. 1928 and served as the base for a large decorative urn until ca. 1950, when the urn may have been removed. For this reason, the mill stone at the center of the turnaround should remain as a contributing resource in the National Register documentation. The flagpole that it supports today was placed there after 1950 but may have historically stood upon the South Knob. Additionally, "Mill Wheels" is incorrect terminology for these objects, which should all be referred to as "Mill Stones."

Sites—Contributing Resources

—Blow-Me-Down Farm Grounds: The existing National Register documentation lists the Blow-Me-Down Farm Grounds as a contributing site encompassing the entire extent of the park component's historic designed landscape. In future updates to the National Register documentation for Saint-Gaudens National Historical Park, consideration should be given to reclassifying this single resource as two distinct resources: Blow-Me-Down Farm Domestic Grounds and Blow-Me-Down Farm Agricultural Fields. The Blow-Me-Down Farm Domestic Grounds comprises the residential landscape that historically served as a setting for the Beaman family's home and social life. The domestic grounds are distinct from the property's historic agricultural landscape, although a large portion of historic domestic space along the western edge of the upper terrace has been converted to agricultural use since the end of the historic period. The Blow-Me-Down Farm Domestic Grounds are significant for their association with the Cornish Colony and the Country Place Era. Additionally, beneath the contributing resource listing, consideration should be given to including the following historic associated features, all described in Table 2.1:

—Hemlock Hedge Ring

—Main Entrance Drive Sugar Maple Alee

—Cottage Site Conifer Grove

—Hemlock and Yew Hedges – Tennis Court #3

—Norway Spruce Grove

—Blow-Me-Down Dwelling (Casino) Conifer Grove - East

Of the features listed above, the Cottage Site Conifer Grove, Hemlock and Yew Hedges – Tennis Court #3, and Norway Spruce Grove all reflect landscape developments that took place in the latter period of Beaman ownership, after the loss of the Cottage to fire in 1926.

The Blow-Me-Down Farm Agricultural Fields are located primarily on the western portion of the lower terrace, bordering the eastern bank of the Connecticut River, and remain under cultivation pursuant to an agricultural lease. The site resource is a defining feature of Blow-Me-Down Farm and contributes to the site's historic significance as a model farm. Beneath the contributing resource listing, consideration should be given to including as a historic associated feature the Farm Track to Lower Terrace, which is described in Table 2.1.

EVALUATION OF HISTORICAL INTEGRITY

As defined by the National Register, integrity is the ability of a property to convey its significance through physical resources, according to a series of standard aspects: location, design, setting, materials, workmanship, feeling, and association. The following evaluation is based on the recommended period of significance for Blow-Me-Down Farm from 1882–1950.

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. Blow-Me-Down Farm remains in the same place where Charles and Hettie Beaman established their country place and model farm. As discussed above, the 42.6-acre Blow-Me-Down Farm component landscape of the historic district of Saint-Gaudens National Historical Park does not encompass the entirety of the Beaman family's historic property, which has been subdivided since the end of the historic period. Nevertheless, the Blow-Me-Down Farm landscape retains overall integrity of location.

Design

Design is defined by the National Register as the combination of elements that create the form, plan, space, structure, and style of a property. The overall design of Blow-Me-Down Farm remains defined by the natural river terraces with open fields bordered by mixed-hardwood forest stands, and the property still responds to the panoramic river and mountain views to the west and south. The historic residential and service areas on the upper terrace remain defined by the arrangement of surviving historic buildings and structures and the remnants of the historic system of drives. Changes to the design of these areas has resulted from the loss of historic buildings and lack of maintenance of drives, which has led several to appear as dirt traces today. While the loss of the Cottage to fire in 1926 resulted in a major change in the property's character, this event occurred during the historic period, after the height of the Cornish Colony. Additionally, many historic vegetation features have been removed or have lost character over

time. Because of these changes, the Blow-Me-Down Farm landscape no longer possesses overall integrity of design.

Setting

Setting is the physical environment of a property, and the general character of a place. Overall, Blow-Me-Down Farm retains the rural agricultural character and views to the Connecticut River and surrounding mountains that defined its setting throughout the period of significance. Similarly, properties that form the larger setting adjacent to and in view of park lands have not undergone major development since the end of the historic period. However, the realignment of NH Route 12A, completed in 1959, resulted in significant changes to the character of Blow-Me-Down Farm's immediate surroundings, particularly along the eastern boundary of the historic core. This has resulted in the loss of integrity of setting along the perimeter of the property. Nevertheless, the core of Blow-Me-Down Farm retains integrity of setting.

Materials

Materials are the physical elements that give form to a historic property. Blow-Me-Down Farm retains predominant use of wood in buildings and structures and recent major projects related to the Big Barn and Playhouse have focused on the restoration of historic materials. Stone materials, while less prevalent in the landscape, exhibit integrity in features such as the long terrace stone wall and the fieldstone paving between the Blow-Me-Down Dwelling (Casino) and Dance Hall (Ballroom). Vegetation features, such as the hemlock hedges and main entrance drive sugar maple allee consist of historic plant material. Overall, Blow-Me-Down Farm retains integrity of materials in its major resources.

Workmanship

Workmanship is the physical evidence of the crafts and methods of construction used during the historic period. Blow-Me-Down Farm retains integrity of workmanship from the period of significance in the construction of the Big Barn, Blow-Me-Down Dwelling (Casino), Chauncey Cottage, and the several outbuildings that survive on the property. The artistry and craftsmanship of these buildings, as well as the long terrace stone wall and other structures, exhibit late-nineteenth and early-twentieth century building methods and techniques. Overall, Blow-Me-Down Farm retains integrity of workmanship.

Feeling

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time resulting from the presence of physical features that, taken together, convey the property's historic character. Blow-Me-Down Farm retains the feeling of a rural late-nineteenth to early-twentieth century country place. The property retains the key characteristics that inspired Charles and Hettie Beaman to establish their country place and model farm on the site. However, diminished use since the end of the historic period has resulted in some loss of feeling. This is especially true of the historic residential and recreational areas of the property. Reduction of agricultural activity on the upper terrace, particularly in the area around the Big Barn, has also led to diminished historic feeling, although the continued cultivation of fields to the west contribute to the general feeling of an agricultural landscape. Overall, Blow-Me-Down Farm retains integrity of feeling.

Association

Association is the direct link between an important historic event or person and a historic property. Blow-Me Down Farm remains intimately associated with the Beaman family and the Cornish Colony through the continued existence on site of buildings and structures constructed, used, and inhabited by these groups during the historic period. While the loss of the Cottage to fire in 1926 resulted in the destruction of a substantial building resource, this event took place during the historic period. Therefore, Blow-Me-Down Farm retains integrity of association.

Summary Evaluation of Integrity

The Blow-Me-Down Farm component landscape of the historic district of Saint-Gaudens National Historical Park retains integrity of location, setting, materials, workmanship, feeling, and association. Overall, the landscape of Blow-Me-Down Farm conveys its significance as a historic model farm and country place that served as an important social center of the Cornish Colony during the late-nineteenth and early-twentieth centuries. Despite the major loss of the Cottage to fire during the historic period, the use of the property as a country place and model farm continued through the World War II era. Integrity of design has been lost due to removal of additional historic buildings and structures and changes to vegetation and circulation features since the end of the historic period. Additionally, some integrity of setting has been lost due to extensive modifications to NH Route 12A undertaken in the late 1950s.

CULTURAL LANDSCAPE EVALUATION

This section evaluates the historic character of the Blow-Me-Down Farm landscape. Landscape characteristics are evaluated by assessing physical changes through comparison of historic conditions (1882–1950) and existing conditions. An evaluated inventory of all landscape features is provided in summary format in Table 3.1. This table includes feature name, reference to other resource inventories including the Cultural Landscapes Inventory and National Register, FMSS record reference, evaluation status, an evaluation narrative including information about historic and current conditions, and an existing conditions graphic reference. Features are evaluated as contributing or non-contributing to the historic character of the Blow-Me-Down Farm landscape, or unevaluated if there is insufficient information. The names of character-defining landscape features that have been removed since the end of the historic period are listed in the table using italics, and historic photographs are included if available. All landscape features at Blow-Me-Down Farm are depicted on Drawings 3.1. and 3.2 (Analysis and Evaluation plans), which graphically summarize the evaluation by contrasting contributing and non-contributing features, and indicating features removed since the end of the historic period.

The cultural landscape evaluation addresses the entire recommended historic period, from Beaman acquisition of Blow-Me-Down Farm in 1882 until the discontinuation of Beaman family ownership in 1950. While this evaluation does make reference to landscape changes made throughout the duration of the historic period, the focus is a comparison of conditions at the end of the historic period in 1950 with the present.

SETTING

Setting is the immediate context of the landscape. Particularly significant to the historic setting of Blow-Me-Down Farm were features located outside the main entrance on the farm's eastern border.

Historic Condition (1882–1950)

Blow-Me-Down Farm was part of the Beaman Estate and was closely associated with landscape features that fell within the larger estate but were located immediately outside the farm's boundaries. This was especially true of the Blow-Me-Down Mill, which sat directly east of Blow-Me-Down Farm on the other side of NH Route 12A, earlier known as Wilson Road and River Road. During the historic period, this rural road carried relatively little traffic and was not paved for automobile use until 1926–1927. The main entrance drive to Blow-Me-Down Farm met River Road at a triangle intersection slightly south of Blow-Me-Down Mill. Immediately outside Blow-Me-Down Farm's main entrance gate,

the Blow-Me-Down Brook Bridge carried River Road across Blow-Me-Down Brook. Constructed in 1888 with financing from the Beaman family, the bridge was supported by a set of stone arches and was designed by the architecture firm McKim, Meade & White. The bridge and other features along Blow-Me-Down Farm's eastern border were arranged to create a formal sense of arrival to the landscape.

Evaluation

Since the end of the historic period, substantial changes to the landscape immediately outside the boundaries of Blow-Me-Down Farm have resulted in a loss of historic character pertaining to the park component's setting. Most of

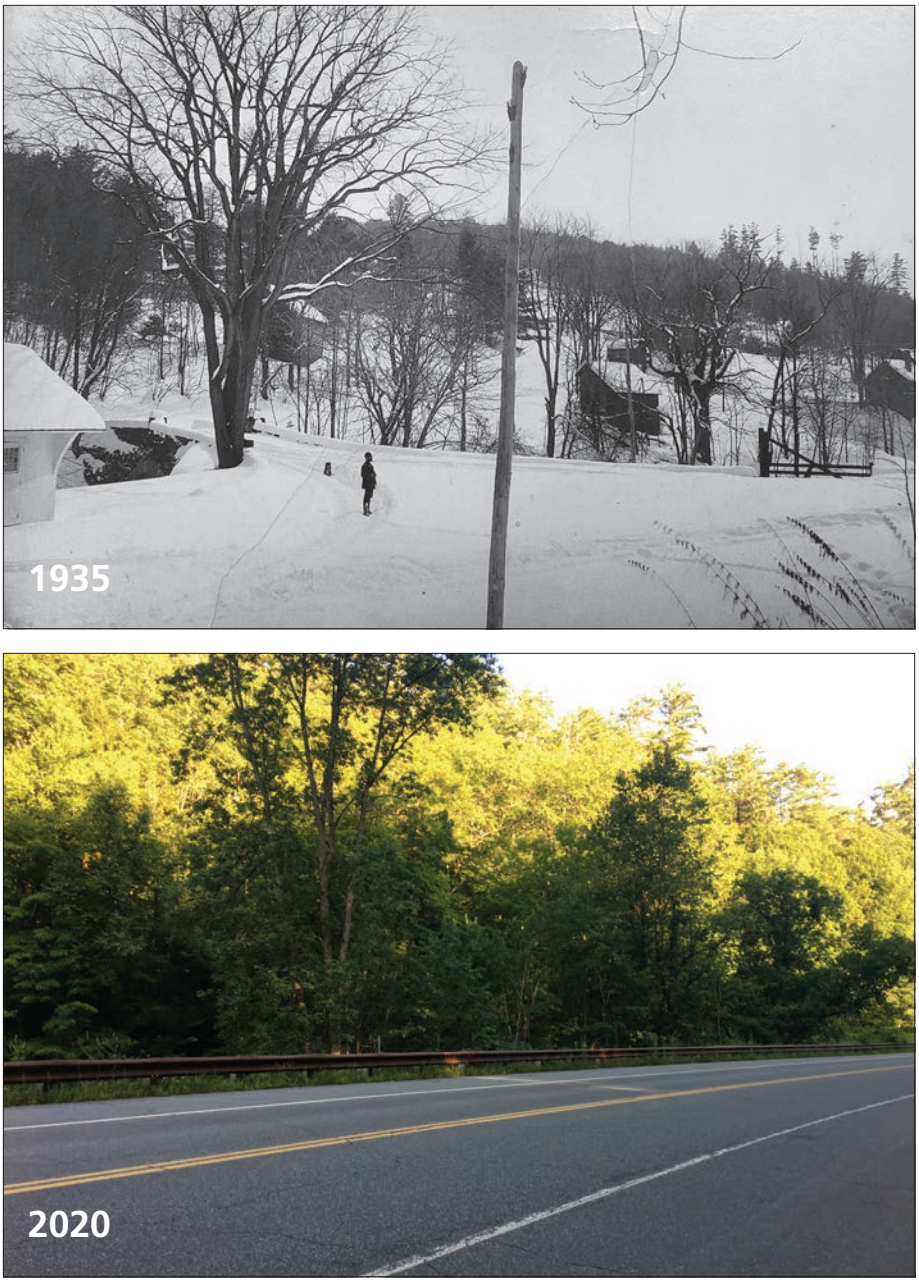


Figure 3.1. NH Route 12A (formerly Wilson Road and River Road) as it passes the eastern boundary of Blow-Me-Down Farm, looking southeast from a similar vantage in 1935 (above) and 2020 (below). The 1935 photo shows the road's former route over the Blow-Me-Down Brook Bridge, which was substantially altered when NH Route 12A was expanded and realigned in 1959. The small building at the left edge of the 1935 photo is the Beamans' carriage shop. (Above: Saint-Gaudens National Historical Park Archives, Below: NPS Olmsted Center)

these changes are a direct result of the 1959 realignment of NH Route 12A, which skirts Blow-Me-Down Farm to the north and east (fig. 3.1). The realignment project widened the road and resulted in the removal of the triangle intersection that was previously located immediately east of the main entrance gate. The main entrance drive fell into disuse following this modification, due to poor sight lines where it met the state road's new alignment. The wide, high-speed road also created a barrier separating Blow-Me-Down Farm from Blow-Me-Down Pond and Blow-Me-Down Mill, with which it had historically been closely associated (fig. 3.2). The Blow-Me-Down Brook Bridge was partially demolished as part of the 1959 project. Today, only the northern portion of the bridge, including one of the stone arches, remains. This structural remnant is isolated in an area of mowed lawn east of the current alignment of NH Route 12A (fig. 3.3).

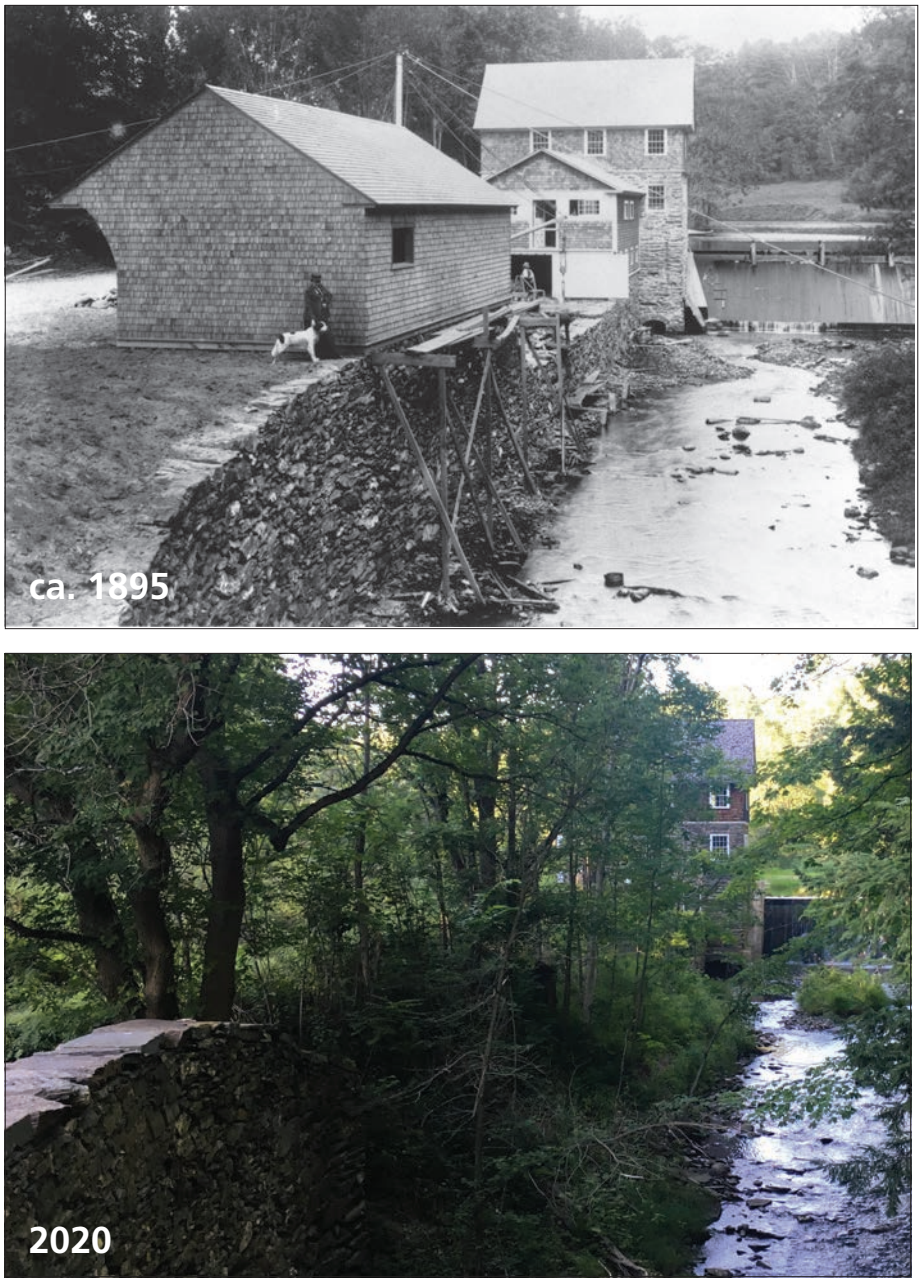


Figure 3.2. Blow-Me-Down Mill and Dam, looking north from the northern edge of Blow-Me-Down Brook Bridge in ca. 1895 (above) and 2020 (below). Blow-Me-Down Brook passes the mill as it spills over the dam. By 2020, increased vegetation growth had reduced visibility. The carriage shop, depicted in the left foreground of the ca. 1895 photo, and the dam's south wing are no longer extant. (Above: Saint-Gaudens National Historical Park Archives, Below: NPS Olmsted Center)



Figure 3.3. Site of Blow-Me-Down Brook Bridge, which historically carried Wilson Road (previously River Road and presently NH State Route 12A) over Blow-Me-Down Brook immediately south of Blow-Me-Down Mill, in ca. 1910 (above) and 2020 (below). (Above: Saint-Gaudens National Historical Park Archives, Below: NPS Olmsted Center)

NATURAL SYSTEMS AND FEATURES

Natural Systems and Features are the natural aspects that characterize a landscape and have influenced its development, such as geomorphology, hydrology, climate, flora, and fauna. Built or manipulated landforms are described under Topography, and managed flora is described under Vegetation.

Historic Condition (1882–1950)

Natural systems and features historically contributed substantial definition to the landscape character of Blow-Me-Down Farm. This is especially true of the dense stands of hardwoods and conifers that bordered the open agricultural fields and the maintained service and domestic areas of the landscape. Wooded areas

enveloped Blow-Me-Down Farm on nearly all sides except along the property's western edge, which meets the Connecticut River, where clearing was undertaken to maintain views from the core of the farm to the surrounding landscape.

As the historic period progressed, the degree of enclosure within the landscape increased as a decline in clearing practices allowed the establishment of successional vegetation. By the end of the late Beaman period in 1950, these newly established wooded areas largely obscured views from the core of Blow-Me-Down Farm toward another important natural feature, Blow-Me-Down Brook. This waterway, which feeds Blow-Me-Down Pond and provided a source of power for Blow-Me-Down Mill, runs along the southeastern edge of the farm as it makes its final approach to the Connecticut River. During the early Beaman period, clearing was undertaken to allow views of this portion of the brook's course from the farm's upper and lower terraces.

However, clearing practices did not cease completely during the late Beaman period. Rather, strategic clearing of wooded areas was undertaken to maintain desired views and vistas toward Blow-Me-Down Pond and the wider landscape. These features are discussed in more detail below.

Evaluation

Natural systems and features continue to define the historic landscape at Blow-Me-Down Farm, although several developments since the end of the historic period have resulted in changes to landscape character. The 1959 realignment of NH Route 12A isolated a portion of Blow-Me-Down Pond from the rest of the waterbody. Today, this remnant exists as an obscured, wooded wetland wedged between Blow-Me-Down Farm's west entrance road and the state highway.

Additionally, since 1950 the extent of wooded areas on the edges of Blow-Me-Down Farm has continued to increase (fig. 3.4). This has resulted in generally reduced visibility of the wider landscape from the core of the farm and has specifically obscured views toward Blow-Me-Down Pond from the upper terrace that were maintained during the late Beaman period. Nevertheless, clearing efforts have continued in certain areas, including near the mouth of Blow-Me-Down Brook, where vegetation is suppressed to maintain the south river vista, which is discussed under Views and Vistas.

The proliferation of non-native invasive plants has also altered the historic character of natural features at Blow-Me-Down Farm, especially along the site's wooded edges. Colonies of invasive Norway maple and black swallowwort have become particularly common at Blow-Me-Down Farm and inhibit the regeneration of native woody and herbaceous plants that better reflect the site's historical plant composition. In recent years, the park has undertaken major initiatives to reduce populations of non-native invasive plants at Blow-Me-Down



Figure 3.4. Aerial photographs depicting Blow-Me-Down Farm in 1939 (above) and 2019 (below), demonstrating the development of woods along the edges of the upper and lower terraces. (Above: Saint-Gaudens National Historical Park archives, Below: ESRI World Imagery)

Farm. These efforts are discussed in more detail in the Existing Conditions chapter.

SPATIAL ORGANIZATION

Spatial organization is the three-dimensional character of a landscape formed by the ground, vertical, and overhead planes. Included in this characteristic are agricultural fields, which define distinct areas within the landscape, but not necessarily with enclosed spatial character.

Historic Condition (1882–1950)

Soon after the Beamans purchased the old Chase home farm in 1882, they began designing their model farm and country place, following an organizational framework that located residential, service, and agricultural spaces within separate areas of the landscape. This framework was heavily influenced by the natural topography of the site, with the service area, farm area, and domestic grounds developed on the upper terrace and the agricultural fields primarily laid out on the lower terrace, along the Connecticut River.

Blow-Me-Down Farm's spatial organization was reinforced by drives, farm roads, buildings, and vegetation features that were placed deliberately throughout the landscape. The service area was located on the northeastern portion of the upper terrace and was separated from the residential grounds by the service drive, which ran from the Big Barn to the northern edge of the terrace. Immediately east of the service area was the farm area, which contained the Big Barn corral, a space defined by the Big Barn and its cow barn wing as well as by a pipe and wire corral fence that was installed in 1928. South of the Big Barn corral, on the other side of the Chauncey Cottage drive, Chauncey field occupied space defined by Chauncey Cottage to the east and the line of hemlocks along the Big Barn drive to the west. Today, this space features a collection of ornamental trees and shrubs but was historically the site of an orchard from 1886 until ca. 1930, and a cultivated field from ca. 1938 until 1990.

The domestic grounds, which were centered around the Cottage during the early Beaman period, occupied space along the upper terrace's western edge. The landscape immediately around the Cottage featured a series of well-defined ornamental spaces known as the east, west, and south lawns. These lawns derived spatial definition from the Cottage itself, but also from several circulation and vegetation features, including the main entrance drive and clipped hemlock hedges. The main entrance drive entered the domestic grounds from the east, after ascending the wooded slope in the historic entrance area. Even after the Cottage was lost to fire in 1926, the ornamental spaces in this area of the domestic grounds retained some of their character and definition.

The 1926 Cottage fire and the subsequent conversion of the Casino into the Beaman family's primary residence resulted in shifting the residential grounds northwest toward the renovated building, which became known as the Blow-Me-Down Dwelling. Several new spatial features, including the long terrace and tennis court #3, which is presumed to have been surrounded by hedges of yew (*Taxus sp.*) and hemlock (*Tsuga canadensis*) in a space northwest of the Dance Hall (Ballroom), were built as part of this shift. The long terrace served as a venue for the Beaman family's social and domestic life and featured a small brick patio surrounded by mowed lawn. A set of cut stone steps on the northwestern edge of the terrace led down to an informal cutting garden, another addition after 1926.

In contrast to these changes on the upper terrace, the spatial character of the lower terrace field remained remarkably consistent throughout the historic period. In fact, the use of the lower terrace as an agricultural field may date to the establishment of the Chase home farm in ca. 1766. A steep terrace bank defines the field to the east, and the Connecticut River's eastern bank, which became increasingly wooded as the historic period progressed, serves as the field's western boundary.

Evaluation

Today, the overall spatial organization of Blow-Me-Down Farm continues to reflect the landscape's historic character, despite the loss of definition around several spaces. The most substantial change in landscape character occurred in ca. 1980 when landscape features associated with the Cottage were removed during regrading of the upper terrace field. The removal of these features, including the Cottage entrance hydrangeas and the piazza terrace, resulted in the loss of spatial definition around the original domestic grounds, and today the former west and south lawns are no longer evident. However, the east lawn retains spatial definition, bordered by the main entrance drive trace and rows of hemlock that were clipped into hedges during the historic period (fig. 3.5).

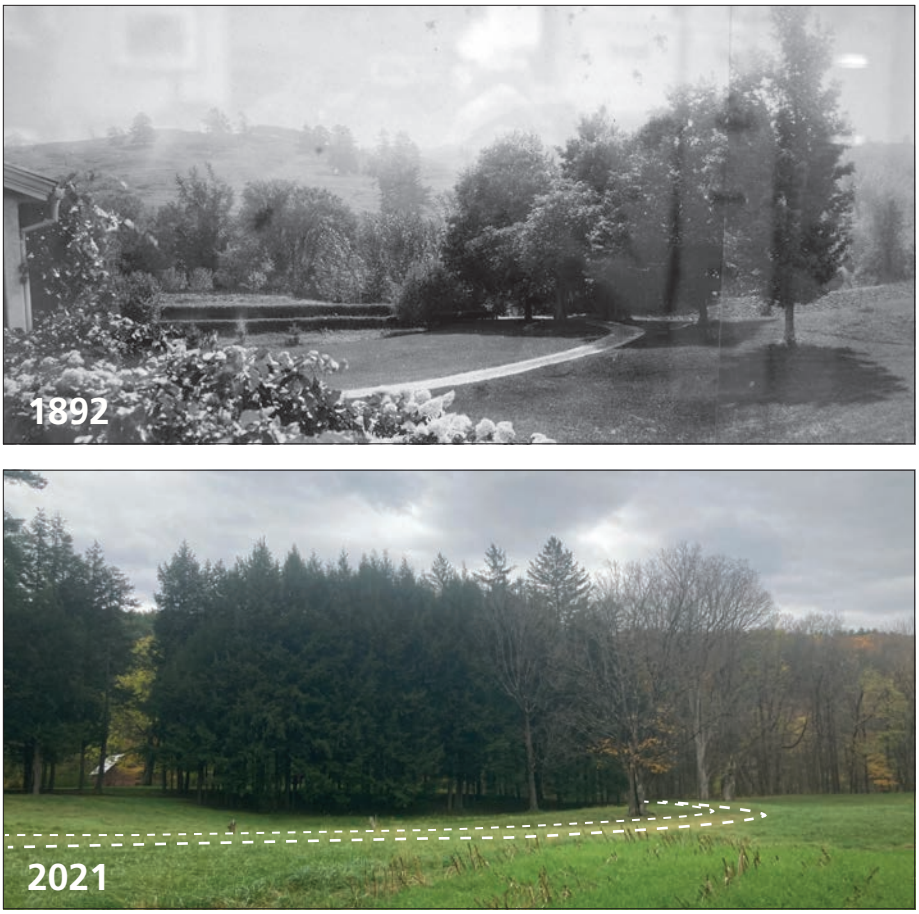


Figure 3.5. The main entrance drive, looking southeast in 1892 (above) and 2021 (below). In the 1892 photo, the drive can be seen curving north toward the Cottage, which is just out of frame to the left. Part of the east lawn is pictured left of the drive, and the hemlock *(Tsuga canadensis)* hedges along the Big Barn drive can be seen in the distance. The sugar maple *(Acer saccharum)* allee runs along both sides of the drive in the right side of the image. In the 2021 image, the trace of the drive (highlighted with white, dashed lines) curves toward the bottom-left corner of the frame, and two remaining sugar maple specimens stand at the edge of the drive to the right. Full-grown hemlocks that were once clipped into hedges can be seen in the distance. (Above: Saint-Gaudens National Historical Park Archives, Below: NPS Olmsted Center)

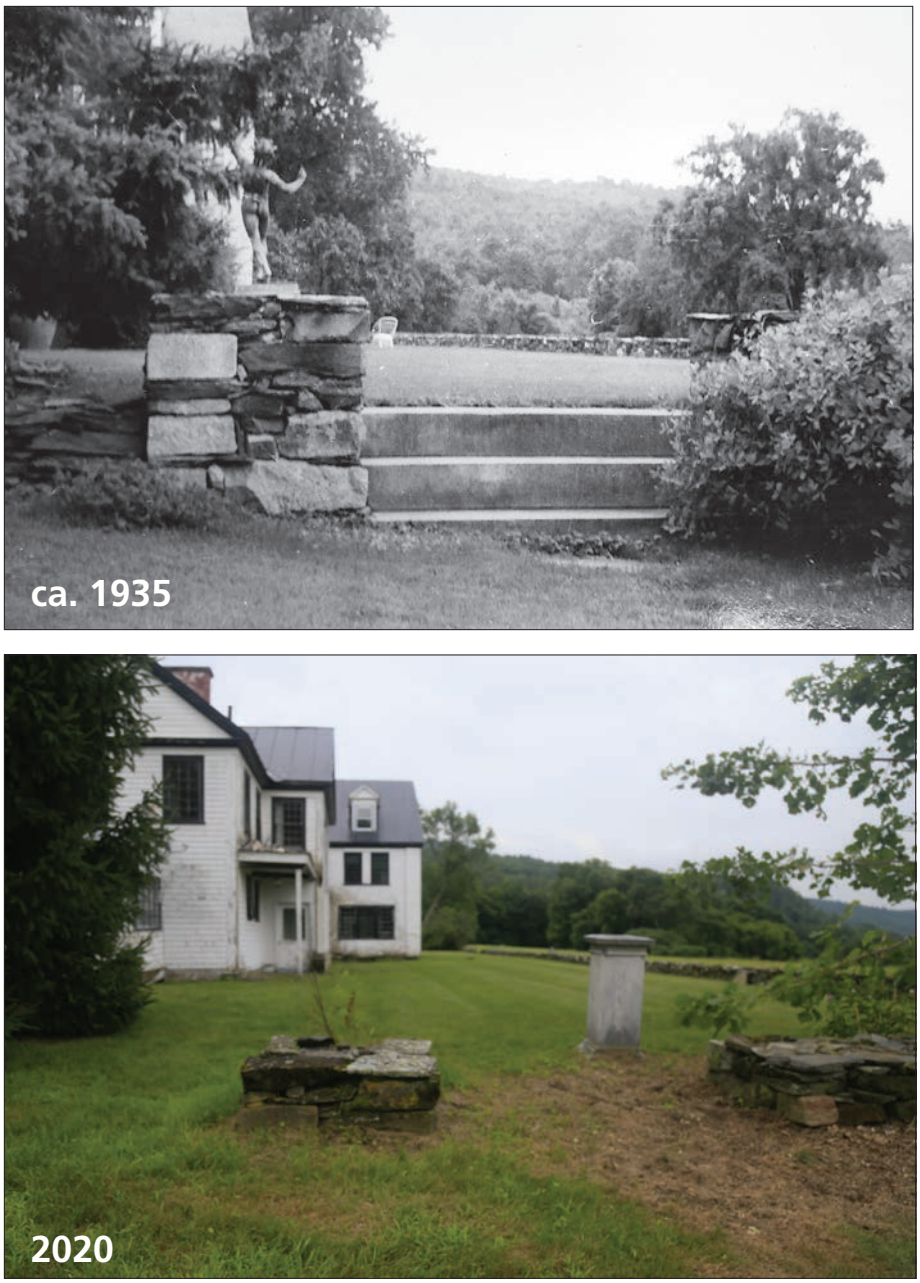


Figure 3.6. The long terrace from the site of the cutting garden, looking southeast in ca. 1935 (above) and 2020 (below). In the image above, the stone steps to the cutting garden are at center and the terrace's stone wall is visible in the distance. A statue is displayed on the long terrace to the left. In the 2020 image, the stairs are no longer visible and the grade has been raised on the northwestern side of the stone wall. A stone pedestal of unknown origin is pictured in the 2020 image. (Above: Staige Davis Collection, Below: NPS Olmsted Center)

In contrast to the former Cottage grounds, the spaces around the Blow-Me-Down Dwelling (Casino) have largely retained their historic spatial character, despite some minor changes. The long terrace retains its historic spatial definition, but the historic brick patio and cut-stone steps are no longer extant (fig. 3.6). Additionally, the cutting garden was removed in ca. 1960. The space presumed to have been the location of tennis court #3 is still well-defined by lines of yew and hemlock, however there is no indication of the space's historic use.

In the service area, the Big Barn corral is no longer evident as a distinctive space due to the loss of historic spatial definition. This resulted from the removal of the pipe-and-wire corral fence in 1955 and the demolition of the cow barn wing in 1974 (fig. 3.7). Historic spatial character has also been lost in the service area due



Figure 3.7. The Big Barn corral, looking northeast, in 1935 (above) and 2020 (below). The space has lost definition due to the removal of the cow barn wing and the pipe and wire corral fence. (Above: Staige Davis Collection, Below: NPS Olmsted Center)

to the removal or demolition of most of the buildings that were once clustered in this portion of the landscape (fig. 3.8). This change primarily occurred in 1971, when historic structures such as the Coachman's House, Laundry-Studio, and Farm House were moved to private parcels north of Blow-Me-Down Farm and converted to residences, where they likely stand today. Of the more than ten structures that once stood in the service area, only the Woodshed, Garage (Carriage House), and Chicken Coop (Tool House) remain in their historic locations (fig. 3.9).



Figure 3.8. The service area, looking northeast, in 1935 (above) and 2020 (below). The historic space has lost definition due to the removal of several outbuildings. The Big Barn is visible in the background of the 2020 image. (Above: Staige Davis Collection, Below: NPS Olmsted Center)

LAND USE

This characteristic refers to the form and association of a landscape resulting from its function and use.

Historic Condition (1882–1950)

Blow-Me-Down Farm was initially developed as a country place and model farm. Land uses associated with this purpose included agricultural cultivation and the residential and service activities associated with a rural estate. These land uses remained consistent throughout the historic period and were practiced within distinct areas of the landscape deliberately organized to provide spatial and



Figure 3.9. The service area, looking northeast, in 1935 (above) and 2020 (below). The chicken coop is depicted to the left in both images, but the ice house, on the right n the 1935 photo, is no longer extant in 2020. The Playhouse is visible in the background of the 2020 photo. It was placed in this location after a 2012 restoration. (Above: Staige Davis Collection, Below: NPS Olmsted Center)

visual separation between different activities. The lower terrace was dedicated to agricultural cultivation while other land uses were organized on the upper terrace.

The domestic grounds, which ran along the western portion of the upper terrace, were used for residential and recreational purposes. This area was accessed from the main entrance drive, which originated at the eastern border of Blow-Me-Down Farm and climbed the steep, wooded terrace bank in the historic main entrance area before emerging east of the Cottage site on the upper terrace. The service area, located west of the domestic grounds on the upper terrace, provided space for land uses related to the daily operations and maintenance of Blow-Me-Down Farm. Immediately east of the service area, also on the upper terrace, was the farm area, which contained the Big Barn and a few smaller structures that

supported the farm's agricultural practices. Also located in this area was Chauncey Cottage, a guest cottage tucked into the woods south of the Big Barn.

Evaluation

Since the end of the historic period, changes in land use at Blow-Me-Down Farm have resulted in some loss of spatial definition on site, although certain uses have remained consistent with the landscape's historic character. Agricultural cultivation, especially of the lower terrace field, has been continually practiced on the landscape since the beginning of the historic period. Today, this use is pursuant to an agricultural lease between the National Park Service and a local farm operation.

In a departure from historic land use patterns on site, the western portion of the domestic grounds on the upper terrace was converted to agricultural cultivation in the 1980s. There have been other substantial land use changes on the upper terrace, including the discontinuation of residential and service activities. Additionally, the farm area is no longer actively used for agricultural practices and the historic entrance area no longer serves as the primary access to Blow-Me-Down Farm. These changes have all been associated with a loss of definition among the historic land use areas on the upper terrace.

Since acquisition by the National Park Service in 2010, new land uses have been introduced at Blow-Me-Down Farm, including those associated with an agreement the park made with Opera North in 2016. The agreement allows the nonprofit organization, based in Lebanon, New Hampshire, to use Blow-Me-Down Farm as a venue for live performances and other arts-related events. Although large public events are new to the landscape, this use is consistent with Blow-Me-Down Farm's historic association with the Cornish Colony and the creative activities of its members.

An inholding land parcel designated as tract 01-117 lies in the northeastern corner of Blow-Me-Down Farm. The parcel is owned by the Trustees of the Saint-Gaudens Memorial and most of its area is situated on the lower terrace. The Trustees allow the lessee of the federally owned fields at Blow-Me-Down Farm to cultivate agricultural fields within tract 01-117.

CIRCULATION

Circulation comprises the spaces, features, and materials that constitute systems of movement in the landscape.

Historic Condition (1882–1950)

The Beaman family installed an organized circulation system at Blow-Me-Down Farm that included both carefully planned formal drives and farm roads. Throughout the historic period, Blow-Me-Down Farm was accessed from the main entrance drive which met NH Route 12A, formerly Wilson Road and River Road, at the main entrance gate on the farm's eastern border (fig. 3.10). This drive was most likely built along the alignment of the entrance road into the Chase home farm. From the gate, this drive climbed the steep wooded terrace bank before emerging in the domestic grounds, where it followed a graceful northward curve that brought it alongside the Cottage's eastern façade (see fig. 3.5).

After passing the Cottage, the main entrance drive intersected with the service drive, which ran from the Big Barn to the northern edge of the upper terrace, where it met a farm road that skirted the woods along the terrace edge. The service drive and the farm road created an irregular loop, meeting again at an intersection immediately southwest of the Big Barn. The loop surrounded the central portion of Blow-Me-Down Farm's service area, where a collection of outbuildings and other structures was located.

Other important features of the historic circulation system included the Big Barn drive, which connected the Big Barn's primary entrance, located on the structure's southwestern façade, with the main entrance drive. Also originating in front of the Big Barn was Chauncey Cottage drive, which provided access to Chauncey Cottage, a Country-Place-Era guest cottage (fig. 3.11). A farm track along the steep bank southwest of the Cottage led down to the lower terrace field.

After the Cottage fire in 1926, the shifting of the residential grounds to the area around the Blow-Me-Down Dwelling (Casino) resulted in the creation of new circulation features. The main entrance drive was extended to the area in front of the new residence and a turnaround was installed in the entry court. Additionally, a parking area was built in front of the Dance Hall (Ballroom) and a new drive was laid out, connecting the parking area to the service drive. These features remained in place and were largely unaltered through the end of the historic period.

Evaluation

Since 1950, the circulation system at Blow-Me-Down Farm has partially maintained its historic character, despite several major alterations that have detracted from the landscape's historic character. The realignment and widening of NH Route 12A in 1959 led to diminished use of the historic main entrance drive as the primary access to Blow-Me-Down Farm. Today, the primary visitor entrance to Blow-Me-Down Farm is located near the farm's northwestern corner, where the west entrance road meets NH Route 12A.

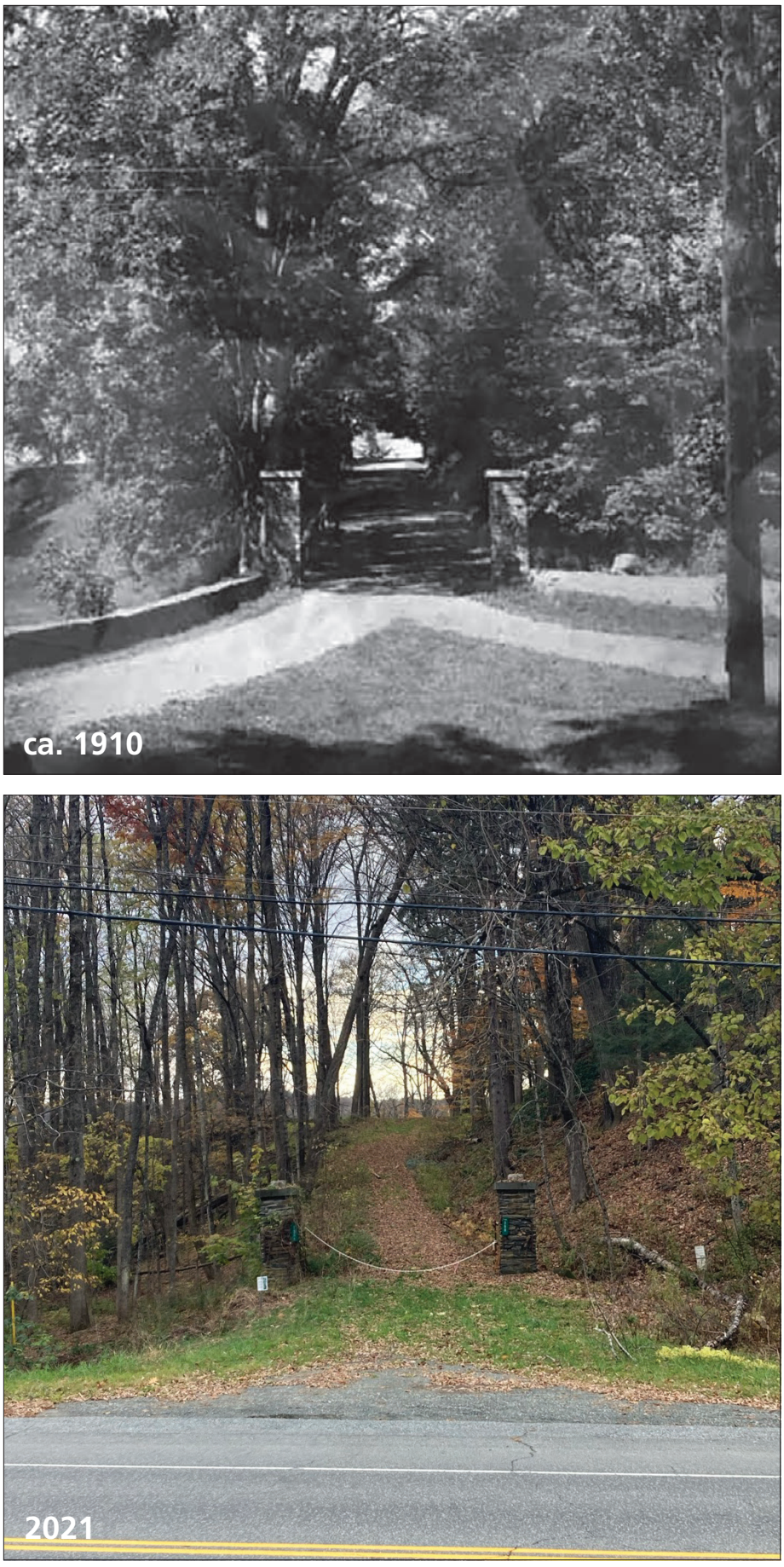


Figure 3.10. The main entrance gate, looking west, in ca. 1910 (above) and 2021 (below). This entrance fell into disuse after the realignment of NH State Route 12A in 1959. (Above: Saint-Gaudens National Historical Park Archives, Below: NPS Olmsted Center)



Figure 3.11. Chauncey Cottage, looking east, in 1935 (above) and 2020 (below). One of the Valve Mfg. Co. hydrants installed following the 1926 Cottage fire is visible in the foreground of both photographs. (Above: Staige Davis Collection, Below: NPS Olmsted Center)

The west entrance road mostly follows the course of the farm road that historically skirted the woods along the northern edge of the upper terrace. In 1972, a new extension was built connecting the west entrance road to the Dance Hall (Ballroom) drive and parking area and the historic main entrance drive. The building of this new extension resulted in the abandonment of a parallel segment of the service drive that ran slightly to the east.

The creation of the new extension in 1972 coincided with several changes to the circulation system around the Blow-Me-Down Dwelling (Casino) and Dance Hall (Ballroom), including slight realignments of the nearby drives and an extension connecting the main entrance drive to the Dance Hall (Ballroom) parking area. The parking area was also enlarged and paved with asphalt.

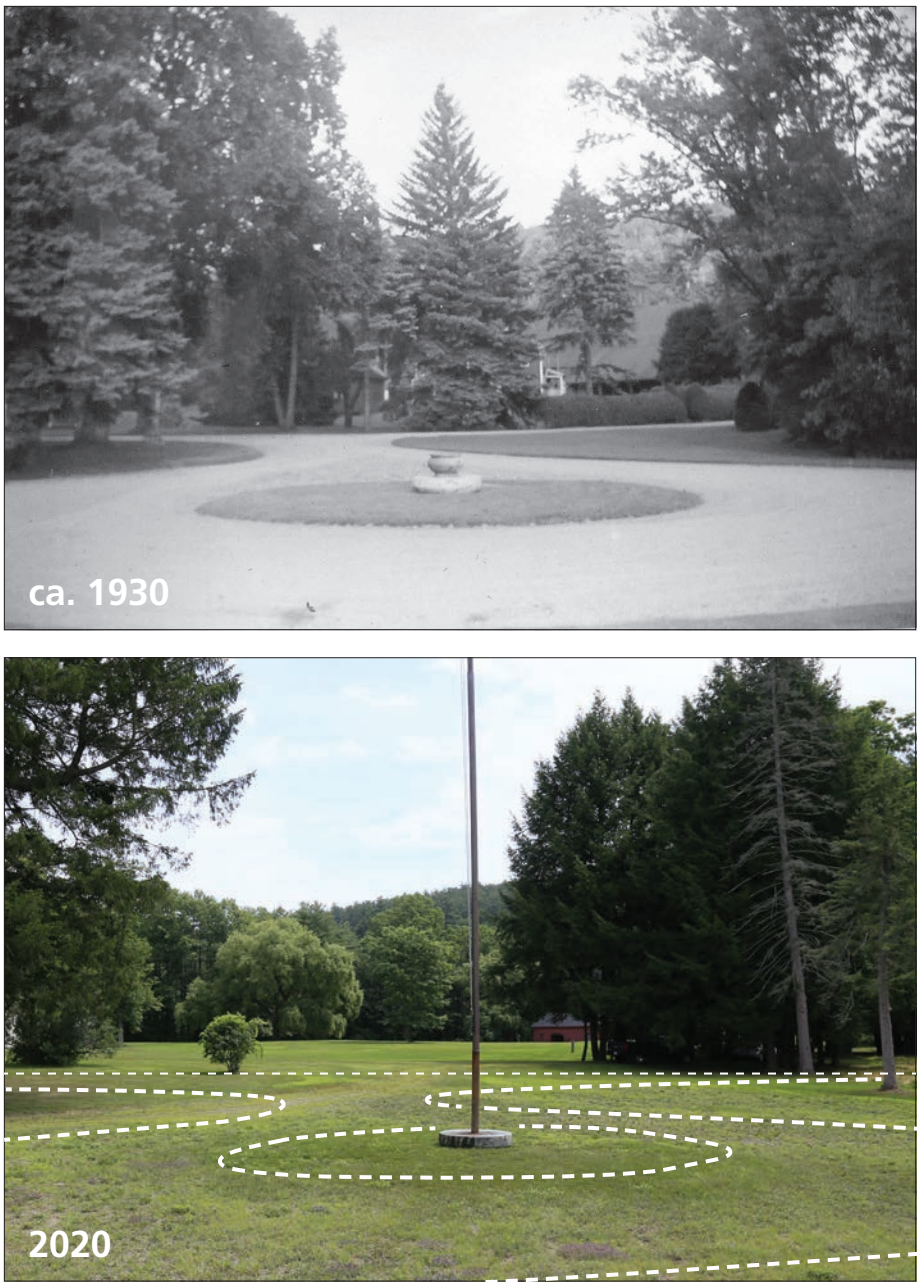


Figure 3.12. The turnaround in front of the Blow-Me-Down Dwelling, looking east toward the service area in ca. 1930 (above) and 2020 (below). In the ca. 1930 photo, the ornamental urn on the horizontal millstone is visible in the center of the turnaround. In the 2020 photo, the urn has been replaced by a flagpole. Additionally, by 2020 the turnaround has been reduced to a trace that is barely perceptible (highlighted with dashed, white lines). (Above: Staige Davis Collection, Below: NPS Olmsted Center)

Due to these changes, as well as general lack of use and maintenance, several of the historic circulation features at Blow-Me-Down Farm exist today as traces. This is true of the turnaround in front of the Blow-Me-Down Dwelling (Casino), Chauncey Cottage drive, and the portion of the main entrance drive that passes through the former Cottage grounds (fig. 3.12, see also fig. 3.5).

TOPOGRAPHY

Topography is the three-dimensional configuration of the landscape, comprising built landforms. Natural landforms are analyzed under natural systems.

Historic Condition (1882–1950)

Topographic features were an important part of the ornamental residential grounds around the Cottage during the historic period. The Knobs, a pair of natural rises that were adorned and likely manipulated, sat immediately south of the main entrance drive as it followed the curve toward the Beaman family's residence. Additionally, in 1900 an earthen terrace was constructed immediately west of the Piazza, a large porch built as an addition on the Cottage. Even after the destruction of the Cottage by fire in 1926, these features remained.

Evaluation

Of the historic topographic features at Blow-Me-Down Farm, only one of the Knobs exists today. The South Knob survived the regrading efforts in the 1980s that resulted in the loss of its companion and the Piazza terrace. This project was undertaken as part of the creation of the upper terrace field that erased several other historic features related to the Cottage grounds.

VEGETATION

Vegetation consists of trees, shrubs, vines, groundcovers, and herbaceous plants and other flora that is managed or has particular cultural value. Natural and unmanaged vegetation is discussed under Natural Systems and Features.

Historic Condition (1882–1950)

Vegetation was a defining characteristic of the landscape at Blow-Me-Down Farm during the historic period. Throughout the historic period, vegetation features served both ornamental and functional purposes, providing windbreaks as well as screening and directing views in the landscape. This was true both in the residential grounds and service area. In the area around the Cottage, these features included an allee of sugar maples (*Acer saccharum*) along the main entrance drive, a pair of hydrangea (*Hydrangea paniculate 'Grandiflora'*) flanking the building's front entrance, and a dense ring of hemlock that was clipped into a hedge. Additionally, an assortment of specimen trees and shrubs, including elm (*Ulmus americana*) and beech (*Fagus spp.*) were dispersed through the lawns.

After the Blow-Me-Down Dwelling (Casino) renovation, foundation plantings including spiraea (*Spiraea sp.*) and iris (*Iris sp.*) were installed around the new residence and the Dance Hall (Casino). Rows of hemlock and yew were planted to the rear of the Dance Hall, framing the space presumed to have been occupied by tennis court #3. The Beaman family's converted residence also benefitted from groves of conifers to the east and north that had been planted as screens and windbreaks by Charles Beaman in the 1880s. Additionally, William Beaman

planted a conifer grove on the former site of the Cottage soon after the fire that destroyed the building.

In the service area, a grove of Norway spruce (*Picea abies*) was planted enclosing the northernmost portion of the service drive in ca. 1930. East of the grove, a collection of deciduous trees became established on the site of the kitchen garden after that space fell out of use in ca. 1920. Along the central portion of the service drive, clipped hedges of hemlock were maintained to provide separation between the residential grounds to the south and the service area to the north. The Big Barn drive was flanked by similar hedges along its entire length, defining the eastern edge of the Cottage's east lawn and screening views from the domestic grounds toward the Big Barn and Chauncey Cottage.

Evaluation

Today, vegetation continues to contribute to the historic landscape character of Blow-Me-Down Farm, although several features have been lost since 1950. The creation of the upper terrace field in the 1980s resulted in the removal of significant landscape features around the former grounds of the Cottage, including the Cottage entrance hydrangeas. Additionally, the majority of trees that were historically part of the sugar maple allee along the main entrance drive are no longer extant, although at least two specimens survive (see fig. 3.5).

Several vegetation features have also been lost around the Blow-Me-Down Dwelling (Casino) and Dance Hall (Ballroom), including the foundation plantings that once surrounded both buildings. The conifer grove planted east of the Blow-Me-Down Dwelling by Charles Beaman in ca. 1888 is extant, however its counterpart north of the building was removed in the early 1970s. The lines of hemlock and yew surrounding the presumed historic location of tennis court #3 also remain but have become overgrown.

In the service area, the grove of Norway spruce survives as do the trees on the former site of the kitchen garden. The specimens of hemlock that were historically part of the low-clipped hedges along the Big Barn and service drives still exist, although they have grown into mature trees following the discontinuation of clipping after 1950, detracting from historic character. Similarly, the trees that constituted the hedge ring in the east lawn also appear full-grown today. However, since the clipping of this feature was discontinued after the loss of the Cottage in 1926, the present-day condition is compatible with the landscape's historic character.

BUILDINGS AND STRUCTURES

Buildings and structures are three-dimensional constructs, with buildings distinguished as features designed for human use.

Historic Condition (1882–1950)

A collection of buildings and structures stood throughout the domestic grounds and service area on the upper terrace and defined the historic landscape character of Blow-Me-Down Farm. When Charles and Hettie Beaman purchased the Chase home farm in 1882, several buildings already existing in the landscape, including the ca. 1787 Moses Chase house, a farmhouse, and stables. The Beamans would relocate and modify the preexisting structures while adding several more, including the Cottage, the Big Barn, the Coachman's House, and Chauncey Cottage. The new buildings exhibited a variety of architectural styles and scale, but all were designed and arranged throughout the landscape with an eye toward enhancing the existing rural character of Cornish.

The Cottage, the Beaman family's first residence at Blow-Me-Down Farm, was completed in 1884 according to a Shingle-style design by Daniel Appleton. The one-and-one-half story building was expanded twice after its initial construction, first in 1893 with a two-and-one-half story addition, also designed by Appleton. Then, in 1900 a Classical Revival-style loggia, designed by Charles Platt and referred to as the Piazza, was added on the building's southern and western sides. The Cottage stood at the center of Blow-Me-Down Farm's domestic grounds until 1926, when it was destroyed by fire. Following the loss, William Beaman, who had inherited the farm from his parents, converted the Casino into his family's primary residence.

The Casino was originally built in 1888 in the Colonial Revival style following plans by the architectural firm McKim, Meade & White. The 1888 construction incorporated parts of the ca. 1787 Moses Chase house, which had been moved and converted into a barn in 1869 before being again moved, expanded, and renovated as part of the Casino. The 1888 building originally served recreational purposes and included a rear one-story bowling alley wing. After William Beaman chose to convert the building into his family's primary residence, he oversaw extensive renovations between 1927 and 1928, designed by the architectural firm Kilham, Hopkins & Greeley. The designs simplified the Casino's Colonial Revival-style elements and replaced the rear bowling alley wing with a two-and-one-half story addition that nearly doubled the building's overall size. After these renovations, the building was referred to as the Blow-Me-Down Dwelling.

As part of the transformation of the Casino into the Blow-Me-Down Dwelling, the former rear bowling-alley wing was detached and moved about fifty feet north, where it was repurposed as the Ballroom. By 1929, Kilham, Hopkins & Greeley

were again engaged to plan a Colonial Revival-style renovation of this building, which would later become known as the Dance Hall. The renovation expanded the building, added covered entrances to its southern façade, and placed an ornamental cupola with a weathervane and eagle finial on the roof.

Other character-defining structures at Blow-Me-Down Farm during the historic period included the Big Barn, which was completed in the service area in 1884. The structure, which was built in the style of a wood-frame, high-drive New England bank barn, also incorporated elements of Dutch and German bank barns, typical of Pennsylvania and New York's Hudson Valley. The Beamans stored hay and grain and housed their Jersey cows beneath the barn's expansive gable roof. In the service area immediately west of the Big Barn, a cluster of vernacular outbuildings further supported the farm's operations. These included the Farm House, Studio-Laundry, Coachman's House, Chicken Coop (Tool House), Garage (Carriage House), and Woodshed.

Other buildings and structures located throughout Blow-Me-Down Farm contributed to the Beaman vision for a Country Place and model farm that would enhance Cornish's traditional rural character. These included Chauncey Cottage, an 1897 Daniel Appleton-designed rustic guest cottage that was tucked into the woods near the farm's eastern boundary, and a pair of Classical Revival-style summerhouses that sat perched near the western edge of the upper terrace, both built in 1887. These summerhouses were removed following the loss of the Cottage to fire in 1926.

A ca. 1888, dry-laid, stone wall that ran along the southern segment of Blow-Me-Down Farm's original triangle entrance drive also contributed to the landscape's rural character and survived through the end of the historic period. The desired rustic character was also reflected in a dry-laid stone wall built as part of the 1927–1928 Blow-Me-Down Dwelling renovations. The feature, likely built from material salvaged from the Cottage, was installed to retain the long terrace beside the Beaman family's new residence.

Evaluation

Today, many historic buildings and structures survive and continue to define the historic landscape character of Blow-Me-Down Farm. These include the Blow-Me-Down Dwelling (Casino), Dance Hall (Ballroom), Big Barn, and Chauncey Cottage, which all remain and retain historic character. However, since the end of the historic period several buildings and structures have been removed from the landscape (fig. 3.13, see also fig. 3.10).

In the 1970s, several buildings that stood in Blow-Me-Down Farm's service area were moved or demolished. These included important outbuildings such as the Laundry-Studio, the Farm House, and the Coachman's House. These structures

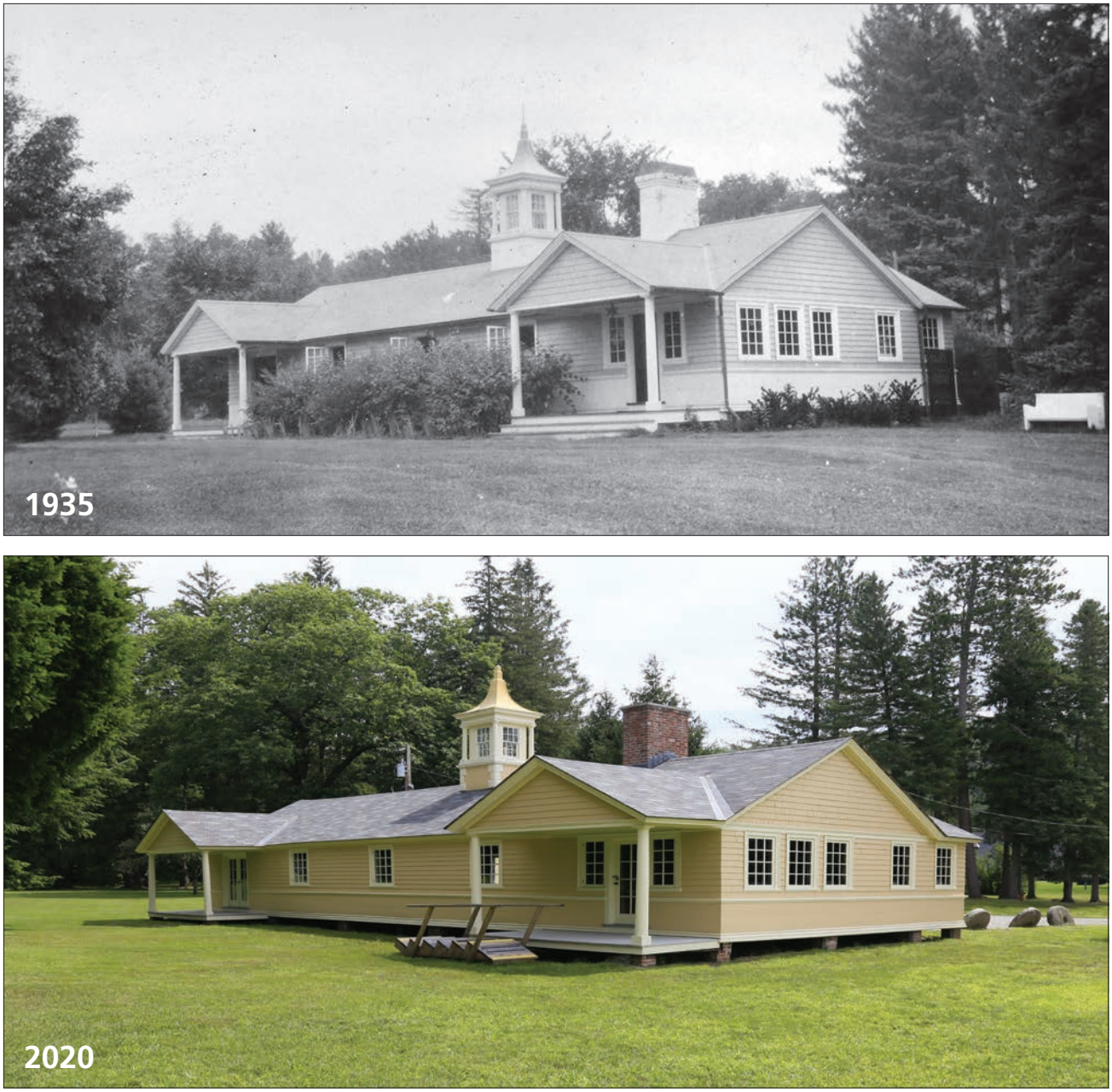


Figure 3.13. The Dance Hall (Ballroom) in 1935 (above) and 2020 (below). In 2020, the building maintains much of its historic character seen in the 1935 photo. However, foundation plantings evident in the 1935 image are no longer extant by 2020. (Above: Staige-Davis Collection, Below: NPS Olmsted Center)

were moved to sites northwest of Blow-Me-Down Farm and converted to private residences. Other outbuildings, including poultry houses and an ice house, were demolished in 1955. Because of these removals, the service area has experienced a loss of historic character. Historic character has also been lost near Blow-Me-Down Farm's original main entrance, where the dry-laid stone wall along the southern segment of the triangle entrance drive was removed as part of the 1959 expansion of NH Route 12A.

VIEWS AND VISTAS

Views and Vistas are prospects in the landscape, either natural or designed, with views defined as broad lines of sight, and vistas as controlled lines of sight with a

defined focal point. Views and vistas are closely related to the spatial organization of the landscape.

Historic Condition (1882–1950)

Since the beginning of the historic period, views and vistas have contributed to the landscape character at Blow-Me-Down Farm. These features were primarily maintained though agricultural use, which created open fields, and select vegetation clearing, especially along the steep bank slope between the terraces and along the Connecticut River. These activities kept open panoramic views of Mount Ascutney and the surrounding hills of the Vermont Piedmont region to the west. By the end of the historic period, clearing activities were less extensive and the landscape had become more enclosed, however scenic views and vistas were maintained. These included the south river vista, made possible by a clearing at the southern corner of the lower terrace field and intended to be enjoyed from the long terrace, and views of Blow-Me-Down Pond from the northern and eastern edges of the upper terrace.

Evaluation

Today, views and vistas continue to contribute to the historic landscape character of Blow-Me-Down Farm, although the trend of increasing enclosure has continued since the end of the historic period. This has resulted in the loss of the views to Blow-Me-Down Pond from the upper terrace, where clearing was discontinued after the end of the historic period. However, the south river vista has been maintained through regular clearing and can still be enjoyed from the long terrace. The maintenance of clearings along the steep bank between the terraces has also kept open panoramic views to the west.

SMALL-SCALE FEATURES

Small-scale features are furnishings and other details in the landscape defined by their size relative to the overall landscape. Small-scale features may serve aesthetic or utilitarian functions.

Historic Condition (1882–1950)

Small-scale features served ornamental and functional purposes at Blow-Me-Down Farm and contributed to the landscape's historic character. The original main entrance along the property's eastern boundary was complemented by formal elements like the main entrance gate, which featured eight-foot-tall flagstone piers designed by Charles Platt and a metal chain designed by Charles Beaman. The entrance was further marked by a flagpole known as the "Cornish

pole" which stood at the center of a triangle intersection immediately east of the gate.

In the domestic grounds near the Cottage, a flagpole sat atop the South Knob while an urn on a boulder crowned its counterpart, the North Knob. After the Cottage fire in 1926, the urn was moved to the center of the main entrance drive turnaround in front of the Blow-Me-Down Dwelling, where it sat on a millstone positioned horizontally on the ground. The flagpole likely remained in place on the South Knob through the end of the historic period. Other small-scale features during the historic period related to recreational spaces, including the series of tennis courts that existed at Blow-Me-Down Farm and "Blow-Me-Down Links", the private golf course that Charles C. Beaman, Jr. built on the western portion of the upper terrace in ca. 1895. These would have likely included nets and poles on the tennis courts and a series of holes and flags at Blow-Me-Down links.

The aftermath of the Cottage fire also led to the addition of eight frost-proof fire hydrants assembled by the Valve Manufacturing Company, which were installed in locations throughout the upper terrace.

Evaluation

Today, small-scale features continue to contribute to the historic landscape character of Blow-Me-Down Farm. The main entrance gate, Valve Manufacturing Company hydrants, and turnaround millstone all continue to exist in their historic locations and retain historic character (see Fig. 3.6). The turnaround millstone now supports a flagpole that may be the same one that stood on the South Knob during the historic period (see fig. 3.10). However, several features, including the decorative urn that first adorned the North Knob and, after 1926, the turnaround millstone, are no longer extant. Additionally, the "Cornish pole" was removed during the 1959 NH State Route 12A expansion and its current location is unknown. All small-scale features associated with the tennis courts and Blow-Me-Down Links are also missing.

Since 1950, non-contributing small-scale features related to utility systems have been added to the landscape, including wellheads located in the east lawn and long terrace and manhole covers for septic systems recently installed near the Blow-Me-Down Dwelling and Chauncey Cottage. In 2021, the park installed two electrical outlets in the field directly west of Chauncey Cottage to accommodate temporary volunteer facilities. Additionally, several small-scale features remain unevaluated because of a lack of information about their origin. These include six granite posts located primarily near the Big Barn and former Cottage site and vertical millstones lining the southwestern edge of the Dance Hall (Ballroom) parking area.

ARCHEOLOGICAL FEATURES

Archeological features are parts of a landscape that contain surface or subsurface remnants related to historic or prehistoric land use.

Historic Condition (1882–1950)

It is likely that archeological features have existed at Blow-Me-Down Farm since the beginning of the historic period, both relating to the documented occupation of the land by European settler-colonialists and land use by indigenous peoples, particularly the Western Abenaki, whose homeland encompasses the region surrounding Blow-Me-Down Farm.

Evaluation

As a maintained landscape and working farm, archeological features were not characteristic of the Blow-Me-Down Farm landscape during the historic period. Today, there are not many documented archeological features at Blow-Me-Down Farm, and this evaluation pertains only to above-ground archeological features that are visible in the landscape. A portion of the historic roadbed of the old Wilson Road, present-day NH Route 12A, can be found in the woods north of the west entrance road, where the road ran before the major realignment project in 1959. The remnant contributes to the historic character of the landscape, and may be National Register eligible under Criterion D.

Additionally, remains from buildings and other features that have been removed from the landscape since the end of the historic period may provide valuable documentation about the locations, dimensions, and materials of removed features. There are likely other archeological features that could be discovered in future archeological research. In the future, the park could undertake archeological investigations in the service area and farm complex, where many historic features have been removed from the landscape.

ENDNOTES, ANALYSIS AND EVALUATION

1 Robert R. Page, Cathy A. Gilbert, and Susan A. Dolan, *A Guide to Cultural Landscape Reports: Contents, Process, and Techniques* (Washington, DC: National Park Service, 1998).

2 Jenny Fields Scofield et al., National Register of Historic Places Registration Form, "Saint-Gaudens National Historic Site Historic District," prepared June 2012.

3 Scofield et al., National Register Registration Form, Section 8. Page 30.

TABLE 3.1. LANDSCAPE FEATURES INVENTORY
Blow-Me-Down Farm, Saint-Gaudens National Historical Park

Feature Name	Other Resource Inventory	FMSS Data (Location / Asset records)	Evaluation Status	Evaluation Narrative (Historic Period: 1882–1950)	Existing Conditions Graphic Reference
Natural Systems and Features					
NSF-1. Blow-Me-Down Brook[1]	CLI #166365		Contributing	**Historic Condition (1882–1950)**: During the early Beaman period, Blow-Me-Down Brook was visible from Blow-Me-Down Farm as the waterway made its final approach to the Connecticut River, southeast of the core of the farm. The brook may have also been partly visible to the south as one drove through the main entrance gate. By the late Beaman period, this visibility was diminished due to growth of vegetation along the banks of the waterway, although a clearing was maintained at the mouth of the brook at the Connecticut River in order to maintain the south river vista (VV-1). **Evaluation**: The portion of Blow-Me-Down Brook that runs through Blow-Me-Down farm retains historic character. Today, it enters the Blow-Me-Down Farm park component immediately west of the culvert that passes beneath NH State Route 12A near the property's historic main entrance. Since the end of the historic period, substantial vegetation that has grown up along the banks of the brook obscures views of the waterway from Blow-Me-Down Farm. It can still be viewed from the western shoulder of NH Route 12A near the main entrance gate (SS-1).	
NSF-2. Historic Woods	CLI #166367		Contributing	**Historic Condition (1882–1950)**: When Charles Beaman purchased the Chase home farm in 1882, there were woods along the steep banks bordering Blow-Me-Down Brook, portions of which could have survived from the earliest European settlement of the property. During the historic period, the open, agricultural landscape of Blow-Me-Down Farm was bordered by dense hardwood and conifer stands on all sides except for the western edge of the property, which meets the Connecticut River. Portions of these stands were cleared strategically to maintain choice views from the property into the surrounding landscape. **Evaluation**: Today, the historic woods on the edges of Blow-Me-Down Farm remain a character-defining feature of the property. Mixed-age stands of native hardwoods and conifers envelop Blow-Me-Down-Farm on nearly all sides, except the western edge of the property where successional plant communities have grown up on the bank of the Connecticut River. Additionally, patches	

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Blow-Me-Down Farm, Saint-Gaudens National Historical Park

Feature Name	Other Resource Inventory	FMSS Data (Location / Asset records)	Evaluation Status	Evaluation Narrative (Historic Period: 1882–1950)	Existing Conditions Graphic Reference
				of successional vegetation have emerged in other areas of the site since the end of the historic period, and these features are evaluated separately (NSF-3).	
NSF-3. Post-1950 Woods	N/A		Non-contributing	**Historic Condition (1882–1950)**: Historically, extensive selective vegetation clearing was undertaken to maintain open fields and views from Blow-Me-Down Farm to the surrounding landscape. However, by the end of the historic period, clearing efforts were reduced and significant patches of successional vegetation had begun to grow, particularly on the western edge of the upper terrace and along the banks of the Connecticut River and Blow-Me-Down Brook. Some clearing efforts were continued in certain areas to maintain fields and specific vistas, including the south river vista (VV-1) and the views to Blow-Me-Down Pond from the northern edge of the upper terrace. **Evaluation:** Today, areas of woods that have grown considerably since the end of the historic period detract from the landscape's historic character. Since 1950, the growth of this vegetation has resulted in considerably more enclosure than historically existed at Blow-Me-Down Farm. This is particularly true along the edges of the upper terrace where historic views to the surrounding landscape have been obscured.	
NSF-4. Blow-Me-Down Pond Remnant	N/A		Non-contributing	**Historic Condition (1882–1950)**: Wilson Road (previously River Road and present-day NH Route 12A) ran along the bottom of the upper terrace's northern bank. Immediately north of this road was Blow-Me-Down Pond, created by the impoundment of Blow-Me-Down Brook. Wilson Road was designated NH Route 12A after World War II. **Evaluation:** Today, a portion of Blow-Me-Down Pond that was severed from the rest of the waterbody in 1959 as part of the major realignment of NH Route 12A is a non-contributing but compatible landscape feature. This remnant is sandwiched between the upper terrace bank and the present-day roadbed of NH Route 12A. As the area of wetland is substantially wooded today, it is largely obscured from the property's historic core.	

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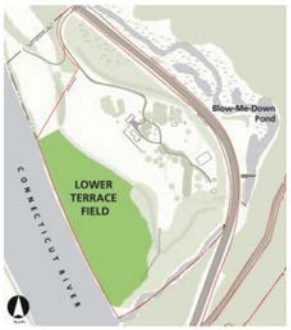
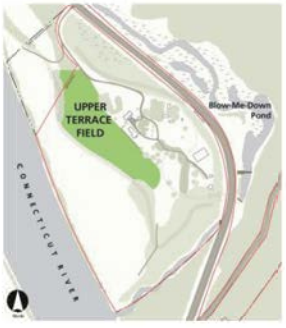
Feature Name	Other Resource Inventory	FMSS Data (Location / Asset records)	Evaluation Status	Evaluation Narrative (Historic Period: 1882–1950)	Existing Conditions Graphic Reference
Spatial Organization Features					
SO-1. Lower Terrace Field	NR: Historic Associated Feature; CLI #166369		Contributing	**Historic Condition (1882–1950)**: The lower terrace of Blow-Me-Down Farm, situated immediately east of the Connecticut River, was maintained as open fields, typically dedicated to agricultural cultivation or pasture, throughout the historic period. This spatial character has likely existed since the establishment of the Moses Chase farm on the site in ca. 1766. The space's ground plane is defined by the open, flat terrain of the river floodplain. The space is defined on its eastern edge by the steep terrace bank that separates the upper and lower terraces and on its western edge by the eastern bank of the Connecticut River. The overhead plane is open to the sky. **Evaluation:** The lower terrace field is a character-defining feature of Blow-Me-Down-Farm. Today, the area is maintained as open fields under agricultural lease. The maintenance of the space's open character preserves important views from the site to the Connecticut River and surrounding landscape. Along the lower terrace's western edge at the Connecticut River, vegetation that has grown substantially after 1950 creates more visual and spatial separation from the river than existed during the historic period. A clearing in this buffer at the southernmost portion of the lower terrace field is actively managed to preserve views of the river from the upper terrace, as it was during the historic period (VV-1). Additionally, the steep terrace bank that defines the eastern edge of the field is kept mostly clear of vegetation to maintain views, as it was during the historic period.	
SO-2. Upper Terrace Field	NR: Historic Associated Feature; CLI #166369		Contributing	**Historic Condition (1882–1950)**: During the historic period, the area today occupied by open field on the western portion of the upper terrace was the site of recreational and ornamental features related to the domestic grounds of Blow-Me-Down Farm. The Cottage, the Beaman family's Shingle-style residence, built in stages between 1884 and 1900, stood near the southern end of the present-day field, until it was destroyed by fire in 1926. At one time the northwestern portion of the field also hosted "Blow-Me-Down Links", a 9-hole private golf course enjoyed by Charles Beaman and his guests from ca. 1895–1900. The top of the steep terrace bank serves as the western boundary of	

TABLE 3.1. LANDSCAPE FEATURES INVENTORY
Blow-Me-Down Farm, Saint-Gaudens National Historical Park

Feature Name	Other Resource Inventory	FMSS Data (Location / Asset records)	Evaluation Status	Evaluation Narrative (Historic Period: 1882–1950)	Existing Conditions Graphic Reference
				this area. The long terrace stone wall (BS-9) beside the Blow-Me-Down Dwelling (Casino) (BS-1) delineates the eastern edge. Although the stone wall runs along only a limited portion of the field, its line extends northwest and southeast to create a boundary along the field's entire eastern edge. **Evaluation:** The upper terrace field maintains the historic open spatial character of the western portion of the upper terrace, although the transformation of this area from ornamental and recreational grounds into cultivated fields constituted a substantial departure from historic land use. The modification took place during Macleay ownership of the property in the 1980s, when the remnants of the Cottage grounds, including the Piazza terrace and ornamental vegetation, were removed as part of the process of regrading the area. The removal of these features has obscured important aspects of the spatial organization of the historic residential core of Blow-Me-Down Farm. Visual connection to the lower terrace, Connecticut River, and the wider landscape to the west is maintained through regular clearing of vegetation on the terrace bank.	
SO-3. Lower Terrace Field (North)	NR: Historic Associated Feature; CLI #166369		Contributing	**Historic Condition (1882–1950)**: The cultivated fields of the lower terrace extended north to a space defined by the terrace bank to the east and vegetation along the Connecticut River to the west. Due to the site's natural topography, this space is narrower than the portion of the lower terrace field to the south. **Evaluation**: Today, the lower terrace field (north) continues to be maintained as a cultivated field under agricultural lease. Although the boundaries of the field have changed due to growth of woods, it still contributes to the historic agricultural character of the landscape. Most of this space falls within tract 01-117 (inholding) (LU-1).	

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Blow-Me-Down Farm, Saint-Gaudens National Historical Park

Feature Name	Other Resource Inventory	FMSS Data (Location / Asset records)	Evaluation Status	Evaluation Narrative (Historic Period: 1882–1950)	Existing Conditions Graphic Reference
SO-4. Long Terrace	N/A		Contributing	**Historic Condition (1882–1950)**: The long terrace dates from the Blow-Me-Down Dwelling (Casino) (BS-1) renovation of 1927–1928 and was designed as an outdoor room for gathering and entertaining. Running along the southwestern façade of the Blow-Me-Down Dwelling, the ground plane of this space was almost entirely maintained as mowed turf, except for a small brick patio situated directly outside the residence's living room and connected to the building interior by a door. A covered porch on the rear wing of the Blow-Me-Down Dwelling also opened to the long terrace, and several shrubs were planted in front of this two-story porch. The western perimeter of the long terrace was framed by a rustic stone wall (BS-9), built at the time of the 1927–1928 renovation. Low herbaceous plantings lined the wall on the building-facing side. The northwestern boundary of the space was also defined by the stone wall, which turned 90 degrees eastward toward the rear of the Blow-Me-Down Dwelling. This northwestern portion of the wall featured a set of three cut-stone steps, likely salvaged from the Cottage Piazza, that led down to a cutting garden. The southern end of the terrace transitioned into the front entry court of the Blow-Me-Down Dwelling. The terrace was informally furnished with benches and chairs from which visitors could enjoy panoramic views of the Connecticut River and wider landscape. The overhead plane was open to the sky. **Evaluation:** Today, the long terrace remains a character-defining feature of the domestic grounds immediately around the Blow-Me-Down Dwelling, however there have been several notable changes since 1950. The ground plane is still maintained as mowed turf, although the historic brick patio has been removed and the door that once connected it to the living room was replaced by a window sometime during the Lewis ownership period of 1950–1971. Additionally, the set of cut-stone steps that once led to a cutting garden to the north are no longer present, but the stone wall continues to define the southwestern and northwestern boundaries of the space.	

TABLE 3.1. LANDSCAPE FEATURES INVENTORY
Blow-Me-Down Farm, Saint-Gaudens National Historical Park

Feature Name	Other Resource Inventory	FMSS Data (Location / Asset records)	Evaluation Status	Evaluation Narrative (Historic Period: 1882–1950)	Existing Conditions Graphic Reference
SO-5. East Lawn	N/A		Contributing	**Historic Condition (1882–1950)**: The east lawn, the area of designed grounds bounded by drives east of the Cottage, was laid out in the mid-1880s following the initial construction of the Cottage. The boundaries of this space were well-defined on all sides. To the south and west, the main entrance drive created a strong edge as it arced toward the Cottage. An allee of sugar maples (*Acer saccharum*) (V-2) lined the southernmost portion of this edge. The lawn's eastern boundary coincided with a clipped hemlock (*Tsuga canadensis*) hedge (V-1) flanking the western side of the Big Barn drive (C-6), and to the north the service drive separated the east lawn from the service area beyond. Between 1884 and 1926, when the Cottage was standing, the east lawn served as important outdoor domestic space for the Beaman family and their guests. The ground plane of mowed turf was punctuated by specimen trees and shrubs, including American elm (*Ulmus americana*) and hydrangea (*Hydrangea sp.*). The Playhouse (BS-10) stood in the northwest corner of the east lawn during the historic period. Slightly southeast of this structure, toward the center of the lawn, a clipped hemlock hedge ring (V-3) was maintained, possibly surrounding a sculpture or other object. Clipping of this hedge was discontinued after the Cottage fire in 1926. A line of hemlock trees occupied the northeast corner of the lawn, screening views toward the Big Barn. **Evaluation:** Today, the east lawn still exhibits much of its historic spatial character, despite loss of surrounding buildings, hedges, and well-defined drives. The main entrance drive, despite its current condition as a trace, still provides some definition on the southern and western edges of the east lawn. Along the space's eastern edge, the hemlock hedge has grown into an allee of tall trees following the discontinuation of clipping in ca. 1971. Similarly, the former hedge ring located in the northern area of the lawn appears today as a circle of full-grown hemlocks. The Playhouse was moved from its former position in the northwestern corner of the lawn to the service area in ca. 1971. Most of the historic ornamental plantings, including American elm and hydrangea, have been lost. Along the southernmost edge of the lawn, most of the sugar maples that once formed an	

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Blow-Me-Down Farm, Saint-Gaudens National Historical Park

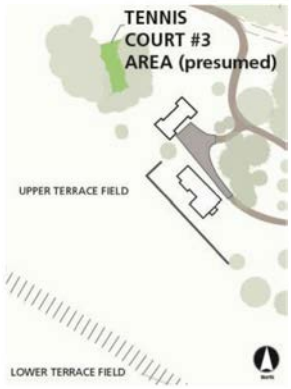
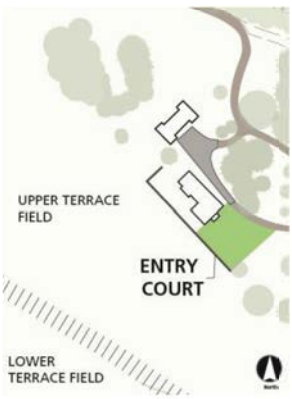
Feature Name	Other Resource Inventory	FMSS Data (Location / Asset records)	Evaluation Status	Evaluation Narrative (Historic Period: 1882–1950)	Existing Conditions Graphic Reference
				allee no longer exist, although two specimens survive.	
SO-6. Tennis Court #3 Area (presumed)	N/A		Contributing	**Historic Condition (1882–1950)**: In ca. 1939, the third tennis court at Blow-Me-Down Farm was constructed northwest of the Dance Hall (Ballroom) (BS-2) and was enclosed by rows of yew (*Taxus sp.*) and hemlock (*Tsuga canadensis*) on its southern, eastern, and western sides (V-6). This vegetation functioned to visually screen the court from the surrounding landscape and provided spatial definition to the recreational feature. **Evaluation:** While the area formerly home to tennis court #3 exhibits little sign of its historic use, its spatial definition remains strong due to the survival of the rows of yew and hemlock that continue to provide enclosure and screening. The ground plane is maintained as mowed turf.	
SO-7. Blow-Me-Down Dwelling (Casino) Entry Court	N/A		Contributing	**Historic Condition (1882–1950)**: Before the Casino was transformed into the Blow-Me-Down Dwelling (BS-1) in 1927–1928, the space in front of the building was maintained mostly as mowed lawn ornamented with a modest collection of specimen trees and shrubs. After the completion of the renovations in 1928, the main entrance drive was extended to the space in front of the new Blow-Me-Down Dwelling where it terminated in a circular turnaround (C-1). At the center of the turnaround, a millstone was laid horizontally upon the mowed lawn and served as a base for an ornamental urn (SS-2). This entry court was defined to the northeast by the Casino conifer grove – east (V-8), to the northwest by the front façade of the Blow-Me-Down Dwelling, to the west by the long terrace stone wall (BS-9), and to the south by a stand of deciduous trees. **Evaluation:** Today, the Blow-Me-Down Dwelling entry court retains spatial definition and contributes to the historic character of Blow-Me-Down Farm. The Casino conifer grove - east, front façade of the Blow-Me-Down Dwelling, and long terrace stone wall continue to provide strong spatial definition to the northeast, northwest, and west, however the deciduous grove that once stood to the south is no longer extant. Additionally, the main entrance drive turnaround has been reduced to a trace due to lack of use and maintenance, and the millstone in the center now serves as a base for a flagpole instead of the urn	

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Blow-Me-Down Farm, Saint-Gaudens National Historical Park

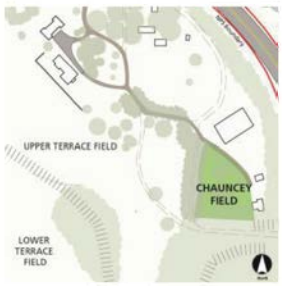
Feature Name	Other Resource Inventory	FMSS Data (Location / Asset records)	Evaluation Status	Evaluation Narrative (Historic Period: 1882–1950)	Existing Conditions Graphic Reference
				that stood there during the late Beaman period.	
SO-8. Chauncey Field			Contributing	**Historic Condition (1882–1950)**: The field immediately west of Chauncey Cottage (BS-7) was planted as an orchard in 1886 and later transformed into a cultivated field in ca. 1930. The space was well defined on all sides, with the Big Barn drive (C-4) to the west, the woods along the main entrance drive (C-1) to the south, Chauncey Cottage to the east, and Chauncey Cottage drive (C-5) to the north. **Evaluation:** Chauncey field retains spatial definition and contributes to the historic character of Blow-Me-Down Farm. It was maintained as a cultivated field until ca. 1990, when the field was abandoned. Since that time, a collection of trees and shrubs have been planted in the space.	
West Lawn	*The west lawn occupied a space defined by the Cottage to the east, the steep terrace bank to the south, and to the north and west by a drive passing between the Cottage and Casino. A grove of deciduous trees planted by Charles Beaman in 1885 provided additional definition to the northeastern portion of the space. From 1886 to ca. 1900, a lawn tennis court sat in the southeastern corner of the west lawn, beside the Cottage. Three circular carpet beds, typical of Victorian garden design, occupied the space between the tennis court and the Cottage. These planting beds were removed along with the lawn tennis court in ca. 1900 in a reconfiguration of the grounds immediately west of the cottage. This reconfiguration included the construction of the Cottage's piazza and an earthen terrace along the Cottage's western façade. Stone steps, added in 1906, led down to the lawn from the terrace. The Classical Revival-style upper summerhouse sat perched at the top of the steep terrace bank near the southernmost portion of the west lawn. The drive that once defined its northern and western edges was truncated in the 1920s as part of the transformation of the Casino into the Blow-Me-Down Dwelling. The upper summerhouse was removed in ca. 1926. Today, the west lawn has been incorporated into the cultivated open field that occupies the western portion of the upper terrace* (SO-2)*. In the course of regrading for the cultivated fields in ca. 1980, the earthen terrace that once ran along the western façade of the cottage was removed. Some remnants of the deciduous grove to the northeast may still remain. The steep terrace bank still provides definition along the historic southern edge of the lawn.*					
South Lawn	*When the Cottage was standing from 1884 to 1926, the south lawn stretched out before the residence's front façade, occupying the space between the building and the steep terrace bank to the southwest. Its eastern boundary was marked by the main entrance drive. To the northwest, the transition to the west lawn was less well-defined, occurring approximately along a hypothetical line extending south from the cottage's western façade. The area historically occupied by the south lawn is today mostly incorporated into the upper terrace field (SO-2). Perhaps the south lawn's most distinctive features were a pair of natural earthen mounds, called "The Knobs", that sat in the southeastern area of the lawn, approximately halfway along the arc of the main entrance drive as it made its approach to the Cottage. These hillocks were adorned during the historic period. The South Knob (T-1) remains today and is topped by a small boulder, but its companion, historically closer to the main entrance drive, no longer exists. Other historic features in this area included several specimen trees, including elm (*Ulmus sp.*) and beech (*Fagus sp.*), and a sitting bench on the edge of the terrace bank near the southernmost portion of the lawn. These features*					

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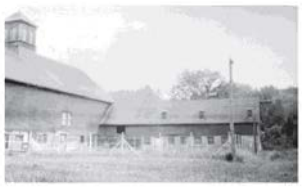
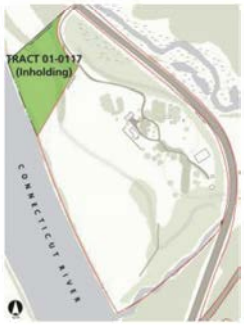
Feature Name	Other Resource Inventory	FMSS Data (Location / Asset records)	Evaluation Status	Evaluation Narrative (Historic Period: 1882–1950)	Existing Conditions Graphic Reference
	have all been removed. During the early Beaman period (1886-1917), a small cultivated field may have existed immediately southeast of the south lawn.				
Big Barn Corral	*The Big Barn corral occupied the space immediately southwest of the Big Barn (BS-6) and was framed on two sides by the Big Barn and the cow barn, which was attached as a wing on the northeastern corner of the Big Barn. The space existed from 1884, when the Big Barn and cow barn were erected, until 1974, when the cow barn was demolished, diminishing the spatial definition of the corral. From ca. 1928 until 1955, the spatial definition of the Big Barn corral was enhanced by a pipe and wire corral fence, which defined the two edges of the rectangular corral not defined by the Big Barn and cow barn.*				
Cutting Garden	*A cutting garden was installed in ca. 1928 immediately northwest of the long terrace (SO-4) and was accessible from the stone steps that once existed in the northwestern segment of the long terrace stone wall (BS-9). This feature was removed in ca. 1960.*				
Land Use Features					
LU-1. Tract 01-117 (Inholding)	N/A		Contributing	**Historic Condition (1882–1950)**: The land that falls within tract 01-117 (Inholding) was historically part of the Beaman family estate and was primarily maintained as cultivated fields. **Evaluation**: Today, tract 01-117 (Inholding) primarily contains the lower terrace field (north) (SO-3) and a small portion of the upper terrace maintained as open field. The tract is owned by the Trustees of the Saint-Gaudens Memorial. The current land use and spatial character of the inholding tract is consistent with its historic character.	
Circulation Features					
C-1. Main Entrance Drive	NR: Resource (Blow-Me-Down Farm Driveway System); CLI #166373		Contributing	**Historic Condition (1882–1950)**: Blow-Me-Down Farm was primarily accessed from the east, via a drive that originated at a triangle intersection beside the old Wilson Road (previously River Road and present-day NH Route 12A), opposite the bridge over Blow-Me-Down Brook (NSF-1). The drive largely followed the alignment of a preexisting Chase-era entrance road, climbing a steep wooded bank as it proceeded west from the property's historic main entrance gate (SS-1) before arcing toward the north as it passed between the east lawn (SO-5) and south lawn of the Cottage. It then ran along the eastern façade of the Cottage, providing access to that building, before meeting other drives at an intersection immediately south of the service area. As the primary approach to the Beaman family's primary residence, the main entrance drive was complemented by ornamental features along its route, including a sugar maple	

TABLE 3.1. LANDSCAPE FEATURES INVENTORY
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Feature Name	Other Resource Inventory	FMSS Data (Location / Asset records)	Evaluation Status	Evaluation Narrative (Historic Period: 1882–1950)	Existing Conditions Graphic Reference
				(*Acer saccharum*) allee (V-2) and the adorned North and South Knobs (T-1). As with the other drives on the property, the main entrance drive was kept carefully graded and edged. After the loss of the Cottage to fire in 1926, the main entrance drive continued to serve as the primary access route to Blow-Me-Down Farm and was extended to culminate at a turnaround in front of the Blow-Me-Down Dwelling (Casino) (BS-1). **Evaluation:** The main entrance drive remains a defining feature of the landscape's historic circulation system, although it has lost some of its historic character since the end of the period of significance due to reduced use and maintenance and physical modifications. Following the realignment of NH Route 12A in 1959, the main entrance drive fell out of use due to poor sight lines where the historic drive meets the wide, high-speed roadway. The new widened roadbed also obliterated the historic Beaman-era triangle intersection at the historic entrance. In the 1970s, the circular turnaround in front of the Blow-Me-Down Dwelling (Casino) was abandoned, and an asphalt extension was built to connect the drive to the Dance Hall (Ballroom) drive and parking area (C-3). Today, the main entrance drive exists as a trace and the outline of the circular turnaround is barely perceptible in the mowed turf that now covers the ground plane in the Blow-Me-Down Dwelling (Casino) entry court (SO-7). The loss of this drive as the primary historic access to Blow-Me-Down Farm and the 1970s asphalt extension detract from the historic character of the landscape.	
C-2. West Entrance Road	NR: Resource (Blow-Me-Down Farm Driveway System); CLI #166373	1100: 115585	Non-contributing	**Historic Condition (1882–1950)**: During the historic period, the west entrance road was part of a farm road, built in 1899, that ran parallel to the northeastern edge of the upper terrace and ran from the Big Barn (BS-6) to meet the old River Road (later Wilson Road and NH Route 12A) near the northwestern corner of the core of Blow-Me-Down Farm. The farm road intersected with the service drive (C-4), which ran south toward the domestic grounds, passing between several outbuildings in the service area before turning east toward the Big Barn. **Evaluation:** The west entrance road does not provide visitors with the historic designed approach to the Blow-Me-Down Farm landscape, and in doing so	

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Feature Name	Other Resource Inventory	FMSS Data (Location / Asset records)	Evaluation Status	Evaluation Narrative (Historic Period: 1882–1950)	Existing Conditions Graphic Reference
				detracts from the historic character of the landscape. Following the realignment of NH Route 12A in 1959, the west entrance road became the primary access route to Blow-Me-Down Farm, when the historic farm road was extended to meet the present-day alignment. Around 1972, during Stearns ownership, a large, prefabricated riding rink was built adjacent to the west entrance road, parallel to the portion that runs along the terrace bank. Simultaneously, the drive was improved for access to the new building and a new north-south extension was built, connecting the drive to the domestic grounds. This resulted in the abandonment of the historic north-south portion of the service drive, running parallel but slightly east of the new extension. Additionally, the eastern portion of the historic farm road, which led to the Big Barn, fell into disuse.	
C-3. Dance Hall (Ballroom) Drive and Parking Area	NR: Resource (Blow-Me-Down Farm Driveway System); CLI #166373	1100: 115587	Contributing	**Historic Condition (1882–1950)**: Historically, the Dance Hall (Ballroom) was accessed by an extension of the drive to the stables built in 1939, which led to a turnaround and small parking area constructed in front of the Dance Hall, where a tennis court may have been built in ca. 1909. This development took place following the relocation and renovation of the Dance Hall during the transformation of the Casino into the Blow-Me-Down Dwelling in 1927–1928. During the historic period, no connection existed between the Dance Hall (Ballroom) drive and parking area and the main entrance drive. **Evaluation:** The Dance Hall (Ballroom) drive and parking area are important features of the property's historic circulation system, however modifications made after 1950 have detracted from their historic character. In ca. 1972, during Stearns ownership, the Dance Hall (Ballroom) drive and parking area were paved in asphalt and enlarged. Also around this time, an asphalt-paved extension was built, connecting the main entrance drive to the Dance Hall (Ballroom) drive and parking area. Today, the northeastern edge of the parking area is delineated by a railroad tie retaining wall, while the southeastern edge near the Blow-Me-Down Dwelling (Casino) features concrete curbing. These structures likely date to the ca. 1972 expansion of the parking area and detract from the landscape's historic character.	

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Feature Name	Other Resource Inventory	FMSS Data (Location / Asset records)	Evaluation Status	Evaluation Narrative (Historic Period: 1882–1950)	Existing Conditions Graphic Reference
C-4. Service Drive	NR: Resource (Blow-Me-Down Farm Driveway System); CLI #166373	1100: 115585	Contributing	**Historic Condition (1882–1950)**: Built by 1890, the service drive ran west from the Big Barn, separating the service area to the north from the domestic grounds of the Cottage to the south, before turning toward the north and passing between several outbuildings. It terminated at an intersection with the farm road that ran parallel to the northeastern edge of the upper terrace. The service drive also intersected several other important drives on the property, including the main entrance drive at an intersection directly north of the Cottage. It also met the Big Barn drive and the Chauncey Cottage drive at its terminus directly southwest of the Big Barn. The service drive also connected to farm roads at these two intersections. A grove of Norway spruce (*Picea abies)* (V-7) was planted along the north-south portion of the service drive in ca. 1930 and a connection was made from this portion of the drive to the Dance Hall (Ballroom) (BS-2) in 1939. **Evaluation:** Today, the service drive largely runs along its historic route, although it was truncated in 1972 along its north-south portion when a new drive was built with parallel alignment slightly to the west. The historic Norway spruce grove remains and still retains some of the spatial definition of the removed portion of the historic drive. The post-1972 alignment connects the service drive directly to the west entrance drive.	
C-5. Chauncey Cottage Drive	NR: Resource (Blow-Me-Down Farm Driveway System); CLI #166373		Contributing	**Historic Condition (1882–1950)**: The Chauncey Cottage drive provided access to Chauncey Cottage (BS-7) from the eastern end of the service drive (C-4), which it met at an intersection immediately south of the Big Barn (BS-6). It was likely built simultaneously with Chauncey Cottage in 1897. **Evaluation:** With decreased occupancy of Chauncey Cottage after 1950, the drive ceased to be actively used and became covered in lawn. Today, the Chauncey Cottage drive is a trace in a larger area of mowed lawn that continues to provide a connection to Chauncey Cottage from the service drive.	
C-6. Big Barn Drive	NR: Resource (Blow-Me-Down Farm Driveway System);	1100: 115586	Contributing	**Historic Condition (1882–1950)**: The Big Barn drive was constructed in ca. 1884, simultaneously with or soon after the construction of the Big Barn. It ran north-south between the main entrance drive (C-1) and an intersection immediately southwest of the Big Barn (BS-6). It was flanked on both sides by	

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Feature Name	Other Resource Inventory	FMSS Data (Location / Asset records)	Evaluation Status	Evaluation Narrative (Historic Period: 1882–1950)	Existing Conditions Graphic Reference
	CLI #166373			clipped hemlock (*Tsuga canadensis*) hedges (V-1). **Evaluation:** Today, the Big Barn drive remains a dirt trace bordered by the hemlock trees, now exhibiting mature height, that historically constituted the clipped hedges. The Big Barn drive contributes to the landscape's historic character, although the loss of the maintained surface of the drive and the change in setting due to the growth of the hemlock hedges into trees detract from the drive's historic character.	
C-7. Farm Track to Lower Terrace	N/A		Contributing	**Historic Condition (1882–1950)**: The farm track to the lower terrace led from the Cottage's south lawn on the upper terrace, down the terrace bank to the lower terrace field (SO-1). Its creation likely predates Beaman acquisition of the property. **Evaluation:** The farm track to the lower terrace remains in its historic location, although it has become overgrown with successional vegetation due to lack of use and maintenance. It contributes to the landscape's historic agricultural character.	
C-8. Farm Road to Lower Terrace (North)	N/A		Unevaluated	**Historic Condition (1882–1950)**: N/A **Evaluation:** A farm road connects the west entrance drive to the lower terrace, running through woods on the edge of the west entrance drive, across open fields within tract 01-0117 (inholding), and down the steep terrace bank. Details related to the creation of the road are unknown.	
C-9. Farm Road to Lower Terrace (South)	N/A		Unevaluated	**Historic Condition (1882–1950)**: N/A **Evaluation:** A farm road connects the main entrance drive to the lower terrace, running along the wooded edge near the southeast corner of the upper terrace and through the woods on the steep terrace bank. Details related to the creation of the road are unknown.	
C-10. Flagstone Walkway and Patio	CLI #166377		Contributing	**Historic Condition (1882–1950)**: The flagstone walkway and patio occupied space northwest and southwest of the Dance Hall (Ballroom) parking area (C-3). It served as pedestrian circulation between the Blow-Me-Down Dwelling (Casino) (BS-1) and the southwestern façade of the Dance Hall (Ballroom) (BS-2). The walkway and patio were likely installed soon after the 1927–1928 renovation of the Blow-Me-Down Dwelling (Casino).	

TABLE 3.1. LANDSCAPE FEATURES INVENTORY
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Feature Name	Other Resource Inventory	FMSS Data (Location / Asset records)	Evaluation Status	Evaluation Narrative (Historic Period: 1882–1950)	Existing Conditions Graphic Reference
				Evaluation: The flagstone walkway and patio retain their historic character and continue to serve as pedestrian circulation features, although the features' historic limits have likely been modified since the end of the historic period.	
C-11. Brick Walk	CLI #166377		Unevaluated	**Historic Condition (1882–1950)**: N/A **Evaluation**: The origin of the brick walk near the northern corner of the Blow-Me-Down Dwelling (Casino) remains unconfirmed. The feature may date to the late Beaman period when a brick patio was built on the long terrace along the building's southwestern façade. Despite the lack of information, the brick walk is compatible with the historic domestic character of the landscape around the Blow-Me-Down Dwelling and Dance Hall. The bricks composing the walk are arranged in a basket weave pattern.	
Bridle Path	*A bridle path that may have partially followed the course of an old farm road originated near the historic main entrance gate to Blow-Me-Down Farm and made a loop on the southeastern area of the lower terrace, immediately northwest of Blow-Me-Down Brook (NSF-1). After the end of the historic period, this feature was lost as woods grew up around it.*				
Topography Features					
T-1. South Knob	N/A			**Historic Condition (1882–1950)**: The South Knob was one of two natural rises in the south lawn directly south of the main entrance drive (C-1). These landforms were adorned and likely manipulated during the historic period. The South Knob featured a flagpole and boulder and served, along with its counterpart, the North Knob, as a focal point along the primary approach to the Cottage. **Evaluation (1882-1950):** The South Knob retains its historic character, although the flagpole was removed in ca. 1955 and may stand today at the center of the turnaround in front of the Blow-Me-Down Dwelling (Casino) (BS-1). It is a remnant of the historic designed landscape that once surrounded the Cottage.	
Piazza Terrace	*The Piazza terrace was built in 1899 immediately west of a large porch (or "piazza" in the terminology of American residential architecture at the time) that was added to Blow-Me-Down Cottage. The earthen terrace was topped by a low-clipped evergreen hedge of unknown species and was accessed from the adjacent west lawn by a set of cut stone steps. This feature survived the 1926 Cottage fire and remained in its original location until ca. 1980 when the area was regraded for the upper terrace field (SO-2).*				

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Feature Name	Other Resource Inventory	FMSS Data (Location / Asset records)	Evaluation Status	Evaluation Narrative (Historic Period: 1882–1950)	Existing Conditions Graphic Reference
North Knob	*The North Knob was one of two rises in the south lawn along the main entrance drive (C-1) that were adorned during the historic period. The North Knob featured an urn supported by a boulder. The definition of this feature was diminished after the end of the historic period, likely during regrading of the former Cottage grounds for the upper terrace field (SO-2).*				
Vegetation Features					
V-1. Hemlock Hedges	NR: Historic Associated Feature; CLI #166371		Non-Contributing	**Historic Condition (1882–1950)**: Tightly clipped hemlock (*Tsuga sp.*) hedges lined several of the primary drives of Blow-Me-Down Farm. These were planted under the supervision of Charles Beaman in phases between ca. 1885 and 1894 and were intended to provide visual screening and spatial definition to different areas of the landscape, especially between residential and service areas. Hedges lined both sides of the Big Barn drive (C-6), screening the east lawn (SO-5) from the circulation feature and the working landscape beyond. Another hedge lined the drive north of the east lawn, dividing the ornamental and recreational space from the service area to the north. Historic images suggest these hedges were generally clipped about waist-high, although there may have been some variation in height depending on location. For example, the hedge lining the eastern flank of the Big Barn drive appears to have been maintained slightly higher than its counterpart on the western side. **Evaluation:** Today, the historic hemlock hedges throughout the property have evolved into allees of full-grown trees, reflecting the discontinuation of clipping practices ca. 1971. Due to this irreversible transformation, the hemlock hedges no longer contribute to the historic character of Blow-Me-Down Farm. Nevertheless, even in their present form, they continue to provide spatial definition throughout the site and highlight important historic circulation patterns.	
V-2. Main Entrance Drive Sugar Maple Allée	N/A		Contributing	**Historic Condition (1882–1950)**: Around 1885, an allee of sugar maple (*Acer saccharum*) trees was planted along the segment of the main entrance drive (C-1) directly south of the east lawn (SO-5). This feature, composed of approximately nine individual sugar maple specimens, followed the curve of the drive as it arced toward the Cottage	

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Feature Name	Other Resource Inventory	FMSS Data (Location / Asset records)	Evaluation Status	Evaluation Narrative (Historic Period: 1882–1950)	Existing Conditions Graphic Reference
				and framed views of the residence from the primary formal approach. **Evaluation:** Most of the individual trees that composed the allee have been lost since the end of the historic period, although two specimens survive and appear to be in good condition. Additionally, woods have grown in around the eastern end of the allee. The surviving sugar maple specimens reflect the historic formal character of the main entrance drive.	
V-3. Hemlock Hedge Ring	N/A		Contributing	**Historic Condition (1882–1950)**: In the northern area of the east lawn (SO-5) a ring of low-clipped hemlock (*Tsuga canadensis*) hedges was planted in ca. 1885. The exact purpose of the ring has not been determined, but it is likely that this feature encircled a sculpture or other focal point. The hedge ring was maintained by regular clipping until 1926. After maintenance was discontinued, the individual hemlock specimens constituting the feature began to grow to mature height. **Evaluation:** Today, the feature remains in its historic location, however it appears as a tight circle of mature hemlock trees in contrast to its original character as a low-clipped hedge. As clipping ceased in 1926, the transformation began to take place during the historic period. The feature stands today as a relic of the historic ornamental grounds that once surrounded the Cottage. The trees appear to be in good health.	
V-4. Lawn	N/A		Contributing	**Historic Condition (1882–1950)**: Historically, large swaths of lawn occupied spaces around the domestic buildings on the upper terrace at Blow-Me-Down Farm. These spaces included the east, west, and south lawns as well as a wide swath that occupied nearly the entire western edge of the upper terrace. Additionally, patches of lawn were maintained between buildings in the service area. **Evaluation:** Today, there remain large areas maintained as lawn on the upper terrace of Blow-Me-Down Farm, although the transformation of the western edge of the terrace into the upper terrace field (SO-2) has considerably reduced the total area of the property occupied by lawn. Areas of lawn are primarily maintained in the historic domestic grounds around the Blow-Me-Down Dwelling (Casino) and	

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Feature Name	Other Resource Inventory	FMSS Data (Location / Asset records)	Evaluation Status	Evaluation Narrative (Historic Period: 1882–1950)	Existing Conditions Graphic Reference
				Dance Hall (Ballroom), and near the Chauncey Cottage and Big Barn.[2]	
V-5. Cottage Site Conifer Grove	N/A		Contributing	**Historic Condition (1882–1950)**: Following the destruction of the Cottage by fire in 1926, William Beaman had a grove of conifer trees planted on the former site of his family's residence. **Evaluation:** Several mature conifer trees, perhaps originating from the grove planted after 1926, stand on the former site of the Cottage today. Species represented in this grove include Norway spruce (Picea abies), eastern larch (Larix laricina) and fir (Abies sp.), many of which are in poor health.	
V-6. Hemlock and Yew Hedges - Tennis Court #3	N/A		Contributing	**Historic Condition (1882–1950)**: Tennis court #3 (SO-6) was constructed in ca. 1939 and was enclosed by rows of yew (*Taxus sp.*) and hemlock (*Tsuga canadensis*) on its southern, eastern, and western sides. The vegetation functioned to visually screen the court from the surrounding landscape and provided spatial definition to the recreational feature. **Evaluation:** The hemlock and yew hedges that enclosed tennis court #3 survive and continue to provide enclosure and screening to the space, even though nearly all physical evidence of its historic use as a recreational amenity has been lost.	
V-7. Norway Spruce Grove	N/A		Contributing	**Historic Condition (1882–1950)**: A grove of Norway spruce (*Picea abies*) was planted in ca. 1930 on either side of the portion of the service drive (C-4) that passed between the carriage house (BS-4) and stable in the service area. Norway spruce was a popular tree for ornamental and conservation uses in the early 20th century. This grove replaced an earlier stand of trees that was planted directly east of the service drive in 1885 and acted as a windbreak for the domestic garden further to the east. **Evaluation:** Today, a dense grove of mature Norway spruce, likely originating from the ca. 1930 planting, stands west of the carriage house. The portion of the service drive that once ran through this area was abandoned in ca. 1972 when a new drive was created directly to the west. The Norway spruce grove reflects historic circulation patterns that have been modified since the end of the historic period and the historic use of	

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Feature Name	Other Resource Inventory	FMSS Data (Location / Asset records)	Evaluation Status	Evaluation Narrative (Historic Period: 1882–1950)	Existing Conditions Graphic Reference
				plant material to define spaces on the property.	
V-8. Casino Conifer Grove - East	N/A		Contributing	**Historic Condition (1882–1950)**: Charles Beaman had a grove of conifer trees planted east of the Blow-Me-Down Dwelling (Casino) (BS-1) in ca. 1888. The grove was likely planted to screen the view toward the stables from the Casino grounds. **Evaluation:** A dense stand of mature conifers, likely dating from Beaman's ca. 1888 planting, continues to stand on the site east of the Blow-Me-Down Dwelling (Casino) today. Trees in this grove include specimens of Norway spruce (*Picea abies*), white spruce (*Picea glauca*), and red pine (*Pinus resinosa*), most of which appear to be in good health. The grove serves to screen views from the Blow-Me-Down Dwelling (Casino) and Dance Hall (Ballroom) toward the service area. This conifer grove east of the Blow-Me-Down Dwelling (Casino) demonstrates the use of plant material to screen and direct views throughout the Blow-Me-Down Farm landscape, especially between residential and service areas.	
V-9. Kitchen Garden Site Trees	N/A		Contributing/ Non-contributing	**Historic Condition (1882–1950)**: Cultivation of the historic kitchen garden located in the service area ceased in ca. 1920 during the late Beaman period. Soon after this development, a collection of trees were either planted or volunteered throughout the area the garden once occupied. **Evaluation:** Today, the kitchen garden site trees have reached mature height and create a dense canopy over a portion of the space formerly occupied by the kitchen garden. Specimens of red pine (*Pinus resinosa*), oak (*Quercus sp.*), and sugar maple (*Acer saccharum*) are present, appearing in good health and demonstrating enough age to potentially date from the historic period. However, other trees present, such as black cherry (*Prunus serotina*), likely do not date from the historic period.	
V-10. Chauncey Cottage Foundation Plantings	N/A		Contributing	**Historic Condition (1882–1950)**: A 1935 photograph of Chauncey Cottage (BS-7) appears to show a large shrub near the Chauncey Cottage's entrance and low herbaceous plantings along its foundation. This would have been consistent with the building's use as a guest cottage throughout the historic period.	

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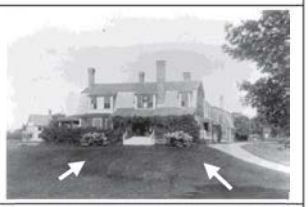
Feature Name	Other Resource Inventory	FMSS Data (Location / Asset records)	Evaluation Status	Evaluation Narrative (Historic Period: 1882–1950)	Existing Conditions Graphic Reference
				Evaluation: Today, herbaceous foundation plantings of daylily (*Hemerocallis sp.*) and ferns exist on the northern side of Chauncey Cottage. The foundation plantings contribute to Chauncey Cottage's historic setting and character as a rustic Country Place-era guest cottage.	
V-11. Chauncey Field Ornamental Trees and Shrubs	N/A		Non-contributing	**Historic Condition (1882–1950)**: The field immediately west of Chauncey Cottage (BS-7) historically contained an orchard until ca. 1930. Thereafter it was converted to cultivation. **Evaluation:** The field beside Chauncey Cottage remained under cultivation until ca. 1990. Today, a collection of ornamental trees and shrubs are planted in this field, including apple (*Malus sp.*), magnolia (*Magnolia sp.*), and cherry (*Prunus sp.*) specimens. Additionally, a border consisting of lilac (*Syringa sp.*) and dogwood (*Cornus sp.*) runs along the southern edge of the Chauncey Cottage drive. Although these specimens likely do not date from the historic period, the presence of flowering trees in the location is compatible with the space's historic character as an orchard.	
Cottage Entrance Hydrangeas	*The formal entrance to the Cottage, facing the Connecticut River on the southern façade of the building, was flanked by a pair of hydrangea (*Hydrangea paniculata*) shrubs. These shrubs were planted in 1885, approximately one year after completion of the Cottage. Having survived the fire that destroyed the Cottage in 1926, the hydrangeas stood in their original location until ca. 1980 when they were removed during the incorporation of portions of the old Cottage site into the cultivated upper terrace field (SO-2).*				
Cottage Piazza Terrace Evergreen Hedge	*Following the addition of a "Piazza" on the Cottage's western façade in 1900, grounds improvements in the adjacent landscape included the creation of a terraced landform beside the new addition. This landform was topped by a low-clipped evergreen hedge (species unknown) that ran along its length. After the destruction of the Cottage by fire in 1926, both the terrace and the hedge survived. They were both removed in ca. 1980 during the incorporation of portions of the old Cottage site into the cultivated upper terrace field.*				
Casino Conifer Grove - North	*Soon after the completion of the Blow-Me-Down Dwelling (Casino) in 1888, Charles Beaman oversaw the planting of a grove of conifer trees to the north, at the rear of the building. This planting was likely intended as a windbreak. In the early 1970s, the grove was removed and replaced by a singular conifer tree approximately at the same location. This change accompanied several other modifications to the Casino grounds during this era.*				
Blow-Me-Down Dwelling (Casino) Cutting Garden	*As part of improvements to the Blow-Me-Down Dwelling (Casino) grounds following the building's conversion to the Beaman's primary residence in 1927, an informal cutting garden was installed immediately north of the long terrace. This lower garden was accessible from the terrace by a set of stone steps, likely salvaged from the Cottage. The garden survived for several decades until its planting was discontinued in the 1960s.*				

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Casino Foundation Plantings	*At the time of the Blow-Me-Down Dwelling (Casino) renovation in 1927–1928, improvements were undertaken on the grounds surrounding the building. These included the planting of spirea shrubs and iris at the front of the house, and other groupings of shrubs around the sides and rear. These plantings had been removed by the 1980s.*				
Dance Hall (Ballroom) Foundation Plantings	*Historic photographs of the Dance Hall (Ballroom) show herbaceous and shrub plantings around the foundation of the building. These plantings are no longer present.*				
Buildings and Structures Features					
BS-1. Blow-Me-Down Dwelling (Casino)	NR: Resource (Building); CLI #166379	4100: 115222	Contributing	**Historic Condition (1882–1950)**: The central portion of the Blow-Me-Down Dwelling (Casino) originated as the Moses Chase house, which was built in ca. 1787. In August 1887, Charles Beaman oversaw the relocation of that historic structure approximately 50-feet to the present-day Blow-Me-Down Dwelling (Casino) site. Extensive renovations and additions, planned in the Colonial Revival style by architectural firm McKim, Meade & White, were then undertaken over the following year, leading to the dedication of the Casino (as it was then named) on August 20, 1888. The modifications, including a semi-circular veranda on the western façade and a new wing containing a bowling alley to the rear of the historic building, were intended to enable the Casino's purpose as a recreational amenity and guest house. It primarily served this role until 1927, when it was converted into the main residence of Blow-Me-Down Farm after the loss of the Cottage to fire. This conversion included the pouring of a new concrete foundation, removal of the semi-circular veranda, and replacement of the rear bowling-alley wing with a large two-story addition that nearly doubled the overall size of the building. The bowling-alley wing was moved to a new location slightly northwest, where it stands today as the Dance Hall (Ballroom) (BS-2). Other 1927 modifications to the exterior included the addition of two front dormers and a new chimney. After this transformation the building was referred to as the Blow-Me-Down Dwelling. **Evaluation:** The Blow-Me-Down Dwelling (Casino) is a character-defining feature that contributes to the historic landscape character of Blow-Me-Down Farm. Few modifications have been made to the building since the end of	

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Blow-Me-Down Farm, Saint-Gaudens National Historical Park

Feature Name	Other Resource Inventory	FMSS Data (Location / Asset records)	Evaluation Status	Evaluation Narrative (Historic Period: 1882–1950)	Existing Conditions Graphic Reference
				the historic period. During Lewis ownership between 1950 and 1971, the door that connected the long terrace to the living room was replaced by a window. Under Macleay ownership from 1978 to 1998, the rear west porch was enclosed and the wood shingles of the roof were replaced by a metal standing seam construction. Additionally the loss of window shutters and other ornamental features detract from the building's historic character. As part of the agreement reached by Saint-Gaudens National Historical Park and Opera North in 2017, the Blow-Me-Down Dwelling (Casino) serves as a site of operations for the performing arts organization. In 2021, Opera North began repainting the building yellow to reflect a historic color scheme. Additional documentation may be found in the Historic Structure Report for the Beaman Casino (2017).	
BS-2. Dance Hall (Ballroom)	NR: Resource (Building) ; CLI #166381	4100: 115223	Contributing	**Historic Condition (1882–1950)**: The Dance Hall (Ballroom) was initially built as a rear wing of the Blow-Me-Down Dwelling (Casino) (BS-1) in ca. 1888. In its original location, the wing housed a bowling alley enjoyed by the Beaman family and their guests. During William Beaman's renovations of 1927–1928, the wing was detached and moved to its current location northwest of the Blow-Me-Down Dwelling (Casino). By 1929, architectural firm Killham, Hopkins, and Greely was engaged to plan a Colonial Revival-style renovation of the former wing into an entertaining space that would come to be known first as the Ballroom and later as the Dance Hall. This renovation entailed significant alternations, such as expanding the buildings dimensions, enclosing the porch, and adding enclosed entrances on the southern façade, facing the Blow-Me-Down Dwelling (Casino). An ornamental cupola with a weathervane and eagle finial was mounted to the building's roof, and new shingle roofing and siding were added. The exterior of the building was painted yellow with white trim. **Evaluation:** The Dance Hall (Ballroom) is a character-defining feature of Blow-Me-Down Farm. Its appearance today largely reflects the design achieved by the extensive renovations of 1927–1929. Additional documentation may be found in the Historic Structure Report for the Dance Hall at Blow-Me-Down Farm (2014).	

TABLE 3.1. LANDSCAPE FEATURES INVENTORY
Blow-Me-Down Farm, Saint-Gaudens National Historical Park

Feature Name	Other Resource Inventory	FMSS Data (Location / Asset records)	Evaluation Status	Evaluation Narrative (Historic Period: 1882–1950)	Existing Conditions Graphic Reference
BS-3. Chicken Coop (Tool House)	NR: Resource (Building) ; CLI #166383	4100: 115581	Contributing	**Historic Condition (1882–1950)**: The Chicken Coop (Tool House) is a wood-frame outbuilding constructed in 1888, likely by local craftsmen, during Charles Beaman's efforts to establish Blow-Me-Down as a model farm of rustic appearance. The structure was originally located in an area directly north of the Cottage in a cluster of outbuildings. In 1899, these outbuildings were relocated, likely to provide more separation between the domestic and service areas of the farm. As a result of this reorganization, the Chicken Coop was placed where it is found today, approximately 150 feet north of its previous location. It was placed atop a concrete pad foundation among a cluster of other structures and was given a shed roof, square vents above each window, and chicken doors below.[3] **Evaluation:** The Chicken Coop contributes to the historic character of the landscape as a characteristic outbuilding associated with Charles Beaman's efforts to establish Blow-Me-Down as a model farm. It largely retains its historic character and stands in its original 1888 location, although a modern metal roll door has been added to the east elevation. From 2011–2012 it was the subject of in-kind structural repairs undertaken by Saint-Gaudens National Historical Park. At that time, the asphalt shingles of the roof were replaced with metal.	
BS-4. Garage (Carriage House)	NR: Resource (Building) ; CLI #166385	4100: 115582	Contributing	**Historic Condition (1882–1950):** In 1884, the Carriage House was either moved to Blow-Me-Down Farm or constructed there. The structure, featuring four pairs of wood-plank double doors, was originally located in an area directly north of the Cottage in a cluster of outbuildings. In 1899, these outbuildings were relocated, likely to provide more separation between the residential and service areas of the farm. As a result of this reorganization, the Carriage House was placed where it is found today, approximately 150 feet north of its previous location. Sometime around the first decade of the 20th century, residents began referring to the Carriage House as "the garage" in response to automobile adoption. Nevertheless, this did not result in any significant modifications to the character of the structure. **Evaluation:** Today, the Garage contributes to the historic character of Blow-Me-Down Farm as a characteristic	

TABLE 3.1. LANDSCAPE FEATURES INVENTORY
Blow-Me-Down Farm, Saint-Gaudens National Historical Park

Feature Name	Other Resource Inventory	FMSS Data (Location / Asset records)	Evaluation Status	Evaluation Narrative (Historic Period: 1882–1950)	Existing Conditions Graphic Reference
				outbuilding associated with Charles Beaman's efforts to establish Blow-Me-Down as a country place and model farm. Its appearance has not been significantly modified since the end of the historic period.	
BS-5. Woodshed	NR: Resource (Building) ; CLI #166387	4100: 115583	Contributing	**Historic Condition (1882–1950):** The Woodshed was built ca. 1890 and originally stood within a cluster of outbuildings immediately north of the Cottage. In 1899, these outbuildings were relocated, likely to provide more separation between the residential and service areas of the farm. As a result of this reorganization, the Woodshed was placed where it is found today, approximately 150 feet north of its previous location. This double-sided structure was open framed with three bays accessible from either the east or west faces. **Evaluation:** Today, the Woodshed contributes to the historic character of Blow-Me-Down Farm as a characteristic outbuilding associated with Charles Beaman's efforts to establish Blow-Me-Down as a country place and model farm. It retains its historic character.	
BS-6. Big Barn	NR: Resource (Building) ; CLI #166389	4100: 115224	Contributing	**Historic Condition (1882–1950):** Construction for the Big Barn began on July 28th, 1884, followed by an "old-fashioned barn raising" with 75 guests on August 19th of the same year. Charles Beaman stored hay and grain and housed his Jersey cows beneath its expansive gable roof. Located near the southeastern corner of the property, the Big Barn was built in the characteristic style of a wood-frame, high-drive New England bank barn, featuring a prominent cupola. A large, pre-existing cow barn was moved and adjoined to the Big Barn as a wing at its northeastern corner. A silo stood in the corner of the corral at the intersection of the Big Barn and cow barn wing, but it was likely removed in the late 1920s. Three earthen ramps, supported by stone retaining walls on the eastern, northern, and western elevations, allowed for convenient passage in and out of the Big Barn. Use of the Big Barn declined under the ownership of William Beaman, owing to diminished farm activity following the Great Depression. The building fell into relative disrepair during this time, and a 1935 report of the Insurance Company of North American records no livestock housed within the building.	

TABLE 3.1. LANDSCAPE FEATURES INVENTORY
Blow-Me-Down Farm, Saint-Gaudens National Historical Park

Feature Name	Other Resource Inventory	FMSS Data (Location / Asset records)	Evaluation Status	Evaluation Narrative (Historic Period: 1882–1950)	Existing Conditions Graphic Reference
				Evaluation: The Big Barn is the largest existing building at Blow-Me-Down Farm and is a character-defining historic feature. Although it had fallen into relative disrepair by the end of the historic period, it remained in limited use for several decades after 1950. Under Stearns ownership in the 1970s, changes were made to the building to adapt it for housing eighteen horses. It was also used for general storage. Around this time, the cow barn wing was demolished. The removal of this portion as well as several smaller wings on the east side reduced the building's total size by about one-third. In 1998–1999 the trustees of the Saint-Gaudens Memorial undertook a major restoration of the building. Today it retains its historic character and provides a major contribution to the feeling of a country place and model farm at Blow-Me-Down Farm. Additional documentation may be found in the Historic Structure Report for the Beaman Barn (2016).	
BS-7. Chauncey Cottage	NR: Resource (Building) ; CLI #166391	4100: 115225	Contributing	**Historic Condition (1882–1950):** Designed by architect Daniel Appleton, Chauncey Cottage was built in 1897 and named for Beaman's close friend, Elihu Chauncey. A small one-and-one-half story frame house clad in unpainted wood shingle siding and topped with a gambrel roof like that of the Cottage, the rustic building primarily served as a guest house throughout the historic period. Its location – tucked into the woods south of the Big Barn (BS-6) – provided privacy and an apple orchard maintained between 1886 and ca. 1930 largely screened it from other areas of the farm. In the late 1930s, a screened porch was appended to the building, which was assessed to be "in fairly good condition" around the same time. These facts suggest Chauncey Cottage continued to receive relatively frequent use, perhaps by friends and family of the Beamans, even as farm operations decreased dramatically in the 20th century. **Evaluation:** Chauncey Cottage, as a characteristic Country Place-era guest cottage, contributes to the historic character of Blow-Me-Down Farm. It has retained its historic appearance, and until recently continued to serve its historic use, having been leased out by the Trustees of the Saint-Gaudens Memorial after they purchased Blow-Me-Down Farm from the MacLeay's in 1998. A shed roof was added over the building's two north wings in recent	

TABLE 3.1. LANDSCAPE FEATURES INVENTORY
Blow-Me-Down Farm, Saint-Gaudens National Historical Park

Feature Name	Other Resource Inventory	FMSS Data (Location / Asset records)	Evaluation Status	Evaluation Narrative (Historic Period: 1882–1950)	Existing Conditions Graphic Reference
				years, based upon the extent of weathering on the shingles.	
BS-8. Chauncey Cottage Garage	NR: Resource (Building: "Lewis Garage"); CLI #166393	4100: 115557	Contributing	**Historic Condition (1882–1950):** Built in ca. 1895 as a corn barn behind the Big Barn, the Chauncey Cottage garage was moved to its current location in ca. 1938, likely to serve as a garage for residents of Chauncey Cottage (BS-7). It is a simple, one-bay, one-and-a-half story structure that stands approximately 50-feet north of Chauncey Cottage. **Evaluation:** The Chauncey Cottage garage retains its historic character. The National Register documentation and Cultural Landscape Inventory entry for Blow-Me-Down Farm claim that the Chauncey Cottage garage was built as a new construction between 1935 and 1950, however research undertaken for this report indicates that the structure originated as a corn barn and was moved and repurposed in ca. 1938.	
BS-9. Long Terrace Stone Wall	NR: Resource (Structure); CLI #166395		Contributing	**Historic Condition (1882–1950):** The long terrace stone wall was built during the 1927–1929 renovation of the Blow-Me-Down Dwelling (Casino) (BS-1). The dry-laid construction includes mica, quartz, and granite, possibly salvaged from the foundation of the Cottage. The structure was built to retain the earthen long terrace (SO-4) that runs parallel to the Blow-Me-Down Dwelling (Casino)'s southwestern façade and separates that space from the surrounding landscape. It is approximately 18-inches wide and 12-to-14-inches tall and consists of two segments that meet at a 90-degree angle at the westernmost corner of the long terrace. The longer of the two segments is approximately 200 feet in length and runs parallel to the Blow-Me-Down Dwelling (Casino). The shorter segment is approximately 25 feet in length and encloses the long terrace on its northwestern side. Historically, this shorter wall segment featured a set of three cut-stone steps, likely salvaged from the piazza of the Cottage, that led down to a cutting garden. **Evaluation:** The long terrace stone wall contributes to the historic character of Blow-Me-Down Farm and relates directly to the Beaman family's conversion of the Casino into their primary residence following the loss of the Cottage in 1926. It has not been modified in any significant way since the end of the	

TABLE 3.1. LANDSCAPE FEATURES INVENTORY
Blow-Me-Down Farm, Saint-Gaudens National Historical Park

Feature Name	Other Resource Inventory	FMSS Data (Location / Asset records)	Evaluation Status	Evaluation Narrative (Historic Period: 1882–1950)	Existing Conditions Graphic Reference
				historic period, aside from substantial filling along its northwestern edge, where stone steps once led to a cutting garden. These steps may have been buried beneath the fill. The 2013 National Register documentation dates the construction of the stone wall to c.1890, but the wall is not visible in photographs until 1928–1929, just after the Blow-Me-Down Dwelling (Casino) was remodeled and enlarged into a residence.	
BS-10. Playhouse	CLI #166397		Contributing	**Historic Condition (1882–1950):** The Playhouse was moved to Blow-Me-Down Farm from Runnemede, the Evarts family's country place in nearby Windsor, Vermont, in 1885. It may have been built as early as 1850 and was enjoyed by Hettie Evarts Beaman as a child. It was first placed in the northwestern corner of the east lawn (SO-5). For a brief period from 1892 to 1893 it was relocated northward to the service area, likely to make way for grounds improvement work around the Cottage. After completion of this work, the Playhouse was moved back to its previous location and remained there throughout the remainder of the historic period. It is a small vernacular building with a footprint approximately 12 feet deep by 8.5 feet wide and stands twelve feet high. It features fanciful scrolled bargeboards and a small, covered front porch. **Evaluation:** The Playhouse contributes to the historic character of Blow-Me-Down Farm and reflects the association of the property with the Beaman family. It was the subject of major restoration efforts by Saint-Gaudens National Historical Park in 2012. After completion of this project, it was placed in the historic service area in the location where it is found today, based on a ca. 1892 photo from Dingleton Hill. It had been moved from its primary location in the east lawn to a different part of the service area in ca. 1972. Its presence relates to the historic domestic use of Blow-Me-Down Farm by the Beaman family, and the association of the property with the Evarts family. Additional documentation may be found in the Historic Structure Report for the Beaman Playhouse (2011).	

TABLE 3.1. LANDSCAPE FEATURES INVENTORY
Blow-Me-Down Farm, Saint-Gaudens National Historical Park

Feature Name	Other Resource Inventory	FMSS Data (Location / Asset records)	Evaluation Status	Evaluation Narrative (Historic Period: 1882–1950)	Existing Conditions Graphic Reference
BS-11. Old Route 12A Concrete Crib Retaining Wall	N/A		Non-Contributing	**Historic Condition (1882–1950):** The old Route 12A concrete crib wall was built during a roadway improvement project in 1926–1927 that modified the old Wilson Road (NH Route 12A) for automobile use. Widening of the roadbed required the building of the retaining wall at the base of the terrace bank east of the service area. The feature exhibits a construction method that came into use in 1919. **Evaluation:** The old Route 12A concrete crib wall is still in use along NH State Route 12A along the northeastern edge of Blow-Me-Down Farm, although it is now hidden in the woods following the 1959 realignment of the road and is not visible from the core of the property. Given the wall's inconspicuous location and since it was built as part of a public works project unrelated to the Beaman family or the Cornish colony, it does not contribute to the property's historic character.	
BS-12. Big Barn East Ramped Drive	N/A		Contributing	**Historic Condition (1882–1950):** Access to the Big Barn (BS-6), built in 1884, was by earthen ramps with dry-laid, stacked stone retaining walls. Two ramps, one of the building's eastern side and the other on the west, led from ground level to doors on the barn's main level. **Evaluation:** Today, the earthen ramp on the Big Barn's western side is part of the Big Barn drive (C-6) and still connects directly to the building. The ramp on the eastern side stands approximately 10 feet from the barn door because a structure that originally connected the ramp to the barn is no longer extant. The side of the ramp closest to the barn is now supported by a concrete retaining wall and some remnants of concrete are visible on the ramp's sides as well.	
Laundry-Studio	*The Laundry-Studio was built in 1894 in the service area west of the Big Barn (BS-6) and Farmhouse as an art studio for Hettie Beaman. It was moved from the site in 1971 and may now sit on private property along NH Route 12A northwest of Blow-Me-Down Farm.*				
Farmhouse	*The Farmhouse was moved to the service area west of the Big Barn (BS-6) from River Road (NH Route 12A) in 1884, intended as a residence for the estate manager. The building, originally constructed before the middle of the 19th century, was moved again in 1971 and may now sit on private property along NH Route 12A northwest of Blow-Me-Down Farm. A small woodshed stood beside the farmhouse and was likely demolished in 1971.*				

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Blow-Me-Down Farm, Saint-Gaudens National Historical Park

Feature Name	Other Resource Inventory	FMSS Data (Location / Asset records)	Evaluation Status	Evaluation Narrative (Historic Period: 1882–1950)	Existing Conditions Graphic Reference
Coachman's House	*The Coachman's House was built in 1899 on the site of the stable east of the Blow-Me-Down Dwelling (Casino) (BS-1). It was moved from the site in 1971 and may now sit on private property along NH State Route 12A northwest of Blow-Me-Down Farm.*				
Railroad House/ Poultry House	*The Railroad House or Poultry House was built in 1899 in the northeastern portion of the service area. A long shed, this structure may have also served as a pig pen during the historic period. For an unknown reason, it was labeled "Railroad House" in a 1943 property survey. The structure was demolished in 1955.*				
Cow Barn	*The Cow Barn was built prior to 1882 and was relocated to Blow-Me-Down Farm as a wing on the Big Barn in 1884. It helped to frame the Big Barn corral until its demolition in 1974.*				
Construct–ed Water Features					
No associated standard or landscape-wide features					
Views and Vistas Features					
VV-1. South River Vista	N/A		Contributing	**Historic Condition (1882–1950):** During the early Beaman period, there were likely views south along the Connecticut River from the Blow-Me-Down Dwelling (Casino) (BS-1) made possible by the extensive vegetation clearing characteristic of the period. Later, as woods grew up along Blow-Me-Down Brook (NSF-1) and the Connecticut River, the Beamans maintained the south river vista by clearing woods at the mouth of Blow-Me-Down Brook. Following the transformation of the Casino into the Blow-Me-Down Dwelling in 1926-1927, this vista could be enjoyed from the long terrace (SO-4). **Evaluation:** Today, the south river vista retains its historic character through maintenance of the clearing on the bank of the Connecticut River near the mouth of Blow-Me-Down Brook and can still be enjoyed from the long terrace.	

TABLE 3.1. LANDSCAPE FEATURES INVENTORY
Blow-Me-Down Farm, Saint-Gaudens National Historical Park

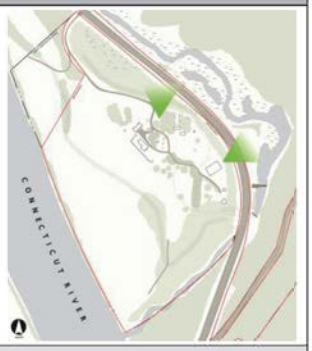
Feature Name	Other Resource Inventory	FMSS Data (Location / Asset records)	Evaluation Status	Evaluation Narrative (Historic Period: 1882–1950)	Existing Conditions Graphic Reference
Views of Blow-Me-Down Pond	*Throughout the historic period, vegetation clearing on the terrace bank northeast of the Big Barn (BS-6) allowed for views from Blow-Me-Down Farm to Blow-Me-Down Pond. Post-1950, and particularly after the expansion of NH State Route 12A in 1959, growth of woods at the edge of the upper terrace in this area obscured the view to the pond. Separately, beginning in ca. 1929, an area of woods was kept clear on the upper terrace edge north of the Blow-Me-Down Dwelling (Casino) (BS-1) in order to allow views to Blow-Me-Down Pond from this area. This clearing was discontinued in 1970.*				
Small-Scale Features					
SS- 1. Main Entrance Gate	NR: Resource (Structure , South Gate); CLI #166401		Contributing	**Historic Condition (1882–1950):** Blow-Me-Down Farm's historic main entrance, where the main entrance drive (C-1) met the triangle intersection beside NH Route 12A, was marked by a gate featuring a chain suspended between two 8-foot-tall fieldstone piers. This feature was constructed in 1898, with the piers designed by Charles Platt and the chain designed by Charles Beaman. **Evaluation:** Today, the fieldstone piers of the main entrance gate retain their historic built form, but the surrounding landscape has changed due to lack of use and vegetation overgrowth. A chain hangs suspended between the two piers, although it is not the historic chain designed by Charles Beaman. The main entrance gate relates to Blow-Me-Down Farm's character as a late 19th-century County Place.	
SS-2. Turnaround Millstone	NR: Resource (Object, Blow-Me-Down-Farm Mill Wheels); CLI #166403		Contributing	**Historic Condition (1882–1950):** A granite millstone, likely salvaged from the Blow-Me-Down Mill, was placed horizontally in the center of the turnaround in front of the Blow-Me-Down Dwelling (Casino) (BS-1) in ca. 1928, after the renovation of the adjacent structure. During the historic period, the turnaround millstone served as the base for an urn, likely moved from atop the North Knob. **Evaluation:** Today, the turnaround millstone remains in its historic location and retains its historic character, although it now serves as the base for a flagpole. This flagpole was likely moved to this position during the Lewis ownership of Blow-Me-Down Farm and may have previously stood atop the South Knob (T-1).	

TABLE 3.1. LANDSCAPE FEATURES INVENTORY
Blow-Me-Down Farm, Saint-Gaudens National Historical Park

Feature Name	Other Resource Inventory	FMSS Data (Location / Asset records)	Evaluation Status	Evaluation Narrative (Historic Period: 1882–1950)	Existing Conditions Graphic Reference
SS-3. Dance Hall Parking Area Millstones	NR: Resource (Object, Blow-Me-Down-Farm Mill Wheels); CLI #166403		Unevaluated	**Historic Condition (1882–1950):** N/A **Evaluation:** Three granite millstones, thought to be salvaged from the Blow-Me-Down Mill, are placed vertically and partially embedded in the ground on the southwestern edge of the Dance Hall (Ballroom) Parking Area (C-3). The exact date of these features' placement is unknown, although it is likely they were added after the end of the historic period in 1950, possibly during ownership of Blow-Me-Down Farm by the Lewises, who were antique dealers. Due to this lack of information, the Dance Hall (Ballroom) parking area millstones remain unevaluated.	
SS-4. Valve Mfg. Co. Hydrants	CLI #166405		Contributing	**Historic Condition (1882–1950):** Following the loss of the Cottage to fire in 1926, a system of eight frost-proof, cast-iron fire hydrants was installed throughout the property. This system was fed by a reservoir on Dingleton Hill. At least one of the hydrants featured the inscription "Valve Mfg. Co. Patented June 24, 1884". **Evaluation:** Today, the eight hydrants remain in their historic locations and retain their historic character, although they are non-functional.	
SS-5. Flagpole	CLI #166407		Unevaluated	**Historic Condition (1882–1950):** N/A **Evaluation:** The flagpole stands atop the turnaround millstone (SS-2) in front of the Blow-Me-Down Dwelling (Casino) (BS-1). A steel single-mast pole approximately 70 feet tall, it was likely placed in this location after the end of the historic period, possibly during Lewis ownership. It may be the flagpole that once stood atop the South Knob (T-1). Due to this lack of information, the flagpole remains unevaluated.	
SS-6. Bell and Millstone	CLI #166409		Unevaluated	**Historic Condition (1882–1950):** N/A **Evaluation:** At the northwestern corner of the Blow-Me-Down Dwelling (Casino) (BS-1), a granite millstone rests horizontally on the ground, supporting a post topped by an old swing-bell. The origin of these features is unknown, although they may date from Lewis ownership after the end of the historic period. Due to this lack of information, the bell and millstone remain unevaluated.	

TABLE 3.1. LANDSCAPE FEATURES INVENTORY
Blow-Me-Down Farm, Saint-Gaudens National Historical Park

Feature Name	Other Resource Inventory	FMSS Data (Location / Asset records)	Evaluation Status	Evaluation Narrative (Historic Period: 1882–1950)	Existing Conditions Graphic Reference
SS-7. Granite Posts	CLI #166411		Unevaluated	**Historic Condition (1882–1950):** N/A **Evaluation:** At least six rough-cut granite posts are located in lawns in the historic residential and service areas of Blow-Me-Down Farm. Some of the posts exhibit metal fixtures. The origin and purpose of these features is unknown. The posts may mark junctions in underground pipes related to a historic water system.[4] They may date to Lewis or Macleay ownership of the property after 1950. Due to this lack of information, the granite fence posts remain unevaluated.	
SS-8. Stone Pedestal	CLI #166413		Unevaluated	**Historic Condition (1882–1950):** N/A **Evaluation:** A stone pedestal sits near the northwestern corner of the Blow-Me-Down Dwelling (Casino) (BS-1), near the termination of the long terrace stone wall (BS-9). Its origins are unknown. It may have supported a sculpture visible in a ca. 1935 photo. Due to the lack of information, the stone pedestal remains unevaluated. It is compatible with the historic character of the site.	
SS-9. Well Heads	N/A		Non-contributing	**Historic Condition (1882–1950):** N/A **Evaluation:** Two well heads, dating from after the end of the historic period, are located on the upper terrace of Blow-Me-Down Farm. They rise approximately 12-inches above ground. One is located on the long terrace (SO-4) and corresponds to a well that serves the Blow-Me-Down Dwelling (Casino). The other is located near the center of the east lawn and corresponds to a well that serves Chauncey Cottage. The latter was installed in ca. 2014.[5]	
SS-10. Septic System Manhole Covers	N/A		Non-contributing	**Historic Condition (1882–1950):** N/A **Evaluation:** Several manhole covers, related to septic systems installed near the Blow-Me-Down Dwelling (Casino) and Chauncey Cottage in 2015, are found in areas of mowed turf near those two buildings. Two of these manhole covers are located on or directly adjacent to the main entrance drive turnaround in front of the Blow-Me-Down Dwelling (Casino). While they do not contribute to the site's historic character, they are compatible due to their relatively inconspicuous appearance.	

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Feature Name	Other Resource Inventory	FMSS Data (Location / Asset records)	Evaluation Status	Evaluation Narrative (Historic Period: 1882–1950)	Existing Conditions Graphic Reference
SS-11. Catch Basins	N/A		Unevaluated	**Historic Condition (1882–1950):** N/A **Evaluation:** Five catch basins, part of a stormwater drainage system, are located in the area around the Blow-Me-Down Dwelling (Casino). The date of the system's installation is unknown.	
SS-12. West Entrance Sign	N/A		Non-contributing	**Historic Condition (1882–1950):** N/A **Evaluation:** The wooden sign near the intersection of the west entrance road and NH Route 12A was installed by the park and Opera North in 2021. It is compatible with the rural character of the landscape.	
North Knob Boulder	*During the early Beaman period, a boulder sat atop the North Knob in the south lawn along the main entrance drive (C-1) and served as the base for an ornamental urn. After the 1926 Cottage fire, the urn was moved to the center of the turnaround in front of the Blow-Me-Down Dwelling (Casino) (BS-1), where it sat atop a mill stone laid horizontally on the ground.*				
Pipe and Wire Corral Fence	*A pipe and wire corral fence was constructed ca. 1928 to enclose the Big Barn corral. It was demolished in 1955.*				
Archeological Features					
A -1. Abandoned Old Route 12A Roadbed Trace	N/A		Unevaluated	**Historic Condition (1882–1950):** The old Wilson Road (NH Route 12A) ran along the bottom of the terrace bank north of Blow-Me-Down Farm. It was tarred and widened in 1926–1927 for automobile use. Widening of the roadbed required the building of the retaining wall at the base of the terrace bank east of the service area. **Evaluation:** After the major realignment of NH Route 12A in 1959, a portion of the historic roadbed was abandoned and now sits within the successional woods near the northern border of Blow-Me-Down Farm. The abandoned old Route 12A roadbed trace may offer archaeological value that could be evaluated in the future.	

ENDNOTES, TABLE 3.1

[1] Only a portion of Blow-Me-Down Brook lies within the boundaries of Saint-Gaudens National Historical Park and the feature is not wholly owned or managed by the National Park Service.

[2] Steve Walasewicz, email to James Mealey, August 31, 2020.

[3] NPS Cultural Landscapes Inventory, Blow-Me-Down Farm, 2013 p. 74.

[4] Supt. Rick Kendall, comments on September 2020 CLR draft.

[5] Supt. Rick Kendall, comments on September 2020 CLR draft.



Cultural Landscape Report
Blow-Me-Down Farm

Saint-Gaudens National Historical Park
Cornish, New Hampshire

Analysis and Evaluation

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

in partnership with
Department of Landscape Architecture
Center for Cultural Landscape Preservation
SUNY College of Environmental
Science and Forestry, www.esf.edu/la/cclp

SOURCES

1. National Park Service, Tractsnet AGOL, 2019
2. Aerial photograph, 1957, 1964, 1992, 2013
3. Sullivan County, NH Plat Map and Land Ownership, 2019
4. Field observations, 2020
5. Blow-Me-Down Farm Casino Lease

DRAWN BY

Richard Connor Neville, John Auwaerter, James Mealey, Illustrator CC, 2020

LEGEND

- NPS property boundary
- SAGA legislated boundary
- Building
- Road or drive (gravel, asphalt)
- Road or drive trace
- Two-track dirt road or drive
- Specimen tree (deciduous, conifer)
- Meadow, lawn, or other ground
- Agricultural field
- Wetlands
- Water
- 20' Contours
- Bank slope > 33.33%
- Feature removed since 1950 (dashed)
- Non-contributing feature (white fill)

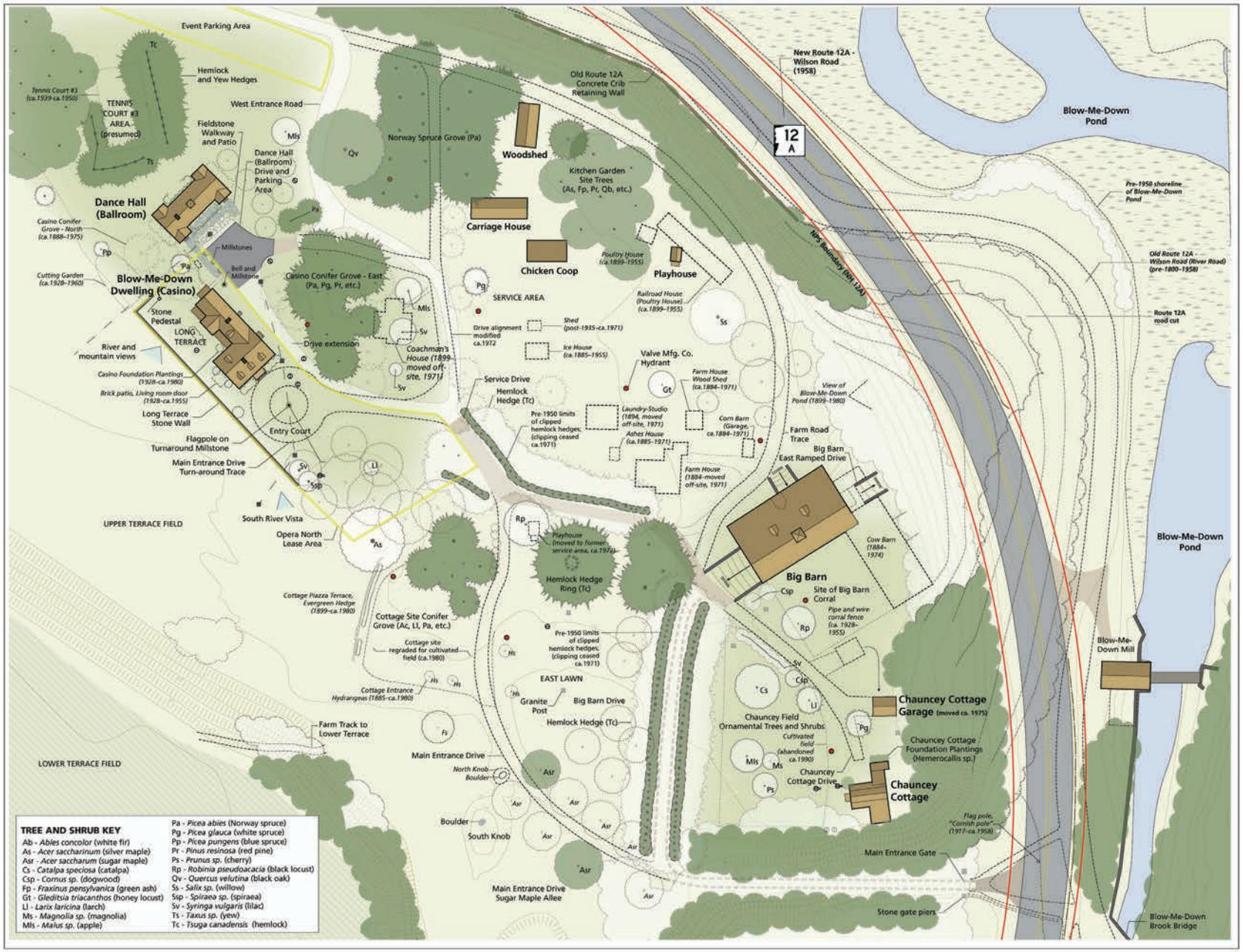
NOTES

1. All features shown at approximate scale and location.
2. Drawing shows landscape as of 2020 with changes since the end of the period of significance in 1950 depicted by dashed lines (removed features) and white scale (added features).

North

0 125 250 feet 500

Drawing 3.1



Cultural Landscape Report Blow-Me-Down Farm

Saint-Gaudens National Historical Park
Cornish, New Hampshire

Analysis and Evaluation: Core of Blow-Me-Down Farm

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

in partnership with
Department of Landscape Architecture
Center for Cultural Landscape Preservation
SUNY College of Environmental
Science and Forestry, www.esf.edu/la/cclp

SOURCES

1. National Park Service, Tractsnet AGOL, 2019
2. New Hampshire Dept. of Transportation, Route 12 realignment plans, 1958
3. Aerial photographs, 1957, 1964, 1992, 2013
4. Field observations, 2020
5. Blow-Me-Down Farm Casino Lease

DRAWN BY

Richard Connor Neville, John Auwaerter, James Mealey, Illustrator CC, 2020

LEGEND

- Current NPS boundary
- Building
- Primary road or drive
- Primary road or drive (paved)
- Two-track dirt road or drive trace
- Stone wall
- Guiderail
- Valve Mfg. Co. hydrants
- Well head
- Millstone
- Granite post
- Feature removed since 1950 (dashed)
- Opera North lease area
- Electrical outlet
- Woods
- Specimen tree (broadleaf, conifer)
- Shrub
- Cultivated field
- Meadow, Other ground
- Lawn
- Water
- Wetland
- 5' contours
- Bank slope >33.33%
- Area drain and stormwater line
- Manhole cover and septic line
- Utility pole
- Non-contributing feature (white fill)

NOTES

1. All features shown at approximate scale and location.
2. Drawing shows landscape as of 2020.

0 25 50 feet 100

Drawing 3.2



NPS Olmsted Center

Treatment Recommendations

TREATMENT FRAMEWORK

TREATMENT GUIDELINES AND PLANNING CONSIDERATIONS

TREATMENT TASKS

Treatment in a Cultural Landscape Report prescribes actions to preserve and enhance the historic character of a landscape in the context of contemporary management and use. Treatment recommendations for Blow-Me-Down Farm, which include broad guidelines and specific tasks, are based on the findings of the preceding chapters and on consultation with park staff, including a treatment workshop held on December 16, 2020. Major treatment issues identified include improvement of pedestrian and vehicle circulation, adaptation of historic features for contemporary uses, and enhancement of the landscape's historic character to support interpretation and visitor experience (figs. 4.1 and 4.2). The guidelines and recommendations in this chapter are intended to support management of the cultural landscape in the short-and-long term. On many treatment issues, alternatives are presented because additional park planning will be needed to determine treatment.

This chapter is organized into three sections. The first section presents a treatment framework that documents the regulatory, park planning, and management contexts of cultural landscape treatment at Blow-Me-Down Farm and presents a comprehensive treatment philosophy for the landscape. The second section consists of general treatment guidelines and planning considerations to inform future park decisions, and the third proposes specific landscape treatment tasks for Blow-Me-Down Farm. Treatment tasks are also summarized in Table 4.2, Treatment Task Summary, and are graphically depicted in Drawings 4.1 and 4.2, Treatment Recommendations Plans, which are included at the end of the chapter.

TREATMENT FRAMEWORK

The treatment framework guides landscape treatment at Blow-Me-Down Farm. It consists of regulations, policies, park planning documents, and partner agreements that inform management of the cultural landscape. Based on the review of these framework elements, as well as the findings of the preceding chapters and consultation with park staff, the framework includes a treatment philosophy, which serves as a guiding vision for management of the Blow-Me-Down Farm landscape.

LEGISLATION, REGULATIONS, AND POLICY

When Saint-Gaudens National Historical Park was established by Congress in 1964, Blow-Me-Down Farm was not included within the park boundaries.[1]



Figure 4.1. The Blow-Me-Down Dwelling (Casino) is being adapted for contemporary use by park partner organization Opera North. The grounds around the building can be rehabilitated to support new uses while enhancing the historic residential character of the late Beaman period. Looking southeast, 2020. (NPS Olmsted Center)



Figure 4.2. The park is planning to adapt the Dance Hall (Ballroom) for administrative and visitor use. The parking area and flagstone patio in front of the building are the subject of landscape treatment recommendations (see task DG-5). Looking north, 2020. (NPS Olmsted Center)

Designated as Saint-Gaudens National Historic Site, the park only encompassed portions of Aspet. The 1964 legislation identified the purpose of the park as the preservation of "historically significant properties associated with the life and cultural achievements of Augustus Saint-Gaudens…" and placed the Saint-Gaudens Memorial in an advisory role for the new park. The legislation also authorized the park's cooperation with the Saint-Gaudens Memorial and other organizations "in the presentation of art expositions and festivals and other appropriate events that are traditional to the site" as a means to "achieve more effectively its purpose as a living memorial." In 2000, the 106th Congress expanded the park's boundaries to contain 279 acres, including Blow-Me-Down Farm. [2] This expansion followed park planning efforts which identified opportunities associated with the acquisition of Blow-Me-Down Farm. When the Saint-Gaudens Memorial transferred 42.6 acres of Blow-Me-Down Farm to the

National Park Service in 2010, the core of the former Beaman estate was added to the park's land area.

In addition to the legislated purpose, treatment of the historic Blow-Me-Down Farm landscape, as part of Saint-Gaudens National Historical Park, is guided by the mission of the National Park Service, "to conserve the scenery and the natural and historic objects and the wildlife therein and to provide for the enjoyment of the same in such a manner and by such means as will leave them unimpaired for the enjoyment of future generations."[3] The National Park Service's conservation philosophy with respect to historic resources is articulated in the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, which in turn informs a hierarchy of National Park Service regulations and policies that comply with the *National Historic Preservation Act of 1966*, *National Environmental Policy Act of 1970*, and other federal laws pertaining to resource management. The application of these regulations and policies to cultural landscapes is contained within *Director's Order (DO)-28: Cultural Resource Management*.[4] *Director's Order (DO)-28* translates the *Secretary of the Interior's Standards* to the management of cultural landscapes and recommends that landscape treatment be based on an approved Cultural Landscape Report.

Landscape treatment also takes into consideration the environmental protections enforced through state environmental regulations. The Connecticut River, which runs along the western border of Blow-Me-Down Farm, is protected under the New Hampshire Rivers Management and Protection Program, which was established by the state legislature in 1988.[5] Additional protection is provided by the state's 2008 *Shoreland Water Quality Protection Act*, which requires minimum standards for the management of land adjacent to riverways.[6]

PARK PLANNING

Cultural Landscape Reports are the implementation document for landscape treatment within the National Park Service, based on a foundation of park planning. Saint-Gaudens National Historical Park has undertaken several planning studies that inform treatment of the Blow-Me-Down Farm landscape. Prior park planning documents include the *Saint-Gaudens National Historic Site General Management Plan* (1996) and the *Blow-Me-Down Farm Site Management Plan/ Environmental Assessment* (2013), which directly informs many treatment recommendations and considerations presented in this chapter. These two documents are summarized below.

Saint-Gaudens National Historic Site General Management Plan (1996)

The park's General Management Plan, completed before the acquisition of Blow-Me-Down Farm, presents four alternatives for the management, use and development of Saint-Gaudens National Historical Park, including a preferred alternative that envisions the incorporation of the core of the former Beaman estate (fig. 4.3).[7] According to the preferred alternative, the acquisition of Blow-Me-Down Farm would benefit the park by providing opportunities to expand on interpretive themes related to the Cornish Colony and by supporting park operations with new facilities to complement those at Aspet. Blow-Me-Down Farm would also serve as a venue for large events and would be connected to Blow-Me-Down Mill and Aspet by a proposed pedestrian trail. The General Management Plan also highlights the importance of preserving and protecting the park's cultural landscape, affirming its significance alongside the artwork and historic structures located on site.

Blow-Me-Down Farm Site Management Plan/ Environmental Assessment (2013)

In the context of landscape treatment at Blow-Me-Down Farm, the Site Management Plan is the most essential park planning framework document. Published three years after National Park Service acquisition of Blow-Me-Down Farm, the report marks the first step in the creation of a long-term strategy for protecting and maintaining the site's cultural and natural resources. It presents two future use alternatives, comprising a continuation of current management (the "no-action alternative") and a preferred alternative ("The Cornish Colony History and Art Center") that envisions the long-term preservation of Blow-Me-

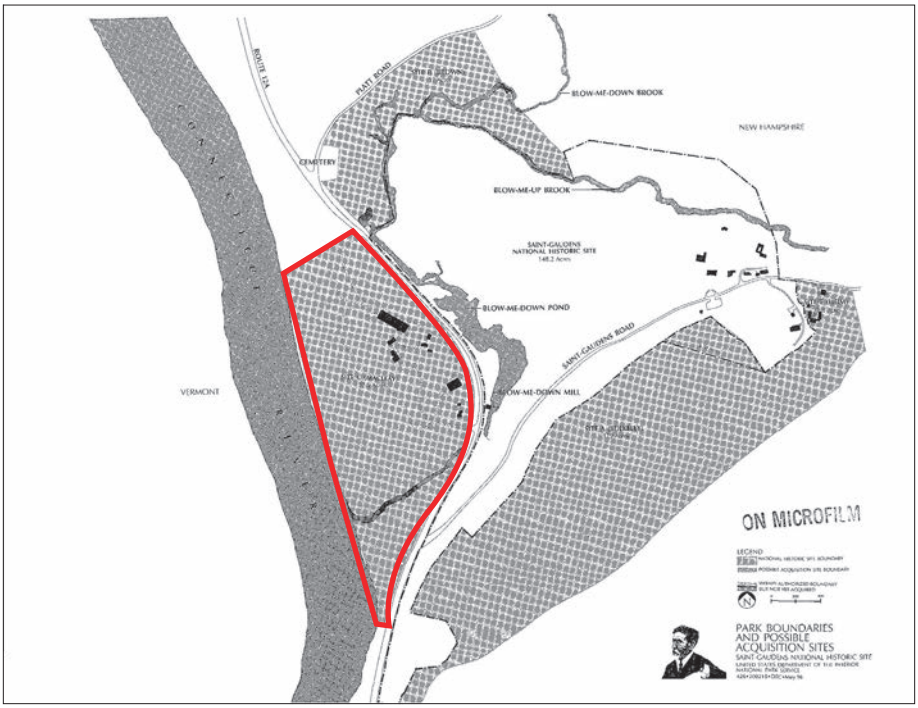


Figure 4.3. Map from the *Saint-Gaudens National Historic Site General Management Plan* (1996) depicting park boundaries and possible acquisition sites, including Blow-Me-Down Farm (in red). The red line encompasses a parcel south of Blow-Me-Down Brook (the "Triangle Lot") that does not fall within the park's legislated boundary and is today owned by the state of New Hampshire. (National Park Service)

Down Farm complemented by an expanded visitor experience. The park adopted the preferred alternative following publication of the Site Management Plan. [8]

The adopted alternative encompasses recommendations across five planning topics: access and circulation, interpretation and visitor experience, resource management and protection, park operations, and partnerships and cooperative actions. Specific recommendations include the rehabilitation of the Dance Hall as a visitor services facility, the creation of a new rustic trail system extending from the site's historic drive system and connecting to Blow-Me-Down Mill across NH Route 12A, the development of an area of the farm as a concert venue, and the establishment of new partnerships to rehabilitate historic structures for uses related to the park's purpose.

Most significant to landscape treatment is the Site Management Plan's recommendation to rehabilitate the cultural landscape at Blow-Me-Down Farm to its period of significance. The potential benefits of this recommendation, as enumerated in the report, include providing "visitors with a broader range of experience and a better understanding of the significance of the Cornish Colony" and rehabilitating "a nationally significant landscape key to the park's mission, purpose, and significance."[9] Building on the 2013 document's identification of rehabilitation as a general landscape treatment approach, the later sections of this chapter articulate specific recommendations for rehabilitating the Blow-Me-Down Farm landscape.

PARTNER AGREEMENTS

Partner agreements factor prominently in the adopted Site Management Plan alternative and have become a cornerstone of the park's management of Blow-Me-Down Farm. These partnerships, which present great opportunities for the landscape's use, include an agreement with Opera North, a regional nonprofit arts organization, and a long-term agricultural lease held by a local farmer.

Opera North Lease Agreement

In 2020, Saint-Gaudens National Historical Park entered into a 32-year lease agreement with Opera North, a nonprofit arts organization based in Lebanon, New Hampshire. The agreement, which was finalized after a series of successful trial seasons, permits Opera North to occupy the Blow-Me-Down Dwelling (Casino) and to use the surrounding landscape as a venue for live performances (fig. 4.4). As part of this arrangement, Opera North is managing the renovation of the Blow-Me-Down Dwelling according to architectural plans recently approved by the park. Additionally, Opera North is responsible for landscape improvements within the lease area, which encompasses space on all sides of the building, including the long terrace to the southwest and the entry court to the



Figure 4.4. Map of Blow-Me-Down Farm showing Opera North lease area (in red), as recorded in the lease agreement between Opera North and Saint-Gaudens National Historical Park. (National Park Service)

southeast. During recent trial seasons, Opera North has erected a temporary tent as a performance venue in the entry court. During the 2020 season, the temporary performance venue was relocated to the service area to allow for social distancing in response to the COVID-19 pandemic. This adaptation was in line with the lease agreement, which allows Opera North's use of areas of Blow-Me-Down Farm outside the designated lease area, with park approval.

Blow-Me-Down Dwelling (Casino) Restoration Plan

Opera North is renovating the Blow-Me-Down Dwelling following a plan prepared by architects Haynes & Garthwaite and approved by Saint-Gaudens National Historical Park (fig. 4.5). Interior modifications detailed by the plan include changes to the building's existing floorplan while exterior work consists

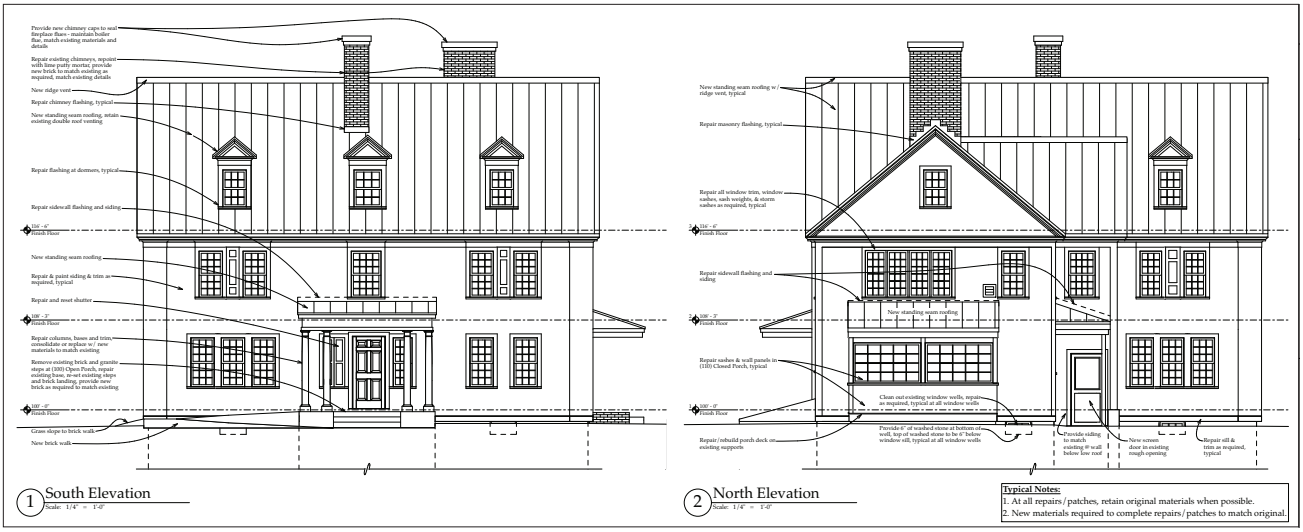


Figure 4.5. Proposed elevations of the Blow-Me-Down Dwelling (Casino) from renovation plans commissioned by Opera North. A proposed ramp leading to the building's front door is visible in the south elevation (left). (Haynes & Garthwaite Architects)

primarily of repairs and replacement-in-kind of existing features, such as roofing materials, siding, and trim. This rehabilitation plan focuses primarily on the structure of the Blow-Me-Down Dwelling and does not substantially address the surrounding landscape. The only major exception is a proposal to create a curved accessible walk and ramp leading to the building's front entrance from the historic turnaround drive in the entry court.

Agricultural Lease

The upper and lower terrace fields at Blow-Me-Down Farm are currently cultivated under a long-term agricultural lease in effect until November 2029 (fig. 4.6). The lease permits the lessee, Thomas and Patrick McNamara of Mac's Happy Acres, to use twelve acres on the lower terrace and four-and-one-half acres on the upper terrace to grow corn and mow hay, respectively. The eastern portion of the upper terrace field occupies space that was part of the former ornamental landscape surrounding the Cottage, which was destroyed by fire in 1926. The terms of the agricultural lease provide for the protection of cultural and natural resources and specify access routes to the fields along Blow-Me-Down Farm's drives and farm roads. Additionally, the lessee is responsible for annual mowing of the very steep, approximately 1.6-acre bank between the upper and lower terrace fields, which suppresses the growth of woody vegetation and thereby maintains mountain views from the upper terrace. The park reserves the right to "establish trails, roads, and other improvements and betterments over, upon, of through" the leased area.[10]

TREATMENT PHILOSOPHY

A landscape treatment philosophy articulates the reasoning behind management prescriptions for a historic landscape, and indicates the overall desired character based on the landscape's history and significance. The treatment philosophy for

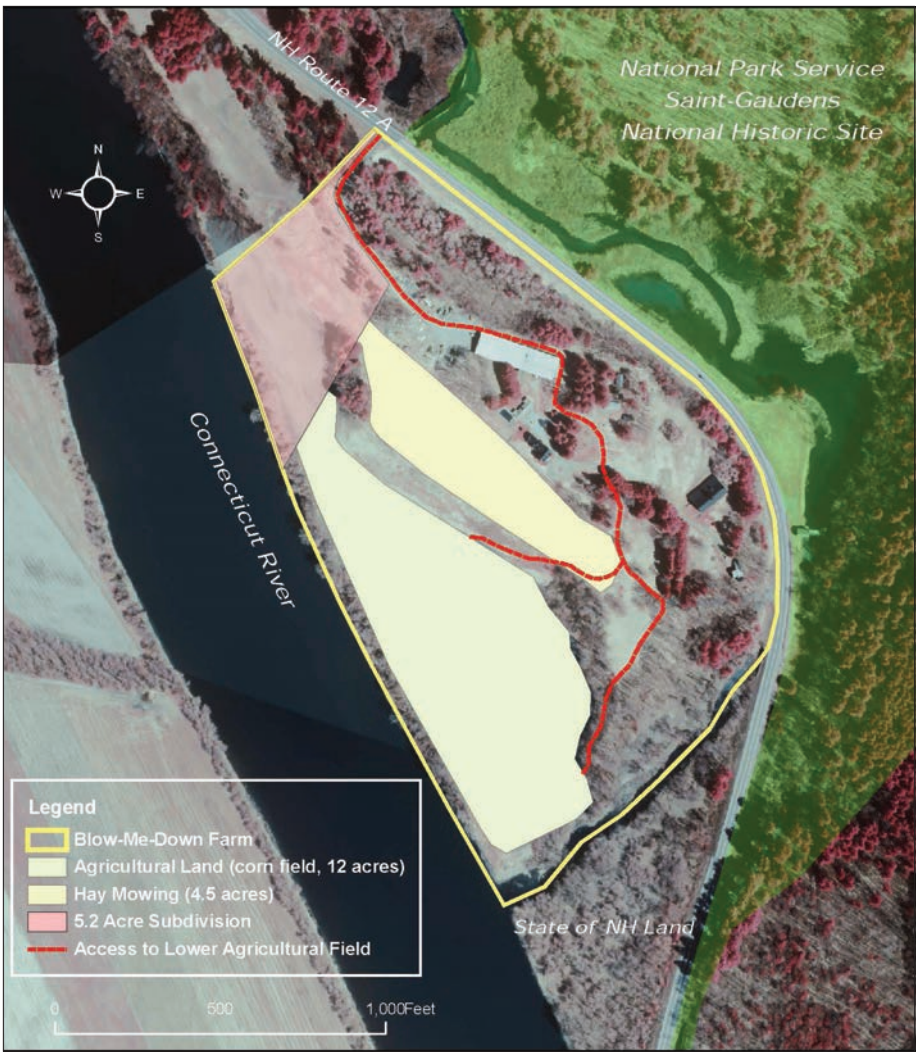


Figure 4.6. Map from Blow-Me-Down Farm agricultural lease agreement displaying cultivated fields and access routes. (National Park Service)

Blow-Me-Down Farm is informed by the framework documents reviewed in this section as well as by the findings of the first three chapters of this report and consultation with park staff. The foundation for the treatment philosophy consists of the primary treatment approach, as outlined by the *Secretary of the Interior's Standards for the Preservation of Historic Properties*, and the treatment reference date, which provides a benchmark for assessing the appropriateness of changes to the landscape.

Building upon these foundational elements, the treatment philosophy is expressed in a brief narrative that describes the intended treatment approach at Blow-Me-Down Farm. Following this description, a future vision is presented for visitor experience of the cultural landscape. Taken together, these provide a philosophical basis for the treatment recommendations in this report and can assist the park with evaluating the appropriateness of future proposed modifications to the Blow-Me-Down Farm landscape that are not specifically addressed here.

Primary Treatment Approach

The *Blow-Me-Down Farm Site Management Plan* identifies Rehabilitation as the primary treatment approach for Blow-Me-Down Farm. Rehabilitation prescribes preservation of "a cultural landscape's character-defining features and materials" while making possible "an efficient contemporary use through alterations and additions."[11] Ten standards fall under the Rehabilitation approach:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and

integrity of the historic property and its environment would be unimpaired.

Treatment Reference Date

To inform Rehabilitation, a treatment reference date is established to evaluate proposed landscape treatment actions. This reference date falls within the landscape's period of significance, however it typically represents a more limited timeframe. For the cultural landscape at Blow-Me-Down Farm, the recommended treatment reference date is ca. 1940, which marks a high point in the character of the landscape during the late Beaman period, before a decline during and after World War II (fig. 4.7). Although it serves as a benchmark for assessing historic landscape character, the treatment reference date is not a restoration date and the goal of rehabilitation is not to restore the landscape as it once existed. Rather, the treatment reference date provides an objective filter to evaluate the appropriateness of treatment task recommendations. For example, if a landscape feature was removed prior to the treatment reference date of ca. 1940, it would not be appropriate to reconstruct it. By providing this benchmark, the reference date discourages inaccurate representations of the landscape's historic character.

Figure 4.7. Collection of images depicting the well-tended character of the domestic grounds (top five images) at Blow-Me-Down Farm and the rural working landscape of the service area and farm complex (bottom two images) in ca. 1940, the landscape treatment reference date. (Staige Davis Collection, Saint-Gaudens National Historical Park archives)



Although the period of significance at Blow-Me-Down Farm extends until 1950, the decline in character and the lack of substantial documentation of the landscape through the middle and end of the 1940s support the selection of an earlier treatment reference date. The latest available documentation of the landscape during the historic period dates to around 1940, including photographs from the 1941 wedding of Mary Beaman Lagercrantz (figs. 4.8, 4.9). An earlier treatment reference date would be inappropriate, as several substantial modifications, including the destruction of the Cottage by fire in 1926 and the subsequent renovation of the Casino, substantially altered the character of the historic landscape.



Figure 4.8. Note lush plantings (probably spiraea, with iris), and planter urns on the stone entrance steps of the Blow-Me-Down Dwelling on August 15, 1941, the date of Mary Beaman's wedding to Eric Lagercrantz. This is among the latest known photographs taken at Blow-Me-Down Farm during the historic period. (Staige Davis Collection)



Figure 4.9. Mary Beaman Lagercrantz leaving the southeastern (front) entrance of the Dance Hall (Ballroom) during her wedding reception, August 15, 1941. Note the stone pavement and clipped white pine on the left. (Staige Davis Collection)

Treatment Approach for the Blow-Me-Down Farm Landscape

Rehabilitation of the cultural landscape at Blow-Me-Down Farm aims to preserve and enhance its historic character related to Beaman family ownership while embracing contemporary uses that perpetuate the site's historic traditions of art and agriculture. As recommended in the park's General Management Plan and the Site Management Plan for Blow-Me-Down Farm, these traditions have returned to the landscape of Blow-Me-Down Farm in recent years through partnerships managed by Saint-Gaudens National Historical Park (fig. 4.10). These exciting initiatives have enlivened Blow-Me-Down Farm and support the park's mission as a "living memorial" established in the 1964 authorizing legislation. The potential for the continued success of the partnerships will be reinforced by the development of visitor facilities and amenities on site. These improvements, as well as the rehabilitation of the historic landscape, will also contribute to the expansion of general visitor experience at Blow-Me-Down Farm, a goal outlined in the Site Management Plan.

Rehabilitation of the Blow-Me-Down Farm landscape should be emphasized within the former domestic grounds. In particular, the area around the Blow-Me-Down Dwelling and the Dance Hall are recommended as treatment priorities (fig. 4.11). This prioritization reflects the historical significance of this area as the center of social and domestic life at Blow-Me-Down Farm during the late Beaman period. Additionally, landscape treatment within this area will support contemporary uses related to Opera North's long-term lease for the Blow-Me-Down Dwelling and the park's stated goal of adapting the Dance Hall as a visitor services facility.



Figure 4.10. In recent years, partnerships have enlivened Blow-Me-Down Farm by returning the traditions of art and agriculture to the landscape. In this 2020 aerial photograph, looking southwest, a temporary tent shelters the stage for an Opera North production enjoyed by an audience spread across the broad, open lawn of the service area. In the middle ground, the lower terrace field is planted with rows of crops. The peak of Mt. Ascutney towers over the landscape in the distance. (Opera North)



Figure 4.11. The Dance Hall (left) and Blow-Me-Down Dwelling (right), looking east, 2020. Recommended landscape treatment tasks at Blow-Me-Down Farm are emphasized within the landscape around these buildings. (NPS Olmsted Center)

Rehabilitation of landscape features surrounding these buildings should enhance the historic landscape's character while adapting to the needs of contemporary users. Where relevant historic documentation is available, treatment tasks should aim to evoke the character of the landscape as it existed in ca. 1940. This should result in the creation and maintenance of a well-tended, manicured appearance which reflects the area's historical domestic use. This domestic character should be maintained, less intensively, within the remainder of the historic domestic grounds, including the once maintained grounds around the Cottage, especially the former east lawn (fig. 4.12). Throughout the landscape, new features required for supporting contemporary uses should be compatible but distinguishable from historic features.

Blow-Me-Down Farm's historic system of drives and farm roads is the second priority for rehabilitation. During the historic period, these circulation features guided movement through the landscape and delineated the distinct areas of Blow-Me-Down Farm, reinforcing separation between the domestic grounds, service area, and farm complex on the upper terrace. Today, the spatial organization that defined the landscape's historic character has been diminished primarily due to the removal or modification of many of these features (fig. 4.13).

Rehabilitating the historic drives and farm roads will improve visitor experience by expanding pedestrian circulation and presenting new opportunities for landscape interpretation. Rehabilitation of these historic circulation features could be complemented by the creation of new trails along the upper and lower terrace fields and the eastern bank of the Connecticut River. Connections between the new trails and the rehabilitated historic drives would create a unified sitewide pedestrian circulation system at Blow-Me-Down Farm that could tie into the existing park trail system across NH Route 12A. The development of these features would form a loop that provides visitors with expanded access to Blow-



Figure 4.12. The east lawn of the former Cottage, looking east, 2017. The entirety of the historic domestic grounds at Blow-Me-Down Farm, including the former site of the Cottage, should be managed to enhance the landscape's domestic historic character. (SUNY ESF)



Figure 4.13. The trace of the main entrance drive (highlighted with dashed, white lines), curving north through the former Cottage grounds, looking northwest, 2021. Many of the features of Blow-Me-Down Farm's historic system of drives and farm roads have lost historic character. The Blow-Me-Down Dwelling is visible in the distance to the left, displaying a new coat of yellow paint as part of Opera North's renovation project. Looking northwest, 2021. (NPS Olmsted Center)

Me-Down Farm's historic landscape and establishes Blow-Me-Down Farm as a destination for hikers.

As an overall treatment approach, Rehabilitation will provide flexibility to adapt the Blow-Me-Down Farm landscape for contemporary uses that are sympathetic with its historic character. When appropriate, alterations or additions to the landscape may exhibit contemporary but compatible design character while respecting the historical organization of defining landscape characteristics such as circulation, spatial organization, and views. If new facilities are needed, they could be built at locations and scales that approximate the positioning of historic structures that have been removed since 1950, especially in the service area (fig. 4.14). Interpretative waysides and other resources should be introduced where they are useful for providing visitors with a deeper understanding of the history



Figure 4.14. The service area, looking southwest, 2020. The service area historically contained more than one dozen buildings, but is today defined primarily by a broad, open lawn space. If the park requires additional facilities in the future, new structures could be built in the service area in the locations of historic removed buildings. (NPS Olmsted Center)

of Blow-Me-Down Farm, the Cornish Colony, and the traditions of art and agriculture that contribute to the landscape's significance.

Vision for the Blow-Me-Down Farm Landscape

In the future, visitors to Blow-Me-Down Farm will encounter a cultural landscape where the traditions of art, agriculture, and history are brought to life through vibrant partnerships and the thoughtful rehabilitation of the landscape's historic character. The Beaman family's former country place and model farm will welcome visitors with inviting outdoor spaces, historic drives adapted for pedestrian use, and sweeping scenic views. Public programs and events that celebrate and encourage creative expression will enliven the landscape while its centuries-old farm fields remain in cultivation, preserving the rural setting that inspired some of America's greatest artists.

Live music and theater will regularly light up an outdoor venue in the historic domestic grounds, taking advantage of magnificent western views of Mount Ascutney and the Connecticut River Valley. Throughout the year, the Blow-Me-Down Farm landscape may serve as an outdoor museum, hosting special exhibitions that bring together works by Augustus Saint-Gaudens and other Cornish Colony members. The work of contemporary artists could be highlighted alongside historic pieces, perpetuating Blow-Me-Down Farm's significant role in the development of American art. Visitors may also create original works of their own in classes led by local artisans or artists-in-residence. Existing historic structures, such as the Big Barn and service buildings, might be repurposed as classrooms and studios.

In addition to the draw of special events, visitors will come to Blow-Me-Down Farm for an experience of its distinctive cultural landscape. On the upper terrace,



Figure 4.15. The lower terrace, looking northwest, 2021. The Connecticut River is visible to the left and the Blow-Me-Down Dwelling sits on the upper terrace to the right. An enhanced trail system could bring visitors down to the Connecticut River bank, where they would enjoy broad perspectives of the Blow-Me-Down Farm landscape. (NPS Olmsted Center)

the rehabilitated system of historic drives will guide visitors through the core of the former Beaman estate on foot. Interpretive waysides, interactive digital resources, and guided ranger tours will illuminate Blow-Me-Down Farm's illustrious history and encourage understanding of the landscape's significance. Interpretation at the former site of the Cottage, the Beaman family's shingle-style residence destroyed by fire in 1926, may be enhanced by rehabilitated landscape features, including a pair of hydrangeas that marked the historic home's front entrance. At the Dance Hall, adapted as a visitor service facility, visitors might check the day's programming schedule and take advantage of restrooms and other amenities.

Outside the historic core of Blow-Me-Down Farm, a system of trails may lead visitors along the cultivated lower terrace fields to the eastern bank of the Connecticut River. From this perspective, they can look back toward the dramatic topography of the river terraces that define the landscape (fig. 4.15). Additional interpretive resources near the river's edge could share the stories of the geologic forces that formed the terraces and of the Abenaki people, who first arrived in the upper Connecticut River valley thousands of years ago. To the east, the trail system might connect to the existing Blow-Me-Down Trail to Aspet, allowing visitors to explore more of the park's resources.

After their first experience at Blow-Me-Down Farm, visitors might return later in the year as the fall colors near their peak on the forested slopes surrounding the park. They may take a plein-air painting class near the Big Barn or learn about the landscape's natural resources on a ranger-guided tour. Following these enriching activities, visitors could conclude their autumn visit with an intimate musical performance on the long terrace beside the Blow-Me-Down Dwelling, a fitting conclusion to a day spent in a landscape at the intersection of art and nature.

TREATMENT GUIDELINES AND PLANNING CONSIDERATIONS

Building upon the treatment framework, consultation with park staff, and Cultural Landscape Report findings, this section identifies general guidelines to inform future decision-making about landscape treatment at Blow-Me-Down Farm. These guidelines and treatment considerations would require additional park planning to implement or may involve property that is not owned by the park.

HISTORIC SETTING

While Blow-Me-Down Farm retains much of its historic character, the landscape's larger setting has changed substantially since 1950. Most of this change has resulted from the 1959 expansion and realignment of NH Route 12A, which skirts Blow-Me-Down Farm to the north and east (fig. 4.16). During the historic period, this highspeed thoroughfare was a quiet country lane first known as River Road and later Wilson Road. The route's 1959 transformation created poor sightlines at Blow-Me-Down Farm's historic main entrance and over time this approach fell into disuse. Since this development, primary access to Blow-Me-Down Farm has been from the west entrance drive, which follows segments of a historic farm road to meet NH Route 12A at the landscape's northwest corner.

The shift of Blow-Me-Down Farm's primary entrance modified the landscape's relationship to its historic setting. Before 1959, the historic main entrance, marked by two dry-laid stone piers designed by Charles Platt in 1898, was reached from the road by a triangle intersection directly beside the Blow-Me-Down Brook Bridge. Immediately north of this intersection sat Blow-Me-Down Mill and Dam. Taken together, these features composed a carefully designed arrival experience at Blow-Me-Down Farm. After the expansion of NH Route 12A, this composition



Figure 4.16. NH Route 12A, looking south, 2021. The high-speed road, which was expanded and realigned in 1959, skirts Blow-Me-Down Farm to the north and east. The historic fieldstone piers of the former main entrance gate to Blow-Me-Down Farm are visible to the right. (NPS Olmsted Center)

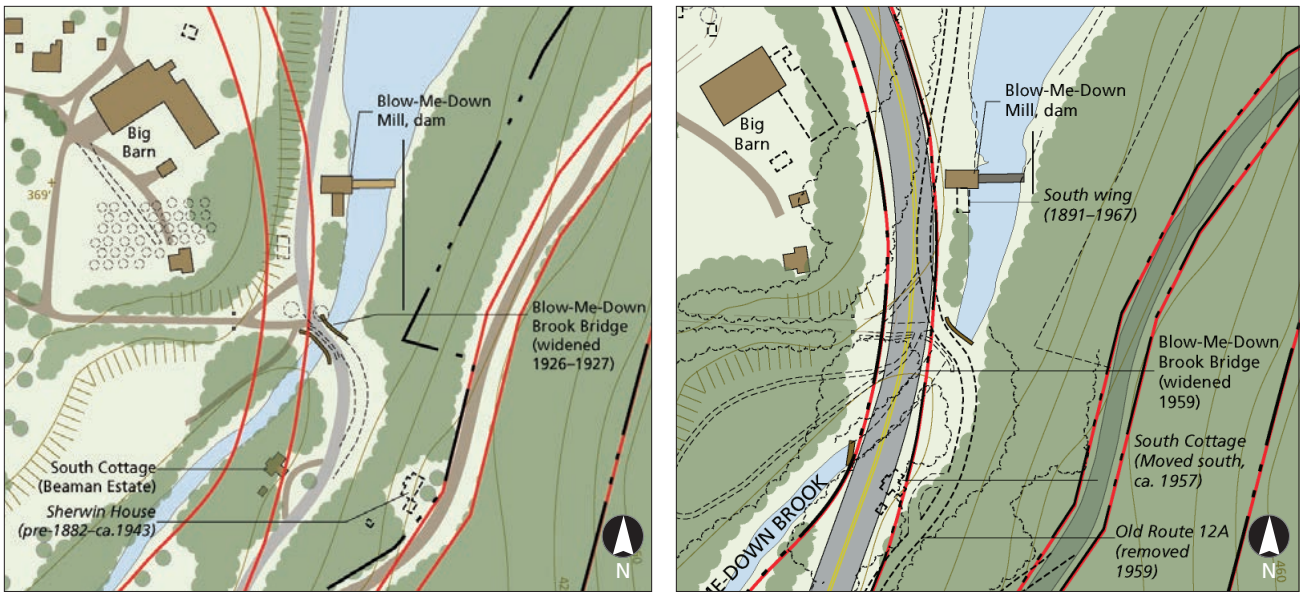


Figure 4.17. Details from 1950 (above left) and 2010 (above right) period plans for Blow-Me-Down Farm depicting the change in historic setting caused by the expansion and realignment of NH Route 12A. (NPS Olmsted Center)

was lost (fig. 4.17). The triangle intersection was obliterated by the new road alignment and only one of the two stone arches of the Blow-Me-Down Brook Bridge remains visible today. Blow-Me-Down Mill and Dam were preserved, however NH Route 12A created a stark barrier separating Blow-Me-Down Farm from these features.

In the long term, the park could collaborate with the New Hampshire Department of Transportation to assess the feasibility of creating a safe pedestrian crossing at NH Route 12A near the historic main entrance and Blow-Me-Down Mill. This initiative might include reducing the speed limit and implementing other traffic calming strategies on the section of NH Route 12A that passes between Blow-Me-Down Farm and Blow-Me-Down Mill (fig. 4.18). Appropriate traffic calming strategies for an arterial road like NH Route 12A might include median islands

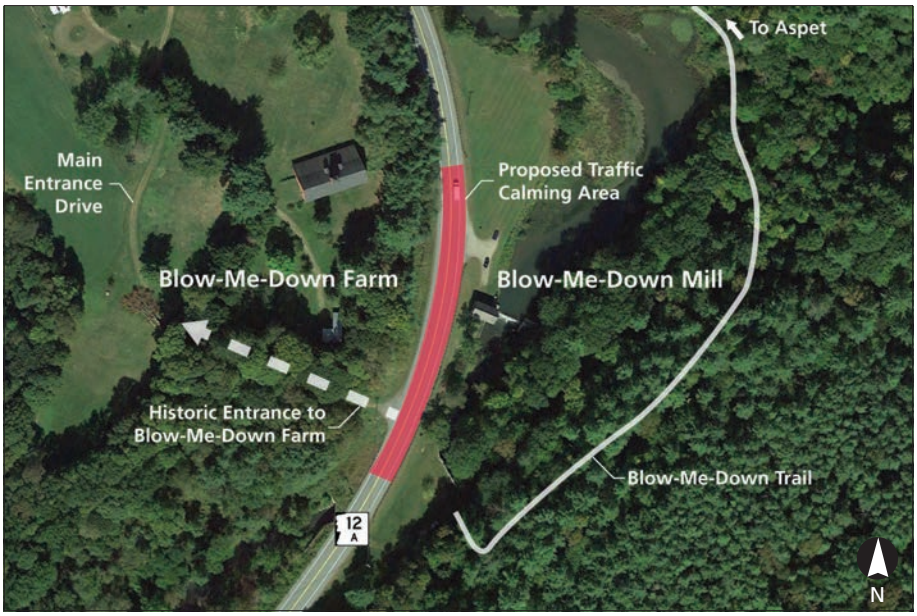


Figure 4.18. Diagram depicting a proposed traffic calming area on NH Route 12A at the eastern edge of Blow-Me-Down Farm. This stretch of road, which separates Blow-Me-Down Farm from Blow-Me-Down Mill, currently presents dangerous conditions for pedestrian crossing. Implementing traffic calming measures could strengthen the historic connection between Blow-Me-Down Farm and Blow-Me-Down Mill and would allow park visitors to safely walk from Blow-Me-Down Farm to Aspet along the existing Blow-Me-Down Trail. (Google Earth, NPS Olmsted Center)







Figure 4.19. Examples of "road diet" strategies that may be applicable to the section of NH Route 12A between Blow-Me-Down Farm and Blow-Me-Down Mill. Potential strategies include introduction of a median island (top left), a median island with a crosswalk (center), and narrowing travel lanes with road markings (bottom). (US Department of Transportation)

and narrower travel lanes, also known as a "road diet" (fig. 4.19).

Implementing traffic calming and pedestrian safety measures would enhance the historic setting of Blow-Me-Down Farm by renewing its historic relationship to Blow-Me-Down Mill and Aspet, which is connected to Blow-Me-Down Mill by existing pedestrian trails. Creation of a pedestrian crossing at NH Route 12A would be consistent with the *Blow-Me-Down Farm Site Management Plan*, which includes a recommendation to create a new trail system "…that would cross through the culvert under the [Blow-Me-Down Brook Bridge] or with a striped road crossing…" at Blow-Me-Down Farm's historic main entrance. Effective traffic calming measures along NH Route 12A may also help to reduce traffic noise at Blow-Me-Down Farm.[12]

VIEWS

Blow-Me-Down Farm's historic setting could also be enhanced by reestablishing visual connection to Blow-Me-Down Pond, which is located north of Blow-Me-Down Mill. During the historic period, clearings in the woods at the edge of the upper terrace, behind the Big Barn and north of the Dance Hall, permitted views toward the waterbody and the forested hillside leading up to Aspet. After ca. 1970, these views were obscured by the discontinuation of clearing practices and the resultant growth of woods along the eastern edge of the upper terrace (fig. 4.20). Before clearing was discontinued, the character of views toward Blow-Me-

Down Pond had changed significantly, especially following the expansion and realignment of NH Route 12A in 1959. The new roadbed of the state highway cut into the slope along the eastern edge of the upper terrace, transforming the former grassy hillside into a steep bank. Additionally, the new alignment isolated a portion of Blow-Me-Down Pond west of the expanded highway. The isolated area eventually grew up in woods while sedimentation in the remainder of the pond has reduced the area of open water by approximately seventy percent from its historic condition.[13]

The resumption of vegetation clearing practices to restore views toward Blow-Me-Down Pond could be considered, but only after careful viewshed analysis. Changes to the character of historic views toward the pond, primarily due to the 1959 state highway realignment and increased pond sedimentation, may diminish potential benefits from vegetation clearing. In the long term, the park might consider studying the feasibility of restoring some of Blow-Me-Down Pond's open water area to enhance the historic landscape character. Restoration of open water at Blow-Me-Down Pond would augment potential benefits from viewshed clearing along the eastern edge of the upper terrace. In addition to viewshed analysis, a thorough study of the potential impacts of traffic noise from NH Route 12A should be undertaken before any substantial vegetation clearing along the terrace edge. Vegetation clearing may increase the volume of traffic noise reaching the upper terrace, although potential traffic calming measures discussed above might reduce the impact.

If the park determines that restoring views toward Blow-Me-Down Pond is not feasible, alternative strategies could be implemented to interpret historic viewsheds at Blow-Me-Down Farm. Alternative interpretation strategies might include waysides and digital resources to identify historic views and illustrate



Figure 4.20. Annotated 1939 aerial photograph showing historic viewshed clearings toward Blow-Me-Down Pond. (Saint-Gaudens National Historical Park archives; NPS Olmsted Center)

changes in their historic character. Strategies may incorporate virtual or augmented reality technology, which has been employed at other historic sites, including Historic Jamestown in Williamsburg, Virginia. In particular, the historic visual connection between the core of Aspet and Blow-Me-Down Farm could be a prominent subject for interpretation.

Since the end of the historic period, the character of westward views from Blow-Me-Down Farm has also changed. Along the bank of the Connecticut River, a margin of riparian woods partially obscures historic views from the upper and lower terraces. Prior to 1950, regular vegetation clearing suppressed woody growth on the riverbank. Although character-defining views of the Connecticut River and Mount Ascutney remain visible from the upper terrace due to its elevation, the height and density of woods along the riverbank will increase in the future. Additionally, invasive shrubs and vines have colonized the riparian edge and threaten to displace native plants.

In recent years, the park has implemented a program to control non-native invasive plant populations at Blow-Me-Down Farm, which has included treatment of the lower terrace's riparian edge. Vegetation treatment efforts along the Connecticut River could be expanded to include replacing existing plants with native shrubs and small trees that would stabilize the riverbank while preserving historic views. However, before implementing any vegetation management strategies along the Connecticut River, the park should ensure compliance with local and state environmental regulations.

At the southern end of the lower terrace field, a clearing has been maintained at the river's edge near the mouth of Blow-Me-Down Brook. During the historic period, regular vegetation clearing at this location kept open southward views of the Connecticut River. After the renovation of the Blow-Me-Down Dwelling in 1926–1927, this south river vista was intended to be viewed from the long terrace along the southwestern façade of the Beaman family's primary residence (figs. 4.21, 4.22). The park's continued management of this clearing discourages encroachment of woody vegetation, which would obscure the vista.

Figure 4.21. Mary and Vera Beaman sitting on the stone wall at the edge of the long terrace, ca. 1940. Note the clearing for the south river vista in the distance. (Staige Davis Collection)



Outside park boundaries, continued cooperation with surrounding communities and park partners presents opportunities for viewshed protection. These efforts can mitigate ongoing threats to historic views, including potential development of adjacent parcels, continued construction of telecommunications towers, and uncontrolled vegetation growth. In addition to actively working with local communities and governments to protect viewsheds, the park could also pursue scenic easements with neighboring landowners and Mount Ascutney State Park. A comprehensive park viewshed study



Figure 4.22. The south river vista clearing at the bank of the Connecticut River, looking south, 2021. (NPS Olmsted Center)

could identify significant viewsheds and help to define and prioritize protection efforts.

TRAILS

New trails running beside the cultivated fields on Blow-Me-Down Farm's upper and lower terraces would offer visitors an expanded landscape experience and could provide access to the eastern bank of the Connecticut River. These new trails would extend from Blow-Me-Down Farm's historic drives and farm roads to create a unified pedestrian circulation system that highlights the landscape's cultural and natural resources (fig. 4.23). A formal pedestrian crossing at NH Route 12A could connect the unified Blow-Me-Down Farm pedestrian circulation system to existing trails at the park's Blow-Me-Down Mill and Aspet units. Such a connection is included in the preferred development alternative presented in the 2013 Site Management Plan. The historic character of the main entrance to Blow-Me-Down Farm, which fell into disuse after 1950, could be enhanced and adapted for pedestrian circulation (fig. 4.24).

HISTORIC FIELD AND FOREST PATTERNS

Patterns of fields and forest are historically defining features of the Blow-Me-Down Farm landscape, and they should be maintained to preserve their historic extent and character. Fields and woodland edges should be maintained to their approximate limits as documented in ca. 1940. Some change to field edges due to growth of trees is an inherent landscape dynamic, but encroachment by new trees in areas historically managed as field should be discouraged. The upper and lower terrace fields are currently maintained under agricultural lease and the steep terrace slope between the two fields is also kept clear of woody vegetation under



Figure 4.23. The edge of the upper terrace, looking northwest, 2017. New trails along the edges of the upper and lower terrace fields would offer visitors an expanded landscape experience at Blow-Me-Down Farm. (SUNY ESF)



Figure 4.24. The historic main entrance to Blow-Me-Down Farm, looking west, 2020. This historic entrance is no longer used for public vehicle access and could be adapted as a pedestrian entrance. (NPS Olmsted Center)

the terms of the agreement. Areas where the park is responsible for managing successional vegetation are located primarily along the eastern edge of the upper terrace. Regular mowing and removal of successional woody plants should continue to be undertaken in this area.

HISTORIC MANAGED VEGETATION

The character of planted and managed vegetation at Blow-Me-Down Farm, including specimen trees, shrubs, and lawn, has changed since the end of the historic period, primarily due to natural processes and reduced maintenance. During the historic period, managed vegetation at Blow-Me-Down Farm primarily consisted of plants native to the upper Connecticut River valley including eastern hemlock (*Tsuga canadensis*), sugar maple (*Acer saccharum*), and

white pine (*Pinus strobus*). Some introduced species such as Norway spruce (*Picea abies*) were also part of historic plantings at Blow-Me-Down Farm.

In general, treatment of managed vegetation should be limited to perpetuating the landscape's historic plant palette. While no historical planting plans for Blow-Me-Down Farm have been located, historical photos and other sources such as the Beaman family's *Blowmedown Record* provide relevant documentation. Where documentation suggests historic plantings existed, but the species or variety is not known, it would be appropriate to select a species of similar character with consideration for ease of care and maintenance.

Historic plants should be maintained for as long as possible. Remove plants only when they are in advanced decline, have lost historic form and scale, or pose a hazard to visitors, staff, or other historic features. Replacement plantings should be made in the same location soon after the historic specimen has been removed. Perpetuation of historic plant material applies to historic non-native species, such as Norway spruce, in addition to native species, so long as the species is not considered invasive. Additionally, non-historic specimens planted after 1950 or which have self-sown may be retained if they do not detract from the historic character of the landscape and are not considered invasive.

While scattered herbaceous specimens near the Blow-Me-Down Dwelling (Casino) and Chauncey Cottage may indicate the locations of historic planting beds, the majority of surviving historic vegetation at Blow-Me-Down Farm consists of woody specimens. These surviving historic vegetation features can be sorted into two broad categories: trees and hedges.

Trees

Existing historic trees at Blow-Me-Down Farm are typically located within groves that were planted to create windbreaks or to screen views between different areas of the landscape. Most groves contain a variety of tree species. These include the conifer grove on the former Cottage site, which contains specimens of white fir (*Abies concolor*), eastern larch (*Larix laricina*), and Norway spruce, among others. Immediately east of the Blow-Me-Down Dwelling, a different grove of conifers features examples of Norway spruce, white spruce (*Picea glauca*), and red pine (*Pinus resinosa*) (fig. 4.25). A grove composed exclusively of Norway spruce stands near the northwest corner of the service area, where it once sheltered a historic segment of the service drive that fell into disuse after 1950 (fig. 4.26).

The historic groves should be managed to retain and perpetuate their historic massing. Where individuals in a group are lost, they could be replaced in-kind, provided the growing conditions are adequate. If most of a group has been lost or is in decline, it may be appropriate to replace the entire grove at once. Replacing historic trees with specimens of the same species is preferred, however a similar



Figure 4.25. Historic grove of conifers standing beside the Blow-Me-Down Dwelling, containing examples of Norway spruce, white spruce, and red pine, looking west, 2021. This historic grove, and others like it, should be managed for long-term preservation, including through future replanting. (NPS Olmsted Center)



Figure 4.26. A historic grove of Norway spruce that once sheltered a segment of the service drive stands near the northern edge of the upper terrace, looking southwest, 2021. The historic groves at Blow-Me-Down Farm should be managed for long-term preservation. (NPS Olmsted Center)

alternative species may be planted if a historical species presents sustainable management challenges. A native tree species should be chosen as an alternative whenever appropriate and feasible. For example, white spruce, a native evergreen tree adapted to many growing conditions, could serve as an alternative to Norway spruce, a non-native species. Red pine, white fir, balsam fir (*Abies balsamea*), and douglas fir (*Pseudotsuga menziesii*) may also serve as suitable alternatives to Norway spruce, especially if the shallow rooting of spruce trees is a concern.

In all cases, the overall character of a historic grove should be maintained. If a grove historically contained trees belonging to a variety of species, it should continue to host diverse species. On the other hand, if a grove historically consisted of one species, such as the Norway spruce grove near the northwestern corner of the service area, it should be managed to perpetuate this character.



Figure 4.27. One of two surviving sugar maples from an allee that historically flanked the main entrance drive, looking east, 2017. The second is partially obscured in the woods in the distance. The surviving sugar maples should receive routine care and maintenance for long-term preservation. (SUNY ESF)

Mulch rings should not be used around mature trees in groves, but rings of dark, earth-colored mulch are appropriate to protect establishing young trees.

Two historic sugar maple specimens survive along a portion of the main entrance drive (fig. 4.27). They represent the remnants of a historic allee that once contained at least six additional trees of the same species which have been lost since 1950. The two surviving specimens should receive routine care and maintenance to promote their health and longevity. Treatment task recommendation DG-9 addresses the reestablishment of the historic allee through replacement of lost trees.

As visitor programming at Blow-Me-Down Farm continues to develop, the health and longevity of historic trees will face increasing risks. Foot traffic will lead to soil compaction and the threat of mechanical damage will grow with visitors, vendors, and contractors bringing vehicles on site. To protect historic vegetation, all vehicle traffic should be prohibited from the critical root zones of trees. Temporary barriers and markings, such as portable fencing and rope, could be used during events to prevent vehicle operators from driving and parking beneath tree canopies. Potential strategies for controlling vehicle traffic are discussed in further detail as part of treatment task SW-3.

Reducing foot traffic beneath the canopies of historic trees will also support their health and longevity. The mixed conifer grove east of the Blow-Me-Down Dwelling may require particular attention as visitors tend to congregate beneath the grove's canopy during events. Completely excluding visitors from this area may not be feasible or appropriate, but the selective installation of temporary barriers could prevent visitors from walking through specific sections of the grove. Barriers could be moved periodically to shift visitor use to a different area within

the grove, controlling and distributing the impacts of foot traffic to mitigate soil compaction and other hazards.

If existing trees within areas subjected to substantial foot traffic begin to decline, they could be replaced by trees of an alternative species with demonstrated resistance to soil compaction. Examples of resistant evergreen tree species include common baldcypress (*Taxodium distichum*), eastern redcedar (*Juniperus virginiana*), and eastern arborvitae (*Thuja occidentalis*). Deciduous tree species resistant to compacted soil include pin oak (*Quercus palustris*), swamp white oak (*Quercus bicolor*), and sycamore (*Platanus occidentalis*).

Visitor safety beneath trees is also an important concern as visitation grows at Blow-Me-Down Farm. To identify potential risks from dead limbs and structural deficiencies, the park could undertake a comprehensive hazard tree survey that would identify trees requiring pruning or removal. Additionally, tree roots and depressions from previous tree removals may present tripping hazards. Small quantities of topsoil may be added to areas around tree root zones to level surfaces that are especially uneven and hazardous. However, topsoil should be added sparingly to avoid inhibiting the ability of tree roots to access air.

Hedges

During the historic period, hedges were maintained at Blow-Me-Down Farm to provide spatial definition and to screen views. Tightly clipped hedges of hemlock lined both sides of the Big Barn Drive and a portion of the service drive. These hedges reinforced the separation between the domestic grounds and the service and farm areas to the north and east. Northwest of the Dance Hall, hedges of hemlock and yew (*Taxus sp.*) bordered the space that contained the presumed site of a tennis court. In all cases, most of the individual plants that compose these historic vegetation features survive but no longer exhibit their former maintained character (figs. 4.28, 4.29). This loss of historic character is due to the discontinuation of clipping since the end of the historic period, which has caused the hedges to evolve into tight rows of mature trees.

Long-term management of the historic hedges could aim to retain the surviving mature plant specimens until removal is warranted due to decline or for other practical reasons. Removal of individual specimens should be planned to minimize disturbance and damage to other individuals within the feature. After a substantial number, perhaps fifty percent, of individual plants within a historic hedge have been removed, the park could consider comprehensively replanting the entire feature. The process would begin with the removal of any remaining mature specimens before new specimens are planted.

The park may choose to replant historic hedges with specimens of the same species that historically composed the feature. At Blow-Me-Down Farm, most



Figure 4.28. Rows of hemlock along the Big Barn drive were historically clipped into hedges but have grown into dense rows of full grown trees, looking south, 2017. (SUNY ESF)



Figure 4.29. Rows of hemlock and yew surrounding the space presumed to have historically contained a tennis court, looking west, 2017. These rows of trees were maintained as clipped hedges during the historic period. (SUNY ESF)

historic hedges are composed of hemlock. Although the hemlock wooly adelgid, an invasive insect that threatens this species, has not yet been identified at Saint-Gaudens National Historical Park, infestations have been documented elsewhere in Sullivan County. Infested hemlocks can be treated with insecticides, however most effective treatments for wooly adelgid are likely to negatively impact populations of beneficial native insects as well.

Alternatively, replanted hedges may consist of a species that approximates the character of the historic species and possesses other desirable attributes. If an alternative species is identified, it would enhance the historic character of the landscape if that species were used consistently as a replacement for the relevant historic species in hedges across the landscape. Whether a historic or alternative species is used, replacement plants should be maintained as hedges through regular maintenance. Several yew varieties may serve well as potential



Figure 4.30. Historic ring of hemlock in the east lawn, looking northwest, 2017. These trees were maintained as a low-clipped circular hedge during the early Beaman period but began growing into mature trees before the end of the historic period in 1950. (SUNY ESF)

alternatives to hemlock in historic hedges at Blow-Me-Down Farm. The park may choose to install hedges composed of a compact, low-growing yew cultivar like 'Densiformis' (*Taxus x media* 'Densiformis'). If deer browsing is a major concern, a compact, low-growing variety of eastern red cedar, such as 'Glauca Compacta' (*Juniperus virginiana* 'Glauca Compacta'), could also be considered.

Historical photographs suggest that the hemlock hedges at Blow-Me-Down Farm were square trimmed and maintained about three feet high by two feet wide. Following rehabilitation of the historic hedges, whether with hemlock or an alternative species, they should be managed to evoke this historic character. The height of historic hedges may have varied slightly, depending on their location in the landscape. To screen views of the working landscape to the east, the hemlock hedge along the eastern edge of the Big Barn drive may have been clipped one to two feet higher than its counterpart along the drive's western edge. The park may choose to reflect these variations in hedge height, especially if they support interpretation of the landscape's historic use.

The strategies outlined above do not pertain to the circular hemlock hedge ring in the Cottage's east lawn (fig. 4.30). This feature, which historically served an ornamental purpose and likely surrounded a sculpture or other focal object, was only maintained as a hedge during the early Beaman period. By the end of the historic period in 1950, the individual plants composing this feature had already grown into mature trees. The individual surviving specimens within this feature could be removed as they decline, and after a substantial number have been removed, they may be replaced by new hemlock specimens. Alternatively, they may be uniformly replaced by specimens of an alternative species that resembles hemlock. Following replacement, the trees that compose the circular hemlock hedge ring should be permitted to grow into a mature character.

NON-HISTORIC MANAGED VEGETATION

Throughout the upper terrace at Blow-Me-Down Farm, ornamental trees and shrubs were planted after the end of the historic period. Today, the non-historic vegetation does not contribute to the historic character of the landscape and could be removed, if doing so would advance the park's management priorities. Several specific plants are identified for removal as part of recommendations within the Treatment Tasks section of this chapter and identified on the Treatment Plan (see Drawing 4.2). However, most non-historic vegetation is not explicitly addressed in this chapter. The preceding chapter includes an Analysis and Evaluation Plan that identifies historic and non-historic vegetation at Blow-Me-Down Farm (see Drawing 3.2). The Analysis and Evaluation Plan should be referenced to determine the historic status of individual plants before removal.

BUILDING EXTERIORS AND BUILDING USE

Since 1950, exterior modifications to some of the historic buildings at Blow-Me-Down Farm have altered the landscape's historic character. These include changes to paint color, removal of features such as shutters, and installation of non-historic roofing materials. In the long term, efforts to enhance the historic character of existing buildings and structures would contribute to the rehabilitation of historic landscape character at Blow-Me-Down Farm. These efforts could occur alongside adaptation of historic buildings for contemporary use.

In recent years, the park has completed exterior repair work on the Dance Hall and Big Barn (figs. 4.31, 4.32). In 2012, the Playhouse was the subject of a comprehensive renovation project. In the future, similar efforts could be undertaken for other existing historic buildings, including Chauncey Cottage,



Figure 4.31. Dance Hall undergoing exterior repairs, looking west, 2017. (SUNY ESF)



Figure 4.32. Big Barn, looking west, 2020. In recent years, the Big Barn has been the subject of exterior repairs, including the replacement of the roof during the summer of 2020. (NPS Olmsted Center)

the Chicken Coop (Tool House), the Garage (Tool House), and the woodshed. Any improvements made to historic structures should be informed by thorough research, including historic structure reports.

The Blow-Me-Down Dwelling is currently undergoing a major renovation according to plans commissioned by Opera North and recently approved by the park (fig. 4.33). This project is intended to preserve the building and adapt it for contemporary use as a facility for Opera North. As approved, the renovation plans include the repair and replacement-in-kind of existing exterior features, including the building's standing-seam metal roof, sills, trim, and window sashes. The exterior color scheme of the late Beaman period, which featured light-yellow wood siding, is also being reintroduced.

In the future, the park and Opera North could consider restoring other historic exterior features of the Blow-Me-Down Dwelling that were removed after 1950, including window shutters, an ornamental wooden balustrade on the front porch, and shingle roofing. On the west side of the building, the park could consider reinstalling a doorway that historically led from the large living room on the first floor to a small brick patio on the long terrace (see fig. 4.33). After 1950, the doorway was converted to a set of three windows and the patio was removed. The restoration of the doorway and the patio would strengthen the connection between the building's interior and the long terrace, which would provide valuable outdoor space for Opera North and park visitors.

As needed, enhancements to other historic buildings at Blow-Me-Down Farm could also be completed in conjunction with adaptations for contemporary uses. The park has begun planning for the potential adaptation of one of the surviving service area outbuildings as a visitor restroom facility. If the park determines that new facilities are required at Blow-Me-Down Farm, they could be built on the





Figure 4.33. Blow-Me-Down Dwelling, looking northeast, 2021 (above) and 1935 (below). Note details in the 1935 photo including window shutters, the balustrade over the front entrance, and the door leading to the long terrace on the building's southwestern facade. The 2021 photograph shows the building partially repainted as part of the ongoing Opera North renovation project. (NPS Olmsted Center; Staige Davis Collection)

sites of historic structures that were removed after 1950. Any new facility should exhibit contemporary, historically compatible architectural character and should approximate the scale and massing of the historic structure that once stood in the relevant location.

PARK FURNISHINGS AND LIGHTING

Currently, the Blow-Me-Down Farm landscape features no benches, waste receptacles, light standards, or other park furnishings. In the long term, the park may need to install park furnishings as part of Blow-Me-Down Farm's public use. Unless they reestablish features that existed historically, furnishings should exhibit contemporary styles that are compatible with the historic domestic character of



Figure 4.34. Details of historic photos showing furniture on the long terrace (above and below left) and a simple bench west of the Dance Hall (below right) during the late Beaman period. A pair of benches similar to that shown near the Dance Hall may have framed the brick patio on the long terrace. (Staige Davis Collection)

the landscape but distinguishable from historic features. Furnishings should be introduced only where necessary and should be placed to remain inconspicuous.

Historically, a variety of casual outdoor furniture was placed within the domestic grounds at Blow-Me-Down Farm. Historical photographs from the late Beaman period show simple painted metal tables and chairs on the long terrace and a white wooden bench near the Dance Hall (fig. 4.34). The reintroduction of similar furnishings in these locations would enhance landscape's historic character. Outside the domestic grounds, furniture should be introduced only where necessary and should use a unified design that is contemporary and compatible with, but distinguishable from, historic features. Picnic tables should be limited to a designated picnic area, alternatives for which are presented as part of task DG-7.

Many events at Blow-Me-Down Farm occur late in the day and conclude after dark. Lighting to improve visibility and visitor safety is an important consideration as park programming continues to develop. However, conspicuous outdoor

lighting fixtures were not present in the landscape during the historic period and would detract from the landscape's historic character. As much as possible, lighting strategies at Blow-Me-Down Farm should rely on inconspicuous options, such as temporary LED in-ground lights along primary pedestrian routes during events. In especially dark or potentially dangerous areas, other options could be considered, including commercial string lights and flood lights. These options could be mounted on existing structures, such as buildings and utility poles, but only where they are inconspicuous and reversible. In general, artificial lighting should be activated only when necessary for public safety, and the protection of the naturally dark night environment should be a management priority.

SIGNS, WAYFINDING, AND INTERPRETATION

At Blow-Me-Down Farm today, a simple wooden sign at the west entrance represents the only wayfinding feature in the landscape. The park may consider introducing new wayfinding features to direct visitors to important facilities, such as parking, event spaces, and restrooms. Since there were no signs historically at Blow-Me-Down Farm, wayfinding features should be as inconspicuous as possible and should be installed only where they are necessary for visitor orientation or safety. New signs could exhibit the modest character of the existing entrance sign. National Park Service standard signage should be limited to park entrances and central visitor facilities, such as the Dance Hall following adaptation.

The park currently addresses the Blow-Me-Down Farm cultural landscape in its interpretive program, primarily through ranger-guided tours and material on the park website. The findings of this report present the opportunity to expand existing interpretive topics and themes, such as Beaman family life and Blow-Me-Down Farm's significance to the Cornish Colony. New interpretive resources could be developed to include interpretive waysides, digital content, and specialized ranger-guided tours that focus on topics related to the cultural landscape.

Interpretive waysides can be visually intrusive in the landscape and should be used sparingly. Where they are installed, waysides could consist of National Park Service standard low-profile exhibit panels measuring thirty-six by twenty-four inches. Smaller identification panels measuring six by twelve inches may be sufficient for interpretation of historic vegetation and structures. Wayside placement should be as inconspicuous as possible, preferably along pedestrian circulation routes and close to vegetation or other features that will minimize the wayside's profile in the landscape.

Expanded landscape interpretation at Blow-Me-Down Farm would also be supported by the reintroduction of historic features that were removed after 1950.



Figure 4.35. The Cottage, looking northwest, ca. 1905. Landscape features, including two hydrangeas that flanked the front entrance, are visible. The replanting of these and other vegetation features could be considered for landscape interpretation. (Saint-Gaudens National Historical Park archives)

This is especially true at the former site of the Cottage, which was destroyed by fire in 1926. If the park desires to interpret the former Cottage site, the replanting of removed vegetation features, such as two hydrangeas that flanked the Cottage's main entrance, would provide markers in the landscape to help visitors visualize historic conditions (fig. 4.35). The hydrangeas, as well as several other shrubs and specimen trees that were planted in the lawns surrounding the Cottage, survived after the building's destruction, and were not removed until the 1980s, when the historic terrace on which the Cottage stood was also removed. The park could also consider regrading the terrace, which would require an adjustment of the eastern boundary of the upper terrace field as delineated in the park's agricultural lease. Reintroducing the removed historic features to the landscape would assist in telling the story of the Beaman family's first primary residence at Blow-Me-Down Farm and help orient visitors to the former location of the Cottage.

MOWING PATTERNS

Patterns of mowing were important in defining the historic spatial character of the Blow-Me-Down Farm domestic grounds. Planning present-day mowing patterns to reflect historic patterns would reinforce visitor perception of the distinct domestic, service, and farm areas that defined the landscape's upper terrace. The historic domestic grounds, which include the areas around the Blow-Me-Down Dwelling and Dance Hall as well as the former site of the Beaman's Cottage, could be mowed regularly to maintain the character of a well-tended, domestic lawn. This would include the former east lawn of the Cottage and the turf on both sides of the main entrance drive. Generally, the service and farm areas could be mowed



Figure 4.36. The service area, looking west, 2021. The large, open lawn space at center was historically occupied by several outbuildings. The only surviving service area structures are the Chicken Coop, the Garage, and the Woodshed, which are all painted yellow and visible in the distance to the right. The blue Playhouse also stands in the service area today, but was historically located in the domestic grounds near the Cottage. (NPS Olmsted Center)

less frequently to reflect their historic use as working landscapes. The ground plane in the area immediately surrounding Chauncey Cottage could also be maintained as turf with weekly mowing.

In the future, the service area will likely receive increased use as flexible event space. Areas of frequent use could be mowed regularly to adapt to visitor needs and reduce the risk of exposure to ticks and other hazards. A lawn space large enough to accommodate events could be established near the southern edge of the service area. Outside of the flexible event space, mown paths through areas of higher grass could provide pedestrian connections to other features in the service area, including historic outbuildings. This hybrid approach would enhance the historic working landscape character of the service area while adapting the landscape for contemporary visitor access and use. Additional considerations for adapting the service area for regular visitor use are addressed below.

SERVICE AREA ADAPTATION

During the historic period, the service area contained more than one dozen structures. Today, only the Woodshed, Chicken Coop, and Garage remain. The removal of most of the historic outbuildings since 1950 has left a large open lawn space at the center of the service area (fig. 4.36). This space could offer opportunities for flexible uses, including events, activities, and performances. However, increased visitor use of the service area may damage the existing ground surface. In the long term, it will be important to adapt the service area for visitor use, primarily through regular maintenance and event management. Appendix D contains draft event guidelines that can support park efforts to preserve the service area landscape.



Figure 4.37. Farm track leading to lower terrace field (highlighted with white, dashed lines), looking west, 2017. The historic feature has lost character due to encroachment of successional vegetation. (SUNY ESF)

If the condition of the service area declines despite park maintenance and management efforts, it may be appropriate to consider treatment of the ground surface to improve resiliency. Future planning would be required to evaluate existing conditions and determine appropriate treatment. Comprehensive archeological research would be an important component of any major project to modify the ground surface in the service area.

FARM ROAD USE AND MAINTENANCE

During the historic period, farm roads and tracks provided access to fields and other areas of the landscape dedicated to agricultural production. Historic documentation indicates the presence of a farm road along the northern and eastern edges of the service area. The circulation feature ran east-to-west from the intersection of the Big Barn drive and the service drive to the present-day west entrance road. A smaller historic farm track led from the upper terrace near the former Cottage site, down the steep slope to the lower terrace. Both historic circulation features continue to exist, although the farm track leading to the lower terrace has lost character due to the encroachment of successional vegetation (fig. 4.37). Regular mowing and cutting back vegetation will maintain the clearings along these corridors to preserve the historic farm road and track. These features could be useful for pedestrian circulation and park operations.

HISTORIC KITCHEN GARDEN

The former site of the historic kitchen garden near the northern edge of the farm complex, which is today occupied by several mature canopy trees, could be managed in the long term to reestablish its historic open character. In ca. 1920, the large kitchen garden that had previously been cultivated in the service area fell

into disuse. Following this development, a collection of volunteer trees became established on the site. Today, several mature canopy trees survive there, enclosing the space. As the existing trees on the former kitchen garden site show signs of decline or failure, they could be removed and not replaced. Following removal of individual trees, the open character on the former kitchen garden site should be maintained to support interpretation.

PERFORMANCE VENUE SITES

The centerpiece of the park's partnership with Opera North is an annual summer performing arts festival. To date, Opera North's productions have been staged in a temporary tent near the Blow-Me-Down Dwelling. The use of a temporary performance venue has minimal impact on the historic landscape and the continuation of this practice is preferred. The positioning of the temporary tent within Opera North's lease area is addressed in task DG-4.

However, considering the long-term nature of the agreement, the development of a permanent venue may be warranted. If so, the park could initiate a planning exercise to identify an appropriate location, which may host a simple platform or other modest structure to provide a foundation for a temporary tent. Preference should be given to a location where one or more historic buildings once stood. This may include the service area or the former Cottage site, which could present opportunities for additional landscape interpretation. The permanent venue should be built in a contemporary, compatible style and its positioning should take advantage of Blow-Me-Down Farm's panoramic westward views.

LAND PROTECTION

When the Trustees of the Saint-Gaudens Memorial transferred the 42.6 acres of Blow-Me-Down Farm to the National Park Service in 2010, the partner organization retained a 5.2-acre tract lying between the west entrance road and the Connecticut River. This historic Beaman parcel, tract 01-117, falls within the park's legislated boundary and was historically dedicated to agricultural use. Today, the parcel remains in Trustees' ownership. Directly south of Blow-Me-Down Farm, another historic Beaman parcel, often referenced as the "Triangle Lot", is owned by the State of New Hampshire. This parcel falls immediately outside the park's legislated boundary. The Triangle Lot, also historically dedicated to agricultural use, is densely wooded today.

The park's 1996 General Management Plan recommended the acquisition of both parcels in addition to the 42.6-acre Blow-Me-Down Farm parcel owned by the park today. However, the park does not currently plan to acquire either parcel. The park maintains important relationships with the Saint-Gaudens Memorial and the State of New Hampshire, and all share the goal of conserving the historic

Beaman parcels. The park's relationship with the Saint-Gaudens Memorial includes a Cooperative Management Agreement that formalizes the joint management of tract 01-117. In the future, the park may consider entering into a similar agreement with the State of New Hampshire to support shared goals and resources that benefit the "Triangle Lot" and Blow-Me-Down Farm. If the Saint-Gaudens Memorial were to consider selling tract 01-117, the park should move to acquire the parcel at that time.

TREATMENT TASKS

This section contains specific tasks for implementing the recommended landscape treatment philosophy at Blow-Me-Down Farm. The recommendations are organized into five sections, the first of which relates to sitewide characteristics such as circulation and small-scale features at Blow-Me-Down Farm. The remaining task recommendations are categorized by the four distinct segments of the cultural landscape: domestic grounds (DG), service area, farm complex, and main entrance area.

SITE-WIDE (SW)

SW-1. Improve West Entrance Signage and Security

Related Features: C-2. West Entrance Road

Existing Issue: The existing gate at the west entrance, the contemporary primary entrance to Blow-Me-Down Farm, does not provide adequate security or sense of arrival. The west entrance is marked by a simple, painted wooden sign (fig. 4.38).



Figure 4.38. Existing sign at the west entrance to Blow-Me-Down Farm, looking southwest, 2021. In the distance can be seen one of the wooden stakes that support the chain that hangs across the west entrance road. (NPS Olmsted Center)



Figure 4.39. Existing conditions (above) and photo simulation (below) depicting implementation of recommended treatment tasks at the west entrance, including the preservation and adaptation of the existing wooden sign. The character of the proposed wooden gate could evoke board fences that were common in the area surrounding Blow-Me-Down Farm during the historic period. (NPS Olmsted Center)

This sign is visible near the left shoulder of the west entrance road as a driver turns from NH Route 12A onto the park access route. Approximately thirty feet beyond the sign, a plastic chain suspended between two wooden stakes hangs across the road, acting as the entrance gate to Blow-Me-Down Farm. During park events, the chain is unhitched from one of the stakes to allow public vehicle access onto the site.

Recommendation: Install new access control features at the west entrance to enhance the sense of arrival for visitors to Blow-Me-Down Farm and improve security at the park unit (figs. 4.39). Access control features could include a finished wooden gate in a contemporary style that is compatible with the historic rural character of the surrounding landscape but distinguishable as a non-historic feature. In the future, the park may consider installing a new sign consistent with



Figure 4.40. West entrance road, looking east, 2017. At its current width, the road cannot accommodate two-way traffic. (SUNY ESF)

National Park Service standards, especially if new wayfinding and interpretation features are introduced to the landscape.

SW-2. Widen and Resurface West Entrance Road

Related Features: C-2. West Entrance Road

Existing Issue: The non-historic west entrance road provides public vehicular access to Blow-Me-Down Farm. In recent years, visitation to the park has increased due to programming and events hosted by Opera North, the park's operating partner. At its current width of approximately ten feet, the west entrance road cannot accommodate two-way traffic (fig. 4.40). In the future, this may present challenges for public access to the landscape. Additionally, potential growth in visitation to Blow-Me-Down Farm in the future may negatively impact the condition of the west entrance road's surface, which consists of compacted earth with a thin layer of gravel.

Recommendation: Widen the west entrance road to a uniform minimum width of eighteen feet to adapt it for two-way traffic. Treatment of the road's surface to complement the character of the rehabilitated main entrance drive is preferred (see task SW-4). However, if visitation continues to grow and the road is difficult to maintain in good condition due to traffic volume, consider installing pavement that will withstand moderate vehicle traffic and will be compatible with the landscape's rural character. Exposed aggregate concrete or chip seal asphalt are potentially suitable paving alternatives. Limit the widening and resurfacing of the west entrance road to the segment between NH Route 12A and the eastern end of the visitor parking area (see task SW-3).



Figure 4.41. Parking in the open lawn area along the west entrance road for an Opera North event at Blow-Me-Down Farm, looking west, 2020. (NPS Olmsted Center)



Figure 4.42. Parking area along the west entrance road when empty, looking southwest, 2021. (NPS Olmsted Center)

SW-3. Formalize Visitor Parking Area Along West Entrance Road

Related Features: C-2. West Entrance Road, V-6. Hemlock and Yew Hedges – Tennis Court #3, V-7. Norway Spruce Grove

Existing Issue: In recent years, an open lawn area north of the Dance Hall and immediately south of the west entrance road has been used as a parking area during major events at Blow-Me-Down Farm (figs. 4.41, 4.42). A large, non-historic, rectangular, prefabricated metal building stood in the present parking area between ca. 1972 and 2007, and gravelly soil substrate remains within the footprint of the former building. Typically, event staff are employed to direct visitors to the parking area, which features no markings or barriers to indicate the organization or limits of parking spaces. Immediately adjacent to the informal parking area are several historic vegetation features, including a grove of Norway spruce and an overgrown hemlock hedge. Parking vehicles nearby will over time



Figure 4.43. Diagram of recommended organization and delineation of event parking area along west entrance road, as proposed in task SW-3. The proposal includes placement of barriers to protect nearby historic resources. (NPS Olmsted Center)

present risks to the health and longevity of these historic plants. Additionally, vehicle traffic related to anticipated growth in programming at Blow-Me-Down Farm may damage the parking area's existing ground surface over time.

Recommendation: Enforce the parking area's limits within the footprint of the former prefabricated metal building, where existing gravelly substrate underlies the ground surface (fig. 4.43).

- The former building footprint measures approximately 250 feet by seventy-five feet, with its eastern edge meeting the existing non-historic north-south segment of the west entrance road (see fig. 4.39). The northern border of the former building runs along the southern edge of the west entrance road. The building footprint's southern border passes less than five feet from historic, overgrown yew and hemlock hedges that surround a historic lawn tennis court area. On this edge, cars should not be permitted to drive or park within ten feet of the historic trees. To the west, the former building footprint ends near the western edge of the historic tennis court area.

- An overflow parking area could extend west beyond the former building footprint, meeting the edge of the woods immediately south of the west entrance road. However, the overflow parking area should only be used when needed. The upper terrace field, which is currently cultivated under agricultural lease, would serve as the southern border of the overflow area.

Implement measures to better delineate the event parking area and protect nearby historic vegetation features (see fig. 4.43).

- Install temporary barriers, such as portable wooden fencing similar in style to the gate recommended in task SW-1, to mark the limits of the parking area during large events. When not in use, portable fencing could be stored on site in the Big Barn or a historic service area building, if space allows. Temporary barriers could also consist of rope or cord strung between metal rods or wooden stakes anchored in the ground at regular intervals.

- Along the southern edge of the parking area, barriers should be placed at least ten feet outside the dripline of any nearby historic tree.

- Alternative measures to delineate parking area edges could include modifying mowing patterns to establish areas of knee-high grass at the outer limits of the parking area. Permanent barriers, including a finished wooden board fence or an inconspicuous sloped granite curb, could also be considered, especially if the park decides to resurface the parking area.

A cyclical maintenance and preventative management plan could mitigate future ground surface damage related to increasing visitor use of the parking area.

- Organize the parking area into two or three zones and leave one zone unoccupied during events, allowing the ground surface to recover from vehicle traffic. Rotate use of zones, evenly distributing vehicle impacts.

- Implement a regular maintenance schedule for the parking area lawn surface. A comprehensive seasonal maintenance plan could include aeration, fertilization, and selective overseeding of problem areas (see Table 4.1).

TABLE 4.1. PARKING AREA TURF MAINTENANCE CALENDAR
Blow-Me-Down Farm, Saint-Gaudens National Historical Park

	Maintenance Action	Month(s)	Notes
Turf Maintenance Tasks	Aerification	May, August	• Contract or micro purchase deep tine aeration. • 6 in. X 6 in. Spacing, 3/4 in. Diameter tines, 8 in. Deep.
	Slit Seeding		• Set 1/4 in. Deep. Seed in two perpendicular directions. • 5 to 7 lbs. Per 1,000 sq. Ft. • Fine fescue, tall fescue mix.
Fertilization	Seablend 12-0-12	May, September	• 8 lbs. Per 1,000 sq. Ft. • After aeration and seeding.

If the parking area ground surface begins to demonstrate damage despite regular maintenance and preventative management, it may be appropriate to resurface the parking area with a material designed to carry moderate vehicle traffic.

- A layer of soil/aggregate shoulder mix may provide additional stability and resiliency while allowing for the establishment of turf. However, the existing gravelly substrate in the parking area is similar in character, so the addition of soil/aggregate mix may not improve performance.

- Resurfacing the parking area with hardpacked earth or well-graded, crushed stone may better protect the ground surface from the impacts of moderate vehicle traffic. If feasible, the surfacing material should be the same used for rehabilitation of the historic drives (see task SW-4).

- Exposed aggregate concrete or chip seal asphalt may be considered for surfacing the parking area if vehicle traffic volume grows substantially and other surfacing options prove inappropriate. The installation of concrete or asphalt paving would detract from the landscape's historic character and should only be considered as a last resort.

- If the parking area is resurfaced with shoulder mix or hardpacked earth and crushed stone, required cyclical maintenance would include annual regrading using equipment like the DR Power Grader with drag screen.

Primary accessible parking could be located at the Dance Hall (Ballroom) parking area, due to its proximity to event spaces near the Blow-Me-Down Dwelling (Casino) and Dance Hall (see task DG-5). However, if there is consistent need for additional accessible parking, it may be appropriate to pave a small area at the southeastern edge of the event parking area with exposed aggregate concrete or chip seal asphalt, even if the rest of the event parking area remains unpaved.

- The dimensions of the paved area should accommodate three standard accessible parking spaces and one van parking space, arranged in a single row. Temporary signs could be used to mark the secondary accessible parking area, to reduce visual impact when the event parking area is not in use.

- An accessible pedestrian route could lead from the secondary accessible parking area to the Dance Hall, via the rehabilitated parking area or flagstone patio immediately south of the historic building (see task DG-5). The accessible route could partially follow the alignment of the existing non-historic west entrance drive segment, which is recommended for removal, should be five feet wide and surfaced with well-graded, compacted crushed stone to complement the rehabilitated historic drives (see task SW-4). Alternatively, exposed aggregate concrete could be used to meet ABA accessibility guidelines.



Figure 4.44. The service drive along the western edge of the service area, looking north, 2021. (SUNY ESF)

SW-4. Enhance Historic Character of Drive System

Related Features: C-1. Main Entrance Drive, C-4. Service Drive, C-5. Chauncey Cottage Drive, C-6. Big Barn Drive

Existing Issue: The system of historic drives within the core of Blow-Me-Down Farm has lost historic character due to a lack of maintenance and diminished use since 1950. During the historic period, these character-defining circulation features were well-maintained. The main entrance drive, which ran through the domestic grounds to the turnaround in front of the Blow-Me-Down Dwelling, had a gravel surface and well-defined edges. Other drives provided access to buildings in the service and farm areas of the upper terrace and reinforced separation between the distinct landscape areas.



Figure 4.45. Non-historic paved asphalt main entrance drive extension, looking northwest, 2017. (SUNY ESF)

Today, the historic drives demonstrate inconsistent character and condition. Some of the drives, including the main entrance drive and Chauncey Cottage drive, have accumulated a layer of sod on their surfaces which has reduced them to traces that are barely distinguishable from the areas of turf surrounding them. Others, including the service drive and Big Barn drive, have remained in use by park staff and partners. This intermittent use has maintained these historic drives as two-track dirt roads (fig. 4.44).

Changes to the alignments of some historic drives have also detracted from the historic landscape character of Blow-Me-Down Farm. These modifications include the removal of a segment of the service drive which historically passed through a grove of Norway spruce near the northern edge of the upper terrace (see fig. 4.26). This abandoned segment was bypassed in the early 1970s by an extension of the west entrance road which runs approximately one hundred feet to the west. The main entrance drive's historic character was also compromised in ca. 1970 when a paved





Figure 4.46. Entry court of the Blow-Me-Down Dwelling, looking northwest, 2021 (above) and ca. 1940 (below). Note the turnaround drive in the historic photograph, which had been reduced to a trace by 2020. At the center of the turnaround in the ca. 1940 photo is a decorative urn. Today, a flagpole is mounted on a millstone in the same location. (NPS Olmsted Center; Saint-Gaudens National Historical Park archives)

asphalt extension was constructed to connect the main entrance drive to the parking area in front of the Dance Hall, bypassing the historic turnaround in front of the Blow-Me-Down Dwelling (fig. 4.45). Over time, the turnaround has also been reduced to a faint trace due to the encroachment of turf from surrounding lawn areas (fig. 4.46).

As visitor programming continues to develop at Blow-Me-Down Farm, the historic drives will serve as pedestrian circulation routes while providing access to emergency vehicles, maintenance staff, and contractors. They will also support interpretation and visitor experience as important historic features.

Recommendation (Overall): Enhance the historic character of the system of drives on the upper terrace to reestablish the overall structure of historic circulation at Blow-Me-Down Farm, providing new pedestrian circulation and landscape interpretation opportunities. The drives could also carry limited vehicle traffic for park staff, emergency access, and secondary entrance or exit routes during large events. As drives currently exist in varying conditions, different programs of installation and maintenance will be required to implement this recommendation.

- Before any project to rehabilitate drives is undertaken at Blow-Me-Down Farm, archeological testing should be done to verify the historical alignment, width, and construction of historic drives and to identify any archeological features that may be negatively impacted by ground disturbance. Sod removal may be required along the edges of drives to restore their historical width.
- Drives were historically maintained to different standards and conditions at Blow-Me-Down Farm, depending on their purpose and location in the landscape. During the late Beaman period, drives within the domestic grounds were surfaced with well-graded, raked gravel. On the other hand, service and farm area drives had a more utilitarian character. They were likely surfaced with compacted earth and received less regular maintenance. Historical conditions and present-day use of drives should inform decisions about surfacing materials used for drive rehabilitation.

Recommendation (Main Entrance Drive): The main entrance drive is a priority for rehabilitation because of its historical importance and its proximity to the Blow-Me-Down Dwelling and nearby event areas. Originating at the historic main entrance gate at the eastern border of Blow-Me-Down Farm, the drive climbs a wooded slope to reach the upper terrace before making a graceful northward curve through the former Cottage grounds and terminating at the turnaround in front of the Blow-Me-Down Dwelling.

Rehabilitate the main entrance drive to reflect the well-maintained, domestic character of the historic period (fig. 4.47). The turnaround in front of the Blow-Me-Down Dwelling, which has been reduced to a trace due to diminished use and lack of maintenance, should be treated as part of the main entrance drive (see task DG-1). The non-historic paved asphalt extension of the main entrance drive that connects to the Dance Hall parking area is recommended for removal as part of task DG-1.

Selection of a surfacing material for the main entrance drive must balance considerations for pedestrian and vehicle traffic volume, accessibility, maintenance requirements, and compatibility with historic character. Additional planning will be required to determine park priorities and identify preferred alternatives, which could include crushed stone or stone dust. For all surfacing alternatives, proper subgrade preparation during drive rehabilitation will be essential to encourage longevity.



Figure 4.47. Existing conditions of main entrance drive, looking southeast, 2020 (above), and a photo simulation depicting enhancement of the main entrance drive as proposed in task SW-4 (below). Note depictions of the reestablished sugar maple allee (see task DG-9) and relocated flagpole on the south knob (see task DG-3). (NPS Olmsted Center)

- Well-graded, crushed stone would best reflect the historic character of the main entrance drive and would withstand the pedestrian and limited vehicle traffic anticipated over coming years. Required maintenance of a crushed stone surface would include annual use of a motorgrader to maintain the drive's structure and to repair any irregularities such as rutting or displacement. The rehabilitated main entrance drive would serve primarily as a pedestrian trail that would allow visitors to explore the historic domestic grounds at Blow-Me-Down Farm. The US Access Board's ABA standards for accessible trails identify hard, angular, crushed stone as a suitable surfacing material.[14] To maximize stability, the ABA standards recommend a three-to-four inch, compacted layer of crushed stone containing a full spectrum of sizes, ranging from one-half inch aggregate to fine material.

- Decomposed granite with organic stabilizing binders would meet ABA guidelines and would not detract from historic character. Required maintenance would include semi-regular addition of decomposed granite along with watering and compacting to repair irregularities and maintain a level surface. Properly prepared, a decomposed granite surface could withstand moderate pedestrian and light vehicle traffic. However, regular vehicle use may overburden the surface and result in damage.

- Drives at Blow-Me-Down Farm were not paved with concrete or asphalt during the historic period, and widespread use of those materials would detract from the landscape's historic character if introduced. As mentioned in task SW-2, exposed aggregate concrete or chip seal asphalt may be considered for resurfacing the west entrance road if vehicle traffic volume increases substantially. However, other drives will not carry the same high volume of vehicle traffic as the west entrance road and will not warrant paving.

- At its eastern end, the main entrance drive historically met NH Route 12A at a "Y"- intersection that was removed during the 1959 realignment of the state road. Recreating the "Y" alignment would enhance the landscape character around the historic main entrance, which is no longer used for vehicle traffic. The rehabilitated intersection would be modified from its historic extent due to the limited space on the shoulder of NH Route 12A and could be surfaced with the same material as the rehabilitated main entrance drive. This treatment would likely require collaboration with the New Hampshire Department of Transportation and is discussed in more detail as part of task ME-4.

Recommendation (Other Drives in Domestic Grounds): To facilitate their use as pedestrian trails, rehabilitate the Dance Hall (Ballroom) drive and the western half of the service drive in the same manner, and resurface them with the same material, as the main entrance drive. Today, these drives have both been reduced to narrow, compacted-earth traces that do not reflect their historic character. After rehabilitation, maintain mown shoulders along both sides of the drives within the domestic grounds.

A portion of the service drive's historic alignment that passed through the Norway spruce grove at the western edge of the service area was removed in the 1970s. Before its alignment was altered, the service drive met a historic farm road that still exists as a trace along the northern edge of the upper terrace. Restoring this historic service drive alignment would enhance the historic character of the drive system at Blow-Me-Down Farm (fig. 4.48).



Figure 4.48. Existing conditions of the Norway spruce grove, looking south in 2020 (above), and a photo simulation depicting the reestablishment of a historic service drive segment, removed in the 1970s, through the grove (below). (NPS Olmsted Center)

- Full-depth reconstruction of the service drive to reflect its historic course through the Norway spruce grove would likely disturb the critical root zones of the trees that compose the historic grove and may result in premature decline and mortality. To avoid this outcome, a light grading across the roadbed to visually reestablish the historic drive segment may be sufficient to enhance the drive's historic character in the near term. In the long term, it may be appropriate to fully reconstruct the historic drive alignment only after more than fifty percent of the historic Norway spruce specimens begin to decline. Replanting the historic Norway spruce grove could then occur alongside the drive reconstruction.

- Following realignment of the service drive through the Norway spruce grove, the park could remove the non-historic north-south segment of the west entrance road that runs parallel to the historic service drive. The west entrance road could then meet the realigned service drive immediately north of the Norway spruce grove. Add new topsoil and grass seed to the surrounding ground surface after the non-historic road segment is removed.

- The Dance Hall (Ballroom) parking area could be resurfaced with the same material as the main entrance drive and other drives in the domestic grounds. Treatment of the parking area is recommended in more detail as part of task DG-5.

Recommendation (Drives in Service and Farm Areas): The historic drives in the service and farm areas, specifically the Big Barn drive, the Chauncey Cottage drive, and the eastern portion of the service drive, could be maintained with compacted earth surfaces. The existing surfaces of the Big Barn drive and service drive already demonstrate this character. However, surrounding lawn has encroached upon the Chauncey Cottage drive and reduced it to a trace.

- Depending on traffic volume after rehabilitation, the park may need to periodically regrade the service and farm area drives to discourage encroachment from surrounding lawn.

- If surface conditions of the drives in the service and farm areas decline with increased use, the park could consider applying a stabilizer product such as GreenPave to the drive surfaces to increase durability.

DOMESTIC GROUNDS (DG)

DG-1. Improve Pedestrian Circulation Around Blow-Me-Down Dwelling

Related Features: BS-1. Blow-Me-Down Dwelling (Casino), C-1. Main Entrance Drive, C-3. Dance Hall (Ballroom) Parking Area, SO-7. Blow-Me-Down Dwelling (Casino) Entry Court

Existing Issue: As the Beaman family's primary residence following the 1926 destruction of the Cottage, the Blow-Me-Down Dwelling was the centerpiece of the domestic grounds at Blow-Me-Down Farm during the late Beaman period. Today, the building is again a center of activity as the primary facility for Opera North's operations at the park. However, the landscape around the Blow-Me-Down Dwelling does not currently contain pedestrian circulation, which hinders accessibility and contemporary use of the building and surrounding landscape (fig. 4.49). Furthermore, there is currently no universally accessible entrance to the Blow-Me-Down Dwelling. Opera North's renovation plans for the Blow-Me-Down Dwelling, which were approved by the park in July 2020, include a proposal

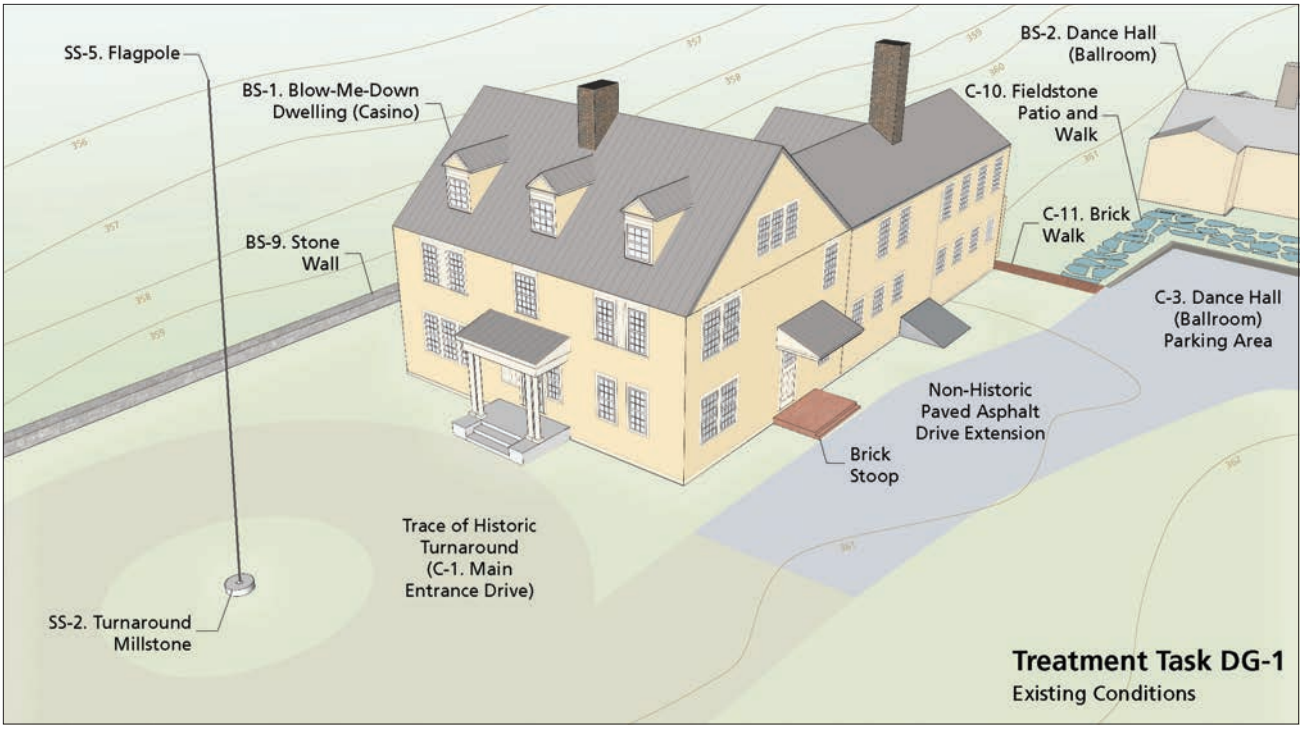


Figure 4.49. Diagram of the existing landscape conditions around the Blow-Me-Down Dwelling (Casino). (NPS Olmsted Center)

for a curved accessible walk leading from the building's entry court to the western edge of the front door stoop. The current plans do not include a connection between the proposed walk and other pedestrian circulation features such as the flagstone walk and patio near the Dance Hall.

Recommendation: Install new pedestrian circulation features to adapt the landscape around the Blow-Me-Down Dwelling for contemporary use and to improve accessibility (fig. 4.50). To complement the existing proposal included with Opera North's renovation plans, install an accessible pedestrian walk along the Blow-Me-Down Dwelling's northeastern façade, running between the Dance Hall parking area and the proposed curved entry walk. This pedestrian walk would be installed following the removal of the non-historic paved asphalt extension of the main entrance drive that currently exists in this location (see task SW-4).

Surface the new walk with brick in the same basket-weave pattern specified for the new curved front walk in the building renovation plans, which would match the existing historic brick stoops on the southeastern and northeastern façades of the Blow-Me-Down Dwelling and the existing historic brick walk at the rear of the building. Install the proposed brick walk with mortared joints to reduce long-term maintenance requirements.

As designed, the current proposal for accessible entry included in Opera North's approved building renovation plans will encroach on the historic limits of the main entrance drive turnaround, a defining historic landscape feature that is recommended for reestablishment (see task SW-4). Although the current plans

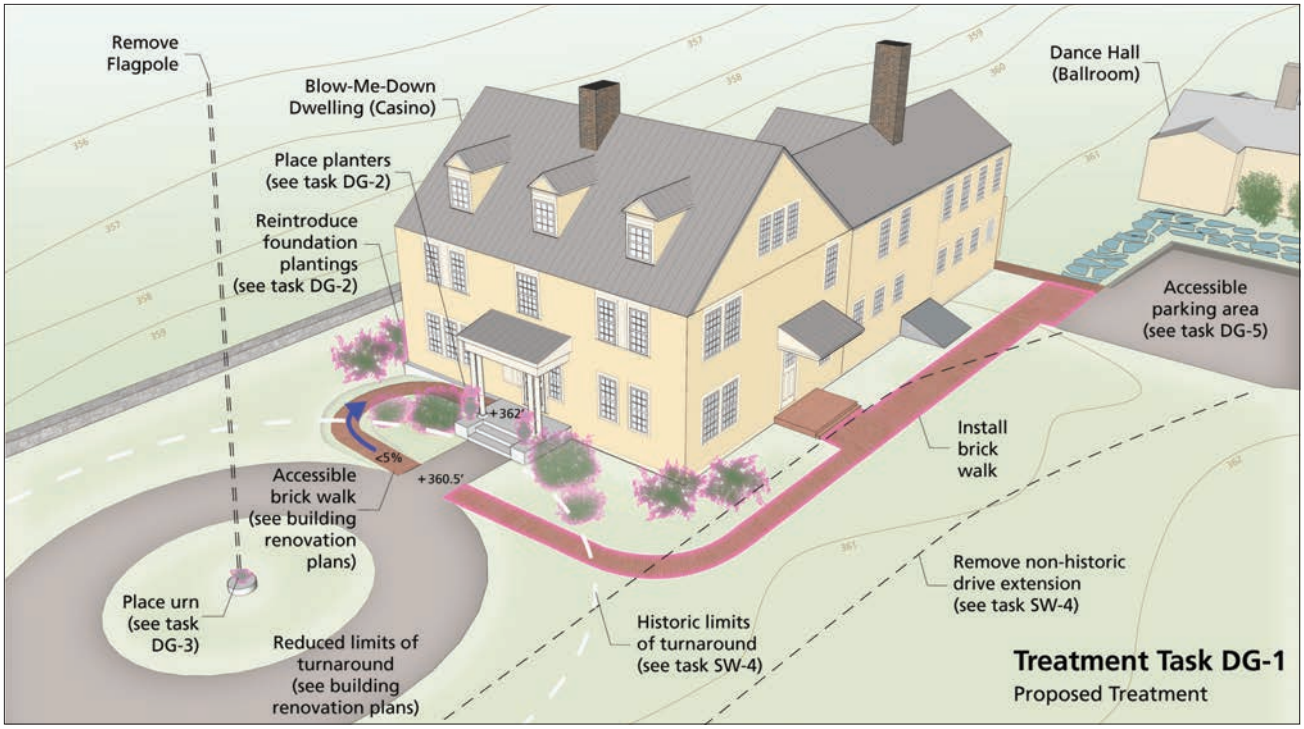


Figure 4.50. Diagram of proposed landscape treatment around the Blow-Me-Down Dwelling, incorporating the current proposal for accessible entry to the building as included in the renovation plans commissioned by Opera North. (NPS Olmsted Center)

have been approved and will be implemented in the short term, the adoption of an alternative long-term solution for pedestrian circulation could provide a universally accessible entrance to the Blow-Me-Down Dwelling while enhancing the landscape's historic character. See Appendix B for an alternative design proposal.

DG-2. Reintroduce Foundation Plantings Around Blow-Me-Down Dwelling

Related Features: BS-1. Blow-Me-Down Dwelling (Casino), SO-4. Long Terrace, SO-7. Blow-Me-Down Dwelling (Casino) Entry Court,

Existing Issue: During the late Beaman period, the grounds immediately surrounding the Blow-Me-Down Dwelling exhibited a well-tended, domestic character. Features that reinforced this character included woody shrub and herbaceous plantings along the building's foundation and on the long terrace (see fig. 4.46). Additionally, two circular planters containing flowering perennials flanked the front entrance steps. Today, these plantings are no longer extant and the grounds around the Blow-Me-Down Dwelling have a barren feeling that stands in stark contrast to their historic condition.

Recommendation: Reintroduce shrub and herbaceous plantings along the building's front façade and on the long terrace, where they historically existed, to enhance the historic domestic character of the grounds around the Blow-Me-Down Dwelling (fig. 4.51).



Figure 4.51. Conceptual planting plan for the landscape around the Blow-Me-Down Dwelling, as recommended in task DG-2. (NPS Olmsted Center)

- Along the building's front façade, arrange shrubs to reinforce the historic symmetry of the entry court. The proposed curved pedestrian ramp immediately west of the front door, as included in Opera North's building renovation plans, will introduce asymmetry to the entry court, and plantings should retain symmetry to the extent feasible, despite this condition.
- Place new planters evoking the character of the historic removed planters on each side of the front entry steps.
- Plant shrubs along the northeastern edge of the long terrace, at the corners of the Blow-Me-Down Dwelling. Additionally, plant three shrubs in a line near the center of the terrace, parallel to the Blow-Me-Down Dwelling's southwestern façade.
- Along the northwestern, outer edge of the long terrace stone wall, install an herbaceous planting bed and flowering deciduous shrub to evoke the former cutting garden that was historically located in this area.

In the long term, the planting plan would need to be adapted if the alternative proposal for accessible pedestrian access to the Blow-Me-Down dwelling were implemented. See Appendix C for an alternative planting design proposal.

DG-3. Remove Flagpole from Turnaround Millstone and Replace with Decorative Urn

Related Features: SO-7. Blow-Me-Down Dwelling (Casino) Entry Court, C-1. Main Entrance Drive, T-1. South Knob, SS-2. Turnaround Millstone, SS-5. Flagpole

Existing Issue: Following the Beaman family's renovation of the Blow-Me-Down Dwelling in 1927, a salvaged millstone was placed horizontally in the center of the main entrance drive turnaround. During the historic period, the millstone served as a base for a decorative urn planter (fig. 4.52). After 1950, the urn was removed and a flagpole was mounted on the millstone, where it remains today. The flagpole does not contribute to the historic character of the landscape in its current location.

Recommendation: Remove the flagpole from its current non-historic position on the turnaround millstone, taking care not to damage the millstone. Following removal of the flagpole, place a terra-cotta urn similar in appearance to the removed historic decorative urn atop the millstone (see fig. 4.52). This modification would enhance the historic character of the grounds around the Blow-Me-Down Dwelling.

Following its removal from the millstone, mount the existing flagpole on top of the south knob near the former Cottage site, where a flagpole existed during the historic period (see fig. 4.47). It has not been determined whether the flagpole that currently stands on the turnaround millstone is the same flagpole that historically adorned the south knob. An archeological study could be undertaken to attempt



Figure 4.52. Detail of a ca. 1930 photo showing the decorative urn that historically sat on the millstone at the center of the main entrance drive turnaround. (Staige Davis Collection)

to identify the precise historic location of the flagpole base on the south knob and possibly locate the historic flagpole footing.

DG-4. Adjust Location for Temporary Opera North Event Venue

Related Features: SO-7. Blow-Me-Down Dwelling (Casino) Entry Court, C-1. Main Entrance Drive

Existing Issue: During recent summers, Opera North has produced events in a temporary tent erected in the entry court of the Blow-Me-Down Dwelling. The positioning of the temporary structure has intersected with the historic limits of the main entrance drive turnaround, which is recommended for rehabilitation as part of task SW-4 (fig. 4.53). The enhanced main entrance drive turnaround will provide important vehicle and pedestrian circulation near the Blow-Me-Down Dwelling and will contribute to the landscape's historic character. The continued placement of a temporary event tent on the turnaround will diminish these benefits.

Recommendation: Collaborate with Opera North to identify and prepare a suitable site within the partner organization's lease area for temporary tent placement. The prepared site should not conflict with historic features, such as the main entrance drive turnaround, and could provide a resilient, level ground surface to support tent construction. Southeast of the historic turnaround, sufficient space may exist within the lease area to prepare a suitable site (fig. 4.54).



Figure 4.53. Annotated photograph illustrating overlap between the positioning of a temporary event tent (dashed white line) and the historic main entrance drive turnaround trace (black line) in the entry court of the Blow-Me-Down Dwelling (Casino). Looking west, 2021. (NPS Olmsted Center)



Figure 4.54. There may exist enough space to prepare a site for regular construction of a temporary event tent within Opera North's lease area, south of the historic turnaround. Site preparation would require removal of non-historic vegetation and modest regrading. Looking southeast, 2021. (NPS Olmsted Center)

Preparation of a site southeast of the turnaround would require limited removal of vegetation currently demonstrating signs of decline, including a larch (*Larix laricina*) and a silver maple (*Acer saccharinum*), and modest regrading of the ground surface. Following regrading and vegetation removal, the ground plane could be resurfaced with shoulder mix or structural soil to provide a level, stable, resilient, well-drained surface for tent construction. Additionally, new trees could be planted along the northeastern and southeastern edges of the tent site to replace those removed.

In the long term, if the proposed site at the southeastern corner of Opera North's lease area does not adequately accommodate events, the park could consider developing a semi-permanent outdoor event space elsewhere on the upper terrace. Potential locations include the former site of the Blow-Me-Down Cottage and the open lawn in the service area. Extensive planning would be required before such a space could be developed. The topic of alternative performance venue sites is handled with more detail in the Treatment Guidelines and Planning Considerations section of this chapter.

DG-5. Improve Dance Hall Parking, Walks, and Patio

Related Features: C-3. Dance Hall (Ballroom) Drive and Parking Area, C-10. Fieldstone Walkway and Patio, BS-2. Dance Hall (Ballroom), SS-3. Dance Hall Parking Area Millstones, SS-6. Bell and Millstone

Existing Issue: The landscape around the Dance Hall contains several historic circulation features, including a flagstone patio and walk, a small parking area, and a brick walk leading from the parking area to the rear of the Blow-Me-Down Dwelling (fig. 4.55). The historic character of these features has been diminished since the end of the historic period due to physical modifications and lack of

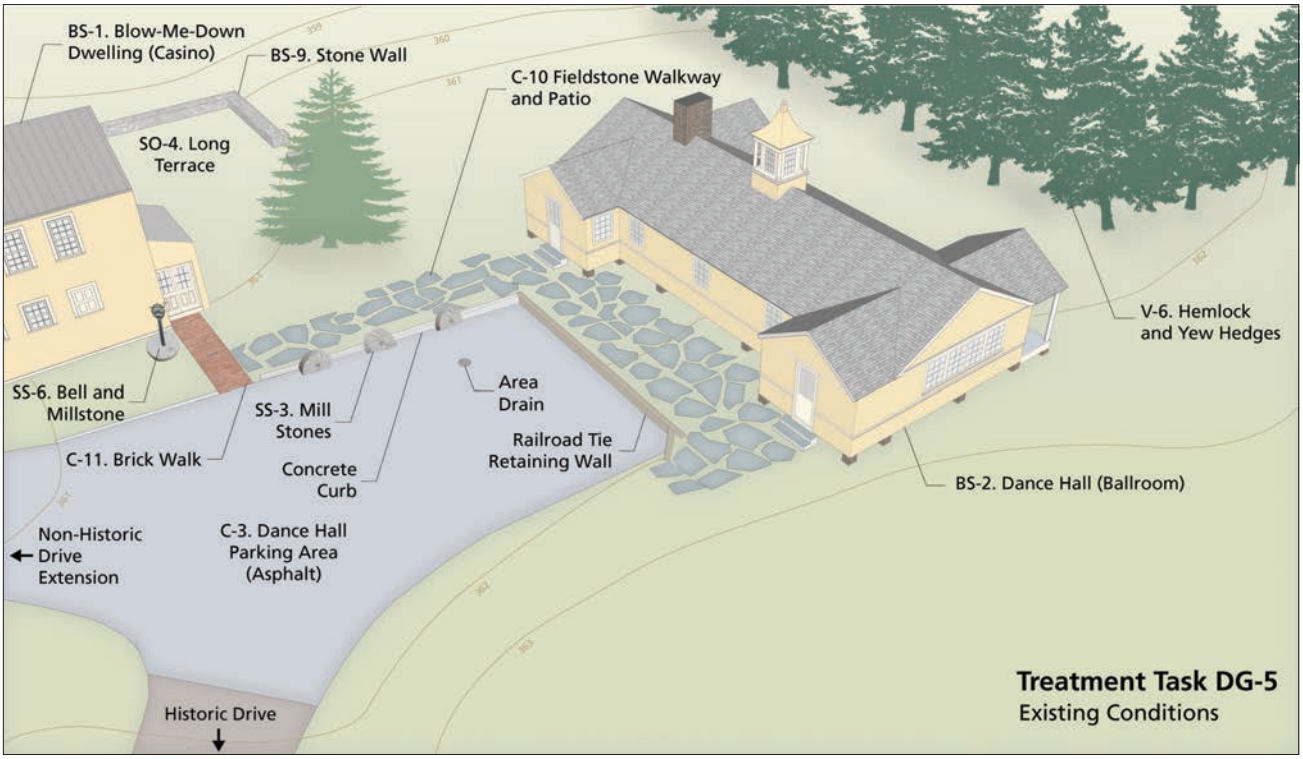


Figure 4.55. Diagram depicting the existing landscape conditions near the Dance Hall (Ballroom). (NPS Olmsted Center)

maintenance. In the 1970s, the parking area was expanded and resurfaced with non-historic asphalt paving. This expansion also resulted in changes to the dimensions and layout of the flagstone patio and the installation of a non-historic railroad tie retaining wall between the patio and parking area. Additionally, an existing concrete curb running between the parking area and the flagstone walk may have been installed at this time. Three millstones embedded vertically at the southwest edge of the parking area are of unknown origin and may have been placed after 1950. Similarly, immediately south of the brick walk that leads to the rear of the Blow-Me-Down Dwelling, a swing bell is mounted on a post supported by a horizontal millstone. The parking area millstones and the swing bell on the millstone are listed as contributing objects in the National Register documentation for Blow-Me-Down Farm. However, the Analysis and Evaluation chapter of this Cultural Landscape Report includes a recommendation to reconsider the National Register status of these objects because of the lack of documentation about their origins.

The existing conditions of the circulation features around the Dance Hall present issues related to the planned adaptation of the building for administrative and visitor use, a goal outlined in the park's 2013 Site Management Plan. The existing circulation features will need to be adapted to improve accessibility around the Dance Hall.

Recommendation: Improve the parking area, flagstone patio and walk, and brick walk near the Dance Hall to enhance their historic character and to improve

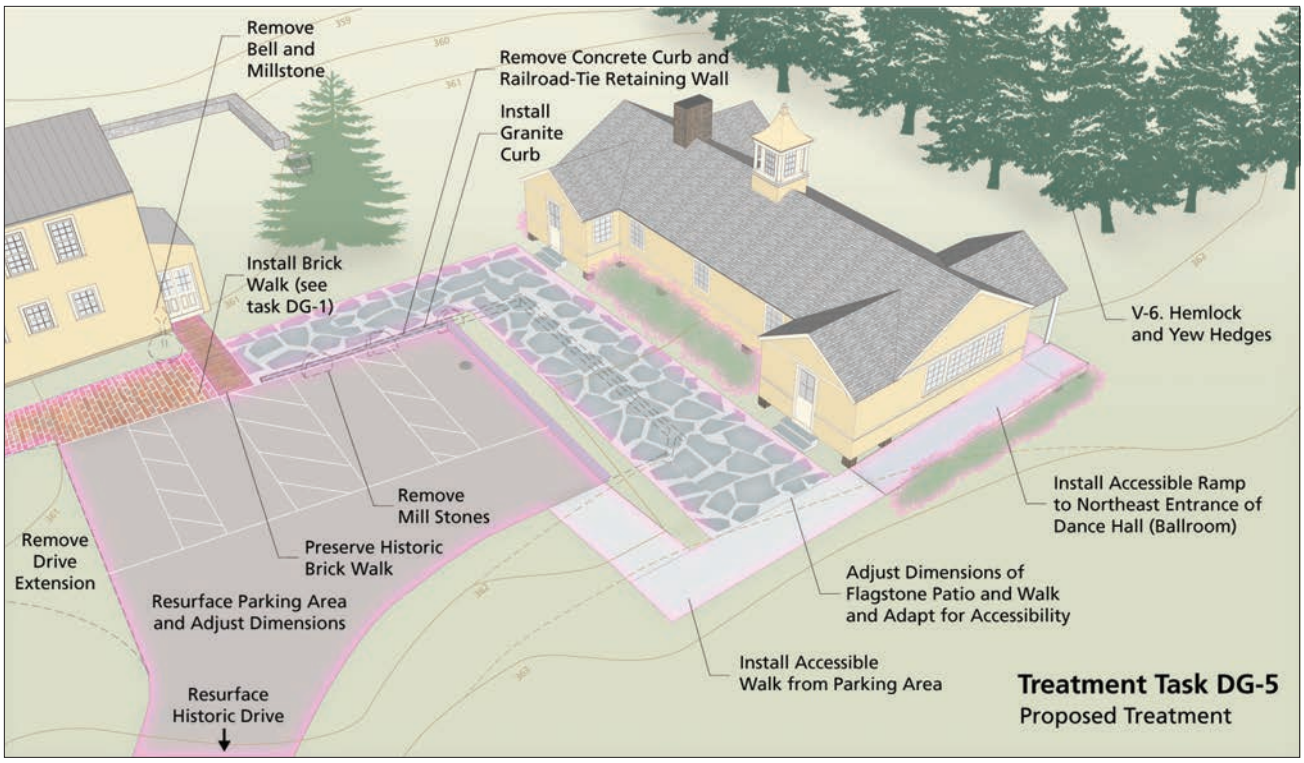


Figure 4.56. Diagram depicting proposed landscape treatment around the Dance Hall (Ballroom) as described in task DG-5. (NPS Olmsted Center)

accessibility in anticipation of the Dance Hall's adaptation for administrative and visitor use (fig. 4.56).

- Adjust the parking area to approximate its historic dimensions. Minor adjustments to the historic footprint to the east or south would be appropriate to make the parking configuration work. Resurface the parking area with well-graded, compacted crushed stone to complement the rehabilitated historic drives (see task SW-4). Alternatively, the parking area could be paved with exposed aggregate concrete or chip seal asphalt if necessary to meet ABA guidelines for accessible routes. If the parking area is paved, the paving material should be consistent with the secondary accessible parking area and the west entrance road, if those features are also paved (see tasks SW-2, SW-3). Further design will be required to finalize the configuration of accessible parking spaces, however two to three standard accessible spaces and one van space could be provided. Markings may be used to delineate spaces, however signage should be temporary and only installed during events.

- Adjust the flagstone patio and walk to reflect their historic limits. This adjustment will involve removing flagstones from the area directly along the front façade of the Dance Hall, between the two entrance vestibules, to allow for the replanting of foundation shrubs (see task DG-6). If practical, these flagstones should be salvaged and repositioned along the southwestern edge of the existing patio, to restore the feature's historic dimensions. New flagstones may be installed if the historic materials are insufficient or if their condition does not allow them to be repurposed.

- To adapt the historic flagstone patio and walk for accessibility, the park may need to install new base material into which the flagstone pavers would be set. Installation of new base material would increase stability and ensure a level ground surface, however the character of the historic patio and walk would be visibly altered. The features may be adapted following one of two alternative recommendations, which would have varying impacts on their historic character:

    - *Alternative 1:* Consolidate existing historic flagstones to reduce the width of gaps between stones and set the flagstones in a base material such as tightly compacted stone dust or fine gravel. The use of such a material would require the installation of an edging system to maintain the patio. Additionally, the consolidation of the existing historic flagstones would require the addition of a substantial quantity of new stones to maintain the historic dimensions of the patio and walkway.

    - *Alternative 2:* Maintain existing spacing of the historic flagstones and set the stones into a stable base material, such as soil cement or concrete. Some new flagstones would need to be added to replace historic flagstones that are in poor condition and to augment the existing historic materials. The addition of soil cement or concrete would substantially alter the historic character of the patio and walk and should only be considered if Alternative 1 proves impractical.

- Remove the non-historic railroad tie retaining wall along the southeastern edge of the flagstone patio and the concrete curb along the southwestern edge of the parking area. Along the southeastern edge of the flagstone patio, the space between the parking area and the patio should be regraded to a slope less than 33.3%, to discourage erosion, and should be maintained as turf. At the base of the turf bank, install a new granite curb along the edge of the parking area. Wrap the new granite curb around to the southwestern edge of the parking area, where it should replace the removed concrete curb. The new curb would prove more durable than the existing concrete feature.

- Immediately south of the flagstone walk, preserve the historic brick walk, which should be met by the proposed accessible walk along the northeastern façade of the Blow-Me-Down Dwelling (see task DG-1).

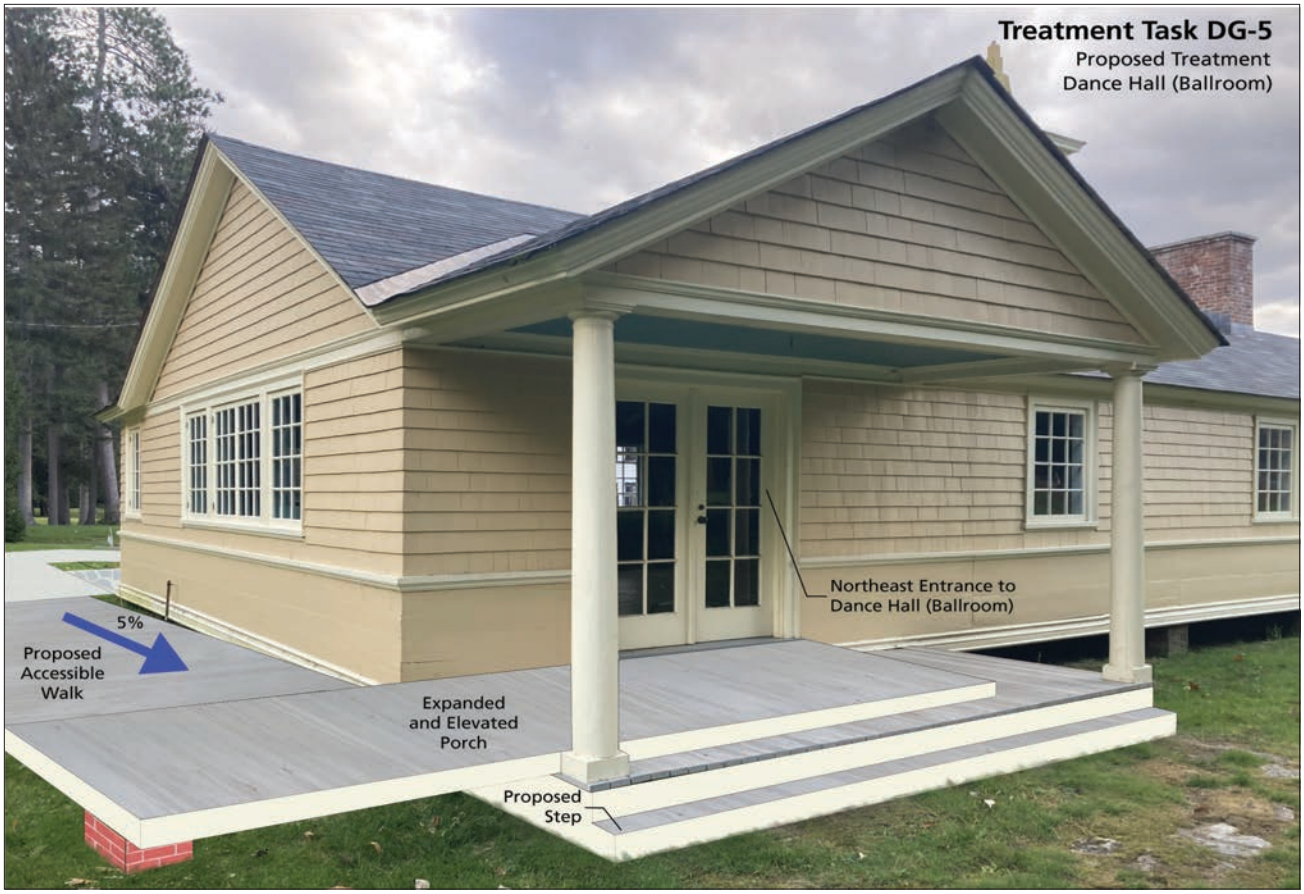


Figure 4.57. Illustration of proposed accessible walk along northeastern facade of Dance Hall as recommended in task DG-5. (NPS Olmsted Center)

- Install a sloped wooden ramp along the Dance Hall's northeastern façade to provide accessible entry to the building. The walk should lead to the porch at the Dance Hall's northeastern rear door (fig. 4.57). The positioning of the walk will provide enough distance to maintain a slope less than five percent and will utilize the existing historic porch as a landing. To facilitate accessible entry to the building, the historic porch may need to be lifted approximately six inches to meet the existing threshold of the northeastern door.

- Create an accessible walk from the northeastern edge of the adjusted parking area, running along the northeastern edge of the rehabilitated flagstone patio to the proposed wooden ramp on the northeastern facade of the Dance Hall. The proposed walk could be surfaced with the same material used as a base for the rehabilitated patio, such as compacted stone dust, or could be paved with exposed aggregate concrete if necessary to meet ABA guidelines for accessible routes. Compacted stone dust would better reflect the landscape's historic character, however regular maintenance would be required to keep the surface in good condition. If an accessible walk is built from the secondary parking area to the Dance Hall, the same paving material should be used for the proposed walk from the Dance Hall parking area to the wooden ramp (see task SW-3).

- If necessary to facilitate rehabilitation of the parking area, remove the three millstones embedded in the southwestern edge of the parking area and keep them in park storage. The swing bell mounted on the horizontal millstone south of the brick walk may remain in place unless its positioning hinders circulation, in which case it may also be kept in storage. Appropriate treatment for these features should only be determined following the collection of additional documentation about their origins.

- The existing area drain in the parking area should be maintained and repaired as needed. New drainage features may be installed as necessary within the parking area, flagstone patio, and walk.

DG-6. Reintroduce Plantings Around Dance Hall

Related Features: C-10. Fieldstone Walkway and Patio, BS-2. Dance Hall (Ballroom)

Existing Issue: During the historic period, the landscape around the Dance Hall exhibited a domestic character that was reinforced by foundation plantings along the building. Historical photographs suggest that these plantings included a line of deciduous shrubs, likely Vanhoutte spirea (*Spiraea x vanhouttei*) or mock orange (*Philadelphus sp.*), along the building's northwestern façade, and lines of yew (*Taxus sp.*) along the southwestern and northeastern façades. The building's southeastern façade, facing the parking area, may have featured similar plantings. Herbaceous plantings complemented the woody vegetation along the building's foundation. Additionally, a grove of deciduous trees stood immediately east of the Dance Hall. Today, these plantings are no longer extant, and their absence detracts from the domestic character that the landscape historically exhibited.

Recommendation: Reintroduce plantings on all four sides of the Dance Hall to evoke the domestic character of the late Beaman period (fig. 4.58).

- Plant a row of deciduous shrubs along the building's northwestern façade, in the space between the existing historic porches. Along the building's southeastern façade, plant a row of deciduous shrubs in the space between the existing historic entrance vestibules. Planting on the southeastern façade would need to occur after the adaptation of the flagstone patio recommended in task DG-5. Each shrub row should consist of approximately five plants of the same species, however both rows do not need to be composed of the same species. Shrubs should be regularly pruned to maintain a loose, rounded shape and approximate dimensions of four to six feet high and wide. Potential species should be limited to shrubs that were commercially available during the late Beaman period and approximate the character of plantings visible in historical photographs. Examples of plants that may fit these criteria include:

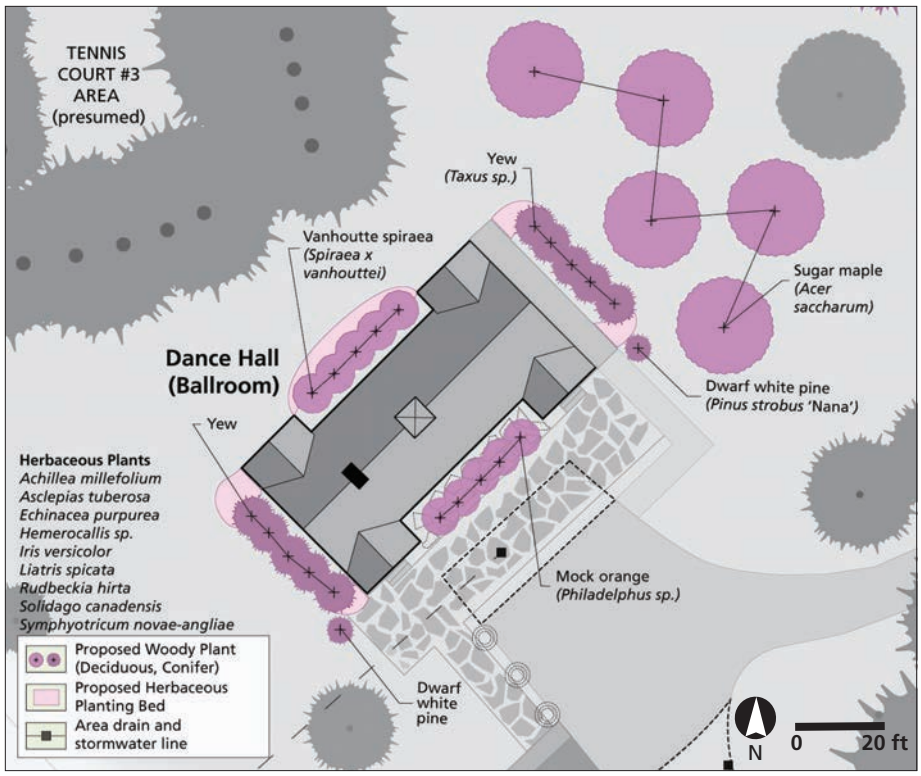


Figure 4.58. Conceptual planting plan for the landscape around the Dance Hall, as recommended in task DG-6. (NPS Olmsted Center)

- Vanhoutte spiraea (*Spiraea x vanhouttei*)
- Mock orange (*Philadelphus spp.*)
- Panicle hydrangea (*Hydrangea paniculata*)
- Arrowwood viburnum (*Viburnum dentatum*)
- Spice bush (*Lindera benzoin*)

- Plant rows of yew along the Dance Hall's southwest and northeast façades. After planting, maintain the yews at approximately knee-height with regular pruning. Yew tends to be very susceptible to deer browsing and may need to be wrapped during winter. If these issues present significant management challenges, an alternative species, such as eastern red cedar (*Juniperus virginiana*) may be planted.

- Plant a dwarf white pine (*Pinus strobus* 'Nana') at each corner of the Dance Hall's southeastern façade. At the southernmost corner, a white pine could be planted approximately six feet southwest of the southwestern entrance. At the northernmost corner, a white pine could be planted approximately six feet northeast of the bottom of the accessible wooden walk proposed in task DG-5.

- Immediately east of the Dance Hall, reestablish a deciduous grove with specimens of sugar maple (*Acer saccharum*) or a species of similar appearance and habit.

DG-7. Establish Picnic Area

Related Features: SO-6. Tennis Court #3 Area

Existing Issue: To support visitor use and partner operations, the park has identified a need for a designated picnic area at Blow-Me-Down Farm. In selecting a location for a designated picnic area, the park should consider proximity to other park facilities, accessibility, and environmental conditions.

Recommendation: Develop a designated picnic area at a location on the upper terrace that is close to the event parking area, near mature trees, and at a distance from defining historic landscape features like the Blow-Me-Down Dwelling and Dance Hall. The park has identified the former lawn tennis court immediately northwest of the Dance Hall as a potential picnic area location. Surrounded by overgrown hemlock and yew hedges, the former tennis court would offer sufficient shade, screening, and proximity to parking (fig. 4.59). The space could also support outdoor programming organized by the park at the Dance Hall. Establishment of the picnic area would require the placement of five to ten wooden picnic tables. If the former tennis court is repurposed as a picnic area, the park should monitor potential impacts from foot traffic on the existing lawn surface and take appropriate action to mitigate damage. If the park does not provide receptacles for waste at the picnic area, clear messaging will be necessary to communicate a "carry in, carry-out" waste policy.

Aside from the former lawn tennis court, a picnic area could also be established in the area of open lawn directly north of the Dance Hall (see Drawing 4.2). The location north of the Dance Hall could be sheltered in part by the deciduous grove recommended for reestablishment in this area (see task DG-6).



Figure 4.59. Part of the Former tennis court area immediately northwest of the Dance Hall, which the park has identified as a possible space for establishment of a picnic area, looking southeast, 2021. (NPS Olmsted Center)



Figure 4.60. Playhouse standing in the service area, looking northwest, 2017. Historically, this diminutive building sat in the east lawn near the Cottage site. (SUNY ESF)

DG-8. Move Playhouse to Historic Location and Reestablish Maintained Character of East Lawn and Cottage Site

Related Features: SO-5. East Lawn, BS-10. Playhouse

Existing Issue: The Playhouse is a historic building that currently stands in the service area immediately east of the former site of the kitchen garden (fig. 4.60). During the historic period, the Playhouse occupied this location briefly in ca. 1892 when it was moved from its primary location near the northwest corner of the Cottage's east lawn, most likely while landscape modifications were being undertaken around that building. It was moved back to the east lawn shortly afterward and remained there until ca. 1972, when it was moved to the service area.

Recommendation: Move the Playhouse back to its primary historic location near the northwest corner of the east lawn. Accompany this relocation with regular mowing of the area of the east lawn surrounding the Playhouse to evoke the historic character of the landscape area as well-tended, domestic space. Maintenance of the larger east lawn area will require additional study and is addressed under the Treatment Guidelines and Planning Considerations section of this chapter.

DG-9. Replant Lost Sugar Maple Specimens in Main Entrance Drive Allee

Related Features: C-1. Main Entrance Drive, V-2. Main Entrance Drive Sugar Maple Allee

Existing Issue: During the historic period, a portion of the main entrance drive near the site of the Cottage was flanked by an allee of sugar maples (fig. 4.61). This allee, which contained at least eight individual trees, survived after the destruction



Figure 4.61. Main entrance drive and sugar maple allee (annotated with white arrow), looking east, 1892. (Saint-Gaudens National Historical Park archives)

of the Cottage in 1926. Since the end of the historic period, all but two of the historic sugar maple specimens have been lost (see fig. 4.27).

Recommendation: Reestablish the historic allee by planting approximately five new sugar maples in the locations of lost specimens (see fig. 4.47). Positioning of new trees should be informed by the study of historic photographs depicting the historic feature. Existing sugar maple specimens should be replaced in-kind once they show signs of decline. Woods that have encroached onto the site of the allee, particularly from the east, should be removed or cut back. One or more sugar maple specimens from the historic allee may stand within these non-historic woods, which have grown considerably since the end of the historic period.

DG-10. Remove Non-Historic Spruces at Edge of Dance Hall (Ballroom) Drive

Related Features: C-3. Dance Hall (Ballroom) Drive and Parking Area

Existing Issue: Two non-historic spruces stand immediately north of the Dance Hall (Ballroom) drive and encroach on the historic drive (fig. 4.62). Vehicles have begun to drive over the lawn area south of the drive to avoid the trees, damaging the lawn. Two other non-historic spruces stand northwest of the Blow-Me-Down Dwelling, near a space where a cutting garden existed during the historic period.

Recommendation: Remove the two non-historic spruces on the north side of the Dance Hall (Ballroom) drive. Following tree removal, grind the remaining stumps and add new grass seed to the ground surface. The two spruces northwest of the Blow-Me-Down Dwelling could also be removed, although they do not detract from the landscape's historic character as a grove of evergreen trees historically stood in this area.



Figure 4.62. Two non-historic spruce trees (left) have begun to encroach on the historic Dance Hall (Ballroom) drive, which exists as a trace today. Looking northeast, 2021. (NPS Olmsted Center)

SERVICE AREA

SA-1. Replant Evergreen Specimen Trees

Related Features: C-4. Service Drive

Existing Issue: After 1950, several evergreen specimen trees that historically stood beside the service drive along the western edge of the service area were removed. These trees, which are visible in historic photos, provided visual screening between the domestic grounds and service area and contributed to the spatial definition of the landscape around the Blow-Me-Down Dwelling.

Recommendation: Plant several evergreen specimen trees along the eastern edge of the service drive in approximately the same locations as the historic trees that were removed after 1950 (see Drawing 4.2). The exact positioning of the new trees may be determined with consideration for existing site conditions, however several should be planted near the intersection of the service drive with the main entrance drive to screen views toward the service area from the Blow-Me-Down Dwelling entry court. Potential species include balsam fir (*Abies balsamea*) and douglas fir (*Pseudotsuga menziesii*), both deeply rooted, adaptable evergreen tree species that tend to demonstrate a pyramidal habit.

SA-2. Reintroduce Drive Extension to Garage (Carriage House)

Related Features: C-4. Service Drive, BS-4. Garage (Carriage House)

Existing Issue: The Garage, which sits within the service area immediately east of the service drive, was historically accessed from that drive by a short drive extension which led to a small parking area directly south of the structure (see

Drawing 4.2). Since the end of the historic period, this drive extension has been lost. Today, the ground plane in this area is covered by turf.

Recommendation: Reintroduce the drive extension and parking area near the Garage and surface both with the same material as the rehabilitated main entrance drive (see task SW-4). If historic base material remains in place, enhancement of the extension and parking area may only require removal of the existing turf and renewal of the gravel surface. The rehabilitation of these features would contribute to the historic working landscape character of the area around the Garage and would provide opportunities to interpret this history for visitors. Additionally, the park has expressed interest in adapting one of the surviving service area outbuildings as a visitor restroom facility. If the Garage is chosen for adaptation, the reintroduced drive extension will provide pedestrian access to the facility.

SA-3. Repaint Existing Service Outbuildings

Related Features: BS-3. Chicken Coop (Tool House), BS-4. Garage (Carriage House), BS-5. Woodshed

Existing Issue: Today, the Woodshed, Chicken Coop, and Garage are all painted bright yellow with white trim. Historical photographs and documents indicate that this color scheme may be non-historic.

Recommendation: Research the historic exterior appearance of surviving service area outbuildings and repaint them to reflect their historic color schemes. Historical photographs show that the outbuildings' wooden siding was painted white or a light color and that trim, doors, and window frames were painted black or a dark color. Mary Beaman Lagercrantz, in a letter to one of Blow-Me-Down Farm's later owners, shared that the Blow-Me-Down Dwelling and Dance Hall were the only yellow buildings on site during the late Beaman period.[15] Historic Structure Reports could be completed for the outbuildings to document historical characteristics.

Figure 4.63. Main entrance drive gate, looking west, ca. 1915. Two fieldstone piers marked this historic primary entrance to Blow-Me-Down Farm. The historic "Y" shaped intersection is also visible in the foreground and the low stone wall is visible on the left. (Saint-Gaudens National Historical Park archives)



MAIN ENTRANCE AREA

ME-1. Assess, Preserve, and Enhance Character of Main Entrance Gate

Related Features: SS-1. Main Entrance Gate

Existing Issue: The historic main entrance to Blow-Me-Down Farm, which fell into disuse after 1959, included a pair of fieldstone piers flanking the main entrance drive (fig. 4.63). The piers historically



Figure 4.64. One of the two fieldstone piers of the historic main entrance gate, 2017. The addition of non-historic hardware and encroachment of nearby vegetation has diminished the feature's historic character. (SUNY ESF)

supported a metal chain that hung across the main entrance. Today, the historic fieldstone piers survive but are in poor condition and have been modified with the addition of iron hardware, reflective signage, and other non-historic features (fig. 4.64). Suspended between the piers is a chain different from the historic chain. Additionally, vegetation growth has begun to obscure the historic piers.

Recommendation: Complete a conditions assessment of the historic fieldstone piers at the former main entrance gate to inform preservation treatment. Depending on the results of the assessment, it may be appropriate to remove non-historic hardware and perform masonry repairs to enhance the feature's condition and historic character. The existing iron hardware, which remains unevaluated for historic significance, could be analyzed and stored in the park's collection. Manage surrounding vegetation to prevent growth onto the piers. Documentation related to the character of the historic chain which hung between the posts has not been located. If such evidence becomes available in the future, it could be referenced to create a new chain that reflects the character of the historic feature.

ME-2. Install Feature(s) to Control Vehicle Access Through Main Entrance Gate

Related Features: C-1. Main Entrance Drive, SS-1. Main Entrance Gate

Existing Issue: The enhancement of the main entrance gate's historic character may necessitate the installation of features to control vehicle access through the historic entrance, which would be used for limited access by park staff and partners, emergency responders, and special event attendees.

Recommendation: Install a simple, metal swing arm to control vehicle access through the historic main entrance gate while maintaining distinction from historic features. Mount the arm between two narrow metal posts positioned two to three feet west of the historic gate and affix reflective tape to the swing arm to increase visibility. Positioning the swing arm slightly to the west will reduce the risk of damage to the historic fieldstone piers and would be easily reversible. It could also allow future pedestrian access through the main entrance gate if a safe pedestrian crossing is implemented across NH Route 12A, as discussed in the Treatment Guidelines and Planning Considerations section of this chapter

Alternatively, the park could suspend a simple, breakaway chain between the historic gate piers if they feel that would be sufficient to control vehicle traffic. A breakaway chain would be more consistent with the landscape's historic character. If traffic calming and pedestrian safety measures are successfully implemented on NH Route 12A through collaboration with the New Hampshire Department of Transportation, the park could replace the proposed metal swing arm or

breakaway chain with removable bollards that would better suit the historic gate's adaptation for pedestrian access.

ME-3. Enhance Grounds at the Main Entrance

Related Features: C-1. Main Entrance Drive, SS-1. Main Entrance Gate

Existing Issue: During the historic period, the grounds around the main entrance to Blow-Me-Down Farm were well-tended, featuring a neatly-edged "Y"-shaped intersection surrounded by areas of mowed turf. A low stone wall ran along the southern edge of the "Y" intersection immediately outside the main entrance gate (see fig. 4.63). These features complemented the main entrance gate and contributed to the arrival sequence at Blow-Me-Down Farm. The wall and "Y" intersection were removed during the 1959 realignment of NH Route 12A, and today the grounds around the historic entrance are dominated by overgrown vegetation. The present alignment of NH Route 12A creates dangerous conditions for pedestrians and vehicles near the historic main entrance.

Recommendation: Following implementation of traffic calming strategies along NH Route 12A, enhance the grounds around the historic main entrance (see Drawing 4.2). Landscape enhancement at the main entrance gate should only be considered after collaboration with the New Hampshire Department of Transportation to improve pedestrian and vehicle safety near the historic entrance.

- Recreate a "Y"-shaped alignment at the eastern end of the main entrance drive, in front of the main entrance gate on the shoulder of NH Route 12A, to reflect the character of the historic intersection that was removed in 1959. The recreated intersection would be reduced in size from its historic counterpart due to limited space on the road shoulder. Surface the recreated intersection with the same material as the main entrance drive (see task SW-4).

- Reintroduce a stone wall approximating the character of the historic feature along the southern edge of the reintroduced "Y" intersection. As with the proposed reintroduction of the "Y" intersection, the rebuilt stone wall would be shorter in length than its historic counterpart due to the limited space available on the shoulder of NH Route 12A.

- Manage vegetation around the main entrance to maintain a neat, well-tended character. This would include mowing areas of turf immediately surrounding the "Y" intersection and string-trimming to suppress vegetation growth around the reintroduced stone wall, restored main entrance gate, and other features.

ENDNOTES, TREATMENT RECOMMENDATIONS

1 *An Act to Authorize Establishment of the Saint-Gaudens National Historic Site, New Hampshire, and for Other Purposes,* 16 U.S.C. 461 (1964).

2 *An Act to Amend the Act which Established the Saint-Gaudens National Historic Site, in the State of New Hampshire, by Modifying the Boundary and for Other Purposes,* 16 U.S.C. 461 (2000).

3 *National Park Service Organic Act* (16 U.S.C. I-4), Act of August 25, 1916 (39 Stat. 535).

4 Director's Order #28: Cultural Resource Management (1998).

5 "Frequently Asked Questions About the New Hampshire Rivers Management and Protection Program," New Hampshire Municipal Association. https://www.nhmunicipal.org/town-city-article/frequently-asked-questions-about-new-hampshire-rivers-management-and-protection#:~:text=The%20Act%20established%20a%20statewide,river%20corridor%20management%20plans%20and (accessed February 12, 2021).

6 "Title l Water Management and Protection." Chapter 483-B Shoreland Water Quality Protection Act. Accessed February 12, 2021. http://www.gencourt.state.nh.us/rsa/html/l/483-b/483-b-mrg.htm (accessed February 12, 2021).

7 National Park Service, "Saint-Gaudens National Historic Site General Management Plan/Development Concept Plan/ Environmental Impact Statement"(Unpublished report, 1996).

8 National Park Service, Blow-Me-Down Farm Site Management Plan: Environmental Assessment, 2013, p. 2-1–2-19.

9 Blow-Me-Down Farm Site Management Plan: Environmental Assessment, 2013.

10 November 30, 2009 Agricultural Lease ("BMDF Agricultural Lease"), p. 2.

11 "Rehabilitation: The Approach/Cultural Landscape Guidelines." National Park Service. U.S. Department of the Interior. https://www.nps.gov/tps/standards/four-treatments/landscape-guidelines/rehab/approach.htm. (accessed January 12, 2020).

12 "Traffic Calming ePrimer – Module 3." Federal Highway Administration, U.S. Department of Transportation. https://safety.fhwa.dot.gov/speedmgt/ePrimer_modules/module3pt3.cfm#mod320 (Accessed September 17, 2021); Blow-Me-Down Farm Site Management Plan: Environmental Assessment, 2013.

13 Superintendent Rick Kendall, in comments on March 2021 draft Cultural Landscape Report.

14 United States Access Board, A Summary of Accessibility Standards for Federal Outdoor Developed Areas (Washington, DC: United States Access Board, 2014), 16, accessed June 7, 2022, https://www.access-board.gov/files/aba/guides/outdoor-guide.pdf.

15 Letter from Mary Beaman Lagercrantz to Vera MacLeay, ca. 1980.

TABLE 4.2. TREATMENT TASK SUMMARY
Blow-Me-Down Farm, Saint-Gaudens National Historical Park

CLR Treatment Task (FMSS Work Order)	CLR Treatment Action (FMSS Task)	Related Tasks, Issues	FMSS Asset Type/Location	FMSS Work Type/Subtype	Maintenance Needed (RM / PM) [1]
SITEWIDE (SW)					
SW-1. Improve west entrance signage and security	--Install wooden gate in contemporary style consistent with regional vernacular character at west entrance --Consider installing new sign consistent with NPS standards, especially if new wayfinding and interpretation features are introduced to the landscape	--SW-2: Improvements to signage and security at the west entrance could be coordinated with enhancements to the west entrance road	3110 Maintained Landscapes 230964 Beaman Grounds	Capital Improvement/ New Construction	Painting, finishing wooden gate
SW-2. Widen and resurface west entrance road	--Widen west entrance road to a width of approximately 18 ft. to accommodate two-way traffic --Treat west entrance road surface to complement character of rehabilitated main entrance drive (see task SW-4) --If increased traffic volume deteriorates road surface, resurface west entrance road from NH Route 12A to eastern end of event parking area with pavement that will withstand moderate vehicle traffic while maintaining rural landscape character	--SW-1: Enhancements to the west entrance road could be coordinated with the improvement of signage and security at the west entrance --SW-3: Enhancements to the west entrance road could be coordinated with the formalization of the visitor parking area --SW-4: Treatment of the west entrance road surface to complement the rehabilitated main entrance drive is preferred	1100 Paved Road 115587 Beaman Home Driveway	Capital Improvement/ New Construction	Grading, resurfacing, edging, compacting gravel
SW-3. Formalize visitor parking area along west entrance road	--Erect temporary or permanent barriers to delineate parking area within footprint of former prefabricated metal building and protect resources --Implement preventative management and maintenance to mitigate damage to ground surface --Resurface parking area with soil/aggregate shoulder mix if ground surface condition declines --Resurface parking area with gravel, chip seal asphalt, or exposed aggregate concrete if ground surface condition continues to decline --Establish secondary accessible parking area and provide accessible route to Dance Hall	--SW-2: Formalization of the visitor parking area could be coordinated with enhancements to the west entrance road	1350 Unpaved Parking Area 230964 Beaman Grounds	Capital Improvement/ New Construction	Grading, resurfacing, edging, compacting gravel
SW-4. Enhance historic character of drive system	--Complete archeological testing to verify historical alignment, width, and construction of historic drives	--SW-2: Resurfacing of west entrance road could complement rehabilitated main	1100 Paved Road	Facility Maintenance/ Deferred Maintenance	Grading, resurfacing, edging, compacting gravel

TABLE 4.2. TREATMENT TASK SUMMARY
Blow Me-Down Farm, Saint Gaudens National Historical Park

CLR Treatment Task (FMSS Work Order)	CLR Treatment Action (FMSS Task)	Related Tasks, Issues	FMSS Asset Type/Location	FMSS Work Type/Subtype	Maintenance Needed (RM / PM) [1]
	--Rehabilitate main entrance drive, Dance Hall (Ballroom) drive, and western segment of service drive within domestic grounds to evoke well-tended, domestic character of historic period --Restore service drive segment through Norway spruce grove --Remove non-historic segment of west entrance road west of Norway spruce grove --Remove non-historic paved asphalt extension of main entrance drive west of Blow-Me-Down Dwelling --Maintain Big Barn drive, Chauncey Cottage drive, and eastern segment of service drive with compacted earth to their historic limits	entrance drive surface material --DG-1: Removal of non-historic paved asphalt main entrance drive extension must precede improvement of pedestrian circulation around the Blow-Me-Down Dwelling --ME-3: Reintroduction of "Y" intersection at historic main entrance could be coordinated with enhancement of historic drive system	115586 Beaman Barn Road/ 115587 Beaman Home Driveway/ 115588 Chauncey Cottage Driveway		
DOMESTIC GROUNDS (DG)					
DG-1. Improve pedestrian circulation around Blow-Me-Down Dwelling	--Construct accessible pedestrian walk along northeast façade of Blow-Me-Down Dwelling to connect accessible entry walk proposed in building renovation plans to Dance Hall parking area; surface with brick in same pattern as existing historic stoop at building's east entrance	--SW-4: Removal of non-historic paved asphalt main entrance drive extension and enhancement of historic main entrance drive turnaround should precede improvement of pedestrian circulation around the Blow-Me-Down Dwelling --DG-2: Installation of plantings around Blow-Me-Down Dwelling should respond to circulation features --DG-5: Proposed brick walk along northeast façade of Blow-Me-Down Dwelling could meet Dance Hall circulation features	3110 Maintained Landscapes 230964 Beaman Grounds	Capital Improvement/ New Construction	Sweeping walk, edging turf
DG-2. Reintroduce foundation plantings around Blow-Me-Down Dwelling	--Plant shrubs and herbaceous plants along Blow-Me-Down Dwelling's southeast (front) façade and along long terrace --Install circular planters on either side of front entry steps	--DG-1: Installation of plantings around Blow-Me-Down Dwelling should respond to circulation features	3110 Maintained Landscapes 230964 Beaman Grounds	Facility Maintenance/ Deferred Maintenance	Watering, feeding until established Pruning, weeding, mulching

TABLE 4.2. TREATMENT TASK SUMMARY
Blow-Me-Down Farm, Saint-Gaudens National Historical Park

CLR Treatment Task (FMSS Work Order)	CLR Treatment Action (FMSS Task)	Related Tasks, Issues	FMSS Asset Type/Location	FMSS Work Type/Subtype	Maintenance Needed (RM / PM) [1]
DG-3. Remove flagpole from turnaround millstone and replace with decorative urn	--Remove flagpole from turnaround millstone and mount on top of the south knob near the former Cottage site --Place decorative urn on top of turnaround millstone		3110 Maintained Landscapes 230964 Beaman Grounds	Facility Maintenance/ Deferred Maintenance	
DG-4. Adjust location for temporary Opera North event venue	--Select site within Opera North lease area southeast of historic main entrance drive turnaround for annual placement of temporary tent venue --Prepare site for temporary tent by removing non-historic vegetation, performing modest regrading, and resurfacing ground plane	--SW-4: The current location of the temporary tent conflicts with the historic limits of the main entrance drive turnaround	3110 Maintained Landscapes 230964 Beaman Grounds	Capital Improvement/ New Construction	Mowing
DG-5. Improve Dance Hall parking, walks, and patio	--Adjust dimensions of parking area and resurface to complement enhanced main entrance drive or meet ABA accessibility guidelines --Adjust dimensions of flagstone patio and adapt for accessibility --Remove railroad tie retaining wall and regrade turf slope between parking area and flagstone patio --Remove non-historic concrete curb and install granite curb between parking area and flagstone walk and patio --Repair and preserve historic brick walk --Construct accessible pedestrian walk to porch at northeastern entrance of Dance Hall from parking area and lift porch to meet threshold of northeastern entrance door --Build sets of wooden steps to access covered porches at building's northeastern entrances	--SW-4: Resurface parking area to complement rehabilitated main entrance drive --DG-1: Improved circulation features around Dance Hall should connect to proposed brick walk along northeast façade of Blow-Me-Down Dwelling --DG-6: Adjustment of flagstone patio will need to occur before planting of foundation shrubs along front façade of Dance Hall	3110 Maintained Landscapes 230964 Beaman Grounds	Facility Maintenance/ Deferred Maintenance	Grading, resurfacing, edging, compacting gravel in parking area Sweeping walks, edging turf Mowing turf slope Painting wooden walk
DG-6. Reintroduce plantings around Dance Hall	--Reintroduce perennial foundation plantings on all four sides of Dance Hall	--DG-6: Adjustment of flagstone patio will need to occur before planting of foundation shrubs	3110 Maintained Landscapes	Facility Maintenance/ Deferred Maintenance	Watering, feeding until established

TABLE 4.2. TREATMENT TASK SUMMARY
Blow Me-Down Farm, Saint Gaudens National Historical Park

CLR Treatment Task (FMSS Work Order)	CLR Treatment Action (FMSS Task)	Related Tasks, Issues	FMSS Asset Type/Location	FMSS Work Type/Subtype	Maintenance Needed (RM / PM) [1]
	--Reestablish deciduous grove east of Dance Hall	along front façade of Dance Hall	230964 Beaman Grounds		Pruning, weeding, mulching
DG-7. Establish Picnic Area	--Delineate space, provide ground surface resilient to foot traffic, and install wooden picnic tables *Alternative A: Tennis Court #3 Area* *Alternative B:* Northeast of Dance Hall		3110 Maintained Landscapes 230964 Beaman Grounds	Capital Improvement/ New Construction	Mowing Painting wooden tables
DG-8. Move Playhouse to Historic Location	--Relocate Playhouse from current location in service area to historic location near northwest corner of east lawn --Maintain well-tended appearance of lawn surrounding historic Playhouse location		4100 Buildings 230964 Beaman Grounds	Facility Maintenance/ Deferred Maintenance	Painting, mowing
DG-9. Replant Lost Sugar Maple Specimens in Main Entrance Drive Allee	--Identify locations of lost sugar maple specimens through investigation of historic photographs --Determine if potential historic sugar maple allee specimens exist within woods south of main entrance drive-Big Barn drive intersection and perform necessary vegetation clearing to reveal --Plant new sugar maple specimens at locations of historic removed specimens	--SW-4: Replanting of the main entrance drive allee could complement enhancement of the main entrance drive	3110 Maintained Landscapes 230964 Beaman Grounds	Facility Maintenance/ Deferred Maintenance	Watering, feeding until established Pruning, tree care
DG-10. Remove Non-Historic Spruces at Edge of Dance Hall (Ballroom) Drive	-- Remove two non-historic spruces on the north side of the drive --Grind remaining stumps and add new grass seed to the ground surface after removal	--SW-4: Removal of the non-historic spruces should occur before resurfacing of the Dance Hall (Ballroom) drive	3110 Maintained Landscapes 230964 Beaman Grounds	Facility Maintenance/ Deferred Maintenance	Mowing
SERVICE AREA (SA)					
SA-1. Replant evergreen specimen trees	--Reintroduce evergreen specimen trees along western edge of service area at service drive		3110 Maintained Landscapes 230964 Beaman Grounds	Facility Maintenance/ Deferred Maintenance	Watering, feeding until established Pruning, tree care

TABLE 4.2. TREATMENT TASK SUMMARY
Blow-Me-Down Farm, Saint-Gaudens National Historical Park

CLR Treatment Task (FMSS Work Order)	CLR Treatment Action (FMSS Task)	Related Tasks, Issues	FMSS Asset Type/Location	FMSS Work Type/Subtype	Maintenance Needed (RM / PM) [1]
SA-2. Reintroduce drive extension to Garage (Carriage House)	--Edge and surface drive extension to south façade of Carriage House from reestablished service drive segment	--SA-4: Reintroduction of extension to carriage house could accompany enhancement of service drive	1200 Unpaved Roads 230964 Beaman Grounds	Facility Maintenance/ Deferred Maintenance	Grading, resurfacing, edging, compacting gravel
SA-3. Repaint existing service buildings	--Undertake paint analysis on exteriors of carriage house, chicken coop, and woodshed to determine historic paint color --Remove (post-1950) yellow paint from exteriors of carriage house, chicken coop, and woodshed and repaint wood siding on all three buildings in historic color --Repaint black details (doors, window frames, etc.) on all three existing buildings		4100 Buildings 230964 Beaman Grounds	Facility Maintenance/ Deferred Maintenance	Painting
MAIN ENTRANCE AREA (ME)					
ME-1. Preserve and enhance character of main entrance gate	--Clear vegetation on and around historic stone gate piers --Remove non-historic hardware --Perform necessary repair and stabilization work to protect integrity of historic stone piers --Replace or remove existing metal chain	ME-3: Enhancement of the main entrance gate could occur simultaneously with rebuilding of stone wall along southern edge of "Y" intersection	3110 Maintained Landscapes 230964 Beaman Grounds	Facility Maintenance/ Deferred Maintenance	Vegetation suppression
ME-2. Install feature(s) to control vehicle access through main entrance gate	--Install simple, metal swing arm or breakaway chain to control vehicle access through the historic main entrance gate --Undertake installation of swing arm to protect historic main entrance gate and ensure installation is easily reversible		3110 Maintained Landscapes 230964 Beaman Grounds	Capital Improvement/ New Construction	

TABLE 4.2. TREATMENT TASK SUMMARY
Blow-Me-Down Farm, Saint-Gaudens National Historical Park

CLR Treatment Task (FMSS Work Order)	CLR Treatment Action (FMSS Task)	Related Tasks, Issues	FMSS Asset Type/Location	FMSS Work Type/Subtype	Maintenance Needed (RM / PM) [1]
ME-3. Enhance Grounds at Main Entrance	--Collaborate with NH DOT to implement traffic calming and pedestrian safety measures along NH Route 12A before enhancing main entrance grounds --Recreate "Y"-shaped alignment at the eastern end of main entrance drive and surface with same material as the rehabilitated main entrance drive --Rebuild low, dry-laid stone wall along southern edge of reestablished portion of "Y" intersection --Manage vegetation to maintain a neat, well-tended landscape character around the main entrance, including mowed turf around reintroduced "Y" intersection	ME-1: Rebuilding of stone wall along southern edge of "Y" intersection could occur simultaneously with enhancement of main entrance gate	3110 Maintained Landscapes 230964 Beaman Grounds	Facility Maintenance/ Deferred Maintenance	Vegetation suppression

ENDNOTES, TABLE 4.2

1. Maintenance includes work needed to sustain historic character of treated landscape features and to inform creation of Facility Operations, Preventative Maintenance, and Recurring Maintenance work orders in FMSS. Cycles of maintenance are not addressed in this CLR.



Cultural Landscape Report
Blow-Me-Down Farm

Saint-Gaudens National Historical Park
Cornish, New Hampshire

Treatment Recommendations

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

in partnership with
Department of Landscape Architecture
Center for Cultural Landscape Preservation
SUNY College of Environmental
Science and Forestry, www.esf.edu/la/cclp

SOURCES

1. National Park Service, Tractsnet AGOL, 2019
2. Aerial photograph, 1957, 1964, 1992, 2013
3. Sullivan County, NH Plat Map and Land Ownership, 2019
4. Field observations, 2020
5. Blow-Me-Down Farm Casino Lease

DRAWN BY

Richard Connor Neville, John Auwaerter, James Mealey, Illustrator CC, 2020

LEGEND

- Proposed treatment
- Feature to remove (dashed)
- Building
- Road (asphalt)
- Two-track dirt road or drive
- Specimen tree (deciduous, conifer)
- Meadow, lawn, or other ground
- Agricultural field
- Wetland
- Water
- 20' Contours
- Bank slope > 33.33%
- NPS property boundary
- SAGA legislated boundary
- Opera North lease area

NOTES

1. All features shown at approximate scale and location.
2. Drawing shows landscape as of 2020.

0 125 250 feet 500

Drawing 4.1



Cultural Landscape Report Blow-Me-Down Farm

Saint-Gaudens National Historical Park
Cornish, New Hampshire

Treatment Recommendations: Core of Blow-Me-Down Farm

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

in partnership with
Department of Landscape Architecture
Center for Cultural Landscape Preservation
SUNY College of Environmental
Science and Forestry, www.esf.edu/la/cclp

SOURCES

1. National Park Service, Tractsnet AGOL, 2019
2. New Hampshire Dept. of Transportation, Route 12 realignment plans, 1958
3. Aerial photographs, 1957, 1964, 1992, 2013
4. Field observations, 2020
5. Blow-Me-Down Farm Casino Lease

DRAWN BY

Richard Connor Neville, John Auwaerter, James Mealey, Illustrator CC, 2020

LEGEND

- Proposed treatment
- Feature to remove (dashed)
- Current NPS boundary
- Building
- Primary road (paved)
- Stone wall
- Guiderail
- Valve Mfg. Co. hydrants
- Well head
- Millstone
- Granite post
- Opera North lease area
- Utility pole
- Woods
- Specimen tree (broadleaf, conifer)
- Shrub
- Cultivated field
- Meadow, Other ground
- Lawn
- Water
- Wetland
- 5' contours
- Bank slope >33.33%
- Area drain and stormwater line
- Manhole cover and septic line
- Electrical outlet

NOTES

1. All features shown at approximate scale and location.
2. Drawing shows landscape as of 2020.

0 25 50 feet 100

Drawing 4.2

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Photograph Collection

Staige Davis Collection

Insurance Company of North America, "Inspection and Survey Report: William E. Beaman, Cornish, NH," July 1935.

Photograph Collection

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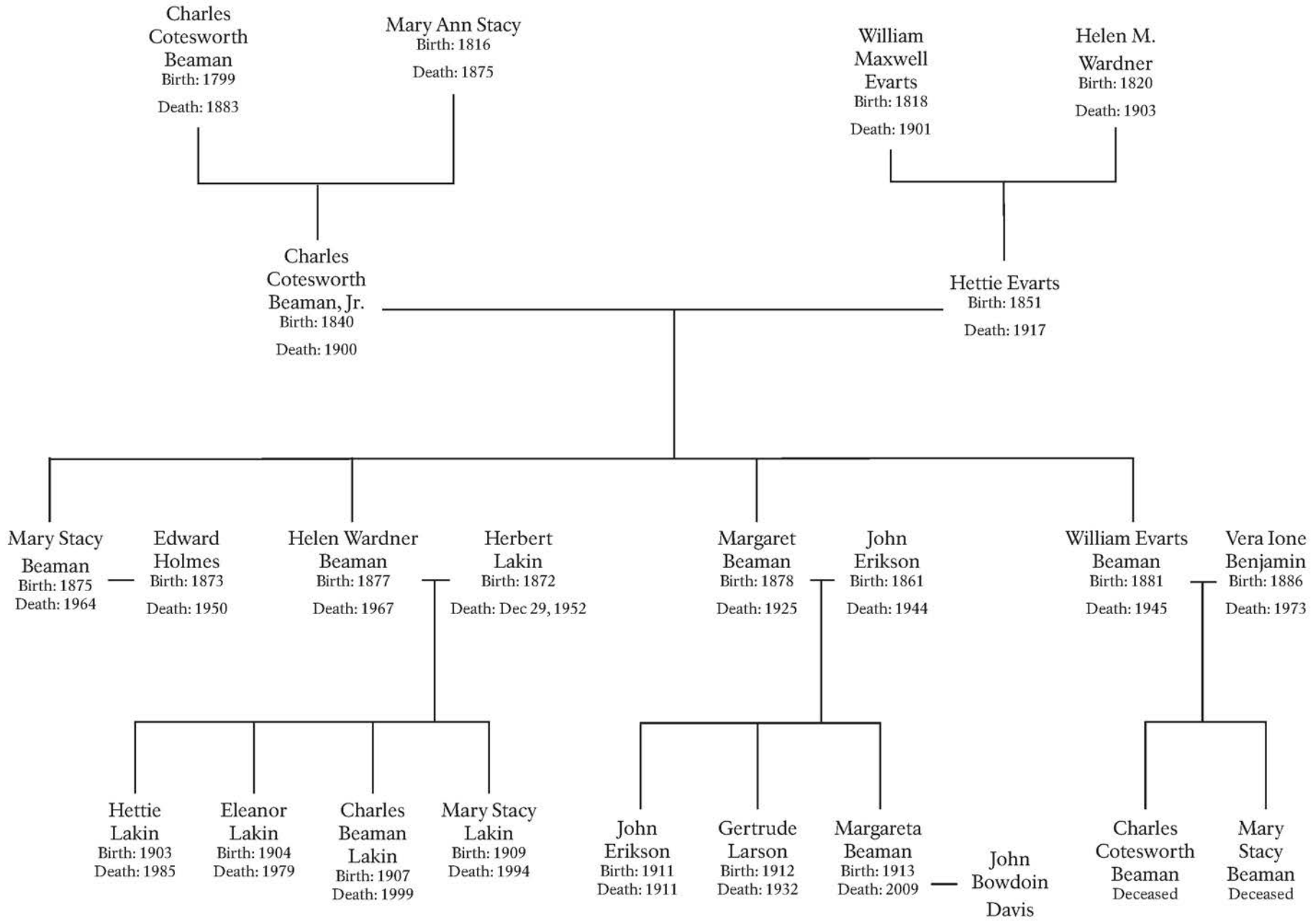
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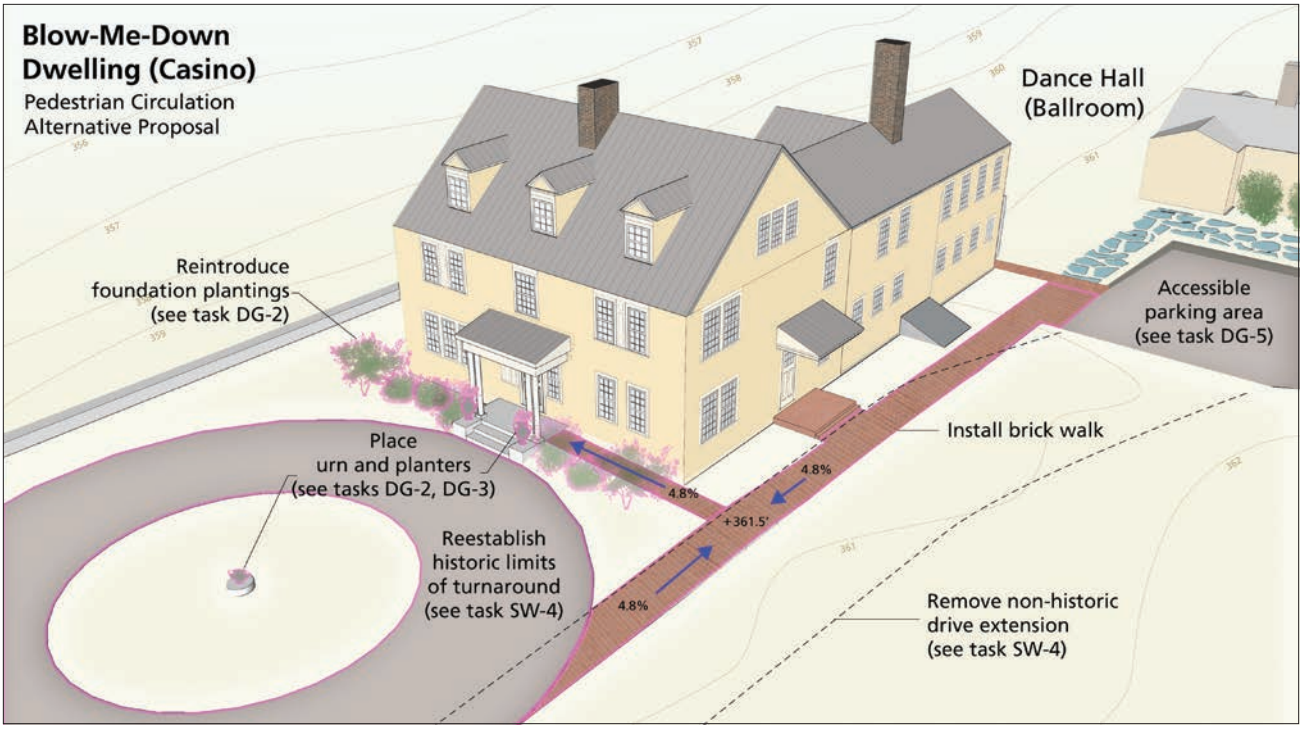
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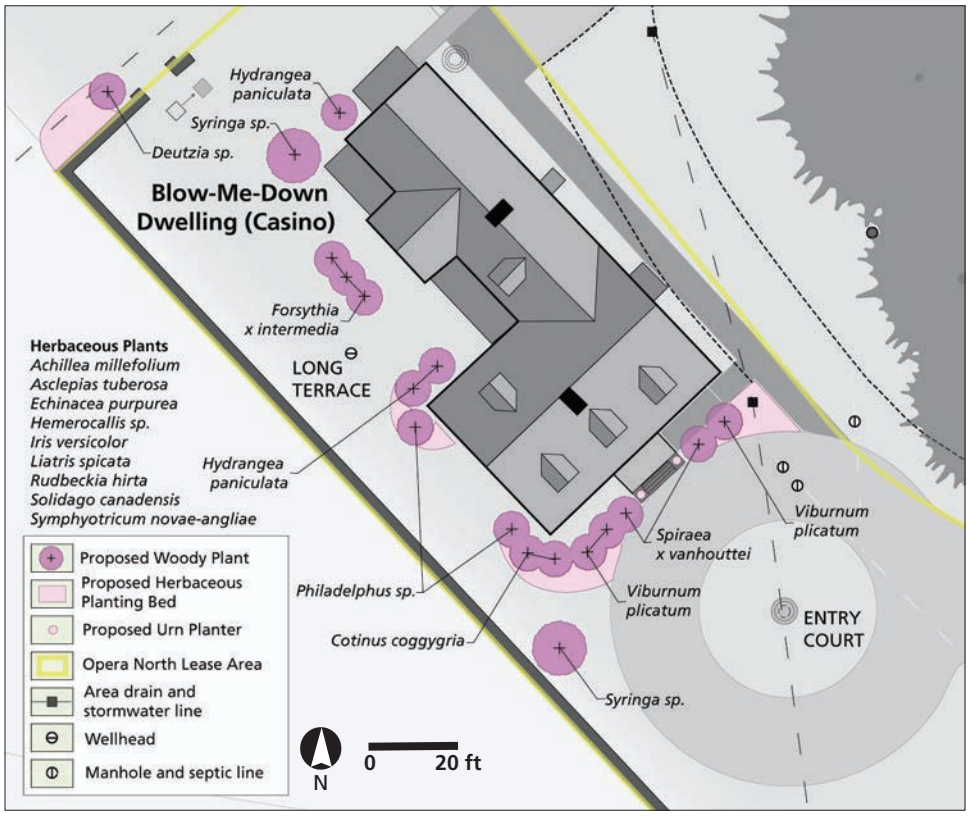
Appendix A:
Beaman Family Tree


Charles Cotesworth Beaman
Birth: 1799
Death: 1883
Mary Ann Stacy
Birth: 1816
Death: 1875
William Maxwell Evarts
Birth: 1818
Death: 1901
Helen M. Wardner
Birth: 1820
Death: 1903
Charles Cotesworth Beaman, Jr.
Birth: 1840
Death: 1900
Hettie Evarts
Birth: 1851
Death: 1917
Mary Stacy Beaman
Birth: 1875
Death: 1964
Edward Holmes
Birth: 1873
Death: 1950
Helen Wardner Beaman
Birth: 1877
Death: 1967
Herbert Lakin
Birth: 1872
Death: Dec 29, 1952
Margaret Beaman
Birth: 1878
Death: 1925
John Erikson
Birth: 1861
Death: 1944
William Evarts Beaman
Birth: 1881
Death: 1945
Vera Ione Benjamin
Birth: 1886
Death: 1973
Hettie Lakin
Birth: 1903
Death: 1985
Eleanor Lakin
Birth: 1904
Death: 1979
Charles Beaman Lakin
Birth: 1907
Death: 1999
Mary Stacy Lakin
Birth: 1909
Death: 1994
John Erikson
Birth: 1911
Death: 1911
Gertrude Larson
Birth: 1912
Death: 1932
Margareta Beaman
Birth: 1913
Death: 2009
John Bowdoin Davis
Charles Cotesworth Beaman
Deceased
Mary Stacy Beaman
Deceased

Appendix B: Alternative Pedestrian Accessibility Proposal for Blow-Me-Down Dwelling


Blow-Me-Down
Dwelling (Casino)
Pedestrian Circulation
Alternative Proposal
Dance Hall
(Ballroom)
Reintroduce
foundation plantings
(see task DG-2)
Accessible
parking area
(see task DG-5)
Install brick walk
Place
urn and planters
(see tasks DG-2, DG-3)
4.8%
4.8%
+361.5'
Reestablish
historic limits
of turnaround
(see task SW-4)
4.8%
Remove non-historic
drive extension
(see task SW-4)

Appendix C:
Alternative Conceptual Planting Plan for Blow-Me-Down Dwelling


Hydrangea paniculata
Syringa sp.
Deutzia sp.
Blow-Me-Down Dwelling (Casino)
Forsythia x intermedia
LONG TERRACE
Herbaceous Plants
Achillea millefolium
Asclepias tuberosa
Echinacea purpurea
Hemerocallis sp.
Iris versicolor
Liatris spicata
Rudbeckia hirta
Solidago canadensis
Symphyotricum novae-angliae
Hydrangea paniculata
Proposed Woody Plant
Proposed Herbaceous Planting Bed
Proposed Urn Planter
Opera North Lease Area
Area drain and stormwater line
Wellhead
Manhole and septic line
Philadelphus sp.
Cotinus coggygria
Syringa sp.
Spiraea x vanhouttei
Viburnum plicatum
Viburnum plicatum
ENTRY COURT
N
0
20 ft

Appendix D:
Event Turf Protection Guidelines

TURF EVENT GUIDELINES

TURF AREA PROTECTIVE DECKING GUIDELINES

For the protection of the park's resources, the National Park Service must institute management practices to limit damage to turf.

Temporary covering of turf substantially reduces wear injury by protecting the plant from tearing and abrasion due to traffic. Temporary covering helps reduce soil compaction although it is not eliminated. Set up for events are encouraged to be configured to avoid concentrating foot traffic and the need for protective decking.

ACCEPTABLE DRIVEABLE TURF DECKING SYSTEMS

There are conditions that warrant a solidback such as some soft soil conditions, temporary cover for equipment access, or hot weather. In this case MatraxHD, ArmorDeck 3, RGT Panel Flat back, or equal is acceptable; but plywood is not ever an acceptable material.

ACCEPTABLE PEDESTRIAN TURF DECKING SYSTEMS

Products such as Terraplas, ArmorDeck 1, Supa Trac Translucent, Clear Road, GroundShieldz, RGT PanelPedestrian, and Matrax LD.

These are ADA-compliant, interlocking mats that are translucent to allow UV light to pass through or provide light to the grass below. These types of materials are considered leading turf protection systems for stadia and other venues such as public parks, racecourses, and private events and are used for walkways, exhibitions, show stands andhospitality areas. An approved equal to these would be translucent in color, flat backed, and would lock together with adjoining pieces. These products are quick and easy to fit; allows passage of air, light, and water; perform to high public safety standards; and protect turf from large crowds and structures. Time restrictions noted below.

While temporary turf decking helps prevent some damage if used for a short period of time, covering the turfgrass still results in additional stressors such as reduced airflow, restricted moisture infiltration, heat buildup, and reduced light, so seasonally adjusted turfcover time limits are needed.

Flooring shall follow the guidelines below:

- Comprised of single-sided or double sided high density translucent polypropylene. Dirty panels will not be accepted, as translucence is limited by this.

- Not result in turf damage during installation or removal.
- The cavity back (if specified) must have appropriate clearance above crown of grass (not compress the turf, approximately 1.75" to 2.25"); this depends on thetime of year and ground conditions.
- Cavity back must have holes for air, light, and water to permeate the product.

Time Limits for Protective Decking

Total turf coverage time including set up:

- November 15 to March 14: 10 days
- March 15 to May 14: 5 days
- May 15 to September 14: 3 days
- September 15 to November 14: 5 days

Time Limits for Blocking Light (i.e. tents, stages)

- November 15 to March 14: 5 days
- March 15 to May 14: 3 days
- May 15 to September 14: 2 days
- September 15 to November 14: 3 days

Carpets above the decking with seasonally defined time limits.

- May 15 to September 14 carpet allowed from 5 pm to 6 am.
- September 15 to May 14 carpet allowed for 24 hours.

LED FLOORING

The use of flooring with internal lighting can be used to avoidthe blocking of light and carpet limitations.

- No fabric or other obstructions to turf decking covering holes or blocking light willbe allowed below the protective decking.
- Carpet may be allowed on top of the decking with seasonally defined time restrictions (see inserted box above)

- **Plywood is never an acceptable temporary covering.** Plywood blocks nearlyall irradiance, thereby shutting down the photosynthetic process within the turfgrass plants. This results in unacceptable decline of turfgrass health.
- Aluminum roll out flooring allowed for 4 hours a day before 10 am and after 4 pm.
- Installation after five (5) pm and working through the night to minimize turf coverage time and meet these guidelines is permitted with approval from the Superintendent's office.
- Permittee will be responsible for paying personnel overtime charges related to the assignment of National Park Service employees and US Park Police for monitoring set-up and take down construction or security beyond an eight hour shift or on weekends in association with the specialevent.

VEHICLE ACCESS

Vehicles are allowed for set up at the discretion of permit specialist and turf management specialist with the submission of a vehicle plan.

- Approved vehicles driving on approved decking is allowed.
    - One vehicle allowed delivering and removing a stage that weighs no more than 9990 lbs.
    - Dumpster installation and removal.
- Crane for installing and removing items are permitted on hardscape.
    - Outriggers should be situated on hardscape when possible whileavoiding edges and avoiding irrigation.
    - Protect turf and hardscape with four layers of Enkamat andtwo layers of plywood (3/4") under each outrigger.
    - 60 ton crane is the maximum allowed.
- Approved turf vehicles (golf cart size (800 lbs) or similar) with turf tires (smooth tread and ground pressure of less than 4 psi) are allowed to drive on turf without decking.

Figure 2. Turf tires





Figure 2. Flotation tires

- 6,000 lbs or less Forklifts and Telehandlers, articulating with flotationtires.
- Limited number of approved turf vehicles weighing less than 800 lbs withturf tires (smooth tread and a psi of less than 15) are allowed to drive on turf without decking.
  - A limited number of tractors and forklifts with smooth, wide turf or flotation tire with a tire pressure of less than20 psi on larger equipment allowed to drive directly on turf.
  - Tractor trailers allowed with protective flooring and proper traffic dispersal (a route in and out may only be usedonce by a tractor trailer).

Products proposed must be approved by the NPS Turf Specialist and affirmed through the permitting process (planning, writing) by the Permit Specialist.

TENTS OR OTHER TEMPORARY STRUCTURES ON TURF AREAS

Permittee shall provide drawings for all structures (including foundation/ anchoring systems) over 500 square feet in area. Drawings are also required where the total combined area of connected individual structures exceeds 500 square feet. Structures shall be considered connected if they are within 5-feet of each other, share a common foundation/anchor, share a common utility, or are connected by any other means. Temporary walkways shall not be considered when evaluating if structures are connected. If tents or other temporary structures are placed on the turf, they must follow the guidelines below:

- In event areas where there are underground utilities or designated no stake zones,water filled ballast tanks or concrete blocks will be used on the turf with proper protection decking and seasonal time restrictions. This is to help minimize compaction of the turf by the weight of the ballasts. This also allows maximum access of air, sunlight, and water to the turfgrass.
  - Water from tanks may not be dumped on park grounds or storm drains.
- Any approved staking or grounding rod installation cannot take place without a National Park Service officialpresent.
  - Permittee to hire a private utility marking company for stakes deeper than 18”.

- Flooring not automatically required under tents. This will be based on programming inside the tent and the determination of the permitting process of the possibility of turfor soil damage. Programing that will result in concentrations of 1 person per 5 squarefeet will require flooring, typically this would happen with cuing lines, concert seating arrangements, or front of stage.
- Tent walls will be put on at the last possible moment before the event. This will allowfor air circulation and light penetration for turf health. Please refer to the preceding table for guidance on time requirements for blocking light.
- All screws, fasteners, and ties should be policed during the build and retained duringthe removal. They should be made of a non-aluminum or non-plastic material. Cleanup with a magnetic sweeper is required to ensure all fasteners and screws areretrieved.
- Steel, lumber, vinyl, and other construction materials, etc. should not be left on theturfgrass for a prolonged period of time (more than 4 hours).

TEMPORARY STAGES ON TURF

Stages with proper turf protection can be set up in certain turf areas if approved by the NPS in the permit conditions. The stage must be arranged so that as much turf can be protected as possible, this is accomplished by utilizing hardscape areas. Plywood, because of its ability to be modified to the proper size, is allowable for protection of turf from screw jacks or ballasts. Event planners should plan on some turf replacement withthick cut sod where the plywood is used.

Figure 3. Enkamat and plywood pads beneath a screw jack



- Protective decking will be installed under the stage if 3' or more above the ground.
- All structures must minimize all points that come in contact with the turf grass, structures on the turf should be on a riser with as few points as possible touching the turf, if not on the protective decking, these points should have Enkamat and plywood pads underneath as outlined:
  - Each screw jack should have a 16"x16"wooden pad (3/4" plywood) and two layers of Enkamat 18"x18".
- Scheduling of set up should include efforts tohold off stage skirting installation until last possible moment and removed immediatelyafter the event. This will allow for maximumlight penetration and airflow.

- Ballast damage should be mitigated with four layers of Enkamat and two layers of plywood (3/4") weight distributed in a way as to provideless than 4 psi of ground pressure. Cost recovery estimates should include sodding these areas with thick cut sod.
- Grounding rods are permitted in areas outsideany "No Stake" zones. The permittee must hire a private utility locating company to determine ifan area is safe for this. Permittee must provide the NPS with a copy of the utility report.
- All cables (power, audio, etc) shall be encased in Yellow Jacket wire trough (or approved equal).
    - Where a wire path crosses a known road or trail, ADA compliant Yellow jacket or approved equal must be used.
    - The trough, where it crosses turf must be place on approved decking or 2 layers of Enkamat.
    - Yellow Jacket and Enkamat on turf will need to be moved daily so that no area of turf is under it for more than 24 hours.
    - Areas not requiring Yellow Jacket Trough but on the turf, the cable shall belaid on two layers of Enkamat and moved every 24 hours.
    - In a stage situation, cables should be flown over the steel, tied to stage or structure under the stage, and the mix position and not allowed to touch anygrass area.
- Tear-down of the stage and structures should begin immediately following the load out of show productions. Unless conditions due to weather would cause tear downoperations to damage the turf.
- An industrial magnet will be used over the entire area to recover screws, fasteners,etc.
- The turf manager will inspect the area for damage after the event in order to determine the extent of turf that will need to be replaced by sod.

TABLE 1: TURF AREAS USE LIMITS FOR TEMPORARY FACILITIES/ STRUCTURES

The following table includes use limits for temporary facilities on the Level 1 turf areas.

Note: Set up and take down crews may work up to 24 hours a day if needed to meet seasonally adjusted timeframes. Allfacilities/structures (i.e. tents) on turf require protective decking. Days are counted when 24 hours pass.

Vehicle Type	SPRING March 15–May 14	SUMMER May 15–Sept 14	FALL Sept 15–Nov 14	WINTER Nov 15–March14
One vehicle allowed to deliver and remove each mobile stageweighing less than 9900 lbs.	Allowed on protective decking	Allowed on protective decking	Allowed on protectivedecking	Allowed on protective decking
Golf Carts with ground pressureof less than 4 psi and turf tires	Allowed on turf	Allowed on turf	Allowed on turf	Allowed on turf
Telehandlers, forklifts with groundpressure of less than 7 psi	Allowed on turf	Allowed on turf	Allowed on turf	Allowed on turf
Dumpster, Generator, refrigerator trailer, and mobile media delivery and removal. Vehicle mounted equipment such as signs, stages, LED screens, media towers, toilet trucks, and light towers.	Allowed onprotective decking	Allowed on protective decking	Allowed onprotective decking	Allowed on protective decking
Temporary facilities/structures:[1] • Facilities such as stages,exhibits, displays, and media towers • Seating, pedestrian surfacing, bicycle rack, cardboard recycling or trash containers • Tents • Portable restrooms	5 days inclusiveof set up and take down	3 days inclusive of setup and take down	5 days inclusive of setup and take down	10 days inclusive of set up and take down
Items blocking sunlight but allowing ambient light such as tents, certain stage configurations Items directly blocking sunlight such as carpets, flooring	3 days inclusiveof set up & removal	2 days inclusive of setup & removal	3 days inclusive of setup & removal	5 days inclusive of set up & removal
Back of house, trailers, boneyards	Not allowed onturf	Not allowed onturf	Not allowed onturf	Not allowed onturf

[1] Can be placed directly onto the turf in most cases if there are multiple points of contact (i.e. legs of a chair/table, feet, posts). Weight cannot exceed 3,000 pounds unless materials are used to distribute the weight; in this event, the pressure to the turf cannot exceed 4 pounds per square inch. Protective decking required for concert or theater type seating or where full capacity (>=1 person per 5 sq ft) is expected.

TABLE 2: ALLOWABLE TEMPORARY FACILITIES ON OTHER AREAS

The following table includes allowable temporary facilities on other Mall areas.

Facility Type	Walkways and Non-turfAreas	ConcessionStand Areas
Tents	Yes – but nostaking	No
Stages	Yes	No

Facility Type	Walkways and Non-turfAreas	ConcessionStand Areas
Other temporary structures[1]	Per conditions	Per conditions
Back of house,trailers, bone yards,generators, etc.	Yes	No
Vehicles (golfcarts) as per permit conditions[2]	Yes	No
Cranes and delivery vehicles[3]	Yes	No

[1] Temporary structures beyond tents, stages, and fencing might include elements such as lighting towers, audio towers, AV towers,displays, platforms, and portable restroom facilities, among others. [2] Vehicle parking areas or corrals shall be identified in plans relatedto permit conditions.

[3] Cranes and delivery vehicles must obey designated routes in permit conditions; cranes and delivery vehicles must remain five feet (5') away from granite curbs and turf; No vehicle with a gross vehicleweight greater than 60,000 pounds is allowed on the concrete sidewalks, because of the likelihood the vehicle would damage the concrete. Vehicle axle loading of 15,000 pounds per axle or less is allowed. Allowable concentrated load is 400 pounds per square foot.

[4] Event barriers shall not be secured using stakes. Ground protectionnot needed for bike rack.

[5] NPS staking will follow guidelines as outlined for Permittees and beinstalled under NPS oversight.

National Park Service
U.S. Department of the Interior

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