MAR 16 1984

NPS Form 10-900
(7-81)

OMB NO. 1024-0018
EXP. 12/31/84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

For NPS use only
received AUG 8 1984
date entered SEP 7 1984

1. Name

historic John Jacob Glessner Estate

and/or common ~~The~~ Rocks Estate (preferred)

2. Location

street & number U.S. ~~Route~~ 302 and Glessner Road N/A not for publication

city, town Bethlehem N/A vicinity of

state New Hampshire code 33 county Grafton code 009

3. Classification

Category	Ownership	Status	Present Use	
___ district	___ public	X occupied	X agriculture	___ museum
X building(s)	X private	___ unoccupied	___ commercial	___ park
___ structure	___ both	___ work in progress	X educational	X private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	___ religious
___ object	___ in process	X yes: restricted	___ government	___ scientific
	___ being considered	___ yes: unrestricted	___ industrial	___ transportation
	X N/A	___ no	___ military	___ other:

4. Owner of Property

name Society for the Protection of New Hampshire Forests [see Continuation Sheet #1]

street & number 54 Portsmouth Street

city, town Concord N/A vicinity of state New Hampshire 03301

5. Location of Legal Description

courthouse, registry of deeds, etc. Grafton County Registry of Deeds

street & number Grafton County Courthouse, P.O. Box 208

city, town Woodsville state N.H. 03875

6. Representation in Existing Surveys

title N/A has this property been determined eligible? ___ yes X no

date ___ federal ___ state ___ county ___ local

depository for survey records

city, town state

7. Description

Condition		Check one	Check one
___ excellent	___ deteriorated	___ unaltered	_X_ original site
_X_ good	___ ruins	_X_ altered	___ moved date N/A
___ fair	___ unexposed		

Describe the present and original (if known) physical appearance

The Rocks is the New Hampshire summer estate of Chicago businessman John Jacob Glessner (1843-1936) and his descendants. The property is located in Bethlehem, New Hampshire, at the junction of U.S. Route 302 and Interstate Route 93. Composed of several nineteenth-century hill farms which were purchased and consolidated by Glessner between 1882 and 1912, The Rocks now incorporates 1,333.8 acres, of which 1,186 acres are forested with a mixed second growth of northern hardwoods and conifers, 65 acres are pasture, 53 acres are open land of other types, and 4 acres are beaver pond. The remainder of the land includes electric power and telephone rights-of-way.

Buildings on the property number about twenty. These are groups in two primary areas: The Rocks (originally the Streeter Farm, ca. 1820) and the Red Farm (originally the Hosea Crane Farm, ca. 1840).

The earliest principal building at The Rocks was the "Big House," a large shingle style house built by John J. Glessner in 1883. In keeping with the style of this no-longer-extant structure, most of the surviving buildings at The Rocks are of frame construction in a modified shingle style or in harmony with this style. These buildings are grouped in a picturesque manner on a broad terrace which lies below the hill where the principal house and its companion, "The Ledge," once stood. The scale of the principal surviving buildings at The Rocks is large and impressive, and even the smaller structures are designed with sufficient care and originality to enhance their visual effect and to impart aesthetic unity to the entire complex. Most were built in the late 1890s or early 1900s. At least two, the Carriage House and Horse Barn (1884;1907) and the Sawmill-Pigpen (1906), were designed by Chicago architect Herman V. Von Holst (1874-1955), who also designed a cow barn which burned in 1946 and "The Ledge," demolished in 1947. Both the Carriage House and the Sawmill-Pigpen utilize a combination of broad roof planes, deeply-projecting eaves, cupolas, and exposed decorative braces and trusses to achieve a Richardsonian massiveness which recalls Glessner's employment of H. H. Richardson to design his Chicago home -- today the only Richardson-designed building remaining in Chicago and the headquarters of the Chicago Architecture Foundation.

Other important buildings at The Rocks include the Farm House (1904) and the Tool Building (1903; 1907). Both are large gable-roofed structures with wide window sashes and a wall covering of wooden shingles. Through careful use of scale, detailing, and texture, each transcends its simple vernacular form and assumes an important role in the aesthetics of the grouped farm buildings.

The surviving structures at The Rocks represent the main working components of the Glessner estate. They are grouped to the east of Glessner Road (a town road) below the sites of the former principal residences and along a network of curving driveways and farm roads. Most stand due north of the former house sites; the Septic Tank House (1909) stands alone to the northeast and the Sawmill-Pigpen and its accompanying woodshed stand due east. Taken together, the group of buildings forms an arc of structures below the sites of the main houses and in line

8. Significance

Period	Areas of Significance—Check and justify below				
___ prehistoric	___ archeology-prehistoric	___ community planning	X landscape architecture	___ religion	
___ 1400–1499	___ archeology-historic	X conservation	___ law	___ science	
___ 1500–1599	X agriculture	___ economics	___ literature	___ sculpture	
___ 1600–1699	X architecture	___ education	___ military	___ social/ humanitarian	
___ 1700–1799	___ art	___ engineering	___ music		
X 1800–1899	___ commerce	___ exploration/settlement	___ philosophy	___ theater	
X 1900–	___ communications	___ industry	___ politics/government	___ transportation	
		___ invention		X other (specify) Tourism	

Specific dates 1883 **Builder/Architect** Isaac Elwood Scott; Herman V. Von Holst; Charles Allerton Coolidge

Statement of Significance (in one paragraph)

The Rocks is one of the best preserved of the numerous grand private estates that appeared in New Hampshire during the late nineteenth century. Created by wealthy industrialist John J. Glessner, The Rocks continues to fulfill its original purpose of preserving forest and wilderness, while at the same time retaining much of its early character as the working farm and the private garden spot of a wealthy summer resident. Present ownership of the property by the Society for the Protection of New Hampshire Forests, the state's foremost conservation organization, continues a long-standing tradition at the estate. In creating The Rocks, Glessner attempted to curtail the unchecked clearcutting by which local farmers were draining what little value was left in land that had passed from active agriculture to impending abandonment. While encouraging the reforestation of sections of the estate, however, Glessner also improved the agricultural quality of the better lands of his holdings. A manufacturer of the mechanized farming equipment that was transforming agriculture in the American midwest and west, Glessner experimented with the adaptation of modern machinery to the rocky and hilly uplands of post-glacial New England. His success in supplanting the old hand and animal-powered methods of farming helped to pave the way for the use of modern machinery on other New Hampshire farms that were to remain productive into the twentieth century. Along with his agricultural experiments, Glessner also engaged the country's leading firm of landscape architects to design naturalistic plantings and formal flower beds to enhance the surroundings of the buildings of the estate. The buildings themselves generally reflected the shingle style, which characterized many grand New England estates of the late 1800s. The surviving structures of the estate represent one of the finest collections of turn-of-the-century special-purpose buildings remaining in New Hampshire. The Rocks began as the estate of a summer resident and thus represents one aspect of tourism -- a theme which has been predominant in New Hampshire's economy since the late nineteenth century. But the estate has survived to the present day due to the stewardship of three generations of the same family and, recently, of the state's leading conservation organization. The Rocks thus preserves a sense of continuity unique among the grand estates of New Hampshire, almost all of which have long passed from the families that created them and from the uses for which they were originally intended.

The nominated property is an intact parcel of land which was assembled under private ownership for conservation purposes. The land survives today in much the same condition in which it was acquired by John J. Glessner, except that areas which then had been recently deforested or recently abandoned as fields now support mature stands of shade-tolerant hardwoods and conifers. The land is managed today by the Society for the Protection of New Hampshire Forests under a plan which continues the principles followed by Glessner, and thus both the boundaries and uses of the land remain essentially unchanged since the time the tract was first assembled. The nominated property remained in the private ownership of Glessner descendants until recent years, and today survives in the single ownership of the Society for the Protection of New Hampshire Forests, thus ensuring the integrity of the nominated parcel and continuation of the purposes for which it was originally assembled.

9. Major Bibliographical References

New Hampshire State Board of Agriculture. New Hampshire Farms for Summer Homes. Concord, N.H.: State Board of Agriculture, 1902-1916.
Wilson, Gregory C., ed. Bethlehem, New Hampshire, A Bicentennial History. Bethlehem, N.H.: by the town, 1973. (see continuation sheet 20-9-2)

10. Geographical Data

Acreage of nominated property 1,333.8

Quadrangle names Whitefield, NH-VT (1935); Littleton, VT-NH (1932) **Quadrangle scale** 1:62,500

UMT References (see continuation sheet 21-10-2)

	Zone	Easting	Northing
A			
B			
C			
D			
E			
F			
G			
H			

Verbal boundary description and justification The boundaries of the nominated property are indicated by a solid line on the attached sketch map (Map #2 of 2). The boundaries include all the contiguous acreage which was assembled by John J. Glessner between 1882 and 1909 and which remained in family ownership until acquisition of the property by the present owners.....

List all states and counties for properties overlapping state or county boundaries (see cont. sheet 22-10-3).

state	code	county	code
N/A			

11. Form Prepared By

name/title James L. Garvin, Curator

organization New Hampshire Historical Society **date** January 1984

street & number 30 Park Street **telephone** (603) 224-3381

city or town Concord **state** New Hampshire 03301

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national ___x___ state ___ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

Deputy

State Historic Preservation Officer signature

title Director, Division of Parks and Recreation
Deputy N.H. State Historic Preservation Officer **date** 7/28/84

For NPS use only

I hereby certify that this property is included in the National Register

date 9-7-84

Keeper of the National Register

Attest: **date**

Chief of Registration

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4. OWNER OF PROPERTY, continued:

Public Service Company of New Hampshire
1000 Elm Street
Manchester, New Hampshire 03101

[owns right-of-way through center of property]

with the principal mountain views enjoyed from the residences. Beyond these buildings are extensive pastures, originally filled with rocks characteristic of New England glacial till but slowly cleared over the decades.

The slope between the houses on the hillside and the farm buildings below was extensively landscaped under the direction of Frederick Law Olmsted's firm. Under the Olmsted plan of 1894-5, the hillside was developed into a rock garden; later, shortly after 1900, the lower slope was terraced with the present fieldstone retaining walls and a garden of annuals, perennials, shrubs and fruit trees was planted. In 1898 a greenhouse, which remains, was built at the lower end of these gardens. At about the same time, hundreds of trilliums, clematis vines and grape vines were planted around the estate. Even earlier, during the 1880s, a half-dozen small summer houses or gazebos were built at springs or vantage points on the property; a few of these survive. Thus, the residential and working structure, the road system, the fields, and the landscaping at The Rocks were all developed for a coherent aesthetic effect which was achieved gradually through decades of planning and labor.

The Rocks was essentially a self-sufficent entity in the days before electricity and pressurized water were supplied from public sources. Water was originally pumped by windmill to the main house from nearby springs. Later, in 1906, a large reservoir was built at the summit of the hill overlooking the houses and farm buildings, a network of deeply-buried water mains was installed, and the entire system was supplied with water from springs on Garnet Mountain, some 1.3 miles distant from the main reservoir. As early as 1910-12 the estate was supplied with electricity generated in its own plant, a structure with a hipped roof and clerestory located behind (to the east of) the Tool Building. The estate obtained refrigeration through the storage of ice cut on a nearby pond; the icehouse is connected to the north end of the Tool Building.

The Society for the Protection of New Hampshire Forests, a private, non-profit conservation organization founded in 1901, owns the estate. The buildings at The Rocks are presently used for a variety of residential, educational, administrative and agriculture purposes. The Society stables a team of draft horses in the basement of the Tool Building while renting space in the second story to a tenant farmer who keeps a small herd of cattle in the Barn. Several of the estate's other principal buildings, including the Farm House and the Sawmill-Pigpen, are used for storage as plans are developed for their permanent uses.

The structures near the Red House, originally the Hosea Crane Farmhouse, have a different history and hence a different architectural character from those at The Rocks. Most of these buildings appear to have been built near the middle of the nineteenth century. They served as an independent working farm until they were acquired by the Glessners in 1903. Although the buildings were remodeled at various times both before and after their incorporation into The Rocks estate, they retain much of the character of a small New Hampshire hill farm. The principal buildings are a framed house and two framed barns, all apparently dating from before the Civil

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War, and a specialized bridge barn designed for hay storage and constructed in 1914 from salvaged framing elements. This building is set apart from the other structures.

All structures at the Crane Farm are gable roofed and all have clapboarded walls which have been painted red at least as far back as the turn of the century -- hence the family name of the "Little Red House" for the dwelling. The house, perhaps dating from 1840, is a vernacular Greek Revival structure with its broad gable end facing U.S. Route 302 to the north, and with a narrow wing extending from the south elevation of the main house. The two small barns both have braced frames of hewn timber and, like the dwelling, show signs of several remodelings since 1903 when they were incorporated into The Rocks estate.

These three buildings, together with a small playhouse ("Brown Betty," [1909] moved from its original site east of the Farm House at The Rocks), form a coherent grouping within an area of cleared land. A wooded tract separates this group from the main buildings at The Rocks. South of a road which leads through this grove to The Rocks is the bridge barn, built in 1914 from timbers salvaged from barns on the Bingham Farm, some two miles southeast on Garnet Mountain, which the Glessners had acquired earlier as the source of their water supply. This barn was specifically designed for hay storage and, unlike the typical nineteenth-century New England barn, encloses a longitudinal elevated wagon bridge at the plate level, access to which is provided by elevated, covered ramps which enter the barn at the north and south gable ends. Despite its unusual form and relatively late date, the barn is clapboarded and painted to resemble the other buildings at the Red House.

The Red House and the barns near it are in stable condition, but all have varying structural weaknesses which have been professionally analyzed and are under observation.

The following structures contribute to the quality of The Rocks estate:

- At the Main Farm:

1. The Farm House (1904). This structure, built as a residence for employees on The Rocks estate, is a large 2½-story wooden dwelling framed with a circular-sawn 2-inch dimension lumber placed 19 inches on centers. The main house is a large, gable-roofed dwelling with wide 6/1 window sashes placed in a generally symmetrical arrangement on all elevations. The building has entrance porches on the west (front) and south elevations. Attached to the east (rear) elevation is a long 2½-story wing nearly as tall as the main structure and similar in architectural detail. The wing has entrances on the north, south, and east elevations, and attached to the north elevation is a low, gable-roofed extension which intersects the basement story and houses a milk room. Inside the building at this point is an elevator (ca. 1940) with machinery housed under a dormer window in the north slope of the roof above. The walls of both the main building and the wing are covered with weathered wood shingles which were originally stained red. The roofs are covered with asphalt shingles.

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The interior of the Farm House is divided into a variety of rooms for office, kitchen and dormitory uses. Walls are plastered and door and window trim is composed of simple square- and bevel-edged casings with corner blocks. Doors are five-panel varnished hard pine; floors are varnished maple. The building retains a significant number of early twentieth-century electrical fixtures. The attic of the wing is fitted for use as a tack room and is currently used for storage. A portion of the Farm House now serves as a visitor center for the North Country Program of the Society for the Protection of New Hampshire Forests.

2. The Tool Building (1903; 1907). This large, gable-roofed structure was built to house a variety of power-driven machines used in the production and repair of equipment for the estate. It is two stories high in the front (west), with three stories in the rear. The building has large doors for vehicles on the ground floors of both front and rear, and 10/10 window sashes placed in a generally balanced arrangement on all elevations. The walls of the structure are covered with wood shingles, originally stained red, and each story is marked by a slight ornamental overhang. The roof is covered with asphalt shingles. The main structure was built in 1903, with the southern-most bay added in 1906 or 1907 to provide a blacksmith shop.

The interior of the building incorporates several large rooms for shop use and smaller rooms for office and residential space. The first floor includes a vehicle washing area and a truck or wagon scale; off the southwest corner is a gasoline pump. The upper floor retains a nearly complete woodworking mill with a variety of early equipment, originally belt-driven from a central power source. This floor also contains a small apartment. The southernmost bay (1906-7) retains a fully-equipped blacksmith shop with a large concrete forge, hand blower, and a complete set of tools. The basement story is currently used to stable a team of draft horses leased to the Society for the Protection of New Hampshire Forests. The horses are used in interpretive programs open to the public.

Extending from the north elevation of the Tool Building is an L-shaped wing which contains an ice house and storage space for farm tools and equipment.

3. Electric Plant (1911-12). Directly behind the Tool Building is the estate's original power plant, a small, hip-roofed frame structure of one story and a T-shaped plan. The building has a low, hip-roofed clerestory, a single chimney, garage doors in its west (front) elevation, and large 8/12, 8/8, or 10/10 sashes on the other elevations. The exterior walls are covered with wooden shingles and the interior is sheathed with matched and beaded ceiling board. The structure is presently used for the production of maple syrup and for storage.

4. Carriage House and Horse Barn (1884; 1907). Standing to the southwest of the Farm House and accessible from Glessner Road by a broad driveway is the large two-story stone-and-frame barn. The earlier section of the building, on the east, was built in 1884 from designs by Isaac E. Scott. It has a first story of massive

fieldstones laid to create battered outer walls. The upper story is of frame construction, covered with wooden shingles, and is cantilevered slightly beyond the first story by means of straight diagonal braces or massive projecting timbers with curved and chamfered ends. The roof is framed of two-inch dimension lumber, has deeply-projecting eaves, and is pierced at intervals by wide shed dormers. This portion of the building is T-shaped; the main section of the structure, facing east, has a wide wagon doorway on the first floor and a broad, projecting, gable-roofed dormer above. On the northeast corner of the building is a shed-roofed porch in the stick style, giving access to an interior stairway which leads to a second-floor apartment. This apartment has fully plastered walls and simple square-edged woodwork similar to that in the neighboring Farm House. The remainder of the second story is unfinished and is connected to the similarly unfinished second story of the barn wing.

The wing of the original (1884) barn extends westward from the main building. Like the main structure, the wing has massive battered stone walls on the first story, a framed and shingled second story built of 2-inch dimension lumber, and wide shed dormers set at intervals along the roof. Access to the main floor of the barn wing is gained from Glessner Road through a wide doorway spanned by a massive segmental stone arch. Designed in 1939 by the Hanover, New Hampshire, architectural firm of Wells, Hudson and Granger, this dramatic feature replaced an earlier entryway of heavy timbers. Immediately inside this doorway are trap doors in the ceiling to permit hay to be passed up to the second story for storage. In order to accommodate the weight of hay, the second story is supported by massive wooden girders which are linked to the wall plates by steel tension rods. The rafters are linked by wooden collar ties.

Extending west from the end of the 1884 wing is a framed stable of equal width and height and of similar design. This section of the barn was built in 1907 under the supervision of Chicago architect Herman V. Von Holst, who may also have remodeled the older portion of the barn at the same time. The 1907 extension was built as a stable on the site of earlier carriage sheds. Its first story is equipped with stalls and its second story, like that of the 1884 section, was intended for hay storage and is ventilated by shed dormers and cupolas.

5. The Cottage (1889 and later). Immediately north of the Farmhouse is a building known at The Cottage. Originally built as a gardener's house with clapboarded walls above a stone base, this is now a 1½-story gable-roofed structure with wood-shingled walls. It was enlarged in 1901, fitted with a fieldstone fireplace in 1903, and enlarged again and shingled in 1905 and at subsequent times. The building is now composed of three main units with shingled walls and stone chimneys, linked by a series of wings. It is a private residence.

6. Greenhouse and Gardener's Cottage (1898-1899). The Greenhouse was built in conjunction with the Olmsted-planned gardens mentioned previously. It was ready for use by the spring of 1898 and the attached gardener's residence was added in

1899. The Greenhouse is a low, glazed, gable-roofed structure, and the Cottage is a 1½-story, gable-roofed dwelling placed at right angles to the hothouse. The Cottage has two chimneys and a long porch extending along its front (north) elevation. Its walls are covered with wood shingles and its roof with asphalt shingles. Its interior retains attractive interior woodwork added when the building served as an office. The Cottage is currently used as a residence; the Greenhouse is for the most part no longer used.

7. Septic System Building (1909). Due east of the Greenhouse stands a small L-shaped frame structure. It houses part of the estate's sewerage system, containing sewage holding and separating tanks which are connected to a leach field. The walls are clapboarded and the roof is covered with asphalt shingles.

8. Sawmill-Pigpen (1906) and Woodshed (1909). Southeast of the main group of structures on a curved farm road is an unusual building which was designed as a combination sawmill and pigpen by Chicago architect Herman V. Von Holst. One of the most architecturally sophisticated buildings on the estate, this unique structure is 1½ stories high with a clapboarded first story and wood-shingled gable ends. The building has a low-pitched gable roof which sweeps outward to form a deep overhang on the front (west) elevation; this overhang is supported by a series of elaborately shaped knee braces of heavy timber. The main floor of the building is divided into two separate sections, between which is an open passageway. Above the passageway the front slope of the roof is intersected by a broad, gambrel-shaped dormer which has an arched opening in the front and a recessed triple window sheltered beneath the eaves of this opening. The springlines of the arch in the dormer are connected by a heavy horizontal tie beam with a slightly cambered top. The building's roof is pierced by two chimneys, and the roof over the pigpen has a louvered cupola.

The northern half of the building originally housed machinery to power the saw. This equipment has been removed, but the saw itself, a circular cordwood saw on a swinging cast iron arm, remains suspended within the opening between the two halves of the building.

Directly north of the Sawmill-Pigpen is a large, open-sided shed with a hewn braced frame and a gable roof covered with corrugated sheet metal. This shed was built in 1909 for the storage and seasoning of the estate's firewood supply, but may incorporate timbers from an older building. The gable ends of the structure are boarded and shingled, and the loft is used for general storage.

9. Reservoirs (1906 and 1927). These two roofed structures, the first rectangular and the second circular, stand near the summit of the hill that overlooks the estate. They receive and store water piped from springs on Garnet Mountain, 1.3 miles to the southeast. While the reservoirs once supplied the entire estate with water, they now serve only the barn; the remaining buildings are supplied with town water, though the reservoirs are available as a reserve supply.

• Summer Houses (1884 and later). At the completion of the "Big House," an observatory (1884-1891) and several summer houses were built at various vantage points on the estate. Most if not all of these shelters were designed by Isaac E. Scott, who placed them at such focal points as springs and boulders. Eventually six or more were constructed in different rustic designs, and a few survive at various sites on the estate. A few other buildings were constructed as children's playhouses; one such building, a small replica of a log cabin, stands just east of the Cottage at the main farm.

10. Big Rock Summer House (1884). This hip-roofed structure is supported on bark-covered poles and has rustic railings and roof trusses. The roof was originally covered with wood shingles; these have been replaced by asphalt shingles. Set on a steep hillside (originally open, but today thickly wooded), the summer house has a stone retaining wall on its upper side and a flight of split granite steps descending from its downhill side. A shed-roofed opening pierces the uphill side of the main roof, providing additional headroom on that side. As its name implies, the summer house is built against a large flat-sided glacial erratic boulder which provides shelter and support on the downhill elevation of the structure.

11. Bluebird Summer House (1884). Named for a bird house originally mounted on it, this structure is a simple and rustic shelter with a shed roof supported on bark-covered poles. The floor is covered with wooden boards and is supported on a fieldstone foundation. The sides are enclosed by latticework railings, and a board settee with slanted back extends along the rear of the structure. Now surrounded by woods, this summer house once stood in the open and afforded panoramic views.

12. Log Cabin (1886). A miniature replica of the type of log house occasionally seen in northern New England, this building was originally a playhouse for Frances Glessner (Lee), John J. Glessner's daughter. It is a simple rectangular building with a gable roof and a fieldstone fireplace and chimney. The walls are constructed of peeled spruce poles, chinked with clay or mortar. The roof is covered with thick wooden shingles. The building has a single door at its southwest corner, sheltered by a small gable roof, and double doors at its east end.

13. Bee House (1896). Originally intended as a shelter for bee hives, this structure stood downhill from the "Big House" in an open area that has since become reforested. The building was remodeled in 1933 as an adjunct to a swimming pool. The building is constructed of planed lumber and has a wooden floor and a hipped roof supported on square wooden columns. It has changing rooms enclosed by beaded ceiling boards, laid vertically. The peaks of the hips are both decorated with carved wooden volutes. Many of the structural elements of the building are also carved and signed by Isaac Elwood Scott. The brackets which brace the roof are elaborately carved and are thought to have been taken from the porch of the "Big House" when the latter was remodeled from the Queen Anne style to the shingle style after 1898.

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14. Windmill Summer House. Built of sawn lumber, this structure has a board floor and a pyramidal hipped roof. The apex of the roof is supported by a single wooden column; a wooden table is built around the base of the column. The structure once stood beside a windmill used to pump water for the "Big House."

15. "Brown Betty" Playhouse (1909). Originally built as a child's playhouse behind the Farm House, this simple structure has been moved to the area of the Little Red House. It is a rectangular framed structure with a gable roof and clapboarded walls. It has a door and window in its front wall and windows in its gable ends.

16. Playhouse in the Woods (1894). Originally built as a pump house, this structure was converted to a playhouse in 1904 after the present water system, with its reservoir on the hill, was designed. The building is a clapboarded framed structure with banks of barn sashes set into the walls. In the front gable is an insert with the incised date "1894." The entrance is at the right-hand corner of the facade.

- At the Red Farm:

17. Farmhouse (ca. 1840). Originally the Hosea Crane House, this frame building consists of a 1½-story main structure and a wing. The main structure is built with one of its wider elevations treated as the facade and facing U.S. Route 302 to the north. The gable roof is oriented so that a broad roof gable rises above the facade, creating the impression of a pedimented front. The first floor of the facade is four bays wide; one bay is a doorway and has sidelights and a transom sash enclosed by simple square casings. There are two windows in the gable above.

The wing is lower than the main house and has three windows, an entrance, and a garage door along its main (east) elevation. The main house and the wing each have a single chimney. Both have simple square-edged exterior trim.

The interior of the house is characterized by simple detailing in the Greek Revival style, though a few moldings retain the delicacy of the earlier Federal style. The house has undergone a number of remodelings, especially since its acquisition by the Glessner family in 1903. The building now has 2/2 sashes, hardwood flooring in several rooms, and a somewhat altered floorplan. The house nevertheless retains sufficient integrity both inside and out to remain a good example of mid-nineteenth century vernacular architecture in its region and to relate to other pedimented Greek Revival dwellings nearby in Bethlehem and in the neighboring towns of Littleton and Lancaster. The house serves as a private residence.

18. Red Barn No. 1 (ca. 1850; ca. 1905). The northernmost of the two barns near the house, this was originally a simple gable-roofed structure of one story plus loft, built with a hewn braced frame. After the Glessners acquired the property

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in 1903 the barn was extended by the addition of a leanto along the rear (west) wall. The barn is presently clapboarded, though traces of the original vertical board and batten siding remain. The main barn is entered by two sets of doors -- one pair hinged and one a sliding door -- on the front (east) elevation. The northernmost opening, with hinged doors, gives access to a relatively modern garage stall sheathed with tongue-and-groove boarding. The leanto is entered by a door in its south end and by an opening cut through the rear wall of the original building. The southern half of the barn has a low loft, while the bay inside the sliding doors has a narrow loft at the level of the plates of the building. The roof is framed with principal rafters and purlins, and its sheathing runs from ridge to eaves. Modern restrooms have been added to the northeast corner of the building which is used for storage.

19. Red Barn No. 2 (ca. 1850). This is a gable-roofed structure with a hewn braced frame. Its walls are clapboarded and an ornamental drip molding has been applied across each gable end at the level of the eaves. The building has no door or window openings except for sliding doors in the front (north) and rear elevations and a louvered window opening in each gable. Evidence reveals several earlier door and window openings beneath the present clapboards, which were probably applied shortly after the Glessners acquired the property in 1903. The interior of the barn is entirely open except for girts and rafter ties which extend through the building from front to rear on each side of the central bay. The roof is framed entirely with common rafters and its boarding is horizontal. The present floor was added in the late 1970s; the building is used for storage.

20. Bridge Barn (1914). This building stands some distance east of the other structures at the Red Farm, on a private road leading to the main farm. Built from timbers salvaged from the Bingham Farm on Garnet Mountain, this barn was constructed specifically for hay storage. It is a long, 1½-story, gable-roofed structure with a braced frame. Built against a slope, the barn has a field-stone retaining wall on the east; the other walls extend to fieldstone foundations built on a terrace at the lower level. The barn is of a type not commonly seen in northern New England; its princiapl entrances are wide doorways in each gable, reached by covered (but originally open) driveway trestles which slope upward from ramped stone abutments placed some distance from the ends of the barn. These doors give access to a bridge which runs through the structure from end to end at the plate level. Directly beneath the two gable doors are two additional doors which give access to the ground floor and are accessible from beneath the two elevated driveways.

The frame consists of a series of seven bents placed at regular intervals along the length of the structure. Each bent has two wall posts and two inner posts, all braced and connected by girts. From the cross girts of each bent rise two posts which support the midpoints of the rafters above. The building houses logging equipment and displays used for educational programs.

Nonconforming structures: None.

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8. SIGNIFICANCE, Agriculture:

As Vice President and sales manager of Warder, Bushnell & Glessner, manufacturers of mowers, reapers and wagons, and later as Vice President of International Harvester Company, John J. Glessner was deeply interested in progressive agriculture and in the capabilities of agricultural machinery. He brought this interest to bear on his New Hampshire estate to an unusual degree, building a unified farm of unusual size for the region. He purchased the 100-acre Streeter Farm in 1882 and added the Lower, East, or O. Crane Farm in 1887, the West or Abram Perkins Farm in 1891, the Wallace and Perkins lots in 1896, the Ladd woodlot in 1898, the Hosea Crane Farm ("Little Red Farmhouse") in 1903, the Pearson lot in the same year, the South or Cogley Farm in 1905, and an additional Wallace lot in 1909.[1] Most of these farms were originally proprietary lots in the fourth, fifth, and sixth ranges of the township of Bethlehem and were carefully recorded in various maps made by or for the family.[2] Glessner took careful note of the quality and condition of his purchases, especially as revealed in the species of plants growing at the time of acquisition. Many of the lots supported stands of timber of both hard- and softwood species, but several extensive tracts were open pastureland. Photographs taken by members of the family reveal that these open tracts were heavily burdened with surface boulders in a manner typical of New England uplands, inspiring the name "The Rocks" for the estate. Glessner expended great amounts of money and labor in clearing these fields, partly in an effort to make them compatible with the use of modern mowing, plowing and harrowing machinery. His efforts were studied and commented upon by the New Hampshire Department of Agriculture. Glessner also employed many local workers to move and split boulders, eventually building the wide, square-sectioned stone walls that border the fields of the estate.[3] He likewise donated the labor of his crews toward a vast improvement of the town roads of Bethlehem.

As he cleared the rocky fields of the estate's component farms, Glessner brought the latest agricultural machinery, developed for use on the flat farmlands of the Midwest, to the hilly New England terrain of his property. Some of this equipment remains in good condition at The Rocks today. Glessner's application of such

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[1] Journals of Mrs. John J. Glessner, in possession of the family.

[2] See especially "The Rocks Estate . . . Map Showing various parcels of land Composing the Estate . . . Corrected to June 1, 1914" in possession of the family.

[3] Reminiscences of John G. Lee, from Family Reunion -- An Incomplete Account of the Maxim-Lee Family History, reprinted in Gregory W. Wilson, ed., Bethlehem, New Hampshire, A Bicentennial History (Bethlehem, N.H.: by the town, 1974), pp. 67-69.

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machinery to New Hampshire farming was probably a unique experiment at the period, made possible only by the great labor expended in clearing the fields. The assembly and operation of this machinery was generally overseen by Glessner's son, John George Glessner, active in Warder, Bushnell & Glessner Company and the only man in the region who understood the mechanical complexity of the equipment.

The use of modern agricultural machinery at The Rocks is rendered even more significant by the existence of a number of photographs, in family hands, which document both routine and experimental uses of the equipment on various parts of the estate. These photographs are the more striking because they also document the extensive use of oxen, horses, and traditional agricultural methods which constituted the norm in the Bethlehem area during the late 1800s.

While the use of advanced agricultural technology on the Glessner estate was atypical of its time and locale, occurring as it did during the decline of farming in much of northern New England, the precedent established by the Glessners did have an influence on those New Hampshire farms which have continued to be productive down to recent times. The use of mechanized plowing, harrowing, mowing and baling equipment has since become standard on successful New England farms despite the obstacles to its use posed by the post-glacial landscape.

The Rocks estate has also had a long and important history in the improvement of livestock in its region. At the turn of the century, the estate continued a long-standing New Hampshire tradition of sheep raising, and its flocks, though not large by western standards, were among the most numerous in Grafton County.[4] Later, in keeping with a regional trend, the Glessners developed dairy herds, building a large cow barn (burned in 1946) behind the Tool Building and employing a full-time herdsman. In the 1970s, family members experimented with a herd of beefalo (beef cattle-bison hybrids), becoming one of the few farms in New England to engage in this specialized business. The estate now supports a small herd of Jersey cows owned by a tenant farmer.

8. SIGNIFICANCE, Architecture:

The Rocks estate includes two principal groupings of buildings: 1) the main farm of The Rocks proper, an assemblage of special-purpose structures which formed the main working components of a summer estate; and 2) the Red House and an associated group of mid-nineteenth-century vernacular structures which were purchased in 1903 and adapted as an ancillary part of the main estate.

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[4] E.G. Ritzman, The Sheep Industry in New Hampshire (N.p.: New Hampshire Sheep Breeders' Association, 1917).

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The buildings of the main farm represent a rare instance of a fully-developed model farm created by an executive of companies which were among the leading manufacturers of agricultural equipment in late-nineteenth-century America. In 1863, John J. Glessner (1843-1936) entered the employ of Warder, Brokaw and Childs, manufacturers of mowers, reapers, and army wagons. In 1870 he was elected vice president of the firm, which was reorganized as Warder, Bushnell and Glessner. When this firm, with four others, merged to form the International Harvester Company in 1902, Glessner became a vice president of the latter company. As Glessner prospered in business, he became interested in architecture and the arts, employing H. H. Richardson to design his Chicago home in 1885.[1] Glessner was motivated to purchase land for a summer estate in the pollen-free climate of northern New Hampshire because of his son's hay fever. Having bought the Streeter Farm in 1882 and built his 19-room summer home the following year, Glessner began to develop his property into a self-sufficient farm of unusual completeness and architectural sophistication. While many large summer homes were built in New Hampshire during the late 1800s, probably no other was accompanied by such a complete set of specialized buildings.

The structures at the main farm are especially significant because of their architectural design and their embodiment of agricultural and allied technologies at the turn of the twentieth century. The focus of the estate, and the structure which provided the stylistic model for many of the ancillary buildings, was the "Big House." Completed in 1883, this summer home was designed by the versatile architect and craftsman Isaac Elwood Scott (1845-1920). A talented artist, Scott resided in Chicago between 1873 and 1883 and designed furniture for the Glessners as early as 1875. The Glessners continued to befriend the artist and to provide him with commissions for furniture design, taking his earlier hand-crafted pieces with them to their new Richardson-designed home on Prairie Avenue when that was completed in 1887. At about the same time that Scott designed the Big House for The Rocks estate, he left Chicago to work in New York (ca. 1883-1888) and later in the Boston area, where he taught at the Eliot School in Jamaica Plain, Massachusetts. In partnership with Henry S. Jaffray, Scott had already designed several noteworthy residences and commercial buildings in Chicago. After designing the Big House, the artist was a frequent guest at The Rocks, designing and carving innumerable decorative devices and instructing the Glessner children in carving, handicrafts, and nature studies.[2] He designed the horse barn for the estate in 1884; the structure, as enlarged by Herman V. Von Holst, still stands in good condition.

The Big House was an impressive structure situated on a promontory overlooking much of the Glessner land holdings. The house was an excellent example of the Queen Anne style, having a first story built of local fieldstone, a framed and

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[1]Henry-Russell Hitchcock, The Architecture of H. H. Richardson and His Times (Cambridge, Mass.: MIT Press, 1970), pp. 277-278, 328-330, n. 15-16.

[2]David A. Hanks, Isaac E. Scott, Reform Furniture in Chicago, John Jacob Glessner House (Chicago: Chicago School of Architecture Foundation, 1974), passim.

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shingled second story, and a number of gables ornamented with decorative vertical sheathing and latticework. The house had broad verandas on the north, overlooking the farm buildings and gardens below and providing panoramas of mountain ranges to the east, north and west. As the original focal point of the estate, the Big House suggested features which appear in various combinations on the surviving buildings of the estate, including shingled surfaces, stonework walls, projecting stories, intersecting gables, and decorative stickwork. The Big House was remodeled over a period of years beginning in 1889 under the supervision of Charles Allerton Coolidge (1858-1936) of Shepley, Rutan and Coolidge, the firm which succeeded H. H. Richardson's private practice. Coolidge, a family friend, redesigned the Big House in a style more in keeping with the shingle style which was in strong favor in New England resort communities. The house was razed in 1946.

A second important building on the estate was The Ledge (1902-3), designed by Herman V. Von Holst and now also removed. Like the Big House after its remodeling, The Ledge was a house of horizontal proportions, fully displaying the attributes of the shingle style. Built for John J. Glessner's son George, the dwelling was a hip-roofed structure covered with dark-stained wood shingles on walls and roof. Its broad roof planes were pierced by chimneys and hip-roofed dormers, while its walls were given added texture by the projecting butts of every third course of shingles. Like the Big House, The Ledge commanded extensive views.

Together, these two dwellings established the general style and range of materials used for most structures at The Rocks. While both dwellings have been razed, the symbolic place they occupied is filled in part by The Cottage (1889 and later), which evolved from a gardener's house into a rambling dwelling which incorporates architectural elements salvaged from the Big House and today serves as the summer residence of John J. Glessner's granddaughter. Like the larger dwellings on the hill, The Cottage combines fieldstone and shingled walls with picturesque massing and varied chimney placement to achieve a feeling that recalls the aesthetics of the late nineteenth and early twentieth centuries.

The Rocks estate retains several buildings designed by another architect, Herman Valentin Von Holst (1874-1955). Born in Germany, Von Holst worked in Chicago as a designer for the Commonwealth Edison Company[3] and as a draftsman for Frank Lloyd Wright,[4] establishing his own office in Burnham and Root's Rookery Building about 1904. John Glessner employed Von Holst to design the estate's sawmill-pigpen in 1906. Plans and detail drawings for this structure survive in family hands. Von Holst also designed the remodelings for Isaac Scott's horse barn (1884) in 1907, and his plans for this work also survive. Von Holst's cow barn, an L-shaped, shingled structure with picturesque roof treatments, burned in 1946.

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[3]Information supplied by the Chicago Historical Society, Department of Printed Collections.

[4]David Gebhard, "A Note on the Chicago Fair of 1893 and Frank Lloyd Wright," Journal of the Society of Architectural Historians XVIII:2, p. 64, n. 8.

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In addition to embodying the designs of several architects, the buildings at The Rocks provide important examples of specialized structures adapted to the requirements of early twentieth-century technology and agricultural science. John Glessner was as ambitious in his plans to build the most up-to-date facilities for his estate as he was in his use of the most modern agricultural techniques. His Tool Building (1903; 1906-7) provided the farm with a fully equipped shop (powered after 1914 by a 22 horsepower gasoline engine) housed in a building of considerable stylistic quality. After the completion of the forge addition to this building, The Rocks employed a full-time blacksmith and, eventually, a full-time carpenter.

Similarly, Von Holst's Sawmill-Pigpen, though strictly utilitarian in function, housed the latest cordwood saw and the most advanced hog-raising facilities in a structure of aesthetic merit. The Greenhouse (1897) and its attached cottage are excellent examples of turn-of-the-century gardening buildings. The estate's water system, including a large rectangular reservoir (1906) on the hill above the buildings, was designed with the consultation of Dr. Howard Nelson Kingsford, Medical Director of Dartmouth College. Similarly, the estate's septic system was designed in 1905 with the aid of Professor Robert Fletcher, Director of the Thayer School of Civil Engineering at Dartmouth, and completed in 1909 as a model installation of its type. Taken together, the various specialized structures at The Rocks provide extremely well-preserved examples of turn-of-the-century technology and architectural design.

The ephemeral structures on the estate are also of architectural interest. The first of these was an observatory built in 1884 on the hill overlooking the Big House; it was removed in 1891. The observatory was followed by a varied collection of summer houses and gazebos, some of which survive. The earliest of these, descriptively named "Clematis," "Grapevine," "Bluebird," "Martin Box," "Big Rock," and "Echo Fountain," were designed by Isaac E. Scott. Scott also designed the log cabin that presently stands near the Cottage, filling it with furniture of his own fabrication. This collection of structures is a rare survival of picturesque architecture from the late 1800s and early 1900s.

The buildings at the Red House complex have a different history and a different significance from those at the main farm. Originally the house and barns of the Hosea Crane Farm, these structures date from the mid-1800s. Their basic forms exemplify the typical New Hampshire hill farm of the pre-Civil War era. They have, however, been remodeled and adapted to the needs of the larger estate with which they were merged in 1903. Hence, they are significant both as survivals of an earlier period of diversified farming in the Bethlehem area and as structures which reflect their absorption into the larger functional unit of The Rocks.

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8. SIGNIFICANCE, Conservation:

John J. Glessner was strongly interested in the conservation of forested lands in the vicinity of his estate. Although many of the farms eventually consolidated into The Rocks were badly deforested when he purchased them, Glessner carefully mapped the wooded tracts and actively purchased forested lands when possible. Glessner made his views on forest conservation public in 1902, when he wrote to Nahum J. Batchelder, Secretary of the New Hampshire State Board of Agriculture, of his motivations in building his estate. Glessner's remarks, published in New Hampshire Farms for Summer Homes (1902), were clearly intended to encourage conservation:

> . . . I bought one lot or farm first, near Littleton, and afterwards added to that . . . particularly to protect the timber that was growing in my immediate outlook, until my expenditures for land and improvements are now many times the original investment. . . . Too many of the farmers in my vicinity seem eager to cut off the trees, leaving unsightly stumps instead. I can hardly believe that they realize how much they mar the beauty of their landscape, and make it less attractive to the stranger, and how much they damage their property and prospects.[1]

The private journal kept by Mrs. John J. Glessner several times refers to the purchase of lots for the preservation of standing trees. In one instance, Glessner asked a local farmer "to put a price on his wood lot which he seems determined to cut off."[2]

Glessner's private efforts at conservation preceded but eventually coincided with those of other conservationists in his area of New Hampshire. In 1903, he became an early member of the Society for the Protection of New Hampshire Forests (founded in 1901), an organization which commenced to purchase forested tracts throughout the state to protect them from the rampant clearcutting then practiced by lumber and pulp companies. The Society and others lobbied for the creation of the White Mountain National Forest, which eventually grew to embrace more than 690,000 acres, some of its holdings extending to within two miles of the Glessner estate. On a smaller scale, Glessner's efforts at forest preservation in New Hampshire paralleled those of George Vanderbilt, who employed Gifford Pinchot as his chief forester in North Carolina.

Today The Rocks estate is owned by the Society for the Protection of New Hampshire Forests, which continues to manage its woodlots and to search for methods by which the estate can be used for purposes of conservation and public education.

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[1] New Hampshire State Board of Agriculture, New Hampshire Farms for Summer Homes (Concord, N.H.: State Board of Agriculture, 1902), pp. 26-27.

[2] Journals of Mrs. John J. Glessner, 1898-1899, p. 4.

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8. SIGNIFICANCE, Landscape Architecture:

The Glessners were strongly interested in gardening. Their Chicago home afforded only limited opportunities for landscaping, so much of the family gardening energy was devoted to the improvement of landscaping at The Rocks. The site of the estate had originally been chosen because of its extensive views of distant mountains and valleys, and the principal houses had been placed to take advantage of these vistas.[1] In conjunction with the clearing of the estate's rocky pastures and the improvement of local roads, paths, and stone walls, the Glessners undertook an extensive program of landscaping. Part of this work was intended to enhance the picturesque quality of the site and included the establishment of a meandering "Mile Path" which encircles the height of land near the location of the Big House. The picturesque nature of the path was enhanced by the construction of a number of summer houses at various natural focal points such as springs, boulders, and coigns of vantage. The path was further beautified by the planting of clematis and grape vines and hundreds of trilliums.

A second and more formal aspect of landscaping at The Rocks involved the construction of terraced lawns and flower beds and the development of rock gardens. Frederick Law Olmsted, Jr., was a friend and classmate of Glessner's son, George, and was a frequent visitor to The Rocks over the years. He made a number of landscaping suggestions which were put into practice along with other suggestions made informally by Frederick Law Olmsted, Sr., also a visitor. In 1914 the Olmsted office sent an agent, Harold Hill Blossom, to make plans for the formal gardens as they were finally completed, and these plans were approved by John Olmsted. Prior to that time, in 1890, a gardener's cottage was built (later to be enlarged as a family residence), and in 1897 the present greenhouse and its attached gardener's house were built.

The gardens at The Rocks played a crucial role in the sustenance and aesthetics of the estate. Gardeners produced most of the vegetables eaten by a family and staff numbering over thirty, taking orders each day from the kitchen. The ritual of flower arranging was an integral part of the Glessner's life at The Rocks. John G. Lee, John Glessner's grandson, recalled that

> each morning the gardener brought in a huge basket of flowers. My mother [Frances G. Lee] spent an hour or more arranging them. There was a great collection of vases and other ornaments resting on a foot-wide shelf that went all around the living rooms of the house. It covered the top of the fieldstone base. My mother had no pictures in the front of the house -- just vases of flowers and handsome brass and pewter and glass and copper ornaments on the wide shelf. We children were expected to help fix the flowers while I, for one, would much rather have been flying

[1] Frances Glessner Lee, excerpts from Family Reunion -- An Incomplete Account of the Maxim-Lee Family History, reprinted in Gregory W. Wilson, ed., Bethlehem, New Hampshire, A Bicentennial History (Bethlehem, N.H.: by the town, 1974), pp. 66-67.

a kite.[2]

While the rock gardens and plantings that surrounded the Big House and The Ledge have for the most part been abandoned and choked out by forest growth, the terraced lower gardens, together with the greenhouse and its attached gardener's residence, are still maintained and retain their old perennial plantings. These features, together with some of the trees and shrubs planted under Olmsted direction, make The Rocks an important document in the history of landscape architecture in New Hampshire.

8. SIGNIFICANCE, Tourism:

Since the late nineteenth century, tourism has had a major influence upon the economy of New Hampshire. At first confined to small hotels and boarding houses, accommodations for the tourist grew with the expansion of railroads. Eventually New Hampshire boasted many large and luxurious hotels, often with a capacity of 400 or more, and mostly concentrated in the White Mountain or lake regions of the state.

Spurred by the alarmingly rapid abandonment of thousands of less profitable farms in the late nineteenth century, the New Hampshire State Board of Agriculture adopted a deliberate policy of attracting outside investment in real estate. In 1889, the Board published a Price List of Abandoned Farms in New Hampshire, followed in 1891 by a book urging visitors to Secure a Home in New Hampshire -- Where Comfort, Health and Prosperity Abound. Between 1902 and 1916 the state annually published its New Hampshire Farms for Summer Homes.

The result of this promotion was the inducement of many former transient visitors to become property owners in New Hampshire. Moderately well-to-do people purchased small farms and restored them to weather tightness if not to full productivity. The wealthier "summer people," like the Glessners, tended to choose sites which afforded grand mountain or water views and to purchase several abandoned farms, consolidating their holdings into large estates of many hundred of several thousand acres. The Rocks is one of the best preserved of these New Hampshire estates, though it was only one of many in the late nineteenth century.

The motives behind the creation of all of these grand summer estates tended to be similar: escape from large cities, enjoyment of natural beauty and fresh air, privacy, an opportunity to indulge in local philanthropy, and, usually, the practice of some sort of agriculture. A number of artists and writers, though generally possessed of lesser means than the industrialists and investors, also

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[2]John G. Lee, excerpts from Family Reunion, p. 67.

established summer homes and studios in New Hampshire.

Among those who created New Hampshire summer estates on the scale of The Rocks was Austin Corbin, a New Hampshire native who had become wealthy as a New York banker and railroad president. Corbin's Blue Mountain Park, perhaps the largest private park in the United States, embraced 28,000 acres in parts of six townships in the western part of the state and was stocked with many varieties of American and European game. Thomas G. Plant's mountaintop estate, "Lucknow" (1910-13) in Moultonborough, was a stone castle with a 75-mile view. Some twenty-five miles away, railroad president Benjamin A. Kimball constructed his own castle, "The Broads," (1894-97) overlooking Lake Winnipesaukee on 240 acres. Also on Lake Winnipesaukee was Kona Farm (ca. 1905), a 1,200-acre estate built by the Dumaresque family of Massachusetts. In the southern part of the state, Edward F. Searles constructed two complexes of castle-like buildings in Salem (1898-1905) and Windham (1907-15).

Many others who attained wealth or position in business and statesmanship created estates in New Hampshire near the turn of the century. Among them were former United States Secretary of State John Hay, who built "The Fells" on the shore of Lake Sunapee, and Secretary of the Treasury Franklin MacVeagh, whose summer home in Dublin had an extensive view of the Mount Monadnock skyline. Another was Massachusetts Congressman John W. Weeks, author of the act (1911) which authorized the creation of national forests in the eastern United States; Weeks' summer home in Lancaster is now a state park. Others included Frank G. Webster, a Boston banker who with his sons built an extensive estate in Holderness; George B. Leighton of St. Louis, who built "Monadnock Farms" near Dublin; Freeman B. Shedd of Lowell, Massachusetts, with an estate in Northfield; Franklin M. Potts of Philadelphia, who built "Windover" in Laconia; John S. Runnells of Chicago, with a house overlooking Mount Chocorua in Tamworth; and the Rev. Daniel S. Merriman of Massachusetts, owner of "Stonehurst" at Intervale.

Many of these estate builders expressed sentiments which paralleled Glessner's stated reasons for creating The Rocks. George P. Rowell said of his summer home near Lancaster, "as a place to go when tired and in need of rest, its equal cannot be found in all this world."[1] Col. Isaac L. Goff of Providence, Rhode Island, laid down a governing principle of estate building when he declared, "I believe business and professional men realize more each year the necessity of taking at least one month's time away from business cares, to get back to the mountains where the air is high, dry and healthy. . . ."[2] Herbert Dumaresque said of his Kona Farm on Lake

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[1] New Hampshire Farms for Summer Homes (Concord, N.H.: New Hampshire State Board of Agriculture, 1902), First Edition, p. 24.

[2] Ibid., p. 30.

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Winnipesaukee that "being an active businessman, I rather enjoy being isolated -- as my leisure time is fully taken up with fishing, hunting, and walking -- and in no other place that I have ever seen can I get so much rest and enjoyment. . . ."[3] The Rev. Louis Banks of New York City bought his 1,700-acre farm because "I grew up in the country, and I wanted my children to grow up with a sense of landownership. . . . I wanted to take them three months in the year out of the artificial life of the cities, and let them breathe the air of simplicity among the mountains."[4]

The Secretary of the New Hampshire Board of Agriculture, while realizing that most people who reclaimed New Hampshire farms could not afford to do so on the scale of these leaders in the movement, nevertheless used the example of people like the Glessners as an encouragement to all who might buy New Hampshire property. Glessner was quoted several times in New Hampshire Farms for Summer Homes, and the "Big House" at The Rocks was pictured both before and after its remodeling. In 1908, the Secretary asserted that Glessner "now has probably the largest, as well as the finest, private summer estate in the White Mountains. He has not done this to make a park and fence himself in, but has generally bought additional land to prevent timber from being cut off, when such plans were on foot, in order to keep the locality around 'The Rocks' from being spoiled from a scenic point of view. Having extensive farms, he farms extensively, and is one of the largest employers of labor in the vicinity."[5] Glessner's donation of work on the public roads of Bethlehem was described at length and pictured in the 1908 New Hampshire Farms, as was his contribution to a hospital nearby. Glessner's exemplary involvement in assisting local economy and welfare was put forth as a model for other "summer people" throughout the state. As one of New Hampshire's leading estate builders, Glessner was portrayed as the perfect example of a "summer person" who derived benefit from his stay in New Hampshire and who in turn fulfilled an obligation to the community in which he settled.

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[3] Ibid., p. 36

[4] Ibid.

[5] Ibid., Sixth Edition (1908), p. 22.

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POINT	ZONE	EASTING	NORTHING
A	19	280 670	4907 250
B	19	282 000	4906 830
C	19	282 550	4906 100
D	19	282 450	4905 350
E	19	282 990	4905 400
F	19	283 530	4904 400
G	19	283 650	4903 100
H	19	282 600	4903 700
I	19	282 600	4904 000
J	19	280 350	4905 100
K	19	280 350	4905 600
L	19	280 660	4906 300
M	19	280 325	4906 550

Boundaries of the nominated property have been highlighted in yellow on the attached sketch map.

17 April 1984

Dear Christine:

This will certify that the photographs submitted in support of the National Register nomination of The Rocks estate in Bethlehem, New Hampshire, represent an accurate and correct view of the buildings of the estate as of this date.

Sincerely,

Jas. L. Garvin

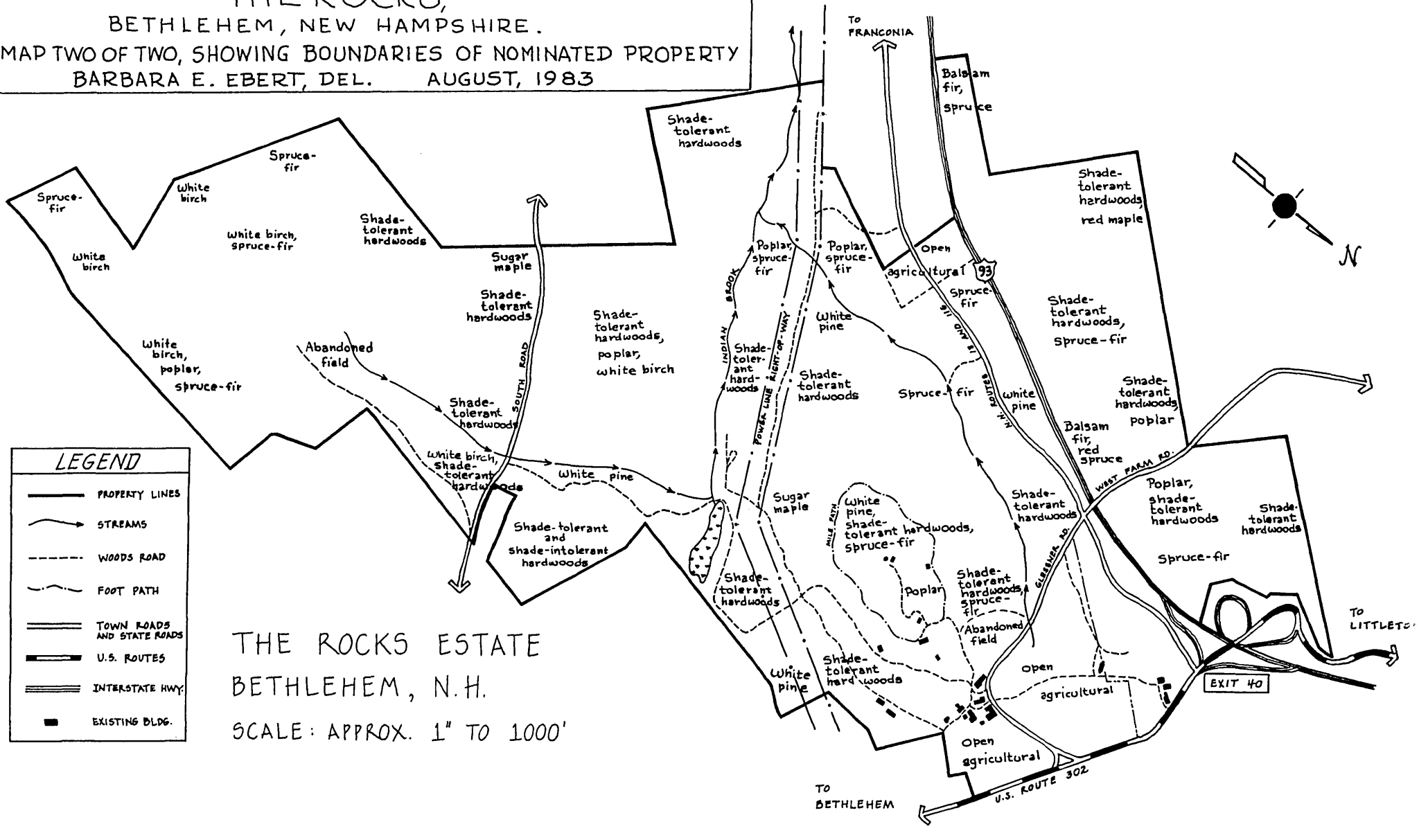
James L. Garvin
Curator

Ms. Christine Fonda
Architectural Historian
New Hampshire State Historic
Preservation Office
P.O. Box 856
Concord, New Hampshire, 03301

SKETCH MAP,
JOHN J. GLESSNER ESTATE,
"THE ROCKS,"
BETHLEHEM, NEW HAMPSHIRE.

MAP TWO OF TWO, SHOWING BOUNDARIES OF NOMINATED PROPERTY

BARBARA E. EBERT, DEL. AUGUST, 1983



LEGEND

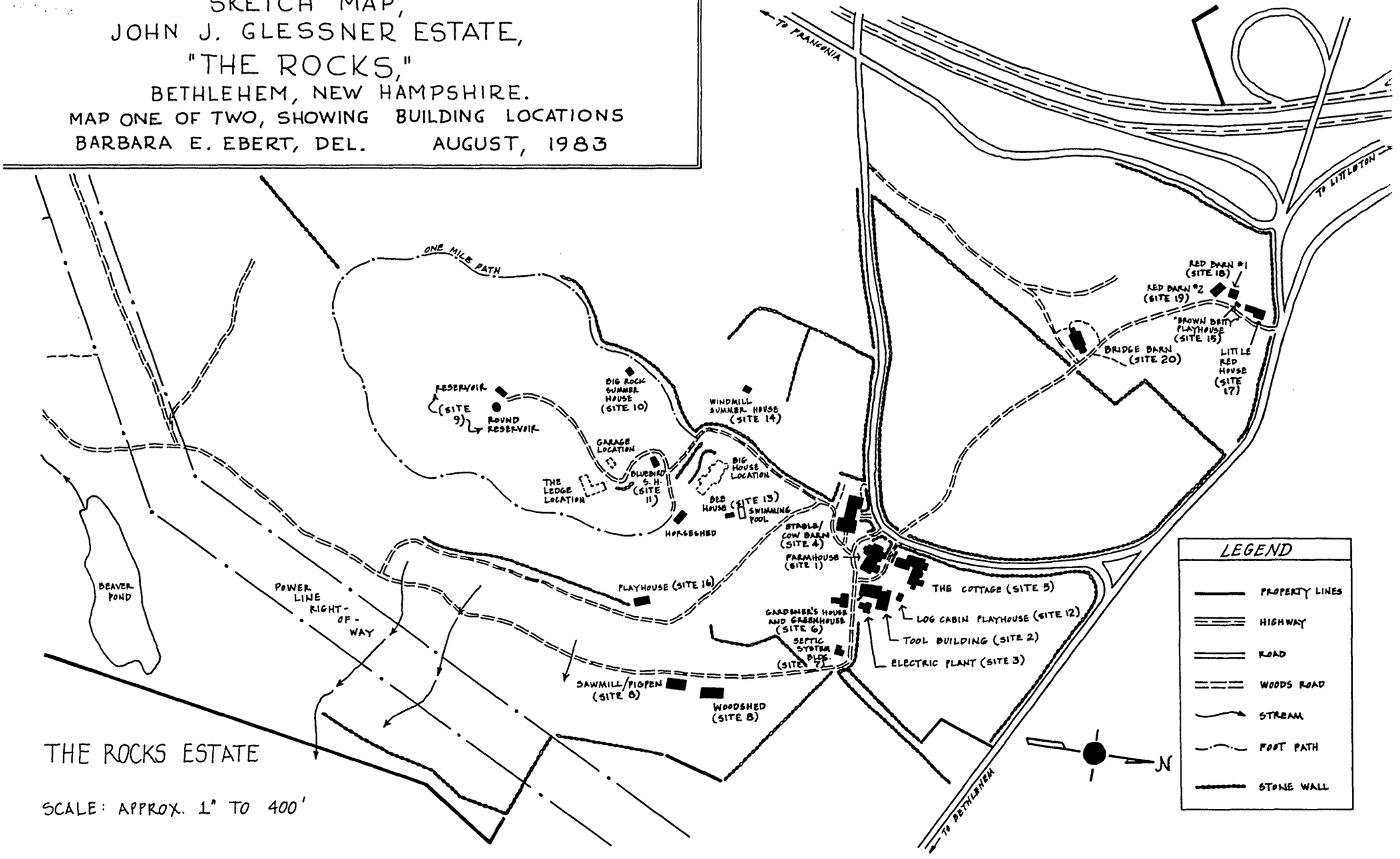
- PROPERTY LINES
- STREAMS
- WOODS ROAD
- FOOT PATH
- TOWN ROADS AND STATE ROADS
- U.S. ROUTES
- INTERSTATE HWY.
- EXISTING BLDG.

THE ROCKS ESTATE
BETHLEHEM, N.H.
SCALE: APPROX. 1" TO 1000'

SKETCH MAP,
JOHN J. GLESSNER ESTATE,
"THE ROCKS,"
BETHLEHEM, NEW HAMPSHIRE.

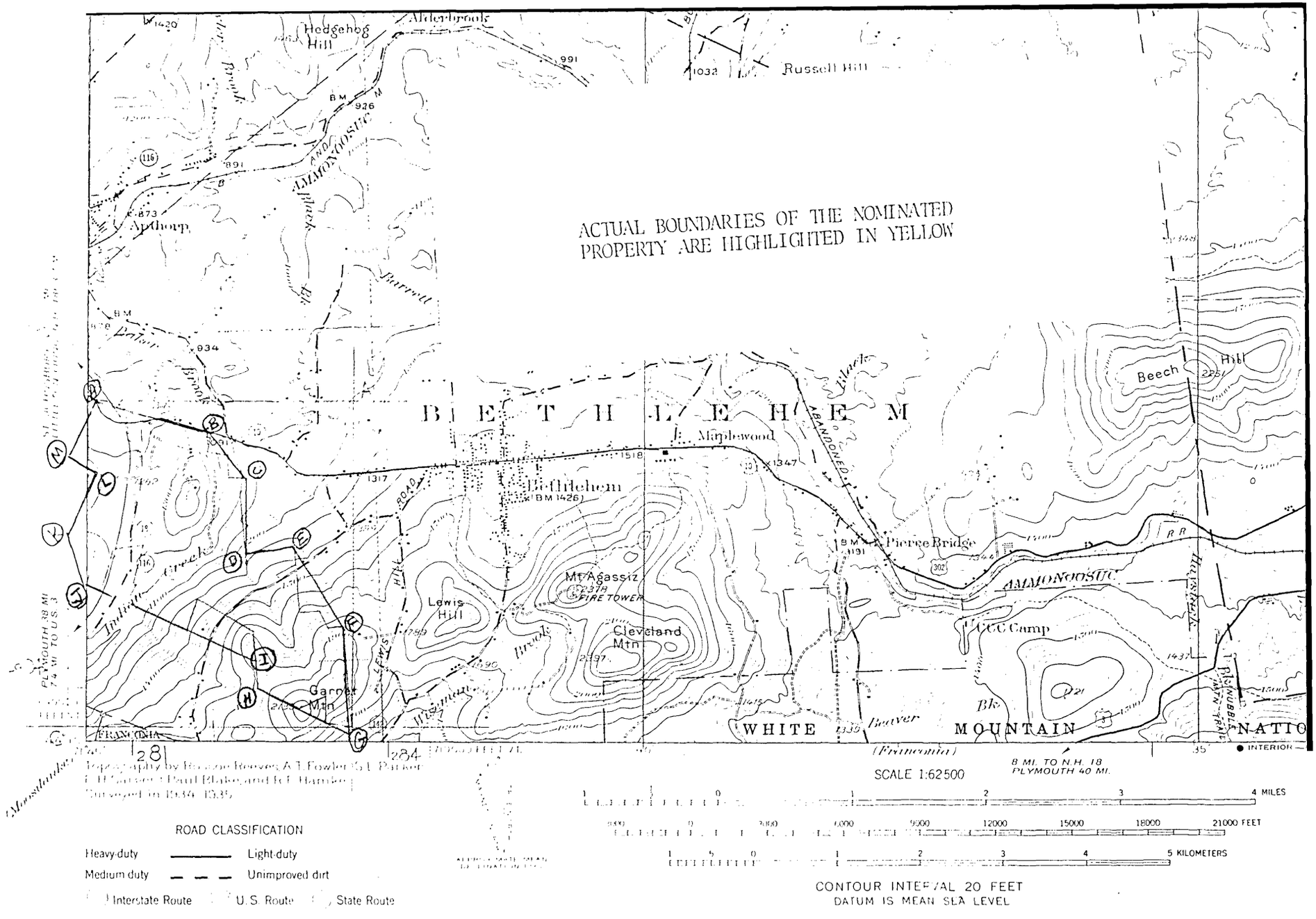
MAP ONE OF TWO, SHOWING BUILDING LOCATIONS

BARBARA E. EBERT, DEL. AUGUST, 1983



THE ROCKS ESTATE

SCALE: APPROX. 1" TO 400'



Topography by Bouton Reeves, A.T. Fowler, G.L. Parker, E.H. Carson, Paul Blake, and R.F. Hamber
Surveyed in 1934-1935

MAR 16 1984

NAME: THE ROCKS

NR DISTRICT: N/A

CITY/TOWN/STATE: Bethlehem, N.H.