

United States Department of the Interior
National Park Service



National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name BEEDE FARM

other names/site number N/A

2. Location

street & number 178 Mill Bridge Road

N/A

not for publication

city or town Sandwich

N/A

vicinity

state New Hampshire code NH county Carroll code 003 zip code 03227

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ☒ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

☐ national ☐ statewide ☒ local

Richard A. Bennett DSHPO 6-7-12
Signature of certifying official/Title Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

☒ entered in the National Register

☐ determined eligible for the National Register

☐ determined not eligible for the National Register

☐ removed from the National Register

☐ other (explain:)

Don Deane
Signature of the Keeper

8/15/12
Date of Action

BEEDE FARM

Carroll Co., NH

Name of Property

County and State

Squam: The Evolution and Preservation of a Lakeside Community

Name of multiple listing

5. Classification

Ownership of Property

(Check as many boxes as apply.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

Category of Property

(Check only one box.)

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
2	0	buildings
2	0	sites
0	0	structures
0	0	objects
4	0	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing)

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**Number of contributing resources previously
listed in the National Register**

0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

AGRICULTURE/agricultural outbuilding

AGRICULTURE/agricultural field

LANDSCAPE/forest

Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

AGRICULTURE/agricultural field

LANDSCAPE/conservation area

LANDSCAPE/forest

7. Description

Architectural Classification

(Enter categories from instructions.)

EARLY REPUBLIC

Materials

(Enter categories from instructions.)

foundation: Granite

walls: weatherboard

roof: ASPHALT

other: BRICK

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

Beede Farm is located on Mill Bridge Road, approximately two-thirds mile from NH Route 113 to the north and slightly more than two miles from Center Sandwich, the primary village in the Town of Sandwich. The property includes approximately 303 acres of fields and woodland on both sides of the road: 175 acres on the west side and 128 acres on the east. The acreage is encompassed within four separate but contiguous parcels with two owners. Included on the property are two buildings, a cemetery and a cellar hole—all contributing resources. The buildings are clustered together on a three-acre parcel (Lot 51B) of open land on the west side of the road near the center of the entire property and are owned by one party. The buildings are a ca. 1830 farmhouse and ca. 1810-20 barn. The burial ground occupies a half-acre lot on the east side of the road and slightly south of the house lot.

The remaining acreage—Lot 51 with 172 acres on the west side of the road and Lot 51A with 128 acres on the east side and both owned by the second party—includes a 6.5-acre field around the buildings and along the west side of the road, as well as a second 4.5-acre roadside field on the east side of the road, directly opposite the buildings, that extends north from the burial ground. Stone walls define the field edges. Beyond both fields is extensive woodland. Mature maple trees edge both sides of the road as it passes by the two fields, and a single row of similar trees edges the south side of the drive to the buildings. As the road continues northeast beyond the buildings, the trees line only the east side along the roadside field, while a stone wall edges the west side. The eastern edge of the property (Lot 51A) is defined by the shore line of Barville Pond, a small, landlocked body of water.

Narrative Description

1. House, ca. 1830. Contributing building.

The farmhouse, built ca. 1830, is comprised of a 1 ½ story, side-gable, 5x2 bay main house that appears to date from the second quarter of the 19th centuryⁱ with a somewhat later 1 ½ story, side-gable west wing and a one-story, side-gable, late 20th century garage attached to the wing. Extending to the north from the rear of the wing is a one-story addition built in 2006. All walls are clad with butt clapboards and roofs with asphalt shingles.

The main house is oriented at right angles to the road to face south. Its current appearance reflects a mix of restoration and renovation efforts to replace a variety of mid-20th century alterations with features more appropriate to its original construction date. The house rests on a stone foundation with split granite underpinning along the front face. A brick fireplace chimney (rebuilt) is centered on the ridge. (An early 20th

ⁱ Though a dwelling was on or near this site by 1801 and likely 20-30 years earlier, the visible portions of the frame and architectural details of the existing main house suggest a construction date closer to 1830. The construction of the chimney base, with hewn beams spanning large openings beneath the firebox, is generally associated with a pre-1800 dwelling; however, all of the visible split marks in its supporting granite are from a plug drill, which was not introduced until shortly before 1830.

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century photograph of the house indicates the original chimney had been replaced with a taller, narrower stove chimney.) A single gabled dormer of unknown date is located on the rear slope. (In the early 20th century, two gabled dormers were on the front slope, suggesting the rear dormer dates from late 19th century.) Trim consists of narrow, flat corner and frieze boards and flat casings. The cornice is molded and boxed and returns at the gable ends. The majority of the windows have late 1930s reproduction 9/6 sash and a mix of historic and reproduction louvered blinds. Exceptions are found in the gable peak, where windows have reproduction 6/6 sash, and on the rear elevation, where the fenestration has been more recently altered to incorporate a group of three 9/6-sash windows and French doors at the west end. (The grouped windows replaced a multi-light picture window.) The main entrance, which is centered on the façade, is framed with plain pilasters and capped with an original five-light transom. The six-panel primary door is 19th century, but the vertical-board storm door is reproduction. To either side are two window openings, set close together and up near the eave.

The primary floor of the main house retains its original floor plan, as well as most of its historic finish, including molded chair rails, horizontal-board wainscot, six-panel Federal doors, pine floors, cased corner posts, molded door and window casings, Federal mantels and fireplace surrounds, and front staircase. The original kitchen, located in the rear, features a wide fireplace with a brick oven in its face, a deep outer hearth fashioned from a single slab of granite, paneling above the fireplace flanked by vertical sheathing boards, and wainscot of horizontal boards along other walls. The southeast room features paneled, sliding window shutters. The chimney base in the cellar is made of stone with two, large, back-to-back cavities spanned by hewn timbers under the fire boxes. All framing beams in the cellar are hewn. The roof frame is a rafter and purlin roof system.

The west wing, built sometime in the second half of the 19th century, is recessed back from the main house, has a lower roofline and is now on a poured concrete foundation. (Its original purpose may have been a summer kitchen at the east end—a ca. 1910 photograph shows a chimney here—and an unfinished shed at the west end that later became a garage. Sometime between 1941 and 1960, the garage was converted to a dining room.) The form of the wing is unaltered from its historic mass, but there are recent alterations to window openings undertaken to remove mid-20th century picture windows. The south (front) elevation now has a group of three windows with reproduction 9/6 sash that replaced multi-light picture windows on either side of the doorway. The entry, with its partial sidelights and door with nine panes above horizontal panels, likely dates from the late 1930s renovations. Windows on the west gable end have 6/6 sash. A rear addition was discretely added in 2006. It replaced an addition with porch constructed in 1962.

A two-bay garage on a poured concrete foundation is attached to the west gable end of the wing, set back from the front face of the wing. Like the rest of the house, it is sided with clapboards, except on the rear wall which is clad with vertical siding. The west gable end is punctured with a window on each story, each fitted out with early sash. The garage was added between 1941 and 1960.

2. Barn, ca. 1810-20. Contributing building.

The barn, which appears to date from ca. 1810-20, is a front-gable, bank barn sited immediately behind, and facing south toward, the main house. The barn was constructed in two sections: the first three bays likely date from ca. 1810-20, while the fourth (northernmost) bay was added sometime in the late 19th century. The entire structure rests on a stone foundation. There is currently no access to the open cellar along the east side. The main wagon entrance is off-center to the east on the gable ends. The east wagon door appears to date from the late 19th century; it has two rows of narrow, vertical panels and rolls on the interior. A multi-pane transom

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above the doorway appears original. An additional (man) doorway is at each outer corner of the façade; that to the east is fitted with a bead-board door on strap hinges, while the west door, made of vertical boards secured with cut nails, is older. The west wagon door is comprised of vertical boards and likely dates from the early 20th century, given the prevalent use of wire nails. That doorway is also capped with an early transom. A slightly sloped earthen ramp with concrete apron leads to the doorway.

Exterior walls are clad with a variety of materials: butt clapboards on the façade and east elevations, asphalt shingles on the west wall, and wooden shingles on the north gable end. Trim includes flat corner and raking eave boards. The two gable ends have nine-pane windows on the first story and 6/6 on the upper story and in the gable peak (façade only). The east elevation is punctured with nine-pane stall windows (with a mix of Federal and Greek Revival sash) and metal vents at the eave. The west elevation lacks openings. The roof is covered with asphalt shingles.

The original portion of the barn is a scribe-rule, timber-frame structure with flared posts and hewn members. Roman numeral scribe marks are visible and show numbering started from the north (back) end of the frame. The roof frame is a principal rafter system with a mix of original hewn and later sawn purlins and hewn Queen post trusses. Most of its sheathing boards are recent replacements, attributed to repairs for damage incurred from a falling tree limb. The added bay at the north end has stud walls, hewn plates and a rafter frame roof with sawn purlins.

The barn has an off-center (to the east) drive floor with hay scaffold; the two northernmost bays on the west side of the drive floor are open hay mows. Early, likely original, wall sheathing survives throughout. The whitewash applied to sheathing boards in the southeast corner suggests cows were kept there.

A one-story, shed-roof addition on the west side of the barn was first built ca. 1910 and by the 1980s was used for summer sleeping quarters. It has clapboard-clad walls, asphalt shingle roof and 2/2-sash windows on the west wall and 12/8-sash windows (relocated from the 1962 house addition in 2006) on the rear (north). It rests on poured concrete piers.

3. Beede Family Cemetery, 19th c. Contributing site.

The cemetery, which occupies approximately a half-acre, is situated close by the east side of Mill Bridge Road, at the southern edge of a field. It sits above the road grade, with a chinked granite-block retaining wall along the west (front) side and stone walls along the other three sides. Three split-granite steps access the cemetery. The burial ground holds approximately two dozen stones of slate, granite and marble, nearly all dating from the 19th century. The most prominent stone is a marble obelisk mounted on a granite base erected for Thomas and Elizabeth Beede, who died in 1858 and 1859 respectively.ⁱⁱ

The first three generations of Beedes to farm here are all buried in the cemetery with their wives: John and Sarah Beede (d. 1841 and 1839), Josiah and Elmira Beede (d. 1879 and 1874) and Josiah Edwin and Augusta Beede (both d. 1915). Other Beede family members include John's parents, Thomas and Elizabeth Beede, and his daughters Mehitabel with her husband, Ebenezer Dale, and Polly with her husband, Jonathan Clark. The

ⁱⁱ The monument is inscribed with the name of its maker, Hull & Merrill of Laconia.

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remaining stones that are identifiable mark the burials of other members of this 19th century farming neighborhood. A few stones lack identification.

4. Site. Contributing site.

The property includes approximately 303 acres of farm yard, fields, woodland and at least one cellar hole located at the top of the hill west of the house. All of the land has been historically associated with the farm since the late nineteenth century and is typical of northern New England farms in terms of its diverse nature and supportive role in the functioning of the farm. Despite the subdivision of a three-acre house lot for the historic buildings, the property continues to reflect the traditional relationship between the buildings and land. Approximately eleven acres of fields surround the house on both sides of the road, beyond which the land is woodland.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☐ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A Owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

Period of Significance (justification)

The Period of Significance for Agriculture is ca. 1810/20-1938. The earlier date reflects the approximate year the barn, which predates the house, was erected. The later date reflects when the property left the Beede family

Areas of Significance

(Enter categories from instructions.)

Entertainment/Recreation

Agriculture

Period of Significance

c.1810 - 1962

Significant Dates

1900, 1938

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

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and was no longer in agricultural use. The Significant Dates are ca. 1810/20 (the approximate date the barn was built) and 1830 (the approximate year the house was constructed).

The Period of Significance for Entertainment/Recreation is 1900-1962. The earlier date reflects the year Camp Hale was established at Beede Farm; the later date reflects the fifty-year cut-off for the National Register program. The Significant Dates are 1900, the year Camp Hale was founded, and 1938, the year the farm became a summer property.

Criteria Considerations (explanation, if necessary)

N/A

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

Beede Farm is eligible for the National Register of Historic Places under Criterion A, meeting that criterion in two ways. It is eligible under Agriculture for its associations with continuous farming from ca. 1810/20 through 1938, as the farm passed through four generations of the Beede family. The farm is representative of many throughout the Squam area—farms that formed the backbone of the local economy throughout the late 18th and 19th centuries. Snapshots of the farm gleaned from the agricultural censuses of 1860 and 1880 indicate it was typical of many in Sandwich in terms of size, range of livestock and types of crops raised. Like others, the farm evolved from a subsistence operation to a dairy farm capable of supplying milk to an outside market. The historic farm landscape, consisting of buildings—farmhouse and barn—and extensive lands—approximately 303 acres of fields and woodland—continue to convey the interrelationship of domestic and agricultural functions on a farm property.

The property is also eligible under Entertainment/Recreation as an excellent example of a farmstead that was acquired by summer residents and “restored to its original appearance” for a summer house. (The phrase is in quotes, as the renovation work undertaken from 1938-41 is not known to be documented and most likely relied on conjecture based on the visual appearance of other houses in the area and popular reference books of the period that idealized “colonial” buildings.) Beede Farm is also significant in this area for its long associations with Camp Hale, whose buildings occupied Beede farmland and whose farm provided the camp with milk and produce for many years.

Under each area of significance, the property possesses integrity of location, design, setting, materials, workmanship, feeling and association. The late 20th and early 21st century additions—garage and rear addition—are both subservient to the historic portions of the property and do not affect its overall integrity.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

Agriculture

Beede Farm came into the Beede family sometime between 1771 and 1782 when Thomas Beede (1732-1806) acquired lot no. 10 in the “first long range” of lots in the Town of Sandwich from Joseph Roberts, one of the town’s original grantees. It was Thomas Beede’s brother Daniel (1729-1799) who was appointed by the town’s

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proprietors to develop Sandwich's original town plan by laying out ranges and lots. Beede completed his work in 1769, and the town adopted the plan two years later. Thomas Beede was one of three brothers who followed Daniel to Sandwich.ⁱⁱⁱ

In 1782, Thomas, then a resident of Fremont, transferred the 100-acre lot for 100 pounds to John Beede, his third child and second son. Though the deed refers to "appurtenances" on the land, it is not known whether it was a house or some other structure, such as a barn, that occupied the land. It is quite possible, however, that there was already a dwelling, built and occupied by Thomas.^{iv}

At the time of the purchase, John Beede (1758-1841) and his wife, Sarah Sleeper (1760-1839), were residents of Sandwich and had just had the first of twelve children. They more than likely moved into an existing dwelling in 1782, but it is not likely it was the house now on the site. Based on visible construction techniques and architectural details discussed under Narrative Description, the existing farmhouse appears to date from ca. 1830, suggesting John and Sarah either built a new house on its site or enlarged it by adding a new main house and using the earlier house as an ell, a common practice for much of the 19th century. The former is more probable, as there is a cellar hole on the site on a wooded knoll west of the existing house. John and Sarah had a large family, but it was fully complete by 1805. In 1824 their son John Jr. married Mary Way. Their first two children were born in 1826 and 1828. In 1826, John Jr. received a large chunk of the farm from his father (see below), suggesting they were living with his parents. Three generations under one roof could well have led to an enlargement—or outright replacement—ca. 1830 of the original house.^v

The Beedes' were part of an active farm neighborhood that evolved around Chick's Corner. They were not far from, and had a direct connection to Sandwich Notch Road, a busy trade route. For more than 135 years, Beede and other neighborhood children were educated at the district schoolhouse there. While the corner had a blacksmith shop, Beede had his own, where he would have shod horses and oxen, set wagon wheels, and made and repaired various farm tools.^{vi} The Beedes also had their own family burial ground on their land. Their farm in 1819 supported seven cows, two horses, two oxen, various young stock, an orchard, and a mix of tilled, mowed, pasture and woodland. By the 1830s, like many local families, they had added a flock of sheep. Their property by then had also increased substantially in value, another indication they might have built a new house.^{vii}

ⁱⁱⁱ Sandwich Historical Society, 1926: 13.

^{iv} Strafford County Registry of Deeds, Book 6, Page 95 (2/25/1782). Thomas Beede, however, did not live in Sandwich long. He was still in Fremont in 1773, the year his youngest child was born, and back by 1782. (Fremont, located in southeastern New Hampshire, was called Poplin at this time.) An examination of town tax or poll records would reveal the years he resided in Sandwich. Certainly, by November 25, 1801, a dwelling stood here, as it is referenced in town records of that year when Mill Bridge Road was laid out as part of a road that ran south from Chick's Corner to the Moultonborough town line. The record refers to John Beede's land and "Johns Dwelling house," by which the new road passed.

^v "The Beede Family," 1995. John and Mary, however, do not show up in the 1830 population census as members of his parents' household.

^{vi} 1860 map; Sandwich Historical Society, 1936. The first school at Chick's Corner was built ca. 1806. The replacement schoolhouse, built in 1839, remained in use by neighborhood children until 1944. Beede's blacksmith shop was listed in his property inventory at his death.

^{vii} *Inventory and Taxes*, 1809-1837. The value of the property jumped from \$350 to \$1,500 between 1830 and 1837, suggesting a new house. The family added nineteen sheep to their livestock during that period, but that alone would not support such an increase in value.

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John Beede supplemented his farm income with a saw and grist mill on nearby Mill Brook, at the outlet of Barville Pond. He also served as town selectman, justice of the peace and fought in the Revolutionary War. The couple remained on the farm for the rest of their lives. Fifteen years before John died, he deeded the south half of Lot No. 10, comprising fifty acres, as well as the south portion of the abutting lot to the east (Lot No. 11), to his son John, Jr. (1798-1858) for \$500.^{viii}

An inventory of John Beede's real estate, farm equipment and household effects taken at his death in 1841 provides a revealing snapshot of the farm at that time. Though the size of the farm is not given, it had clearly increased in size and was worth \$1,200. Livestock included two oxen, as well as two young steers, three cows, two heifers, two calves, fourteen sheep, two young pigs and a horse. Thirteen tons of hay was stored in the barn, as well as various grains, vegetables and foodstuffs. Beede's farm implements were valued at nearly \$47—the same value assigned his furniture. In addition to the farmhouse, buildings included a cider house, sap house, blacksmith shop and the existing barn.^{ix}

His son Josiah received all the land on the east side of the road and the choice of an additional tract. Josiah also received 'privileges' to the west side of the house in which he was residing (this dwelling was probably the primary farmhouse, as only the one house was listed in the property inventory), one-half of the barn and half of the cider house and mill.

John's daughter, Polly, received the bulk of the land, the farmhouse, the other half of the barn and cider house, the sap orchard by Barville Pond, the blacksmith shop and tools, most of the household furniture, and all of the livestock and stored provisions. Son John Jr., who had already received half of the farm, was given his father's law book and half of his wearing apparel. Within a few years, Polly, who was married to Jonathan Clark, gave the livestock, furniture and farming implements to John Jr., perhaps because she and her husband already had a household.^x

Though John Beede willed most of his farm to his daughter, Polly Beede Clark, in 1847 she sold the entire farmstead to her brother, John, Jr. (1798-1858).^{xi} By 1860, the farm was in the hands of Josiah Edwin Beede (1838-1915), the nephew of Polly and John and whose father, also Josiah, had received 'privileges' to the farmhouse, as well as half the barn and cider house through John Beede's will. (Josiah Edwin was the grandson of John and Sarah Beede.)

^{viii} Strafford County Registry of Deeds, 142/321 (3/12/1826); Beede Family Papers, Folder 1, Box 1; Sandwich Historical Society, 1939: 5-8. Apparently, John Beede envisioned Chick's Corner becoming the business center of Sandwich. As selectman when the new road leading to his house was laid out, he undoubtedly influenced the decision, as well as the town's move to connect the road the following year with the new Sandwich Notch Road, which became an important trade route. Beede's vision for Chick's Corner, however, never materialized. John Beede sold his mill, thought to date from the late 18th century, prior to his death. The land received by John Beede, Jr. in 1826 extended as far east as Barville Pond.

^{ix} Carroll County Registry of Probate, probate #330 & 1017.

^x Sandwich's inventory for 1841 shows that John Beede Jr. owned half of the Beede homestead farm. Ultimately, he and his wife inherited her father's (Benjamin Way) farm in northwestern Sandwich. Further research is needed to determine when they relocated there.

^{xi} CCRD, 10/ 482 (4/2/1847).

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It was under Josiah Edwin's tenure that the farm grew to 400 acres, reaching as far as Barville Pond on the east and Squam Lake on the south. Eighty of those acres were added to the farm in 1869-70, mostly on the west side of Mill Bridge Road and north of the farmhouse. Beede acquired another seventy-five acres on the east side of the road in 1887. With this additional acreage, he was able to step up farm activities, putting the farm at an above average level within Sandwich. In 1880 his livestock included 16 sheep that provided him with fleece and 80 pounds of wool, and 4 cows that yielded him 650 pounds of butter and 150 of cheese, and 15 pigs. His flock of 35 poultry gave him 300 dozen eggs. Beede had four acres in apples and a sugar grove that gave him 600 pounds of maple syrup. Clearly, this was more than a subsistence operation. The farm fit squarely into the trend of fewer, but larger farms in the post-Civil War years that produced a surplus for outside markets.^{xii} By the time he died in 1915, Beede's holdings included the core farm of 200 acres, two additional lots totaling somewhat over 100 acres that remained with the core farm, and another 120 acres on two different parcels that were eventually split off by his son; the total value of his real estate was \$8,700. The property supplied pine to the saw mill formerly run by John Beede and now in the hands of Mr. Goss. Goss fashioned the lumber into sap gutters.^{xiii}

While Josiah Edwin was somewhat engaged in town affairs—he served as clerk of school district No. 6 and as road agent—his deepest interest was in Camp Hale, as already discussed. He loaned the camp the 20-acre Sanborn lot, formerly tilled by his father and more recently used for his own sheep pasture.^{xiv}

James Henry Beede (1875-1969) was forty years old when he assumed sole responsibility for the family farm, and he remained here with his wife, Harriet, and family for twenty-three years. Like his father, he farmed and provided Camp Hale with milk and vegetables. He also served as director and later vice-president of the local grange.^{xv}

In 1938 Beede Farm was sold out of the family. Whether it was the lack of any sons to succeed the aging man, the general decline in farming, the rise in summer tourism—or some combination of the three—that caused James Henry to sell is unknown. The sale included the entire 300+-acre farm assembled by his father—the 200-acre "Homestead and Beede Lane," the 50-acre Morrill Lot and the 60-acre Shepard Land. Though now in dual ownership, these 300+ acres continue to convey the property's agricultural heritage and in their entirety comprise the nominated property.^{xvi}

Entertainment/Recreation

^{xii} CCRD Book 109/Page 575 (1869), 109/581 (1870), 109/582 (1887); 1860 & 1880 agricultural censuses.

^{xiii} "James Edwin Beede Estate Inventory," CCRD Probate # 6018; Sandwich Historical Society, 1939: 8. By the time he died, the livestock had been reduced to a pair of oxen, four cows, three calves, a pig, and fifty hens.

^{xiv} The Beede family geneology (1995) includes a photograph of Josiah Edwin Beede sitting with his wife, Augusta amidst the campers from Camp Hale.

^{xv} "Sandwich's Oldest Citizen Dies," June 15, 1969. Unnamed newspaper clip, Sandwich Historical Society collection. Shortly before he sold the farm, James Henry became town treasurer, a position he held for thirty-three years.

^{xvi} CCRD 212/479 (1938). The size of the Morrill and Shepard lots, when first purchased by Josiah Edwin in 1870 and 1887 respectively, were described as larger, but the discrepancy doesn't seem to be due to any interim sales. The other 120 acres acquired by Josiah Edwin were sold sometime prior to James' death.

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When Beede Farm became a summer property in 1938, its owners likely made acquaintance of their near neighbors, the Coolidge family. The Coolidges began their land acquisitions at Squam in 1892; by the 1920s, they had amassed 4,000-5,000 acres of Sandwich land at the north end of Squam Lake and immediately contiguous to Beede Farm's acreage. The estate included numerous buildings—renovated farmhouses and newly built camps, cottages and a country house—occupied by various members of the Coolidge family.

The first seasonal residents of Beede Farm, were Edward and Margaret Parsons of Cincinnati, Ohio. Edward Smith Parsons, Jr. was a president of a coal company, probably in Colorado where he grew up. He perhaps knew of New Hampshire through his brother Talcott who had a summer house (also a former farmhouse) in Acworth. At the time he and his wife purchased Beede Farm, his father, Edward Smith Parsons, Sr., an educator and former president of Marietta College, had retired to Jaffrey, another possible introduction to New Hampshire. Edward and Margaret were owners of Beede Farm for only three years, but embarked upon the immediate work of "restoring the house to resemble its appearance in the days of John Beede." The couple removed wallpaper to expose the early pine sheathing in the back room, and it is likely they who removed and/or replaced features added in the latter part of the 19th century: two gabled, front dormers were removed; the main center chimney, by then a stove chimney, was rebuilt to fireplace dimensions; classical details were added to the secondary entrance (on the wing); and late 19th century, 2/2 window sash was replaced with more traditional 9/6 sash.^{xvii} Their endeavors paralleled similar efforts around the Squam area (and throughout rural New England), as outsiders, generally with means, improved farmsteads that had long been in decline. Not far from their place, J. Randolph Coolidge had restored and improved Hodge House only a decade earlier. Though Coolidge died before the Parsons arrived at Squam, they may have become familiar with and informed by his work at Hodge House, which was still occupied by his family.

Beede Farm was among the later of the many farms that ringed Squam to be acquired for summer occupancy. The sweep of outsiders into the area began in the 1870s and picked up speed at the turn of the century. By the early 1900s, nearly all of the large tracts of farmland were owned by summer people.^{xviii} Yet, James H. Beede continued to farm here until 1938, albeit at an ever diminishing scale. At some point he sold off 120 acres, but the remaining 300+ stayed with the farm—and still do. In many instances, including at Beede Farm, it was the summer residents who kept fields and views open, recalling a pastoral, bucolic, even nostalgic landscape that otherwise would have reverted to forest. At Beede Farm, those fields were still open in the 1930s, maintained by an active farmer.

While still in active agricultural use, Beede Farm became closely associated with one of the many youth camps that sprang up around the Squam lakes. Camp Hale opened in 1900, sited on shorefront land that J. Edwin Beede generously loaned it. The camp was initially affiliated with Hale House, a well-known settlement in Boston, and brought underprivileged city boys to a country setting for education and exposure to the outdoors. Beede took an active interest in the camp and allowed it to erect its buildings on a twenty-acre piece of his land. For years, his farm provided milk, at times 100 quarts daily, and vegetables to the camp. Beede died in 1915, and his will bequeathed the Camp Hale land to his eldest son, George, for his lifetime, after which it would revert to his other son, James H., who had already inherited the rest of the farm. James H. ultimately bought the

^{xvii} Sandwich Historical Society, 1939: 6; Historic photograph, ca. 1910; New York Times, 4/23/1943.

^{xviii} See Squam Multiple Property Documentation Form (Context II) for a comprehensive discussion of the influx of summer people.

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parcel in 1930 from his brother, who was no longer living in New Hampshire, and deeded it right over to the camp. Like his father, James H. provided the camp with milk and vegetables.^{xix}

In 1941 the Parsons sold the farm to investment banker William (1904-1977) and Hope Hacker (1908-2002) of North Hills (a suburb of Philadelphia), Pennsylvania, who initially used it as a summer place, but soon lived here year round. The childless couple undertook some renovations, most notably the final conversion of the wing into living space (most recently, the west end had been the garage) and adding an attached garage. As full-time residents, the Hackers were engaged in the local community. William organized the Sandwich Fair for several years, and Hope started the local chapter of the Red Cross during World War II and arranged its first blood drive. She served as president of the Women's Club and on the board of the League New Hampshire Craftsmen.^{xx}

After nearly twenty years, the Hackers sold the farm to Leon and Mary Sargent of Winchester, Massachusetts. The gracious setting of the farmhouse, set off by a line of mature trees along the road, instantly attracted the family to the spot. Leon Sargent was a Boston lawyer and Mary an accomplished pianist and teacher. The Sargents' proximity to the property allowed them to use it not only during the summer, but for weekends too. The couple constructed an addition to the rear of the wing for additional living space. They also followed the tradition of many seasonal residents to rename the farm to reflect its surrounding landscape: during their tenancy, the property was known as "Meadowbrook Farm."^{xxi}

In 1992 the Sargents sold the entire 303-acre farm to Nathaniel Coolidge of Boxford, Massachusetts. Coolidge is the great-grandson of Joseph Randolph Coolidge, Sr., the progenitor of the Squam Coolidges and who with his five sons acquired extensive acreage in this area in the early 1900s for a family estate on which Nathaniel Coolidge spent summers. Beede Farm was one of the few farms in the area that was not acquired by the Coolidges. Nathaniel Coolidge and his wife Camilla acquired the farm with plans to retire there eventually, but her death in 1998 occurred before they had executed that intention. Instead, Coolidge, who is actively involved in conservation efforts around Squam, subdivided the house and barn with three acres and sold them to the current owners, Peter and Prudence Van Winkle. In 2005 Coolidge placed a perpetual conservation easement on the remaining 300 acres.^{xxii}

Developmental history/additional historic context information (if appropriate)

N/A

9. Major Bibliographical References

^{xix} "Josiah Edwin Beede's Will," Probate # 6018; Sandwich Historical Society, 1939: 6-7; Beede Family Papers, Box 2; CCRD Book 187/100 (1930).

^{xx} 1930 population census; Hope Hacker obituary: http://www.wilkinsonbeane.com/Obituaries/MAY%202002/HACKER_H.html (accessed 3/1/2012).

^{xxi} Carroll County Registry of Deeds, 225/256 (11/4/1941), 349/195 (12/8/1960); Betsy Vazifdar interview.

^{xxii} CCRD 1473/906 (1/29/1992), 2678/108 (2005), 2457/121 (2005). The Coolidge and Van Winkle families were longtime friends at Squam. Reverend E. Kingsland Van Winkle, was a regular preacher at Chocorua Island Chapel until his death in 1984. As a child, Peter summered with his family at the former Harvard Engineering Camp on Squam. Nathaniel Coolidge spent his summers initially in a rustic camp on Long Island and later in a camp on Fore Point in Sandwich Bay, which his mother and step-father erected in 1953 and later passed down to Nathaniel and Camilla. (Coolidge correspondence, 2012)

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Bibliography (Cite the books, articles, and other sources used in preparing this form.)

"The Beede Family: A Collection. The First Eli Beede and Some Descendants of His Six Children." Compiled by Dorothy Beede Berry, 1995. Unpublished manuscript in Sandwich Historical Society collection.

Beede Family Papers. Sandwich Historical Society collection.

Carley, Rachel, *Squam*. Published by Squam Lakes Association, Holderness, NH, 2004.

Carroll County Registry of Deeds and Probate.

"Dr. E.S. Parsons, An Educator, 79." Obituary in *New York Times*, April 23, 1943.

Sandwich, Town of, *Inventory and Taxes*, 1809-1832, 1837-1851.

Sandwich, Town of, *Property Inventory*, 1912.

Strafford County Registry of Deeds and Probate.

Sandwich Historical Society, Photograph collection & miscellaneous files.

Sandwich Historical Society, *Sandwich, New Hampshire, 1773-1990: "A Little World By Itself."* Portsmouth, NH: Peter E. Randall, 1995.

Sandwich Historical Society, *Seventeenth Annual Excursion, August, 1936*.

Sandwich Historical Society, *Twentieth Annual Excursion, August 24, 1939*.

Sandwich, New Hampshire 1976, A Town in Time. A Bicentennial Memory compiled by The Sandwich Historical Society, 1976.

United States Census, Population & Agricultural schedules, 1830-1880.

Maps & Plans

1769 Plan of Sandwich. Surveyed by Daniel Beede. Reprinted in *Sandwich, New Hampshire, 1773-1990* with modern road system superimposed on it, 1995.

1805 *Plan of Moultonborough and Sandwich*.

1860 *Topographical Map of Carroll County*. Surveyed by H.F. Walling. Published by Smith and Peavy.

1892 *Town and City Atlas of the State of New Hampshire*. Boston: D. H. Hurd.

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1973 "Property of Leon F. & Mary K. Sargent, Sandwich, NH."

Interviews & Correspondence

Nathaniel Coolidge (former owner), email to Elizabeth D. Hengen, March 4, 2012.

Betsy Vazifdar (daughter of former owners, Leon and Mary Sargent), February 2012.

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67 has been requested)
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☐ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 303 acres

(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	19	300020	4852360
2	19	300520	4852420
3	19	301290	4851970
4	19	301340	4851630
5	19	300820	4851195
6	19	300820	4851115
7	19	300320	4851135
8	19	299720	4851370
9	19	299620	4851840

Verbal Boundary Description (Describe the boundaries of the property.)

The nominated property includes three parcels in their entirety, Lots 51, 51A and 51B on Map R-20 of the Town of Sandwich's tax maps dated 2010.

Boundary Justification (Explain why the boundaries were selected.)

The boundary for Beede Farm is defined by the legally recorded lot lines of the three parcels that have constituted the core lands of the farm since at least the late 19th century and includes the original 100-acres

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acquired by John Beede in 1782. On these three parcels are all of the historic resources associated with the farm, as well as the open fields and woodland that have always formed the backbone of the farm. Over the decades, additional land, both contiguous and noncontiguous, has been purchased and sold, primarily by Josiah Edwin Beede in the late 19th century to support his farming activities, but the three nominated parcels have always been the core lands and the lands that remained in the Beede family until the farm was sold outside the family in 1938.

The 303 acres remained in single ownership until 2005 when a three-acre house lot was carved out and sold separately. The remaining 300 acres remain in single ownership and were placed under conservation easement for permanent protection. Despite the subdivision, the land continues to be visually and physically interpreted as a single farm.

11. Form Prepared By

name/title Elizabeth Durfee Hengen, Preservation Consultant

organization

date March 25, 2012

street & number 25 Ridge Road

telephone 603-225-7977

city or town Concord

state NH

zip code 03301

e-mail ehengen@gmail.com

Additional Documentation

The following are attached:

- USGS map
- Sketch map with photo key.
- Photographs

List of Photographs:

The following information is the same for all photographs:

Name of property: Beede Farm

Town/county/state: Sandwich, Carroll Co., New Hampshire

Photographer: Elizabeth Durfee Hengen

Date of photograph: April 2011

Location of negative: 25 Ridge Road, Concord, New Hampshire

Photo #1

Description of view: Looking north up Mill Bridge Road toward house and barn

Photo #2

Description of view: Looking northwest at house, showing facade (south) & east elevations, and barn, showing

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gable front (south) and east elevations

Photo #3

Description of view: Looking north at facade (south elevation) of house, wing and garage

Photo #4

Description of view: Looking northwest at barn, showing facade (south) and east elevations

Photo #5

Description of view: Beede cemetery, looking east from Mill Bridge Road

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

BEEDE FARM

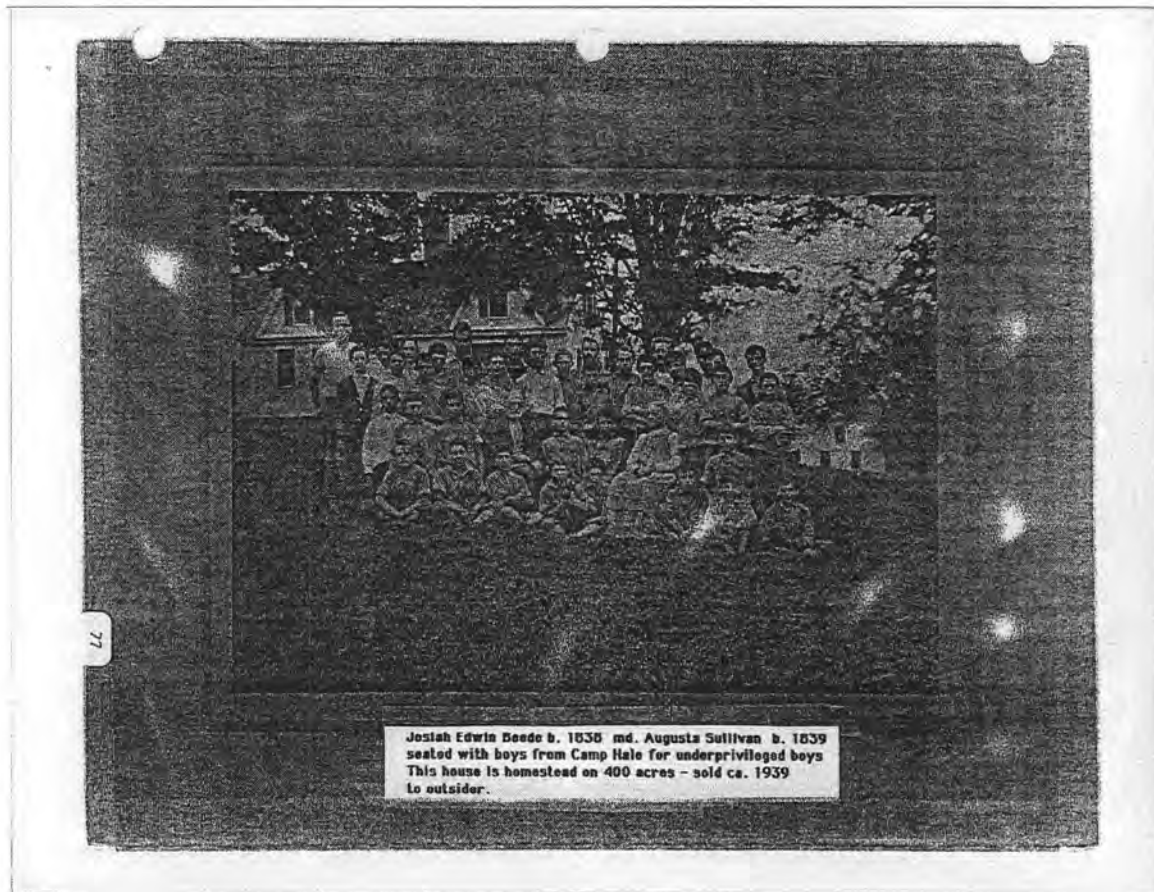
Name of Property

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The only known historic photograph of Beede Farm, this view shows Josiah and Augusta Beede posing with a group of campers from Camp Hale. The house has dormers and a stove chimney, both alterations dating from the latter half of the 19th century. The small outbuilding in the rear, used as a chicken coop in the early 20th century, was removed in the 1990s due to impending collapse. *From The Beede Family (1995).*

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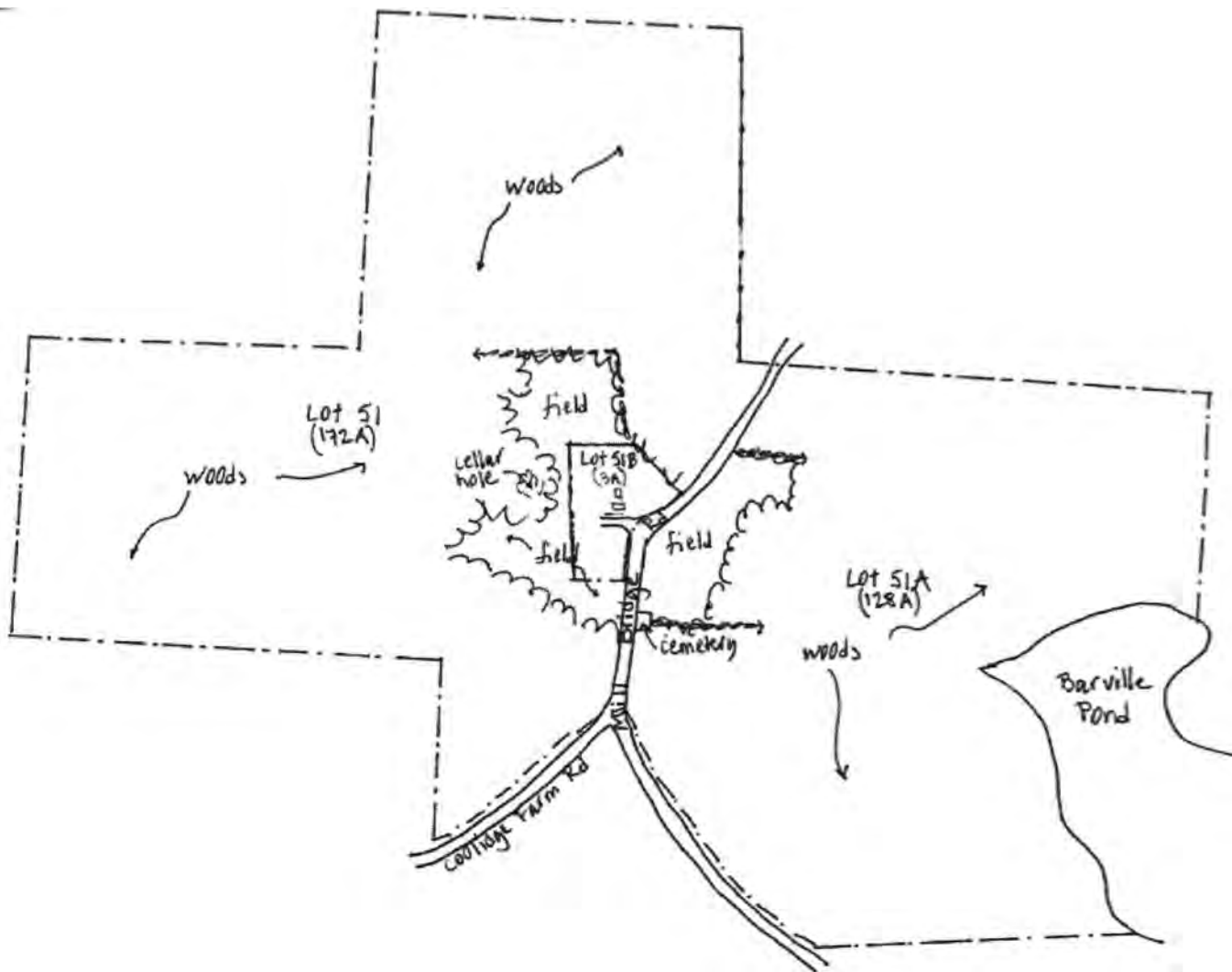
Carroll Co., NH

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PROPERTY MAP



--- property boundary



BEEDE FARM

Name of Property

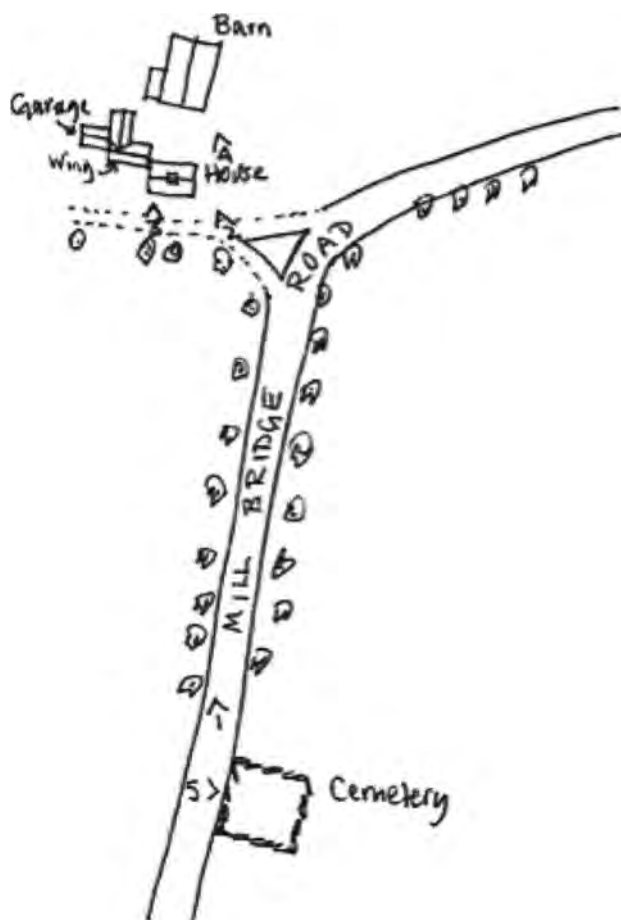
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SKETCH MAP OF FARMSTEAD AREA & PHOTO KEY



United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 12000502

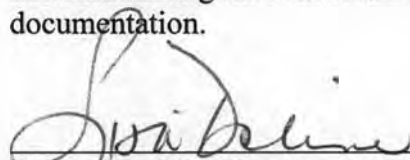
Date Listed: 8/15/2012

Property Name: Beede Farm

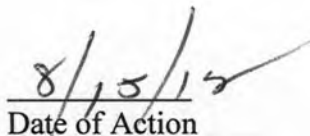
County: Carroll

State: NH

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.



Signature of the Keeper



Date of Action

Amended Items in Nomination:

This SLR is issued to amend the registration form to reference the multiple property cover document.

Section 8.

The Beede Farm historic district is a good example of the farmstead and county house associated property types as defined in Squam: The Evolution and Preservation of a Lakeside Community Multiple Property documentation under the Settlement and Development in the Squam Viewshed and the Summer Influx in the Squam Viewshed historic contexts.

The State Historic Preservation Office was notified of this amendment.

DISTRIBUTION:

National Register property file

Nominating Authority (without nomination attachment)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Beede Farm
NAME:

MULTIPLE Squam MPS
NAME:

STATE & COUNTY: NEW HAMPSHIRE, Carroll

DATE RECEIVED: 6/29/12 DATE OF PENDING LIST: 7/27/12
DATE OF 16TH DAY: 8/10/12 DATE OF 45TH DAY: 8/15/12
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 12000502

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: Y NATIONAL: N

COMMENT WAIVER: N

✓ ACCEPT RETURN REJECT 8/15/12 DATE

ABSTRACT/SUMMARY COMMENTS:

*Agriculture - entertainment/recreation
farmstead - country house property types.
POS - c. 1810 - 1962*

RECOM./CRITERIA A

REVIEWER W. Deane

DISCIPLINE H. S. F.

TELEPHONE

DATE 8/15/12

DOCUMENTATION see attached comments Y/N see attached SLR (Y/N)

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



#1

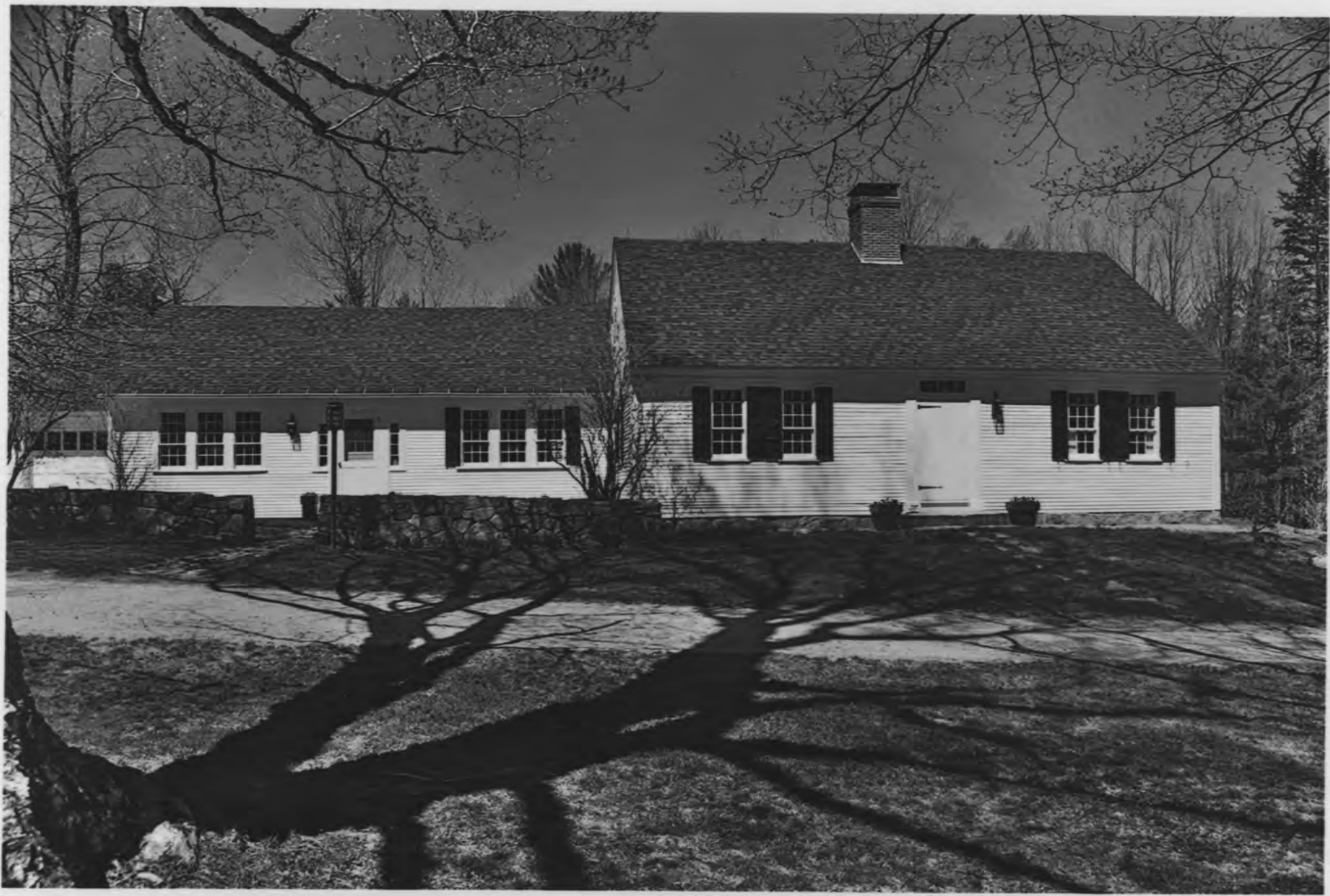
Beede Farm
Sandwich NH



2

Beede Farm

Sandwich NH



#3

Beede Farm
Sandwich NH



4

Beede Farm
Sandwich NH



#5

Beede Farm

Sandwich NH

BEEDE FARM

Sandwich, New Hampshire

- 1 19/300020/4852360
- 2 19/300520/4852420
- 3 19/301290/4851970
- 4 19/301340/4851630
- 5 19/301340/4851195
- 6 19/300820/4851115
- 7 19/300320/4851135
- 8 19/299720/4851370
- 9 19/299620/4851840

PRATT FAMILY CAMPS

- 1 19/299370/4848630
- 2 19/299590/4848505
- 3 19/299600/4848260
- 4 19/299740/4848100
- 5 19/299410/4847640
- 6 19/299040/4847940
- 7 19/299220/4848120
- 8 19/299060/4848300

