

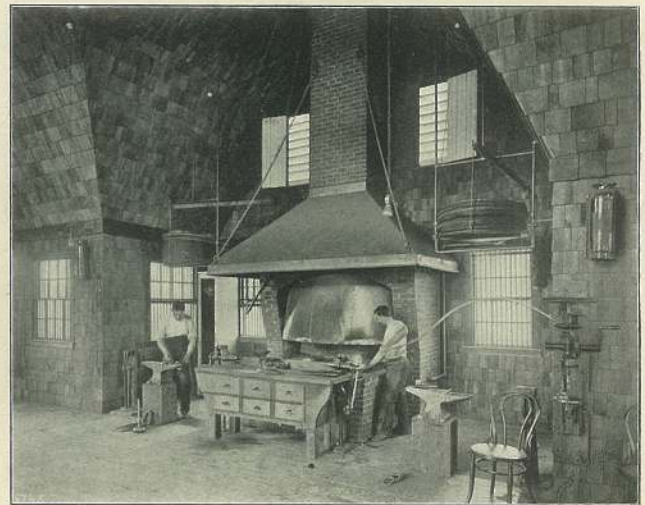
POST OFFICE, EGYPT, MASS.



THE FORGE



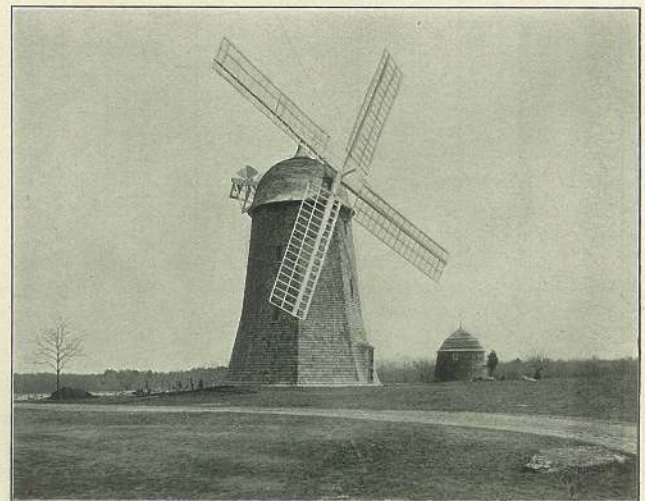
THE OFFICE OF THE ESTATE



INTERIOR OF THE FORGE



THE FIRE ENGINE HOUSE



THE WINDMILL

"DREAMWOLD," THE FARM OF THOMAS W. LAWSON, ESQ., EGYPT, MASS.



# “DREAMWOLD”

THE FARM OF THOMAS W. LAWSON, ESQ., EGYPT, MASS.

COOLIDGE & CARLSON, ARCHITECTS, BOSTON

PHOTOGRAPHS BY T. R. MARR, BOSTON



**A**LITTLE over a year ago Dreamwold was a stony New England hillside so thickly overgrown with briars that a rabbit could scarcely get through. The ground was piled with boulders of all sizes and shapes, and loam was an unknown substance.

Today it is a thriving farm, more than a village and almost a town. Three hundred horses enjoy themselves in grass-grown paddocks; three thousand hens of all varieties scratch in well-kept runs; pigeons coo in their dove-cotes; cows feed in the meadows; ducks and geese in the pond; one hundred and fifty dogs romp in the kennels; a post-office and lines of houses border the streets; miles of fence are overgrown with roses blooming profusely, while shrubs and vines of all kinds give the color notes to the picture that is largely made up of gambrel roofs, gray shingled walls, green blinds and white trimmings. The color and style of the buildings were decreed by the owner himself, and if there is anything in the way of practical contrivance on the farm that is a little better done here than anywhere else, it is largely due to Mr. Lawson's suggestive interest in the minutest details of animal housing and comfort, and of farm economy.

That the ground once so gray and barren is now fertile and beautiful is due to the skill and energy of Mr. E. MacMulkin, nor could any one have made this wonderful transformation in a shorter time. And speaking of time, the eight-hundred-foot stable was completed in seventy-two working days, the riding academy in fifty-six days, the three broodmare stables in seventy-five days, and eight of the other stables in ninety days.

The estate is lighted by electricity supplied through conduits laid under ground. A watchclock system requires the watchmen to make the rounds. There is a telephone system connecting all the buildings, and a fire alarm system protects them with engine and hook and ladder, hose reel and fire squad, and a general alarm bell supplemented by stationary local extinguishers and hose reels. The grounds are piped for water under high pressure, and the ugly standpipe has been elaborated into a lookout tower with a peal of bells that strike the hours and play the Westminster chimes morning and evening. The framing of this tower was an interesting problem as the exterior shell must not touch the water tank, and the result was a series of vertical trusses crossed by circular horizontal ones. The grounds have pipes which convey the sewage into a well in a special building where it is pumped by an automatic electric pump into a series of tanks where the solid matter settles and the liquid portion only is taken over filter beds. From these it comes out clear water. The residue is removed from the tanks and used as a fertilizer.

The buildings have flushing valve closets, H. J. C. tubs, bowls and traps, I. S. brass piping and extra heavy soil pipe. Outlying water closets are heated by electricity.

The buildings throughout are warmed by hot water, direct except in the main house. The stables have ceiling coils that give a temperature of fifty degrees in the coldest weather.

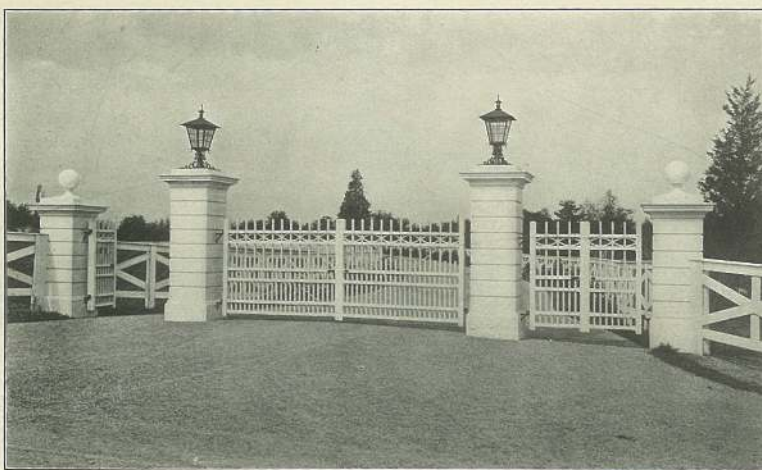
The roads are macadamized and are lighted by electrical lanterns at intervals of two hundred feet.

The driving park has a nine-acre polo field in the centre, with the training track next to this and the racing track outside of all. The railroad is so near that horses can be trained not to fear the noise or sight of the engine, which is an important factor in many a race track. This track lies in a natural amphitheatre that can easily accommodate ten thousand people.

The riding academy with a ring one hundred and eight by one hundred and seventy feet, affords exercise room for rainy days and in cold weather, on a tan bark floor. A gallery overlooks this ring. The building is beautifully lighted by four Nernst lamps that give a steady light despite the alternating current.

The long stable is of mill construction in five-foot bays and is divided into sections by automatic fire-proof curtains and the lofts by self-closing fire doors. Each of the stables has a wrought iron hanging sign, but this wrought iron work alone would make a magazine article. The stables are designed so that each horse in his

stall can look toward the south and get the southerly breezes, while the partitions of his box stall and the thickness of the outer wall protect him from the wintry winds off the ocean. The average box stall is twelve feet by fourteen feet, in stallion and foaling stables fourteen feet by eighteen feet with enamelled mangers having projecting rim so that horses cannot throw their feed. Partitions between the box stalls go to the ceiling of a twelve-foot story, for the race horse is an animal very sensitive to draughts. The stalls are sheathed five feet in height with maple



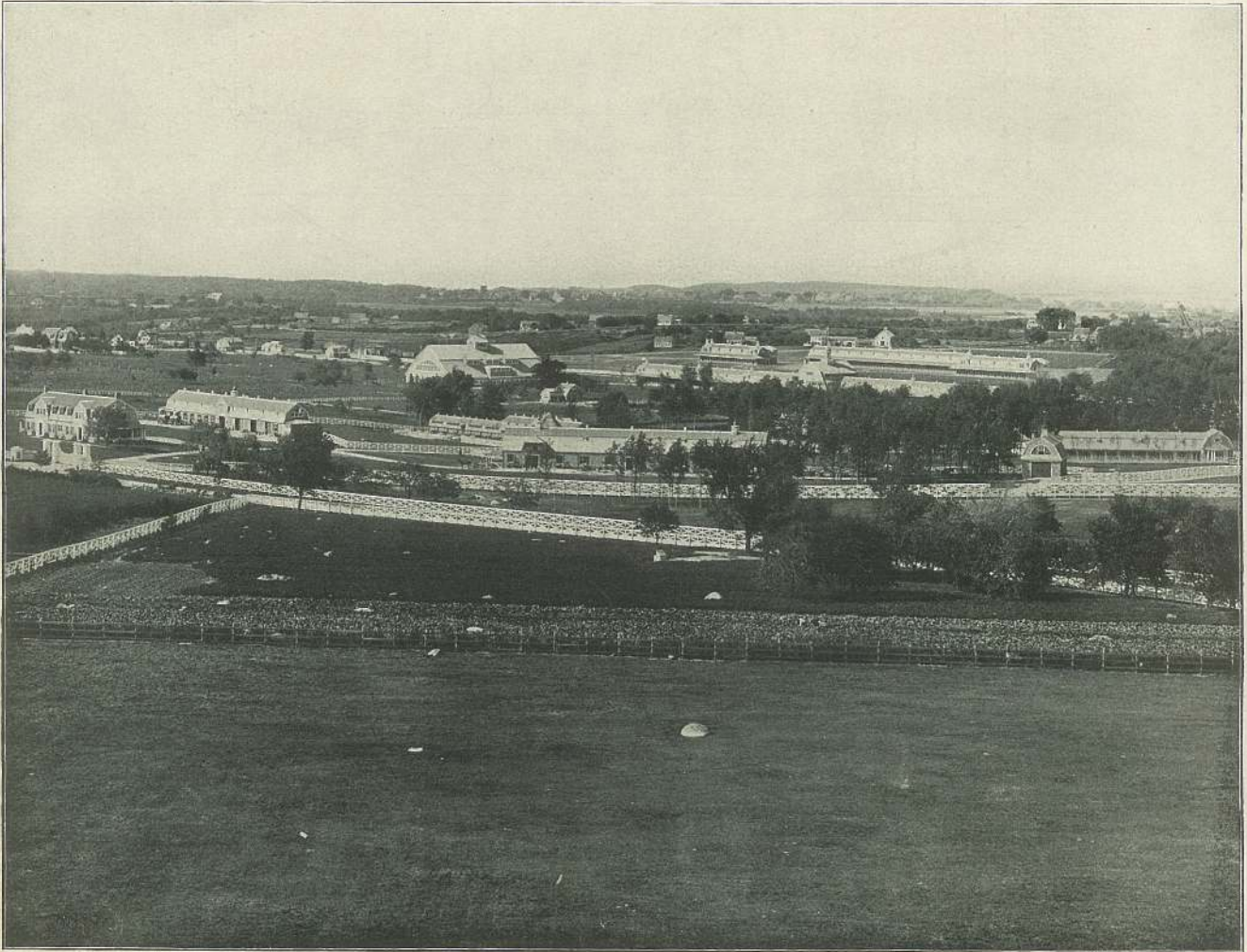
THE ENTRANCE GATE

sheathing on two-inch spruce plank partitions. Above this, between stalls, is a partition faced with North Carolina pine sheathing and on the passage side a grillage of iron bars. All of the woodwork is finished with three coats of an ammonia-proof varnish.

The best type of stall doors are those in the new broodmare stables. These are exterior doors sliding on a track with guards at each end to receive the door and hold it firmly. There is also a flush locking device.

The type of floors was largely determined by the wet and spongy soil. The ground was first drained and then covered with two feet of dry stone filling; above this six inches of tar concrete brought to a fine sand finish. Hemlock plank was laid in this hot tarred sand on sleepers properly graded. The planking was covered by an under floor of seven eighths of an inch spruce and this was crossed by an upper layer of square edge two-inch spruce with rough side up, laid on tarred paper. The upper planking is grooved every three inches with half inch grooves that grade to a large trap. All gutters are run with pitch to close their joints. The detail drawings illustrate the construction just described.

The decision to use wooden floors was reached only after a very careful investigation of the best appointed stables in this country. It was found that earth floors cause rheumatism, except in such dry and sandy places as Long Island; clay floors are hard to keep in order, as the horses paw out pockets in the corners



PARTIAL VIEW OF "DREAMWOLD" FROM THE WATER TOWER

*The view on the opposite page combines with this one*

which soon become receptacles for drainage. Brick floors were rejected as being hard for the horses' feet; concrete, besides being too hard, soon becomes saturated and impairs a horse's digestion, while asphalt floors were thought to be too slippery. Wood floors have, indeed, the disadvantage of soon becoming saturated and rapidly wearing out, but it was with a full realization of the drawbacks that "spruce floors, often renewed," were adopted as the best obtainable. They must be well oiled and changed in from six months to two years, according to the amount of time the horse spends in the stall, and according to the temperament of the horse.

The box stalls have vent chutes carried down in the corner of each stall to within two feet of the floor. Fresh air is supplied during the cold weather from openings over the box stall doors. The stable in general is ventilated through large ducts from the corridors which carry the foul air near the floor up into ventilators in the main roof. The broodmare stables have in addition a ventilator in the ceiling of each stall.

The oats come from grain bins in the lofts through oats sifters, the other grains through

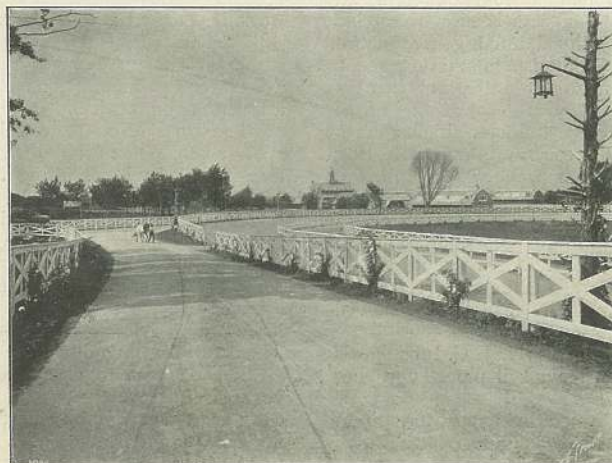
iron chutes with metal cut-offs. In the eight-hundred-foot stable here are grain and feed stations every hundred feet. The hay chutes from the lofts are sheathed to the stable floor and have sliding doors to keep out the dust. The hay is carried on a fork to each stall and fed to the horses on the floor. High hay racks get dust into the horses' eyes and nostrils while the horse is likely to get a leg into a low rack.

The water troughs are semi-circular, of enamelled iron, and the waste water is used to flush the stall gutters.

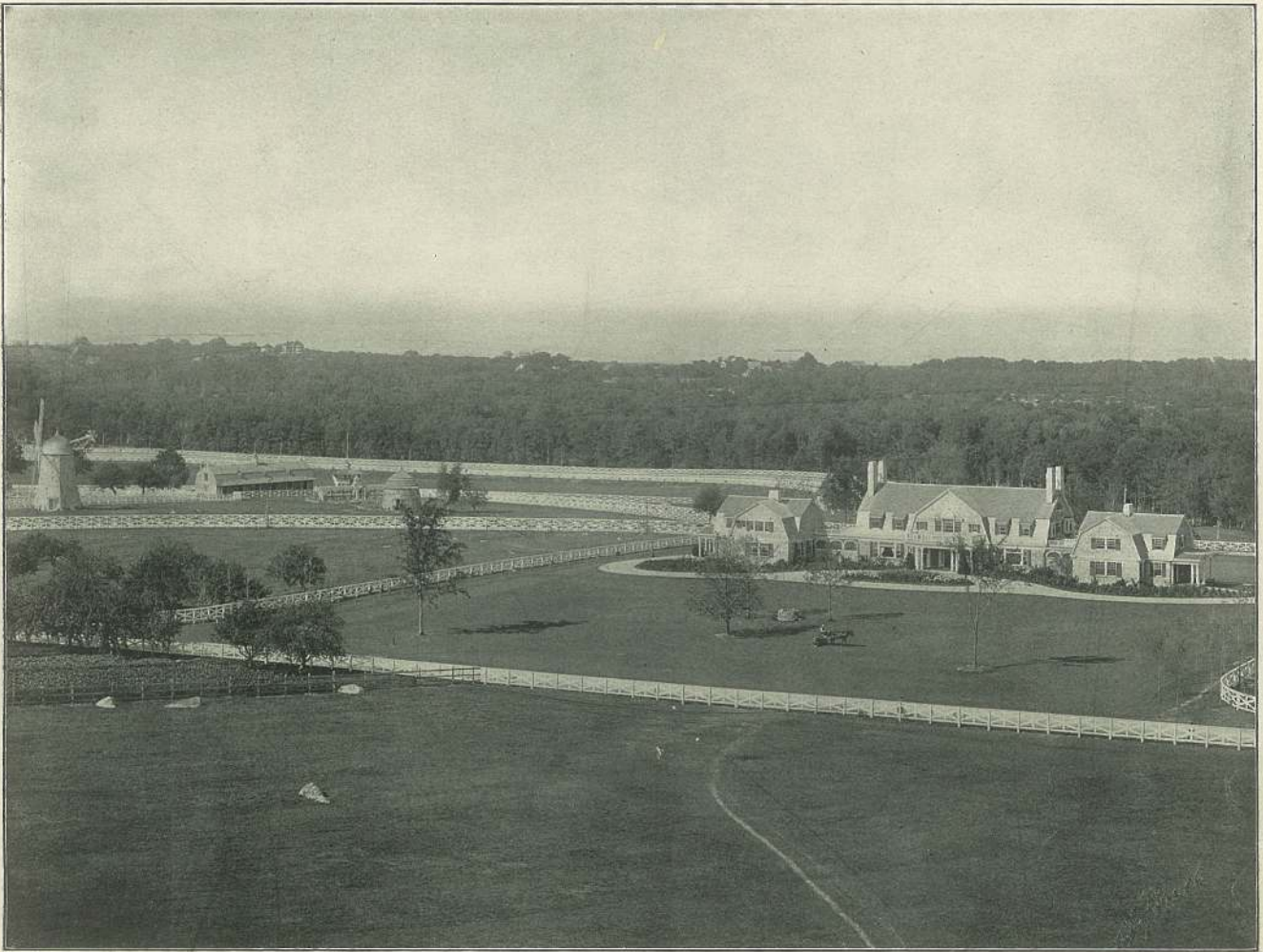
An exterior hood is built over the box stalls at such a height that the horses are protected from the direct rays of the summer sun, while in winter the sun can enter the glazed doors of the stalls.

The carriage rooms form but a small portion of the racing stable, as only racing gigs are kept there and these can be stacked so closely that a room thirty feet by fifty gives ample accommodation for them. The show stable contains a medium sized carriage-room, but the greater part of the owner's carriages are kept upon another estate.

The lodgings for trainers and grooms are in the second and



THE ROADWAY AND TRACK



PARTIAL VIEW OF "DREAMWOLD" FROM THE WATER TOWER

*The view on the opposite page combines with this one*

third stories of the head house of the eight-hundred-foot stable, with dormitories in the upper story, where each man has an alcove seven feet by twelve. Partitions are seven feet high and open above to the ceiling. The alcoves are shut off from the corridor only by heavy curtains, so that every alcove gets the southwest breeze and the sunlight.

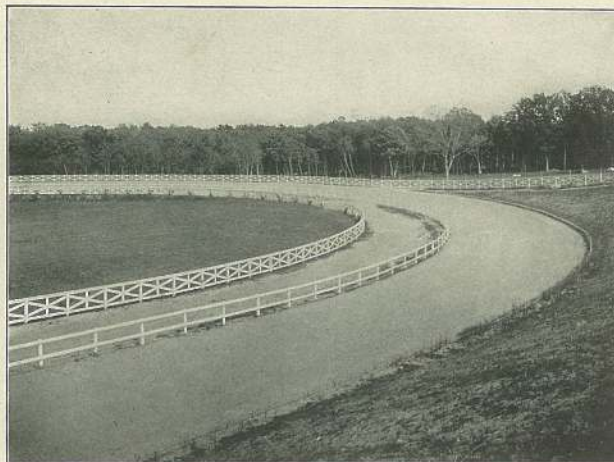
There are on the second story a dining room sixty feet long, a kitchen, pantries, an elevator, store rooms, and a huge refrigerator. The same story also contains recreation rooms, a library and the general bath rooms. There are wire-fronted lockers for each of the men in addition to a closet in every alcove.

The two-hundred-and-twenty-foot "short tail" stable, or stable for carriage horses, contains fifty standing stalls with level floors like those of the box stalls. The stall posts are fastened securely upon a six-inch I beam running the entire length of the stable and bedded in P.C. concrete. The windows are of the usual stable type which admits the air over the top with side guards to prevent a draught. The upper portion of this stable has dormitories of same type as those of the racing stable.

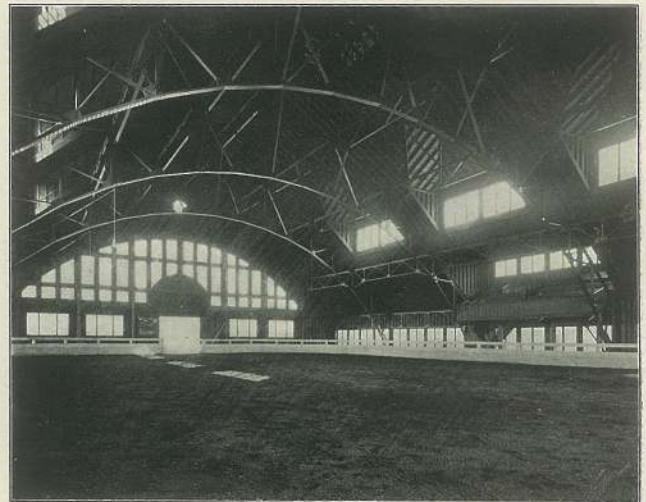
The three broodmare stables, the hospital, and the foaling stables are of the same general type, in all about nine hundred feet of stables with one row of fourteen by eighteen-foot box stalls towards the south and an eight-foot feeding alley on the north with feed room adjoining. Electric lights are portable, so that the lamp can be carried to any portion of a stall. The second stories contain men's quarters, baths and lofts.

The two-hundred-foot semi-circular stallion stable was contrived so that each horse might look out of his stall without seeing the neighboring stallions. This has, however, seemed to be of little consequence, as the stallions, though high spirited, are neither morose nor ferocious.

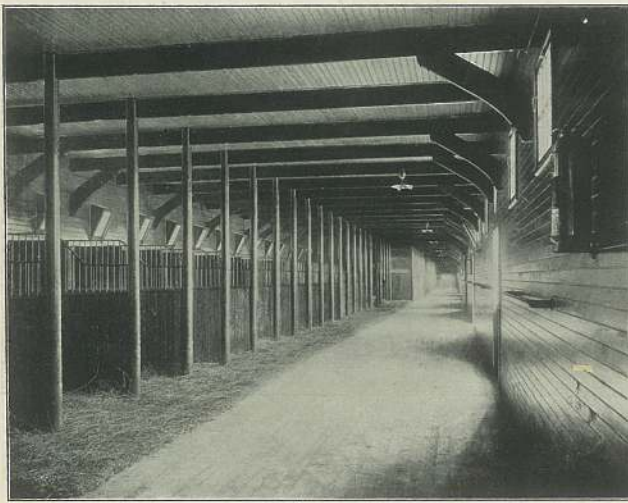
The two-hundred-foot stable for farm horses is built very heavily with six-foot standing stalls and twelve by fourteen-foot box stalls. The horses weigh as much as twenty-two hundred pounds each and wear out the spruce floor near their drinking trough as though it were of paper. The stall floors, however, have stood perfectly. This stable contains the carpenter shop and some of the farm wagons. The rest of the wagons and implements are to be



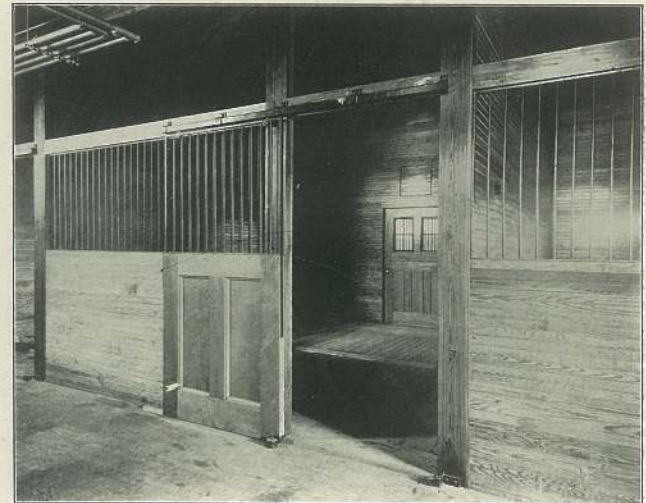
ANOTHER VIEW OF THE TRACK



EXTERIOR AND INTERIOR OF THE RIDING ACADEMY



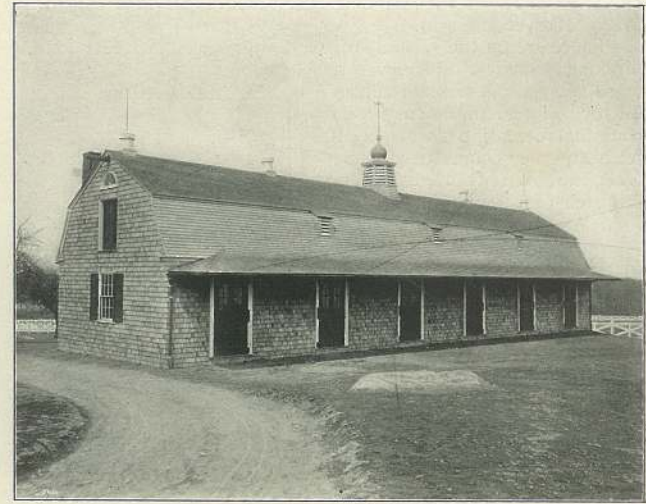
THE EIGHT-HUNDRED-FOOT STABLE



A TYPICAL BOX STALL

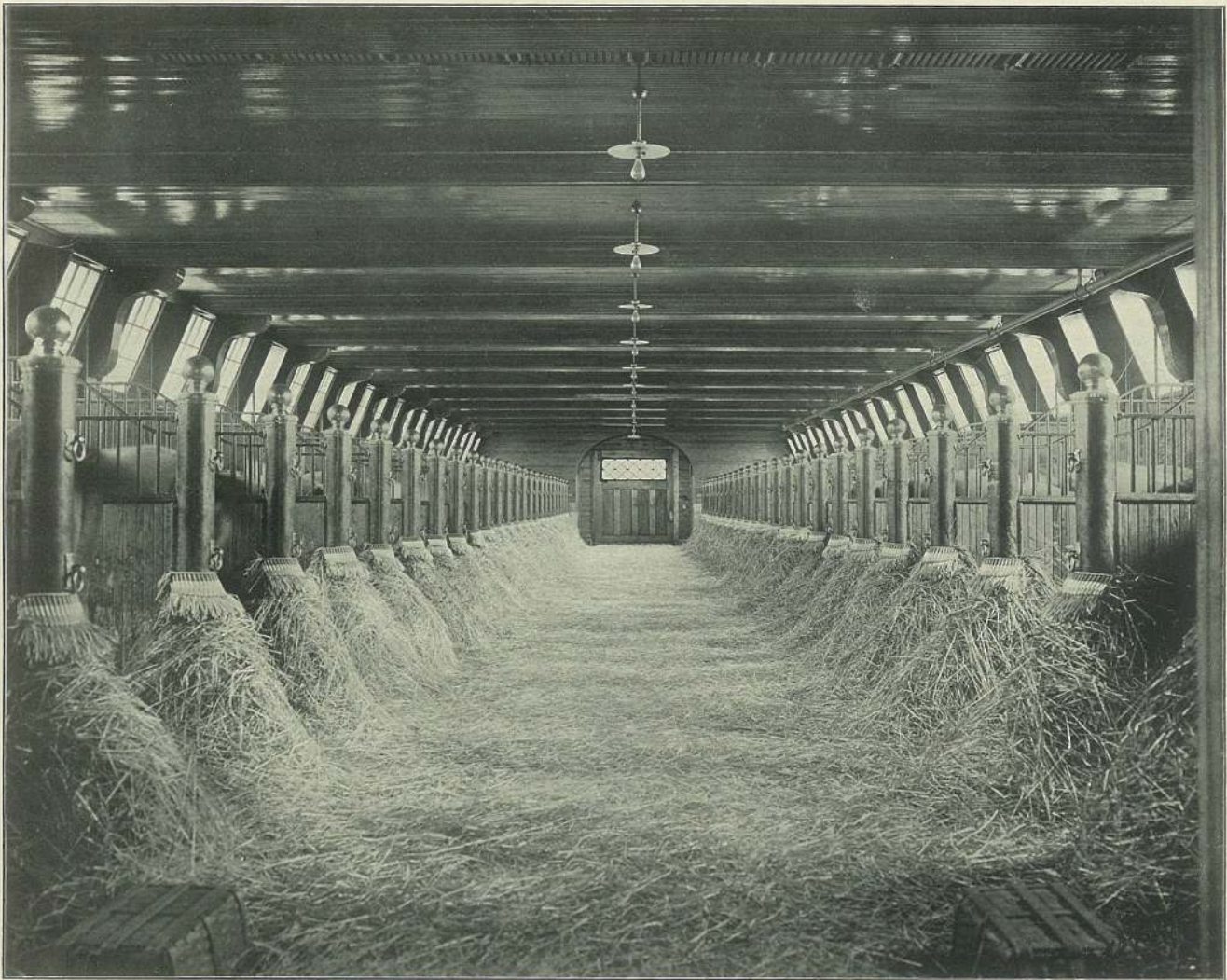


THE HOSPITAL STABLE



THE FOALING STABLE

*These two buildings are practically identical in design and construction*



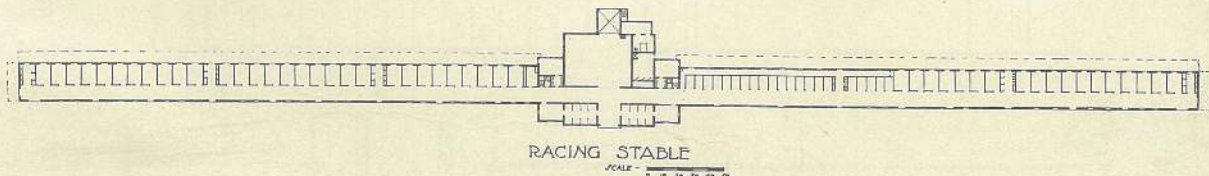
THE CARRIAGE HORSE STABLE

housed in a one-hundred-and-fifty-foot wagon shed, now building.

It is somewhat difficult to give an estimate of the cost per animal of these buildings. The broodmare stables cost about \$855 per mare, for construction, inclusive of hot water heating, plumbing, electric lighting and fixtures. Add to this \$65 per mare for stable fittings, which include the heavy bell trap, oats manger, hitch rings, Dutch door locks, iron grills for Dutch doors, iron grills for the passageway, and all fittings for the sliding doors except the track; all these of very heavy material and finished in the best manner; and you have the stable complete for about \$920 per mare, housed in box stalls. The foaling, hospital and stallion stables

The size of the ordinary kennels for bull dogs is four feet by five feet, but they vary somewhat, so as better to care for puppies and litters. The larger kennels have partitions five feet high and wire guards going three feet higher. Those of the smaller dogs are only four feet high with a three-foot wire guard overhead. The benches are raised from twelve to eighteen inches above the floor and are made loose so they can be easily removed and cleaned. Each kennel opens into a yard. The kennel floor is of asphalt drained between every two kennels into a bell trap.

The yards are bounded by galvanized iron posts set in concrete with cypress boards going six inches below the surface and

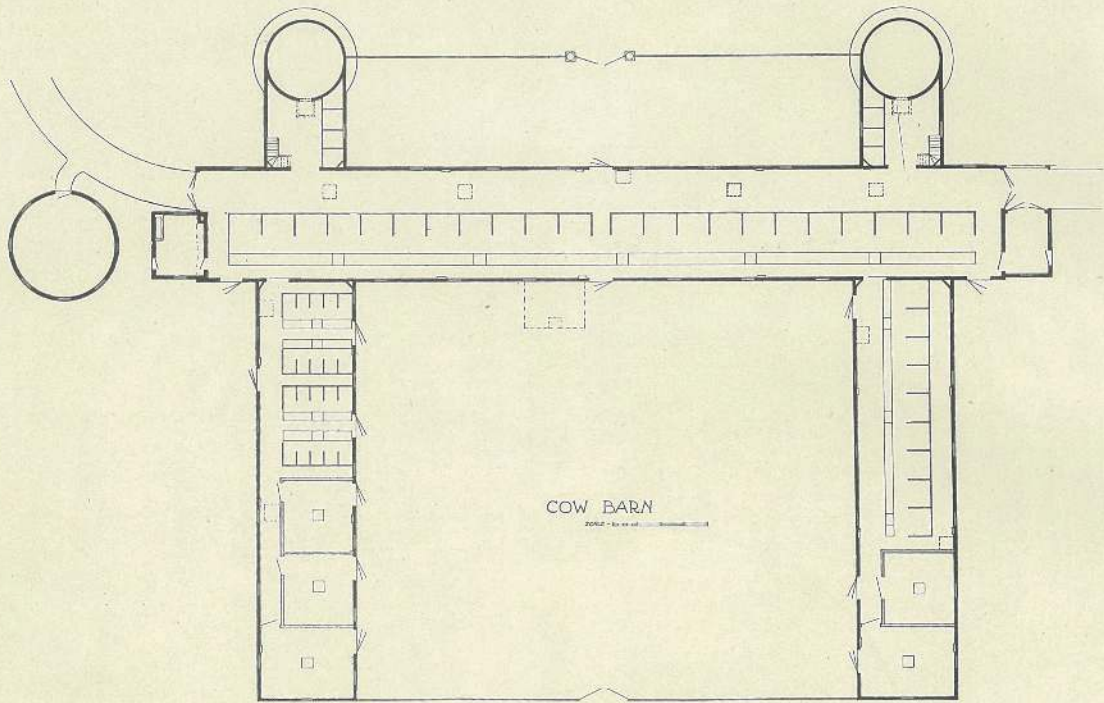


that have no finished lofts and were built before the recent rise in lumber, cost about \$800 per horse, including all stable fittings.

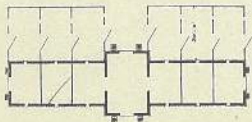
The two hundred and twenty five-foot kennels are made to accommodate both large and small dogs. In the head house there is first, the office, and back of this the washing room with its two baths high above the floor for convenience in washing the dogs. Beyond is the kitchen, with rooms for stores, refrigerator and coal. The second story of the head house is for the men's quarters and for the very young puppies.

three feet above. Above the boarding is a five-foot wire fence for the bull dogs and a three-foot wire fence for the spaniels. Shelters are provided in each yard and the yards are so arranged that the dogs can be either confined in the smaller runs or turned into the long runs for exercise.

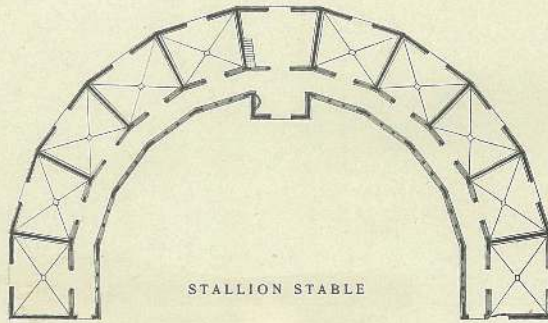
The cow barn is so placed and the stalls so arranged that the cows face the north. This leaves the gutters toward the south where they receive sunlight, a great factor in keeping this portion of the stable dry and sweet.



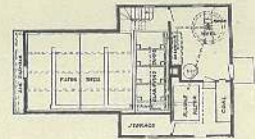
COW BARN



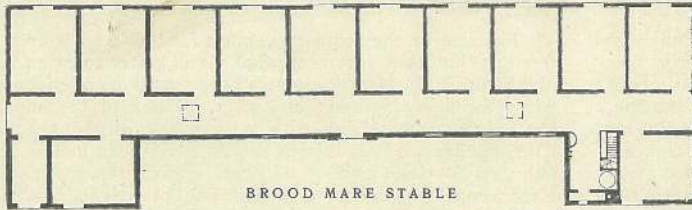
BANTAM HOUSE



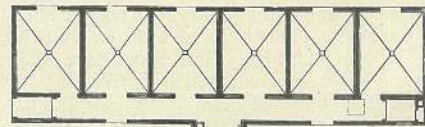
STALLION STABLE



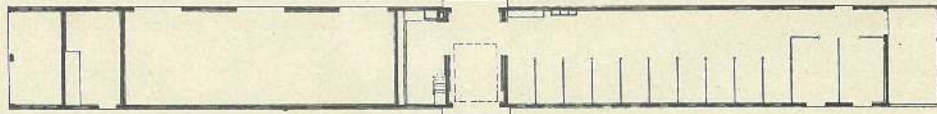
SEWAGE DISPOSAL PLANT



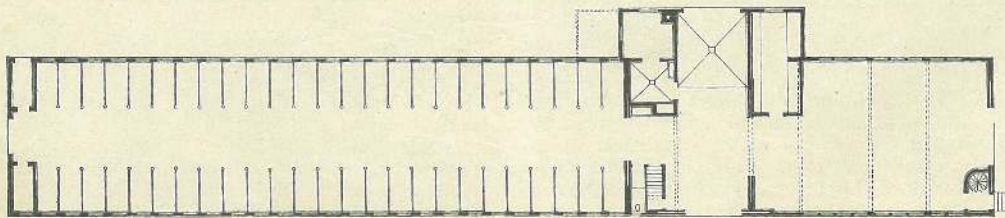
BROOD MARE STABLE



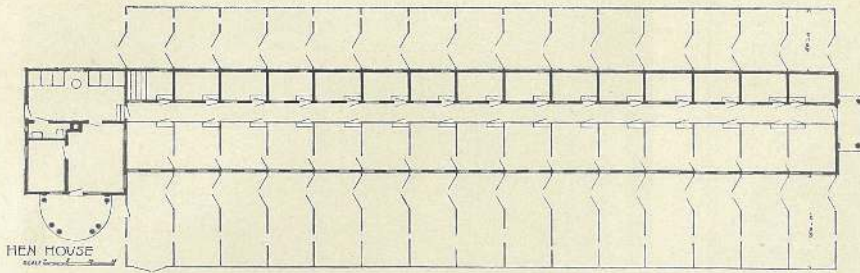
FOALING AND HOSPITAL STABLES



THE FARM HORSE STABLE



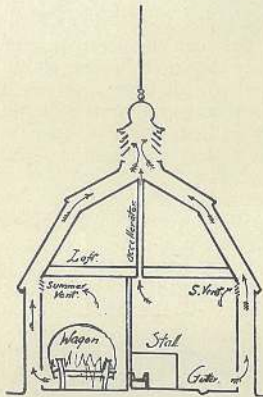
THE CARRIAGE HORSE STABLE



The passageway in front of the cows is wide enough for a cart to be driven through from which the food is thrown into the mangers.

The grain rooms are arranged between the silos and the barn. Two circular silos are placed on the feeding side of the barn, each twenty-eight feet high and sixteen feet in diameter.

The silos have water-proof pits five feet deep, made of Portland cement, and the studded walls above are double sheathed inside with one-half inch of spruce and have cemented rubberoid paper between the layers of sheathing.



SECTION OF COW BARN

A door at the top of each silo, two feet six by three feet, is left to receive the carrier and the ensilage as it enters the silo. On the opposite side is a line of five tightly fitting two-foot by three-foot doors that are wedged in place. Ensilage is delivered through these doors to the feed room below. The size of the silos has been carefully proportioned to the number of cows, as about six inches of ensilage must be taken off of the silo every day to keep the food in proper condition. A circular silo is considered better than a rectangular one, as it leaves no corners for mould and gives less chance of freezing. A silo made of studding and sheathing inside and out costs very little more than a staved silo. It keeps

in condition better and probably the ensilage itself suffers less in it from heat and cold.

The grain bins are three feet six inches high at the front and have all angles and covers lined with zinc.

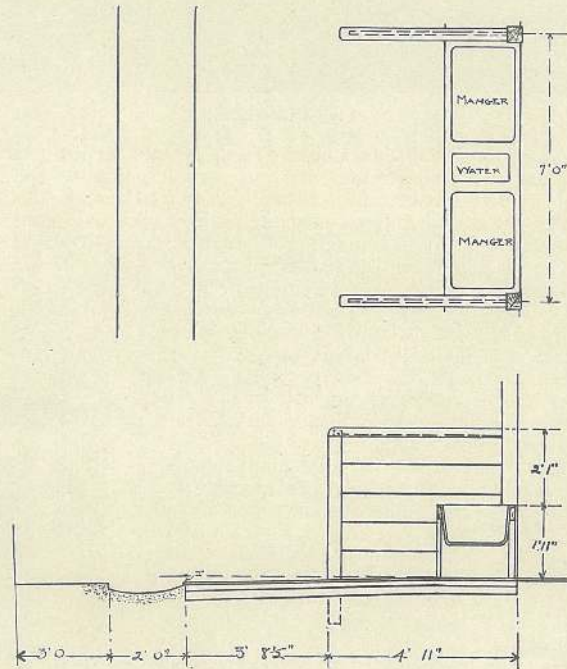
The ventilation system (Professor King's) takes the foul air from near the floor and carries it up in ducts to large ventilators in the roof. A small accelerating ventilator goes from the ceiling of the stall room and connects into the main shaft. This starts the circulation in the large vents near the floor. There are also ventilators near the ceiling in the first shafts so that the air may be changed more rapidly in the summer.

The stable is floored with asphalt with but little difference in

height between the stalls and the gutter. Deep gutters have been found to be a source of danger to cows. The floors of the stalls consist of two-inch plank laid on sleepers bedded in concrete; over this is tarred paper coated with hot tar and then the finished surface of square edge unplanned spruce boards. The stall partitions and posts within reach of the cows are made of oak to prevent gnawing.

The cows are placed two in a stall, as shown in the sectional drawing. Each stall is seven feet wide with two mangers and one water trough. This system has been tried with great success by Mr. T. S. Cooper, a well known importer of Jersey stock. The cows seem to like it, and experience has shown that there is very little danger of one cow treading on another.

The water troughs have an automatic cock and tank which keeps the water always at a given level. A valve prevents water



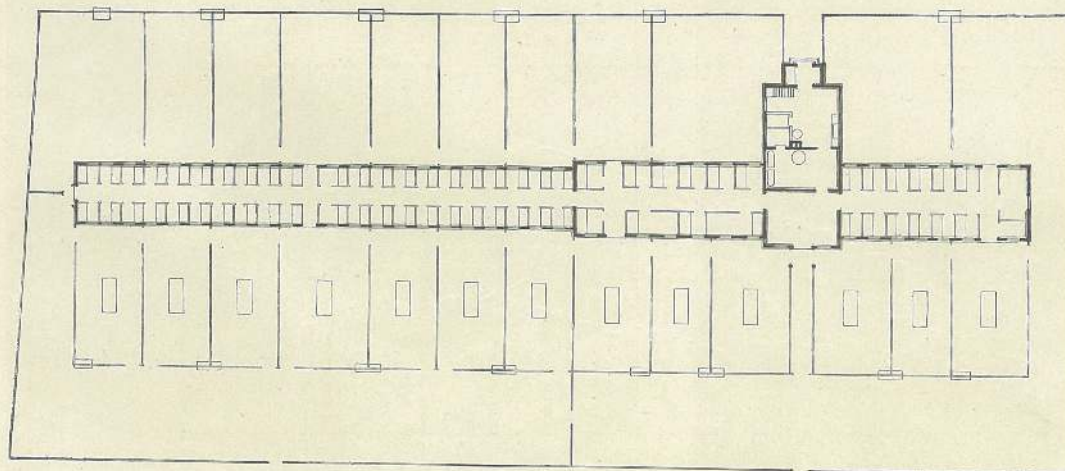
DETAIL OF COW STALL

once in a trough from returning into the pipe and contaminating other troughs.

The tying arrangement consists of two chains which can be shortened or lengthened to give as much freedom to the cow as desired; and here it should be stated that the size of the stalls and of the fittings is adapted particularly to a herd of Jerseys and would be subject to variations if the stable were filled with Holsteins or Guernseys. If stanchions were used, they would require a different length of stalls and another location and shape of mangers.

The two seven-foot stalls at the ends are for the bulls, which stand right in line with the cows. This makes the bulls better natured than if condemned to solitary confinement.

As it was difficult in this location to put

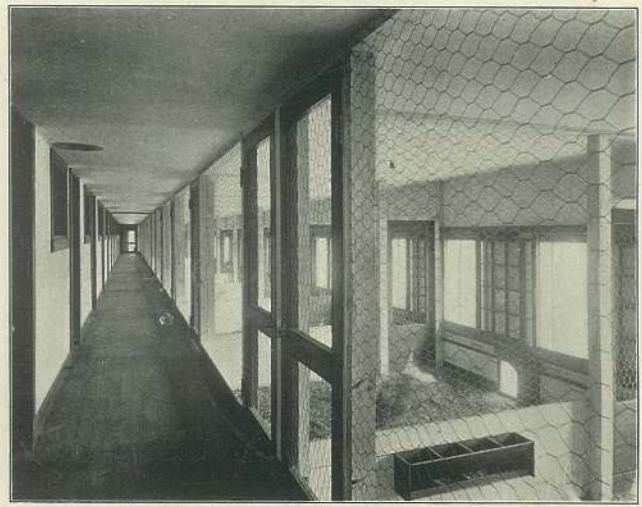


THE KENNELS





THE KENNELS



INTERIOR OF THE POULTRY HOUSE

a manure pit under the stable, the droppings are carried in a car by means of a trolley into a manure room at one end; and are dumped into a cart that always stands ready for them.

The gutters waste into a concrete pit from which the contents are pumped out and used as a fertilizer.

The space between the silos is enclosed by a high fence and is used as a serving pen.

One of the wings is devoted to the yearling stock and has stalls like the cow stalls, but only six feet wide instead of seven feet. The other contains the runs for young calves. At the extremities of both wings are box stalls for sick cattle. The lofts contain hay room and men's quarters.

This stable is so wide that another line of cattle can be put facing the passageway; and with plenty of air and light below and a loft overhead, this is the best type of cow barn that can be built—sweet, clean, economical in management, and more practical than the Monitor type.

A minor detail is that all windows are provided with blinds and screens for the hot weather when flies are annoying.

The show hen house has at one end rooms for the keeper, for grain, and for heating apparatus.

The poultry house proper is divided into twelve parts, each consisting of a ten-foot square scratching pen on the sunny side of the building, and a nesting and roosting room on the northern side. The scratching pens are separated only by heavy chicken wire and a board along the ground to

prevent the cockerels from fighting. Between the scratching pen and the roost pen is a raised passageway that gives access to both sides, but allows the fowls to pass underneath from one side to the other. The roosting pens are so arranged that the nesting hens are completely in the dark. Under the roosts there are loose boards that can be readily taken out and disinfected.

All walls and ceilings are plastered and whitewashed. The ceiling over the passageway contains large ventilators, and the windows on the southerly side are so hung that the entire series moves with one turn of a crank at the end of the hen house. The small doors into the runs are controlled in the same manner.

The runs themselves are one hundred and fifty feet long and ten feet wide; fenced with galvanized wire to a height of eight feet, with over two feet of wood next the ground. The end of each run consists of one large gate so that the entire run can be frequently plowed.

Each pen is designed for twenty-five fowls. There is a hot water heating system intended only to take off the edge of the winter's chill.

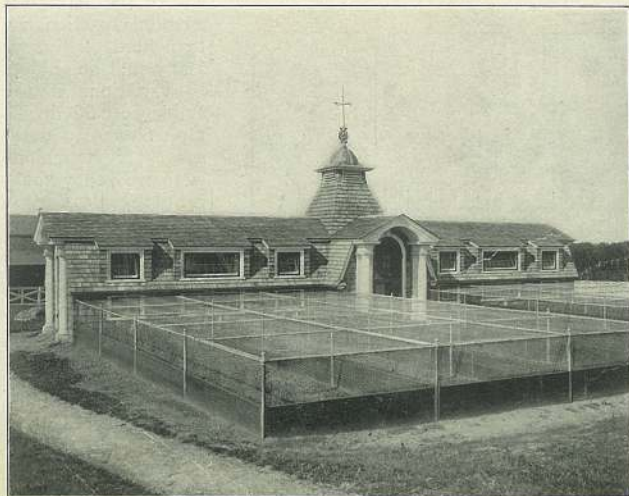
The windows in the keeper's rooms command the whole length of the hen house inside and the runs outside.

The windows in the keeper's rooms command the whole length of the hen house inside and the runs outside.

The bantam house has six equal divisions and a head house for feed. It is just high enough to walk in comfortably. The runs are thirty feet long with three inches of wood below ground, eighteen above ground and eighteen inches of wire above this.



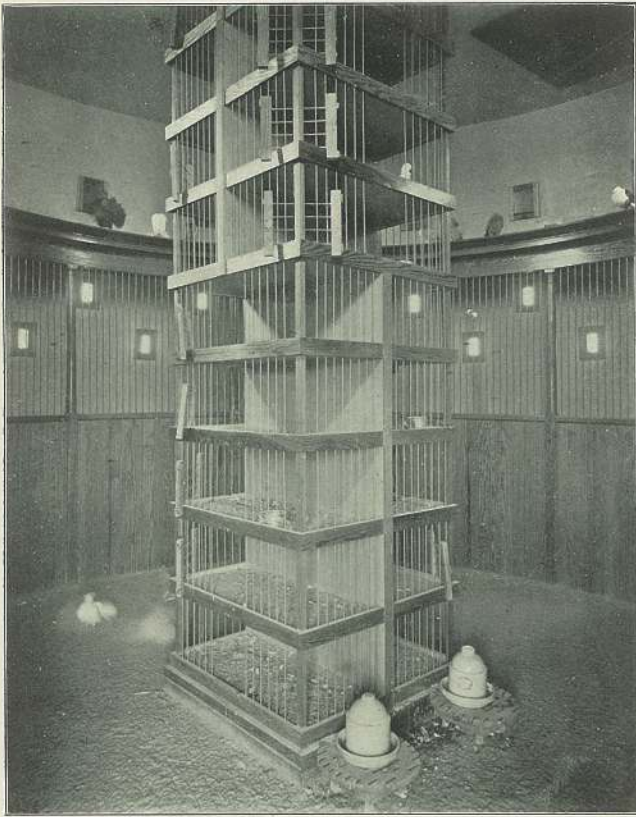
OUTLOOK ON THE TRACK



THE BANTAM HOUSE



THE PIGEON HOUSE



INTERIOR OF THE PIGEON HOUSE

Over the runs there are movable wire screens.

The pigeon house is surrounded by a ten foot yard, entirely shut in by wire netting. Inside the house is a covered passage that enables visitors to see the birds and nests without getting into the same room.

The nests are arranged in a central stack with dishes to hold the squabs.

The upper portion is devoted entirely to breeding.

Near the pigeon house is a windmill of the type common in Holland. Its entire roof revolves freely, and the small wheel opposite the four arms is an automatic arrangement to keep the sails always across the wind. The windmill is to be used in grinding grain and cutting up ensilage.

Among the other buildings on the farm are the office, containing incidentally a circulating library; the post-office; stallion service building, twenty-five by thirty-six feet, with windows high above the ground and a dirt floor; the blacksmith shop, with a double forge and room for shoeing eight horses, as well as for doing all the farm forging; the duck houses, six feet by eight feet in size, with dry board floors and large windows and doors to give plenty of light, air, and ease in cleaning.

The farm houses give lodging to about thirty farm laborers and the cottages house the managers of the various departments. Dreamwold Hall, Mr. Lawson's own farm house, consists of three connecting buildings, the family house, the guest house, and the service wing, each as complete as a modern house can be. Every decorative interior detail is suggestive of the farm from the pumpkins of the mantel facings to the ears of corn on the wall panels.

The kitchen has an old fashioned Dutch oven alongside a new-fangled steel-clad range.

The dining-room woodwork is interesting because the wood finish was soaked in acid several weeks so as to acquire a dull sandal-wood coloring. The wall panels have decorative clusters in burnt work and color,—a bunch of grapes, an ear of corn, a bunch of radishes, or other farm produce, while the elliptical arches over the panelling are filled with farm scenes broadly sketched and boldly colored. The hall woodwork is a green black, and that of the living room a green gray. Beyond this is the conservatory in green. The billiard room is a gray brown and the library dull black relieved by the book bindings in blue, red and gold.

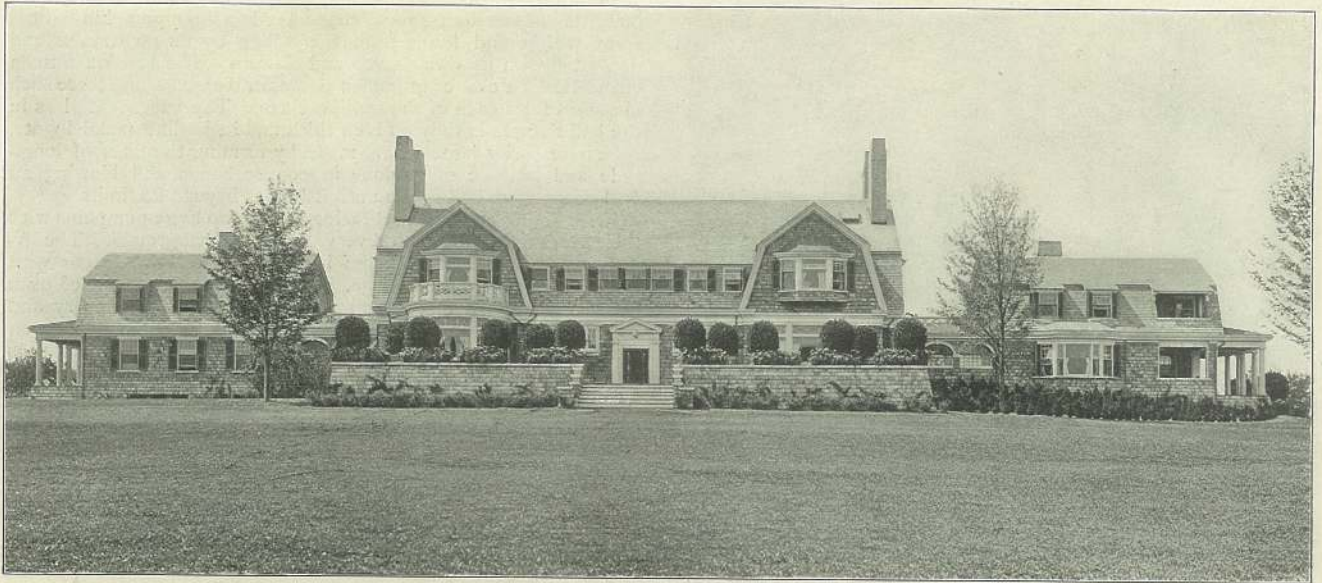
The electric fixtures are in general designed like old farm lanterns but the dining room chandelier is a huge pumpkin lighted from within and hung from the ceiling by its own stalks and decorated with its own leaves and flowers. The breakfast room chandelier is a cluster of golden pumpkin blossoms, and three such blossoms form each of the wall brackets. The iridescent glass in the hall fixtures is fully an inch thick and looks like metal ingots.

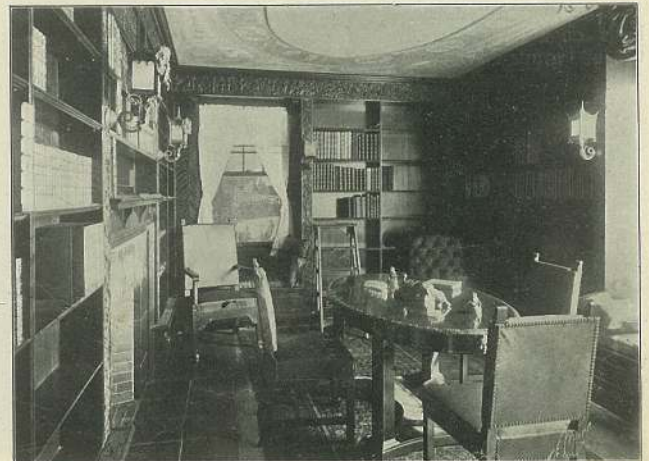
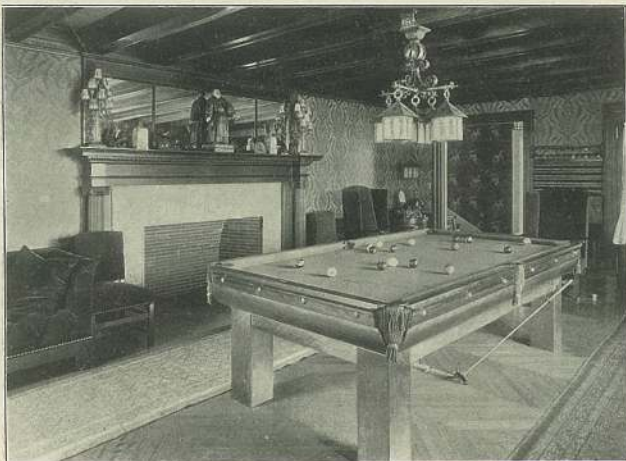
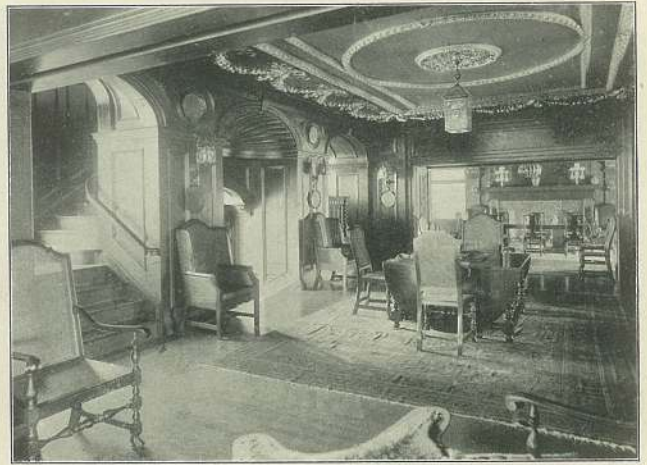
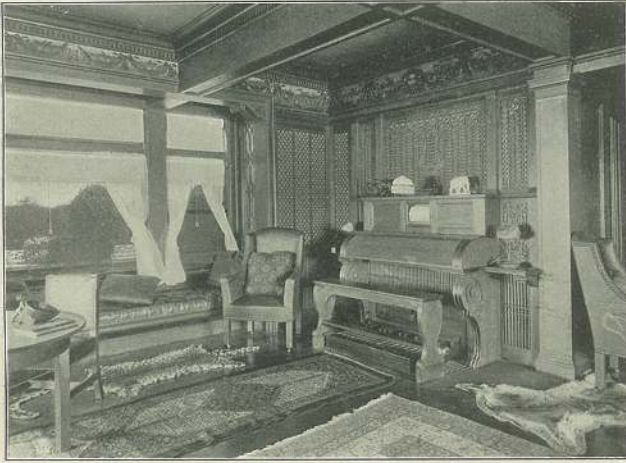
The exterior lanterns are made by forming the lines of longitude and latitude of a globe in copper bands and blowing an opalescent glass ball inside until it bulges beyond its limits.

The dining room mantel facings show two huge pumpkins with their vines and flowers on a very dark blue background. The living room has a grape design in purples and gray greens with rabbits hiding in the foliage. The library has a team of oxen coming through a forest, while the chambers have nursery and home scenes, moonlight effects on tree and field, sunlight on meadow and haystacks, and lines of apple trees. The bath tiles show a frieze of horses, water lilies in a pond, galleons sailing on a conventional sea with rope borders, a line of turtles crawling in the yellow sand, tulips growing in the green grass, besides other more simple designs. The andirons in the dining room are bears and bees by Russell Crook, representing the two sides of the stock market, one bear getting the honey, the other the stings.



THE WATER TOWER







ONE WING OF THE RACE HORSE STABLE

There is a local legend that Captain Kidd buried his treasure under a huge linden on the farm and the legend has been illustrated in the green slate facings of the billiard room mantel, while two bold pirates form the andirons. Other andirons reproduce the fern, the onion, and other plants, but the nursery has two little "benighted" children.

The library bookcases and frieze are carved with gnomes representing history, legend, printing, and other kindred subjects.

The ceiling is an astronomical chart with a border of signs of the zodiac and the four seasons in the corners.

The living-room frieze contains portraits of the owner's cows, bulls, dogs and horses. The conservatory is finished in green tile, and grape-vines twine around a green trellis overhead.

The billiard-room walls are decorated with a painted corn pattern and the chambers and halls are hung with old-fashioned papers.

"Everything," to quote the owner, "must be heavy, strong, simple and quiet; if four by six will do, make it six by eight." The farm has been laid out on this basis and everywhere you will find the Dreamwold badge; stamped on the leather of the books, burned into the furniture, worked in silk on the blankets and linen, formed in brass on the horse equipments, stenciled on the farm wagons, painted on the palace stable cars and on the office sign; engraved on the farm stationery; everywhere the Dreamwold badge, a winged horse held by the strong hand of a man, and symbolizing "Beauty, Strength and Speed."

