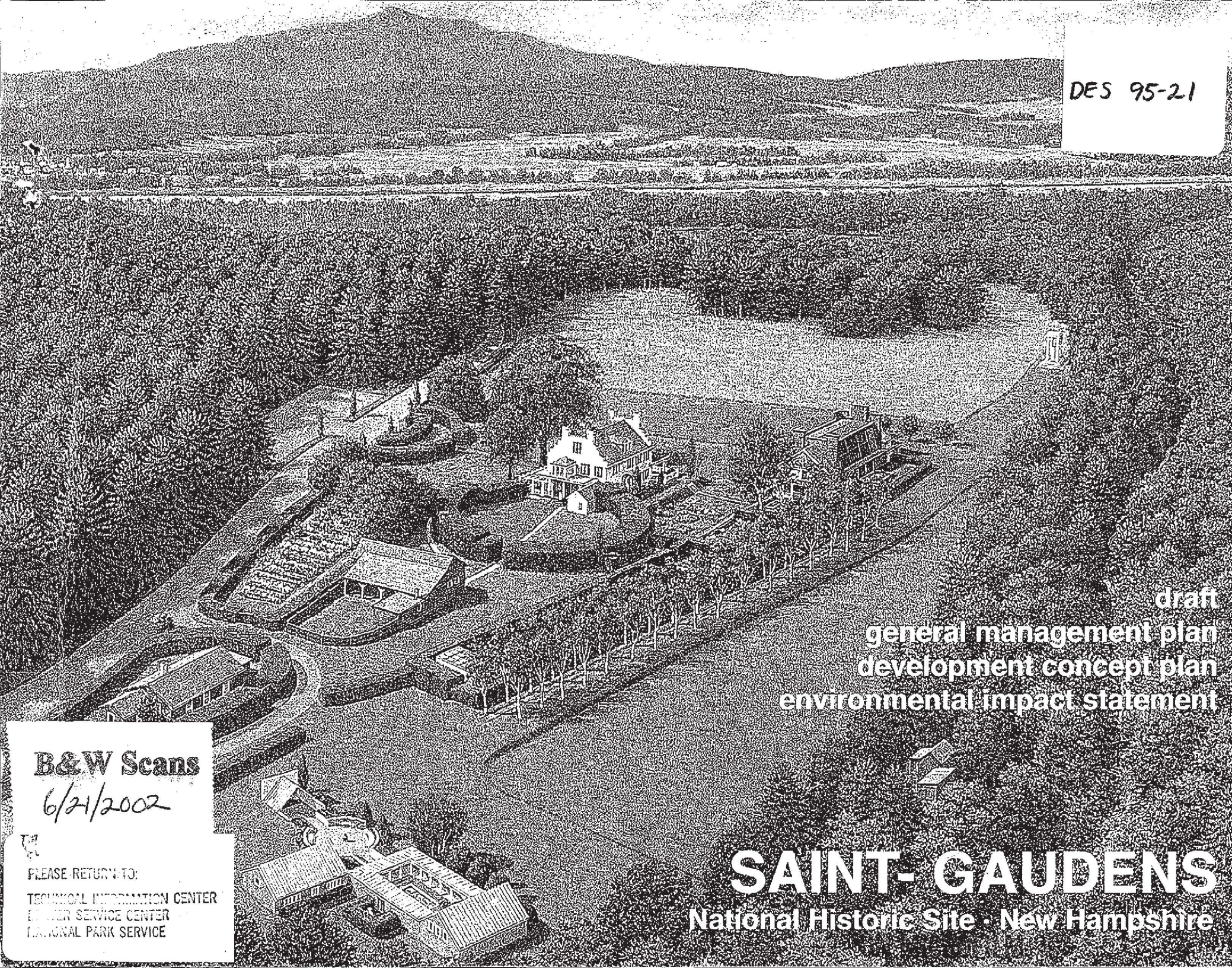
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draft
general management plan
development concept plan
environmental impact statement

SAINT-GAUDENS

National Historic Site · New Hampshire

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Draft
General Management Plan
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SAINT-GAUDENS

National Historic Site
Sullivan County, New Hampshire

This *Draft General Management Plan / Development Concept Plan / Environmental Impact Statement* describes and analyzes four alternatives for future management, development, and use of Saint-Gaudens National Historic Site. Alternative 1 (the no action or status quo alternative) would not provide for any new visitor facilities or a change in administration or interpretation. However, it would provide for an upgrade of maintenance facilities in the short-term, construction of new maintenance facilities in the long-term, and placement in storage of an artwork currently endangered by environmental conditions. Alternative 2 would upgrade site orientation through development of a visitor contact station south of Saint-Gaudens Road. A new maintenance facility, a collections storage facility, security housing, and visitor parking and circulation would also be developed south of Saint-Gaudens Road. A new exhibition facility would be constructed in the historic developed area to protect and exhibit the two heroic-sized artworks and several smaller works currently in storage. Alternative 3 would place all administrative facilities, a visitor center, an exhibition building, security housing, and a satellite maintenance facility on two adjacent sites (MacLeay and Heim properties) acquired for this purpose so that the site's historic developed area can be left free of new development. New maintenance and collections storage facilities would be constructed onsite south of Saint-Gaudens Road. Alternative 4, the National Park Service's proposed action, is a two-phased alternative that provides for the preservation, exhibition, and maintenance of artwork in the historic developed area in the first phase and expansion of administrative and visitor facilities on buffer sites (MacLeay and Heim properties) outside the historic developed area in the second phase. Orientation/interpretation of the site would be greatly enhanced under this alternative. New exhibition space would be created in the gallery complex within the historic developed area. The current maintenance facility would be converted to an exhibition facility for exhibits sponsored by the Saint-Gaudens Memorial Trustees. New maintenance and collections storage facilities would be constructed onsite south of Saint-Gaudens Road. All alternatives would provide upgraded fire and security protection for the historic buildings. In alternatives 2, 3 and 4, two adjacent properties (Bulkeley and Brown tracts) would be acquired as a buffer against future development. Major impact topics assessed for the four alternatives include visitor use/experience and interpretation, cultural/aesthetic and natural resources, and socioeconomics.

Comments on the plans and environmental impact statement should be received no later than July 10, 1995. Comments should be submitted to:

Superintendent
R.R. 2, Box 73
Saint-Gaudens National Historic Site
Cornish, New Hampshire 03745

For additional information, please contact the site at the above address or telephone (603) 675-2175.

United States Department of the Interior • National Park Service • Denver Service Center

ON MICROFILM

SUMMARY

Saint-Gaudens National Historic Site is a 158.2-acre area that preserves the artwork, studios, home, and gardens of America's foremost 19th century sculptor, Augustus Saint-Gaudens. This *Draft General Management Plan / Development Concept Plan / Environmental Impact Statement* presents four alternatives for management, use, and development of the national historic site in ways that will best serve visitors while preserving the historic character, structures, landscape, and pieces of artwork. A *Master Plan* for the site was published in 1973, but that plan is outdated, and some of its concepts are no longer desirable. A new general management plan for the national historic site will guide park management for the next 10 to 15 years.

The alternatives were formulated to address problems and management concerns related to visitor use (inadequate facilities and programs, access, increased visitation, concentrations of visitors in specific areas), resource management, and cultural resource values. These issues and concerns were identified in a series of meetings held with the public.

The alternatives, briefly described here, range from a continuation of existing conditions to developing facilities both onsite and offsite. All of the alternatives have been designed to protect and preserve exceptional resources and to meet identified planning objectives, or as defined in this document, desired futures. These desired futures reflect the site's purpose established in the authorizing legislation (Public Law 88-543, August 31, 1964), which is to preserve in public ownership historically significant properties associated with the life and cultural achievements of Augustus Saint-Gaudens.

In all alternatives the historic structures (i.e., Aspet, Little Studio, ravine studio, the new gallery, the picture gallery, the stable, and Blow-Me-Down Mill) would continue to be preserved. Fire suppression systems would be installed in Aspet and the caretaker's cottage. In addition, climate control, security, and fire alarm/suppression systems would be installed in the Little Studio, new gallery, and picture gallery. The Shaw Memorial would be moved from its current location into a climate-controlled space. The Farragut Monument's protective enclosure would be modified to promote better viewing.

Alternative 1, the no-action alternative, describes a continuation of the present management course. However, because the existing maintenance facility does not meet Occupational Safety and Health Administration regulations, a new facility must be constructed in the near future, or maintenance of resources at the national historic site will suffer. There would be no other visible changes to the national historic site in facilities, interpretation, or maintenance.

Alternative 2 upgrades site orientation through development of a visitor contact station. The new contact station, maintenance facility, collections storage building, security housing, and visitor parking and circulation would be developed outside the historic developed area in the area south of Saint-Gaudens Road. A new exhibition building would be constructed in the historic developed area to protect and exhibit the two heroic-sized artworks and several smaller works currently in storage. Two adjacent properties (the Bulkeley and Brown tracts) would be acquired, either through donation or purchase with donated or appropriated funds, as a buffer against future development on the national historic site's periphery.

Alternative 3 places all administrative facilities, a visitor center and exhibition space, security staff housing, and a satellite maintenance facility on two adjacent properties (MacLeay and Heim tracts). The tracts would be acquired for these purposes, through the methods stated above, so that the site's historic developed area can be left free of new development. The existing maintenance building would be removed from the historic developed area. New maintenance and collections storage facilities would be developed in the area south of Saint-Gaudens Road. As in alternative 2, the adjacent Bulkeley and Brown tracts would be acquired as a buffer against future development.

Alternative 4, the National Park Service's proposed action, calls for two phases of development. In phase one, a new exhibition facility would be developed on the east border of the national historic site within the historic developed area, the existing maintenance function would be removed from the historic developed area, and new maintenance and collection storage facilities and a visitor contact station (with slightly enlarged parking lot) would be constructed outside the site's historic developed area in the area south of Saint-Gaudens Road. In phase two, the MacLeay and Heim tracts would be acquired to provide a visitor center/museum and administrative headquarters and security staff housing. This would allow the historic developed area to retain a more historic feeling. As in alternatives 2 and 3, the Bulkeley and Brown tracts would be acquired to buffer possible development on the site's periphery.

Existing and projected operations and maintenance costs and estimated development costs for the alternatives are included in appendix A.

Impact topics analyzed in this document include visitor use/experience and interpretation, cultural/aesthetic environment, natural environment, and socioeconomic environment.

The *Draft General Management Plan / Development Concept Plan / Environmental Impact Statement* will be on public review for 60 days. A final plan (or abbreviated document if comments are not substantive) will be prepared that responds to or incorporates public comments on the draft document. After a 30-day no action period, a record of decision will be prepared and circulated to interested parties. This will complete the National Environmental Policy Act process.

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A SENSE OF PLACE: SAINT-GAUDENS NATIONAL HISTORIC SITE

Saint-Gaudens National Historic Site preserves the home, studios, and gardens of one of the foremost American sculptors of the late 19th and early 20th centuries. Both through the importance of his sculptural works and in the influence he exercised on his contemporaries, Augustus Saint-Gaudens secured a prominent place for himself in our nation's cultural history.

New York lawyer and friend Charles Beaman introduced the Saint-Gaudenses to the wooded ravines and open pastures of Cornish, New Hampshire, across the Connecticut River from Windsor, Vermont. A deserted brick tavern known locally as Huggin's Folly sat forlornly in an open field flanked by an empty hay barn and a shingled stable all surrounded by an encroaching forest of white pine. But the quiet lure of Mount Ascutney's blue peaks and the "Lincoln-shaped" men who could be found to model for his standing figure of Lincoln convinced Saint-Gaudens to rent the house for the season in 1885.

Saint-Gaudens began at once to transform the place: the barn was outfitted with a large skylight on the north and became a working studio, while on its front a vine-clad pergola was erected as a framed passage into a classically inspired world. He had white pine saplings dug from the roadsides to be planted into long enclosing hedges. Set within the pines next to the barn a grove of white birch sheltered an exedra bench and a piping Pan whose lament drifted dreamily across the valley towards Mount Ascutney. Slowly the allure of the setting and what it had become captivated Saint-Gaudens. Someone remarked that the place now seemed like a "New England old maid struggling in the arms of a satyr." Noting the white birches and white-painted Tuscan renaissance fencing on the terraces a friend responded that it all appeared rather like "an upright New England farmer with a new set of false teeth." The perfecting of this hybrid was to be a delight to Saint-Gaudens for the rest of his life and so (for five times the original asking price) he bought the place he called Aspet in 1891.

Soon Saint-Gaudens' presence and Beaman's proclivities for making summer houses available to New York friends attracted a growing circle of artists and intellectuals to Cornish. An easy day's train ride from New York brought them through one of Vermont's early settlements across the river, into farm country crafted out of the great pine forests a century before. The cultivated and once prosperous countryside bordering the Connecticut River seemed to remind these newcomers of older, more established rural prospects they had seen at one time or another in their travels through France and Italy. Each in turn tried their hand at the art of arranging the landscape to suit their tastes. The renaissance Tuscan villa became the model of sophisticated retreat, and the local carpenters and masons learned to join the native materials onto these ideals. With only slight tongue-in-cheek did one newspaper report that every hillside in Cornish had its own Italian villa on it. But these houses and gardens arose more from imagination than from deep pockets; their skill was in the use of simple objects finely arranged.

In 1900, as Saint-Gaudens withdrew from the frenetic ambitions of a younger man, he chose to concentrate his energies at Aspet. The old hay barn that had served as a studio for 15 years was torn down, and in its place was built the Little Studio, still fronted with a vine-clad pergola but now decorated with a pompeian red stucco wall and polychromed reliefs. A larger studio was built to house his monumental works and growing atelier. Flower gardens were rearranged and enlarged, and new hedges, Lombardy poplars, apple trees, roses and vines all found their places. The old fields became a golf course of five greens and nine tees, and in winter a toboggan slide gave tobogganers a good start down the long fields.

Following her husband's death in 1907, Augusta Saint-Gaudens sought to preserve the house, studio, and gardens as a memorial to his work and life. She changed virtually nothing except to add

the caretaker's cottage and garage set behind hedges. She welcomed visitors to the Studio of the Caryatids and allowed them a glimpse of the studio and terraces where "The Saint" had worked. The Saint-Gaudens Memorial continued and expanded her mission. Monumental examples of Saint-Gaudens' work were placed within the hedges in what had been garden rooms. And when the Studio of the Caryatids burned, unable to rebuild it, the Memorial responded to the tragedy by rearranging the remaining buildings into a cluster, which now includes the new gallery, atrium, picture gallery, and Farragut pavilion.

The gardens and landscape have changed through the years guided by the desire to respect Saint-Gaudens' design, yet adapting to the changing demands of maturing plantings and the need to accommodate museum functions and visitor services. The Memorial replaced failing hedges, and under landscape designer Ellen Shipman's direction, simplified and redesigned the formal gardens. The birch allee was planted alongside the original path to the Little Studio, and the Shaw Memorial, Farragut Monument, and a Seated Lincoln, later replaced by the Adams Memorial, were carefully placed within hedge enclosures, giving the visitor a sense of movement through the grounds.

Today the visitor approaches Saint-Gaudens National Historic Site along a historic roadway through a majestic pine-covered hillside and past the pine hedge enclosed fields surrounding Aspet. The massive entrance hedges and discreet signs indicate arrival with the parking area across from the house. A ranger stationed in a kiosk greets visitors, collects fees, and orients visitors to the site.

Across the road and through the hedges the visitor arrives at the main house perched on a terrace, shaded by a massive, overarching honey locust. The visitor climbs the marble steps to the grapevine-covered, classically detailed porch where a broad sweeping panorama of lawn, valley, and western sky unfolds. A ranger invites the visitor into Aspet for a tour of the house and a brief overview of Saint-Gaudens' life. Returning to the side porch after the tour, brick paths and formal gardens beckon the visitor toward the white columns and pergola of the Little Studio. Here the visitor is introduced to the works of Saint-Gaudens. Leaving the Little Studio the visitor explores the gardens and hedge rooms, discovering the Adams and Shaw Memorials within. A birch allee leads on towards the new gallery, the Farragut pavilion, and the picture gallery where more works by Saint-Gaudens are exhibited in quiet, leisurely surroundings.

Once back out into the bright sunshine the visitor may follow the ravine edge and meet a sculptor working in a studio in the woods, or continue towards the distant temple. A longer route follows trails down the ravine to Blow-Me-Up Brook. But, saving this walk for another day, the visitor proceeds back across the lawns and through the hedges for a last lingering look at the play of sunlight on the lawns and gardens before leaving.



Purpose of and Need for the Plan

INTRODUCTION

ESTABLISHMENT OF THE SITE

Saint-Gaudens National Historic Site was established by Congress in 1964 (Public Law 88-543; see appendix B) to preserve, interpret, and exhibit historically significant properties associated with the life and cultural achievements of Augustus Saint-Gaudens (1848–1907). The purpose of the site, as articulated in the legislation, is also to promote the arts through events in the spirit of those conducted by Augustus Saint-Gaudens and the Saint-Gaudens Memorial during its stewardship of the site.

BRIEF DESCRIPTION OF THE SITE

Saint-Gaudens National Historic Site is located just off State Route 12A in the town of Cornish, which is in the western part of New Hampshire (see the Region map). The site consists of the home, gardens, and studio of Augustus Saint-Gaudens. This was his summer residence from 1885 to 1897 and his permanent home from 1900 until his death in 1907. The site has spectacular views across the Connecticut River to Mount Ascutney in Vermont. The Existing Conditions map shows the location of all extant structures at Saint-Gaudens National Historic Site.

Aspet, the sculptor's home, was once an old inn along the stagecoach road between Windsor, Vermont, and Meriden, New Hampshire. During the summer of 1885, Saint-Gaudens began remodeling the house, adding the spacious, columned porch on the west side, and later, in 1904, painting the brick walls white. The original Saint-Gaudens furnishings are retained and reflect the character of the man. Saint-Gaudens also made numerous changes to the landscape of the site.

SIGNIFICANCE

The national historic site is significant as the location of the home, studio, designed landscape, and extensive collection of the works of Augustus Saint-Gaudens, a prominent figure during the "Cosmopolitan Era" in American art (1860–1900) and the "Cultural Nationalism" movement that followed (NPS, USDI 1991a). The site's significance is further enhanced by the retention of the rural character of the surrounding countryside that attracted and inspired Saint-Gaudens and the Cornish Colony.

PURPOSE AND NEED

Saint-Gaudens National Historic Site was acquired in 1965 by donation from the Saint-Gaudens Memorial, an educational and charitable corporation that had owned and cared for the site since 1926. The establishing legislation specified that the Saint-Gaudens Memorial was to be a cooperator in the presentation of art expositions and festivals and other appropriate events that are traditional to the site, so that Saint-Gaudens National Historic Site might effectively achieve its purpose as a living memorial. The Saint-Gaudens Memorial also serves in an advisory capacity in matters relating to preservation, development, and use of the site.

A *Master Plan* for the national historic site was published in 1973 by the National Park Service. It contained numerous proposals, such as the following:

> Acquire 65 acres of woodland surrounding Blow-Me-Down Brook and Blow-Me-Down Mill for protection of the site.

Relocate section of Saint-Gaudens Road south of its present location to allow safer access to the site.

Construct a visitor reception facility and expanded parking to provide visitors with orientation to the site and an overview of the sculptor and his work.

Relocate maintenance services from the temporary maintenance building in the historic area into a new maintenance area south of Saint-Gaudens Road; remove temporary maintenance building.

In 1990, concerned by the lack of progress on these proposals, the Augustus Saint-Gaudens Memorial Trustees contracted with a New York architectural firm and had a preliminary design report prepared. This report sized the visitor reception/ administrative facility, proposed a new exhibition structure, and provided detailed conceptual designs for the structures including the exteriors.

Believing that the proposed action was covered under the 1973 *Master Plan*, the National Park Service determined to undertake the necessary environmental clearances and public review process and then finalize the designs based on the clearances and public reviews. However, it quickly became clear that the public had reasonable concerns about the actions proposed. In response to these concerns, the National Park Service decided to step back and reevaluate the size and need for new facilities. As the team of planners looked at the site, other issues were discovered and new possibilities were considered. One of these new possibilities was the acquisition of property outside the present national historic site boundaries to accommodate the new facilities envisioned. A more comprehensive look at these possibilities meant that an environmental impact statement had to be prepared along with a more comprehensive planning document called a general management plan (the current NPS name for master plan).

The purpose of this general management plan for Saint-Gaudens National Historic Site is to guide the overall management, development, and use of the site in ways that will best serve visitors while preserving the historic character, structures, pieces of artwork, and appearance of the resources. The 1973 *Master Plan* is outdated, and some of the concepts in that plan are no longer desirable. A new general management plan will guide park management for the next 10 to 15 years.

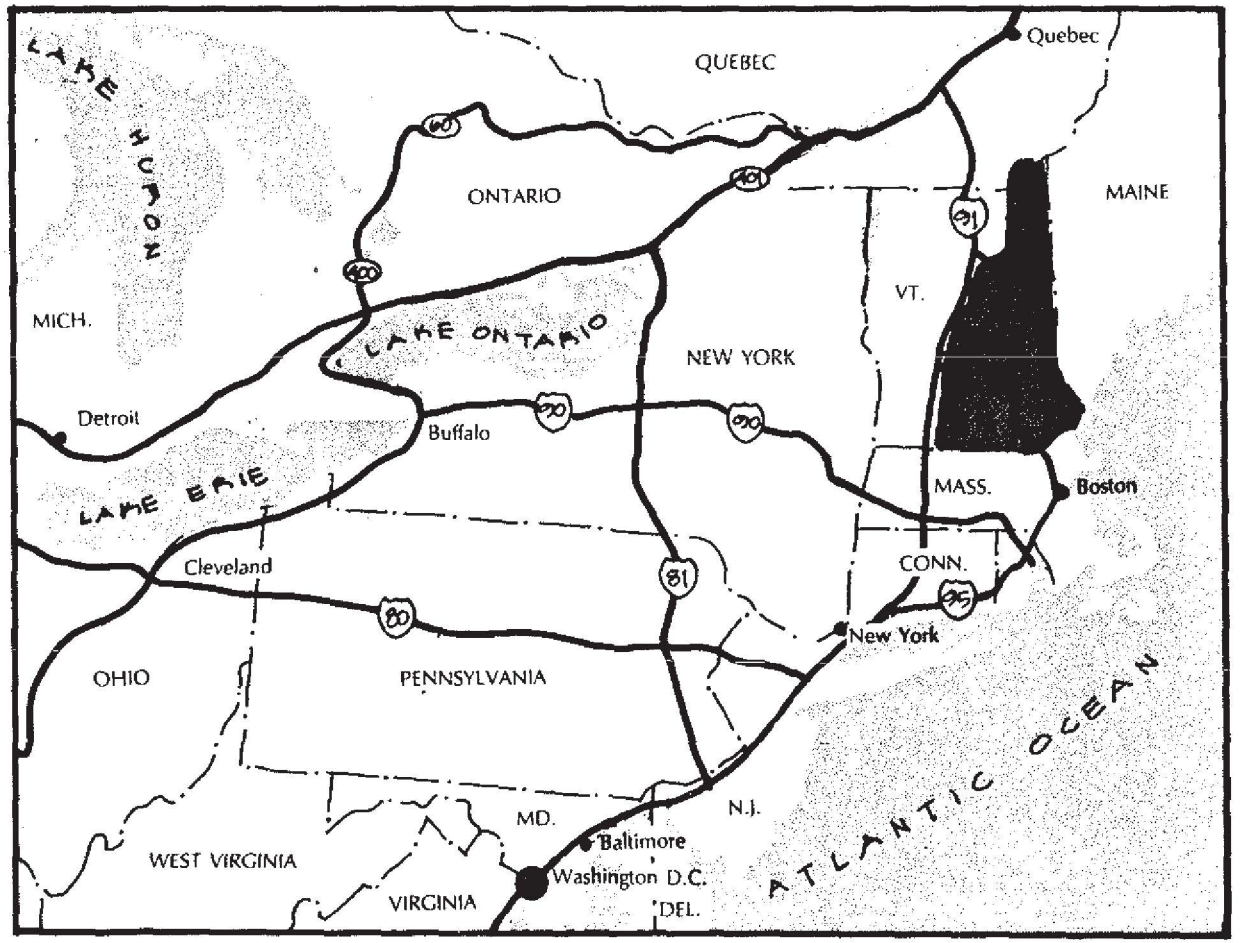
A number of plans are in effect for Saint-Gaudens National Historic Site, and several other planning efforts are ongoing (see appendix C). These plans most directly relate to this draft general management plan, not only for use in developing feasible alternatives, but also for assessing the impacts of these alternatives and their costs.

GOALS FOR SAINT-GAUDENS NATIONAL HISTORIC SITE AND OBSTACLES TO ACHIEVING THOSE GOALS

"Desired Futures" is a term used to express an optimistic outcome or goal for Saint-Gaudens National Historic Site. The "obstacles" outlined are hindrances to achieving the goals.

A. Desired Future: The visitor will leave Saint-Gaudens National Historic Site with an understanding of Augustus Saint-Gaudens and his contribution to American art, the milieu in which he lived and worked, and his association with the Cornish Colony.

Obstacle: The national historic site lacks a means of adequately orienting visitors to the site because there is no central place to assemble new visitors for information/orientation, ticketing, etc. Geological, aesthetic, and historic preservation constraints make development of visitor facilities onsite problematic.

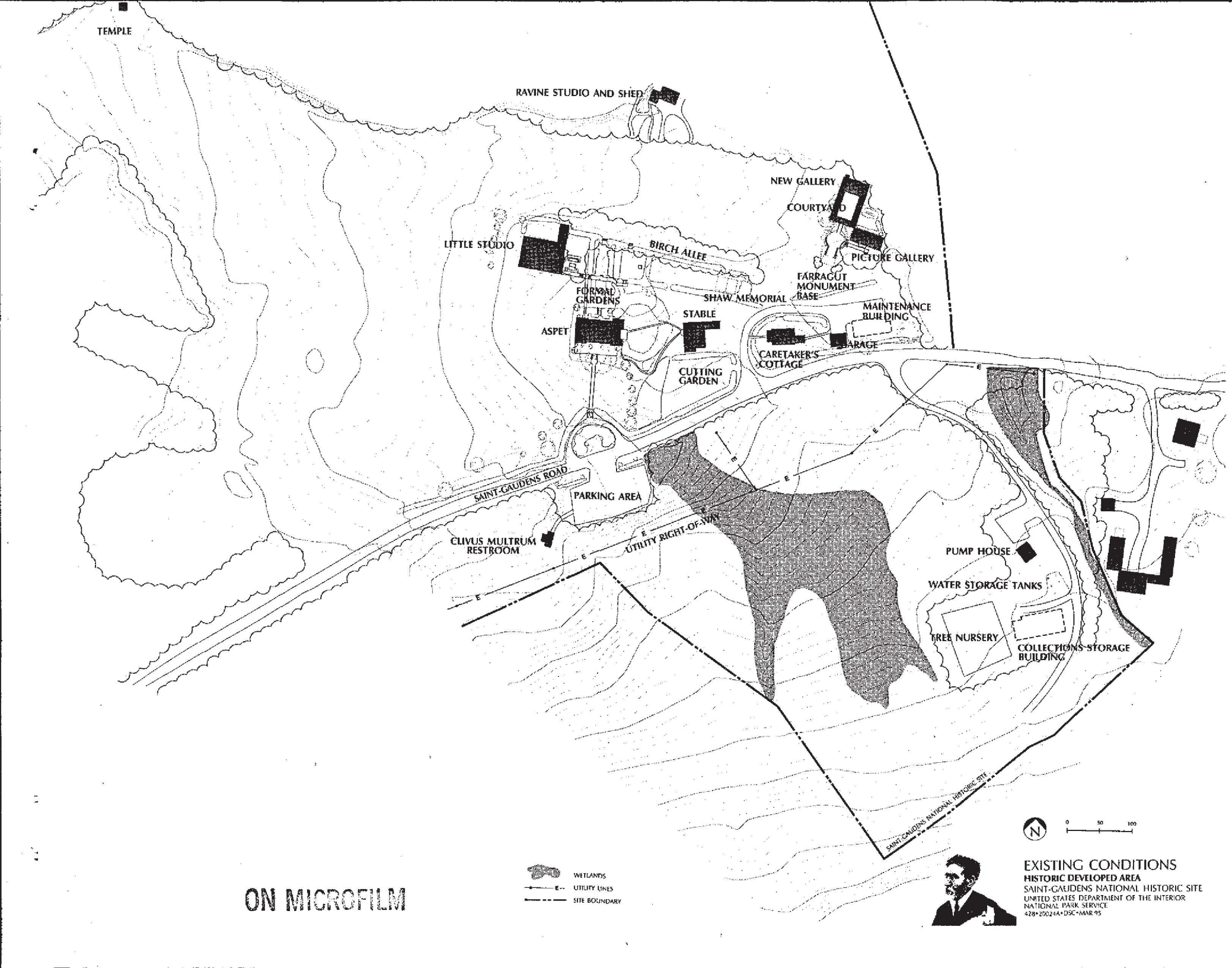






REGION
SAINT-GAUDENS NATIONAL HISTORIC SITE
UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
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B. Desired Future: The historic resources of Saint-Gaudens National Historic Site will be protected and preserved as much as possible in a manner consistent with the vision of Augustus Saint-Gaudens.

Obstacles: The maintenance building was constructed as a temporary facility in 1967 for three employees, and cannot be expanded in its current location. As with visitor facilities, geological, aesthetic, and historic preservation constraints make development of a maintenance facility in this area impossible.

Present facilities do not meet American Association of Museums criteria for exhibition and preservation of art objects, and prevent hosting exhibits that could enhance the visitor experience and that are mandated in the site's enabling legislation (also see desired future A).

Lack of state-of-the-art security systems and fire protection/suppression equipment endangers the facilities and collections of the national historic site.

C. Desired Future: Saint-Gaudens National Historic Site will have adequate access to appropriate skills and expertise to ensure that preservation, curation, and exhibition needs of the site are fulfilled.

Obstacle: The national historic site does not have sufficient staff or facilities to provide needed skills, abilities, and equipment nor do NPS central offices, the region, the Washington Office, or on a contract basis within a reasonable timeframe.

ISSUES AND CONCERNS

Several issues must be considered in the planning process and in coordination with the national historic site's desired futures. These issues, described below and addressed in this plan, are interrelated, and action(s) proposed for one issue will likely affect other issues. Public input on planning issues was sought during public meetings.

Visitor Facilities

In 1973, when the *Master Plan* was approved, Saint-Gaudens National Historic Site received approximately 10,000 visitors per year. Visitation has substantially increased to over 40,000 visitors per year. The site does not have facilities specifically designed to provide basic visitor services (e.g., information and restrooms), group orientation, fee collection, and nonpersonal services interpretation. The number of visitors is more than the existing historic structures or grounds can handle without degradation of the resources.

Many specifics of the sculptor's life and achievements are not adequately interpreted, and orientation is not provided to the site until the visitor has arrived in the historic buildings. Because most visitors to the site are unfamiliar with Augustus Saint-Gaudens, this creates a multiplicity of needs on one small historic porch, where none can be adequately served.

Aspet

Aspet, originally constructed in 1800 and later extensively remodeled by Saint-Gaudens, has developed into a focal point for most site activities. The historic building, in addition to being a major interpretive resource, also contains park staff

offices, an employee lounge, a library, and a collections storage area.

Because of inadequate visitor facilities, either the side or front porch of Aspet is used for greeting the public. This concentration of people impacts the fragile gardens and grounds. Also, the increased concentration of people in the house results in wear on the historic fabric. In turn, more annual restoration work, as well as additional maintenance of the house and grounds, is required.

Aspet is central to the Saint-Gaudens story; yet, out of necessity, the second floor of the house must be used for office space. Staff entering or exiting the second floor interfere with guided tours on the first floor. In addition, office files, equipment, and the library place a tremendous load on the structure's floors. Power required for computers, copying machines, and other electrical equipment also places demands on a structure that was not designed for such uses and diminishes its historic integrity.

Artworks and Exhibition/Storage Space

Saint-Gaudens National Historic Site is one of the very few NPS properties housing an important collection of works of art, particularly those of a monumental scale. Two such pieces, the Shaw Memorial and the Farragut Monument, are currently exhibited outdoors, with no protection from the extreme changes in temperature and other atmospheric conditions that are typical of northern New England.

A condition known as exfoliation is affecting the Shaw Memorial; moisture causes the metal armature inside the plaster to rust and expand, thereby cracking and spalling the plaster from within. If not stopped, exfoliation will eventually destroy the sculpture.

Freeze-thaw conditions in late fall and winter allow moisture to invade and damage the original bluestone sculpture/base of the Farragut Monument; ponding occurs in the courtyard causing ice to back up into the monument resulting in spalling and flaking of the stone base.

In addition to the statues and monuments, the national historic site also has a collection of over 6,500 objects, including individual smaller works, early sketches, models, molds, and fragments. These items are stored in a corrugated steel building with minimal climate and other curatorial accessories or equipment. Due to the lack of museum quality display space, only a fraction of these works can be exhibited. The works contained at Saint-Gaudens National Historic Site require adequate museum quality storage space, which is not available onsite.

The existing collections storage building was constructed as a temporary facility. The effective life span of such a building is short; therefore, a new facility that meets the national historic site's curatorial needs would eventually be needed.

The exhibition of Saint-Gaudens' bas-reliefs in the sales area of the Little Studio creates confusion and degrades the art objects. Patrons and visitors must compete for space in the sales area. These artworks are also in jeopardy because of crowding and conflicting use of the space. Because the bas-reliefs are displayed in a sales area, visitors often mistake these originals for pieces reproduced for purchase.

Mold, mildew, and organic infestations have been discovered on a number of the marble and plaster reliefs in the atrium of the new gallery. Chemical actions degrade the art objects.

The lack of exhibition space has resulted in visitors handling artworks. This degrades the pieces and requires excessive cleaning/conservation.

Grounds

The historic entrance to the site from the parking lot is obscured by large hedges, making it difficult for the visitor to locate the entrance. The hedges also hide the form of the original carriage drive from the casual observer. Since there are no paths and few markers, the visitor must use the brochure for guidance around the site. Historically, formal paths and walkways were not necessary. Today, however, because of the lack of paths and walkways and because of increased visitation, the grounds require constant maintenance to keep them from deteriorating beyond the national historic site's control.

Security

The most pressing issue at Saint-Gaudens is the protection and preservation of Augustus Saint-Gaudens' artworks. All of the buildings currently displaying and storing artworks require upgraded security systems.

Fire Protection

Although all structures onsite have fire detection systems, only Aspet, the Little Studio, the picture gallery, and the new gallery have minimal fire suppression systems. A suppression system in the caretaker's cottage would ensure preservation of that building and park records. New fire suppression systems are needed in Aspet (replacing the environmentally unsafe halon system) and the stable. The fire detection system in the Little Studio needs to be upgraded.

Environmental Control for Collections

None of the works or historic furnishings currently displayed at the national historic site is displayed under climate-controlled conditions. Changes in temperature, light levels, and humidity greatly affect the stability of all the works but particularly the plaster casts and the historic furnishings. Some books are also suffering from mold infestation.

Maintenance Facilities

In 1967 a metal structure was erected as a temporary maintenance facility. The facility does not meet Occupational Safety and Health Administration (OSHA) requirements and is an unsafe work environment for NPS personnel. It is also too small for the variety of maintenance activities required. The structure was not designed for maintenance functions, such as spray painting, epoxy application, or wood cutting. Because of its size, it does not provide for separation of different types of activities, such as painting from sanding or finishing wood. Many maintenance functions have to be done outdoors because there is no ventilation system in the structure. This is limiting, unsafe, and impractical for the performance of park maintenance activities.

The National Park Service has implemented an automated maintenance system for planning, organizing, directing, and controlling the maintenance of the national historic site's cultural and natural resources. Such a system requires computer technology and a clean environment separate from the everyday activities of such a facility. Currently, there is no suitable office space within the temporary building, especially for computers and other technical equipment.

The present location of the maintenance facility interferes with visitor use and appreciation of the site. The restroom in the

maintenance facility is not accessible to staff and visitors with disabilities, and, therefore, is not in conformance with NPS guidelines or federal regulations.

Access for Visitors and Employees with Disabilities

Access to Saint-Gaudens National Historic Site for disabled and elderly visitors is of considerable concern to the National Park Service because it affects how much of the site the visitor is able to see. The degree to which the site is accessible affects the way in which interpretation is presented onsite. The less mobile a visitor is, the greater the need for personal services. Saint-Gaudens does not currently have adequate staff to ensure this one-on-one interpretation and has no place that is easily accessible to visitors with disabilities to show its excellent film.

One of the glories of Saint-Gaudens National Historic Site is its magnificent gardens, its landscape, and its dramatic views of Mount Ascutney in Vermont. Having an appreciation of the site's beauty helps the visitor to understand the creative influences that played upon the sculptor and explain why he came to Cornish and how he shaped his environment. The disabled visitor may never be able to have this experience if alternative means of conveying it are not available because the landscape has many elevation changes and steep grades that are difficult to negotiate.

NPS policy is not to discriminate against disabled persons in employment. However, Saint-Gaudens National Historic Site poses some unique problems that make hiring them difficult. Not only is the landscape of the site an obstacle, but because there is a lack of adequate administrative space, the second floor of Aspet must be used for staff offices. Use of the second floor for this purpose raises concerns about the safety of employees in an emergency (e.g., fire), but especially those individuals with disabilities.

Saint-Gaudens National Historic Site retains a high level of historical integrity, and maintaining that integrity is central to the interpretation and preservation of the site. Neither the structures nor the landscape are fully accessible to the physically disabled. And to make them so would result in a great visual impact on the landscape and structures and the loss of much historic fabric.

Concerts

Over the years the Saint-Gaudens Memorial Trustees have sponsored Sunday afternoon concerts during the summer. These concerts carry on Saint-Gaudens' tradition of support for the arts in the local community. Attendance at the concerts has increased considerably in recent years, especially since the concert schedule was changed from 4:00 P.M. to 2:00 P.M. so that visitors could bring a picnic lunch and spend the afternoon. With this growth in attendance there has been an increase in damage to the gardens and grounds from more intensive use. After a concert, it takes approximately four days for the lawns to recover.

During concerts the musicians play in the Little Studio with the large south-facing doors open. Visitors occupy the grounds to the west, south, east, and north of the studio. Although concerts are held from 2:00–4:00 P.M., first-time visitors to the site are deprived of the opportunity to visit the studio and house from 12:00 N.–5:00 P.M.. Those hours are considered the prime visitation period. However, the historic house is closed to visitors so that site staff can carry out crowd control and respond to emergencies.

Parking

Parking at the historic site is inadequate during concerts and high use days. When the formal 25-car parking area is full, the lower field must serve the overflow. However, the lower field could become damaged from this use, particularly when the ground is moist or wet. Such parking also interferes with the national historic site's desire to present the grounds in their approximate historic appearance and restore the historic golf greens on the southwest edge of the open lawn. It is also a great visual disturbance on the landscape and a potential forest fire hazard.

Boundary Changes

Saint-Gaudens National Historic Site lacks room to develop needed visitor, maintenance, and administrative facilities. The site currently consists of a historic developed area north of Saint-Gaudens Road and a portion of the hillside south of Saint-Gaudens Road. Because the landscape on the north side of the road is historically significant, it is desirable that it remain in its present condition or be restored through the removal of nonhistoric features. Its historic status also makes it more difficult to construct new facilities that may be needed to enhance visitor use.

South of Saint-Gaudens Road, the hillside is covered with forest that has grown up since the 1930s. The parcel is bisected by an electric powerline east and west, and by a wetland north and south. Construction of facilities under a powerline is not permissible and would require relocation of the powerline. Construction within a wetland is environmentally unsound and counter to NPS policy. This leaves only a small area in the southeast where park facilities, such as a collections storage building, water storage tanks, a nursery, and a pumphouse, are already located.

South of the park boundary, Dingleton Hill rises over the park. The park has no control over what may occur on its slopes. Periodic logging has occurred on the slopes and could have a major visual impact and could be developed should future owners decide to expand such activities.

On the park's northwest boundary at the intersection of Route 12A and Platt Road lies a small parcel of land that contains a section of the wetlands along Blow-Me-Down Brook. It surrounds an existing cemetery on three sides. Although no development is likely to occur on the property, control of it would allow the park to ensure the quality of runoff into the brook, implement erosion measures, and to periodically remove trash while enhancing the habitat for wildlife.

The MacLeay property borders nearly the entire western boundary, and is the most logical property for expansion of park facilities. It has historical connections to the national historic site, and it has existing structures that could be adapted for park uses. Acquisition of this property would ensure that the site would not be commercially developed so as to detract from this important entrance to the park.

The Heim property is within viewing distance of the historic developed area on the east boundary. It is historically connected to the national historic site having been owned by Saint-Gaudens and is a logical location for some park administrative use and onsite security housing. Any commercial development of the site would be readily noticeable from the historic areas.

Because the National Park Service acquires property only with the consent of the owner, these properties would only become a part of the national historic site if agreement with the owner could be reached. Other methods for less than fee ownership may also be appropriate and would be explored under the various alternatives.



Alternatives, Including the Proposed Action

This *Draft General Management Plan / Development Concept Plan / Environmental Impact Statement* contains four alternatives for management, development, and use of Saint-Gaudens National Historic Site — alternative 1, no action (status quo); alternative 2, onsite development; alternative 3, new facilities offsite; and alternative 4, onsite/offsite development - phased (the National Park Service's proposed action). Several actions, described below and in the later sections on cultural and natural resource management, would be implemented under any of the four alternatives.

The historic developed area, as referred to throughout this document, relates to the property owned by Augustus Saint-Gaudens north of Saint-Gaudens Road and which is currently a part of the national historic site. It does not include Blow-Me-Down Mill or Blow-Me-Down Pond, which were not owned by Saint-Gaudens.

A summary comparison of the potential environmental impacts of the alternatives is shown in table 1 at the end of "The Alternatives, Including the Proposed Action" chapter. A list of proposed alternative actions and related compliance requirements is included in the "Compliance" section of the "Environmental Consequences" chapter. Cost estimates for the alternatives are included in appendix A.

PRESERVATION PHILOSOPHY

Saint-Gaudens National Historic Site is a multifaceted resource with significant needs. The artwork of Augustus Saint-Gaudens is the most significant resource of the national historic site. However, it is a resource in continual need of maintenance and protection. How and where the artwork is exhibited, interpreted, and stored, studied and curated, is of prime importance to the future of the site.

Significant in their own right are the structures that have survived from the time of Saint-Gaudens and his wife, Augusta. These structures help us to understand something of the man and the way he lived. Aspet, the Little Studio, the ravine studio, and the stable are essentially as they were during his lifetime. The caretaker's cottage and garage reflect their appearance prior to the death of Mrs. Saint-Gaudens. Caring for these structures is a constant battle with deterioration due to age, visitor use, and environmental conditions.

The gardens and landscape have special significance in their own right, having survived nearly intact from the first quarter of the century. They were another creation of the owners, reflecting their taste and aesthetic. This is one of the finest period developed landscapes remaining in America today. Because a landscape is made up of elements that constantly change due to erosion, weather conditions, growth, disease, seasonal changes, and use, it is a resource that requires considerable maintenance and care to preserve its unique character. It is also a resource that is not as easily controlled because it is not static like the collections and structures, and, therefore what will improve or harm it is viewed differently by each visitor.

It is these three elements — the artwork, historically significant structures, and the landscape — that make Saint-Gaudens National Historic Site so significant and so beloved by its visitors. Each element must be carefully preserved and protected to ensure its continued existence. Each is important to the understanding, appreciation, and enjoyment of the site. However, none of these elements must be allowed to

overshadow the significance of the others or the whole site will be diminished.

Complicating the picture somewhat are three factors. The first is the understanding that as an NPS area the site will be open to visitation by the general public and interpreted. The second is the practical need to provide administrative and maintenance facilities, and the third is the "living memorial" concept outlined in the establishing legislation. None is inherently counter to the preservation of the artwork, structures, or landscape. Rather, because of the nature of these activities, they could easily come to overshadow the importance of the resources upon which they depend.

All action alternatives attempt to balance the needs of the resources with the practical and legislated requirements of the site. First and foremost, each alternative provides for appropriate climate control and security systems to ensure protection of the collections, both in exhibition and storage. Each alternative calls for continued preservation measures for all historic structures and identifies concerns that need to be dealt with such as the inappropriateness of administrative use of the second floor of Aspet. All action alternatives try to isolate administrative/maintenance functions outside the historic developed area of the site. Each alternative attempts to impact the landscape of the historic developed area as little as possible, with alternatives 2 and 4 using already disturbed areas of the site where their presence will be less intrusive on the rest of the historic landscape. And, finally, the document addresses the needs of park visitors, the first-time visitor, the once-in-a lifetime visitor, the return visitor, and special event visitors.

Saint-Gaudens National Historic Site is a small park with very complicated issues and needs as described earlier in the "Purpose of and Need for the Plan" chapter. The planning team has considered all of these issues and concerns and has developed alternatives to addressed them in the most effective manner.

INTERPRETIVE THEMES AND INTERPRETATION

It is the desire of Saint-Gaudens National Historic Site to provide the visitor with an understanding of Saint-Gaudens, his works, and the world in which he lived. Six primary interpretive themes have been developed by the planning team based on the 1977 "Interpretive Prospectus" to guide visitor interpretation of the site:

(1) Saint-Gaudens the sculptor – This theme would help the visitor to understand the works of Augustus Saint-Gaudens.

(2) Saint-Gaudens' place in America's cultural heritage and the era in which he lived and worked – This theme would provide the context for Saint-Gaudens' works and discuss the artist's contributions to American art, coinage, city planning, etc.

(3) The site as a personalized framework for understanding and appreciating the sculptor's character and work – This theme would focus on the sculptor's private life, his family, and his personal aesthetics.

(4) The sculpting process and production methods – This theme would help the visitor to understand the sculptor's art, how works were produced in plaster, bronze, and marble, how assistants were used, how and why copies were made and reduced, etc.

(5) The Cornish Colony and its significance to the arts in America – This theme would help the visitor to

understand what the Cornish Colony was, who the artists of the colony were, the significance of the artist colony movement in America, and this particular colony's contribution to American art.

(6) The legacy of Saint-Gaudens as perpetuated through the Memorial's sponsorship of events in the arts – Saint-Gaudens was a great supporter of the arts. This legacy has been carried on through the years by the Saint-Gaudens Memorial through its support of the summer concert series, the artist fellowships program, art exhibits, and the publication of a catalog of Saint-Gaudens' work. This theme will help the visitor to understand the Saint-Gaudens Memorial — its history, its mission, and its contributions to the national historic site.

It has not yet been determined what techniques would be used in interpretation. It is likely that a combination of ranger-guided tours, brochures, and outdoor wayside exhibits and indoor exhibits would be used. Ranger-guided tours have traditionally been a part of the Saint-Gaudens experience. Tours are given on the hour daily during the visitor season, with special tours focusing on other topics of interest given on a less frequent basis. Such tours are dependent on the time available, the ranger's knowledge of the site, weather, the visitor's level of mobility, and the artworks on display. The tours are limited in size and are suspended during events on the site.

Brochures are an easy means of orienting visitors to the site and providing them with a general overall background. They are not designed to do more than touch briefly on each theme. A brochure cannot go into great detail about motivation, the creative process, the history of the site, etc. Unfortunately, many visitors do not read the brochures until after leaving the site. Currently, brochures are available from a rack in the parking area at the site.

Handbooks are a significant source of information about a person, a place, an event, or a process. They can contain enough detail to answer nearly any question a visitor may have. Handbooks, however, are designed to be purchased and read at home rather than onsite. The site visit is the catalyst for encouraging the visitor to learn more about Saint-Gaudens National Historic Site. The handbook, then, provides the opportunity to do this in an inexpensive way.

Wayside exhibits, which may be in a building or outdoors, provide an important means of explaining site features to a visitor. They are very specific to the site they interpret. Waysides may describe the history of the area, how a mechanism worked, a process, or other significant facts about a feature or location, and may include text, maps, photographs, or even audio interpretation.

Visitor contact stations are facilities used for orienting the visitor to the site and providing information about park themes. They consist of an information desk and a sales area. At the information desk, a ranger hands out the park brochure and explains how best to visit the site, what sequence to take around the site, what not to miss, and informs the visitor about guided tours and events. Only limited interpretation can be provided in a visitor contact station because the ranger behind the desk does not have adequate time with each visitor. A visitor contact station does not have space for exhibits. In-depth information is provided in a sales area where books and other items appropriate to the site may be purchased. Like the handbook, the books purchased at the sales area are not designed to be read onsite and, therefore, do not immediately help the visitor to understand site themes.

Visitor centers are another type of facility in which a visitor may learn about a site. These larger facilities expand on the visitor contact station concept by providing an opportunity for the visitor to see an information/orientation film explaining site

themes and by exhibiting items and photographs that cannot be displayed elsewhere onsite. The visitor may determine his/her level of interest in the exhibits and focus on only those of particular interest. Having received a cohesive introduction to the site, the visitor has the basic knowledge to enjoy the site and to determine how best to spend time there.

Visitor centers are a traditional means by which the National Park Service conveys interpretive themes to its visitors. Other means noted above supplement but do not provide the range of opportunities for learning that a visitor center can offer. This does not mean that every site needs a visitor center. Depending on the themes of the site, the intricacy of the story to be told, and the availability of objects and photographs to illustrate the themes, a visitor center may or may not be necessary.

Each alternative discusses to what extent the interpretive themes could or could not be accommodated.

COMMON ELEMENTS OF ALL ALTERNATIVES

In all alternatives, Aspet, Little Studio, the new gallery, the picture gallery, the ravine studio, the stable, and Blow-Me-Down Mill would continue to be preserved. Fire suppression systems would be installed in Aspet and the caretaker's cottage. In addition, climate control, security, and fire alarm/suppression systems would be installed in the Little Studio, picture gallery, and new gallery.

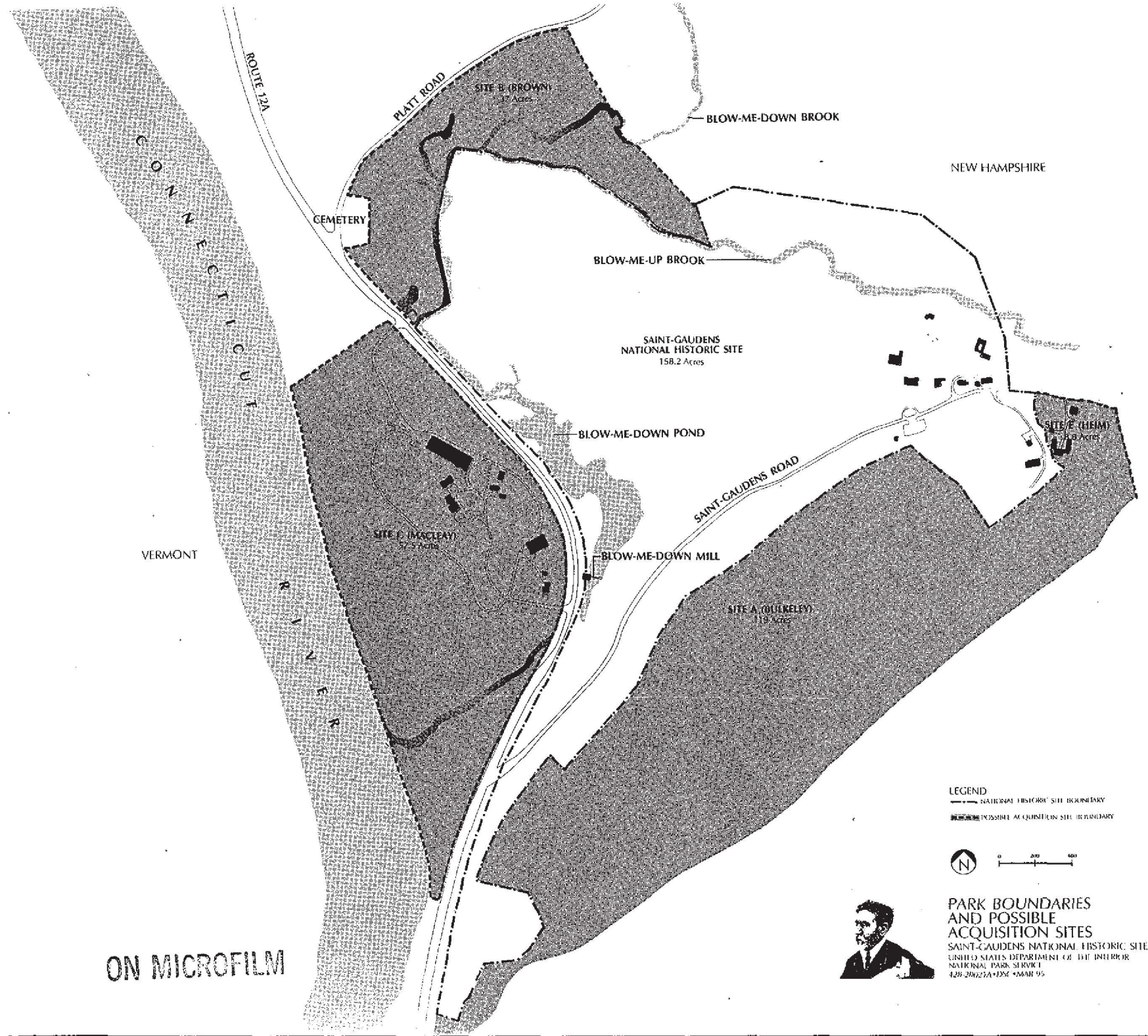
The Shaw Memorial would be moved from its current location into a climate-controlled space. The enclosure surrounding the Farragut Monument would be modified to reduce environmental stresses on the sculpture, and to improve lighting conditions so that visitors may better view the new bronze casting of the statue.

Access into and within the Little Studio, picture gallery, and new gallery would be improved in all alternatives by the addition of portable ramps into the buildings. These ramps would have little impact on the historic fabric or visual integrity of the structures and could be put in place when needed. The ravine studio could not be modified to meet accessibility codes without a significant loss of historic fabric. However, movement among existing buildings for people with disabilities, particularly those in wheelchairs, would still require assistance, and in some areas, difficult pushing and maneuvering. Changes to make the site fully accessible could not be made without significantly affecting the historic landscape.

All new facilities, onsite and offsite, would be designed for universal accessibility. Onsite additions to the built environment would be on accessible routes only if located near the existing maintenance building or south of Saint-Gaudens Road. Offsite development would include accessible routes to all structures because these areas are previously disturbed and not part of the historic developed area.

BOUNDARY CHANGES

Implementation of certain elements in alternatives 2, 3, and 4 would require the acquisition of land adjacent to the national historic site. Four sites are being considered for possible acquisition by the National Park Service, either as a donation or a purchase with donated or appropriated funds (see the Park Boundaries and Possible Acquisition Sites map). These include the Dingleton Hill/Bulkeley tract on the south (site A), Blow Me Down Pond/Brown tract on the northwest (site B), the Connecticut River/MacLeay tract on the west across Route 12A (site C), and the Heim tract on the east (site E). The Bulkeley and Brown tracts would be acquired as buffers and to ensure that they remain undeveloped (alternatives 2, 3, and 4); the MacLeay and Heim tracts would be acquired to provide for



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NPS facilities and to ensure protection from incompatible development (alternatives 3 and 4). Site D, the former Wade tract, was evaluated for possible use, but was determined to be too far away to serve NPS needs. Refer to the "Affected Environment" chapter, "Resource Description of Possible Acquisition Sites" section for more details on these sites.

Any acquisition above the national historic site's current ceiling of 158.2 acres would require congressional authorization (applicable to alternatives 2, 3, and 4).

PARTNERSHIPS

In recent years the National Park Service has seen a dramatic rise in the number of units under its jurisdiction while the fiscal and manpower resources available have not kept up. Innovative means to carry out the NPS mission are required. At the Vail Symposium in October 1991, a meeting of more than 700 experts and interested parties gathered to review the responsibilities of the National Park Service on its 75th anniversary and to evaluate its future prospects. The need to find innovative ways of achieving the educational, interpretive, resource management, and research capabilities necessary to operate such a large and complex system were discussed. The Vail Symposium identified partnerships with other governmental entities, Indian tribes, and nonprofit organizations as one of these innovative ways of achieving the goals of the agency.

If the National Park Service acquires site C, there would be several opportunities for managing the land in partnership with other agencies or nonprofit organizations whose missions are compatible with NPS use of the land (see list below). This is the most cost-effective kind of land purchase because multiple uses could be made of the same property. In alternatives 3 and 4, the National Park Service would actively seek public agencies and private organizations to join with to acquire or manage the MacLeay tract in a manner compatible with Saint-Gaudens National Historic Site.

Federal

U.S. Fish and Wildlife Service
    Silvio Conte National Wildlife Refuge Program

State of New Hampshire

Department of Fish and Game
Department of Parks
Department of Agriculture
    Farmland Protection Program

Private

New Hampshire Land Conservancy (Investment Program)
Connecticut River Watershed Council
Upper Valley Land Trust
Society for the Protection of New Hampshire Forests
American Farmland Trust
Nature Conservancy
Joint Rivers Commission

The views of Mount Ascutney from the Saint-Gaudens National Historic Site are a crucial element of the site's landscape and history. Recognizing this, the State of Vermont has established Mount Ascutney State Park on its eastern flank. However, over the years, television towers and Interstate 91 have been constructed on its peak and sides, and are visible from the site. Because this view is so important, the National Park Service will work with the New Hampshire and Vermont state

historic preservation officers, other federal and state agencies, and associated land trusts and private conservation groups to determine what areas within the viewshed are not currently protected and which require further measures to ensure their preservation and to develop an action plan to forestall further degradation of the views.

MANAGEMENT ZONING

Management zoning is a method used by the National Park Service to provide a framework for specific planning decisions on use and development. Its purpose is to ensure that appropriate visitor use and park development occur only where such activities would have the least impact on significant resources, and, where such activities already exist, that they not be expanded onto inappropriate locations. Four major zones are used in general management planning to indicate management emphasis: natural, historic, park development, and special use. These major zones may be divided into subzones as necessary to focus on specific types of intended use or development.

Saint-Gaudens National Historic Site is totally within a historic zone but has natural, park development, and special use subzones.

Lands included in the natural subzone include mostly peripheral and wooded areas surrounding the historic developed area along both Blow-Me-Down and Blow-Me-Up Brooks. Also included are Blow-Me-Down Marsh, the wooded hillsides along the Saint-Gaudens Road from Route 12A up the hill, and the wooded hillside above Blow-Me-Down Pond.

The park development subzone includes the utility corridor south of Saint-Gaudens Road, the nursery/collections storage building area, the visitor parking area, the site of a new exhibition building, and the parking area at Blow-Me-Down Mill.

The special use subzone includes the access road that leads up to the collections storage building and on up to the Bulkeley tract south of the park. It also includes Saint-Gaudens Road, which is owned by the state of New Hampshire, and Route 12A, which is owned and maintained by the state of New Hampshire.

Should the Bulkeley and Brown tracts (sites A and B) be acquired, both would be managed as natural resource subzones.

Should the Heim tract (site E) be acquired, it would be managed as a part of the historic zone for its historic association with Augustus Saint-Gaudens. Should the MacLeay tract (site C) be acquired, it would also be managed as a part of the historic zone primarily for its historic associations with Saint-Gaudens and the Cornish Colony. A natural subzone around the site's northern, eastern, and southern perimeters would be established. A development subzone would be developed for a satellite maintenance facility on the north side of the property and another for a parking facility. A special use subzone would be developed to allow the lower terrace along the Connecticut River to be farmed.

Management Zoning maps have been developed for the four alternatives and can be found with each alternative description (note: the same zoning map applies for both alternative 3 and alternative 4).

ALTERNATIVE 1: NO ACTION (STATUS QUO)

CONCEPT

The no-action status quo alternative is a continuation of present management direction, which allows for further site improvements or changes in personnel or interpretation. It is an attempt to quantify what would happen if the other alternatives described in this section could not be implemented. It also forms the baseline for comparison of the alternatives. Although it is possible that the no-action alternative could become the proposed action, it is rarely the case because it does not adequately address the issues identified.

DESIRED FUTURES

Alternative 1 would provide a greater level of protection and preservation for the site's historic structures and collections than the site currently provides (Desired Future B, p. 11). It does not enhance the visitor's understanding of the artist, his contribution to American art, the milieu in which he lived, or his association with the Cornish Colony (Desired Future A, p. 6). Desired Future C (p. 11) is greatly dependent on programming and funding at the regional and national levels of the National Park Service. However, Saint-Gaudens National Historic Site would continue to seek new and innovative means of accessing the skills, equipment, and expertise necessary to understanding, preserving, and restoring the collections.

VISITOR EXPERIENCE / INTERPRETIVE THEMES

To some extent the national historic site interprets all six of the interpretive themes described previously. A brochure on the site is distributed at a manned kiosk. Ranger tours of Aspet and hourly tours of the site are conducted. There are several wayside exhibits around the site, and the Little Studio and new gallery include descriptive information with the artworks on display. This alternative would not change how the visitor experiences the site.

Themes (1) "Saint-Gaudens the sculptor," (3) "the site as a framework for understanding Saint-Gaudens work," and (6) "the legacy of Saint-Gaudens as perpetuated by the Memorial" are relatively well interpreted at the site. However, themes (2) "Saint-Gaudens' place in America's cultural heritage and the era in which he lived," (4) "the sculpting process and production methods," and (5) "the Cornish Colony" are less well told because they are more dependent on exhibits and film to tell them. The existing film does not explain the sculpting process and is seen by only a small number of visitors to the site because of its location in the Little Studio and the requirement that a staff person operate it upon request.

DESCRIPTION (See Alternative 1: No Action and Alternative 1: Management Zoning maps)

A study of the artworks currently on display has been completed and recommendations made for their preservation and protection. The Shaw Memorial would be removed from display and put in storage until adequate facilities could be provided to display it again. Its protective enclosure would be removed. The marble bas-reliefs in the atrium of the new gallery would be cleaned and moved into the new gallery. Eventually, all of the "at risk" artworks currently on display would be placed in a climate-controlled environment.

The protective enclosure for the Farragut Monument would be modified to allow better viewing of the new bronze casting of the statue and to provide more protection for the sculpture from the elements.

The Little Studio currently provides display space for works and furnishings from the national historic site's collections. However, because the furnace in the structure is no longer functional, there is ongoing deterioration of the historic objects and furnishings. The structure would be insulated, and climate control, security, and fire alarm/suppression systems would be installed. The sales area of the Little Studio would remain in its current location.

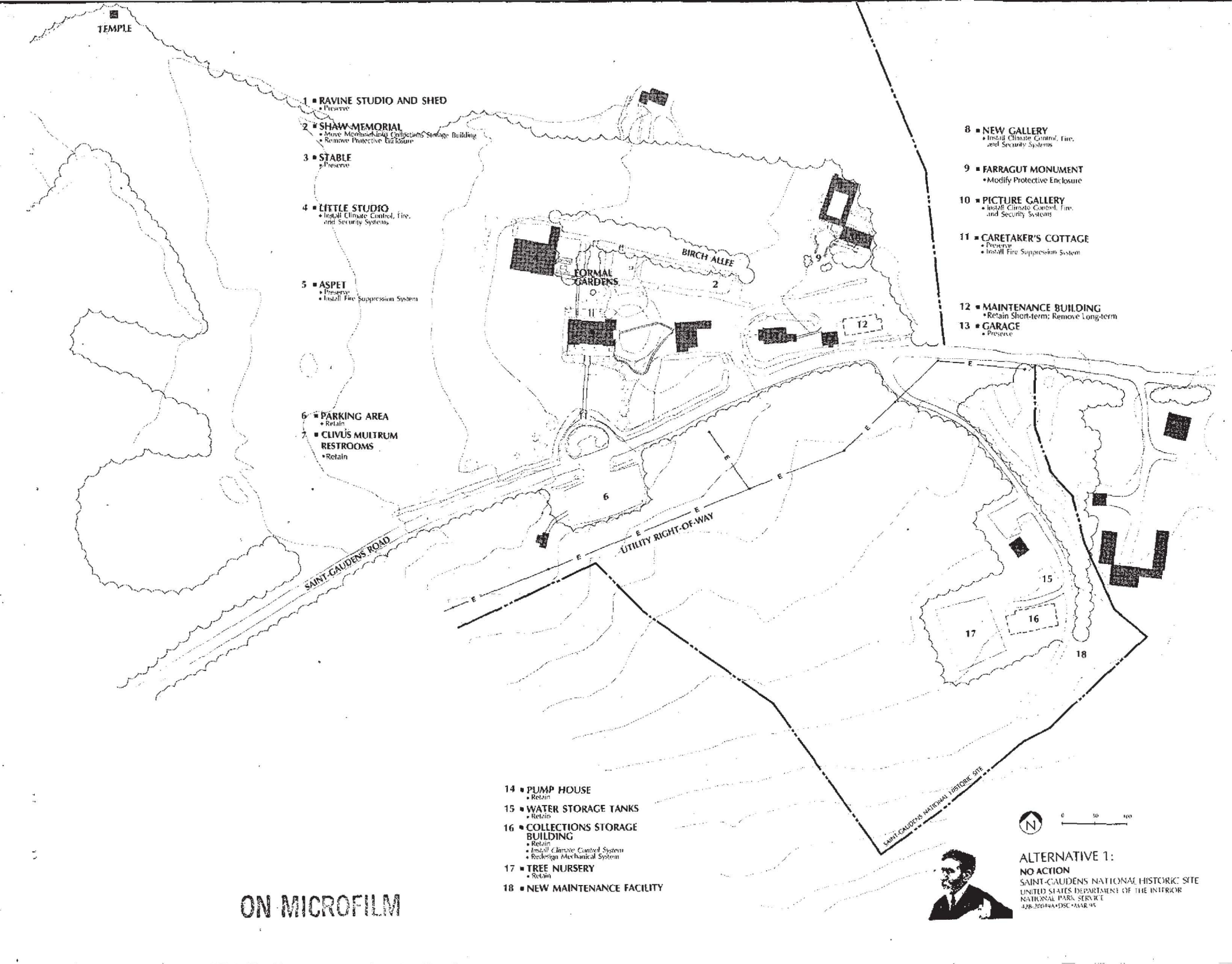
The new gallery was developed from outbuildings on the property. It has no environmental controls, and the ceiling height for exhibition of "The Puritan" statue is insufficient. A climate control system would be installed in the new gallery to prevent deterioration of exhibited items. In addition, several of the exhibited bas-reliefs, now in the atrium of the new gallery, would be moved into the enclosed portion of the building or into storage. Both the plaster and marble bas-reliefs are exhibiting signs of deterioration and can no longer remain in the atrium. Only the bronze bas-reliefs would be allowed to remain. A security system would also be installed to prevent the theft of objects on display in the new gallery and atrium.

The picture gallery would continue to be used for temporary exhibitions. The gallery would be equipped with climate control and security systems to allow continued use of this space for exhibitions. Objects on loan from other institutions cannot be exhibited now because of the lack of security and environmental controls required by the lending institutions.

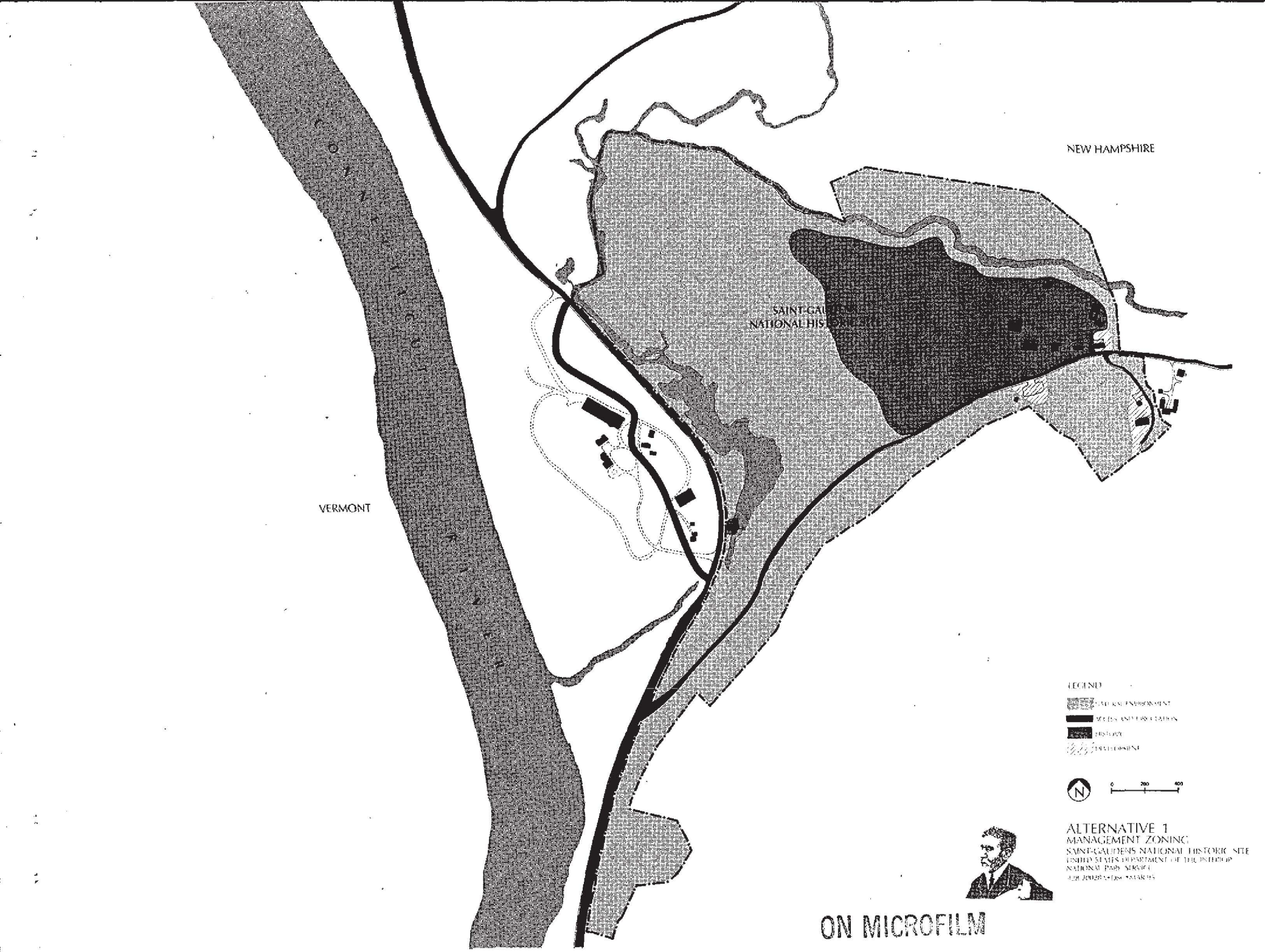
Built as a temporary facility, the 1,200-square-foot maintenance building has clearly become outdated and no longer meets the needs of the site. In the short term, the current structure would be upgraded on its present site; over the long term, a new facility of approximately 4,000 square feet with adequate restroom facilities would be constructed in the area near the present collections storage building.

The mechanical system for the collections storage building would be moved from the north side of the building to the west side to reduce the noise level on the Heim tract. At the same time the system could be upgraded to provide heat for staff and scholars working in the building, i.e., if additional space could be made available inside for this purpose. It would also be necessary to repaint the structure and plant vegetation around it to make it less of a visual intrusion on the neighboring property. A restroom addition may also be considered. As with the maintenance building, these actions are only a short-term solution as this structure was also built as a temporary facility and is quickly nearing the end of its design life.

The caretaker's cottage and the second floor of Aspet would continue to be used for administrative purposes.



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ALTERNATIVE 1
MANAGEMENT ZONING
SAINT-GAUDENS NATIONAL HISTORIC SITE
UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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ALTERNATIVE 2: ONSITE DEVELOPMENT

CONCEPT

Alternative 2 retains a unified, cohesive visitor experience by (1) concentrating essential development within the existing boundary, (2) providing orientation to the site before the visitor enters the historic developed area, and (3) providing additional exhibition space for viewing artwork under museum quality conditions.

DESIRED FUTURES

Alternative 2 would provide a greater level of protection and preservation for the site's historic structures and collections than the site currently provides (Desired Future B, p. 11) or is provided in alternative 1. Alternative 2 provides ready access to a ranger for orientation to the site but depends on the sales outlet for in-depth understanding of park themes (Desired Future A, p. 6). As with alternative 1, Desired Future C (p. 11) is greatly dependent on programming and funding at the regional and national levels of the National Park Service. Saint-Gaudens National Historic Site would continue to seek new and innovative means of accessing the skills, equipment, and expertise necessary to understanding, preserving, and restoring the collections.

BOUNDARY CHANGES

This alternative attempts to meet all current park needs on the existing site in order to minimize the acquisition of additional land. Two tracts on the periphery of the current national historic site boundary line — site A (Bulkeley) and site B (Brown) — would be acquired through donation or purchase with donated or appropriated funds, based on their value to the site as a buffer against development.

VISITOR EXPERIENCE / INTERPRETIVE THEMES

This alternative provides a visitor contact station to replace the existing kiosk. Visitors would be encouraged to begin their tour at Aspet, but would have the option of visiting the exhibition building first. Otherwise, the visitor experience and interpretation at the site would remain much the same as at present.

Themes (1) "Saint-Gaudens the sculptor," (3) "the site as a framework for understanding Saint-Gaudens' work," and (6) "the legacy of Saint-Gaudens as perpetuated by the Memorial" would continue to be the focus of interpretation at the site. Themes (2) "Saint-Gaudens' place in America's cultural heritage and the era in which he lived," (4) "the sculpting process," and (5) "the Cornish Colony" could not be developed.

DESCRIPTION (See Alternative 2: Onsite Development and Alternative 2: Management Zoning maps)

Historic Developed Area

A new exhibition building of 4,000–5,000 square feet would be constructed in the area south of the new gallery complex. All works currently experiencing deterioration such as the Shaw Memorial and the plaster bas-reliefs would be moved into the new facility along with other works currently in storage. The protective enclosure for the Shaw Memorial would be removed

and the area landscaped in a manner consistent with the "Cultural Landscape Report," which is in preparation for the National Park Service by Pressley and Associates. Access to the new exhibition building would require either a drive with several parking spaces or parking in the area of the caretaker's cottage and an accessible route across the lawn to the new building. Pedestrian access to the exhibition building from the visitor contact station would be provided by a graded pedestrian walk.

The enclosure for the Farragut Monument would be modified to better protect the sculpture from the elements and to provide better viewing of the new bronze casting of the statue.

The current use of the caretaker's cottage and second floor of Aspet for administrative offices would be retained. The garage near the caretaker's cottage would be preserved on the exterior and rehabilitated to provide storage in the interior.

A restroom would be installed in the shed of the ravine studio for use by site staff.

An irrigation system would be installed in selected locations to allow uniform watering of the grounds and gardens, as well as save considerable staff time. Currently, hoses have to be carefully moved from area to area in order not to damage garden plants.

The septic system for the historic site would be upgraded to accommodate new onsite development and alleviate current problems.

The existing maintenance building would be removed from the historic developed area and the area landscaped.

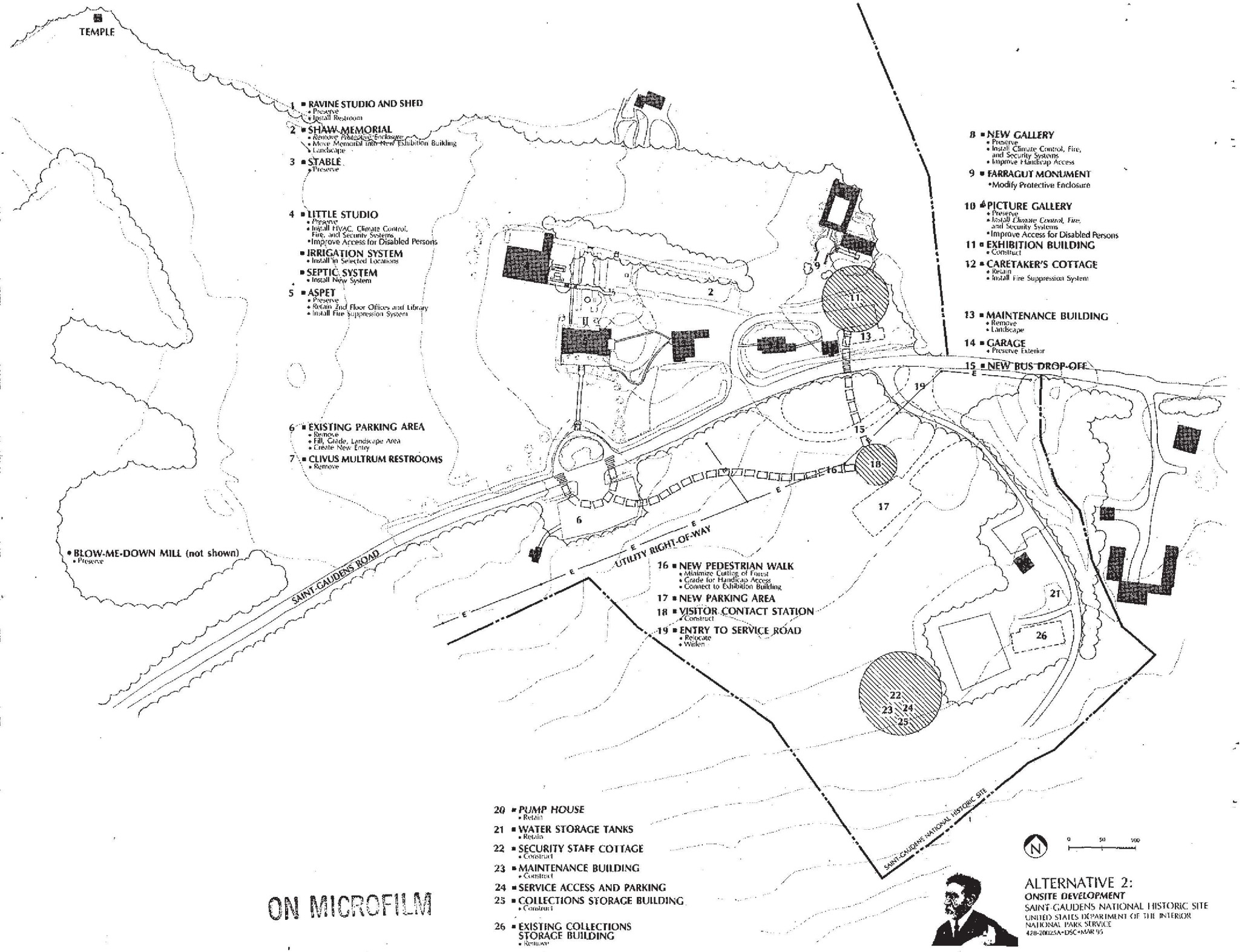
South of Saint-Gaudens Road

A new maintenance complex would be developed in the general area behind the existing collections storage building. The existing building would be removed. Significant landscaping would be undertaken to visually screen the new facility from Saint-Gaudens Road and the neighboring property. Within the complex would be a maintenance building of 3,000–4,000 square feet; a secure yard area for storage of vehicles and outsized materials; a collections storage building of approximately 3,000 square feet, including curatorial workspace; and a cottage of approximately 1,200 square feet for use by security staff. The cottage would be connected to all security and fire alarm/suppression systems onsite so that a quick response could be made in any emergency situation. Service access and parking for 20 cars would also be provided at the maintenance complex.

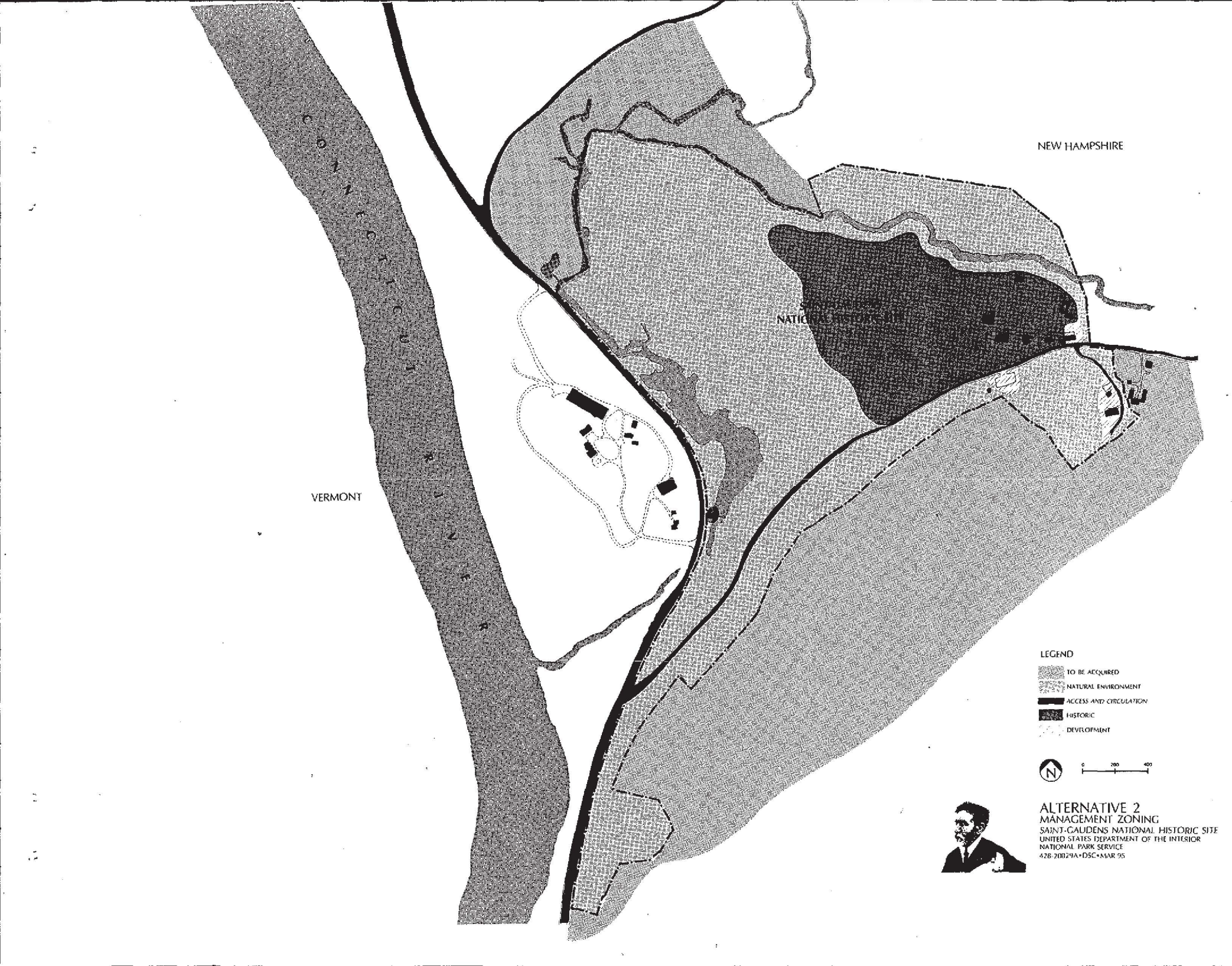
A visitor contact station of approximately 1,000 square feet, with a book sales area, an information/orientation desk, and restrooms would be constructed in the area south of Saint-Gaudens Road. The Clivus Multrum restrooms currently onsite would be removed. The existing parking area would be removed and the area filled, graded, and landscaped. A new parking area, with space for 25 cars, would be developed near the new visitor contact station.

Access to the new parking area and visitor contact station would be provided from Saint-Gaudens Road. The existing service road or cleared utility right-of-way would be used as much as possible.

Bus/recreation vehicle parking and turnaround would be provided near the new contact station. Various options would be investigated to reduce visibility from the road, including landscape plantings, depression of parking to use landscape contours, use of existing powerline cuts, and movement away



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from the road as much as possible. However, this facility would likely be visible from Saint-Gaudens Road.

Any development south of Saint-Gaudens Road is constrained by wetlands. Facilities/activities proposed for this location would be appropriately designed to preserve and protect these wetlands. Should this be the case, development would be scaled back or facilities eliminated to meet site constraints.

General

Concerts would continue to be held onsite; however, no parking would be allowed on the lower field. A shuttle system could be implemented if other parking areas were developed outside the national historic site. The National Park Service would work with outside groups to facilitate such a shuttle. Blow-Me-Down Mill would be preserved in its present state.

ALTERNATIVE 3: NEW FACILITIES OFFSITE

CONCEPT

This alternative retains the historic developed area in its present tranquil condition, and places most new development on land outside the existing national historic site boundary. It seeks to separate visitor orientation, specialized programs, and some thematic interpretation from the enjoyment and understanding of the historic developed area experience. This alternative ensures the historic developed area's continued low density and harmonious feeling, regardless of visitation growth or program demands. It also separates what is currently a holistic presentation of the site into two sites, necessitating trails or shuttle transport to gain a full appreciation of Augustus Saint-Gaudens and his work.

DESIRED FUTURES

Alternative 3 would provide a high level of protection and preservation for the site's historic structures and collections (Desired Future B, p. 11). It would provide the highest level of access to information/orientation and the greatest variety of visitor experience (Desired Future A, p. 6). Desired Future C (p. 11) would depend greatly on programming and funding at the regional and national levels of the National Park Service. Saint-Gaudens National Historic Site would continue to seek new and innovative means of accessing the skills, equipment, and expertise necessary to understanding, preserving, and restoring the collections.

BOUNDARY CHANGES

Two tracts adjacent to the national historic site — site C (MacLeay) and site E (Heim) — would be acquired through donation or purchased with donated or appropriated funds and used for development purposes. There are already numerous historically significant structures on the MacLeay tract, and this alternative would reuse as many of those structures as possible in order to minimize new construction. Functions such as administration, visitor orientation, and exhibition space would be located there. This would allow the historic developed area to focus solely on the preservation and interpretation of Augustus Saint-Gaudens, his family, and his works.

The National Park Service also has an interest in the MacLeay tract for its historic associations with Charles Beaman (prominent early owner of the property), Augustus Saint-Gaudens, and the Cornish Colony. This property provides an especially appropriate place for this story to be told.

The cottage and barn on the Heim tract are significant structures from a historic standpoint as they were once owned by Saint-Gaudens and are therefore an important part of the overall historic scene of the national historic site.

As in alternative 2, sites A (Bulkeley) and B (Brown) would be acquired through donation or purchase with donated or appropriated funds to provide a buffer against future development on the national historic site's periphery.

VISITOR EXPERIENCE / INTERPRETIVE THEMES

The visitor experience of the site would change considerably from the present. A visitor center would provide orientation to the site, show a film that gives a comprehensive overview of the artist's life (themes 1–3), provide exhibits that explain the sculpting process (theme 4), and give more detail about certain facets of Saint-Gaudens' life and times. Exhibition space for a large number of the sculptor's works would be provided. Many works not previously displayed due to limited space could be exhibited. Also, works by the artist on loan from other museums could be exhibited when available. Space could be set aside for exhibits and artworks attributed to the Cornish Colony (theme 5).

A comprehensive and cohesive overview of the site would be provided before the visitor boards a shuttle to the historic developed area or drives there. Once there the visitor could focus on the beauty of the landscape, the gardens, the home, the studio, and other buildings (theme 3). Theme 6 could be accommodated either offsite or onsite through the artist-in-residence program, outdoor art exhibits, and the summer concert series.

This alternative would ensure that the historic developed area remains tranquil and less crowded. Visitors would experience the historic developed area much as they do now, beginning at Aspet and going from building to building at their leisure. Visitors interested only in experiencing the beauty and calm of the site could do so as at present. Others who choose to see only the sculptures on exhibition would not disturb the peace of the historic developed area.

DESCRIPTION (See Alternative 3: New Facilities Offsite and Alternatives 3 and 4: Management Zoning maps)

Historic Developed Area

All administrative and staff office functions would be removed from Aspet and the caretaker's cottage and located on site C.

The protective enclosure for the Farragut Monument would be modified to provide better viewing of the new bronze casting of the statue and to protect the sculpture from the elements.

The caretaker's cottage would be preserved on the exterior and the interior rehabilitated as a staff staging area and public restrooms. A room inside the cottage would be available for interpretive staff to receive messages, eat lunch, rest between tours, and store interpretive materials used on a daily basis. The historic garage behind the caretaker's cottage would be preserved on the exterior and the interior used for storage.

The Little Studio, new gallery, and picture gallery would continue to serve as exhibition and interpretive space.

The existing maintenance building would be removed from the historic developed area and the area landscaped.

A restroom would be installed in the shed of the ravine studio for use by site staff.

An irrigation system would be installed in selected locations to allow uniform watering of the grounds and gardens, as well as save considerable staff time. Currently, hoses are dragged from area to area, requiring considerable caution in order not to damage garden plants.

The septic system for the historic site would be upgraded to alleviate current problems.

South of Saint-Gaudens Road

A new maintenance facility of approximately 4,000 square feet would be constructed in the area near the present collections storage building. A secure yard area for storage of vehicles and outsized materials such as lumber would also be developed.

The existing collections storage building would be removed. A new collections storage facility of approximately 3,000 square feet, with appropriate climate controls, curatorial workspace, and restrooms, would be constructed in the same general location. This would allow the collections to be maintained in close proximity to the historic developed area.

The existing parking area south of Saint-Gaudens Road would be redesigned to accommodate car, van, and bus dropoff. People who have been to the visitor center on previous trips and who need no orientation would park here. People would also use this parking area when no shuttle is running.

The Clivus Multrum restrooms near the existing parking area would be removed.

Site C (MacLeay)

Existing structures on site C would be adapted for administrative and office space. A new satellite maintenance facility would be constructed to house equipment, supplies, etc. to serve the day-to-day needs of the site.

One or more existing structures would also be used for a new visitor center and exhibition space. This would allow visitors to have a better understanding of what they are about to see and how best to use their time. Space for Eastern National Parks and Monuments book sales would also be provided. Other agencies with compatible missions would be solicited to fill unused space.

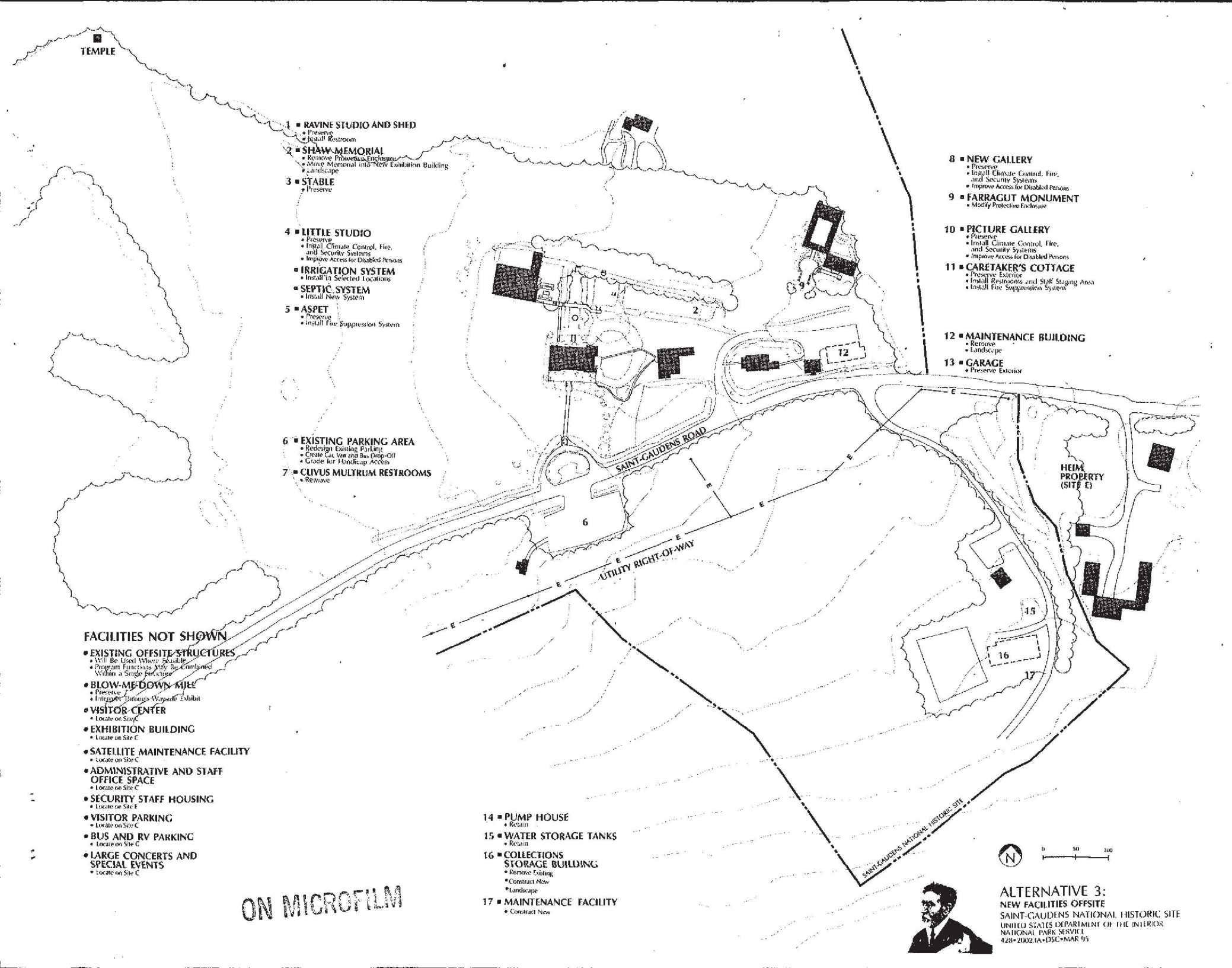
The Shaw Memorial, which requires considerable space for proper exhibition, would be housed on site C. "The Puritan," currently exhibited in less than ideal conditions, and several heroic-sized sculptures, which cannot currently be shown because of their size, would also be put on exhibition. Space for changing temporary exhibits comprised of artworks from the existing collections would be provided. The protective enclosure for the Shaw Memorial would be removed and the area landscaped in a manner consistent with the cultural landscape report (now underway by Pressley and Associates).

Access for the physically disabled into and among the historic structures on the existing national historic site is very difficult and could not be modified without significantly affecting the historic landscape. Special media (film, detailed brochures, and models) would be located in the new visitor center for those visitors who cannot negotiate the grade differential of the historic site. This would allow visitors to "see" the site without actually being there.

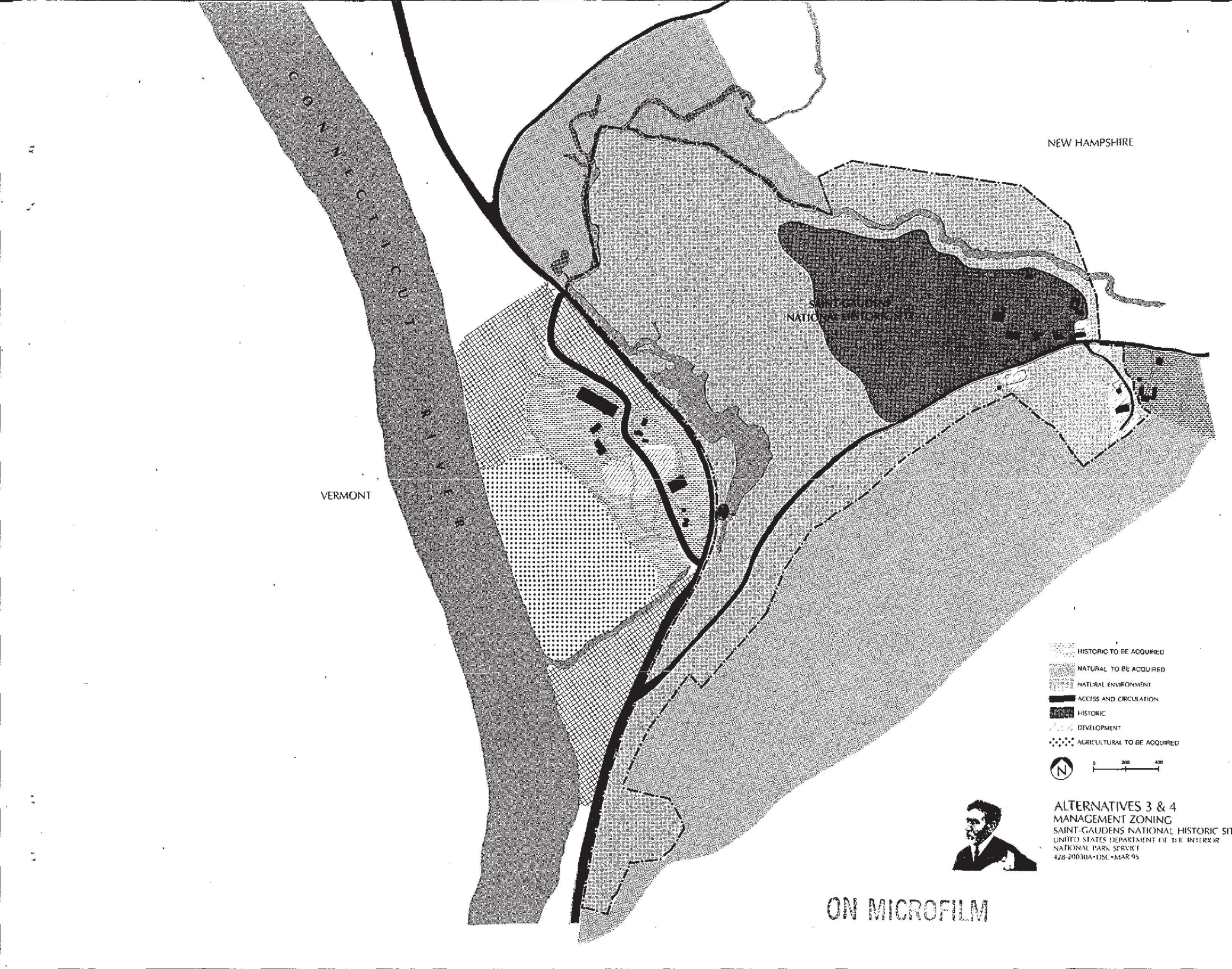
As site C would not have the physical and historic constraints of the historic developed area, all new facilities would be fully accessible. A proposed shuttle service could provide accessible transportation to the historic developed area, where there would also be designated parking for visitors with disabilities. A new parking area and bus dropoff would be developed on site C.

Site E (Heim)

Housing for security staff would be located on site E in the existing cottage. The cottage would be connected to all



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quick response could be made in any emergency situation. The existing barn would be preserved on the exterior.

General

Attendance at concerts onsite would be restricted. Only small, intimate programs with limited attendance would be allowed. Concerts that draw greater audiences would be held on site C in an area that was specially designed for them and that would afford scenic views of the Connecticut River, Mount Ascutney, and the town of Windsor. Blow-Me-Down Mill would be preserved in its present state and interpreted as a feature along a proposed trail from site C to the historic developed area. Because its location poses an access problem, the structure could serve only an occasional tour or school group, or perhaps as a site for environmental education.

ALTERNATIVE 4: ONSITE/OFFSITE DEVELOPMENT - PHASED (PROPOSED ACTION)

CONCEPT

Alternative 4 provides a two-phased approach to site development that allows the National Park Service to immediately address the needs of the historic developed area and its increasing visitation while looking toward the needs of the future. The first phase focuses on rehabilitating and modestly expanding existing structures to address site needs, minimizing new construction and its associated impacts on the historic landscape. The second phase, a much longer range vision, provides for site growth onto the adjacent MacLeay and Heim properties, providing additional interpretive potential and upgraded administrative facilities in existing structures. Saint-Gaudens' artwork would always remain in the historic developed area, symbolically and experientially keeping the site's three key elements — the artwork, historic structures, and the landscape — together. This alternative is the National Park Service's proposed action.

DESIRED FUTURES

Phase one of alternative 4 is comparable to alternative 2 in meeting the desired futures. It provides a high level of protection and preservation for the site's historic structures and collections (Desired Future B, p. 11). It provides a higher level of visitor orientation than at present but heavily depends on book sales for in-depth information about park themes (Desired Future A, p. 6).

Phase two of alternative 4 is comparable to alternative 3 in meeting the desired futures. It provides a high level of protection and preservation of the site's historic structures and collections (Desired Future B, p. 11). It also provides the highest level of access to information/orientation and the greatest variety of visitor experience (Desired Future A, p. 6).

As with all alternatives, Desired Future C (p. 11) is greatly dependent on programming and funding at the regional and national levels of the National Park Service. Saint-Gaudens National Historic Site would continue to seek new and innovative means of accessing the skills, equipment, and expertise necessary to understanding, preserving, and restoring the collections.

BOUNDARY CHANGES

Four adjacent tracts would be acquired either for development purposes or to provide a buffer against future development of the national historic site's periphery. Sites A (Bulkeley), B (Brown), C (MacLeay), and E (Heim) could be acquired through donation or purchase with donated or appropriated funds.

VISITOR EXPERIENCE / INTERPRETIVE THEMES

In the first phase of this alternative, only interpretive themes (1) "Saint-Gaudens the Sculptor," and (6) "the Legacy of Saint-Gaudens as perpetuated by the Memorial" would be enhanced. Increased exhibition space for both the works of Saint-Gaudens and artists sponsored by the Saint-Gaudens Memorial Trustees would allow visitors to view a wider variety of Saint-Gaudens' artwork as well as that of contemporary artists.

In the second phase, themes more dependent on exhibits and film, such as (2) "Saint-Gaudens place in America's cultural heritage and the era in which he lived and worked," (3) "the site as a personalized framework for understanding and appreciating the sculptor's character and work," (4) "the sculpting process and production methods," and (5) "the Cornish Colony and its significance to the arts in America," would be fully presented using the most appropriate media.

A new visitor center (envisioned on the MacLeay property in phase two) with facilities for handling larger groups would likely result in more school groups visiting the site in early fall when the school year coincides with the park's open season. It is also expected that such facilities would encourage bus touring companies to include Saint-Gaudens on their itineraries. This would allow two new types of visitor to experience the site. Interest from such groups has often been expressed.

School and tour groups would be encouraged to schedule their visits to the park to ensure against overcrowding. Upon arrival such groups would be separated into smaller ranger-led groups to tour the site, visit the galleries, watch the park film, or tour the museum exhibits. This would effectively allow the number of people visiting the site to increase without causing noticeable overcrowding of the site. Buses would park on the MacLeay property and would not be allowed to use the upper parking area during busy days, effectively controlling the number of visitors on the historic developed area through the use of shuttles. Visitor use data suggests that visitation would have to more than double before the carrying capacity for the site was reached (Manning 1993).

Additional school and tour groups would, as with all additional site visitation, bring with it increased wear and tear on the building fabric and on the features of the landscape. Such damage would be controlled to the extent possible by breaking these groups up into smaller, more manageable groups, and by encouraging them to visit on days and times with traditionally lower visitation.

DESCRIPTION (See Alternative 4: Onsite/Offsite Development - Phased and Alternatives 3 and 4: Management Zoning maps)

Phase One

Historic Developed Area. New exhibition space would be created in the gallery complex by adding a 40-foot by 20-foot (800 square feet) addition onto the north side of the picture gallery. The new addition would be situated behind the picture and new galleries and directly adjacent to the ravine, substantially obscured from view. The floor of the picture gallery (which currently houses art exhibits sponsored by the Saint-Gaudens Memorial Trustees) would be lowered to the level of the rest of the complex to create more height within the structure and to facilitate accessibility. This new gallery space would house the plaster Shaw Memorial as well as others works from the park's collections. The exhibits sponsored by the Saint-Gaudens Memorial Trustees would be relocated to the modified maintenance building (see below), and the picture gallery would house exhibits of Saint-Gaudens work. Should conditions warrant, the north side of the picture gallery could be expanded beyond 800 square feet with minimal visible change to the historic site.

The existing maintenance building would be modified for use by the Saint-Gaudens Memorial Trustees for seasonal exhibitions of works of art in keeping with their mission. The building would be reclad with materials that are more compatible with the surrounding structures and landscape and that are more aesthetically appealing. For example, it could be reclad with shingles and the pitch of the roof altered.

Hedges and other landscape elements may be introduced to provide a physical separation between the works of Saint-Gaudens in the gallery complex and those of other artists displayed in the new exhibition gallery in the rehabilitated maintenance building.

Environmental controls and security and fire suppression systems would be installed or upgraded in the Little Studio, the picture gallery, the new gallery, Aspet, the collections storage building, and in the new exhibition spaces.

The structure surrounding the Farragut Monument would be modified to provide protection from the elements, and to improve lighting conditions so that the visitor may better view the new bronze casting of the statue.

The Shaw Memorial would be cast in bronze and placed in the bowling green. Since the original plaster Shaw Memorial would be exhibited in the rehabilitated and expanded picture gallery, the protective enclosure would no longer be need and would be demolished. Until such time as this new space becomes available, the plaster Shaw Memorial may be lent to a museum on an interim basis if the condition of the sculpture warrants such a move.

The caretaker's cottage would be preserved on the exterior, and a fire suppression system would be installed in the cottage.

A restroom would be installed in the shed of the ravine studio for use by site staff. Public restrooms would be located in the garage next to the present maintenance building, and the garage would be restored on the exterior.

An irrigation system would be installed in selected locations to allow uniform watering of the grounds and gardens, as well as save considerable staff time. Currently, hoses are dragged from area to area, requiring considerable caution in order not to damage garden plants.

The septic system for the site would be upgraded to relieve the additional stress on the current system.

South of Saint-Gaudens Road. A visitor contact station, approximately 400 square feet in size, would house an information/orientation desk and book sales area and possibly restrooms. The contact station would be located along the edge of the present parking lot.

The parking area would be slightly enlarged and reconfigured to allow some additional parking and better vehicle flow, but no construction would occur in the delineated wetland along the eastern edge of the parking lot.

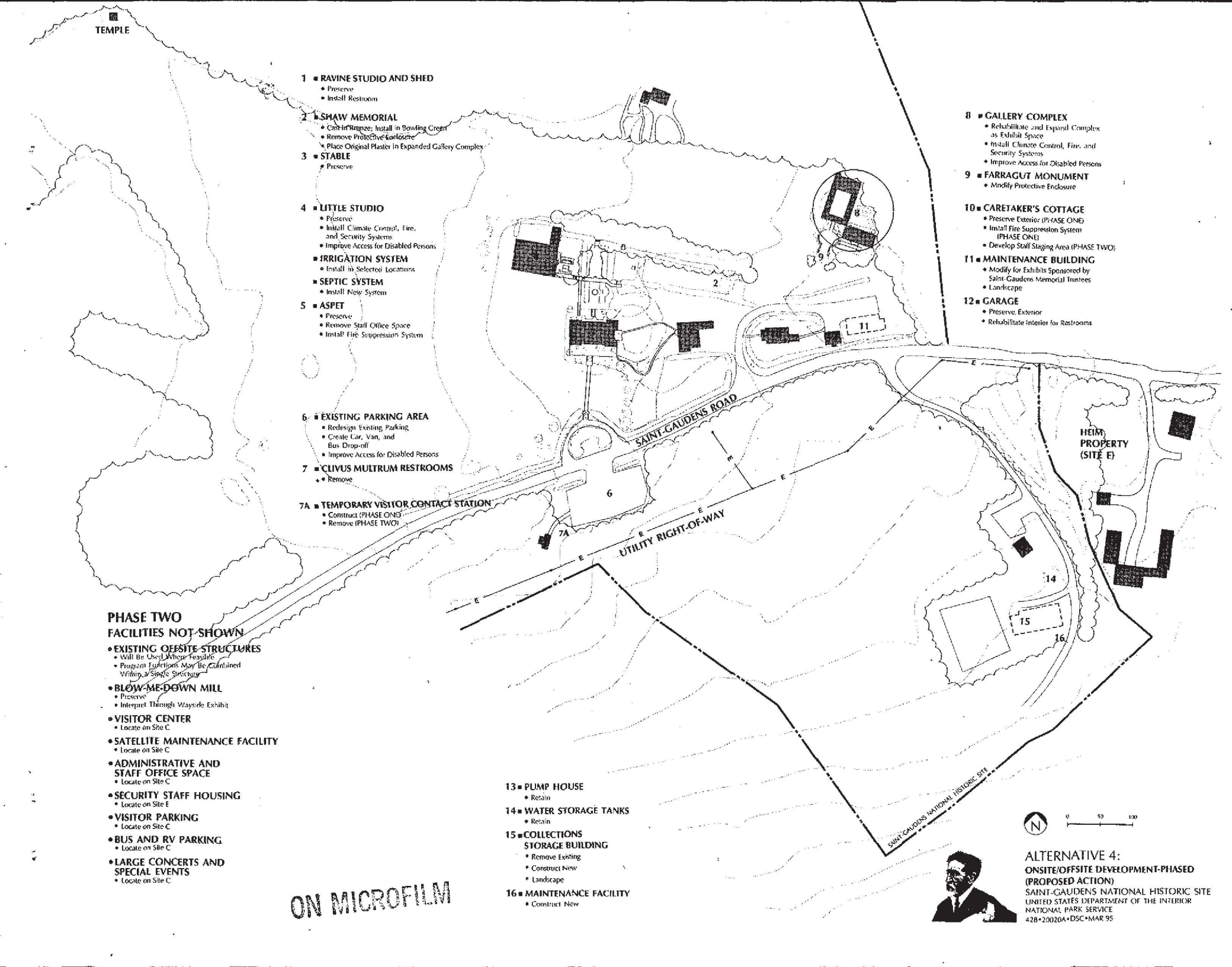
The collections storage building is currently inadequate for the size of the collections and lacks state-of-the art climate controls, curatorial workspace, and restrooms. A new or rehabilitated building of approximately 3,000 square feet would be located in the area near the present building. This would allow the collections to be maintained in close proximity to the historic developed area.

A new maintenance facility of approximately 4,000 square feet would be constructed, according to completed designs, on the hill south of Saint-Gaudens Road.

Phase Two

South of Saint-Gaudens Road. The visitor contact station provided in phase one would be removed and the parking area enlarged.

The Clivus Multrum restrooms would be removed.



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Site C (MacLeay). The MacLeay property provides park staff the opportunity to fully interpret the national historic site, to expand on the interpretive themes that cannot be adequately addressed at present. Historically, the property was intimately related to the Saint-Gaudens/Cornish Colony story that is inadequately addressed at present. Its acquisition would ensure that no unwanted development occurred on the site's entrance and western boundary.

Several existing structures would be rehabilitated to provide a visitor center/museum and administrative headquarters. The visitor center would be a full service facility that would orient first-time visitors to the site and allow all visitors to become as knowledgeable as they would like about the various themes. In addition, the museum would provide related exhibits and items on loan from other sources that expand on and supplement park themes such as the "Gilded Age" and the "American Renaissance," realism and impressionism in the arts, the works of Saint-Gaudens students.

The administrative headquarters would be consolidated in one facility that would be wired for computers and designed to handle the heavy loads required by files and library materials. The second floor of Aspet could then be restored, and the caretaker's cottage could be used as an onsite staff staging area.

A new parking area and bus dropoff would be developed with the possibility of some sort of shuttle being created in the future to cut down on the number of cars and parking on the historic site.

A satellite maintenance facility also would be located on site C.

Site E (Helm). One security staff housing unit would be located on site E in the existing cottage. The cottage would be rehabilitated for residential use and connected to all security and fire alarm/suppression systems in the historic developed area so that a quick response could be made in any emergency situation. The barn would be preserved on the exterior.

General. Attendance at concerts onsite would be restricted. Only small, intimate programs with limited attendance would be allowed. Concerts that draw greater audiences would be held on site C in an area that was specially designed for them and that would afford scenic views of the Connecticut River, Mount Ascutney, and the town of Windsor.

Blow-Me-Down Mill would be preserved in its present state and interpreted as a feature along a proposed trail from site C to the historic developed area. Because its location poses an access problem, the structure could serve only an occasional tour or school group, or perhaps as a site for environmental education.

DESIGN CRITERIA FOR SITE AND FACILITY DEVELOPMENT

The new exhibition building within the historic developed area (proposed in alternatives 2 and 4) would be designed within the following criteria:

- Sensitivity to the historical and rural character of the site is paramount. The proposed facility would be somewhat larger than existing structures on the site. Thus, reducing the impacts of the new facility is critical. To accomplish this, it would be the smallest size required to meet programmed needs. Every effort would be made to reduce the visual intrusion of the new building. This could be accomplished by several techniques, including lowering the building profile, designing the facade to appear smaller, screening with plantings, and carefully selecting materials, colors, and textures. The possibility of partially undergrounding the structure would also be explored.

- The new exhibition gallery would be subdued and unobtrusive. It would be sympathetic and harmonious with the historic site, but clearly defined as a separate and later expression.

- The historic setting would be respected in scale, mass, character, and materials.

The design would adhere to the "Secretary of the Interior's Standards for the Treatment of Historic Properties" (revised 1992), the "Advisory Council on Historic Preservation's Regulations for the Protection of Historic and Cultural Properties," and the "Cultural Landscape Report" (now underway by Pressley and Associates) in terms of allowable materials and which areas and artifacts should not be altered. The design would follow the guidelines in NPS-28, *Cultural Resources Management Guideline*, regarding development in historic zones.

All alterations and any new construction at the offsite properties (alternatives 3 and 4) would conform to the following criteria: Where possible, the new facilities would be housed in existing structures. Only in cases where rehabilitation would not provide cost-efficient and effective functional spaces would a new building be considered. Rehabilitations would conform to NPS-28 and to the above-mentioned standards and regulations. All new facilities would be energy-efficient and fully accessible.

In addition, as a guiding principle of facility planning and development, whether it be new construction or retrofitting of existing structures, the concept of sustainable design would be adopted (see appendix C for "Sustainable Design: A Collaborative National Park Service Initiative," which was published in February 1992).

CULTURAL RESOURCES

The Saint-Gaudens property was accepted into the national park system as a national historic site. As such its structures, landscape, and collections are of outstanding national significance. As a national historic site it is important that the site be valued for its historic character in keeping with section 106 of the National Historic Preservation Act of 1966, as amended, the Advisory Council on Historic Preservation's "Regulations for the Protection of Historic and Cultural Properties," and the Secretary of the Interior's "Standards for the Treatment of Historic Properties." It is important that a balance be achieved between the site's historic significance and the importance of its artwork. Although several large pieces of sculpture are currently exhibited on the landscape, it is important that the landscape not become an outdoor sculpture exhibit overshadowing the historic significance of the site and its landscape. As such, works of sculpture by Saint-Gaudens that are already a part of the landscape would remain, but no additional works of the artist would be allowed to become a part of the historic landscape. This does not affect, however, the temporary art exhibitions, festivals, and other appropriate events presented by the Saint-Gaudens Memorial.

Several cultural resource management actions would be undertaken under any of the four alternatives previously described. These actions would also guide the cultural resource management section of the revised *Resource Management Plan* (NPS, USDI 1991b) for Saint-Gaudens National Historic Site when it is updated. None of the plans or studies described below would be accomplished as a part of this general management plan. In addition, none of the studies proposed for the Bulkeley, Brown, MacLeay, and Heim tracts can be undertaken until these properties have been acquired.

Cultural resource management is needed to preserve and perpetuate the national historic site's cultural resources. Proposed strategies for managing the cultural resources are in response to the issues identified in this general management plan. Resources are not to be destroyed or impaired by the type or amount of use they would receive under the different alternatives, and management strategies must reflect the capacity of the resources to accept use without degradation. However, before actions can be taken to prevent damage to the site's cultural resources, it is necessary to find out exactly what resources exist, what strategies are best for preserving, protecting, and maintaining them, and what levels of use could be accommodated without degradation of the resources or the experience of those resources.

The following basic plans or studies are needed at Saint-Gaudens National Historic Site:

Cultural landscape reports for the MacLeay and Heim tracts once acquired

Historic resource studies for the MacLeay and Heim tracts once acquired (including national register forms)

Historic structures reports for the stable, caretaker's cottage and garage, ravine studio, Blow-Me-Down Mill, and for all historic structures on lands to be acquired once acquisition is effected

Oral histories of former residents and staff

Revised national register forms for Saint-Gaudens National Historic Site

GIS ridgeline/viewshed protection plan

Collections management plan

Additional cultural resource needs as described in the *Resource Management Plan*

Archeological survey (to include the Bulkeley, Brown, MacLeay, and Heim tracts once acquired)

The site's archeological resources, both prehistoric and historic, would be identified to determine those areas of the site sensitive to development or park activities. Any significant resources not related to Saint-Gaudens would be nominated to the National Register of Historic Places. Resources related to Saint-Gaudens would be added to the existing national register forms.

Preservation and restoration of the historic developed area landscape and gardens are important management objectives. A cultural landscape report and appropriate maps and site plans are in preparation. Completion of this report would also provide management recommendations for maintenance of cultural zones, including meadows, pasture, and golf course.

Descriptions of historic settings around or adjacent to structures would be included in the "Cultural Landscape Report" in order to accumulate adequate data for ongoing maintenance of the historic scene. Specific structure evaluation and preservation actions would be outlined in historic structures reports.

Prior to work on any significant historic resources on the MacLeay or Heim tracts that is not considered preservation maintenance, the National Park Service would prepare a cultural landscape report and a historic structure report to provide background data and recommendations for accurate treatment and for interpretive information. These documents, in association with the "Cultural Landscape Report" now in draft form and the historic structures reports already completed for the historic developed area, would guide the National Park Service in determining what actions could be taken, with minimal conjecture, to return structures and grounds to an earlier appearance or to modify them for park use. It is very important that the structures' changes through time be understood and honored through preservation. Removal of later additions or decorative elements of the site could be construed as a loss of the site's historical and architectural continuum.

The collections and archives would be managed in accordance with the NPS *Museum Handbook, Parts I-III,* for protecting the resources and providing additional information. They would be exhibited or stored in appropriately controlled environments with adequate protection against accidents, theft, atmospheric elements, insect infestations, and vandalism, and they would be examined periodically to ensure protection. The museum collection is extraordinarily valuable and an integral part of the national historic site's cultural resources. The overall quality of these collections is outstanding. Most of the collection dates from the Saint-Gaudens period and is a reflection of his life and times. Certain individual pieces are very rare or have high monetary value. The collections as a whole have great value as a reflection of the evolution through time of the artist's works and aesthetic sensibilities.

Additional research must be undertaken to further document provenance of some furnishings in the collections that may or may not date to the period of Saint-Gaudens' ownership. Further study is necessary to locate and document the

availability of second floor furnishings should it be deemed necessary to restore the second floor of Aspet.

Oral history interviews should be undertaken to obtain information about the history of the site and its occupants and managers before the opportunity is lost forever. Valuable information on the Saint-Gaudens' family and the Cornish Colony may still exist in the community, which would enhance existing knowledge of their role in history. Although not well known today, many of the artists and writers of the Cornish Colony were the best America had to offer and were extremely influential in their fields. The story of the Cornish Colony is important to an understanding of American art at the turn of the century and of the milieu in which Augustus Saint-Gaudens lived and worked. This story is not adequately interpreted at the national historic site even though it is an important part of the overall story.

The Cornish Colony provides a good opportunity for the National Park Service to work in partnership with other groups or organizations to interpret the individuals of the colony and their contributions to American art. The national historic site has in its collections a number of artworks by Cornish Colony artists that could provide the nucleus for exhibits on the colony. A partnership with an interested museum, college, or organization could use available space on the MacLeay tract to tell the story of the Cornish Colony.

National register forms for the national historic site clearly need to be revised. Written in 1978, the forms contain little data to help guide management, preservation, and visitor use needs at the site. Structural resources are described adequately, but landscape resources are not mentioned. Criteria for significance and contributing elements are barely mentioned. This work should be a priority, considering its present and future impact on park management and development. Should the MacLeay, Heim, Brown, and Bulkeley tracts be added to the national historic site, they should be evaluated and nominated to the National Register of Historic Places, if eligible.

The quality of views from the historic structures and the historic landscape are deteriorating due to development. Views are predominantly westerly and range southwest to northwest. They include Mount Ascutney in Vermont and a pronounced ridgeline to the north and south. The view across the Connecticut River valley is entirely of properties outside the national historic site boundary in the state of Vermont. Visual quality has suffered because of the placement of radio and television towers and powerlines on top of the mountain and the construction of I-91, all of which can be seen from the national historic site. The National Park Service will oppose the construction of any structure on the ridgeline to the south and west that may significantly affect views from Saint-Gaudens National Historic Site.

NATURAL RESOURCES

The *Resource Management Plan* (rev. 1991) sets the direction for natural resource planning at Saint-Gaudens National Historic Site. Natural resources are an integral part of the historic scene, and are to be managed in keeping with the historic setting where necessary (i.e., the lawn, gardens, hedges, birch trees, etc.) to support interpretation of the themes and historic structures. Overall natural resource management of the historic site supports cultural resource management objectives. These objectives will be determined in more detail in the "Cultural Landscape Report" for Saint-Gaudens.

According to NPS-77, *Natural Resource Management Guidelines*, the development of an up-to-date inventory of natural resources in each park is important, including historic

areas. Only when a manager has an accurate picture of the type and condition of the park's resources can effective management decisions be made. And these resources are constantly changing; thus, a long-term monitoring program is essential. Monitoring could help detect changes in resource conditions before unacceptable changes take place.

Based on the *Resource Management Plan* for Saint-Gaudens National Historic Site, the condition of natural resources at the site, taken as a whole, are good. However, management must encourage acquisition and maintenance of baseline information on park natural resources and must dedicate the necessary personnel to provide oversight and direction of specific projects as well as the overall program. As mentioned below, the resource management plan programs (a brief summary of those related to natural resources) suggested would be required for any of the alternatives outlined in order to comply with NPS-77. In addition, there needs to be coordination between the divisions of maintenance, historic preservation, resource management, and the threatened and endangered species coordinator for all resource management planning programs. None of the actions proposed in the alternatives in this general management plan conflicts with the programs outlined in the site's *Resource Management Plan.*

Vegetation

Basic inventories for plants are described in *Saint-Gaudens National Historic Site, Cornish, New Hampshire: A Natural Resource Inventory* (Cronan, Christopher S. and Associates 1981). The inventories do not meet level I standards, as defined in NPS-77, because of the lack of a photographic record of general habitats. One exotic species mentioned in the inventory is purple loosestrife. Further data may be needed with regard to threatened and endangered vegetative species. Maps and landscape plans are maintained in the national historic site's files. Specific maps delineating site vegetative types are contained in the above-mentioned document.

Within the natural zones of the historic site, an analysis of the health of the forest vegetation has never been completed. A systematic study of forest vigor has been proposed and funding will be requested. There is an indication that loss of specific tree species, such as ash, beech, birch, and white pine, is occurring and will be investigated. The control of exotic plant species — those not related to the historic landscape — may also require investigation.

Insect infestation has been of particular concern in the maintenance of historic plant materials such as lawns, decorative grapevines, and the birch allee. For instance, the national historic site has used milky-spore treatment to control Japanese beetle infestation. Birch bark and beech bark disease have not been controlled; however, the species affected have been given extra fertilizer treatments to enable them to withstand several other diseases, as well as damage caused by visitor carelessness.

There is an ongoing integrated pest management program at the national historic site. A database of those pests that have been troublesome in the past, including improved insect identification summaries, needs to be developed. The national historic site has relied on the U.S. Forest Service to monitor gypsy moths. To date their findings have not been incorporated into the park files, however, and are maintained at a U.S. Forest Service research station in Durham, New Hampshire.

Animal Species

Baseline information for the animal species are described in *The Fish, Amphibians, Reptiles and Mammals of Saint-Gaudens National Historic Site: An Inventory* (Cook 1986). The

site's *Resource Management Plan* states that the above-mentioned inventories should be updated and include photographic documentation in order to meet NPS level I standards.

Inventories for animal species should be updated every five years to include newly listed threatened and endangered species as well as confirmation of previously listed species and their status.

Aquatic Resources

Baseline water quality measurements of the Blow-Me-Up Brook watershed and Blow-Me-Down Pond have been taken over the past 10 years and indicated as a basic need in the *Resource Management Plan*. Surface water monitoring is within NPS level I standards. Baseline data gathered in 1986 should be updated and include photographic records.

Meteorological data are not gathered at the national historic site; thus, there is no way of assessing the effects of weather in general and precipitation in particular on aquatic resources. The nearest weather station is the Federal Aviation Administration's field station at the Lebanon, New Hampshire, airport. Data would be available from that source for any future studies that may require use of this database.

Air Quality

Air resources have never been monitored at Saint-Gaudens National Historic Site. Therefore, air quality within the site and any impact on resources is unknown at this time. The effects of acid precipitation on natural resources as well as on cultural resources has not been fully determined.

The U.S. Environmental Protection Agency maintains a National Dry Deposition Network Station at Hubbard Brook, New Hampshire, and the National Acidic Deposition Network operates an acid rain sampler at Hubbard Brook as well. The New Hampshire Air Resources Division has a monitoring station at Claremont for ozone (O_3), sulphur dioxide (SO_2), and particulates (PM_{10}).

Casual observation by site staff has noted fluctuations in the visual and respiratory quality of the air at the national historic site, depending on weather and seasonal conditions. There has also been indication of some dieback in selected tree species that may or may not be a result of airborne particulates or other contaminants.

Based on the information stated above and possible impacts of air quality degradation of cultural and natural resources, a determination should be made as to whether a monitoring station needs to be established at Saint-Gaudens.

Hunting and Fishing

Fishing is permitted in compliance with state laws and regulations. Fishing should continue to be unobtrusive and not interfere with the site's primary historical values. NPS management policies strongly discourage fish stocking in all NPS areas. Stocking is allowed in some NPS areas only where there is a special need associated with the historic events being commemorated. Because this is not the case at Saint-Gaudens National Historic Site, fish stocking does not occur in the pond or the brooks. Hunting is not permitted in the national historic site.

OTHER FUTURE STUDIES AND PLANS NEEDED

In addition to the various cultural and natural resource plans mentioned previously in sections on cultural and natural resource management, the following studies and plans should also be undertaken for Saint-Gaudens National Historic Site:

- Exhibit plan
- Park administrative history
- Wayside exhibit plan
- Park handbook
- Park informational brochure (revise)
- Accessibility plan
- Interpretive prospectus

If lands are acquired for implementation of alternatives 3 or 4, the resource management programs/studies described above would be required for these new lands. A wetlands investigation, as performed by the Environmental Protection Agency in 1992 for the existing national historic site boundary, would also be needed.

ALTERNATIVES CONSIDERED BUT REJECTED

During the development of alternatives, a number of ideas for solving specific issues were generated but did not become part of any of the alternatives. Some of these ideas are explained below.

SHAW MEMORIAL

The Shaw Memorial was brought to Saint-Gaudens National Historic Site in 1949 by the Saint-Gaudens Memorial. In 1959 an enclosure was constructed so that the Shaw Memorial could be exhibited without damage from the elements. However, because the sculpture is made of plaster, deterioration has continued unabated. The plaster picks up moisture from the air, which permeates the plaster and causes the iron armature within to rust and exfoliate (swell and scale off). This then causes the plaster to pop off as the iron armature expands. The sculpture must periodically be restored. However, this restoration is only cosmetic and does not solve the problem. Eventually, the sculpture will be damaged beyond repair.

One solution that was considered was the construction of a more permanent structure around the Shaw Memorial. It was rejected for the following reasons:

- In order to construct a facility that provides adequate temperature and humidity controls for stabilization of the Shaw Memorial, a vapor barrier would have to be constructed beneath the sculpture's foundation. It would be difficult, if not impossible, to construct such a barrier without first removing the Shaw Memorial and then replacing it. Even if such a foundation could be constructed without moving the sculpture, the possibility of accidents during installation and later during other phases of construction would be significantly increased. If it must be moved, it should be into a new exhibition building so that it only has to be moved once, rather than removed and replaced.

- A new structure with proper viewing space and temperature and humidity controls would be larger than the existing structure and affect more of the historic bowling green.

- Outdoor noise from the mechanical equipment would somewhat lessen the tranquility of the gardens despite use of the quietest such equipment available.

- It would be more cost effective to provide proper temperature and humidity controls in one building than in several smaller structures (exhibition building, a new Shaw Memorial enclosure, and a new Farragut Monument enclosure). Design costs for one building would be considerably less than for three buildings. Maintenance and utility costs would also be less.

A variation of the proposed alternative was to place the plaster Shaw Memorial in storage and make a bronze copy of the bronze version in Boston to display in the bowling green. There would be no reason for the enclosure as a bronze sculpture would not require such protection. This suggestion was rejected for the following reasons:

- The plaster Shaw Memorial is a significant work of art in its own right. It is not a copy of the bronze in Boston; rather, it is a separate work with notable stylistic and

detail variations. It is these variations that make the version in Cornish so valuable for display.

- The benefit of having both works onsite would be dampened considerably by the fact that they could not be exhibited side by side and could not easily be compared, one outdoors and one in storage.

- The expense of having a bronze copy made would be hard to justify when the original Boston version is available for viewing only 150 miles away.

- A mold of the plaster Shaw Memorial would be required anyway to ensure that any damage in transit or storage could be repaired.

FARRAGUT MONUMENT

The base of the Farragut Monument was carved out of stone blocks and was designed to be exhibited outside. However, after it was placed in Madison Square Park in New York City, the stone began to deteriorate, necessitating replacement. It is this original base that the park exhibits. In 1994 a bronze copy of the Farragut sculpture was installed atop the original base.

The complete monument is currently covered by an open air enclosure to protect it from the direct impact of the elements. However, the stone base continues to draw moisture from the air and is subject to freeze-thaw action in the winter, causing the stone to spall and flake. The base was heavily damaged during its movement over the years and should be moved as little as possible. Several suggested solutions were discussed.

One suggestion was to fully enclose the existing protective enclosure and install the appropriate humidity and temperature controls. The Farragut Monument rests on several feet of concrete, an effective barrier against rising damp. An airlock type door could be installed to make the enclosure effective. This suggestion was rejected as follows:

- The open enclosure is an integral part of the small ellipse between the new gallery and the Farragut Monument. To place a wall of glass or other material would visually affect the proportions and appearance of the ellipse and affect the visitor's ability to view and appreciate the work.

- If fully enclosed, the Farragut Monument would require humidity and temperature controls, which would be less cost effective than moving it into a gallery that is already slated for such environmental controls.

Another suggestion was to incorporate the existing enclosure into the new exhibition facility. This concept was rejected for the following reasons:

- A new exhibition structure in the historic developed area should be as unobtrusive as possible to lessen the visual impact on the historic landscape. Incorporating the existing enclosure into a new exhibition facility would dictate the new facility's location as a part of the existing new gallery/picture gallery complex. The new structure, when tied to the existing enclosure, would form a barrier across the eastern end of the site. Rather than being unobtrusive, this wall would dominate the northeast portion of the national historic site.

- As originally laid out by Saint-Gaudens, there was a walkway along both the north and south "walls" of the hedge "rooms." As the eye traveled down these walkways, the view ended at the trees along Blow-Me-Up Brook. A new exhibition facility would terminate the north view with a wall rather than forest as originally intended.

EXHIBITION FACILITY ON HEIM PROPERTY

Another alternative considered but rejected was placement of an exhibition facility on the Heim property. It was rejected for the following reasons:

- The property is no longer on the market and the likelihood of its availability in the near future is not great. The National Park Service only purchases on a willing seller basis.

- The property is out of the circulation pattern of the national historic site and would require the visitor to walk another 1/8 to 1/4 mile to reach it and then walk back to the parking lot after viewing it. It is likely that many visitors would chose to forego the extra distance.

- The property is likely eligible for inclusion on the National Register of Historic Places for its association with Augustus Saint-Gaudens and Aspet. Because no existing building on the site would meet the needs of such a facility, it would be necessary to build a new structure. It is unlikely that such an exhibition structure could be constructed without adversely affecting the property.

BLOW-ME-DOWN MILL

The Blow-Me-Down Mill complex is a historic resource for which the team struggled to find a use. Historic structures that are put to some appropriate use tend to be better maintained because problems such as leaky roofs become apparent faster and because such structures get a higher priority for limited funds than those that remain unused. Suggestions included park housing for seasonal or full-time staff housing, or for educational programs. Except for occasional use for meeting space such as environmental education programs, uses for the building could not be found as explained below.

- The Blow-Me-Down Mill complex is in the 100-year floodplain of Blow-Me-Down Brook, and federal regulations prohibit placing housing within a 100-year floodplain.

- The structure is very close to Route 12A, and the noise level from passing vehicles would be high, possibly above acceptable levels for residential use.

- Because Route 12A is well above the level of the mill, there are inappropriate sight distances for safe vehicle access into the site. No other appropriate place for parking is available nearby that could be used by staff and visitors to access the mill. Although local park visitors are allowed to pull off Route 12A to park while fishing in Blow-Me-Down Pond, this use is intermittent. Park employees living in the mill would be risking a potential accident each time they entered or left the site.

- The mill building is not accessible to the physically disabled, a requirement for NPS housing and programs. To make it usable for staff housing or programs, it would require reconstruction of an historic ell, which no longer exists, on the south side to provide access at the appropriate level. Because each floor of the structure has limited floor space, an elevator to the second floor could not be installed without taking up valuable floor space. Therefore, if used for housing, one bedroom would have to be provided on the first floor for a disabled employee and, if used for meetings or programs, the second floor could not be used. These requirements then call into question the desirability of trying to use the building for housing or programs.

TABLE 1: SUMMARY COMPARISON OF IMPACTS

Note: Because the following table is meant to show the differences between the alternatives, it does not include most impacts that are common to all alternatives.

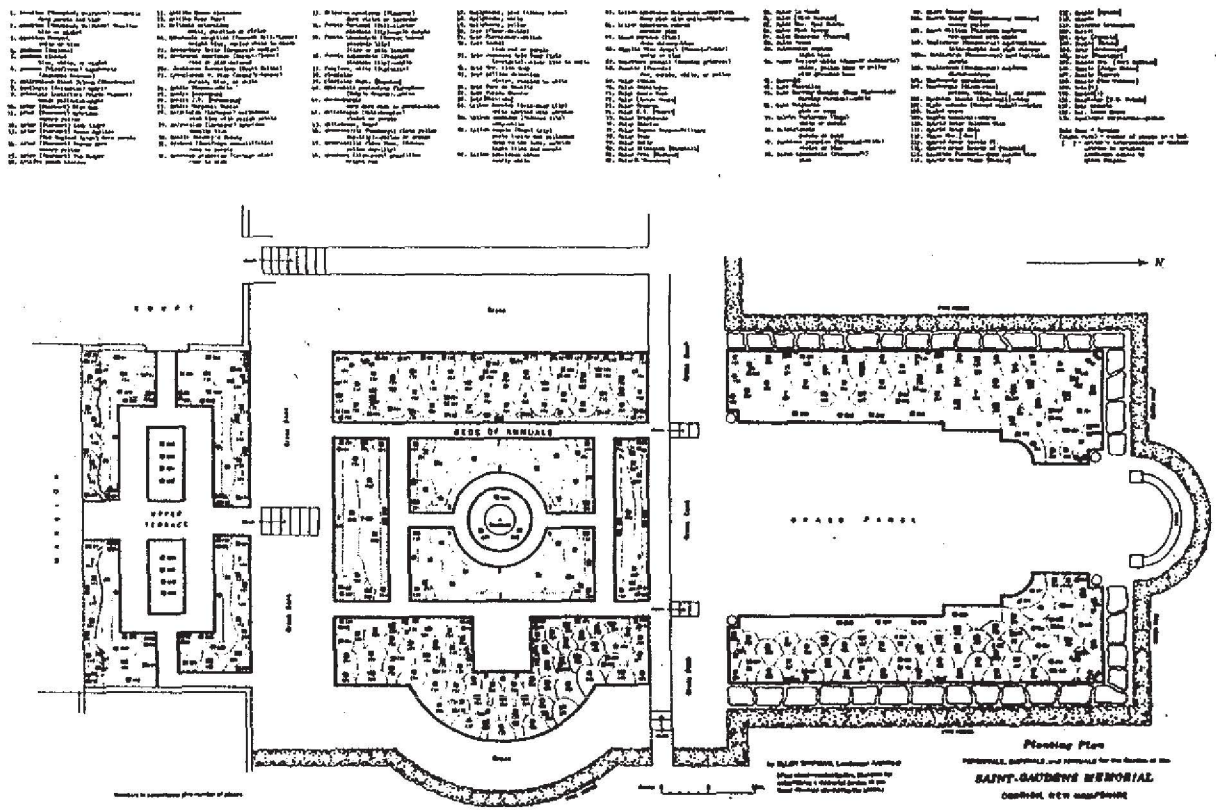
IMPACT TOPIC	ALTERNATIVE 1: NO ACTION (STATUS QUO)	ALTERNATIVE 2: ONSITE DEVELOPMENT	ALTERNATIVE 3: NEW FACILITIES OFFSITE	ALTERNATIVE 4: ONSITE/OFFSITE DEVELOPMENT - PHASED (PROPOSED ACTION)
IMPACTS ON VISITOR USE AND EXPERIENCE	Interpretation would continue to be focused on Aspet as this is where visitors receive a personalized tour. Occasional guided tours of other areas of the site would continue during the height of the visitor season. Visitors would continue to use the existing old-style brochure to get an overall understanding of the artist and his significance.	Visitors would receive orientation to the site at a new visitor contact station as well as information on how to best use the site. The majority of interpretation would continue to be provided by personalized tours of Aspet and occasional guided tours of the site.	Visitors would receive orientation and information to the site at a full-service visitor center, located offsite, before entering the historic developed area. Personal tours would be supplemented by a film and exhibits.	Same as alternative 3.
	No additional artwork currently in storage would be placed on view. Exhibits of Saint-Gaudens' artwork belonging to other museums would not be made available to the public at the site.	Some artwork now in storage would be placed on display in the new onsite exhibition building. Small-scale exhibits of Saint-Gaudens' artwork belonging to other museums could be made available to the public at the site.	More artwork now in storage would be placed on display in the new offsite exhibition building than in the other alternatives. Exhibits of Saint-Gaudens' artwork belonging to other museums could be made available to the public at the site.	Same as alternative 2.
			The visitor center and exhibition facility could be open year-round based on staff availability and operational funding.	Same as alternative 3.
	Visitors would experience the historic developed area without intrusions from new development.	Visitors would experience the artwork and site together.	Same as alternative 1.	Same as alternative 2.
	There would be no additional winter access to the site. Parking at the site would continue to be inadequate. Access for disabled visitors would not be adequately addressed.	Visitors may be able to access the exhibition facility in winter while the rest of the site is closed. Parking and site circulation would be improved. New facilities would provide access for disabled visitors.	Most visitors would experience the site in two phases — one at the visitor center and one at the historic developed area. They would be required to travel between the two sites by bus or van to minimize traffic on Saint-Gaudens Road. New facilities would provide access for disabled visitors.	Same as alternative 3.

IMPACT TOPIC	ALTERNATIVE 1: NO ACTION (STATUS QUO)	ALTERNATIVE 2: ONSITE DEVELOPMENT	ALTERNATIVE 3: NEW FACILITIES OFFSITE	ALTERNATIVE 4: ONSITE/OFFSITE DEVELOPMENT - PHASED (PROPOSED ACTION)
IMPACTS ON VISITOR USE AND EXPERIENCE (CONT.)	Several buildings would continue to be closed during concerts, thereby disrupting the visitor experience of the site.	Same as alternative 1.	Disruption of the visitor experience of the site during concerts would be greatly reduced by holding large concerts offsite.	Same as alternative 3.
	Restroom facilities would continue to be inadequate.	Restroom facilities would be greatly improved.	Same as alternative 2.	Same as alternative 2.
IMPACTS ON CULTURAL RESOURCES Artwork	Artwork in storage would remain unexhibited. The Shaw Memorial and several bas-reliefs would be placed in a climate-controlled storage space, thereby protecting them from the elements. Modification of the Farragut Monument enclosure would provide better protection for the sculpture from the elements.	Some artwork would be removed from storage and placed on display, thereby increasing the risk of damage by visitors touching them. The Shaw Memorial and the plaster bas-reliefs would be moved into protected display space. The new collections storage building would provide for better storage and for curation of all artwork onsite. Artwork would be offered better protection by onsite security staff.	Same as alternative 2.	Same as alternative 2.
Buildings	With offices and library left in Aspet, deterioration from improper use would continue.	With offices and library left in Aspet, deterioration from improper use would continue. Removal of visitor orientation from Aspet would reduce wear on the building. Onsite security staff would improve protection.	Removal of offices and library from Aspet would reduce further deterioration from improper use. Removal of visitor orientation from Aspet would reduce wear on the building. Onsite security staff would improve protection.	Same as alternative 3.
			The caretaker's cottage would be rehabilitated to function as staff staging area and restrooms. Constructing restrooms on the interior would require removal of some historic fabric.	Same as alternative 3.
		The bookstore would be removed from the Little Studio, allowing that space to be rehabilitated or restored.	Same as alternative 2.	Same as alternative 2.
		The ravine studio shed would be rehabilitated for a restroom. Some historic fabric would be destroyed during construction.	Same as alternative 2.	Same as alternative 2

IMPACT TOPIC	ALTERNATIVE 1: NO ACTION (STATUS QUO)	ALTERNATIVE 2: ONSITE DEVELOPMENT	ALTERNATIVE 3: NEW FACILITIES OFFSITE	ALTERNATIVE 4: ONSITE/OFFSITE DEVELOPMENT - PHASED (PROPOSED ACTION)
IMPACTS ON CULTURAL RESOURCES Buildings (cont.)			Historic buildings on the MacLeay and Heim sites would be acquired by the government through donation or purchase with donated or appropriated funds and adaptively reused to ensure *future preservation.*	Same as alternative 3.
Landscape		The presence of a new exhibition building in the historic developed area would be a modern intrusion on the historic scene; however, the impacts would be lessened through architectural design and landscaping.		Same as alternative 2.
	Until the maintenance facility could be removed, it would continue to be *out of character with the rest of the* historic developed area.	Removal of the maintenance facility from the historic developed area would *allow this portion of the site to be* landscaped more in character with the rest of the historic developed area. The new maintenance and collection storage facilities south of Saint-Gaudens Road in the area of the existing collections storage building would be landscaped so that they *would not be visible from the road or* the historic developed area.	Same as alternative 2.	Same as alternative 2.
	Removal of the Farragut enclosure would allow restoration of the plaza to its 1946 appearance. Removal of the Shaw Memorial enclosure would improve the historic scene in *accordance with the cultural* landscape report.			
	Parking in the lower field during concerts and when the existing parking area is full would continue to adversely affect the views of Mount Ascutney from the historic structures and damage the vegetation.	Removal of concert parking from the lower field would eliminate the visual impact of such parking on the views of Mount Ascutney from Aspet and the Little Studio and cut down on vegetation maintenance required following concerts.	Same as alternative 2.	Same as alternative 2.

IMPACT TOPIC	ALTERNATIVE 1: NO ACTION (STATUS QUO)	ALTERNATIVE 2: ONSITE DEVELOPMENT	ALTERNATIVE 3: NEW FACILITIES OFFSITE	ALTERNATIVE 4: ONSITE/OFFSITE DEVELOPMENT - PHASED (PROPOSED ACTION)
IMPACTS ON CULTURAL RESOURCES Landscape (cont.)		New visitor and park operations facilities south of Saint-Gaudens Road would be visible from that road and from the second floor of Aspet, although landscaping would minimize the impact.	The exteriors of all historic buildings on the MacLeay tract would be preserved/restored and the site landscaped, resulting in a more visually attractive site. However, parking and a new maintenance facility would be visual intrusions on the historic scene. Removal of the metal storage building would be a considerable visual improvement on the historic qualities of the MacLeay tract.	Same as alternative 3.
		Installation of new septic and irrigation systems would temporarily affect site appearance.	Same as alternative 2.	Same as alternative 2.
IMPACTS ON NATURAL RESOURCES Vegetation/Wildlife	No impact.	Removal of approximately 2 acres of mixed-conifer forest cover and understory vegetation south of Saint-Gaudens Road for visitor facilities and maintenance complex would result in a minor decrease in habitat for wildlife.	Development on the MacLeay tract would occur on approximately 2 acres of previously disturbed land. Removal of 0.7 acre of forest clearing south of Saint-Gaudens Road for maintenance and collections storage facilities would result in a minor decrease in habitat for wildlife.	Same as alternative 3.
Water Resources	Stormwater runoff from existing parking and construction activities (maintenance facility) could possibly have an impact on wetlands, streams, and watercourses due to erosion, sedimentation, and siltation.	Stormwater runoff from parking areas and resultant construction activities (visitor and maintenance facilities) could have an impact on wetlands, streams, and other watercourses due to erosion, sedimentation, and siltation.	Stormwater runoff from parking/paved areas and construction activities (park and visitor services) could have an impact on wetlands, streams, and other watercourses on both the existing site and the MacLeay tract due to erosion, sedimentation, and siltation.	Same as alternative 3.
		The septic system in the historic developed area would be upgraded to protect against pollution of wetlands, streams, and watercourses.	Same as alternative 2.	Same as alternative 2.

IMPACT TOPIC	ALTERNATIVE 1: NO ACTION (STATUS QUO)	ALTERNATIVE 2: ONSITE DEVELOPMENT	ALTERNATIVE 3: NEW FACILITIES OFFSITE	ALTERNATIVE 4: ONSITE/OFFSITE DEVELOPMENT - PHASED (PROPOSED ACTION)
IMPACTS ON NATURAL RESOURCES Floodplains/Wetlands	No impacts on floodplains. The new maintenance facility south of Saint-Gaudens Road would be designed to minimize impacts on wetlands associated with erosion, sedimentation, and siltation. Pollutants from ongoing maintenance operations (e.g., oil, grease, paint thinner) would be contained onsite.	No impact on floodplains. To the extent possible, facilities proposed south of Saint-Gaudens Road would be designed to minimize impacts on wetlands (erosion, sedimentation, siltation, and filling). Pollutants from ongoing maintenance operations (e.g., oil, grease, paint thinner) would be contained onsite. If it is not possible to avoid impacts on wetlands, then mitigating measures would be implemented.	All new facilities south of Saint-Gaudens Road and on the MacLeay tract would be designed to minimize impacts on wetlands associated with erosion, sedimentation, and siltation. Pollutants from ongoing maintenance operations (e.g., oil, grease, paint thinner) would be contained onsite. Development of a foot trail connecting the MacLeay tract to the existing trail at the Blow-Me-Down mill could have a minor impact on floodplains, but no impact on wetlands.	Same as alternative 3.
IMPACTS ON SOCIOECONOMIC ENVIRONMENT	There would be little change from existing conditions.	There would be short-term economic impacts on the community resulting from construction of new facilities onsite. Two properties would be removed from tax rolls resulting in a small loss of tax revenue. Only minimal long-term beneficial economic impacts would occur due to additional staff and a negligible increase in visitor stay in the community.	There would be short-term economic impacts on the community resulting from construction of new facilities offsite. Four properties would be removed from the tax rolls, resulting in a larger loss of tax revenue than in alternative 2, but still not a substantial loss. There would be a larger increase in park staff than alternative 2, which would benefit the community in housing, goods, and services purchased. Partnership activities could result in more individuals moving into the community. Partnership programs and the availability of adequate space for exhibits and programs on the MacLeay tract would substantially increase the amount of time visitors spend there, thus increasing the likelihood that food and lodging requirements in the community would be needed. Preservation of the Connecticut River waterfront would ensure citizen access to the river for recreational purposes.	There would be short-term economic impacts on the community resulting from construction of new facilities onsite and offsite. Four properties would be removed from the tax rolls, resulting in a larger loss of tax revenue than in alternative 2, but still not a substantial loss. There would be an increase in park staff similar to alternative 3, which would benefit the community in housing, goods, and services purchased. Same as alternative 3.



Affected Environment

HISTORICAL BACKGROUND

Saint-Gaudens' Contribution as an Artist

Augustus Saint-Gaudens (1848-1907) was one of America's greatest sculptors, a man whose art we admire today, and also a person of tremendous influence in his own time. He worked during the period after the Civil War when America reached a new level of prestige, a mighty young nation coming of age. It was a country eager to commemorate its heroes and Saint-Gaudens fulfilled that role.

As Sidney Kaplan describes, "Saint-Gaudens' galaxy of bronzes, free-standing and relief, manifold in the scope of their portraiture, is a memorable gathering of images that reflect and assess a crucial period of the nation's history and culture" (*The Sculptural World of Augustus Saint-Gaudens* 1989). John Wilmerding, curator of art at the National Gallery, compares Saint-Gaudens' international reputation in sculpture to that of John Singer Sargent's in painting.

As stated by John Dryfhout in his book entitled *The Work of Augustus Saint-Gaudens* (1982), ". . . portraiture accounts for nearly three-fourths of his life work. The heroic monuments, the public measure of a sculptor's success . . . have drawn the greatest attention: the Standing and Seated Lincolns, the Shaw Memorial, the Farragut Monument, the Sherman Monument, the Puritan, Diana and Adams Memorial. For the most part, the monumental work is also a synthesis of portraiture and ideal work."

Saint-Gaudens was more than an artist; he was a teacher and cultural leader who sought to advance his art and the role of art in society. He was a founder of the Society of American Artists. Later, he was a major force in the movement to establish the American Academy in Rome. He also participated in the development of city planning efforts, working on the redesign of Washington, D.C. As biographer Burke Wilkinson noted, he was a towering figure in both the world of art and the national scene during the mid to late 19th century, part of an inner group that included Secretary of State John Hay, architects Henry Hobson Richardson, Charles McKim, and Stanford White, painter John La Farge, novelist Henry James, and historian Henry Adams.

Saint-Gaudens' life and works are accessible to us through Aspet, one of the few historic sites to offer, intact, the home, studios, and grounds of an American artist. Here we appreciate not only Saint-Gaudens' technical mastery of his craft, but also his creative vision. He was an artist who combined the real and ideal to produce works of energy and grace that still attract us today.

Saint-Gaudens' Life and Works

Augustus Saint-Gaudens was born in Dublin, Ireland, in 1848, the year of the potato famine. His father, Bernard Paul Ernest Saint-Gaudens, was a French shoemaker from the little village of Aspet, near the town of Saint-Gaudens in the foothills of the Pyrenees. Bernard immigrated to Dublin where he married Mary McGuinness of County Longford. Six months after the birth of Augustus, he brought his wife and child to the United States. They settled in New York City, where at age 13 Augustus was apprenticed to a French cameo cutter. His family encouraged his desire to draw, and at night Augustus attended the newly opened art school at Cooper Union. Later

he studied at the National Academy of Design near their home in Manhattan.

When he was 19 and his apprenticeship over, his father offered him a chance to go abroad and see the Exposition of 1867 in Paris. While awaiting admission to the famous Ecole des Beaux-Arts, he worked as a cameo carver and studied drawing. When he was finally accepted a year later, he elected to study under the respected Jouffroy. With little money from home, he continued to support himself by cameo-cutting. In 1870 the Franco-Prussian War forced him to leave Paris. He lived and worked in Rome for the next five years, except for one brief visit home. His outlook and skills matured during these years, his warm personality attracted a wide circle of friends, and he made his first contacts with Americans who would become patrons. Also in Rome he met Augusta F. Homer of Roxbury, Massachusetts, who would later become his wife. At 27 Saint-Gaudens returned to America and began his career. He worked briefly with mural painter John La Farge and also established close and lasting friendships with two promising young architects, Stanford White and Charles McKim. They would become frequent professional colleagues.

The commission to produce the statue of famous Civil War admiral David Farragut in 1876 was a turning point in Saint-Gaudens' life. When the statue was exhibited in Paris in 1880 and then cast in bronze and placed in Madison Square in New York, it was quickly recognized as a landmark in American sculpture. While Saint-Gaudens was overturning old conventions in sculpture with the boldly realistic figure, his collaborator, White, was contributing the architectural innovations in pedestal design and public art.

Shortly after their wedding in 1877, Augustus and Augusta Saint-Gaudens sailed for Paris, where he began the first of many bas-relief portraits that revealed his mastery of delicate line and sensitive modeling. He also undertook a new role as leader among his fellow artists. Just before he left New York he took part in a revolt against the stifling academicism of an older group. One outcome was the organization of the Society of American Artists, of which he was a founder. He became a leader of the American group and helped choose American paintings for the 1878 International Exposition in Paris.

After the Farragut statue, Saint-Gaudens no longer had to struggle to obtain commissions; "The Randall," "The Puritan," the "Standing Lincoln," the ever-lengthening series of relief portraits flowed from his studio in an almost overwhelming stream. Saint-Gaudens also felt keenly his duties to those who would come after him. In numerous private ways he helped aspiring young sculptors, and through the studio/classes of the Art Students League he reached many more. He taught regularly from 1888 to 1897.

Besides his teaching, Saint-Gaudens gave generously of his time to other causes. He was an advisor to the Columbian Exposition of 1893, and suggested his former pupil, Frederick MacMonnies, and his friend and contemporary, Daniel Chester French, for important commissions. He later spent much time in Washington working with his friends Charles McKim (architect), Daniel Burnham (architect), and Frederick Law Olmsted (landscape architect) on the MacMillan Commission, making recommendations for the preservation and development of the nation's capital.

His achievements during the 1880s and 1890s included the "Amor Caritas," purchased later by the French Government for the National Museum in Paris; the "Diana," for the tower of Stanford White's Madison Square Garden; the portrait of Robert Louis Stevenson, which he later modified into the memorial to the author in St. Giles Church in Edinburgh; and the bust of Gen. William T. Sherman, which evolved into the masterful equestrian statue now standing in New York on Fifth Avenue near Central Park. He began the Shaw Memorial for

the Boston Common during this time and continued work on it for 14 years. At the request of Henry Adams he created the haunting memorial to Adams's wife, which is in Rock Creek Church Cemetery in Washington, D.C.

It was during this period of great productivity that Saint-Gaudens came to Cornish, New Hampshire. In 1885 he rented the home he named Aspet, after his father's birthplace in France; he purchased the home in 1890. Cornish became both a respite and a source of inspiration. In turn, Saint-Gaudens left his mark on Cornish by drawing a wide circle of painters, sculptors, and writers to what became a noted art colony.

At the turn of the century his plaster of the Sherman statue won the Grand Prix in the Paris Salon of 1900. It was there also that Saint-Gaudens learned he had cancer and decided to return permanently to Cornish. His last seven years were productive, too, in spite of his diminishing energy and the pain caused by illness. He finished the plaster Shaw Memorial in 1901. He finally completed the bronze Sherman to his satisfaction, and it was unveiled in New York in 1903. The secretary of state and remote summer neighbor, John Hay, sat for a bust. He finished the Stevenson Memorial and sculpted two other important works — the monument to Ireland's Charles Parnell for Dublin and the heroic-sized seated "Lincoln," for Grant Park in Chicago. When President Theodore Roosevelt, a friend and admirer, asked him to apply his talents to United States coinage, he redesigned the $10 and $20 gold pieces, today treasured by collectors. Altogether, in three decades of work, he produced nearly 150 sculptures. Honors came to him in his last years of life. Harvard, Princeton, and Yale granted him honorary degrees. He was elected a member of the Royal Academy in London and awarded the French Legion of Honor.

Treatments could not arrest Saint-Gaudens's illness, and his health continued to decline. He courageously kept at his work and weathered such setbacks as the loss of the Large Studio by fire in 1904. He rebuilt the studio the next year, naming it the Studio of the Caryatids, and filled it with assistants whom he personally supervised. Saint-Gaudens continued to work during those last years, even though he required constant nursing care. A few days before his death on August 3, 1907, he lay watching the sun set behind Mount Ascutney. "It's very beautiful," he said, "but I want to go farther away."

Saint-Gaudens Comes to Aspet

Saint-Gaudens first saw "Huggin's Folly," a Federal-style house crowning a bare New Hampshire hillside, on a gloomy April day in 1885. As the story goes he was repelled by the bleak brick structure. But after his wife pointed out that the scene would look different in summer, Saint-Gaudens rented the house from his friend Charles Beaman, owner of the nearby Blow-Me-Down Farm. He was just 37, with long years as a student and struggling young artist behind him. Ahead lay his most productive years.

There was much to be done to make the property useful for his work and acceptable to his taste. Saint-Gaudens quickly turned the barn into a studio (the Little Studio) and worked there with his assistants on the model for the Lincoln statue until the next November. The house, built about 1800 and once used as a tavern, was spacious and cool. He constructed terraces around the house. On the west he added a classical columned porch to take advantage of the prevailing breezes and the dramatic view of Mount Ascutney across the river. Inside, the house was completely remodeled. Dormers were added to serve new rooms carved out of the attic, a center stairway was added, rooms were combined, doors were enlarged, a wing was added, the upstairs ballroom was made into bedrooms, and modern bathrooms were added.

To the east of the house Saint-Gaudens built the Large Studio for the plaster-molder and a studio for his assistants. This building burned in 1904, and tragically much of the sculptor's correspondence, sketchbooks, records of commissions, and numerous works in progress were lost. A new studio called the Studio of the Caryatids was built a year later. Unfortunately, in 1944 it also burned. What remained was remodeled into a sculpture courtyard/atrium and exhibition galleries.

Over the years Saint-Gaudens lavished much attention on the grounds. He placed a formal garden between the house and the Little Studio. Where once there were only rough farmland and pastures, Saint-Gaudens developed pools, fountains, a birch grove, hedges of pine and hemlock, a bowling green, and an expanse of lawn. In addition to the manmade aspects of the landscape, Saint-Gaudens also took pleasure in the natural environment.

In 1897 Saint-Gaudens went abroad to live for three years. He gave up his New York residence and studio, but kept his home in Cornish. When he returned, he lived at Aspet for the remainder of his life. His search for good health drove him to take up outdoor sports. He built a 60-foot slide near the upper studio to support the starting point of a toboggan run. A nine-hole golf course was also laid out. In winter Saint-Gaudens and his friends played hockey on the pond below the house and skied over nearby hills.

In June 1905 the Cornish art colony, composed of friends and companions of Saint-Gaudens who came to live and work nearby, celebrated the 20th anniversary of the sculptor's coming to Cornish by holding a "masque" (a play based on early Greek drama) at the foot of the field below the house. A small Greek temple was erected in the grove of great white pines that once stood there. Originally made of plaster, it was later reproduced in marble and became the family burial place.

Work at Aspet: The Sculptural Process

With the exception of bronze casting, much of Saint-Gaudens' work to produce a sculpture was done on the grounds of Aspet. The artist was known for working and reworking sketches and models until he was satisfied. He has been quoted as saying, "People think a sculptor has an easy life in a studio. It's hard labor, in a factory" (*Augustus Saint-Gaudens: Master Sculptor*, Greenthal 1985).

Saint-Gaudens began first by making sketches or notations. Once he developed a working plan, often in consultation with collaborators such as La Farge or White, he would translate the concept into a small clay sketch. Usually a number of sketches were created for one commission in which he would experiment with composition or refine details. The next step was to enlarge the sculpture in clay and cast in plaster. Saint-Gaudens also sometimes took photographs of works in progress and enlarged them so that he could estimate if the proportions were correct. The plaster was then turned over to craftsmen for carving or sent to a foundry for casting.

Two aspects of the creative process were critical to achieving the effects Saint-Gaudens sought. The first was his talent in working with clay and the knowledge of how nuances in the clay would be reproduced in bronze. The second was Saint-Gaudens' interest in colorization of bronze. He was the first American sculptor to really explore "patination as an independent expressive element in the work of sculpture." (*Bronze Casting and American Sculpture, 1850-1900*, Shapiro 1985). Because of his interest in color, Saint-Gaudens often personally supervised the finishing and patinating of his sculptures; in fact, he viewed casting as part of the act of artistic creation.

Cornish Art Colony

Far from working in isolation in Cornish, Saint-Gaudens became part of a large art colony that flourished for some 40 years. The founder of this colony was actually Charles Cotesworth Beaman, Jr., a lawyer from New York who preferred the company of artists and writers in his leisure time. Beaman purchased large tracts of land along the Connecticut River from Windsor Bridge to the Plainfield town line, over 1,000 acres. He began building Blow-Me-Down Farm in 1884. It was Beaman who brought Saint-Gaudens to Cornish in 1885, promising him he would find "plenty of Lincoln-shaped men" there as models for the "Standing Lincoln." Together they developed the colony. Saint-Gaudens' fame and reputation drew the artists; often Beaman generously provided them with places to stay.

Cornish had a tremendous influence on Saint-Gaudens. As he described it, "I had been a boy of the streets and sidewalks all my life. So hitherto, although no one could have enjoyed the fields and woods more heartily than I when I was in them for a few days, I soon tired, and longed for my four walls and work. But during this first summer in the country . . . it dawned upon me seriously how much there was outside of my little world."

Cornish became one of the earliest art colonies in the country, predating the flurry of colonies founded from 1890-1910. The colony grew in three successive waves: artists and sculptors in the late 1880s, writers in the later 1890s, and lawyers, doctors, politicians, and other "well-to-dos" from about 1905. The result was a multifaceted community with sculptors, decorators, illustrators, painters, landscape designers, novelists, journalists, playwrights, poets, critics, essayists, composers, musicians, theatrical performers, and patrons of the arts. As the colony grew, studios and Italianate villas rose on hillsides and in abandoned pastures. Embellished with their extensive and landscaped grounds, the farm communities turned into what local people sometimes called "little New York."

Saint-Gaudens brought along to Cornish two assistants, Frederick MacMonnies and Philip Martiny, to work with him in the barn-studio. They were the first in a long line of helpers, many of whom went on to important careers of their own — Frances Grimes, James Earle Fraser, Elsie Ward, Henry Hering, and, most important of all, his brother Louis Saint-Gaudens.

Among those of note who came to Cornish were the artist George de Forest Brush, known for his paintings of Western Indians; Thomas Wilmer Dewing, a popular portrait painter, and his wife, Maria, noted for paintings of flowers; Henry O. Walker, artist; Herbert Adams, sculptor; Charles A. Platt, landscape painter and later architect; Stephen Parrish, painter and etcher, and his more well-known artist/illustrator son, Maxfield Parrish; and Kenyon Cox, artist. Later came Percy MacKaye, poet; Winston Churchill, American novelist; Herbert Croly, author and editor of the *New Republic*; Louis Shipman, playwright and landscape painter, and his wife Ellen, who designed some of the Cornish gardens; and Arthur Whiting, a composer and musician.

What linked many of the artists in the colony was a vision of idealized beauty and the interrelationships among the arts and the community. Mount Ascutney was also a source of inspiration. These bonds created shared artistic values that came to characterize the Cornish art colony.

Changes in the Landscape Since Saint-Gaudens' Death

Over the years since Saint-Gaudens' death, the site has changed somewhat. The trees and hedges have grown more mature. Some hedge rows have been removed and others

added. The orchard died out and was replaced with grass. A birch allee was planted along the northern hedge row. A caretaker's cottage, garage, and park maintenance building were constructed in the southeast corner of the historic developed area. Some of the sculptor's most famous works were placed on display around the site. Saint Gaudens' golf course of seven tees and greens was not maintained although the irrigation pipes remain in the ground. Elements of the gardens have changed.

Perhaps the biggest change in the visual character of the site has taken place in its northern corner, just inside the encircling woods. In Saint-Gaudens' time this area contained the Large Studio and its replacement, the Studio of the Caryatids, where his monumental works were prepared. Each studio was slightly screened from the lower field and Aspet by a row of poplar trees and a small fruit tree orchard to the west of the studio. The Large Studio burned in 1904, and was replaced by the Studio of the Caryatids, which burned in 1944. Both of these structures were large. Their height was approximately two or two-and-one-half stories, and their ground dimensions were approximately 79 feet by 44 feet. Either of these structures would be visible from the edge of the woods in the lower field or from Aspet. The studio structures on this area of the site would have visually dominated the scene. This domination of the scene is further exacerbated by the fact that this portion of the site, during Saint-Gaudens' life, was the highest elevation on the site which supported a structure of any kind.

The above discussion of the changes in the landscape since Saint-Gaudens' death indicates that the site is not a static display, but a constantly changing mosaic of landscape features that has produced additions and deletions to the visual scene since Augustus Saint-Gaudens died in 1907.

Management of Aspet After Saint-Gaudens' Death

After Saint-Gaudens' death in 1907, his widow Augusta and son Homer provided for the preservation of the property. They deeded the estate to a board of trustees of the foundation chartered by the New Hampshire legislature as the Saint-Gaudens Memorial, a nonprofit corporation to preserve and exhibit the collections, house, and studios. For over 50 years friends and admirers of the sculptor have supported the Memorial's work. In 1965 congressional legislation authorized the National Park Service to accept the property as a gift, and designated it a national historic site. The Saint-Gaudens Memorial Trustees continue to act in an advisory capacity.

ARCHEOLOGY

No prehistoric archeological sites are known to exist on the grounds of the Saint-Gaudens National Historic Site. However, no systematic archeological survey and testing has been conducted to identify such sites. It is likely that archeological resources exist from Saint-Gaudens' residence at the site or, perhaps, from the earliest periods of site occupation. Such resources would consist of building foundations, buried trash, privies, the golf course, and lawn and garden features.

Archeological excavations to date at the site of the Studio of the Caryatids have confirmed partial remains of the original Large Studio, which burned in 1904. However, the foundations to the Studio of the Caryatids remain and are in good shape. A deep, stand-up cellar was discovered below the southern part of the studio. The studio was entered through sunken entranceways. Brick pavement remains were also uncovered at the entranceways.

From the condition of the glass found at the site, it was determined that the fire that consumed the Studio of the

Caryatids was at least 1500 degrees centigrade. Because of the extreme heat, few artifacts could be identified. Most of the remains were nails and broken window glass, pieces of expandable metal lathe that held the stucco walls, and pieces of building hardware. However, fragments of clay and plaster modeling tools were retrieved. A caliper and pieces of plaster models were also found. At the bottom of the cellar an oxidized copper orb approximately 4 inches in diameter, replete with the toes of Diana, was uncovered. The orb with toes represents the 31-inch reduction of Diana. Two different reductions of the Dean Sage relief were also found. These reductions, plus two other unidentified fragments, represent parts of three of the eight bronze reductions lost in the 1944 fire.

ETHNOGRAPHIC RESOURCES

There are no resources within Saint-Gaudens National Historic Site that are known to be associated with contemporary Native Americans or other ethnic groups. Although no ethnographic overview and assessment has been undertaken at the site to ascertain this, the site has had no contacts with Native Americans asserting any affiliation with the site. An ethnographic/ethnohistoric evaluation of the site would be valuable for determining whether or not there are any groups with ties to the national historic site.

HISTORIC RESOURCES

The primary resources of the national historic site are those associated with the life and works of Augustus Saint-Gaudens. Other resources are associated with the artist's commemoration by his family and by the Saint-Gaudens Memorial.

The resources consist of artworks created by the artist, furnishings of the structures the artist owned, artworks of other artists owned by Saint-Gaudens, and the structures and landscape that existed during Saint-Gaudens' time or that were constructed by the Saint-Gaudens Memorial subsequent to the artist's lifetime.

Artworks in the park collections consist of 6,500 pieces, including cameos, sculptures, paintings, drawings, or decorative arts. All items are either in collections storage or on display. Historic furnishings and household items are also in storage or on display throughout the site.

Also on the grounds are some major pieces of sculpture: an original and unique plaster cast of the Shaw Memorial, the original 1881 sandstone (bluestone) base and 1994 bronze cast of the Farragut Monument, and recent bronze casts of the Adams Memorial and the "Amor Caritas."

The following buildings comprise the historic structures on the national historic site:

Aspet. Built about 1800 and once used as a tavern, the main house was remodeled by Saint-Gaudens for use as his home and retains his original furnishings. Attached to the west gable end is a classically detailed covered porch added by Saint-Gaudens. The second floor is currently used for administrative offices.

Little Studio. The studio was designed by George F. Babb for Saint-Gaudens and built in 1904. Saint-Gaudens used the structure as his personal studio. The building features casts of portions of the frieze from the Parthenon in Athens and is painted in the appropriate colors of green, white, and pompeian red. It also has a classically detailed covered porch, and is connected to Aspet and the other outbuildings by a series of formal gardens.

New Gallery. The new gallery was redesigned in 1947-48 by John Ames for the Saint-Gaudens Memorial to replace the Studio of the Caryatids that burned in 1944. This group of structures, consisting of the new gallery and the picture gallery, was created by remodeling a workshop and chicken house of 1907 and joining them by an atrium.

Stable. The stable was originally built before 1885, then remodeled and enlarged in 1891 after designs by Stanford White. The stable was used for horses and carriages and an ice house as well as a tack room. It now houses a display of carriages.

Caretaker's Cottage. The prefabricated cottage "Stanhope" was built in 1917 by Aladdin Homes, Bay City, Michigan. The structure served as a chauffeur's cottage and later as the caretaker's residence. In 1981 it was converted to administrative offices by the National Park Service.

Garage. Built in 1917 at the same time as the caretaker's cottage, and possibly the "Winton" also by Aladdin Homes, Bay City, Michigan, it was used to house Mrs. Saint-Gaudens' "Pierce Arrow" automobile.

Ravine Studio. Built prior to 1907 (at least a portion), this building may have been used by Saint-Gaudens as a combination private studio, office, and retreat. Its remote location, just inside the woods, provided seclusion. The structure consists of two parts — the studio and a much larger attached shed used for the storage of plaster casts and piece molds.

Temple. The structure was first erected in 1905 as a temporary stage set for "The Masque of the Golden Bowl," a drama presented by residents of Cornish in Saint-Gaudens' honor. The present structure, made of white Vermont marble and designed by William Kendall of McKim, Mead & White, was erected in 1914 and holds the ashes of the sculptor and his family.

Blow-Me-Down Mill. The two-story mill was designed by the firm of McKim, Mead, and White for Charles Beaman and constructed in 1891 of stone and shingles. It was historically a part of Blow-Me-Down Farm owned by Charles Beaman (now the MacLeay tract) and was never owned by Augustus Saint-Gaudens. The south wing of the mill was demolished in 1968 and only the foundation of the wing remains. Associated with it were the dam, a blacksmith shop no longer extant, and the original bridge over Blow-Me-Down Brook.

Blow-Me-Down Stone Arch Bridge. This bridge was also designed by the firm of McKim, Mead, and White. It is a shale and granite flat stone structure with granite quoins and a keystone defining a Roman arch. Much of the bridge has been subsumed within the Route 12A culvert bridge.

CORNISH COMMUNITY

Throughout Cornish, today, remain the homes and formal gardens of the men and women who made up the Cornish Colony. Some of the great estates have been subdivided and sold off. Others have been destroyed by fire. But, remarkably, the majority of the homes built by the Cornish Colony remain. Few are as accessible as Aspet. Most are secluded among the trees and hillsides, down long driveways. Many still belong to the families of the original owners; others have been sold.

Visitors with an appreciation for the Cornish Colony may still find the views and structures painted or described by its

distinguished inhabitants unchanged by the intervening years, although only at Saint-Gaudens National Historic Site would a visitor find any interpretation of the colony.

The community still attracts artists, writers, and the wealthy from up and down the East Coast, but their artistic forbears such as Saint-Gaudens, Maxfield Parrish and his father Stephen, Thomas Dewing and his wife Maria, Charles A. Platt, Percy MacKaye, Winston Churchill, George de Forest Brush, Henry O. Walker, Herbert Adams, Kenyon Cox, Herbert Croly, Arthur Whiting, and Louis and Ellen Shipman are long gone.

THE LANDSCAPE

Saint-Gaudens National Historic Site retains much of its appearance from the days of Augusta and Augustus Saint-Gaudens. The site was his creation and, with some modifications made over the years by his wife, by the Saint-Gaudens Memorial, and by the National Park Service, remains much as it did when he lived here.

In order to keep the national historic site as much as possible a reflection of Augustus Saint-Gaudens, it is important to identify what things are significant to the visual enjoyment of the site and, therefore, should not be changed.

Mount Ascutney dominates the views from both the Little Studio and Aspet, and from the lawns around them. In recent years, I-91 and radio and television towers have been constructed on its flanks. These have, to some extent, diminished the historic view.

As one enters the national historic site from Route 12A below, there is a sense of anticipation that is gratified by the first glimpses of the house and Little Studio where the trees give way to grassy meadow and lawn.

Although not originally owned by Saint-Gaudens, Blow-Me-Down Mill and Blow-Me-Down Pond are significant landscape features that herald the entrance to Saint-Gaudens Road from Route 12A.

The deep woods south of the Saint-Gaudens Road did not exist during the 19th century. However, they have been a part of the site for about 75 years and give the visitor an impression that the historic site was carved out of the forest primeval, a sense of going back to the 18th century.

The historic landscaping and gardens are visually outstanding. While not exactly as they were during Saint-Gaudens lifetime, the arrangement of components — gardens, bowling green, clipped pine and hemlock hedges, lawns, golf greens, and open field — provide another example of the aesthetic genius of the artist. Italian in inspiration, yet highly personal in detail, the gardens use an aggregate of flowers and plants for their aesthetic beauty rather than horticultural rarity.

Significant aspects of the landscape that define its character include the spatial relationships among the main house, Little Studio, stable, gallery complex, and caretaker's cottage, the relationship of the garden to the house and to views of Mount Ascutney, the sloping nature of the site emphasized by steep ravines to the north, east, and west, the site entry and circulation system consisting of formalized brick walks and informal paths, the system of terraces around the house and gardens, the formal garden layout, the extensive use of hemlock and white pine hedges to delineate a series of rooms, and the site furnishings that include ornamental fountains, benches, sculpture, and urns. See the Areas with High Degree of Landscape Integrity map.

TOPOGRAPHY, GEOLOGY, AND CLIMATE

The landscape that greeted Augustus St. Gaudens near the little town of Cornish, New Hampshire, had been evolving for millennia. By Saint-Gaudens' arrival in 1885 the place was already dramatically different from the pre-colonial landscape. Colonial settlement patterns, following the fertile river valleys inland, had transformed the Connecticut River valley. The meadows and tangled thickets of the low-lying river valley and the climax forest, which had covered the gently sloping hills, had been replaced with a patchwork of villages, farms, and woodlots. The countryside had been divided into farms and the vast forests had been cut, with only the stream edges, hedgerows, and ridge tops remaining forested. The landscape that greeted Augustus Saint-Gardens had already been tamed from the primeval wilderness, a landscape that was inspirational to the artists and writers of his time.

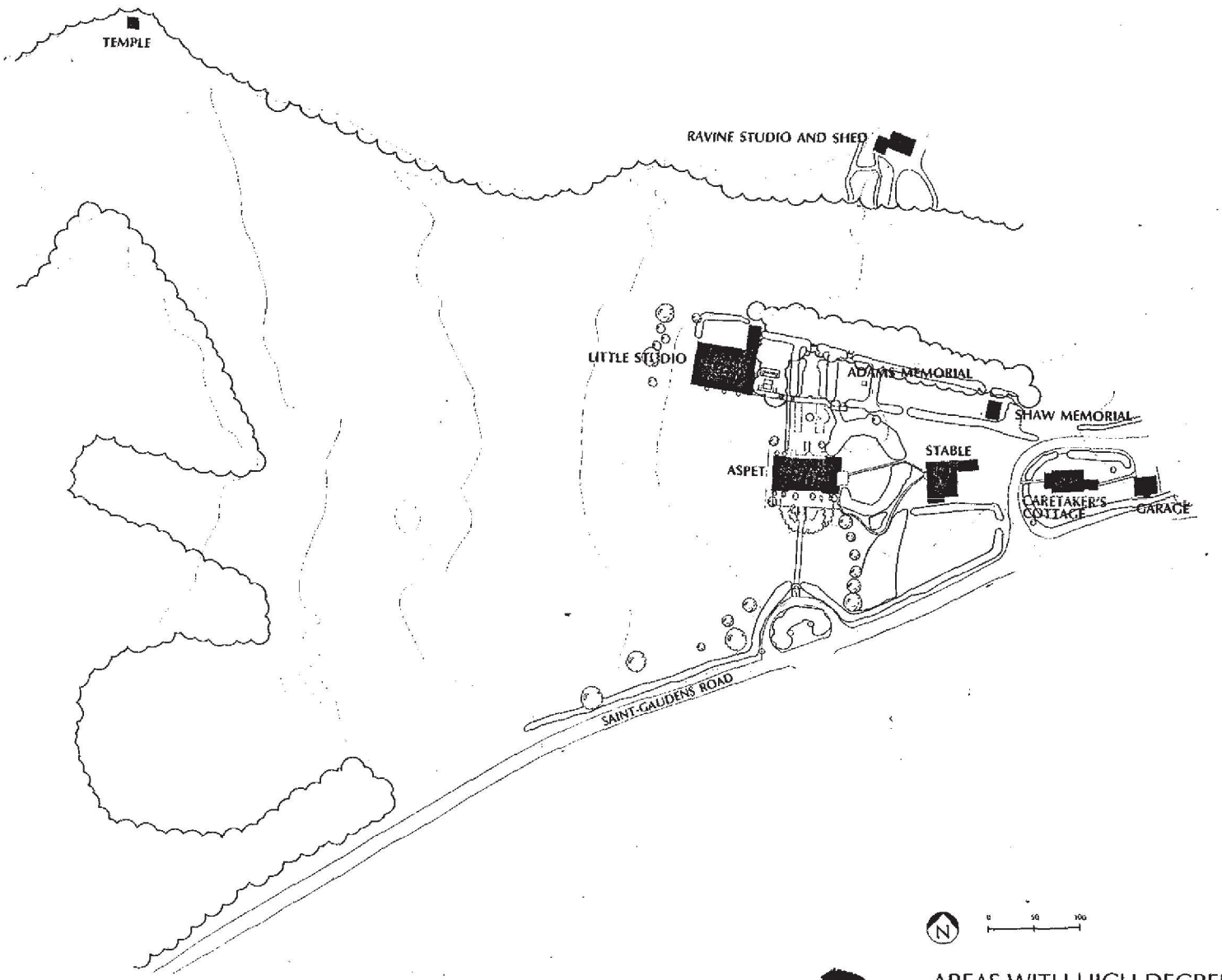
The vast vistas of the seemingly gentle landscapes of the Connecticut River valley were created by a series of traumatic geological events. The local bedrock is a dark grey slate that was deposited in the still shallow waters that covered the area during the Middle Ordovician and into the Lower Devonian, 400 to 500 million years ago when fish were rising to dominance on the planet. Later during the Jurassic, the African and North American continental plates collided, crushing the sediments and folding them into the Appalachian Mountains.

Over time, weathering processes reduced the jagged new mountains into the gentle hills seen today. The erosional processes were to be interrupted twice. Active volcanism occurred during the Jurassic period, the time of the dinosaurs, when the magma chambers below the surface burst and intruded liquid rock into the sediments above. This huge, crystalline intrusion would later come to be known as Mount Ascutney, a major element of the contemporary view from Aspet across the Connecticut River valley into Vermont.

As the volcanism in the region quieted and finally ended, the erosional processes took over again, dominating the regional geologic processes until interrupted by the advances and retreats of the glaciers. The ice sheets deepened and widened the river valley while smoothing the mountain tops. The advance and retreat of the Wisconsin glacier was the last dramatic geologic event to shape the Connecticut River valley. The glacier scraped rock across the Canadian Shield and into New England. There are three distinct glacial deposits on the St. Gaudens site. The first was formed during a climatic flux resulting in the temporary retreat of the glacier; the melting glacier dropped the rocks it had carried southward within the ice, blanketing the area under a layer of loose unconsolidated gravels. Later the glacier advanced over the site again, and the next retreat found the Saint-Gaudens site under 600 feet of water, trapped beneath a lake of glacial melt water behind a terminal moraine. One hundred sixty feet of cyclical clays and silts were deposited in the still lake waters.

When the downstream dam trapping the glacial melt waters was finally breached, the Connecticut River returned to its preglacial course and revegetation of the valley began. Gradually, the plants and animals that were earlier pushed southward by the advancing ice sheets began to return and recolonize the area.

As the climate stabilized, the regional weather patterns recognizable today developed. Southern New Hampshire is in the temperate climatic region, the summers are hot and the winters are cold. The site is often buried under snow from



AREAS WITH HIGH DEGREE OF LANDSCAPE INTEGRITY
HISTORIC DEVELOPED AREA
SAINT-GAUDENS NATIONAL HISTORIC SITE
UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
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ON MICROFILM

November through March. The area receives about 35 inches of rainfall annually and has high ambient humidity. The humidity is highest at dawn, causing the characteristically heavy dew and morning fogs which inspired the artists of the Cornish Colony. The turbulent climate and high humidity levels are causing damage to some of Saint-Gaudens' works, which are located on the site and unprotected from the elements.

WATER RESOURCES/WATER QUALITY

Saint-Gaudens National Historic Site is within the Connecticut River drainage basin and the Blow-Me-Down Brook watershed (see General Vegetation and Wetlands map). The water system within the boundary includes the Blow-Me-Up and Blow-Me-Down brooks, Blow-Me-Down Pond, and associated wetlands. Data collected over the last 10 years indicate that water quality on the site meets NPS level I standards as defined in NPS-77, *Natural Resource Management Guideline.*

The four aquatic habitats that have been described on the site are overflow ponds, Blow-Me-Down Pond, Blow-Me-Down Brook, and Blow-Me-Up Brook (Cook 1986). Blow-Me-Down Pond is a shallow, but cool pond that is deficient in nutrients but high in dissolved oxygen. The pond was formed by the damming of Blow-Me-Down Brook and adjoins extensive warm-water wetland areas filled with cattails, pond lily, and sedge. The overflow ponds occur in depressions along the floodplain of Blow-Me-Down Pond when rainfall and spring high water overflow the pond. These ponds are ephemeral and vary in depth, duration, and vegetation. A more detailed description of the brooks and intermittent streams follows in the discussion on soils and vegetation concerning the wetland community (see Wetland Vegetation and Intermittent Streams map for location of these areas).

Federal Emergency Management Agency maps indicate that there is about 35% of the MacLeay tract within the 100-year floodplain. No development would occur in the area delineated as floodplains.

SOILS AND VEGETATION

The soils on the site developed as a result of five factors: parent material, climate, time, plant and animal life, and topography. The soil variations are caused by local changes in parent material, microclimate, and topography. The U.S. Department of Agriculture, Soil Conservation Service has classified the soils on the site as Entisols or Inceptisols, which are the youngest class of soils. These particular soils have developed since the retreat of the last glacier.

The soil types range from well-drained loamy soils on the uplands to poorly-drained silty soils in the floodplains. The distribution of soil types at Saint-Gaudens shows a striking correlation to the forest types. The conifers are generally restricted to the Hollis stony loam, a thin, loamy soil sitting on bedrock. The thicker, well-drained sandy loams of the Hartland series support the hardwood forests. The droughty soils of the Merrimac series are too dry to support hardwood forests and are found in association with the old field successional communities, however, on the steep shady slopes of the outwash terraces the Merrimac soils provide suitable environment for mixed hemlock/hardwood forests. The poorly to moderately well drained soils developed on alluvium in the topographically lowest areas restrict the riparian and wetland communities.

Saint-Gaudens National Historic Site supports forests that are part of the vast complex of the eastern deciduous forest stretching from Maine to Georgia. The site exhibits wide ecological diversity, with habitat ranging from upland forest to

riparian edge community. The historic developed area is maintained as a highly manicured series of lawns and garden terraces appearing much as they did during Saint-Gaudens' time. The plant communities in the areas surrounding the historic developed area represent the dramatic diversity typical of the forests of New England, as well as the dynamic natural patterns of succession in the changing plant communities.

Plant communities on the site vary according to aspect, bedrock and soil type, proximity to rivers and wetlands, and human history. Early Cornish settlers found the area filled with towering forests of white pine, which according to historical accounts, were harvested as masts for the British navy. There is photographic evidence that the towering pines at Aspet survived into Saint Gaudens' time. During the artist's life large pines bordered Blow-Me-Down Pond, portions of the entrance road, and edged the formal lawns surrounding Aspet. Logging and subsequent successional processes have reclaimed the landscape and significantly altered the site's plant communities. Saint-Gaudens was accustomed to walking through a mature hemlock forest to the bathing pool, which was formed by damming part of Blow-Me-Up Brook. Later, some mature trees were removed. Portions of the area are now in a state of successional recovery (the mature hemlock stand still exists).

Following Saint-Gaudens' death, parts of the site were subjected to selective logging, which removed hemlock and other mature species in 1920-25, 1940-50, and 1964-65. Despite these changes the essential character of the site has remained constant since the turn of the century. The forest still rings the manicured historic developed area and frames the still unencumbered view of Mount Ascutney in the distance.

The majority of the site is covered in mixed hardwood forest; however, there is a large section of coniferous forest in the southeast section of the site. Also, there are significant areas of successional mixed pine and mixed hemlock forest, riparian, or floodplain forest found in the natural areas of the site.

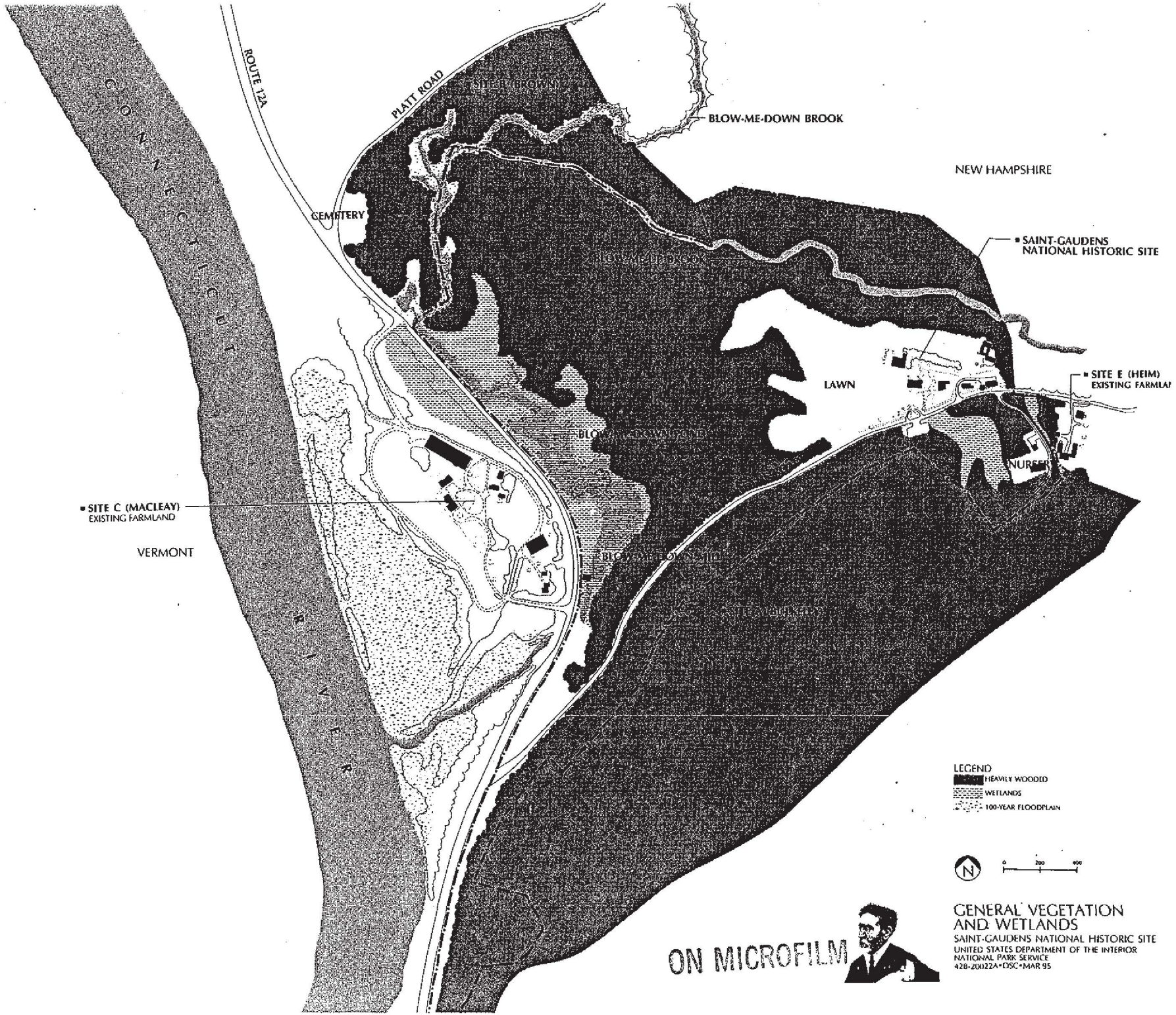
The mixed hardwood forest is found on the upland section on the western edge of the site where the deep soils hold moisture and support verdant growth. The forest is of intermediate age and in a mid-successional stage. The forest shows a healthy diversity, and the understory is filled with tree saplings, a major indicator of forest vigor. As this forest matures, oak will become the dominant species.

The hemlock communities are divided into two groups: the mixed hemlock forest and the north-facing mixed hemlock/hardwood ravine forest. The mixed hemlock is older and more mature, while the north-facing mixed hemlock/hardwood ravine forest is recovering from the selective logging of the large hemlocks between 1940 and 1950.

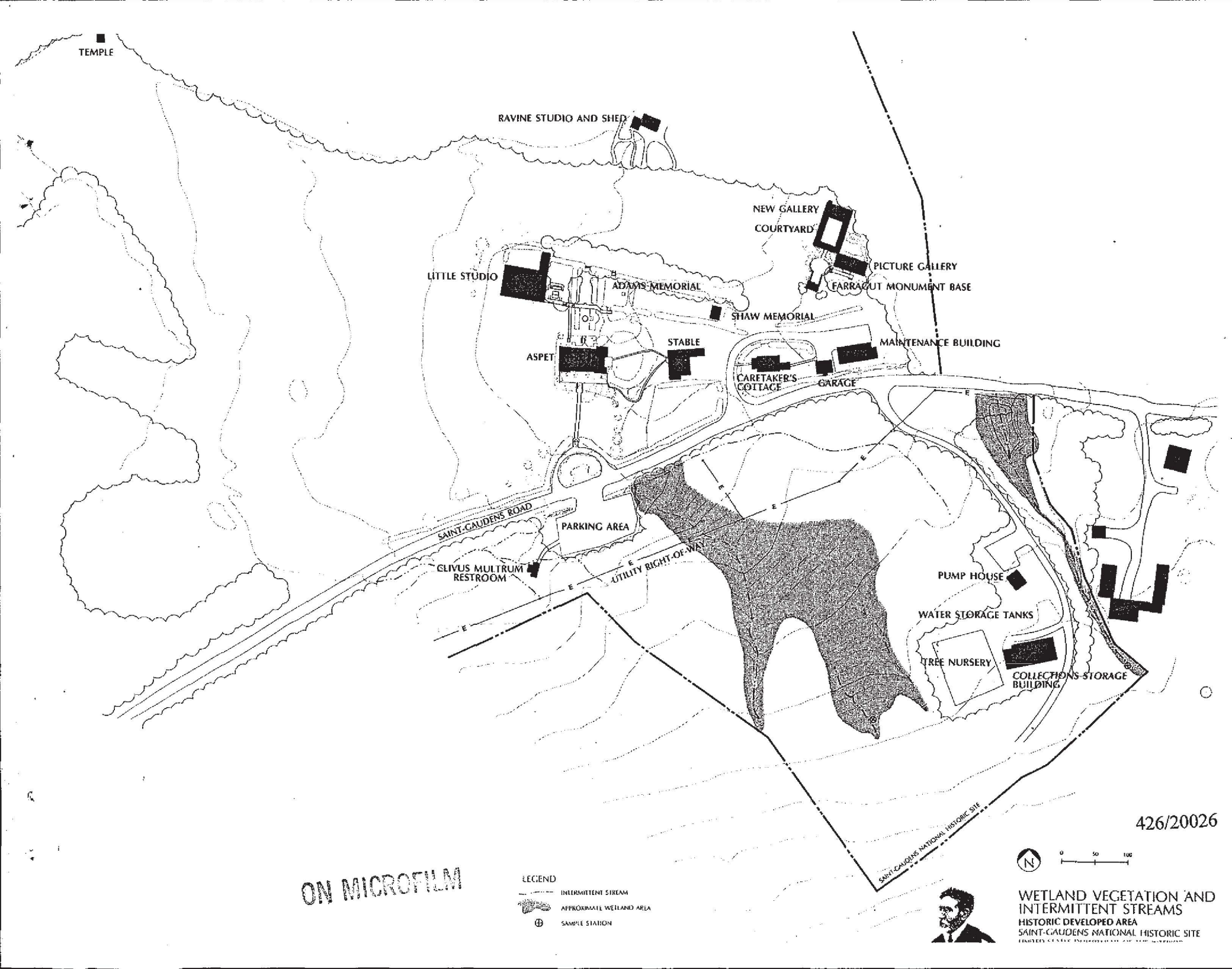
The white pine, the major element of the mixed coniferous forest, surrounds the historic developed area. This forest association grows on the thin stony soil directly on top of the site's bedrock. The white pines are as old as 60 years, while associated hardwoods are 10 to 15 years younger.

The pine-hardwood successional forest is southwest of the main lawn and is the youngest forest on the site. This forest developed when parts of the golf course were released from turf management and seeded by adjacent forest communities about 25 years ago. The white pine, the first species to colonize the area, is still the dominant species of the community.

The forest communities change on the terrace near the confluence of the Blow-Me-Up and Blow-Me-Down brooks. This transition forest is between the river floodplain and the upland hardwood forests. This river terrace community is



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HISTORIC DEVELOPED AREA
SAINT-GAUDENS NATIONAL HISTORIC SITE

differentiated from the other forest communities on the site by the presence of blue beech, witch-hazel, and bitternut hickory. These species, especially blue beech and bitternut hickory, are only found on moist soils along stream corridors.

The forest community immediately adjacent to the Blow-Me-Down and the Blow-Me-Up Brooks is referred to as the riparian forest. This forest historically was subject to repeated seasonal flooding and scouring by the brooks. The flooding deposited rich alluvial soils. (Note: The descriptions of plant communities within the site was based on information in the 1981 *Saint Gaudens National Historic Site: A Natural Resource Inventory*, conducted by Christopher S. Cronan and Associates in 1981.

The final type of vegetative cover found on the site is the wetland community. Shrub wetlands border Blow-Me-Down Pond all along its eastern and northern edges, and these shrub wetlands extend a short distance up the sides of Blow-Me-Down Brook before becoming forested wetlands. These finger-like forested wetlands rapidly constrict as one proceeds upslope into the steep ravines which the streams follow, leaving only a very narrow (less than 10 feet wide in most places) band of wetland surrounding the stream channel. There is one substantial forested wetland in the southeastern part of the property, and a smaller forested wetland in the southwestern part of the property. Also within this portion of the park are many intermittent streams, some of which contain very narrow (only a few feet wide) bands of forested wetland.

There are four jurisdictional wetland areas that have been delineated by the Environmental Protection Agency. This information can be found in their November 1992 report entitled "Wetland Identification and Delineation Survey, Saint-Gaudens National Historic Site." Following is a summary of the location and dominant species in each wetland area (see General Vegetation and Wetlands and Wetland Vegetation and Intermittent Streams maps).

One small wetland is located in the southeastern area of the national historic site adjacent to the Heim tract. It begins at the headwaters of a small stream that originates as groundwater discharge (seep) area just to the south of the site boundary. This stream appears intermittently at first, then becomes more clearly defined as you proceed north into the ravine. The stream then passes under Saint-Gaudens Road and off the site as it heads towards Blow-Me-Up Brook. The wetland is quite narrow at first near the beginning of the stream, narrows even more a short ways to the north, then broadens at the bottom of the ravine before ending at Saint-Gaudens Road. In its upper reaches, this wetland is characterized mostly by sensitive fern (*Onoclea sensibilis*) and jewel weed (*Impatiens capensis*). Toward the lower end near the road, the edge of the wetland contains dogwood (*Cornus* sp.) as well.

A large wetland lies to the west of the water storage tanks and pump house in the southeast area of the site. The area is dominated by eastern hemlock (*Tsuga canadensis*), red maple (*Acer rubrum*), and trembling aspen (*Populus tremula*) in the overstory: red maple, slippery elm (*Ulmus rubra*), and eastern hemlock in the understory; and royal fern (*Osmunda regalis*) and marsh fern (*Thelypteris thelypteroides*) in the ground cover. Several intermittent streams flow through this wetland, all draining to the eastern end of the visitor's parking lot adjacent to Saint-Gaudens Road.

Another small wetland is located on a forested hillside just to the south of Saint-Gaudens Road in the southwest part of the site. It appears to be a groundwater discharge area characterized by lady fern (*Athyrium filix-femina*), New York fern (*Thelypteris novaboracensis*). A small intermittent stream runs down the hillside through the wetland toward Saint-Gaudens Road.

Along the forested wetland border on the eastern edge of Blow-Me-Down Pond, a finger of wetland extends back into a

shallow ravine, which is separated from the pond by a small ridge of upland. A small intermittent stream drains through the center of the wetland, emptying out over a short drop near the foot trail that runs parallel to the pond's edge. This forested wetland is fairly diverse, being dominated by red maple and red oak (*Quercus rubra*) in the overstory; red maple, American beech (*Fagus grandifolia*), yellow birch (*Betula allegheniensis*), and hophornbeam (*Ostrva virginiana*), in the understory; and sensitive fern, cinnamon fern (*Osmunda cinnamomea*), staghorn clubmoss (*Lycopodium obscurum*) in the ground cover.

WILDLIFE

Fish

According to Cook's 1986 inventory, there are 17 fish species within the aquatic habitats of the national historic site. These species, a mix of cold and warmwater fish, include brook trout, creek chub, fall fish, bluntnose minnow, brown bullhead, rock bass, redbreast sunfish, bluegill, pumpkinseed, yellow perch, tessellated darter, two species of dace, two species of shiner, and two species of sucker.

On a habitat basis, the upper reaches of Blow-Me-Down Brook support the most abundant fish populations, followed by Blow-Me-Down Pond. The most diverse fish populations were found in the low gradient section of lower Blow-Me-Down Brook, Blow-Me-Down Pond, and the low gradient section of upper Blow-Me-Down Brook. As previously mentioned, Blow-Me-Down Pond is heterogenous and not surprisingly supports a diversity of species. Both low gradient sections of Blow-Me-Down Brook occur as transition zones between rapidly flowing waters and those that are relatively still (Connecticut River and Blow-Me-Down Pond) and typical of transition zones, they have relatively high species diversity.

Amphibians

The amphibians of the national historic site are numerous and diverse. While those species found here are fairly common and widespread throughout New England, what is noteworthy is this abundance and diversity on such a small site.

The species found here possess a great diversity of life history patterns. While all are ultimately tied to moisture requirements, they range from wholly terrestrial redback salamander to the aquatic bullfrog. Some are conspicuous and diurnal while others are nocturnal and burrowing. These patterns greatly influence the habitat associations and apparent abundance of the species.

The 13 species found within the national historic site include five species of salamander, five species of frogs, the American toad, spring peeper, and red-spotted newt. The wetlands around Blow-Me-Down Pond are especially important amphibian habitat. Aquatic species like the bullfrog, green frog, and red-spotted newt, use Blow-Me-Down Pond, and, when present, the overflow ponds. This is a year-round use, and breeding, feeding, and hibernation all take place in the ponds. Other species such as the spotted and Jefferson salamanders, spring peeper, gray tree frog, wood frog, and American toad feed and hibernate terrestrially but require the overflow ponds for courtship, egg laying, and development of eggs and larvae. The continued existence of these ponds is important for maintaining the amphibians at the national historic site.

Reptiles

Reptiles observed at the national historic site consist of three turtles and two snakes, all but one fairly common and widespread in New England. The wood turtle is uncommon to

rare in New England and had been proposed for listing as a species of special concern.

The aquatic painted and snapping turtles are fairly common, although not abundant here. This may be natural and normal for the painted turtle as their numbers start to diminish this far north. It could also be that the pond dredging that occurred in 1984 had reduced the population.

During dam restoration work in 1984, some turtles (presumably painted and numbers undetermined) were dredged out of hibernation in the pond bottom and died. While this undoubtedly reduced the painted turtle population, it is impossible to determine how great the impact was. However, sufficient numbers are present for the population to recover.

Considering the effort that was extended by Cook in 1986 to inventory the snake population for the national historic site, only 11 individuals (two different species) had been captured or observed. The site seems remarkably devoid in both number and diversity of snakes. The habitats here, with an abundance of invertebrates, amphibians, fish, and small mammals certainly appear capable of supporting more snakes than encountered.

Mammals

The national historic site supports a variety of mammals, and most species are common and widespread both regionally and at Saint-Gaudens. Cook's 1986 inventory includes eastern chipmunk, woodchuck, meadow vole, muskrat, porcupine, raccoon, fisher, striped skunk, river otter, white-tailed deer, three species of shrew, two species of mole, bat species, squirrel, and meadow jumping mouse. A few species that are noteworthy for their local or regional rarity include the masked shrew, star-nosed mole, meadow jumping mouse, fisher, and river otter.

While most of the smaller species have home ranges small enough to be contained within the site's boundaries (e.g., mice, voles, shrews, squirrels, moles), the larger species, (e.g., beaver, muskrat, porcupine, fisher, raccoon, skunk, otter, deer) or migratory ones (bats) use the site for only part of their daily, or yearly, activity. Even for the smaller species, the populations extend beyond the national historic site's boundaries.

Certain widespread species, such as short-tailed shrew, white-footed mouse, deer mouse, and red-backed mouse have small individual home ranges and their wide occurrence (as detailed in the 1986 inventory) represent many individuals. Larger species such as deer and raccoon have much larger home ranges that include most, if not all, of the habitats previously described.

There are certain species that are found primarily in particular habitat(s). Aquatic species such as muskrat, beaver, and otter, although capable of overland travel, were only recorded in the wetlands. Meadow voles were only found in the open lawn/field habitats.

The most noteworthy of the live captures performed during the 1986 inventory was a fisher that was caught in the mixed coniferous forest. Fishers are noted as inhabitants of coniferous forests and have been increasing in southern New Hampshire (Godin 1977). Since fisher have a reported "normal" home range of 8 to 15 miles in diameter, it is safe to say that the individual ranges throughout the woodlands of the national historic site and that the site comprises only a small fraction of its home range.

Thus the habitats for the site and the mammals they support should be viewed in the context of surrounding habitats and

land use. The continued existence of some species found onsite will be determined by external events, and is therefore beyond the National Park Service's direct control.

Birds

During the 1981 survey of Cronan and Associates, 99 species were observed in Saint-Gaudens National Historic Site. At least 34 additional species have been recorded locally in comparable habitats. Therefore in any year, the national historic site almost certainly serves as the breeding grounds, migratory habitat, or wintering grounds for well over 100 species of birds.

The wide diversity of habitats at Saint-Gaudens National Historic Site is responsible for the large number of birds that visit the site. The New Hampshire Audubon Society lists 27 habitats throughout the state that are used by birds. Eight of these are coastal or ocean habitats. Of the remaining 19 inland habitats, all but two are represented within the site's boundaries. The remaining 17 habitats described in the Audubon study have been combined into 9 habitat types in Cronan and Associates' 1981 inventory. The two inland habitats not represented at the national historic site are lakes and fields.

Summer Residents (Breeding Birds). The New Hampshire Audubon Society lists 68 species that are common summer residents in central New Hampshire. In 1980, 54 of these species nested in Saint-Gaudens. In addition, four other species that are designated as uncommon and local in occurrence also nested in the national historic site, bringing the number of nesting species to 58. The four uncommon species are hooded merganser, Traills flycatcher, green heron, and Louisiana waterthrush. The latter species is very uncommon, even rare, in this part of the state.

Most of the summer breeders represent very stable and predictable populations comprising many nesting pairs. However, nine of the breeding species were represented by only one or two pairs, and their breeding status from year to year is less certain. These include green heron (one pair), American bittern (one pair), hooded merganser (one pair), broad-winged hawk (one pair), American woodcock (one or two pair), barred owl (one pair), pileated woodpecker (one or two pair), Louisiana waterthrush (one pair), ruby-throated hummingbird (one or two pair).

On the basis of their habitat preferences, a few species were conspicuously absent from the national historic site. These included black duck, wood duck, long-billed marsh wren, and Virginia rail, all of which commonly nest in cattail marshes similar to the Blow-Me-Down marsh. It is not unlikely that during some years, these species have nested in the marsh; this would place these species in the same category as the nine species just mentioned.

The large number of breeding birds is also directly a function of the habitat diversity in the national historic site. The nine habitat types previously discussed can be grouped into four categories: marsh and pond related habitats, forest habitats, habitats associated with the marsh/forest ecotone, and those associated with the buildings, shade trees, and extensive open area surrounding the park headquarters. The importance of the wetlands is particularly striking in the inventory. Without the marsh and marsh/forest ecotone, 16 species that were observed in 1981, would be absent. Moreover, all four common species nest in the wetlands.

Winter Residents. Less than 20 species regularly overwinter on the national historic site. The lack of food forces all but the seed and bud eaters, bark probers, and predators to migrate farther south. The overwintering species are tree sparrow, gold finch, pine siskin, purple finch, evening grosbeak, cardinal,

brown creeper, blue jay, dark-eyed junco, white-breasted nuthatch, red-breasted nuthatch, black-capped chickadee, crow, hairy woodpecker, downy woodpecker, pileated woodpecker, barred owl, and ruffed grouse. Other species that might be seen occasionally during the winter include the common redpoll, red- and white-winged crossbill, golden-crowned kinglet, boreal chickadee, and raven.

Except for the pileated woodpecker, barred owl, and ruffed grouse, all regularly overwintering species are common and one could expect to see most of them on any day during the winter. The small seed eaters — chickadees, nuthatches, and brown creepers — travel in loose-mixed foraging flocks. Two prime places to observe them are along the edge of the lawn in the mixed-hemlock section of the forest, and in the white pines along the entrance road to the national historic site. In October and November, these mixed flocks are often joined by ruby-crowned and golden-crowned kinglets.

Migratory Species. Sixty-four of the 131 species that have been seen at or near the national historic site neither breed nor winter in the national historic site. Most of these are migrants that nest elsewhere, often farther north, and winter farther south. Saint-Gaudens serves as an important stopover for these birds, providing food, water, and cover. In fact, the greatest number of species that can be seen at one time at Saint-Gaudens occurs during the migratory period in May. During the middle of May, thrushes, warblers, blackbirds, flycatchers, hawks, sparrow, vireos, herons, and woodpeckers all use the national historic site's habitats. On a good morning, one might see more than 50 species.

THREATENED AND ENDANGERED SPECIES

Information received from the U.S. Fish and Wildlife Service indicates that there are a few federally threatened and endangered species within the general area of the national historic site (see table 2).

TABLE 2: FEDERALLY LISTED THREATENED AND ENDANGERED SPECIES

Common/Scientific	Status	Distribution
Bald eagle (*Haliaeetus*) *leucocephalus*)	E	Entire state; migratory
American peregrine falcon (*Falco peregrinus anatum*)	E	Entire state; reestablishment to former breeding range in progress
Arctic peregrine falcon (*Falco peregrinus tundrius*)	E	Entire state; migratory, no nesting
Eastern cougar (*Felis concolor*)	E	Entire state; may be extinct
Dwarf wedge mussel (*Alasmidonta heterodon*)	E	Cheshire (Ashuelot River); Sullivan (Connecticut River)
Puritan tiger beetle (*Cicindela puritana*)	T	Extirpated (Connecticut River valley)
Jesup's milk-vetch (*Astragalus robbinsii* var. *jesupi*)	E	Connecticut River valley

SOURCE: U.S. Fish and Wildlife Service, letter, 1991.

According to the New Hampshire Natural Heritage Inventory, there are two state threatened plant species within or near the national historic site — Sago pondweed (*Potamogeton pectinatus*) and Vasey pondweed (*Potamogeton vaseyi*).

RESOURCE DESCRIPTION OF POSSIBLE ACQUISITION SITES

Four sites are being considered for possible acquisition through donation or purchase with donated or appropriated funds. All four parcels adjoin the national historic site boundary. The tracts are site A (Bulkeley), site B (Brown), site C (MacLeay), and Site E (Heim); refer to the Park Boundaries and Possible Acquisition Sites map in "The Alternatives, Including the Proposed Action" chapter, "Introduction, Boundary Changes" section. Site D, the Wade tract, was looked at as a possible site for maintenance, visitor, and administrative facilities. It is currently in the possession of the Connecticut River Watershed Council. This property is not contiguous to the national historic site and is farther away than the other four. The availability of site D was never determined because of concerns about the tract's size, distance from the historic site, and the likelihood of visitor circulation problems between it and the historic site.

The natural resources (e.g., soils, vegetation/habitat, wildlife, soils) of the four possible acquisition sites are basically the same as those found at Saint-Gaudens National Historic Site.

The Bulkeley and Brown tracts would be acquired to ensure that they remain undeveloped. The MacLeay and Heim tracts would be purchased both for development purposes and for protection against commercial development.

SITE A (BULKELEY TRACT)

Site A (119 acres) is adjacent to the existing national historic site boundary on the south. The tract is in the conservation zone, as defined by the Town of Cornish Planning and Zoning Ordinance. Site A contains a mix of deciduous and evergreen timber that is generally evenly aged and periodically logged.

This site is a continuation of the mixed coniferous forest type described earlier in the "Natural Environment" section. No structures exist on the site, but there are numerous rights-of-way; five of these cross NPS lands, providing access and egress to Saint-Gaudens Road, primarily for logging purposes. Two utility corridors — for an above-ground electric power line and for a buried waterline — cross site A and NPS property adjoining Saint-Gaudens Road.

SITE B (BROWN TRACT)

Site B (approximately 37 acres) lies on the national historic site's northwest boundary. It is bounded by Platt Road, the national historic site, and Route 12A, and surrounds Chase Cemetery on three sides. The site is within the conservation zone established by the Town of Cornish Planning and Zoning Ordinance. The property is a wetland formed at the confluence of the Blow-Me-Down Brook and Pond, and acts as a buffer for the brook. The site is rugged and contains a mix of deciduous and evergreen trees. There are no existing structures on the site, and there are no mapped or visible rights-of-way across the property.

SITE C (MACLEAY TRACT)

Site C (approximately 57.5 acres) is on the west side of Route 12A and directly across the highway from Blow-Me-Down Mill. The entrance road can be seen from the intersection of Saint-Gaudens Road and Route 12A. Much of the property within site C is lawns and agricultural lands, but there are belts of natural vegetation along the river shore, along the steep bank

between the upper and lower terraces, along Blow-Me-Down Creek at the southern edge of the tract, and along Route 12A.

The only permanent wetland on the site is a small seepage wetland of 1–2 acres adjacent to Route 12A and approximately 100–150 yards south of the northern entrance to the property. The low area of approximately 3 acres adjacent to Blow-Me-Down Creek on the southern edge of the property floods in spring. It is a good example of a floodplain community, and within 50 feet of the creek contains the state rare plant species of avens, *Geum laciniatrum.*

Some small wet areas occur within 5–10 feet of the Connecticut River where water surfaces on steep clay banks and creates small seepage wetlands. These areas are below the spring high water level and are part of the floodplain of the river.

Besides the floodplain of the Connecticut River and Blow-Me-Down Creek at the southern edge of the site, most of the property is either open land or second-growth woods and thickets. The soil is fertile and limey and contains a diverse plant community. These communities are largely disturbed and are not considered to be of great intrinsic value as natural communities. The oldest and nicest pieces of woodland on the property are relatively small tracts of 1–3 acres each at the southwest corner of the site between the Connecticut River and the floodplain of the stream and at the northwest edge of the area, on a steep bank by the river.

Another state rare plant species found along at least 1,000 feet of the Connecticut River shoreline in the area of the site is the horsetail (*Equisetum palustre*). This could be the largest known colony of this species in Vermont or New Hampshire.

On the MacLeay property are several structures that may have historical significance. Prior to any proposed work on these structures or on the landscape of the site, a determination of eligibility for inclusion on the National Register of Historic Places will be undertaken.

Barn

The barn is a large, picturesque wooden structure with stone foundation built by Charles Beaman in 1884. It is a variation on the typical gable entry "banked" barn commonly found in western New England and New York. The barn is unique with its added shed bay to the north, the internal grain silos, and basement access from three sides. There is a large distinctive cupola surmounting a steeply pitched roof. This barn served as the main barn for the Blow-Me-Down Farm. The structure exhibits some deterioration particularly at the ground level.

House

The original house built by Charles Beaman was known as "Blowmedown" and was used as his family's summer home. It was destroyed by fire in the 1920s. The present house, incorporating the original "casino" that stood on the property, is an L-shaped two-story wood frame structure with shingle siding. It has a full basement and attic. The main entry facade faces south and fronts on a circular dropoff. Some of the detailing on the front of the house suggests a possible association with the firm of McKim, Mead, and White.

Recreation Pavilion

The pavilion is an enclosed function room presently used for family gatherings. The building was originally used to accommodate social gatherings, dances, etc. The dumbbell-shaped plan is divided into one large T-shaped space and two

small storage spaces that were once used as chaperon rooms. The entry points are articulated by gable ends turned perpendicular to the main asphalt-shingled roof. The detailing clearly differentiates between the entry and garden facades of the structure. The exterior walls are covered in painted wood shingles. A cupola with metal roof and weather vane sits atop the roof. An in-ground swimming pool is to the west of the pavilion.

Chauncy Cottage

This is a two-story wood frame house with detached garage located to the south of the barn. The exterior is covered with weathered-wood shingles. The gambrel roof is covered with standing seam metal roofing. A new shed roof structure has been constructed over the storage porch. Interior finishes are generally original to the date of construction.

Metal Building

A large prefabricated metal building was constructed northeast of the main house by the previous property owner as an indoor equestrian ring and stables. The south half of the building houses an equipment repair and machine shop, and the north half of the building is used as a construction equipment and vehicle storage garage.

Outbuildings

There are four wood frame outbuildings east of the main house between the barn and the metal building. These include a former chicken coop, a stable, a tool shed, and an open, covered pavilion. The structures are pole framed with no slabs on grade or conventional foundation systems. They are covered with painted wood shingles. The doors and fenestration appear to be original.

SITE E (HEIM TRACT)

Site E (8.8 acres) is contiguous to the national historic site on the east, south of Saint-Gaudens Road. At one time it was a part of the Saint-Gaudens property. A site manager lived there in a house built by Saint-Gaudens and managed the sculptor's lands. This property is largely an open horse pasture with a narrow belt of woods on the western edge. No rare or endangered species have been found during surveys. There is a small pond in the southwest corner of the stream, and adjacent to it are some small wet areas totaling less than 1/4 acre in all. The plants are all common pasture grasses and weeds.

A cottage and barn remain from the historic period. Also onsite is a garage from a later period. The cottage and barn appear to have been well maintained. Except for the lawn between the house and barn and trees along the ravine making up the west property line, the majority of the property is devoted to horse pasture.

SOCIOECONOMIC ENVIRONMENT

Nearly 8 million people reside within 100 miles of Saint-Gaudens National Historic Site (this includes the Boston and Albany metropolitan areas). Within 200 miles live 34 million people (Montreal, New York City), and as many as 85 million people live within 500 miles of the national historic site (Toronto, Washington-Baltimore, Philadelphia, Pittsburgh).

The immediate study area, made up of Sullivan County in New Hampshire and Windsor County in Vermont, is characteristic of rural counties in this part of New England. Residents value the rural character as an important part of their lifestyle and have an appreciation for the beauty, natural values, solitude, and personal freedom inherent in that rural character. Residents are traditionally wary of government influence on their lives. Government participation in projects is generally solicited only when problems cannot be solved locally.

Sullivan County, New Hampshire, has 38,592 residents, and Windsor County, Vermont, has 54,055 residents. The populations of Cornish and Plainfield, New Hampshire, and Windsor, Vermont — the three communities most directly affected by the national historic site — are approximately 2,300, 2,100, and 3,700 people, respectively.

As of 1990, Sullivan County had nearly 19,000 people in the labor force; Windsor County had more than 27,000. Of those employed in Sullivan County, 25% were in manufacturing, 2% were in agriculture, 15% were in government, 22% were in service occupations, and the balance (36%) were in nonmanufacturing jobs such as mining, wholesale and retail trade, financial, insurance, real estate, construction, and transportation. The same figures for Windsor County were 17% in manufacturing, 4% in agriculture, 15% in government, and 13% in service occupations; 51% were in nonmanufacturing jobs.

Saint-Gaudens has a relatively low visitation, approximately 40,000 visitors a year. Data from the University of Vermont's "Visitor Use Study" (Manning 1993) tells us that the average site visit is 2.3 hours and that a surprising number of visitors, approximately 54%, indicate the national historic site was their destination. However, the majority of all visitors, 62.5%, lived within 100 miles of the site. The exceptions to this are the Sunday concerts that draw 300–500 people from all over New England for as much as a four- to five-hour stay. Still, the shortness of that visit and the relatively short distances traveled to reach the site make it very difficult to quantify the impact of visitation by these visitors on the New Hampshire and Vermont economies and to identify dollar figures directly attributable to its presence.

For the 48% of visitors who made the trip to Saint-Gaudens a side trip on the road to somewhere else, those expenditures would be items such as the extra gas expended to make the side trip, the meal that might not otherwise have been eaten in the county or the state but for a stop at the site, the hotel room rented in Vermont or New Hampshire because of the extra 2.3 hours spent at the site that kept the visitor from renting that room in Massachusetts, or the book or postcard that would not have been purchased had the visitor not visited the site.

Understanding this difficulty, the National Park Service's Visitor Use Statistical Branch, using a revenue generation model, has estimated sales benefits to the two-state area from visitation to Saint-Gaudens National Historic Site to be in the $2-$3 million range. Tax revenues attributable to the national historic site are estimated to be approximately $40,000 for New Hampshire and nearly $75,000 for Vermont. Jobs that can be attributed to the needs of park visitors are estimated to be approximately 150.

This revenue generation model relies on informed assumptions about visitor spending habits and is based on data from the states of New Hampshire and Vermont and from the experience of other NPS areas. It makes the assumption that the average expenditure by a visitor spending the night in the area is $60 and that the average expenditure of a visitor not spending the night is $16.30.

It is somewhat easier to quantify the benefit of the national historic site to the local county economies. Employee salaries account for almost $320,000 yearly. Purchases of goods and services, equipment rentals and utilities, etc. by the national historic site in the local economy amount to approximately $100,000. The site staff rent or purchase housing in the community and make expenditures for food, clothing, and services. All of these are directly attributable to the national historic site.

EXISTING INTERPRETATION AND VISITOR USE

Saint-Gaudens National Historic Site is open for visitation from Memorial Day weekend through October 31. During winter the structures comprising the interpretive resources are not heated; thus, no onsite interpretation takes place.

During the open season, visitors can tour several structures and features associated with Saint-Gaudens, including the furnished main floor of Aspet, the Little Studio where he worked, the gardens and grounds as he laid them out, and the ravine studio, used for demonstrations of sculptural techniques by a seasonal sculptor-in-residence. The Little Studio displays artwork of Saint-Gaudens and shows a video of his life and times; a small sales operation is run in the former casting room. In addition to individual tours of Aspet, a grounds tour and talk in the Little Studio is occasionally provided by interpretive staff. Wayside exhibits interpret other historic features such as the stable and the ravine studio. The caretaker's cottage (now used for administrative offices) and the remains of several recreation facilities (swimming pool, bowling green, golf course, and toboggan run) are interpreted through grounds tours or mentioned in other talks within the structures.

Two buildings, which have been extensively altered, are the new gallery and the picture gallery. These structures, as well as a connecting atrium, currently provide space for display of Saint-Gaudens' works and for temporary exhibits by other artists.

Currently, visitors view a number of objects associated with Saint-Gaudens, taken from the collection of over 6,500 items of his work, ranging from plaster sketches to working models, molds, and finished pieces in bronze, stone, and plaster. While only a limited number are on display, they represent every phase of the artist's career from the cameos to the heroic-sized monuments such as the Adams and Shaw memorials.

Two free publications are available at the parking area — the site folder and the self-guided tour folder — but few people refer to them before entering the site. The folders are helpful in touring the grounds and provide visitors with information about Saint-Gaudens to carry home and read at their leisure.

The grounds and formal gardens are a stroller's delight and are enjoyed on their own aesthetic merit. For visitors wanting to spend more time at the site, the ravine and Blow-Me-Down trails provide opportunities for leisurely walks in beautiful natural surroundings.

Many programs are also conducted at the site in cooperation with the Saint-Gaudens Memorial, including Sunday concerts, lecture programs, and temporary art exhibitions. Because of the lack of facilities and brief visitor season, a limited number of school groups are served by the national historic site each year.

The national historic site tries to interpret all six interpretive themes described previously in the "Alternatives, Including the Proposed Action" chapter. Themes dealing with "Saint-Gaudens the sculptor," the "site as a framework for understanding Saint-Gaudens' work," and the "legacy of Saint-Gaudens as perpetuated by the Memorial" are relatively well interpreted at the site. However, themes dealing with "Saint-Gaudens' place in America's cultural heritage and the era in which he lived," the "sculpting process," and the "Cornish Colony" are less well interpreted because they are more dependent on exhibits and film. The film does not explain the

sculpting process and is seen by only a small percentage of visitors to the site because few are aware that it exists.

A sculptor-in-residence program does, to some extent, allow the visitor a window into the creative process of sculpting but does not focus on the processes used by Saint-Gaudens.

During the 1994 visitor season, 34,845 people visited Saint-Gaudens National Historic Site, an decrease of 6% from the 1990–94 average of 37,154 (see table 3). Attendance at the Sunday concert series comprises between 3,000 and 4,000 (or 10%) of the total visitation per year. The Aspet tour is given 12 times a day and can accommodate 10 persons per tour.

TABLE 3: TOTAL PARK ENTRANTS*

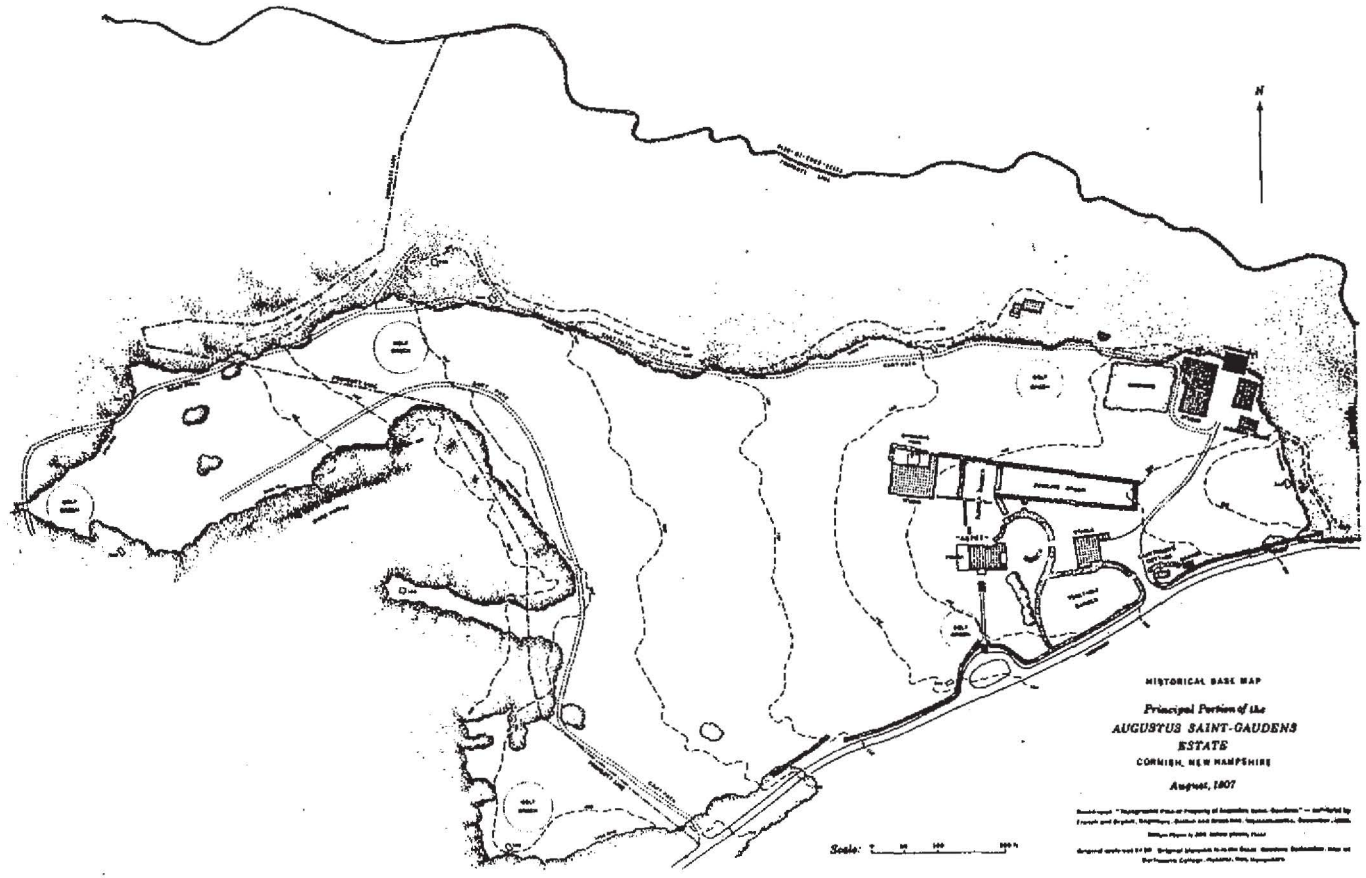
Calendar Year	Total Entrants
1983	33,390
1984	27,080
1985	31,880
1986	35,446
1987	36,227
1988	33,017
1989	44,847
1990	38,530
1991	40,286
1992	36,058
1993	33,743
1994	34,845

* Parking lot car count using multiplier of 3 persons per car.

During 1990 to 1993, four attended stations provided personal contacts — the information desk, Aspet, the Little Studio, and the ravine studio. These stations were set up to determine how visitors used various parts of the site.

Generally, visitation at the site increases steadily from its opening on Memorial Day weekend to a broad summer peak in July and August. Visitation drops abruptly after Labor Day and then rises to a second, sharper peak during the fall color season in early October. The busiest individual days at the site are holiday weekends and the nine to ten Sundays on which concerts are held.

First-time visitors make up about 80% of the total visitation; most are middle- to older-aged couples. However, the number of organized groups may be increasing. The demand by school groups and chartered tour buses is increasing throughout the region, but the site's access and parking are inadequate to handle them. Visitor origin in 1994 was about one-third from the local area (the river valley bordering New Hampshire and Vermont), one-third from New England, and one-third from beyond New England (international visitation making up only 3% of that segment).



Environmental Consequences

IMPACTS ON CULTURAL ENVIRONMENT

Artwork

New England as a whole is seeing the effects of acid rain on its forests. Acid rain has also been identified as a major damaging force on outdoor sculpture, eating away or dissolving stonework and corroding metal. It is not known how much of an impact acid rain is having on the cultural resources of Saint-Gaudens National Historic Site. Many sculptural works are outside (most under a roof structure), and are subject to environmental conditions. At this time, none of the works appears to be suffering from acid rain damage. However, it is imperative that park staff periodically examine these works for any effects from acid rain. In the event of any such damage, a course of action in consultation with other NPS professionals and noted experts in the field would be taken.

In all alternatives, preservation of the artworks of Augustus Saint-Gaudens is a top priority. Artwork that is exposed to the elements and subject to deterioration would be preserved and protected for future generations.

Climate controls and fire alarm/suppression systems would be retrofitted into historic buildings to provide ideal conditions for preservation of artwork. However, interior and exterior appearances of all buildings would be maintained to the extent possible and with the least damage to historic fabric. These systems along with an onsite security person (alternatives 2, 3, and 4) would ensure continued preservation for all structures.

Health and Safety

In all alternatives, a new maintenance facility would improve the health and safety conditions for the park staff as well as allow better maintenance of the site. The present building is not historic.

Visitors with Disabilities

In all alternatives, access for visitors with disabilities would be accommodated where such action would not require removal of historic fabric or adversely affect the significant qualities of the historic landscape. In most instances this would mean design and installation of removable ramps at steps. Because the actions proposed would be minimal, there would be only minor impacts on the visual qualities of the site.

Structures and Landscape

Due to parking recommendations described in all alternatives, the impact resulting from concerts on the historic lawns and the lower field would be lessened.

In all alternatives, it would be necessary to record any historic buildings and landscape not previously recorded to Historic American Buildings Survey standards in order to guide their preservation.

The Farragut Monument enclosure is not historic. It does not provide adequate protection for the sculpture nor does it provide adequate viewing. Modification of the enclosure would be undertaken in a manner that enhances the visitor's ability to

view the monument, provides adequate protection from the elements, and harmonizes with the gallery complex architecture and the historic landscape.

None of the alternatives would obstruct the view of Mount Ascutney from the porch of Aspet. No development is proposed for the lower field or in the view area from the west porch of Aspet. No changes to Saint-Gaudens Road would be made under any of the alternatives.

None of the alternatives would affect the continued existence of the gardens. Guidance for layout and preservation of beds and plant materials would be provided in the cultural landscape report.

None of the alternatives would affect Blow-Me-Down Brook or its pond. The path from the historic developed area to the brook would remain, and the pond and dam would undergo standard maintenance practices.

In all action alternatives (2, 3, and 4), installation of a new irrigation system, a septic system, and leachfield would cause some temporary impacts on the historic appearance of the site. Excavation for installation could uncover archeological features associated with the history of the site. However, this and any other ground disturbance would be preceded by historical research and archeological testing.

In all action alternatives, a restroom facility, comprised of one toilet and one sink, would require the construction of a new structure totally within the existing shed attached to the ravine studio. To the extent possible, this structure would be independent of the historic shed and have little impact on its historic appearance. Some loss of historic fabric is likely but would be kept to the minimum necessary. Any deteriorated fabric on the shed's exterior would be replaced in-kind.

Any proposed actions that could have an effect on properties or structures listed on or eligible for inclusion on the National Register of Historic Places would be carried out in accordance with the "Secretary of the Interior's Standards for the Treatment of Historic Properties" (rev. 1992), NPS *Management Policies*, and NPS-28, *Cultural Resources Management Guideline*.

IMPACTS ON NATURAL ENVIRONMENT

Air and Noise Quality

The national historic site does not currently have the capability of monitoring air quality, nor has there been any periodic evaluation of air quality at the site. However, as acid rain has been identified in New England, mainly caused by distant large sources of pollution, and as the use of automobiles has increased, it is likely that there has been some degradation of the site's air quality. The national historic site's location on the side of Dingleton Hill and the constant breeze probably mitigate the rise in auto emissions.

During construction activities, there would be a temporary increase in noise, dust, and vehicle exhaust at the site.

Soils/Vegetation

Each of the development alternatives calls for the construction of new maintenance and collections storage facilities south of Saint Gaudens Road and in the vicinity of the existing collections storage building. There exists in this area sufficient level ground to construct the these facilities. Because this area borders on a large forested/seepage wetland with significant sloped terrain, erosion control methods would need to be implemented, not only to protect the fragile soils of the steep

slopes, but also to protect surface waters (of the various intermittent streams in the area) from sedimentation.

Construction of these facilities would result in the clearing of approximately 0.7 acre of forest vegetation. A preconstruction rare species inventory would be conducted prior to ground-disturbing activities. This clearing for construction and subsequent replanting wherever possible would not have any short- or long-term effects on the forest community in this area of the national historic site. No fragmentation of the forest is expected nor is there any reason to suspect that this clearing would result in a significant loss of wildlife habitat. Once these facilities were constructed, trees and other understory vegetation (same genotype vegetation) could be replanted in areas of the site conducive to replanting.

Water Resources/Water Quality

During construction activities necessary precautions would be taken to ensure that silt and contaminated runoff did not reach surface waters.

In each of the development alternatives, replacement and/or upgrading of the existing septic system and leachfields would be required to preserve both ground and surface water systems. This development would not call for expansion of existing systems. There would be no long-term impacts associated with replacement and/or upgrading. This development should reduce the possibility of any impacts associated with leachfields, although there are no indications that the existing system has any problems. Installation of an irrigation system would have no impacts on ground or surface waters.

All paved parking areas would be designed to ensure that oil and rubber contaminated stormwater runoff do not reach any of the site's watersheds.

Floodplains/Wetlands

As described in the "Affected Environment" chapter, there are two wetland areas south of Saint Gaudens Road that could be affected by construction in all four alternatives. These wetlands have been determined to be jurisdictional wetlands in the *Federal Manual for Identifying and Delineating Jurisdictional Wetlands* (EPA 1989).

The impacts associated with construction activities and with the operation of facilities would affect those wetlands within the national historic site south of Saint Gaudens Road. The impacts, if not mitigated, would include erosion and subsequent silt buildup in the wetlands and other surface waters (intermittent streams) within the area. Another impact would be runoff from the site and the contaminants associated with everyday operation of a maintenance facility. Construction planning would need to be designed to mitigate erosion and subsequent siltation and sedimentation. The design of the facility would require that it has the ability to filter all runoff water so that any contaminants associated with operations at this facility would not affect the wetland area described above or other water bodies within the site. Contaminants could include oil, grease, detergents, etc. These designs would be required to preserve the quality of resources and would avoid any impacts on wetlands and surface waters in the area.

IMPACTS ON SOCIOECONOMIC ENVIRONMENT

During construction activities, there would be some economic impact on the communities surrounding the national historic

site, as workers would spend money in the local economy for food, lodging, and building materials. For a short time after construction, there would be a sharp increase in site visitation as visitors from the surrounding area come to see the new facilities and as newspapers and magazines feature articles about the facilities. This could result in some increased spending in the community for food and gas. However, the visitation would be expected to drop back to previous levels after the first year. Then, most likely, visitation would slightly increase yearly as has been the overall pattern since 1970.

The typical Saint-Gaudens visitor spends approximately two hours at the site. First-time visitors comprise 70% of the visitation. Construction of new facilities would benefit tourism and have positive impacts on state and regional revenues (public and private).

The national historic site also contributes significantly to the community both as an employer and as a consumer of goods and services. Any increase in facilities would result in an increase in employment and acquisition activities.

Saint-Gaudens National Historic Site functions as a city park for the town of Cornish and the upper valley region of New Hampshire and Vermont. Many citizens walk its grounds, hold weddings, attend concerts, cross-country ski, and participate in many other activities normally seen in a city park. None of these activities would be halted as a result of this plan.

There would be varying amounts of land removed from the tax base in each of the development alternatives.

IMPACTS OF ALTERNATIVE 1: NO ACTION (STATUS QUO)

IMPACTS ON VISITOR USE/EXPERIENCE AND INTERPRETATION

The visitor experience at the site would remain as it is now. There would continue to be no formal orientation to the site for new visitors. The park brochures would continue to provide the only guidance visitors receive. Guided tours of the house would continue. The grounds would continue to be maintained as they are now. Concert attendance would be greatly reduced as the park closes the lower field to concert parking and encourages other means of arrival.

The Shaw Memorial, along with several bas-reliefs currently threatened by adverse environmental conditions, would be removed from exhibition and placed in storage in order to preserve them. Therefore, few visitors would be able to view these works.

The second floor of Aspet would remain closed to visitors. Lack of parking for buses and recreational vehicles would continue to restrict the number of school groups that arrive at the site as well as regional tour groups.

There would be no change in the aesthetic quality of the site. It would remain a tranquil, pleasing, unhurried, and unguided experience.

There would be little or no improvement to accessibility for visitors with disabilities.

Alternative 1 would not change the way the national historic site is interpreted. Themes 1, 3, and 6 would continue to be best interpreted by park staff while themes 2, 4, and 5 would continue to be more difficult to interpret (see discussion of themes in the "Alternatives, Including the Proposed Action" chapter, "Introduction" section).

IMPACTS ON CULTURAL ENVIRONMENT

Placement of the Shaw Memorial and several bas-reliefs in storage would protect these works from adverse environmental conditions. Removal of the protective enclosure for the Shaw Memorial would allow restoration of the bowling green where the sculpture is now located. Removal of artwork from the site would be accomplished with the least damaging methods possible so that there is no effect on the historic sculptures.

The present maintenance facility has nearly reached the end of its utility. This alternative suggests upgrading and expanding it, if possible in the short term, to meet Office of Safety and Health Administration requirements and extending its life. The present maintenance facility can be seen from the second floor of Aspet but is not visible from any other historic structures because of the high hedges installed to isolate it from the rest of the site. Adding to this facility would make it more difficult to hide it from other areas of the historic landscape or from the new gallery complex. Disruption of maintenance vehicles coming and going from the site and the noise of maintenance activities would continue. Adding to the present maintenance facility would interfere with the possibility of restoring the historic landscape in this portion of the national historic site. Eventually, this structure would have to be replaced.

If the maintenance facility could not be upgraded on its present site, a new facility would be constructed in the area of the collections storage building and out of sight of Saint-Gaudens Road. The site of the existing facility would be landscaped.

The current collections storage building was constructed as a temporary facility with a life span of approximately 20 years. As the building deteriorates, the ability to preserve the artworks within becomes less possible.

If alternative 1 was selected, the serenity of the site would remain unaffected. However, the approach road could become congested during concerts when concert attendees park along the road shoulder.

The landscape of the historic developed area would retain a great deal of its integrity and would continue to reflect Saint-Gaudens' aesthetic taste. Implementation of recommendations in the "Cultural Landscape Report" would ensure preservation of the landscape's integrity.

IMPACTS ON NATURAL ENVIRONMENT

Upgrading the maintenance facility on its current location would not result in any additional impacts on the natural resources of the historic developed area. However, the impacts of constructing new maintenance and collections storage facilities in the area of the present collections storage building have been described in the "Impacts Common to All Alternatives" section.

No development is proposed in any floodplains or wetlands; therefore, no impacts on floodplains or wetlands are expected. The health of the natural resources, particularly vegetation and wildlife, would remain unaffected by implementation of this alternative. In addition, there would be no impacts on federal or state listed threatened and endangered species or critical habitat (since none exists at the historic site or in any of the areas considered for acquisition) resulting from new developments.

IMPACTS ON SOCIOECONOMIC ENVIRONMENT

Little change in the socioeconomic impact on the community would take place under the no action alternative. The site would still serve many of the community functions it now serves. There would be no increase in park staff or park spending in the local community. There would be no property removed from the tax rolls. The amount of time visitors spend at the site would not increase, so there would be no significant increase in local spending.

CUMULATIVE/UNAVOIDABLE ADVERSE IMPACTS

Less than 1 acre of forested land would be lost for construction of a new maintenance facility. Administrative use of the second floor of Aspet would ultimately require that electrical systems be upgraded and possibly floors reinforced to handle library and file loads.

IMPACTS ON VISITOR USE/EXPERIENCE AND INTERPRETATION

Understanding and use of the site would be enhanced by providing visitor orientation before entering the historic developed area.

Assuming that visitation to the national historic site increased, density of use within the historic developed area would be increased, thus altering the existing tranquil atmosphere somewhat.

Locating a new exhibition building in the historic developed area would alter existing circulation, visual patterns, and uses, which could detract from the experience currently enjoyed by many users and alter the historic landscape.

Convenience in visiting the site would be facilitated because all experiences would be within close proximity.

Competing uses such as sales and exhibits and orientation and tours would be separated, thus enhancing the effectiveness of all types of programs and media.

The number and types of art objects accessible for viewing by the public would be substantially increased.

Continued limited parking would inhibit the audience size for programs as well as the number of groups that could be accommodated if traveling in buses or other large vehicles.

Greater program diversity and theme interpretation would be allowed through increases in program space as well as extended operating season. More facets of the interpretive story could be conveyed, thus enhancing visitor enjoyment of the site.

Although more artwork would be on display in the new exhibition facility, themes 1, 3, and 6 would continue to be those most developed. Themes 2, 4, and 5, which are more dependent on objects and historic photographs that require display space not available in this alternative, would continue to be less well illustrated (see discussion on themes in the "Purpose of and Need for the Plan" chapter).

The amount of time that visitors spend at the site would likely increase with the opening of a new exhibition building, particularly among first-time visitors. This increase would be about 30 minutes to one hour.

IMPACTS ON CULTURAL ENVIRONMENT

Removal of the existing maintenance building and its functions would have a positive impact on the visual scene. It would allow the area to be returned to a more historic appearance. Because the facility is not historic, it would remove an intrusion from the historic developed area while not physically affecting other structures on the site.

Maintenance, collections storage (including curatorial workspace), and security staff operations would be moved to a new facility complex to be constructed near the present collections storage building and away from the neighboring landowner (Heim tract). With appropriate design and screening, the visual impact of these facilities from the new visitor contact station, Saint-Gaudens Road, or the historic developed area would be minimal. Visitor facilities south of Saint-Gaudens

Road would be visible from the second floor of Aspet. The hedges along the road, however, would block the view of these facilities from the caretaker's cottage and garage. Additional landscaping around these facilities would be designed to minimize any effect their placement might have from Saint-Gaudens Road.

During construction activities (removal of the existing maintenance building, construction of new facilities, and roadwork) there would be temporary visual impacts on both sides of Saint-Gaudens Road. Installation of an irrigation system and expansion and upgrading of the septic system would have a temporary negative impact on the visual scene in the open area north of the birch allee.

Although a new exhibition building constructed south of the new gallery complex would be a modern intrusion on the historic landscape visible from many locations and several structures onsite, the impact would be lessened through architectural design and landscaping. The new exhibition building would require access for delivery and removal of objects in displays or storage. Such access would need to accommodate large vehicles such as semitractor trailers. This access, when in use, would be a negative impact on the visual and noise quality of the site.

As in alternative 1, the landscape of the historic developed area would retain a great deal of its integrity and continue to reflect Saint-Gaudens' aesthetic taste. Implementation of recommendations in the "Cultural Landscape Report" would ensure preservation of the landscape's integrity.

An existing parking area south of Aspet would be removed. It has been in use since 1939. It is currently only visible from the second floor of Aspet.

A restroom facility, comprised of one toilet and one sink, would require the construction of a new structure totally within the existing ravine studio shed. To the extent possible, this structure would be independent of the historic shed and have little impact on its historic appearance. During construction there may be some loss of historic fabric. This would be kept to the minimum necessary. Any deteriorated fabric on the shed's exterior would be replaced in-kind.

The view of Aspet from the approach road would remain unaffected. The view from Aspet to the west and to Mount Ascutney would be positively affected because parking in the lower field during concerts would be prohibited.

IMPACTS ON NATURAL ENVIRONMENT

Under this alternative, there would be no effect on delineated floodplains within the national historic site's boundary. In the fall of 1992, the Environmental Protection Agency applied the *Federal Manual for Identifying and Delineating Jurisdictional Wetlands* to the area south of Saint-Gaudens Road. These areas could be affected by filling and construction activities for visitor facilities (parking, visitor contact station, bus dropoff, and pedestrian walk — a total of approximately 52,000 square feet, of which 8,000 square feet is buildings). However, special care would be taken to avoid impacts on the wetlands.

Construction of a new visitor contact station, service access and 20-car parking area, and maintenance complex (including collections storage building and security staff housing) would result in the removal of approximately 1.84 acres of mixed-conifer forest cover and understory vegetation. The impacts of the maintenance complex have been discussed in the "Impacts Common to All Alternatives" section. The impacts on the wetlands from this construction would include filling, erosion, sedimentation, and siltation that would require a permit from

the Army Corps of Engineers as well as compliance with NPS wetlands protection guidelines. Any construction proposed within the actual area of the wetland (parking, boardwalks, contact station, etc.) would require mitigation through the Army Corp of Engineers, Environmental Protection Agency, and U.S. Fish and Wildlife Service. This construction would affect approximately 1.84 acres of wetlands in this area of the historic site.

Construction of a new exhibition building in an already disturbed area would not result in additional impacts on the natural resources in the historic developed area. Care would be taken to ensure that the amount of vegetation clearing would not exceed what was needed for the new facility. Once the facility was constructed, trees and other understory vegetation (same genotype vegetation) could be planted in areas of the site conducive to replanting.

In order to protect aquatic habitat within the national historic site or within possible acquisition areas, any new construction would ensure continuance of existing water quality through appropriate septic system design and good sedimentation, erosion, and stormwater runoff control. In this alternative the septic system would be replaced or rehabilitated in the same location.

There would be no impacts on federal or state listed threatened and endangered species or critical habitat resulting from new developments as none of these are in the historic site or any areas considered for acquisition.

IMPACTS ON SOCIOECONOMIC ENVIRONMENT

There would be some short-term, beneficial economic impacts on the community from alternative 2. Construction of a new maintenance/security/collections storage facility, exhibition facility, visitor contact station, and other site improvements would require a contractor with a large staff and crew. During construction, additional food service, groceries, housing, and some supplies would be necessary if the contractor is not from the local area. If it is a local contractor, little new economic benefit would accrue beyond the continued employment of existing workers during the construction period. There would only be a slight increase in park staff or park spending in the local community.

Two properties (Bulkeley and Brown tracts) on the park boundary would be removed from the local tax rolls if they could be acquired through purchase with donated or appropriated funds.

The amount of time that visitors spend on the site would be increased somewhat with the addition of the exhibition building but would not significantly increase the amount of time or the dollar amount visitors spend in the local community.

CUMULATIVE/UNAVOIDABLE ADVERSE IMPACTS

Approximately 2 acres of mixed-conifer forest cover and understory vegetation would be removed for construction of visitor, maintenance, and storage collections facilities. Dust, noise, and site runoff could be reduced but not eliminated completely, and would therefore be unavoidable impacts. Increased congestion would occur on Saint-Gaudens Road as visitation increased. Adaptive use of the ravine studio shed would result in some loss of historic fabric. Administrative use of the second floor of Aspet would ultimately require that electrical systems be upgraded and possibly floors reinforced to handle library and file loads.

IMPACTS OF ALTERNATIVE 3: NEW FACILITIES OFFSITE

IMPACTS ON VISITOR USE/EXPERIENCE AND INTERPRETATION

The current density of visitor use within the historic developed area would be redistributed between the sites. This would allow the present tranquility, aesthetic appeal, and existing uses to continue.

Some inconvenience in visiting the site would be created, since visiting two areas would be required to gain a full appreciation of the historic resources and significance.

By separating uses, the potential of visiting only one site for certain services would be allowed, thus keeping the historic developed area for historic interpretation.

Understanding and use of the site would be enhanced by providing visitor orientation before entering the historic developed area.

Separating interpretive uses (sales from exhibits, etc.) would enhance the effectiveness of all forms of programs and media.

The visitor experience would be significantly enhanced because the number and types of art objects accessible for viewing would be increased.

Some of the artist's works of art would be separated from the site where they were produced during the artist's lifetime.

Greater program diversity and theme interpretation would be allowed through increases in program space as well as extended operating season.

Expanded parking at the offsite area would ensure access to at least one portion of the site's interpretive program to a greater number of people and to people traveling in large vehicles such as buses.

The offsite area potentially allows for special programs or events to serve larger numbers of people than could be accommodated on the historic developed area.

Access to the historic developed area would be inconvenient for the visitor who did not desire to use a public transportation system or walk to the historic developed area.

Access to the historic developed area could be enhanced through use of historic conveyances, such as buggies, or through pedestrian trails, thus reinforcing the historical feeling of the historic developed area.

Stabilizing Blow-Me-Down Mill and enhancing its interpretation through media would increase its enjoyment and understanding by visitors in addition to reinforcing the historic scene.

Removal of administrative offices from the historic developed area would enhance visitor use and enjoyment of the historic buildings while relieving wear on the historic fabric.

This alternative provides an opportunity to greatly enhance and broaden the interpretation at the national historic site. Each of the six interpretive themes could be fully illustrated using a combination of film, exhibition space, gallery space, ranger interpretation, waysides, guided and self-guided tours (see discussion on themes in the "Alternatives, Including the Proposed Action" chapter, "Introduction" section). It provides

the widest range of visitor experience of any of the alternatives.

The amount of time visitors spend at the site would increase considerably over the present time. Visitors would have more options for how to spend their time. They could go directly to the historic developed area and experience the site essentially as they do today, or they could take advantage of the visitor center's exhibits and films, the exhibition gallery, and various interpretive programs prior to a visit to the historic developed area. It is also expected that many visitors would require several visits to experience all that the site would offer. The first-time visitor would probably spend the equivalent of a morning or an afternoon at the site, an increase of one to two hours over the present.

IMPACTS ON CULTURAL ENVIRONMENT

The maintenance building would be removed from the historic developed area, allowing the return of that section of the site to a more historical appearance. No longer would this intrusive structure be seen from the second floor of Aspet or from various locations onsite. It would no longer affect the views of the site from Saint-Gaudens Road. The number of maintenance vehicles in this area of the site would be lessened and their intrusion on the serenity of the site likewise lessened.

Constructing new restrooms on the interior of the caretaker's cottage would require the removal of some historic fabric. The majority of the structure's interior would remain in its historic room configuration.

The impact on the historic garage would be minimal as the structure would be restored to its historical appearance and use.

The collections storage building would no longer be visible from Saint-Gaudens Road because it would be removed. However, new maintenance and collections storage facilities would be constructed in the same general area. Landscaping would be designed to lessen their visibility from Saint-Gaudens Road.

Removal of the Clivus Multrum restrooms would have little effect on the historic site or from Saint-Gaudens Road as they are not readily visible now.

Redesign of the existing parking area may entail some enlargement and reconfiguration to allow it to function better. It is only visible from Aspet and Saint-Gaudens Road and with appropriate landscaping could become less intrusive. The effect of this reconfiguration would not be adverse.

Incorporation of sites C (MacLeay tract) and E (Heim tract) would require evaluation of individual structures and the sites as a whole for placement on the National Register of Historic Places.

Use of the cottage on site E for security would require only installation of a security panel. This would have a minor effect on the historic fabric of the structure's interior. The exterior would be restored to its historical appearance as determined by a historic structure report.

Use of the barn on the Heim tract for any future purpose would require substantial rehabilitation. Based on a historic structure report, the barn would be restored to its historical appearance from the front while the interior would be considerably altered. It is not certain how much of the barn is historic as it has been considerably altered over the years. However, its adaptive use would allow it to be preserved for the future.

Use of site C for administrative, visitor orientation, exhibition, and educational purposes would entail using some structures and potentially altering a landscape that may be historic. A historic resource study with appropriate determinations of eligibility and appropriate historic structure and cultural landscape reports would be completed prior to any work. This would ensure survival and exterior restoration of historic structures, but may require some loss of interior historic fabric. Construction of a new satellite maintenance facility may result in a minor visual intrusion.

Visual impacts on site C would accrue as administrative and visitor facilities are developed and as more vehicles use the site. Concerts would also increase vehicle use of the site. However, removal of the metal storage building would be a considerable visual improvement.

As in alternative 2, the serenity of the site would remain unchanged. The view of Aspet from the approach road would remain unaffected. The view from Aspet to the west would be positively affected because parking in the lower field during concerts would be prohibited.

Some visitors to the historic developed area would take the foot trail from site C. However, most visitors would approach the historic developed area by shuttle from site C during times of high visitation; therefore, traffic would be minimized on Saint-Gaudens Road, and the existing parking area would not have to be enlarged. These should be positive impacts on the visual scene under this alternative.

As in alternatives 1 and 2, the landscape of the historic developed area would retain a great deal of its integrity and would continue to reflect Saint-Gaudens' aesthetic taste. Implementation of recommendations in the "Cultural Landscape Report" would ensure preservation of the landscape's integrity.

Removal of the existing maintenance building and its functions would have a positive impact on the visual scene of the historic developed area. Removal of the collections storage building would eliminate the visual intrusion and noise impact from Saint-Gaudens Road and site E, although construction of the new maintenance facility would offset any visual or noise improvements. However, temporary visual impacts would occur during removal of the above two structures, from installation of an irrigation system, and from expansion and upgrading of the septic system.

IMPACTS ON NATURAL ENVIRONMENT

Except as described in the "Impacts Common to All Alternatives" section, specifically the existing parking area, upgraded septic system, and irrigation system, there would be no new development proposed for any areas within the existing national historic site boundary. The only construction being proposed in forest habitat in this alternative is for the maintenance and collections storage facilities south of Saint-Gaudens Road. With only 0.7 acre of forest clearing proposed and the possibility that some of this area could be replanted, there would be no fragmentation of forest habitat in this alternative.

Some development/construction would take place on both sites C and E. Within the 57.5-acre MacLeay tract (site C), only about 2 acres are being considered for development. (Approximately 72,000 square feet of development, including paved roads, parking, administrative/visitor center/exhibition space, and satellite maintenance facility, is proposed.) These 2 acres are in an area already developed by the owners, and any NPS development would only be considered in previously disturbed areas. On the 8.8-acre Heim tract (site E), the impact would be minimal as no new structures would be built. The

existing cottage would be rehabilitated for use by security staff, and the existing barn would be restored on the exterior.

Federal Emergency Management Agency maps indicate that although 35% of site C lies within the 100-year floodplain, the area proposed for development is not in the 100-year floodplain. One new foot trail is being proposed to connect the existing NPS property to site C. This trail would follow an existing footpath within the current park boundaries but would require trail construction on site C. Construction would avoid sensitive natural areas or tree removal. All development would take place in areas out of the delineated floodplains except for footpaths leading up to Aspet from the MacLeay tract.

Although the site does contain some small jurisdictional wetlands (as defined by the U.S. Fish and Wildlife Service National Wetlands Inventory maps), within the Blow-Me-Down Brook basin, these areas are outside the portion of the MacLeay tract proposed for development. No development would occur within those areas defined on the National Wetlands Inventory maps; therefore, there would be no impacts on wetlands.

The impacts on natural resources in sites C and E would be minimal because development is proposed in previously disturbed areas.

Care would be taken to ensure that the amount of vegetation clearing would not exceed what was needed for facility development. Once facility development was completed, the possibility exists that trees and other understory vegetation (same genotype vegetation) would be replanted in areas conducive to replanting.

In order to protect the aquatic habitats adjacent to the lands proposed for acquisition, any construction proposed would ensure the continuance of existing water quality through appropriate septic system design and good sedimentation, erosion, and stormwater runoff control.

There would be no impacts on federal or state listed threatened and endangered species or critical habitat resulting from developments, since none exists at the historic site or in any of the areas considered for acquisition.

The proposed maintenance facility would be designed to avoid impacts on wetlands south of Saint-Gaudens Road. Runoff and drainage from the site would avoid wetlands in the area.

IMPACTS ON SOCIOECONOMIC ENVIRONMENT

Alternative 3 would have both short- and long-term, beneficial economic impacts on the community. Construction of new park facilities would require a contractor with a large staff and crew. During construction additional food service, groceries, housing, and some supplies would be necessary if the contractor is not from the local area. If it is a local contractor, little new economic benefit would accrue beyond the continued employment of existing workers.

There would be an increase in park staff to maintain and operate facilities in the historic developed area and on site C. This would result in new employees renting or purchasing properties in the community and buying goods and services. Should the National Park Service be successful in its attempt to establish partnerships with other compatible organizations and agencies for the use of extra space at the MacLeay tract, it would mean an even greater need for housing and goods and services in the community.

Under this alternative four properties on the national historic site boundary would be removed from the local tax rolls, as

sites A, B, C, and E would be acquired for park facilities and to buffer against development on the park peripheries.

A portion of the Connecticut River would be preserved intact for all time should site C be acquired. The National Park Service would work with the state of New Hampshire to provide access to the river for the enjoyment of the public.

The amount of time that visitors spend on the site would be increased considerably because there would be a significant increase in interpretation, and in the number of artworks on exhibition, both Saint-Gaudens' and those of the Cornish Colony artists. The more time visitors spend at the site, the more likely they are to require food and lodging services.

Partnerships between the National Park Service and other agencies could also result in additional time spent by visitors should those agencies decide to develop interpretive displays of their own.

CUMULATIVE/UNAVOIDABLE ADVERSE IMPACTS

Less than 0.7 acre of forested land would be lost for construction of maintenance and collections storage facilities south of Saint-Gaudens Road, and less than 0.7 acre would be lost for a satellite maintenance facility on site C. Congestion on Saint-Gaudens Road would likely increase when the shuttles were not running.

IRREVERSIBLE OR IRRETRIEVABLE COMMITMENTS OF RESOURCES

Adaptive use of historic structures in the historic developed area and on the MacLeay and Heim tracts would result in some loss of historic fabric (for rehabilitation or adaptive use).

IMPACTS OF ALTERNATIVE 4: ONSITE/OFFSITE FACILITIES - PHASED (PROPOSED ACTION)

IMPACTS ON VISITOR USE/EXPERIENCE AND INTERPRETATION

Visitor use within the historic developed area would increase slightly because of the new exhibition building. However, the new facility would not be a visual impact because it would be located out of the historic viewshed.

The modified maintenance building used by the Saint-Gaudens Memorial Trustees for exhibits would alter existing circulation, visual patterns, and site use, which could enhance the experience currently enjoyed by many people.

This alternative would allow for expanded exhibition of the artist's works in combination with the historic site where they were produced during the artist's lifetime, thus offering a unified presentation.

Some inconvenience would be created in visiting the site, since visiting two areas (the MacLeay site and the historic developed area) would be required to gain a full appreciation of the historic resources and significance.

By separating uses, the advantage of visiting only one site for certain services would be available, thus keeping the historic developed area for interpretation.

By providing visitor orientation before entering the historic developed area, understanding and use of the site would be enhanced.

Separating interpretive uses (sales from exhibits, etc.) would enhance the effectiveness of all forms of programs and media.

The visitor experience would be significantly enhanced because the number and types of art objects accessible for viewing would be increased.

Increases in program space as well as the possibility of an extended operating season would allow for greater program diversity and theme interpretation, thus enhancing the visitor experience.

This alternative would allow for expanded parking at the offsite area, thus ensuring access to at least one portion of the site's interpretive program to a greater number of people and to people traveling in large vehicles such as buses.

The offsite area allows for special programs or events to serve larger numbers of people than could be accommodated on the historic developed area.

Access to and security for the historic developed area would be enhanced for the visitor who did not desire to use a public transportation system or walk to the historic developed area.

Access to the historic developed area could be enhanced through use of historic carriages or through pedestrian trails, thus reinforcing the historic feeling of the area.

Stabilizing Blow-Me-Down Mill and enhancing its interpretation through media increases its enjoyment and understanding by visitors in addition to reinforcing the historic scene.

Removal of administrative offices from the historic developed area would enhance visitor use and enjoyment of the historic buildings while reducing wear on the historic fabric.

This alternative provides an opportunity to greatly enhance and broaden interpretation at the national historic site. It differs from alternative 3 in that Saint-Gaudens' artworks would be displayed on the site where many of them were created rather than in combination with the visitor center and its history and artifact exhibits. Each of the six interpretive themes could be fully illustrated using a combination of film, exhibition space, gallery space, ranger interpretation, waysides, guided and self-guided tours (see discussion on themes in the "Alternatives, Including the Proposed Action" chapter, "Introduction" section). Exhibition space for artwork is smaller than alternative 3 but does not greatly affect the ability to illustrate the necessary themes.

During the first phase, there would be an increase in the amount of time visitors spend on the site due to the addition of two new galleries; this increase would probably be about 30 minutes to one hour. In the second phase, the amount of time visitors spend on the site would increase considerably, probably one to two hours more. It is expected that many visitors would require several visits to experience all that the site would offer.

IMPACTS ON CULTURAL ENVIRONMENT

The maintenance building would be rehabilitated to provide enlarged and upgraded display space for art exhibits sponsored by the Saint-Gaudens Memorial Trustees. Its exterior would be designed to be more compatible with the other structures in the historic developed area. It would still remain visible from the second floor of Aspet and from various locations onsite. It would still be visible from the Saint-Gaudens Road. However, the constant presence of maintenance vehicles would be eliminated, allowing the whole area to be opened up to visitor use.

There would be no effect on historic fabric or appearance at the caretaker's cottage from its proposed new use. However, historic fabric would likely be affected by construction of restroom facilities within the existing building shell of the garage.

The existing collections storage building would no longer be visible from Saint-Gaudens Road as it would be removed. However, new maintenance and collections storage facilities would be constructed in the same general area. Landscaping would be designed to lessen its visibility from Saint-Gaudens Road.

Removal of the Clivus Multrum restrooms would have little effect on the historic site or from Saint-Gaudens Road as it is not readily visible now.

Redesign of the existing parking area may entail some enlargement and reconfiguration to allow it to function better. It is only visible from Aspet and Saint-Gaudens Road and, with appropriate landscaping, could become less intrusive. The effect of this reconfiguration would not be adverse.

A new visitor contact station would be visible from the second floor of Aspet and from the Saint-Gaudens Road. It would, however, be designed and landscaped to lower but not altogether remove its visual impact.

Use of the cottage on site E (Heim tract) for security would require only installation of the security panel. This would have a minor effect on historic fabric on the structure's interior. The exterior would be rehabilitated for residential use as determined by a historic structure report.

Use of the barn on site E for any purpose would require substantial rehabilitation. It would be rehabilitated for park

purposes. It is not certain how much of the barn is historic as it has been considerably altered over the years.

Use of site C (MacLeay tract) for administrative, visitor orientation, and educational purposes would entail using some historic structures and potentially altering the cultural landscape. Prior to any use of these buildings, a historic resource study and appropriate historic structure and cultural landscape reports would be completed. This would ensure their survival, but may require some loss of historic fabric. Construction of a new satellite maintenance facility may result in a minor visual intrusion.

Visual impacts on site C would accrue as structures are rehabilitated for administrative and visitor facilities. A large parking area with space for concert overflow would also change the overall appearance.

Some additional visitors to the historic developed area would take the foot trail from site C. However, most visitors would approach the historic developed area by shuttle from site C; therefore, traffic would be minimized on Saint-Gaudens Road, and the existing parking area would not have to be significantly enlarged. These should be positive impacts on the visual scene under this alternative.

The landscape of the historic developed area would retain a great deal of its integrity and would continue to reflect Saint-Gaudens' aesthetic taste. Implementation of recommendations in the "Cultural Landscape Report" would ensure preservation of the landscape's integrity.

Construction of new exhibition space in the area behind the gallery complex would allow it to be hidden and would have no long-term effect on the historic landscape.

Temporary visual impacts would occur from rehabilitation of the maintenance building and garage and from removal of the collections storage building, from installation of septic and irrigation systems, and from construction of the new exhibition building. The new exhibition building would require that access be provided for delivery and removal of objects in displays or storage. Such access would need to accommodate vehicles as large as semitractor trailers. This access, when in use, would be a negative impact on the visual and noise quality of the site.

IMPACTS ON NATURAL ENVIRONMENT

Construction of a new exhibition building in an already disturbed area would not result in additional impacts on the natural resources in the historic developed area. Construction of the maintenance and collections storage facilities south of Saint-Gaudens Road would result in 0.7 acre of forest clearing. Some of that area could be replanted, resulting in no fragmentation of forest habitat.

Construction of the visitor contact station would impact approximately 0.1 acre of forest.

Some development/construction would take place on both sites C and E. Within the 57.5-acre MacLeay tract (site C), only about 2 acres are being considered for development. (Approximately 72,000 square feet of development, including paved roads, parking, administrative/visitor center/exhibition space, and satellite maintenance facility, is proposed.) These 2 acres are in an area already developed by the owners, and any NPS development would only be considered in previously disturbed areas. On the 8.8-acre Heim tract (site E), the impact would be minimal as no new structures would be built. The existing cottage would be rehabilitated for use by security staff, and the existing barn would be restored on the exterior.

Federal Emergency Management Agency maps indicate that although 35% of site C lies within the 100-year floodplain, the area proposed for development is not in the 100-year floodplain. One new foot trail is being proposed to connect the existing NPS property to site C. This trail would follow an existing footpath within the current park boundaries but would require trail construction on site C. Construction would avoid sensitive natural areas or tree removal. All development would take place in areas out of the delineated floodplains except for footpaths leading up to Aspet from the MacLeay tract.

Although the site does contains small jurisdictional wetlands (as defined by the U.S. Fish and Wildlife Service National Wetlands Inventory maps), within the Blow-Me-Down Brook basin, these areas are outside the portion of the MacLeay tract proposed for development. No development would occur within those areas defined on the National Wetlands Inventory maps; therefore, there would be no impacts on wetlands.

The impacts on natural resources in sites C and E would be minimal because development would take place in previously disturbed areas.

Care would be taken to ensure that the amount of vegetation clearing would not exceed what was needed for facility development. Once facility development was completed, trees and other understory vegetation (same genotype vegetation) could be replanted in areas conducive to replanting.

In order to protect the aquatic habitats adjacent to the lands proposed for acquisition, any construction proposed would ensure the continuance of existing water quality through appropriate septic system design and good sedimentation, erosion, and stormwater runoff control.

There would be no impacts on federal or state listed threatened and endangered species or critical habitat resulting from developments, since none exists at the historic site or in any of the areas considered for acquisition.

The proposed maintenance facility would be designed to avoid impacts on wetlands south of Saint-Gaudens Road. Runoff and drainage from the site would avoid wetlands in the area.

IMPACTS ON SOCIOECONOMIC ENVIRONMENT

Alternative 4 would have both short- and long-term beneficial economic impacts on the community. Construction of new park facilities would require a contractor with a large staff and crew. During construction, additional food service, groceries, housing, and some supplies would be necessary if the contractor is not from the local area. If it is a local contractor, little new economic benefit would accrue beyond the continued employment of existing workers.

There would be an increase in park staff to maintain and operate facilities in the historic developed area and on site C. This would result in new employees renting or purchasing properties in the community and buying goods and services. Should the National Park Service be successful in its attempt to establish partnerships with other compatible organizations and agencies for the use of extra space on site C, it would mean an even greater need for housing and goods and services in the community.

Four properties on the national historic site boundary could be removed from the local tax rolls, as sites A, B, C, and E would be acquired for park operations facilities and to buffer against development on the national historic site periphery.

A portion of the Connecticut River bank would be preserved intact for all time. The National Park Service would work with

the state of New Hampshire to provide access to the river for the enjoyment of the public.

The amount of time that visitors spend on the site would be greater than alternative 2 but less than alternative 3. There would be a significant increase in interpretation of Saint-Gaudens and of the Cornish Colony artists. There would be only a modest increase in artwork on display, hence the reduction in visitor time spent at the site.

Partnerships between the National Park Service and other agencies could also result in additional time spent by visitors should those agencies decide to develop interpretive displays of their own.

CUMULATIVE/UNAVOIDABLE ADVERSE IMPACTS

Less than 0.7 acre of forested land would be lost for construction of maintenance and collections storage facilities south of Saint-Gaudens Road, and less than 0.7 acre would be lost for a satellite maintenance facility on site C. Congestion on Saint-Gaudens Road would likely increase when the shuttles were not in operation.

IRREVERSIBLE OR IRRETRIEVABLE COMMITMENTS OF RESOURCES

Adaptive use of historic structures in the historic developed area and on the MacLeay and Heim tracts would result in some loss of historic fabric (for rehabilitation or adaptive use).

COMPLIANCE WITH FEDERAL, STATE, AND LOCAL LAWS, EXECUTIVE ORDERS, AND REGULATIONS

In implementing the general management plan for Saint-Gaudens National Historic Site, the National Park Service will comply with all applicable laws, regulations, and executive orders, including those listed below. Informal consultation with appropriate federal, state and local agencies has been conducted in preparation of this document.

NATIONAL ENVIRONMENTAL POLICY ACT (NEPA) OF 1969 (AS AMENDED)

The draft general management plan/development concept plan/environmental impact statement will be on public review for 60 days. A final general management plan/development concept plan/environmental impact statement (or abbreviated document if comments are not substantive) will be prepared that responds to or incorporates public comments on the draft document. After a 30-day no-action period, a record of decision will be prepared and circulated to interested parties, thus completing the National Environmental Policy Act process.

CULTURAL RESOURCE COMPLIANCE

The National Park Service is mandated to preserve and protect its cultural resources through the Act of August 25, 1916, and through specific legislation such as the Antiquities Act of 1906, the National Environmental Policy Act of 1969, and the National Historic Preservation Act, which is described below. Cultural resources at Saint Gaudens National Historic Site would be managed in accordance with these acts and in accord with NPS *Management Policies* (chapter 5), the *Cultural Resources Management Guideline* (NPS-28), and other relevant policy directives.

As part of its cultural resources management responsibilities, the National Park Service surveys and evaluates all cultural resources on lands under its jurisdiction. Cultural resources are evaluated by applying the criteria for the National Register of Historic Places. In addition, the National Park Service maintains an inventory of all above-grade historic and prehistoric structures within the national park system, which is called the List of Classified Structures. All cultural resources eligible for the national register would be recorded and/or measured, according to the highest professional standards.

Architectural Barriers Act of 1968 (42 USC 4151 et seq.); Rehabilitation Act of 1973 (29 USC 701 et seq.); and Americans with Disabilities Act of 1990 (Public Law 101-336, 104 Stat. 327)

All facilities and programs developed would be made as accessible as possible given the historic preservation constraints of the site.

Section 106 of the National Historic Preservation Act of 1966, as amended (16 USC 470, et. seq)

Section 106 requires that federal agencies having direct or indirect jurisdiction over undertakings take into account the effect of those undertakings on national register properties and allow the Advisory Council on Historic Preservation (ACHP) an opportunity to comment. Toward that end, the National Park

Service is working with the New Hampshire State Historic Preservation Officer (SHPO) and the ACHP to meet the requirements of the August 1990 programmatic agreement among the National Conference of State Historic Preservation Officers, the ACHP, and the National Park Service. This programmatic agreement requires the National Park Service to work closely with the SHPO and the advisory council in planning new and existing areas.

Also, this agreement provides for a number of programmatic exclusions or actions that are not likely to have an adverse effect on cultural resources. These actions may be implemented without further review by the SHPO or the advisory council, reducing required consultations with the state historic preservation officers. Actions not specifically excluded in the programmatic agreement must be reviewed by the SHPO and the advisory council during the design stage and prior to implementation.

Internally, the National Park Service will complete a 106 form (Assessment of Actions Having an Effect on Cultural Resources) prior to implementation of any proposed actions. This is necessary to document any project effects, outline actions proposed to mitigate any effects, and document that the proposed action flows from the general management plan. All implementing actions for cultural resources would be reviewed, using the 106 form, and certified by regional office cultural resources specialists specified in NPS-28.

All ground-disturbing actions will be preceded by an archeological evaluation to determine the level of archeological investigations required prior to commencement of that action. Should any such resources be identified, they will be evaluated for their inclusion on the National Register of Historic Places in consultation with the SHPO and, if eligible, appropriate measures will be undertaken to preserve them. Such measures would be determined in consultation with the SHPO.

Archeological survey and testing would be carried out prior to, or in conjunction with, construction and would meet the needs of the SHPO as well as the National Park Service.

Table 4 at the end of the "Compliance" section lists actions that are either programmatic exclusions under the programmatic agreement between the National Conference of State Historic Preservation Officers, the ACHP, and the National Park Service or are subject to further consultation with the New Hampshire SHPO and the ACHP. Should the National Park Service and the SHPO so decide, other actions not meeting the programmatic exclusion definition may be determined to need no further review under section 106 of the National Historic Preservation Act, as amended. Any such agreement, however, must be determined mutually and must be fully documented.

General History of Consultation

The National Park Service has consulted with the New Hampshire State Historic Preservation Officer throughout the planning process. The SHPO attended one of the public scoping meetings during the summer of 1991. She was invited to participate as a team member but was unable to devote the necessary time to attend such meetings. Therefore, the team captain made several trips between 1991 and 1993 to Concord to meet with and update her on the process and the alternatives. In addition, the superintendent met with the SHPO on several more informal occasions. The SHPO was invited to several decisional meetings held at the park or at the North Atlantic Regional Office in Boston. A draft document was provided to the SHPO for unofficial review at the same time it was reviewed in the regional office and NPS Washington offices. Another update meeting was held with the SHPO at Saint-Gaudens National Historic Site in December 1994.

Formal comments will be sought on this document as a part of the official public review.

NATURAL RESOURCE COMPLIANCE

Clean Water Act (Section 404) and Rivers and Harbors Act (Section 10)

For the purposes of the federal Clean Water Act (section 404) and the Rivers and Harbors Act (section 10), all of the wetlands, streams, brooks, ponds, and intermittent drainages bordered by wetlands will be considered as jurisdictional. While jurisdiction may be arguable over those intermittent drainages that are not also bordered by wetlands, the Environmental Protection Agency recommends that these areas be included in any permitting action filed by the National Park Service.

Clean Air Act, As Amended (42 USC 7401 et. seq.)

Saint-Gaudens National Historic Site is designated as a class II clean air area. Maximum allowable increases of sulfur dioxide, particulate matter, and nitrogen oxides beyond baseline concentrations established for class II areas cannot be exceeded. These class II increments would allow modest industrial activities in the vicinity of the site. Section 118 of the Clean Air Act requires all federal facilities to comply with existing federal, state, and local air pollution control laws and regulations. The National Park Service would work with the State of New Hampshire Department of Environmental Services, Air Quality Division, to ensure that all park activities meet the requirements of the state air quality implementation plan.

Executive Order 11988 ("Floodplain Management")

This executive order requires all federal agencies to avoid construction within the 100-year floodplain unless no other practicable alternative exists. No development within the 100- and 500-year floodplains are being considered under any of the alternatives.

Executive Order 11990 ("Protection of Wetlands")

This executive order requires that all federal agencies avoid, wherever possible, impacts on wetlands. In all alternatives, there is the possibility that a maintenance facility development being proposed for the area on the south side of Saint-Gaudens Road, and in alternatives 2 and 4, the parking, visitor contact station, etc., within the boundaries of the historic site, may involve some impacts on two small wetlands. These areas have been surveyed, and it has been determined that these two wetlands are jurisdictional wetlands and that the proposed development will actually affect the wetlands.

A statement of findings will be prepared to document the rationale for locating structures and/or facilities within and or adjacent to wetlands and to identify mitigating measures for placing these structures/facilities in or near the wetlands.

Analysis of Impacts on Prime and Unique Agricultural Lands in Implementing NEPA (45 FR 59189)

Federal agencies are required to analyze the impacts of federal actions on agricultural lands, in accordance with the National Environmental Policy Act. This policy was developed to minimize the effect of federal programs in converting prime, unique, or locally important farmland to nonagricultural uses.

With the acquisition of the MacLeay and Heim tracts for some development in alternatives 3 and 4, it should be noted that small segments of both tracts are in agricultural use. According to the *Soil Survey of Sullivan County, New Hampshire* (Soil Conservation Service 1983), there is also a small area (approximately 3.5 acres) in the southern portion of site C that has been determined to contain soils considered to be prime farmland soils. This area is not now in agricultural use.

No development is being proposed on any of the agricultural lands mentioned above or on any prime farmland soils in any of the other alternatives.

Endangered Species Act of 1973, As Amended (16 USC 1531 et seq.)

Section 7 of the Endangered Species Act requires all federal agencies to consult with the U.S. Fish and Wildlife Service to ensure that any action authorized, funded, or carried out by the agency does not jeopardize the continued existence of listed species or critical habitat. Consultation with the Fish and Wildlife Service has revealed that there are no known federally listed threatened and endangered species in the park. One species of mollusk (a dwarf wedge mussel, *Alasmidonta heterodon*) is listed as occurring within the Connecticut River in Sullivan County. One plant species (Jesup's milk-vetch, *Astragalus robbinsii* var. *jesupi*) is listed as occurring within the Connecticut River valley. Neither of these species has been found within the national historic site. It is possible they may be within the lands being considered for acquisition.

Jesup's milk-vetch has never been located in any of the surveys completed within the national historic site. For alternatives 3 and 4, which propose development on lands being considered for acquisition, a plant survey will be completed prior to development to locate any listed plant species and to ensure that such species would not be affected. If Jesup's milk-vetch is found during the survey, the location of the plant within the property will be determined and then assessed as to whether or not the proposed development will affect the species habitat. Also, further consultation with the U.S. Fish and Wildlife Service will need to be initiated.

Since the dwarf wedge mussel is found only within the Connecticut River, none of the alternatives described in this general management plan will jeopardize this species or its critical habitat. However, further consultation with the U.S. Fish and Wildlife Service will be carried out prior to construction to ensure that this species or its critical habitat will not be affected, and that there have been no new listed species within the project boundary.

Natural Heritage Inventory

Consultation with the New Hampshire Natural Heritage Inventory revealed that two state threatened plant species — Sago pondweed (*Potamogeton pectinatus*) and Vasey pondweed (*Potamogeton vaseyi)* are found in the general area of Saint-Gaudens National Historic Site. In 1991 the National Park Service conducted a survey for listed plant species within the area proposed for development in alternative 2. This area will be surveyed again prior to construction.

For alternatives 3 and 4, which propose development on lands being considered for acquisition, a plant survey was done to locate any listed plant species. No species were found that would affect proposed developments. Further consultation with the New Hampshire Natural Heritage Inventory will be initiated prior to construction.

STATE PERMITTING REQUIREMENTS

During the design phase, the State of New Hampshire's Public Information and Permitting Office will be contacted to determine permit application procedures. This office acts as a clearinghouse for the various state offices. Examples of state permits that may be needed include water pollution control (national pollution discharge elimination system, groundwater, and wetlands protection), underground storage tanks, and utility siting.

LOCAL REGULATIONS

The National Park Service will work with the town of Cornish to determine how conservation zoning rules apply to the development proposed.

TABLE 4: GENERAL MANAGEMENT PLAN ACTIONS AND COMPLIANCE REQUIREMENTS

ALTERNATIVE 1: NO ACTION (STATUS QUO)

Requires Further SHPO/ACHP Review	Programmatic Exclusion
Historic Developed Area	Historic Developed Area
Remove maintenance building and landscape area	Preserve Aspet, Little Studio, new gallery, picture gallery, ravine studio and shed, stable, caretaker's cottage, and garage (a)
Move Shaw Memorial into storage, remove protective enclosure, and landscape area	Blow-Me-Down Mill
Modify Farragut Monument enclosure	Preserve mill (a)
Install climate control, fire, and security systems in Little Studio, picture gallery, and new gallery	
Install fire suppression systems in Aspet and caretaker's cottage	
South of Saint-Gaudens Road	
Construct new maintenance facility	
Redesign mechanical system on collections storage building	

ALTERNATIVE 2: ONSITE DEVELOPMENT

Requires Further SHPO/ACHP Review	Programmatic Exclusion
Historic Developed Area	Historic Developed Area
Remove maintenance building and landscape area	Preserve Aspet, Little Studio, new gallery, picture gallery, ravine studio, stable, caretaker's cottage, and garage (a)
Construct new exhibition building	Acquire Brown tract as buffer (e)
Move Shaw Memorial into new exhibition building, remove protective enclosure, and landscape area	South of Saint-Gaudens Road
Modify Farragut Monument enclosure	Acquire Bulkeley tract as buffer (e)

ALTERNATIVE 2: ONSITE DEVELOPMENT (CONT.)

Requires Further SHPO/ACHP Review	Programmatic Exclusion
Historic Developed Area (Cont.)	Blow-Me-Down Mill
Install climate control, fire, and security systems in Little Studio, picture gallery, and new gallery	Preserve mill (a)
Install fire suppression systems in Aspet and caretaker's cottage	
Install restroom in shed of ravine studio	
Install irrigation and septic systems	
Landscape around new exhibition building and visitor facilities	
South of Saint-Gaudens Road	
Remove existing parking area and Clivus Multrum restrooms and landscape former parking area	
Construct visitor contact station, new parking area, walkways, and service road entrance	
Construct new security staff cottage, maintenance and collections storage facilities, and new service access and parking at maintenance complex	
Remove existing collections storage building	

ALTERNATIVE 3: NEW FACILITIES ONSITE

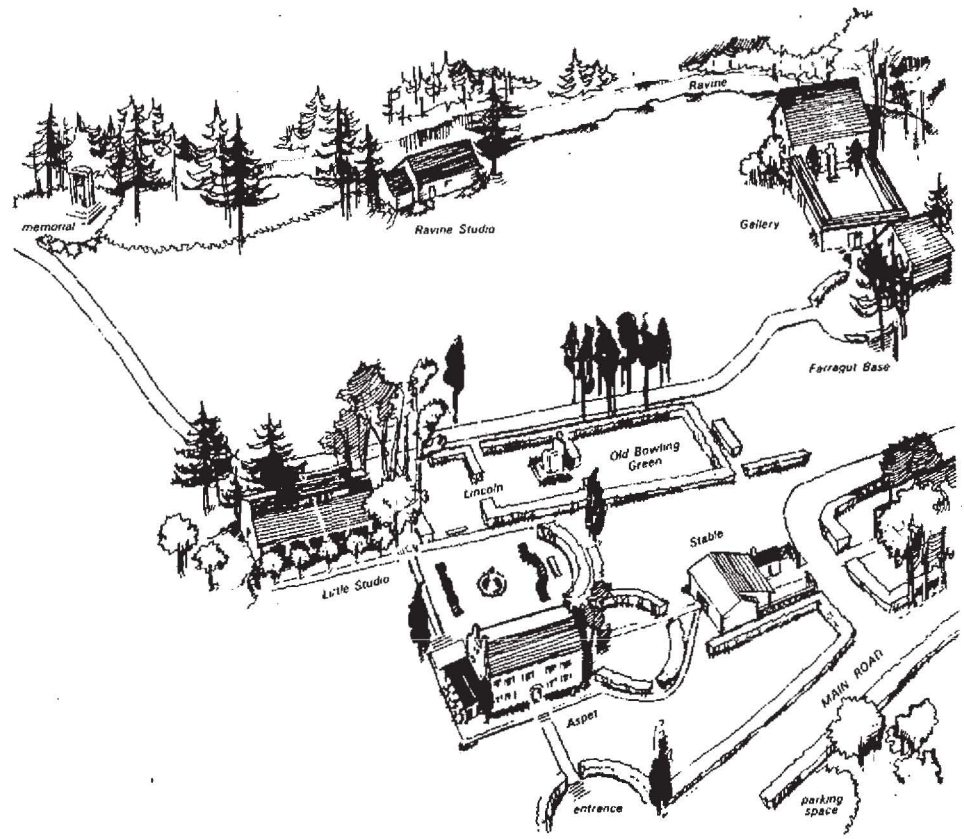
Requires Further SHPO/ACHP Review	Programmatic Exclusion
Historic Developed Area	Historic Developed Area
Remove maintenance building	Preserve Aspet, Little Studio, new gallery, picture gallery, ravine studio, stable, caretaker's cottage, and garage (a)
Move Shaw Memorial into new offsite exhibition building, remove protective enclosure, and landscape area	Acquire Brown tract as buffer (e)

ALTERNATIVE 3: NEW FACILITIES ONSITE (CONT.)	
Requires Further SHPO/ACHP Review	**Programmatic Exclusion**
Historic Developed Area (Cont.)	South of Saint-Gaudens Road
Modify Farragut Monument enclosure	Acquire Bulkeley tract as buffer (e)
Install climate control, fire, and security systems in Little Studio, picture gallery, and new gallery	Offsite - MacLeay Tract
Install fire suppression systems in Aspet and caretaker's cottage	Acquire MacLeay tract for development (e)
Install restroom in shed of ravine studio	Preserve pavilion, cottage, and sheds (a)
Install restrooms and staff staging area in caretaker's cottage	Offsite - Heim Tract
Install irrigation and septic systems	Acquire Heim tract for development (e)
South of Saint-Gaudens Road	Preserve cottage (a)
Construct new maintenance and collections storage buildings	Preserve barn (a)
Redesign existing parking area	Blow-Me-Down Mill
Remove Clivus Multrum restrooms	Preserve mill in present condition (a)
Offsite - MacLeay Tract	
Adapt existing structures for visitor center, exhibition space, office space, and security staff	
Construct new satellite maintenance facility	
Construct parking area	
Landscape area for concerts	

ALTERNATIVE 4: ONSITE/OFFSITE DEVELOPMENT - PHASED (PROPOSED ACTION)

Requires Further SHPO/ACHP Review	Programmatic Exclusion
Historic Developed Area	Historic Developed Area
Rehabilitate maintenance building	Preserve Aspet, Little Studio, new gallery, picture gallery, ravine studio, stable, caretaker's cottage, and garage (a)
Construct new exhibition building	Acquire Brown tract as buffer (e)
Cast Shaw Memorial in bronze and place in bowling green, remove protective enclosure, and landscape area	South of Saint-Gaudens Road
Modify Farragut Monument enclosure	Acquire Bulkeley tract as buffer (e)
Install climate control, fire, and security systems in Little Studio, picture gallery, and new gallery	South of Saint-Gaudens Road
Install fire suppression systems in Aspet and caretaker's cottage	Acquire Bulkeley tract as buffer (e)
Install restroom in shed of ravine studio	Offsite - MacLeay Tract
Install restrooms in garage	Acquire MacLeay tract for development (e)
Install irrigation and septic systems	Preserve pavilion, cottage, and sheds (a)
South of Saint-Gaudens Road	Offsite - Heim Tract
Construct new maintenance and collections storage buildings and visitor contact station	Acquire Heim tract for development (e)
Remove existing collections storage building	Preserve cottage (a)
Redesign existing parking area	Preserve barn (a)
Remove Clivus Multrum restrooms	Blow-Me-Down Mill
	Preserve mill in present condition (a)

ALTERNATIVE 4: ONSITE/OFFSITE DEVELOPMENT (CONT.)	
Requires Further SHPO/ACHP Review	**Programmatic Exclusion**
Offsite - MacLeay Tract	
Adapt existing structures for visitor center, office space, and security staff housing	
Construct new satellite maintenance facility	
Construct parking area	
Landscape area for concerts	



Consultation and Coordination / Preparers

SUMMARY OF PUBLIC SCOPING

The National Park Service has conducted a series of public meetings beginning with an open house at Saint-Gaudens National Historic Site on June 1, 1991. Visitors gathered in the Little Studio for a question-and-answer session about the planning process and how the public could become involved.

Formal public meetings were held on July 11, 12, and 24, 1991, in Windsor, Vermont, Hanover, New Hampshire, and Cornish, New Hampshire, respectively. These "scoping meetings" were held to gather data on public concerns and expectations. They also gave the planning team a chance to explain how the NPS planning process worked, outline NPS concerns about site resources, administration, and interpretation, and to explain how the public could be involved in the planning process.

Public meetings to describe alternatives and solicit public reaction were held on February 11, 1992, in Cornish and on February 12 in Plainfield, New Hampshire. At the same time a meeting was held on February 12 with the Cornish Board of Selectmen to outline the plan and to seek their concerns and opinions.

On April 28, 1992, the team presented the plan before a joint session of the Cornish Planning and Zoning Boards.

On May 11, 1992, an additional public meeting was called by Congressman Richard Swett. The plan was outlined for the public and the congressman fielded questions.

In addition to these meetings, six Trustees of the Saint-Gaudens Memorial were members of the planning team and helped to develop the alternatives and to select the team's preferred alternative.

LIST OF AGENCIES AND ORGANIZATIONS TO WHOM COPIES OF THE DOCUMENT WILL BE SENT

Federal Agencies
Advisory Council on Historic Preservation
Department of Agriculture
    Soil Conservation Service, Durham, NH
Department of the Interior
    U.S. Fish and Wildlife Service, Concord, NH

State Agencies
Department of Environmental Services
    Water Resource Division
Fish and Game Department
Natural Heritage Inventory
New Hampshire Public Utility Board
New Hampshire State Historic Preservation Office
Public Information and Permitting Office
Vermont Environmental Board

Others
Central Vermont Public Service Corporation
Town of Cornish
    Board of Planning
    Board of Selectmen
    Board of Zoning

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Appendixes / Bibliography / Index

APPENDIX A: COST ESTIMATES

Tables A-1 through A-4 show the existing and projected operations and maintenance costs for the alternatives. Operational costs cover staffing. Maintenance costs cover equipment and materials.

TABLE A-1: EXISTING OPERATIONS AND MAINTENANCE COSTS

	FTE	Salary or Annual Cost
Operations (Staffing)		
Permanent Full-Time		
Superintendent (GS-12)	1.0	$ 54,200
Administrative Technician (GS-7)	1.0	25,000
Administrative Technician (GS-5)	1.0	26,100
Supervisory Park Ranger (GS-9)	1.0	29,300
Museum Technician (GS-7)	1.0	25,100
Maintenance Foreman (WG-8)	1.0	37,800
Maintenance Mechanic (WG-5/7)	1.0	24,500
Painter Worker (WG-7)	1.0	25,500
Gardener (WG-7)	1.0	26,800
Gardener (WG-4/6)	1.0	22,000
Subtotal	10.0	$270,000
Temporary/Seasonal		
Laborer (WG-3)	1.0	$ 18,000
Park Ranger (GS-5)	2.0	37,000
Subtotal	3.0	$ 55,000
Total	13.0	$325,000
Vacant/Unfunded		
Secretary (GS-4)	1.0	$ 18,000
Park Ranger (GS-4)	2.0	36,100
Museum Technician (GS-5)	1.0	20,100
Laborer (WG-3)	2.0	36,100
Subtotal	6.0	$110,300
Maintenance		$120,500
Summary		
Staffing		$325,000
Maintenance		120,500
Total		$445,500

TABLE A-2: PROJECTED ADDITIONAL OPERATIONS AND MAINTENANCE COSTS, ALTERNATIVE 2

	FTE	Salary or Annual Cost
Operations (Staffing)		
Permanent Full-Time		
Facility Manager (GS-11)	1.0	$ 37,000
Chief of Interpretation and Visitor Protection (GS-11)	1.0	37,000
Custodian (WG-5)	1.0	21,500
Curator (GS-11)	1.0	37,000
Subtotal	4.0	$132,500
Temporary/Seasonal		
Park Ranger (GS-4)	2.0	$37,400
Gardener (WG-4)	1.0	21,100
Subtotal	3.0	$53,200

TABLE A-3: PROJECTED ADDITIONAL OPERATIONS AND MAINTENANCE COSTS, ALTERNATIVE 3

	FTE	Salary or Annual Cost
Operations (Staffing)		
Permanent Full-Time		
Facility Manager (GS-11)	1.0	$ 37,000
Chief of Interpretation and Visitor Protection (GS-11)	1.0	37,000
Maintenance Worker (WG-7)	1.0	23,500
Custodian (WG-3)	1.0	19,300
Curator (GS-11)	1.0	37,000
Subtotal	5.0	$153,800
Temporary/Seasonal		
Park Ranger (GS-4)	2.0	$37,400
Gardener (WG-4)	1.0	21,100
Subtotal	3.0	$58,500

TABLE A-4: PROJECTED ADDITIONAL OPERATIONS AND MAINTENANCE COSTS, ALTERNATIVE 4

	FTE	Salary or Annual Cost
Operations (Staffing)		
Permanent Full-Time		
Facility Manager (GS-11)	1.0	$ 37,000
Chief of Interpretation and Visitor Protection (GS-11)	1.0	37,000
Custodian (WG-3)	1.0	19,300
Curator (GS-11)	1.0	37,000
Subtotal	4.0	$130,300
Temporary/Seasonal		
Park Ranger (GS-4)	2.0	$37,400
Gardener (WG-4)	1.0	21,100
Subtotal	3.0	$58,500

Tables A-5 through A-8 show the estimated development costs of the alternatives. Costs are Class C estimates.

TABLE A-5: DEVELOPMENT COST ESTIMATES, ALTERNATIVE 1

Item	Gross Construction	Planning & Design
Replace maintenance facility	$1,213,800	$242,800
Redesign mechanical system at existing collections storage building	15,200	3,000
Place Shaw Memorial in safe-keeping	180,000	36,000
Modify Farragut Monument enclosure	60,000	12,000
Preserve existing structures in historic developed area	1,376,500	275,300
Subtotal	$2,845,500	$569,100
Total		**$3,414,600**

TABLE A-6: DEVELOPMENT COST ESTIMATES, ALTERNATIVE 2

Item	Gross Construction	Planning & Design
Replace existing parking area	$ 163,900	$ 32,800
Install irrigation system	29,200	5,800
Upgrade septic system	25,000	5,000
Install restroom in ravine studio shed	21,000	4,200
Modify Farragut Monument enclosure	60,000	12,000
Move Shaw memorial into new exhibition building	180,000	36,000
Remove Clivus Multrum restrooms	3,000	600
Replace maintenance facility	1,270,700	254,100
Replace collections storage building	741,400	148,300
Construct new visitor contact station	374,100	74,800
Provide new security staff housing	227,800	45,600
Construct new exhibition building	2,094,900	419,000
Preserve existing structures in historic developed area	1,482,800	296,600
Subtotal	$6,673,800	$1,334,800
Total		**$8,008,600**

Note: This estimate does not include any work by Harpers Ferry Center for interpretation in the new visitor contact station.

TABLE A-7: DEVELOPMENT COST ESTIMATES, ALTERNATIVE 3

Item	Gross Construction	Planning & Design
Redesign existing parking area	$ 80,700	$ 16,100
Undertake new site work	958,500	191,700
Install irrigation system	29,200	5,900
Upgrade septic system	25,000	5,000
Install restroom in ravine studio shed	21,000	4,200
Remove Clivus Multrum restrooms	3,000	600
Modify Farragut Monument enclosure	60,000	12,000
Move Shaw Memorial into new exhibition space	180,000	36,000
Replace maintenance facility	1,015,300	203,100
Replace collections storage building	741,400	148,300
Adapt existing site C building for exhibits	1,601,300	320,300
Preserve historic structures in core site	1,634,700	326,900
Preserve historic structures on sites C and E	959,800	191,900
Adapt existing site C building for offices	379,600	75,900
Adapt existing E building for security staff housing	586,200	117,200
Adapt existing site C building for visitor center	313,300	62,700
Subtotal	$8,589,000	$1,717,800
Total		**$10,306,800**

Note: This estimate does not include any work by Harpers Ferry Center for interpretation in the new visitor center or any costs for land acquisition.

TABLE A-8: DEVELOPMENT COST ESTIMATES, ALTERNATIVE 4

Item	Gross Construction	Planning & Design
Phase One		
Redesign existing parking area	$ 80,700	$ 16,100
Undertake new site work	958,500	191,700
Install irrigation system	29,200	5,900
Upgrade septic system	25,000	5,000
Install restroom in ravine studio shed	21,000	4,200
Modify existing maintenance building for exhibition space (Trustees)	300,000	60,000
Construct new exhibition building	1,500,000	300,000
Modify Farragut Monument enclosure	60,000	12,000
Cast Shaw Memorial in bronze and move original plaster sculpture into new exhibition space	250,000	50,000
Preserve historic structures in historic developed area	1,634,700	326,900
Construct visitor contact station	80,000	16,000
Construct new maintenance facility	1,015,300	203,100
Replace collections storage building	741,400	148,300
Subtotal - Phase One	$6,695,800	$1,339,200
Total - Phase One		**$8,035,000**
Phase Two		
Remove visitor contact station	2,000	400
Remove Clivus Multrum restrooms	3,000	600
Preserve historic structures on sites C and E	880,000	176,000
Adapt existing site C building for offices	379,600	75,900
Adapt existing C and E buildings for housing	586,200	117,200
Adapt existing site C building for visitor center	313,300	62,700
Subtotal - Phase Two	$2,164,100	$432,800
Total - Phase Two		**$2,596,900**
Total - Phases One and Two		**$10,631,900**

Note: This estimate does not include any work by Harpers Ferry Center for interpretation in the new visitor center or any costs for land acquisition.

23. Saint-Gaudens

An Act to authorize establishment of the Saint-Gaudens National Historic Site, New Hampshire, and for other purposes. (78 Stat. 749)

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled, That, in order to preserve in public ownership historically significant properties associated with the life and cultural achievements of Augustus Saint-Gaudens, the Secretary of the Interior may acquire, by donation from the Saint-Gaudens Memorial, a corporation, the sites and structures comprising the Saint-Gaudens Memorial situated at Cornish, New Hampshire, and by donation or purchase with donated funds not to exceed three acres of adjacent lands which the Secretary of the Interior deems necessary for the purposes of this Act, together with any works of art, furnishings, reproductions, and other properties within the structures and on the memorial grounds.

SEC. 2. (a) In accordance with the Act entitled "An Act to create a National Park Trust Fund Board, and for other purposes", approved July 10, 1935 (49 Stat. 477), as amended, the National Park Trust Fund Board may accept from the Saint-Gaudens Memorial the amount of $100,000 and such additional amounts as the corporation may tender from time to time from the endowment funds under its control, which funds, when accepted, shall be utilized only for the purposes of the historic site established pursuant to this Act.

(b) Nothing in this Act shall limit the authority of the Secretary of the Interior under other provisions of law to accept donations of property in the name of the United States.

SEC. 3. When the sites, structures, and other properties authorized for acquisition under the first section of this Act and endowment funds in the amount of $100,000 have been transferred to the United States, the Secretary of the Interior shall establish the Saint-Gaudens National Historic Site by publication of notice thereof in the Federal Register.

SEC. 4. (a) The Secretary of the Interior shall administer, protect, develop, and maintain the Saint-Gaudens National Historic Site subject to the provisions of this Act and in accordance with the provisions of the Act entitled "An Act to establish a National Park Service, and for other purposes", approved August 25, 1916 (39 Stat. 535), as amended and supplemented, and the provisions of the Act entitled "An Act to provide for the preservation of historic American sites, buildings, objects, and antiquities of national significance, and for other purposes", approved August 21, 1935 (49 Stat. 666).

(b) In order that the Saint-Gaudens National Historic Site may achieve more effectively its purpose as a living memorial, the Secretary of the Interior is authorized to cooperate with the Saint-Gaudens Memorial, the American Academy of Arts and Letters, and other organizations and groups in the presentation of art expositions and festivals and other appropriate events that are traditional to the site.

SEC. 5. The Saint-Gaudens Memorial having by its active interest preserved for posterity this important site, its structures, objects, and cultural values, the executive committee thereof shall, upon establishment of the Saint-Gaudens National Historic Site, serve in an advisory capacity to the Secretary of the Interior in matters relating to its preservation, development, and use.

SEC. 6. There are hereby authorized to be appropriated such sums, but not more than $210,000 for development, as may be necessary to carry out the purposes of this Act.

Approved August 31, 1964.

Legislative History:
House Report No. 782 (Committee on Interior and Insular Affairs).
Senate Report No. 1458 (Committee on Interior and Insular Affairs).
Congressional Record, Vol. 110 (1964):
Aug. 3: Considered and passed House.
Aug. 18: Considered and passed Senate.

34. Saint-Gaudens

An Act to provide for increases in appropriation ceilings and boundary changes in certain units of the National Park System, and for other purposes. (90 Stat. 2732) (P.L. 94-578)

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled,

TITLE I—ACQUISITION CEILING INCREASES

SEC. 101. The limitations on appropriations for the acquisition of lands and interests therein within units of the National Park System contained in the following Acts are amended as follows:

* * * * * * *

(10) Saint-Gaudens National Historic Site, New Hampshire: section 6 of the Act of August 31, 1964 (78 Stat. 749), is amended by adding a new sentence as follows: "For the acquisition of lands or interest therein, there is authorized to be appropriated not to exceed $80,000."

* * * * * * *

TITLE II—DEVELOPMNT CEILING INCREASES

SEC. 201. The limitations on appropriations for development of units of the National Park System contained in the following Acts are amended as follows:

* * * * * * *

(7) Saint Gaudens National Historic Site, New Hampshire: section 6 of the Act of August 31, 1964 (78 Stat. 749), is amended by changing "$210,000" to "$2,677,000".

* * * * * * *

TITLE III—MISCELLANEOUS PROVISIONS

* * * * * * *

SEC. 306. Section 3 of the Act of August 31, 1964 (78 Stat. 749), authorizing the establishment of the Saint-Gaudens National Historic Site, New Hampshire, is amended by adding the following sentence: "Following such establishment the Secretary may acquire by donation, purchase with donated or appropriated funds, or exchange not to exceed sixty-four acres of lands and interests therein which he deems necessary for addition to the national historical site and which, when acquired, shall become a part of the site.".

* * * * * * *

Approved October 21, 1976.

APPENDIX C: PLANS AND REPORTS USED IN THE DEVELOPMENT OF THIS DOCUMENT

NOTE: The following plans were all produced by the National Park Service unless otherwise noted.

EXISTING PLANS

***Master Plan* - 1973** – This document currently guides park management. It describes the interpretive concept and provides long-range development plans that have been partially implemented. The new general management plan will replace the master plan.

***Interpretive Prospectus* - 1977** – This is an extensive package of proposals for development of interpretive facilities and media for the national historic site. It relates the interpretive objectives for the site, which are as follows: Saint-Gaudens' life; his relationship to America's cultural heritage; the role of Aspet and the Cornish community; the creative processes of sculpture; and a continuing outreach program on artistic, historical, and natural bases. This draft general management plan retains those objectives and seeks to reinforce their implementation through specific developments and programs.

***Statement for Management* - 1977** – This document provides an inventory of the national historic site's condition and analysis of its problems. It does not contain any prescriptive actions for future management, but provides a format for evaluating conditions and identifying major issues and information gaps.

"The Saint-Gaudens National Historic Site Visitor Facilities Preliminary Design and Budget Report" - April 1990 – This report, completed by Platt and Byard, Architects, and funded by the Saint-Gaudens Memorial, outlines a plan for new visitor and exhibition facilities at the national historic site and provides preliminary drawings for such facilities. Public concern over the size and location of proposed facilities caused the National Park Service to reevaluate the site's facility needs and to look at other possible locations inside and outside present national historic site boundaries. This general management plan is an attempt to do this.

"Cultural Landscape Report – Volume 1: Site History and Existing Conditions" - 1994 – This volume was prepared under contract by Marion Pressley and Associates, Inc., a landscape architectural firm in Cambridge, Massachusetts. The entire report will consist of four volumes: historical development of the landscape from before 1885 through the present, with individual plans for each major period; inventory and analysis of present conditions; statement of significance; and preliminary recommendations for future treatment. Recommendations in the report will assist the national historic site in interpretation of the landscape and with preservation of its significant features.

BY-PRODUCTS OF THE GENERAL MANAGEMENT PLAN

The following projects were needed to provide information necessary to completion of this plan. These products were funded as a part of the general management plan.

"Assessment of Potential Land Acquisition Sites at Saint-Gaudens National Historic Site" - 1991 – This document identified sites outside national historic site boundaries that could accommodate visitor and administrative facilities in order to minimize construction of new facilities on the national historic site. It evaluated whether a property was close enough to the site to allow it to function as a visitor or administrative location, whether adequate buildable land was available, and what possible advantages or disadvantages the property contained. In the process, two properties were identified that are integral to

preservation of the historic viewshed of Saint-Gaudens National Historic Site.

"Archeology Report" - 1991 – In the fall of 1991, the Eastern Applied Archeology Center of the Denver Service Center contracted with John Milner Associates, Inc. to perform archeological investigations at the site of the Studio of the Caryatids to identify whether or not the site could be used for development. The suggestion for a newly developed exhibition building on this site and of the same scale and mass as the burned studios was made in NPS public scoping meetings. The archeological investigations were limited to field excavation and a management report.

"Management Report, Phase I Archeological Investigations at the Studio of the Caryatids, Saint-Gaudens National Historic Site, Cornish, New Hampshire" - November 1991 – This study was prepared for the National Park Service by Joseph Balicki of John Milner Associates, Inc. It was undertaken to evaluate the possible archeological implications of construction of a new exhibition facility in the area where the Studio of the Caryatids once stood. It identified the foundations of both studios that once stood on the site and their level of preservation.

"Evaluations of Existing Building Conditions of Saint-Gaudens National Historic Site Cornish, New Hampshire, and Alternative Site C, Cornish, New Hampshire" - February 12, 1992 – This product was prepared under contract by Archetype Architecture, Inc.

"Adaptability Study of the Blow-Me-Down Mill at Saint-Gaudens National Historic Site, Cornish, New Hampshire" - February 24, 1992 – This document was prepared under contract by Archetype Architecture, Inc. to determine the feasibility of using Blow-Me-Down Mill for employee housing. It analyzed (1) interior spaces to determine whether or not housing was feasible for seasonal or full-time employees, (2) building and site accessibility issues, and (3) overall condition of the structure.

"Notes on a Botanical Survey of the Saint-Gaudens National Historic Site" - July 13, 1992 – This survey, prepared by Jerry Jenkins for the National Park Service, was an attempt to identify any rare or endangered species on Saint-Gaudens National Historic Site and the Heim and MacLeay properties.

"Wetlands Identification and Delineation Survey, Saint-Gaudens National Historic Site" - November 6, 1992 – Prepared by the U.S. Environmental Protection Agency for the National Park Service, this survey identified the types of wetlands present on sites A and B in accordance with section 404 of the federal Clean Water Act. It also determined whether any of the wetlands present were the result of human disturbance.

"Diagrammatic Visual Impact of the Planning Alternatives, Saint-Gaudens National Historic Site" - no date – This document was prepared for the National Park Service by Archetype Architecture, Inc. Using computer simulation techniques, the study analyzes the visual impact of building new facilities within the historic developed area. The results of this study are incorporated in the "Environmental Consequences" chapter of this document.

"Wetlands Study" - no date – This study was prepared for the National Park Service by Archetype Architecture, Inc. It was undertaken to identify and locate wetlands within areas proposed for possible development in each of the four alternatives.

"Conservation Study of Monumental Sculptures" - no date – This study was prepared for the National Park Service by Archetype Architecture, Inc. It established recommendations for the restoration, conservation, and relocation of the Shaw

Memorial and the Farragut Monument and established criteria for a cost estimate. The study included work by two conservators, rigging specialists, a museum designer, and a historic landscape architect.

"Program Studies" - no date – This document was prepared for the National Park Service by Archetype Architecture, Inc. It included program reports on the proposed exhibition building, the proposed new maintenance building, and the proposed visitor center, and established criteria for cost estimates.

"Cost Estimates" - no date – Prepared for the National Park Service by Archetype Architecture, Inc., the cost estimates were for facilities development for each of the alternatives.

"Alternatives for Preserving the Shaw Memorial" - no date – A study was completed by Archetype Architecture, Inc. to determine the best means of in-place preservation for the Shaw Memorial until it can be removed to a climate-controlled building. Several alternatives for retarding the adverse environmental effects now being felt were being evaluated.

"Saint-Gaudens National Historic Site Visitor Study" - August 1993 – Prepared by the University of Vermont School of Natural Resources for the National Park Service, this study collected and analyzed data from a representative sample of 500 visitors to determine who visits the site, where they come from, how they spend their time on the site, length of stay, and perceptions of the site. The study was designed to help management identify where improvement in operation is necessary and to provide data on the site's carrying capacity.

APPENDIX D: SUSTAINABLE DESIGN - A COLLABORATIVE NATIONAL PARK SERVICE INITIATIVE

The Initiative

The concept of sustainable design has come to the forefront of design thinking in the last 20 years. It is a concept that recognizes that human civilization is an integral part of the natural world and that nature must be preserved and perpetuated if the human community itself is to survive. Sustainable design articulates this idea through building that exemplifies the principles of conservation and encourages the application of those principles in our daily lives.

A corollary concept, and one that supports sustainable design, is that of bioregionalism — the idea that all life is established and maintained on a functional community basis and that all of these distinctive communities (bioregions) have mutually supporting life systems that are generally self-sustaining. The concept of sustainable design holds that future technologies must function primarily within bioregional patterns and scales. They must maintain biological diversity and environmental integrity, contribute to the health of air, water, and soils, incorporate design and construction that reflect bioregional conditions, and reduce the impacts of human use.

In October 1991 the National Park Service held a 75th anniversary symposium in Vail, Colorado, entitled "Our National Parks: Challenges and Strategies for the 21st Century." One of the recommendations of the symposium participants was that the National Park Service adopt the concept of sustainable design as a guiding principle of facility planning and development. The objectives for the design initiative are to design park facilities to minimize adverse effects on natural and cultural resource values, to reflect their environmental setting, and to maintain and encourage biodiversity; to construct and retrofit facilities using energy-efficient materials and building techniques; to operate and maintain facilities to promote their sustainability; and to illustrate and promote conservation principles and practices through sustainable design and ecologically sensitive use.

The Maho Bay Workshop

The National Park Service sustainable design initiative was launched in November 1991 with a pilot project to draft guidelines for visitor use facilities in tropical climates. A workshop was convened the week of November 10 at Maho Bay in the Virgin Islands. Maho Bay was chosen both for its tropical setting and the demonstration of sustainable design at the Maho Bay resort. Participants came from the public and private spheres and represented the American Institute of Architects, American Society of Landscape Architects, National Parks and Conservation Association, National Oceanic and Atmospheric Administration, Greenpeace, architectural and engineering firms, ecotourism interests, Caribbean governments, and the National Park Service.

The people who gathered at Maho Bay brought diverse perspectives and ideas to the workshop. Together, they produced guidelines for sustainable design in nine subject areas and then translated those guidelines into specific recommendations for design in tropical climates. The subject areas were selected to encompass all aspects of design in parks and recreation areas.

The guidelines and recommendations from the Maho Bay workshop are projected for release in the summer of 1992. Following are some of the highlights of the workshop findings.

Natural Resources

Facilities should, to the extent possible, function within the surrounding ecosystem and should not place additional stresses on its resources or processes. A basic understanding of the ecosystem is essential to designing facilities that will function within it.

The carrying capacities of facilities should be based on resource considerations (capability, resiliency), not on the physical capacity of a site to contain development.

Indicator species should be identified and monitored to determine the potential impacts of development.

Limits of acceptable environmental change should be established before development begins. All parties involved in the development should recognize and respect these limiting factors and not attempt to circumvent them through short-term technological solutions.

The effect of the development on the condition of resources should be routinely monitored and evaluated, and actions immediately instituted to correct identified problems.

Further fragmentation of habitats on a local and regional scale and loss of biological diversity should be avoided.

Transition zones should be considered between parks or recreation areas and unrestricted development areas; special guidelines or controls on development should be established as needed.

Long-term resource protection should involve planning and government controls on a regional scale.

Cultural Resources

When an aspect of the built environment achieves sufficient importance that it is deemed significant in human history, it becomes a nonrenewable resource worthy of sustainable conservation. Management, preservation, and maintenance of cultural resources should be directed to that end.

Sites should be surveyed for cultural resources, and the significance, integrity, and intrinsic qualities of those resources determined.

All site and facility designs should incorporate methods for protecting and preserving significant cultural resources over the long term.

The architectural style, design elements, and construction materials of new developments should reflect the cultural heritage of the locality or region.

Cultural resource treatment and maintenance methods should be both environmentally sensitive and sustainable over the long term.

Site Planning and Design

Site planning and design is a process of intervention involving the location of roads, trails, structures, and utilities to make natural and cultural resources and values available to people. To reflect the principles of sustainable design, planners and designers should assume an accountability to the environment. Both ecosystem dynamics and resource carrying capacities should be understood so that resource values are preserved and disruption of natural systems is minimized.

Site resources and their landscapes should be analyzed and understood before intervening.

Alternative sustainable design strategies should be evaluated for functional and performance deficiencies and for potential impacts on natural and cultural resource values.

Development should occur in phases, with monitoring of site resources between the phases to ensure that facilities and their use are not damaging resource values or exceeding the capacity of resources to sustain themselves.

Technological intervention should be minimized. Development should reflect simplicity in form and function.

Mitigation and site restoration after development, although useful tools in certain cases, should be considered a last resort rather than a standard practice. Avoiding the need for such actions should be the rule in sustainable design.

The effects of previous development should be carefully considered before proceeding with additional development.

Adaptation, recycling, reuse, and energy conservation should be promoted in site design.

Architectural Design

The long-term goal of sustainable design is to minimize resource degradation and consumption on a global scale. To achieve this goal, sustainable design should create in visitors, designers, and developers a new awareness of the built environment. Because design and development have contributed to environmental degradation in the past, design for sustainable developments should become a model and teaching tool for a new ethic.

All elements of a building should be considered equally important, especially as they relate to harmonious integration within the ecosystem. In other words, the building system should be nonhierarchical.

The human activities that create and maintain a building should be as important as the building itself.

The concept of growth within sustainable limits should be considered. A facility may begin on a small scale; then, based on knowledge of the environment gained by the designer, manager, and staff during the initial phase, it may experience a period of growth. The ultimate size of the facility should depend on the ability of the environment to sustain it.

A building should be interactive with the environment. This is an important concept, because it acknowledges the fact that the building has an effect on the environment, just as the environment has an effect on the building.

Building Ecology

To qualify as a sustainable development, a park or recreation facility should provide specific functions related to education, recreation, relaxation, recuperation, and restoration. Additionally, it should incorporate research and development for, or demonstration of, ways to live environmentally aware lives in the 21st century.

Sustainable development should meet three of the following criteria: provide education on the wildlife, native cultural resources, historic features, or natural features; provide recreation and relaxation; provide health recuperation; provide spiritual and emotional recuperation; accomplish environmental restoration. It should also provide research and development for and/or demonstration projects of ways to minimize human impacts on the environment.

An environmental report card — an ongoing record of positive and negative environmental actions — should be established for each development. To be considered sustainable, a development's environmental report card should show close to zero global impact or no net environmental loss. In the selection of materials for the development, its environmental report card should be weighed against those of others to achieve the lowest total environmental loss.

Building materials should be prioritized by origin when considering their selection — for example, primary materials found in nature, including wood from sustainable sources, stone, and plant fibers; and secondary materials from recycled products, including some wood, aluminum, cellulose, and plastics. Hydrocarbon-based products should be avoided, even those that are recycled. Tertiary materials include manmade and synthetic materials and those made from nonrenewable sources.

After materials are in place in the development, a declaration of their global impact is recommended. Each material should be labeled, stating, from cradle to grave, the energy it took to get there, the environmental degradation caused by its extraction, fabrication, and use, and what are its toxic and harmful components.

Interpretation

Sustainable park and recreation development will succeed to the degree that it anticipates and manages human experiences. Interpretation provides the best single tool for shaping experiences and infusing a set of values. To succeed, it must affect not only immediate beliefs and behaviors but also longer term beliefs and behaviors that control our lives.

Visitor experiences in parks and recreation areas should be based on resources, should be environmentally sustainable, and should encourage the value of protecting the environment.

The local culture should be a significant part of visitor experiences.

Site and facility design should allow visitors to experience natural and cultural resources in an intimate, sensory fashion. Opportunities for private moments in natural settings should be created. Visitor interaction with resources should be encouraged.

Educational opportunities should include interpretation of the systems that sustain the development as well as programs about natural and cultural resources values.

The values of sustainability should be apparent to visitors in all daily aspects of operation, including services, retail operations, maintenance, utilities, and waste handling. The best model is a good example.

Energy and Utilities

Responsible energy use is fundamental to sustainable development. Renewable energy should be onsite and significant. With the ultimate goal of energy sustainability there are clear steps to reducing the amount of energy consumed. Existing technologies offer cost-effective alternatives to conventional power and water utilities.

Primary renewable energy resources should be analyzed to best apply alternative sources (sun, wind, biogas).

The principles of siting and architectural design should be applied to reduce the need for energy-consuming utilities (air-conditioning, water heaters, high-level artificial lighting).

Water and energy conservation measures should be incorporated in all aspects of design (toilets, showers, commercial kitchen and laundry appliances). Ground and surface water sources should be protected from contamination. Alternative water treatment methods suitable to the ecosystem should be explored and implemented.

Energy production and use should be a visit component of the sustainable development. Visitor experiences should be broadened by awareness of energy use issues and the use of efficient appliances, conservation methods, and renewable energy sources. Energy "meters" should be installed to monitor and illustrate energy consumption.

Waste Disposal

Experience has shown that there is no completely safe method of waste disposal. All forms of disposal have some negative environmental impacts. The only way to avoid environmental harm from wastes is to prevent their generation in the first place. Waste prevention does not mean doing without, but doing differently. It pays economically as well as environmentally. Alternative methods of waste disposal can help reduce the environmental effects of wastes that are generated.

Planning for any sustainable development should provide a comprehensive strategy for minimizing the generation of solid waste. This strategy should include limiting the use of disposable products and packaging; ensuring that products that eventually become waste are nontoxic; composting or anaerobically digesting biodegradable wastes; and reusing materials onsite or sending materials for offsite recycling

Facility managers, operators, educators, and maintenance and service personnel should be trained in waste prevention and the priorities of avoid, reuse, and recycle.

Waste prevention methods and systems should be apparent to visitors, and ways to change personal habits and adopt more responsible attitudes toward waste should be described.

Recycling and biodegradation should be the preferred methods of waste disposal.

Facility Maintenance and Operation

To succeed, sustainable development must be maintainable. Designers need to work closely with managers in defining acceptable maintenance and operational practices and employee training requirements that will allow the facility to operate and be maintained at the same level as when it was designed and constructed.

Sustainable facilities should exhibit the following characteristics: an operational mandate and direction (commitment to sustainable design), minimal resource damage, high-quality materials, visitor satisfaction, low operational costs, low maintenance costs and reduced maintenance staff, low utility costs, low levels of rehabilitation, and values that remain intact over the long term.

Facilities should be designed using the minimum technology necessary to meet facility needs. Simplicity of design and construction will reduce maintenance costs and make operations easier.

Facilities should meet or exceed safety and accessibility standards. Materials chosen should meet public health

standards concerning toxicity. Materials containing toxic substances should be carefully selected and monitored to eliminate or drastically reduce the possibility of those substances entering the ecosystem.

Facility designers and managers should work closely with local communities to share knowledge and experience and to minimize any effects of the project on local lifestyles, customs, and traditions. Local workers should be employed in the development as well as the operation of the facility.

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