

House Histories:

The house histories in this addendum/update to Cavendish Heritage and Homes and the 1973 Historical Survey by the State of Vermont, are primarily intended to provide a history of the houses, and not the people of the village. In some instances, prominent individuals connected to houses, businesses, or public institutions will have available sketch biographies included as part of the relevant building history. The information on each house or building in the pictorial area consists mostly of: Who lived or what business was located in, not the current occupant of, changes in use or exterior appearance, and loss or replacement of buildings due to fire or other reasons. No distinction is made between fulltime or seasonal occupancy, and owner/occupancy later than 1995 is deliberately incomplete so as not to provide an uncontrolled directory of occupancy.

Howard W. Merritt, Jr.

Proctorsville, VT

2003

Heritage and Homes, Cavendish, Vt.

Addendum: 2003

inside front cover

Salmon Dutton House:
Moved to Shelburne Museum 195?

pg 1 41 Newton Road Home of Hope L. and Edward P. Newton

Built between 1780 and 1790. Samuel Ames and Wallace Rist were early owners. The Newtons bought the property in 1938 and owned it until Hope Newton died in 1991. The property was listed under Hope Newton's name until her estate sold it in 1992. The house was purchased by Robert and Penelope Miller from ? in 199?, they sold it to William and Vickie Huber in 19__, they in turn sold it to Lawrence Shea in 1997. The Hubers tore down the combination garage/shed/barn that was across the road and replaced it with a modern one with a Photographer's studio in the upper part. The older structure was seriously deteriorated and was barely useable as the foundation was so severely cracked that there was heavy water leakage from the hillside that it was built into. They also remodeled the kitchen by installing a new wooden ceiling with indirect lighting and a dishwasher. The house is currently heated by an oil burning hot air furnace and wood burning stoves.

No Black River Tribune "Past and Present" articles on this house found.

Extract from: Historic Sites & Structures Survey,
State of Vermont, Division of Historic Sites,
Courtney Fisher, October 1973

Newton House: Survey Number: 1406-3 Negative File Number: 73-A-91

Location: Off Twenty Mile Stream Road on Town Highway No. 7,
(Newton Road) Approx. 4.5 miles from Proctorsville
[not part of survey, added 2001] [E911 Number is 41 Newton Road]
Latitude 43 degrees 26 minutes 53 (51.9)seconds
Longitude 72 degrees 39 minutes 00 (2.6)seconds

Condition: Good Style: Cape Cod Public access?: no
Significance: local Construction date: c.1790

Owner: Edward Newton (Lawrence Shea, 1997)

General description: Stone foundation, post and beam frame,
clapboard exterior (vinyl siding, 2000), wood roof structure with
asphalt shingles (standing seam metal, 2000), porches, chimneys,
and wings. 1 1/2 stories, 30' x 30' gabled roof.

Statement: An example of a 1 1/2 story, wood frame, center
chimney, "Cape Cod" house. The original center chimney stack has
been removed.

For further information on the "Cape Cod" house, refer to Ernest
Allen Connally, The Cape Cod House: An Introductory Study,
Journal of the Society of Architectural Historians, Vol. XIX,
No. 2, May 1960. (End of Extract)

pg 3 Page House: 582 Main Street, Proctorsville

Built 1785, Eastern half of Jabez and John Proctor Tavern and store, This building was formerly perpendicular to its present orientation and twice as long, it was divided in half and the western end moved across the road in 18?? (1840? to make way for the Methodist Church?) and used as a residence until 1959 when it was razed to clear the lot for the construction of the Proctorsville Grade School (Cavendish Town Elementary School). T. Paige 1869, (per J. Harris, Jasper Holland owned in 1920, sold to Zeb Goodrich, wife Eva, and son Kenneth), Goodrich 1985.

Extract from Comemorative article:

Vermont Tribune, Mid-Century Edition, October 5, 1950.
Mrs. Guy Morse, Cor. (courtesy M. Ward):

PEOPLE WHO AT SOME TIME HAVE CALLED PROCTORSVILLE "HOME"

Leonard Proctor--- Soon after, he built a tavern, which is now the Nellie Johnson and Barrett Houses, originally one building, which stood crossway on what is now the street. The old wall which was used has been found by men working on the road.

(end of extract)

No Black River Tribune "Past and Present" articles on this house found.

Extract from:

Historic Sites & Structures Survey,
State of Vermont, Division of Historic Sites,
Courtney Fisher, October 1973

Location: 582 Main Street, Proctorsville
Latitude 43 degrees 23 minutes 2.13 seconds
Longitude 72 degrees 38 minutes 11.1 seconds

[2 1/2-story, wood frame, gable-roofed, Federal style house.]
[#26 in Proctorsville Historic District] [1973 Historical Survey]

pg 5 Sunset Tavern: 621 Main Street, Proctorsville

"Jenne"/Leonard Proctor House: Built 1797, C.F. Barrett 1869,
Harbut 1985, Davis ?.

No Black River Tribune "Past and Present" articles on this house
found.

Extract from: Historic Sites & Structures Survey,
State of Vermont, Division of Historic Sites,
Courtney Fisher, October 1973

(Location: 582 Main Street, Proctorsville
Latitude 43 degrees 23 minutes 3.1 seconds
Longitude 72 degrees 38 minutes 12 seconds)

[2 1/2-story, wood frame, gable-roofed, Georgian style house with
"Georgian" floor plan and pedimented and pilastered front gable
elevation; elaborately decorative entablatures, pilasters with
foliation, belt courses, etc. Erected by Leonard Proctor.]
[#38 in Proctorsville Historic District 1973 Historical Survey]

pg 7 The Hiland Tavern

Not included in the 1973 Historic Buildings Survey of Cavendish.

Location: Vt Rt 106 (Cavendish Corner/Cutoff)
Latitude 43 degrees 26 minutes 33.9 seconds
Longitude 72 degrees 32 minutes 2.88 seconds

No Black River Tribune "Past and Present" articles on this house
found.

pg 9 Beaver Brook Farm - Tarbell Hill

Not included in the 1973 Historic Buildings Survey of Cavendish.

Location: Stevens Road, Cavendish
Latitude 43 degrees 25 minutes 3.9 seconds
Longitude 72 degrees 32 minutes 20 seconds

No Black River Tribune "Past and Present" articles on this house
found.

Current Owner: Al Leonard

pg 11 31 Greenbush Road The Old Atherton Place

Historic Sites & Structures Survey,
State of Vermont, Division of Historic Sites,
Courtney Fisher, October 1973

Atherton House: Survey Number: 1406-35
Negative File Number: 73-A-89

Location:

Tarbell Hill Road on Town Highway No. ?, Approx.
2.1 miles from Vermont Rte 131
[E911 Number is 31 Greenbush Road (entrance to
property is on Greenbush Road, site is on the
north east corner of the intersection of Greenbush
Road and Tarbell Hill Road)] [not part of survey,
added 2001]

Latitude 43 degrees 24 minutes 50 seconds
Longitude 72 degrees 32 minutes 45 seconds

Condition: excellent Style: "Cape Cod" Public access?: no

Significance: local Construction date: c.1785

Owner: Elizabeth Williams [Richard and Sandra Paczkowski, 1992]

General description:

Stone foundation, post and beam frame, clapboard exterior,
wood roof structure with asphalt shingles, porches, chimneys,
wings and sheds. 1 1/2 stories, 42' x 30' gabled roof.

Statement:

An excellent example of a 1 1/2 story, wood frame, center
chimney, "Cape Cod" house. The house is in an excellent state of
restored preservation.
The center chimney first floor plan was extensively remodelled in
the second half of the nineteenth century.
For further information on the "Cape Cod" house, refer to Ernest
Allen Connally, The Cape Cod House: An Introductory Study,
Journal of the Society of Architectural Historians, Vol. XIX,
No. 2, May 1960.

(End of Extract)

The Black River Tribune edition of July 2, 1986 carried the following article on the house by Alice Kingsbury:

CAVENDISH HOUSE RICH IN HISTORY

By ALICE KINGSBURY

CAVENDISH - After a three-year search, Walter and Evie Moss found their retirement home, a 200 year-old cape on Tarbell Hill.

When they bought this small house, they discovered its long and intriguing history. This house, formerly owned by the Atherton family, may be one of the first houses built in Cavendish.

Carmine Guica, president of the Cavendish Historical Society, believes that this wooden house was built around 1773. On a 1774 map, in Bickerstaffs Boston Almanac, it was listed as Pain's Tavern. This tavern was located on the Crown Point Road, a well known route traveled before the Revolution.

The two living room windows retain the original thick window glass of their tavern days. A story is told of brides on their honeymoons scratching initials in the glass with their new diamond rings. Carmine Guica tells of an incident during the Depression, when Herbert Atherton sold one of the panes for \$5. The eager buyer was descended from one of the brides whose initials were inscribed on the window.

Another feature of the tavern was a peephole door between the two rooms, which helped the women to see if the guests needed more drinks.

Jonathan Atherton moved here in 1780. He left his farm to his son, Stedman, in 1826. A biography of Lizzie Aiken, Stedman's daughter, tells of this prosperous farm with its three orchards and hundreds of sheep. The Atherton family owned this property for over a century, as is told in Heritage and Homes, produced by the Cavendish Historical Society.

A unique feature of this house is a stairway concealed by a narrow cupboard door. The wide stairs lead to a tiny alcove in the eaves. This is thought to have been built for slaves using the underground railroad.

By 1936, when Miss Elizabeth Williams bought it, the building needed extensive repairs. Miss Williams restored the house to its original simple beauty, and lived there for forty years. She modernized it by installing plumbing and lights, but kept the original doors, built of broad planks, and the wide floorboards in two rooms. The Mosses, who bought this home in 1978, continued restoration. They put a hallway in the center of the house, using wide wall boards to preserve its simple character.

This red house has received attention from Vermont photographers. Its setting of apple trees and lilacs have helped put it on the cover of Vermont Life and in numerous other photos.
(End of Article)

The original Heritage and Homes article on this house was reprinted with some updates/changes (noted by []) in the Oct 28, 1992 edition of The Black River Tribune text credited to "Heritage and Homes, Cavendish Vermont" available from the Cavendish Historical Society and to Carmine Guica. There was some rearrangement of the text. The changes in the Oct 28, 1992 version are as follows:

CAVENDISH PAST AND PRESENT:

---100 years. [added]

[In Book 1, page 25 in the Cavendish Land Records there is a deed made out to Samuel and Noah Paine from Theodore Atkinson, Esq. The original propieters were Atkinson and Spear. This deed is dated June 19, 1769. According to this deed Atkinson and Spear were two of the first 10 settlers in Cavendish and they made their "pitch" (homestead spot) between the 13th and 14th encampment on the road to Crown Point. Sometime after that it was acquired by the Atherton family.] {In 1826 or 27}{see note at end of this article on pg 5 of this addendum},---- a tavern [added][called Paine's Tavern and was stilled(sic) referred to in this way well into the 1900's]. The old tap-room---families [added][over the years. The property remained in the Atherton family for well over 100 years before it was sold].

It [was][changed to][had been] allowed to ----boards were [deleted] [, and are,]in good condition----twice [its][changed to][the present] size, with a fifth----Reading. About [75] [changed to][100] years ago, it----large barn [deleted][to the east] has long---good condition.

[added][According to Carmine(Guica) during the early Depression years, a gentleman approached Herbert Atherton and said that he had traced his ancestors to Cavendish and the Tavern where they had spent their honeymoon. He said that in the room where his relatives had stayed they had scratched their initials and date on a small pane of glass in the window using a diamond ring. Sure enough when they checked out the room, there were the initials. Herbert took out the pane of glass and sold it to the gentleman. Today you can see the difference in the new pane of glass that was installed and the surrounding panes.]
(end of article)

Information from Files of Barbara Kingsbury, November 12, 2003:
In Bickerstaffs Boston Almanac, Pain's Tavern is on their 1774 map (not 1826 or '27), 1780-1826 Jonathan Atherton, 1826-1855 (1855 map) Stedman Atherton, by 1869 (1869 F.W. Beers map) to 1934 Annabelle Atherton, 1936-? Elizabeth Williams 1978-mid 1980's Walter & Evelyn Moss Eugene & Carol Wood Jan. 1992-Present Richard and Sandra Paczkowski
(End of Kingsbury Owners List)

Miss Williams passed away September 3, 1992, the house was sold to Ronald and Sandra Brown in 1976. They sold the property to Walter and Evelyn Moss in 1976. They sold the property to Dr. Eugene and Carol Wood in 1987. During the ownership of Dr. Wood the interior was "remodeled" (effectively gutted, with the original hearth, chimney, and the "secret room" removed, in essence destroying much of the historic character of the house). The house with 35 acres was sold to Richard and Sandra Paczkowski on January 8, 1992. They have purchased and restored to the property some of the 90 acres that were sold off by various owners since 1976.

Barbara Kingsbury File: The Paczkowski's have succeeded in having this place listed on the National Historic Register (verified by Paul Kingsbury in conversation with Richard Paczkowski on October 24, 2003) (End of Kingsbury File on this house)

pg 13 Capt. John Coffeen's Farm

Not included in the 1973 Historic Buildings Survey of Cavendish.

Location: 1174 South Reading Road, Cavendish
N 43 degrees 26 minutes 14 seconds
W 72 degrees 37 minutes 16 seconds

Current Owner: Durkin

No Black River Tribune "Past and Present" articles on this house found.

pg 14 1963 Heald Road The Heald Homestead

Not included in the 1973 Historic Buildings Survey of Cavendish.

Location: 1963 Heald Road, Proctorsville
Latitude 43 degrees 25 minutes 25 seconds
Longitude 72 degrees 37 minutes 20 seconds

Extract from: The Black River Tribune January 3, 1990
Cavendish Past and Present: The Heald Homestead

By Sandra Stearns

CAVENDISH - The first recorded information on this property in Cavendish records is on May 9, 1790 when Jonathan Wheelock deeded to John S. Wheelock half of a farm. In 1810 John Wheelock conveyed to Phineas Reed his home farm for \$2,000. Apparently Phineas did not care for the farm because Jotham Wheelock leased the full management of the farm for three years for \$750 from John Wheelock in 1811.

Isaac Heald is named in town records of March 1814 as highway surveyor. In the 1822 school census he had three children attending the Center School. By 1829 we find his six children attending school in District #3 (Densmore).

The first deed recorded in his name is on November 26, 1832 when he bought the farm from Phineas Reed for \$1,000. From the reduced price perhaps the farm had gone downhill under the previous ownership or perhaps Isaac Heald had been living there and working the farm toward the purchase of it.

In 1847 Isaac deeded an undivided half of the farm homestead including buildings thereon to his son Otis. This shared ownership continued until 1866 when the remaining undivided half was given to Otis for \$1,500. For an additional \$300 he purchased one undivided half of the "farming tools and implements of husbandry" owned jointly with his father including horses, oxen, cows, young cattle, hogs and sheep. Otis and his wife, Rosetta, agreed to "truly and comfortably and sufficiently support and maintain, kindly treat and wait upon" Isaac and Ruth.

Meats and drinks were to be provided including tea, coffee, loaf sugar, wine, spiritus liquors, and tobacco. A proper stove with dry seasoned wood was to be provided with carrying into the room and putting upon the fire when desired. Isaac and Ruth were to occupy and enjoy the westerly half of the house. Full use of the shop and tools was granted along with summer and winter apples and garden produce as desired. A well trained horse, harnessed and driven to the door.

Isaac and Ruth were to receive \$25 per year and their guests were to be well and properly entertained with good, proper, and suitable food prepared and carried in. Each daughter, Eliza Hemenway, Marcia Parker and Emily Spaulding were to be paid \$50.

When Isaac died in 1874 Otis had apparently fulfilled all obligations and ownership passed to him and Emily Eddy. When Otis died in 1899 his share passed by will to his wife, Rosetta.

In 1901 after her death, Elmore Heald as administrator sold to Emma Eddy one undivided half interest in a house on 20 Mile Stream Road and 220 acres of the Heald Homestead farm for \$1,600.

Emma and Edgar Eddy sold to Carrie Heald, wife of Elmore, the 220 acres for \$1,000.

Elmore and Carrie Heald continued to live and farm the property. In 1923 Half interest in the personal property including livestock, farming tools and vehicles was given to their son Ror. In 1930 the property was passed to Roy through his mother's will.

Roy and his wife Lucy lived, farmed and raised their family until 1964 on the farm. It was then sold to Howard and Amy Hauss and Paul and Irene Schmalzl. That summer the house, barn and 20 acres of land were sold to John and Mary Anderson and George and Esther Sandburg. They used it as a summer and ski vacation home with their children. The land belonging to these two families was used by the Stearns family to raise horses and beef cattle. In 1976 the Stearns bought the property from them.

The house which was built about 1833 contains 14 rooms, nine on the first floor and five on the second floor with a large attic and a stone cellar under most of the original house. The house is constructed as a block house with the walls made of two by four timbers laid solid to the ridge pole. The rooms were arranged for two family occupancy but have not been used thus since Elmore Heald died in 1924. The original chimneys came to the first floor ceilings. The old shop which is attached to the house sets on the original log cabin foundation.

Over the years many improvements have been made to the property. A piazza was built across the front of the house in 1908 to replace a small porch over the front door. A new milkhouse was built in 1921. This is now used as a storage and tool shed.

A new cow barn was built in 1937. In 1947 the kitchen was remodeled with hot and cold water. At the same time a bathroom was installed. Electricity was first put in in 1947 replacing the gas lights.

The Sandenburgs and Andersons removed one dividing wall and made a large living room. They also installed a fireplace removing one window. The use of the east kitchen as a kitchen was discontinued and used to make the downstairs into seven rooms.

Since the Stearns bought the property they have added a machinery shed in 1976, a sawdust shed in 1988, a heifer barn in 1986, and a heifer freestall shed in 1987. After the old barn fell down in 1983, an extension was put on the main cow barn while closing it in. A pipeline milking system with transfer room was installed in 1989. With three silos for feed storage the farm now has about 130 head of cattle.

The porch on the house has been screened in and white aluminum siding was installed in 1988. Water for the farm comes from a deep hand dug well, backed up by an artesian well at the house next door which was built by Herbert Heald in 1946.

While researching the history of the house and farm we found out that Eliza Heald Married Jonathan Hemenway. Their daughter Emarilla married Christipher Stearns who was the great grandfather of John Stearns. Quite by accident the farmstead is now back in the hands of one of the descendants of one of its original owners.

The Stearns (Heald farm) is located on the Heald Road in Cavendish just off Twenty Mile Stream Road. Thirtyfive years ago there were 45 dairy farms operating in Cavendish. Now the Stearns farm is the only one still being used as a dairy farm.

(End of extract)

In 199? John Stearns ceased operation of the farm as a dairy farm and auctioned off the cattle and some of the machinery. After his death in 199? the property was split among his sons Jeff and Barry, Jeff got the house and ? acres, Barry got the (house across the road?) barns and pastures amounting to ? acres.

Barry restarted a small dairy operation with 20? cows and is currently maintaining ? cows and ? sheep with his mother Sandra.

They live in the house across Heald Road from the old homestead.

Jeff has renovated the homestead by relocating the kitchen back to the original east side of the house, insulated the house, replaced the furnace with a new one, had the west ell removed and replaced it with a similar structure on a solid concrete foundation with a slab floor. The original west ell was a hand hewn post and beam structure that needed major reconstruction of floors and sills due to rot on the north side, rotted through north sill, and removal of the center section of the south sill.

There was also a severe tilt to the kitchen floor as the remodeling in 1947 had not been of as good construction as the original, and several of the floor joists had become detached. In addition, the foundation of large flat stones was for the most part at ground level which was causing moisture problems with the floor. The amount of time and labor to rebuild the then existing structure was more than Jeff was willing to spend, so he had me (Howard Merritt Jr.) dismantle the ell for salvage. This was so that he could rebuild on a solid base and with his own floor plan. The salvaged material was sold to Jean Stubelek, who owns the Joshua Parker Homestead (see pg 50, still known to most locals as Colonel Wheeler's), for use in rebuilding the house formerly owned by E. Jolley (later G. Stilwell) to the east of the stone house. The current intention is to use the 30 by 20 ell from the Heald Homestead to replace the 20 by 16 woodshed attached to the "Jolley" house after relocating them on the lot, leaving the existing woodshed as a service building in it's current location. The frame has been tagged to facilitate reassembly and will be used as a kitchen and woodshed or family room with a similar configuration to that it had at the Heald Homestead.

pg 16 Home of Dr. and Mrs Richard Derby

No Black River Tribune "Past and Present" articles on this house found.

Extract from:

Historic Sites & Structures Survey,
State of Vermont, Division of Historic Sites,
Courtney Fisher, October 1973

Derby House:

Survey Number: 1406-11
Negative File Number: 73-A-91

Location:

Latitude 43 degrees 27 minutes 12 seconds
Longitude 72 degrees 37 minutes 14 seconds
[E911 Number is 2015 South Reading Road]
[not part of survey, added 2003]

Condition: Excellent Style: Federal Public access?: no

Significance: local Construction date: c.1818

Owner: Ethel Derby (Robert Gannett?)

General description:

Stone foundation, post and beam frame, clapboard exterior, wood roof structure with sheet metal covering, chimneys, and wings. 1 1/2 stories, 40' x 30' gabled roof.

Statement:

An example of a 1 1/2 story, wood frame, "Classic Cottage". The house was, originally, a 2 1/2 story, wood frame, Federal style, center chimney house. The original house on the property is the 1 1/2 story, wood frame wing which is attached to the south elevation of the house. The house was probably erected by Isaac Baldwin. (End of Extract)

Information from Files of Barbara Kingsbury, November 12, 2003: Built by Isaac Baldwin, owner on 1869 F.W. Beers map was E. W. Royce, bought by Dr. Richard and Ethel (Roosevelt) Derby as a vacation home. Ethel was a daughter of Teddy Roosevelt. Their descendants continue to use this house for vacations, especially the Robert Gannetts. There is a spectacular view from this of hills and mountains in the distance.
(End of Kingsbury File on this house)

pg 18 ??? Senna Road The Charles Senna House

No Black River Tribune "Past and Present" articles on this house found.

Extract from: Historic Sites & Structures Survey,
State of Vermont, Division of Historic Sites,
Courtney Fisher, October 1973

Senna House: Survey Number: 1406-16
Negative File Number: 73-A-89

Location: [E911 Number is ??? Senna Road]
[not part of survey, added 2001]
Latitude 43 degrees 26 minutes 35 seconds
Longitude 72 degrees 32 minutes 40 seconds

(Per conversation with Margaret (Peg) Senna Jenkins on
December 14, 2003 the location given is for the old
Densmore Place, checking map coordinates,
the correct location of the Senna Homestead is
N 43 degrees 26 minutes 6.2 seconds
W 72 degrees 32 minutes 55.5 seconds)

Condition: Good Style: Federal Public access?: no

Significance: local Construction date: c.1800

Owner: Ellen Senna [to Margaret (Senna) Jenkins; c:1965, sold
to Karen Ladensack 1996]

General description:

Stone foundation, post and beam frame, clapboard exterior,
wood roof structure with asphalt shingle covering, chimneys,
wings and sheds. 1 1/2 stories, 40' x 28' gabled roof.
Entrance with transom light on the front (east) elevation.

Statement:

An example of a 2 1/2 story, wood frame, Federal style,
center chimney house. The original center chimney stack has been
removed. The house is in a good state of preservation.
The original house on the property is the 1 1/2 story, wood frame
wing which is attached to the north elevation of the house.
(End of Extract)

Information from Files of Barbara Kingsbury, November 12, 2003:

Walter Parker was early owner. Senna family lived there from at
least 1930 to 1996. (several Sennas went to Tarbell Hill school
with Paul)

(End of Kingsbury File on this house)

pg 19 384 Atkinson Road Triple Pine Farm

No Black River Tribune "Past and Present" articles on this house found.

Extract from: Historic Sites & Structures Survey,
State of Vermont, Division of Historic Sites,
Courtney Fisher, October 1973

Triple Pine Farm Survey Number: 1406-32
Negative Number: 73-A-91

Location: [384] Atkinson Road, approx. 2.4 miles from
Whitesville
Latitude 43 degrees 25 minutes 2.3 seconds
Longitude 72 degrees 36 minutes 17.8 seconds

Condition: good Style: Georgian Public access? no
Significance: state Construction date: 1808
Owner: Rachel, Harriet, and Ethel Atkinson (Don Kent)

General description: Stone foundation, post and beam frame,
clapboarded exterior, wood roof structure with asphalt shingle
covering, ells, chimneys, and sheds. 2 stories, 40' x 30' hip
roof. Entablature supported by pilasters framing an entrance
with sidelights on the front (south) elevation.

Related Structures: barn

Statement: An outstanding example of a 2 1/2 story, wood
frame. Georgian style, center chimney house with a hip roof and a
center chimney first floor plan. The house is in an excellent
state of original preservation.

The house was erected by either Daniel or Isaac Mason.

Architecturally, the house is identical to the Hollis Field House
(see Cavendish Survey No. 1406-33).

Information from Files of Barbara Kingsbury, November 12, 2003:
Wm. Spaulding bought the farm from Isaac Parker in 1794. His
son-in-law, Daniel Mason bought it in 1795. Daniel built the
house in 1808. One chimney is marked "D.M." and another "1808".

It was farmed by at least 2 more generations of Masons. The
last Masons there were brother and sister, Frank (d.1934) and
Abbie (d.1937). Will and May Atkinson cared for them in their
old age and the farm was left to the Atkinsons in 1937. The
Atkinsons had three daughters, Rachel, Harriet, and Ethel.
April, 1981 Bruce & Betty McEnaney bought the farm from Will's
grand-daughter.

1996 Don Kent bought the farm and did extensive restoration.
The house has a massive chimney with a high fireplace and ovens
in one room and a similar fireplace and ovens in an adjoining
room. (End of Kingsbury File on this house)

pg 21 The Pratt Homestead

Not included in the 1973 Historic Buildings Survey of Cavendish.

Location: 445 Birmingham Road, Cavendish
N 43 degrees 26 minutes 19 seconds
W 72 degrees 34 minutes 52 seconds

Current Owner: Mathew Birmingham

No Black River Tribune "Past and Present" articles on this house found.

pg 22 The Peck Place

Not included in the 1973 Historic Buildings Survey of Cavendish.

Location: Part of 445 Birmingham Road complex, all torn down
but one outbuilding .
N 43 degrees 26 minutes 19 seconds
W 72 degrees 26 minutes 51 seconds

No Black River Tribune "Past and Present" articles on this house found.

pg 23 483 Town Farm Road Farm Home of Mr. and Mrs. Harold Howe
No Black River Tribune "Past and Present" articles on this house
found.

Extract from: Historic Sites & Structures Survey,
State of Vermont, Division of Historic Sites,
Courtney Fisher, October 1973

Old Town Farm: Survey Number: 1406-31 Negative Number: 73-A-91

Location: Town Farm Road on Town Highway No. ?,
Approx. 2.0 miles from Whitesville
[E911 Number is 483 Town Farm Road]
[not part of survey, added 2001]
Latitude 43 degrees 24 minutes 50 (46.6)seconds
Longitude 72 degrees 36 minutes 35 (36.1)seconds

Condition: Excellent Style: Federal Public access?: no
Significance: local Construction date: 1810
Owner: Frederick Holbrook

General description:
Stone foundation, load bearing brick exterior, wood roof
structure with asphalt shingle covering, dormers, chimneys, and
wings. 2 1/2 stories, 40' x 26' gabled roof.

Related Structures: barn

Statement:
An example of a 2 1/2 story, brick, Federal style house with
interior chimneys on the gable end elevations and with gables of
wood frame construction. The house is in an excellent state of
restored preservation.

The house was built by Aaron Parker of Westford, Massachusetts.

The house was used in the second half of the nineteenth century
and the first half of the twentieth century for the Town Poor
Farm. (end of extract)

Information from Files of Barbara Kingsbury, November 12, 2003:

Built in 1810; used as Town farm from 1838 until 1930's.
1946 Harold & Katherine Howe bought it for \$2500. It was then
in deplorable condition.
1961-c.1990 Fred & Esther Holbrook bought it and raised horses
there; called it "Esterbrook".
(End of Kingsbury File on this house)

The house was sold by the Holdbrooks to Christopher and Janet
English c.1990

The original article was reprinted with some updates/changes (noted by []) in the Dec 26, 1990 edition of The Black River Tribune under the byline of Chris Ballou. There was some rearrangement of the text. The changes in the Dec 26, 1990 version follow:

Old photo from Fletcher Memorial Library in Ludlow and then current photo with no credit (C. Ballou?)

CAVENDISH PAST AND PRESENT: The Haven Home

[CAVENDISH - The Haven Home or Asa Spaulding house on Twenty-Mile Stream is now owned and occupied by [changed] [Mr. and Mrs. Kenneth Baker.] [to] [Michael Trager.]

The main house or tavern was built in 1811 and the former ell part, now torn down, was built several years prior to that time. [added] [The house is of Federal Style with a Georgian 1st floor plan.] In the story---- the barrel full. [deleted] [This excellent water supply is still in use today.] An iron sink---- a summer kitchen. [deleted] [Grandma Edna (Haven) Bailey used to put quilts into frames in this room and quilt them, not tie them as we do today. On the big kitchen stove we, as children, boiled sap in a large square pan and made a little syrup from the trees up at the edge of the woods.]

A sugar house or boiling place stood at the upper side of the yard.]

There was a----as a dance hall [deleted] [years ago. We used to hang clothes in this hall in winter to dry.]

The house, which has a square roof and no attic, is built of wood and is now painted cream color with green trim. A nice porch has been built onto two sides of the house with a new window on the south].

[added] [Asa Spaulding who built the house is said to have been knicknamed "Skunk Asa". The story goes that one day he roasted a skunk alive for the oil, and hence his nickname.]

An aged man by----during the past [150] [updated] [179] years.

In 1858 Stephen Bailey----in this house [deleted] [, Merton A., who died in 1954 at Soux Falls, South Dakota; Nellie E. of Proctorsville and Nettie L. of Providence, R.I.] Frank Haven, Sr. was----Mrs. John [Letho] [corrected?] [Lehto] and their daughter and Paul and Florence Bristol and family, [added] [Mr. and Mrs. Kenneth Baker,] all doing their part to improve the property [deleted] [by installing modern equipment.]

It is very Gratifying to see how nicely the old home is being cared for by Mr. and Mrs. Baker].
(end of article)

Extract from: Historic Sites & Structures Survey,
State of Vermont, Division of Historic Sites,
Courtney Fisher, October 1973

Haven House: Survey Number: 1406-5
Negative File Number: 73-A-89

Location: Twenty Mile Stream Road, Approximately 2 miles
from Proctorsville
[E911 Number is 2??? Twenty Mile Stream Road]
[not part of survey, added 2001]
Latitude 43 degrees 24 minutes 39 seconds
Longitude 72 degrees 38 minutes 52 seconds

Condition: Good Style: Federal Public access?: no
Significance: local Construction date: c.1811
Owner: Michael Trager, Alan Frischer

General description: Stone foundation, post and beam frame,
clapboard exterior, wood roof structure with sheet metal
covering, porches, and chimneys. 2 stories, 40' x 30' hip roof.

Statement: An example of a 2 story, wood frame, Federal style
house with a hip roof, two symmetrically positioned interior
chimney stacks (originally), and a "Georgian" first floor plan;
i.e., basically two large rooms flanking each side of a center
stair hall with two interior chimney stacks symmetrically
positioned on either side of the center stair hall between the
flanking rooms. The original chimney stacks have been removed.

The house was erected by Asa Spaulding. (End of Extract)

Information from Files of Barbara Kingsbury, November 12, 2003:

This house was destroyed by fire on June 24, 1994.
(End of Kingsbury File on this house)

Currently owned by Richard and Joann Gilcris.
Remaining structure on the property is a two car garage.
New construction planned (November, 2003) is a log cabin style
house on the site.

pg 26 The Jewell's Home: 695 Main Street, Proctorsville

No Black River Tribune "Past and Present" articles on this house found.

Location: 695 Main Street, Proctorsville
Latitude 43 degrees 23 minutes 6 seconds
Longitude 72 degrees 36 minutes 6 seconds

Jewell House:

Built 1816, J.C. Spaulding 1869, Slack 1985.
[2 1/2-storey, brick, gable-roofed, Federal style house with pedimented front gable elevation. The house was erected by John Spaulding.] [#33 in Proctorsville Historic District 1973 Historical Survey]

pg 27 831 Town Farm Road Sanders' Farm

No Black River Tribune "Past and Present" articles on this house found.

Extract from:

Historic Sites & Structures Survey,
State of Vermont, Division of Historic Sites,
Courtney Fisher, October 1973

Saunders Farm:

Survey Number: 1406-8
Negative File Number: 73-A-91

Location:

[E911 Number is 831 Town Farm Road]
[not part of survey, added 2001]
Latitude 43 degrees 25 minutes 06 seconds
Longitude 72 degrees 37 minutes 10 seconds

Condition: Excellent
Public access?: no
Construction date: c.1845

Style: "Snecked Ashlar"
Significance: national
Owner: Charles Gleason
[Edward and Mildred Fitzgibbons]

General description:

Stone foundation, post and beam frame, load bearing stone exterior, wood roof structure with asphalt shingles, and chimneys. 2 1/2 stories, 38' x 26' gabled roof. Entrance with fanlight and sidelights on the east elevation.

Statement:

An outstanding example of "Snecked Ashlar" construction.

Architecturally, the house is a holdover from the Federal style, especially with regard to the entrance with its fanlight and sidelights on the east elevation. However, the house is also an excellent example of the conflicting influences between (1) the "traditional" 2 1/2 story, stone or wood frame house, which is oriented toward the south, with a front elevation which has a center entrance and is five bays across, and with a gable roof which is parallel to the front elevation, and (2) the "traditional" Greek Revival style house type, which is oriented toward the road, with a front gable elevation which is three, four, or five bays across. This house is a combination of both.

The house was erected either by Ebenezer Brown or Willard Putnam. Nelson Lorenza Saunders purchased the house and surrounding farm in 1851.

Refer to the General Statement of Significance on "Snecked Ashlar" Construction in the front of the survey book.

(End of Extract)

Information from Files of Barbara Kingsbury, November 12, 2003:

? - 1823 Zedekiah Spaulding, 1823 - ? Ebenezer Brown, 1850-1851 Ezra Putnam, 1851 - 1893 Nelson Lorenzo Saunders (name later became "Sanders"), 1893 - ? James & Ida (Grimes) Sanders, ? - ? Charles & Edith (Sanders) Gleason, ? - ? Charles Gleason & Mildred (Gleason) Fitzgibbons, ? - present Edward & Mildred Fitzgibbons. Arch. survey must be wrong in 1845 date for building of house; stone house was deeded to S. Spaulding in 1823. The Fitzgibbons still use Mildreds family home as a "Second" or "Vacation" home even though they live locally in the village. The house provides a quiet refuge from the noise and traffic of the village. (End of Kingsbury File on this house)

pg 29 253 Meadow Brook Road Meadow Brook Farm

No Black River Tribune "Past and Present" articles on this house found.

Extract from:

Historic Sites & Structures Survey,
State of Vermont, Division of Historic Sites,
Courtney Fisher, October 1973

Meadow Brook Farm:

Survey Number: 1406-4
Negative File Number: 73-A-91

Location:

Off Twenty Mile Stream Road on Town Highway No.7,
approx. 4.5 miles from Proctorsville
Latitude 43 degrees 27 minutes 00 seconds
Longitude 72 degrees 39 minutes 17 seconds

[E911 Number is 253 Meadow Brook Road]
[not part of survey, added 2001]

Condition: Excellent Style: Georgian Public access?: no
Significance: national Construction date: c.1824
Owner: Norman Spaulding [Belle (nee Spaulding) Chard]

General description:

Stone foundation, post and beam frame, clapboard exterior, wood roof structure with slate shingles, dormers, chimneys, wings and sheds. 1 1/2 stories, 44' x 36' gabled roof.

Statement:

An outstanding and extremely rare example of a 1 1/2 story, wood frame, Georgian style house with two symmetrically positioned interior chimney stacks and with a "Georgian" first floor plan; i.e., basically, two large rooms flanking each side of a center stair hall between the flanking rooms. The house is in an excellent state of original preservation.

Most 1 1/2 story, wood frame houses with an interior chimney stack are of the center chimney, "Cape Cod" house type. For a comparison between this house and the more typical center chimney, "Cape Cod" house type, refer to Cavendish Survey No, 1406-35. Most houses with a "Georgian" first floor plan are two and one half stories in height.

The one unusual architectural feature of this house is the center stair hall which cannot be reached from the inside of the house. Instead, the center stair hall and each of the front rooms on either side of the center stair hall has its own separate entrance on the front (east) elevation of the house. These three separate entrances were later enclosed within a vestibule.

The house was erected by James Smith. The house has been continuously owned by descendants of the Smith family and is presently (1973) owned by one of James Smith's great, great grandsons, Norman Spaulding. (End of Extract)

This house was destroyed by fire on February 14, 1986?. At that time it was owned by Norman Spaulding Sr. It was replaced with a double wide manufactured home and is currently owned by Belle (nee Spaulding) Chard.

pg 30 2124 Main Street (Cavendish Village)
 The General Davis House

The original article was reprinted with some updates/changes (noted by []) in the Feb 13, 1991 edition of The Black River Tribune under the byline of Chris Ballou. There was some rerarrangement of the text. The changes in the Feb 13, 1991 version follow:

CAVENDISH PAST AND PRESENT: The General Davis Homestead

[CAVENDISH - The General Davis Homestead is located in the center of Cavendish village, two houses up from the Cavendish Fire Station. It was] in 1837 John----the "Buck House" [deleted] [and now owned by the Lameres], built for----his own house [deleted] [, the one into which the Rodney Woodells have recently moved.)). The new house was destined to become a much [deleted] [be-] loved home, [deleted] [a happy place which has meant much to many friends as well as to members of the family.] It has passed from one generation to another for [124 years as follows:] [replaced by 154 years.] [deleted] [John] Davis owned it from 1837 [till] 1847.

George Franklin Davis inherited [deleted] [it] [replaced by] [the house] from his father in 1847 and lived [deleted] [in it] [replaced by] [their] (sic) until his death in 1901. He was, among other things, Quarter Master General of the State of Vermont during the Civil War. [added] [It was during his tenure, in about 1872, part of the house was used as the Town Library. This was when Joseph Adams was elected librarian and Mrs. Davis was appointed Assisstant Librarian.]

His daughter, Addie Cobb Davis----Davis Gould, [deleted]
[now] [replaced by] [She became] Mrs. Thurston D. Owens, who still
owns it. It served as a summer home for the Owens family for a
number of years [deleted] [but has been the year around residence
of Mr. and Mrs. Owens and their son, Jonathan, since 1958.]
[replaced by] [before it became a full time residence in 1958.]
[added] [The house is now in the possession of their son
Jonathan, who uses it as a summer place. He is the great-
grandson of General Davis.] The house still---- END OF
ARTICLE

The following information is from Jonathan Owens and is as of
2002.

The house, now owned by Jonathan and Beverly Owens, was
lived in by his mother, Margaret G. Owens, until 1982. After her
death, Jonathan and Beverly used it as an occasional summer home
before becoming year-around residents in 1999.

Structurally, the house has not changed in forty years.
Although it has stood the test of time, extensive roof, chimney,
and foundation work have been required as well as the renovation
of an inoperative heating system.

Information from Files of Barbara Kingsbury, November 12, 2003:

1823-37 Col. Christopher Webber

1837-47 John and Betty Herrick Davis

1847-1901 Gen. George Davis (son of John Davis)

1901-1916 Addie Cobb Davis (daughter of the general);
m. Charles Gay

1916-1928 Fanny Davis (sister of Addie) m. Charles Gould

1928-? Margaret Davis Gould (daughter of Fanny)
m. Thurston Owens

Present Jonathan (son of Margaret) and Beverly Owens.
I seriously question much of the information in Chris Ballou's
article as I believe it was owned only by the Davis family after
1837. I also know that Addie Cobb m. Charles Gay from a
descendant of hers. The paragraph about Gen. Davis as quarter-
master general seems correct.
(End of Kingsbury File on this house)

Extract from: Historic Sites & Structures Survey,
State of Vermont, Division of Historic Sites,
Courtney Fisher, October 1973

George Davis House: Survey Number: No. 1406-22,
Cavendish Village Historic District
Survey Map No. 29
Negative Number: 74-A-46

Location: [2124] Main Street, Cavendish
Latitude 43 degrees 22 minutes 56.7 seconds
Longitude 72 degrees 36 minutes 29.1 seconds

Condition: (not listed) excellent Style: Federal
Public access?: no Significance: (not listed) state?
Construction date: 1824 Owner: (not listed 1973, Jonathan and
Beverly Owens 2002)

General description:

2 1/2 story, Brick, gable roofed, Federal style house with gable
end chimneys. The house was erected by Christopher Webber.

(The following is from the description of the Oliver Tarbel
House, Survey Number: 1406-34, which is similar, but with fewer
chimneys and not as ornate)

General description: Stone foundation, brick load bearing
masonry walls, wood roof structure with asphalt shingle covering,
ells, chimneys, and sheds. 2 1/2 stories, 40' x 28', gable roof.

Entrance with fanlight and sidelights on the front (south)
elevation. Stenciling on the walls of the center stair hall.

Statement: An outstanding example of a 2 1/2 story, brick,
Federal style, house with one interior chimney on each gable end
elevation and one on the rear (north) elevation where they are an
integral part of the brick wall construction. The house has a
modified "Georgian" first floor plan; e.g., in the front, one
large room on each side of a center stair hall, and in the rear,
one large room on the right side of the house (facing the rear of
the house from the front) and a hall, stair, and several small
rooms on the left. The house is in an excellent state of original
preservation and is one of the best examples of this type of
house in Windsor County.

pg 32 297 Prior Road The Jonathan Chapman Farm, The William
Wilson Place or the Wilbur Prior Place

Information from Files of Barbara Kingsbury, November 12, 2003:

1803 Farm settled by Jonathan Chapman
1869 (F. W. Beers) map Mrs. S. Chapman
by 1907 -1920 John and Sabra Murray. Vivian Murray Spaulding
(Mrs. Norman, Sr.) grew up here.
Wm Wilson
Davis brothers
1932 Wilbur C. Prior
1980's- present; Robert Prior Devere and Janet Devere,
descendants of Prior

(End of Kingsbury File on this house)

Extract from:

Historic Sites & Structures Survey,
State of Vermont, Division of Historic Sites,
Courtney Fisher, October 1973

Prior House:

Survey Number:1406-15
Negative File Number: 73-A-91

Location:

[297] Prior Road
Latitude 43 degrees 26 minutes 00 seconds
Longitude 72 degrees 36 minutes 23 seconds

Condition: Good Style: Greek Revival (Snecked Ashlar)

Public access?: no Significance: National

Construction date: c.1845 Owner: Wilber Prior (Helen)

General description:

Stone foundation, post and beam frame, load bearing stone
exterior, wood roof structure with asphalt shingles, chimneys and
wings. 1 1/2 stories, 40' x 28' gabled roof.
Entrance with attached side windows on the front (east)
elevation.

Statement:

An excellent example of "Snecked Ashlar" construction.
Architecturally, this house is a holdover from the Federal style
but is in the Greek Revival style. Refer to Cavendish Survey No.
1406-12 for a complete description of this house type.

(Cavendish Survey No. 1406-12)

An excellent example of a 1 1/2 story, stone, Greek Revival style house with interior chimneys on the gable end elevations.

Architecturally, this house is a holdover from the Federal style.

The house is more common in houses of brick, load bearing construction than in houses of stone, load bearing construction. The houses representing this house type generally measure either 36 by 28 feet (approximately) or 40 by 30 feet (approximately), are five bays across the front elevation with a center entrance, are 1 1/2-stories in height with a gable roof, which is parallel to the front elevation, are of either brick or stone load bearing construction, and sit on a rubble stone foundation. The houses are either (1) a modification of the 1 1/2 story, wood frame, center chimney, "Cape Cod" house type, the center chimney stack being replaced by a center stair hall, or (2) a 1 1/2 story version of a 2 1/2 story, Federal style house of similar design and construction. The first floor plan is either (1) the "Classic Cottage" plan; e.g., basically two rooms in the front flanking a center stair hall and a large center room in the rear with one or two rooms flanking on each side, or (2) one of several variations of the "Georgian" plan; e.g., basically two large rooms flanking each side of a center stair hall, the variations resulting from the location of the kitchen. For practical reasons of construction, the fireplaces are located on the outside walls where the chimneys are an integral part of the load bearing wall.

(end of reference)

The house was probably erected by William Wilson.

Refer to the General Statment of Significance on "Snecked Ashlar" Construction in the front of the survey book. (End of Extract)

pg 33 "Windy Hill"-Philip W. Tiemann's House

---been the farm's golden age. [add][Joyce Tiemann returned to the homestead to live in the early 1970's.]

No Black River Tribune "Past and Present" articles on this house found.

Not included in the 1973 Historic Buildings Survey of Cavendish.

Location: Brook Road

Latitude 43 degrees 25 minutes 00 seconds

Longitude 72 degrees 36 minutes 00 seconds

Information from Files of Barbara Kingsbury, November 12, 2003:

Built in 1810 by Aaron Parker, Jr., a rick mason

1825-1836	Timothy Stone	1842-1844	Jacob Gilson
1844-1846	Stone	1846-1852	Joseph P. Eaton
1852-1881	Henry Spaulding	1881-1911	Juan Gilson
1922-1933	Frank Blanchard	1933-	Philip Tiemann
-1990's	Joyce Tiemann		

(End of Kingsbury File on this house)

pg 36 61 High Street (Cavendish) The Spaulding Place

No Black River Tribune "Past and Present" articles on this house found.

Extract from:

Historic Sites & Structures Survey,
State of Vermont, Division of Historic Sites,
Courtney Fisher, October 1973

Byron Spaulding House:

Survey Number: 1406-22, Cavendish Village
Historic District, Map #33
Negative File Number: 74-A-46

Location:

[E911 Number is 61 High Street (Cavendish)]
[not part of survey, added 2001]
Latitude 43 degrees 22 minutes 58 seconds
Longitude 72 degrees 36 minutes 29 seconds

Condition: Excellent	Style: Greek Revival
Public access?: no	Significance: state
Construction date: 1830	Builder: Hail Bates
Owner: none entered	(Arthur Briggs, 1973, John Saydek, 2001)

Note: The following information is either from similar houses listed in the 1973 Survey, or is from the entry for this house in the Cavendish Village Historic District section.

[General description:

Stone foundation, post and beam frame, load bearing stone exterior, wood roof structure with slate shingles, chimneys, wings and sheds. 1 1/2 stories, 40'? x 30'? gabled roof.

Entrance with attached side windows on the front (south) elevation. (?)

Statement:

An excellent example of a 1 1/2 story, stone, Greek Revival style house with interior chimneys on the gable end elevations. Architecturally, this house is a holdover from the Federal style. The house is more common in houses of brick, load bearing construction than in houses of stone, load bearing construction.

The houses representing this house type generally measure either 36 by 28 feet (approximately) or 40 by 30 feet (approximately), are five bays across the front elevation with a center entrance, are 1 1/2-stories in height with a gable roof, which is parallel to the front elevation, are of either brick or stone load bearing construction, and sit on a rubble stone foundation. The houses are either (1) a modification of the 1 1/2 story, wood frame, center chimney, "Cape Cod" house type, the center chimney stack being replaced by a center stair hall, or (2) a 1 1/2 story version of a 2 1/2 story, Federal style house of similar design and construction. The first floor plan is either (1) the "Classic Cottage" plan; e.g., basically two rooms in the front flanking a center stair hall and a large center roof (sic) in the rear with one or two rooms flanking on each side, or (2) one of several variations of the "Georgian" plan; e.g., basically two large rooms flanking each side of a center stair hall, the variations resulting from the location of the kitchen. For practical reasons of construction, the fireplaces are located on the outside walls where the chimneys are an integral part of the load bearing wall.]

Per conversations (1998-2000) with Arthur Briggs, in the 1950's the barns were used to store the equipment of the Cavendish Fire Department, prior to the purchase of the present Fire Hall. While he owned the property he made several alterations to the property not noted in the above article. These alterations were mostly made after the article was published.

Arthur Briggs sold the residence to John Saydek in 19??, the new owners then made several changes in the property, most noticeable was the refurbishing of the remaining outbuilding on the property.

pg 38 Maple Hill Farm

Not included in the 1973 Historic Buildings Survey of Cavendish.

Location: 561 East Road, Cavendish
N 43 degrees 24 minutes 45 seconds
W 72 degrees 35 minutes 13 seconds

Current Owner: Etienne Ting

No Black River Tribune "Past and Present" articles on this house found.

pg 39 1212 Old County Road Noadiah Russell House

Not included in the 1973 Historic Buildings Survey of Cavendish.

Location: Old County Road
Latitude 43 degrees 25 minutes 44.3 seconds
Longitude 72 degrees 34 minutes 37.9 seconds

No Black River Tribune "Past and Present" articles on this house found.

pg 43 3494 Route 103 Gilbert Spaulding Place

No Black River Tribune "Past and Present" articles on this house found.

Extract from: Historic Sites & Structures Survey,
State of Vermont, Division of Historic Sites,
Courtney Fisher, October 1973

Gilbert Spaulding House: Survey Number: 1406-25
Negative File Number: 74-A-32

Location: Vt. Rte. 103, Approx. 0.6 miles west of the
junction of Vt. Rte. 103 and 131
[E911 Number is 3494 Route 103]
[not part of survey, added 2001]
Latitude 43 degrees 23 minutes 21 seconds
Longitude 72 degrees 39 minutes 17.7 seconds

Condition: Good Style: Greek Revival
Public access?: no Significance: local
Construction date: c.1840 Owner: Fletcher Farms, Inc.

General description:

Stone foundation, post and beam frame, clapboard exterior, wood roof structure with asphalt shingles, porches, dormers, chimneys, wings and sheds. 1 1/2 stories, 38' x 26' gabled roof.

Statement:

An example of a 1 1/2 story, wood frame, center chimney, Greek Revival style "Classic Cottage".

The "Classic Cottage" is a house type which is defined principally by its first floor plan. The floor plan is two rooms in the front, one on each side of a center stair hall, and one large center room in the rear with one or two rooms on each side. The floor plan is identical to the "Cape Cod" house type first floor plan except that the center chimney stack of the "Cape Cod" house is replaced by a center stair hall.

The house was erected by Gilbert Spaulding.

The house is presently (1973) owned by the Fletcher Farms, Inc. and is used in the summer months as a part of the Fletcher Farms, Inc. summer crafts school (see Ludlow Survey No. 1410-24).
(End of Extract)

The Spaulding House has been known as Beekman House since 19?? and is operated as a a nonprofit organization.

pg 45 1902 Twenty Mile Stream Road The Ordway Place

The original article was reprinted with additions/changes [in brackets] in the October 18, 1995 edition of The Black River Tribune as one of the articles in the series: Past and Present.

[PROCTORSVILLE PAST AND PRESENT: The David Ordway House on Twenty Mile Street (sic)]

On Twenty Mile Stream road out of Proctorsville, the first two stone houses were built by two Ordway brothers; David and Zephaniel. [Zephaniel built the house where Steve and Diane Tyrrell now live.] The second house [less than one half mile away was] was built by David Ordway---mill stones; those they had to buy. They had four run of stones and three bolts.]

[The mill has been in ruins for many years,] {replaces the first part of the next sentence} The grist mill is now in ruins, but the---sandstone. It came to "Uncle David" {"Uncle David" replaced with [David]} in the rough--- floor for drying butternuts.

There {are} [were] four chimneys, one in each corner room. The parlor chimney is the only one with even a small fireplace.

This home was never wired for electricity, [(until recent years)] but it did have an acetylene gas lighting plant. There {is} [was] a tank in the yard---covers a well, accessible from inside {and} [or] outside the shed, only a few feet from the kitchen door opening into the shed. [It also had an aqueduct line which ran through the cellar and across the premises to the house next door. When conveying the land, the rights to use the aqueduct were always included in the deeds.]

When the home was built the road went in front of the house and then turned and went between this house and the nearby Bond place.

{ In flood time the bridge was washed out and replaced with one above the mills.

When the first bridge went out} [(deleted, replaced by)] [When a flood washed out the first bridge (it was replaced with one above the mills)] a road in the rear of the Ordway--- the spot by Mr. Ordway.

This home {boasted} [boasts] having a dumb-waiter. This is a cupboard, screened on two sides, which {was}[(deleted)] raised and lowered from the cellar. The cupboard was so placed in the kitchen [that] it was accessible from the dining room. When lowered to the cellar the top became part of the floor. Beside this cupboard was a counter with three large drawers and a dry sink. {Above all is a long shelf.}[(reworded)There was a long shelf above all.]

{ The brother,}[(deleted)] Zephaniah's house{, (presently owned by Mr. and Mrs. L. J. Tyrrell)}[(deleted)] also had a dumb-waiter. { This must have been a "modern convenience" at the time for the lady of the house.} [(reworded)At the time this was a modern convenience for the lady of the house.]

There is a possibility that this house may have been a two family home for a time, since the kitchen seems to include what might have been a part of the hall going from the front to the shed door. { However those who would know are probably gone by now.}[(deleted)]

One {may} [used to be able to] go from the kitchen to the horse barn without stepping out of doors. A shed {separates} [separated] the horse barn and cow barn{, but walls would indicate that it was possible to go all the way to the main barn} [(deleted)] and hay mow without leaving the shelter of a roof.

[Records are not clear as to when Ordway sold the place and to whom. The first solid deed dated June 18, 1919 when the widow of Thomas Leonard sold the Ordway farm to Edith and Eugene Dunlap. It remained the Dunlap property until Edith (grandmother of Mabel Ward) sold the property in August of 1964 to Elizabeth and Lawrence Tuttle----END OF CHANGES

Extract from: Historic Sites & Structures Survey,
State of Vermont, Division of Historic Sites,
Courtney Fisher, October 1973

David Ordway House:

Survey Number: 1406-6
Negative File Number: 73-A-91
[E911 Number is 1902 Twenty Mile Stream Road]
[not part of survey, added 2001]
Latitude 43 degrees 24 minutes 35 seconds
Longitude 72 degrees 38 minutes 44 seconds

Condition: Excellent	Style: "Snecked Ashlar"
Public access?: no	Significance: national
Construction date: c.1840	Owner: Lawrence Tuttle (Pat & Ross Sturgiss)

General description:

Stone foundation, post and beam frame, load bearing stone exterior, wood roof structure with asphalt shingles, and chimneys. 1 1/2 stories, 40' x 40' gabled roof.

Statement:

An excellent example of "Snecked Ashlar" construction.

The house was erected by David Ordway. David and his brother, Zephaniel Ordway, erected a grist mill of load bearing stone ("Snecked Ashlar"?) construction in 1840 on Twenty Mile Stream immediately behind David Ordway's house. Zephaniel Ordway also erected a house of stone load bearing construction but not of "Snecked Ashlar" construction, on Twenty Mile Stream Road south of his brothers house (see Cavendish Survey No. 1406-29).

Refer to the General Statement of Significance on "Snecked Ashlar" Construction in the front of the survey book.

This house is a cross between (1) the "traditional" 1 1/2 story, "Classic Cottage", which is oriented toward the south, with a front elevation which has a center entrance and is five bays across, and with a gable roof which is parallel to the front elevation, and (2) the "traditional" 1 1/2 story, Greek Revival style house, which is oriented toward the road, with a front gable elevation which is three, four, or five bays across.
(End of Extract)

pg 48 Glimmerstone

No Black River Tribune "Past and Present" articles on this house found.

Rutland Herald Article 2003 (possible use? or same information from Jenkins files or new owner?)

Extract from: Historic Sites & Structures Survey
 State of Vermont, Division of Historic Sites
 Courtney Fisher, October 1973

Glimmerstone: Survey Number: 1406-23
 Negative File Number: 74-A-32

Location: Vt. Rte. 131, Approx. 0.5 miles west of the
 village of Cavendish
 [1589 Main Street (VT RT 131, Cavendish)
 [not part of survey, added 2001]
 Latitude 43 degrees 23 minutes 10 seconds
 Longitude 72 degrees 37 minutes 03 seconds

Condition: Excellent Style: Gothic Revival, "Snecked Ashlar"
Public access? no Significance: national
Construction date: 1847 Owner: Bruce Elton

General description: Stone foundation, post and beam frame,
load bearing stone exterior, wood roof structure with slate
covering, porches, dormers, bay windows, ells, chimneys and
wings. 1 1/2 stories, 58' x 52' gabled roof.

Related Structure: Barn

Statement: An outstanding example of "Snecked Ashlar" construction and of a 1 1/2 story, stone, Gothic Revival style house. The house is in an excellent state of original preservation and is one of the best examples of the Gothic Revival style in the State of Vermont.

The house was erected by Henry Fullerton, the manager of the Black River Canal and Manufacturing Company woolen mill located in the village of Cavendish (see Cavendish Survey No. 1406-22 No.43). Henry Fullerton's brother, Frederick Fullerton, erected the Italianate Revival style house located on Main Street in the village of Chester (see Chester Survey No. 1407-22 No. 44).

The house was designed by Lucius Paige, a local master carpenter, who also designed the Milo Buck House located in the village of Cavendish (see Cavendish Survey No. 1406-22 No.19). John Adams and Clark Wardner, both of whom were from Reading, Vermont, were the master masons.

Refer to the General Statement of Significance on "Snecked Ashlar" Construction in the front of the survey book.

The distinguishing architectural details which constitute the "Gothic" elements in the design of the house and which are characteristic of the Gothic Revival style are (1) the house's asymmetrically balanced configuration, (2) the scroll sawn, decorative vergeboards, (3) the steep gable dormers, (4) the triple unit, flat arched windows, (5) the double and triple unit, "Gothic" arched windows, (6) the oriel window with an inflected "pediment" on the gable of the projecting entrance porch on the front (south) elevation. (7) the two-story bay window, each story with a projecting hood on the front (south) elevation, and (8) the projecting entrance porch with a groin vaulted ceiling and an acorn finial and pendant on the front (south) elevation.

The unique architectural quality of the house indicates that the architect, Lucius Paige, undoubtedly based the design of the house on the published house pattern books of the time and possibly on those published by Andrew Jackson Downing; i.e., A Treatise on the Theory and Practice of Landscape Gardening, 1841 and Cottage Residences, 1842. (End of Extract)

Information from Files of Barbara Kingsbury, November 12, 2003:

1844-1847 Henry N. Fullerton, manager of first Cavendish
woolen mill, had house built for himself.
1874-1908 Francis Ely
1908-? Dr. E. F. Hodges
1918-1952 Leon Gay, Co-owner of Gay Bros. woolen mill.
?-1991 Joseph and Peggy Bainton
Aug. 1993 Tony & Cheryl Jenkins of Reading, Massachusetts

(End of Kingsbury File on this house)

Mr. and Mrs. George H. Mills bought the property in 19__, while he owned the property he moved the barn ell that was formerly toward the back of the house to a location behind the tennis courts and also moved the "Playhouse" that had been between the brook and the house beside the brook and near the road, to the west end of the barn ell at its new location and merged the two into a house. He split the property into three parts, (1) "Glimmerstone" and the largest barn, (2) the tennis courts and the "Playhouse"/barn, and a large lot at the rear of the property where he built several houses. The Mills family retains ownership of the rear property as of 2001. "Glimmerstone" was purchased by the Bainton family in 19__ and sold to Anthony Jenkins in August 1993, who then did major interior renovations and modified the side (west) porch for handicapped access, He also renovated the large barn for use as a "hall", and operated the property as a "Convention" Hall and Dining Facility. He sold the property in October-November 2003 to ?. The tennis courts and house are owned by the Mills family and rented out on a long term basis.

pg 49 447 Center Road The Celia Davis Place:

No Black River Tribune "Past and Present" articles on this house found.

Information from Files of Barbara Kingsbury, November 12, 2003:

Built by John Davis
? Celia Davis
March 1921 Carroll Davis, Sr. & Sara (Stocker) Davis
Walter Hammond
Harold Towne
Jack McKernon
(1986)-present Lyn Merriman

(End of Kingsbury File on this house)

Extract from: Historic Sites & Structures Survey,
State of Vermont, Division of Historic Sites,
Courtney Fisher, October 1973

Celia Davis House: Survey Number: 1406-7
Negative Number: 73-A-91
[E911 Number is 447 Center Road]
[not part of survey, added 2001]
Latitude 43degrees 24(23)minutes 00(58.5) sec
Longitude 72 degrees 36 minutes 14 (15.1) sec

Condition: Excellent Style: "Snecked Ashlar"
Public access?: no Significance: national
Construction date: c.1845 Owner: Harold Towne (Merriman, 1986)

General description: Stone foundation, post and beam frame,
load bearing stone exterior, wood roof structure with slate
covering, porches, dormers, chimneys, wings and sheds. 1 1/2
stories, 40' x 30' gabled roof.

Statement: An excellent example of "Snecked Ashlar"
construction. The house is in the Greek Revival style, is in the
form of a "Classic Cottage", and has a wing of "Snecked Ashlar"
construction.

The house was erected by John Davis.

Refer to the General Statement of Significance on "Snecked
Ashlar" Construction in the front of the survey book.

The "Classic Cottage" is a house type which is defined
principally by its first floor plan. The floor plan is two rooms
in the front, one on each side of a center stair hall, and one
large center room in the rear with one or two rooms on each side.
The floor plan is identical to the "Cape Cod" house type first
floor plan except that the center chimney stack of the "Cape Cod"
house is replaced by a center stair hall. (End of Extract)

Additional related information is in the following extracts:

The Union or United Church or Meeting House was originally
located near this house on property now included with it, the
timbers were used in the construction of the Joshua Parker Farm
circa 1850. See the Joshua Parker House article on page 55 of
Heritage and Homes.

Extract from: History of Windsor County, pg 510
Aldrich and Holmes, 1891:

Town House.--The early town meetings between 1782 and 1802 were held at the dwelling houses of Noadiah Russell, William Spaulding, James Hall, Samuel Adams, Timothy Proctor and Samuel White. From 1802 to 1804 the center school-house was used and in the latter year they began to hold meetings in the meeting-house which had been erected in the center of the town. Town meetings were held in the latter place until November 12, 1844, on which date a meeting was held in the basement of the Baptist church at Cavendish village. The old meeting-house was sold in 1847 for eighty-one dollars to Abel Hill. Meetings were held in the basement of the Baptist church until it was burned in 1875, and the following year the lot was purchased of that society for five hundred dollars. In the same year James Fitton, Otis Robbins and Uriel Russell were appointed a building committee, and the present town hall was erected. (End of Extract)

Extract from: History of Cavendish Baptist Church, 1930
By Leon S. Gay, Clerk

The first church building in town was built in 1801 near the stone farm house known as the Celia Davis place. This was paid for by town taxes although many protested against being taxed for such a purpose. Each denomination had the right to occupy the building "for religious worship in proportion as they should stand on the Grand List annually." A committee was appointed at each town meeting to allot dates to the different denominations. (End of Extract)

Per conversations with Allen Davis (descendant of Celia Davis) and Edward Fitzgibbons (descendant of N. Russell) on April 19, 2003, and with Carmine Guica (member/researcher; Cavendish Historical Society) on April 20, 2003, the location of the Union Church was not across from the Celia Davis place as referred to in several references, but was next to it on the north side at what is now 495 Center Road in front of the present dwelling. The location was described as still locatable due to the existance of cellar stones (hole?).

August 20, 2003; Per conversation with Mabel Ward (long time resident, family has lived on Center Road just south of the area where the Union Church was located) the location described by Allen Davis was a house and not the church. She suggested that I contact Hollis Quinn (age 97) as he knew more about the area than she did.

August 20, 2003 Per conversation with Joannah Merriman (owner of 447 Center Road), when she bought the house from Jack McKernon, several people told her that the site of the Union Meeting House was in the field across Davis Road to the south of her house.

August 23, 2003 Per conversation with Hollis Quinn, several of the older maps (could not tell me where he had seen them) the site of the meeting house was in the field occupying the southwest corner of the junction of Center Road and Davis Road. Shortly after this conversation I saw Allen Davis and asked him what his source was; He said that it was understood from his relatives, but could be in error. H. W. Merritt Jr.

Information recieved from Joannah Merriman October 23, 2003:

Here are my thoughts and additions about the information in the Cavendish Historic Homes booklet and the efforts to update the information on these houses. Some of my comments continue the history of the stone house, while others just give you information about other parts of the property which may have no historic value now, but might 100 years from now.

This house was purchased by John (Jack) McKernon in about 1982 or 1983 from the Harold Towne estate, if I am not mistaken. I bought the house in September 1986 from Jack. I Live in Fort Collins, Colorado and at the time my children were 3, 6, and 8 years of age. I hoped to be able to create a family retreat for me and my children. The Stone Walls property consists of more than 110 acres. The two houses sit on 11 acres on the northwest side of Center and Davis Roads. 68 acres are to the east across Center Road, and 38 acres are to the south across the Davis Road.

In approximately 1996, I purchased the old Pinemeadow place, a 1.1 acre parcel with two shaggy buildings, on the northwest corner of my south field.

Included on the property were three outbuildings: 1) a small "milk house" next to the stone house; 2) a shed located across the Center Road directly east of the stone house (this shed collapsed from weight of snow in the winter of 2000 or 2001; 3) A "cape house" to the north of the main house, which was used for McKernon's workshop.

In 1987 I constructed an A-frame gazebo in the back yard of the stone house. We also put in a pond on the east parcel, with a small dock. In 1989, I renovated two attic spaces in the house.

The third floor attic became a bedroom and bathroom for my two sons, while the second floor attic expanse above the garage was converted into a master bedroom and sitting room. I purchased a load of snecked ashlar (sic) [snecked ashlar is a method of construction not a type of stone, the stone most commonly used is a type of mica schist] from a brick mason in order to construct the fireplace chimney and hearth in the same stone as the rest of the house. This new stone flue addition is found on the north end of the house.

In 1994, I added to the workshop building and renovated the building extensively, turning it into a guest house. The Cottage at Stone Walls is an 1800 square foot, three-bedroom guest house with a sun room, large living room with vaulted ceilings, etc.

In 1999, I brought a restoration contractor from Colorado to completely re-plaster and re-drywall the interior, and repaint. The wood floors on the first floor and the front hall stairway were refinished, and the exterior of the stone house (the small clapboarded part) and the milk house were also repainted.

pg 50 1217 Main Street THE JOSHUA PARKER HOUSE

Information noted below in the original article has the following corrections.

----the far side of the mountain. Traces of this road may still be seen. During the Civil War a cannon was hauled up this highway to or near the old doctors homestead, thence to the top of the mountain, at that time a very sightly spot, where it was used to celebrate Union victories and to spread the good news over the country side, telephones being very rare or nonexistent among the farmers.

The barn, built about 1910 or 1912 is----

Note 1 per above information: road traces still visible 2003

Note 2 per above information: Telephone invented 1878?, did not exist during the Civil War.

"Col Wheeler's", (Joshua Parker Farm), Built 1850 by Joshua Parker, replaced previous structure built c.1798, Original right Nathaniel Hovey, to Joel Abbott 17??, to Isaac Parker 1791, to Leonard Parker 1798 (built House and barn), to Asaph Fletcher Jr. and Bushrod Rice by 1835, to Joshua Parker 1835, 1855 map shows J. Parker, 1869 Beer's map shows J. Parker, to Charles D. Parker 18??, to Cyrus Peets et al 1891, to DC. Elmer and Lizzie Flanders 1894, to Frank H. Wheeler 1909, to Merrill Wheeler 1935, Merrill Wheeler 1973, same 1985, late 1980's, From Mary Wheeler to Stubelik 1990.

Extract from: Historic Sites & Structures Survey,
State of Vermont, Division of Historic Sites,
Courtney Fisher, October 1973

Joshua Parker Farm: Survey Number: 1406-39
Negative File Number: 74-A-32

Location: (1217 Main Street) Vt. 131, approx. half way
between Proctorsville and the village of Cavendish
Latitude 43 degrees 23 minutes 7 seconds
Longitude 72 degrees 37 minutes 7 seconds

Condition: Excellent	Style: "Snecked Ashlar"
Public access?: no	Significance: national
Construction date: 1850	Owner: Merrill Wheeler (Stubelik, 1990)

General description: Stone foundation, post and beam frame, load bearing stone exterior, wood roof structure with slate covering, porch, dormers, ells, chimneys and sheds. 1 1/2 stories, 50' x 30' gabled roof.

STATEMENT OF SIGNIFICANCE:

An unusual example of a farm complex in which both the house and the barn are of "Snecked Ashlar" construction.

The house was erected in 1850 by Joshua Parker and is an outstanding example of a gothicized, 1 1/2 story, Greek Revival style house. The architectural detail which constitutes the "Gothic" element in the design of the house is the steep gable dormer directly above the entrance on the front (south) elevation. Unlike the dormers which are directly above the front entrances on the Celia Davis House (see Cavendish Survey No. 1406-7) and the Zephaniel Ordway House (see Cavendish Survey No. 1406-29) and which are of wood frame construction, the dormer on this house is an integral part of the house's "Snecked Ashlar" construction and is an integral part of the house's original design.

Two unusual and distinguishing architectural features of the house are (1) the use of light and dark colored stone laid in a random pattern to construct the exterior load bearing walls, and (2) the "matching" entrance with diamond paned sidelights and window with diamond paned sidelights directly above in the dormer.

The barn was erected in 1900 to match the house and is probably the last building of "Snecked Ashlar" construction erected in the State of Vermont. The barn is actually a combination of "Snecked Ashlar" and wood frame construction. William Connolly was the Master Mason. (end of extract)

The west section of the barn appears to be (part of?) the original barn with a six foot extension on the south side where the stone exterior wall was added, the stone east and west ends replace the original structure, and the north side seems to be original. Based on an old photograph the rear outbuilding was shortened sometime after the mid 1950's. During excavation to replace the foundation under this structure, what appears to be a root cellar was found in the area the removed portion of the building was located.

Related information: 1323 Main St.: Stubelik House #2:

Not included in the 1973 Historic Buildings Survey of Cavendish.

Location: 1323 Main Street, Proctorsville
Latitude 43 degrees 23 minutes 7 seconds
Longitude 72 degrees 37 minutes 8 seconds

No Black River Tribune "Past and Present" articles on this house found.

Former F. Kenny 1855 map, C. D. Parker 1869 map, ? Jolly, unk ?, E. Jolly, G. Stillwell, to Stubelik 1998.

Built 18??, Hand Hewn Post and beam frame main structure with exterior sheathing applied with irregularly (handcut?) cut nails, on dry laid stone foundation indicates early 1800's (or very late 1700's) as date of construction. Part of original Parker Family Homestead (Joshua Parker), per conversation with Charles Parker 1998, went to C. D. Parker when 1217 Main St. was built, appears to be C. D. Parker on 1869 F. W. Beers Map, may have been originally located at 1217 Main St. and moved to it's present location when that house was built in 1850 as the lot was a separate property prior to 1869.

This site is the easternmost location that can be considered to be part of Proctorsville Village for the purposes of any history of Cavendish. (per conversation with E. Jolly, when he attended Duttonsville School, his parents had to pay tuition as the school district line was to the east of the house.) As the next house is to the east of the old school district boundary (refer to the 1869 F.W. Beers Atlas of Windsor County, Town of Cavendish Map) it can as a result be considered to be at the edge of Cavendish Village.

pg 52 Elliot Homestead

No Black River Tribune "Past and Present" articles on this house found.

Extract from: Historic Sites & Structures Survey,
State of Vermont, Division of Historic Sites,
Courtney Fisher, October 1973

Elliot Homestead: Survey Number: No. 1406-22,
Cavendish Village Historic District
Survey Map No. 56
Negative Number: none

Location: [1816] Main Street, Cavendish
Latitude 43 degrees 22 minutes 59.5 seconds
Longitude 72 degrees 36 minutes 50.7 seconds

Condition: (not listed) excellent Style: Greek Revival
Public access?: no Significance: (not listed) state?
Construction date: (not listed) 1849 Owner: (not listed 1973,
Blake and Ann Frost 2002)

General description:

1 1/2 story, Wood frame, gable roofed Greek Revival style house.

Statement: None

The property was subdivided in 1999? with the adjacent field becoming "Black River Commons" and the main house and ? acres being sold to Blake and Ann Frost in ???. The barn was dismantled by ? in ?? and moved to Reading? to become a residence. the reason the barn was removed was ? Other information?

pg 53 159 East Road Hollis Field Farm

No Black River Tribune "Past and Present" articles on this house found.

Extract from:

Historic Sites & Structures Survey,
State of Vermont, Division of Historic Sites,
Courtney Fisher, October 1973

Hollis Field house:

Survey Number: 1406-33
Negative Number: 73-A-91

Location:

Upper Tarbell Hill Road (East Road)
[on Town Highway No. ?, Approx. ?? miles
from Vermont Rte 131, E911 Number is 159 East
Road] [not part of survey, added 2001]
Latitude 43 degrees 24 minutes 39 seconds
Longitude 72 degrees 35 minutes 40 seconds

Condition: good Style: Georgian
Public access?: no Significance: state
Construction date: c.1800 Owner: Hollis Field (John Ferrulo)

General description:

Stone foundation, post and beam frame, asphalt shingled exterior, wood roof structure with asphalt shingle covering, chimneys, wings and sheds. 2 stories, 40' x 30' hip roof. Entrance with transom light on the front (south) elevation.

Related Structures: barn

Statement:

An outstanding example of a 2 1/2 story, wood frame. Georgian style, center chimney house with a hip roof and a center chimney first floor plan. The house is in an excellent state of original preservation. The house was erected by Nehemiah Greene. Architecturally, the house is identical to the Triple Pine Farm House (see Cavendish Survey No. 1406-32). refer to page 19 in the original Heritage and Homes and page 9 in the addendum

Information from Files of Barbara Kingsbury, November 12, 2003: This house is officially on Field Hill Road, (there is no East Hill Road in this part of Cavendish). We live only a few yards from the lower beginning of this road and there is a town sign saying "Field Hill". Also, it is not in the least part of Tarbell Hill. Maybe the information in the survey came when there was confusion over the official name. If that is the E911 address, nobody could ever find it. Glen and Jeanette (Field) Carlyle lived there and owned the place before selling it to Ferrulo. He had extensive restoration work done, but it has not been lived in (maybe a caretaker?) since he bought it.
(End of Kingsbury File on this house)

Per conversation with Planning commission member Etienne Ting (561 East Road) on November 15, 2003, the section of road formerly known as Field Hill Road was redesignated as part of East Road when the E911 system was put in effect. The area is still known as Field Hill. The sign referred to in Paul Kingsbury's file should have been removed and replaced with one reading East Road. [H. W. Merritt Jr.]

pg 55 934 Atkinson Road The Stearns Place

Extract from: The Black River Tribune, June 16, 1993
The Old Stearns (now Holland) Place
by Chris Ballou and Helen Holland

CAVENDISH- The old Stearns place located on Atkinson Road in Cavendish Center was the homestead of three generations of the Stearns family. The present stone house was built around 1851 and the walls are 18 inches thick. The walls are not solid but made of two layers with a space in between which keeps the house warmer in winter and cooler in summer. The house is made of a type of granite that might have been quarried on the farm and was held together with a type of lime mortar. There are remains of an old lime kiln not far from the homestead. Then original farm had around a 100 acres but over the years purchases increased this to about 300. Presently there are still 139.6 with the homestead. The original house was made of a timber construction and was located not far from the present house. The old house was used to store lumber for the completion of the new house.

George and Hattie Stearns purchased some of their property from E. G. White in 1914. The Stearns sold the property to Thomson of Hackensack, N. J. in 1937 and the place was used for a summer home for fifteen years. During this time plumbing, electricity, and dormers were installed in the house. Outside the barns were torn down and stone walls repaired. After being vacant for several years the Holland's purchased the house in 1953 and turned it into a year round residence.

Unfortunately not much was recorded about the old place and very little is know (sic) about the beginnings of this lovely country home filled with years of memories.

The following is an article that Helen Holland wrote about finding their dream home in 1953 and was written for the Vermont Life Magazine and was printed with her husband's photographs of the place.

This was the year we planned to take two weeks to find a house. Four months, 50 real estate agents and 100 houses later, we found it. Even at that I guess we were lucky. We've heard of others that have taken from 4 to 14 years.

After the war, Bob having traveled through the 48 states and having lived for a time in nearly half of them, decided to settle in one spot and have a single headquarters. California seemed the logical place for an outdoor photographer to choose. So west he went and there he stayed for several years. California is a virtual paradise for a photographer; mountains, lakes, pretty girls and probably most important lots of sunshine. Why then would Bob come back to Vermont. A few months spent visiting his parents at their summer home near Queechee introduced him to the attractions of Vermont. About that time several art buyers started asking for pictures of New England. What better place to find picturesque New England villages, beautiful churches, covered bridges and red barns than Vermont.

After spending sometime (sic) as apartment dwellers in one of Vermont's cities to try to determine if we were making the right decision, we agreed that Vermont had not only Bobs vote but Mine too. Know(sic) to find a house.

We didn't think that would be difficult since we weren't bound by one locality and our requirements were simple enough. Our principal one was some seclusion, but with accessibility which was needed for our work. However that meant 29 things to 29 people. It meant a house on the main street of a small village to one agent or being 12 miles from the nearest post office to another.

Our hopes rose and fell. A little colonial house with a delightful view had no water. Another an excellent house in ----- . It had gotten to be a habit and I feared some people might not understand his motive.

If only we might have combined all the features we liked into one place we would have had near perfection. We would have selected the view from the house which looked down upon the village with its white church spire to the Connecticut River and the mountains beyond; The construction of a second house, overlooking both the Green and Adirondack Mountains, which had already been in existence for over a hundred years; and the water supply from springs near a third house high in the mountains which during the driest of summers supplied water for the family, tourists, a large swimming pool and plenty for the neighbors's cattle.

Practically every house had some desirable features-- picturesque red barns surrounded by white fences, a beautiful little pond, a trout stream which actually held trout, a two-story living room with butternut paneling. These, and many others, found in dozens of houses scattered all over the state kept up our interest. And Bob didn't miss the hundreds of photographic views along the way.

Just when we were about to give up our search and either build or wait and try again, we found it!---a little gray stone farmhouse sitting high on a hillside above the village of Cavendish with a view of distant mountains beyond--no lake, no swimming pool, no red barns---but a feeling of quiet and contentment and permanence which really means Vermont.

Why did we decide on this particular house out of a hundred others? When we started house hunting we made no definite decision as to the type of house we would buy, although in my mind I visualized a little white Cape Cod farmhouse and I know Bob had hopes of finding one similar to that of his parents. One day we were shown a beautiful little brick house with four graceful chimneys and not long after that a stone house on Otter Creek which had been restored in perfect taste. Both of these houses were away above our price range but I couldn't forget the charm of either. That late August afternoon when we followed the real estate agent up a little lane and into view came a Cape Cod style stone house with four chimneys (not to mention a fifth in the ell). I looked out over the hills beyond and thought, "This is it." After I had seen the two large rooms on either side of a central hall with a fireplace in each and the deep set windows with there(sic) paneled casings, I was doubly sure. Luckily Bob was of a more practical nature and followed his usual routine of checking beams, sills, the water system, the lay of the land and other important points. We spent the day inspecting---came back another day and made an offer. Naturally it didn't meet all of our requirements. We knew by this time we could not expect to find them all in one house, but it did seem to offer many of the important ones. The wait for a reply to our offer seemed endless but by the end of the week we had our answer and just a month later we moved.

Apart from the charm of the exterior and its surroundings and the improvements which had already had been made to the interior we found several other features which fit in nicely with our livelihood.

We had to consider primarily the problems of earning a living wherever we settled and this house provided the space and facilities we needed. In the main house the ceilings are higher than one usually finds in old houses. This will be helpful in taking indoor pictures until we complete a permanent studio. At present Bob is using a large room on the second floor to do his office work but this is only a temporary set-up. It was also helpful to find a large room 14 X 32 feet which could be used for projecting pictures.

The house has always been known as the Stearns place and was built in 1851. The original farm had 100 acres but as the years went by it was increased to 300. Originally it was a dairy farm and through the years, sheep were raised and fruit trees added. Many of the old trees still bear delicious pie apples.

A type of granite, possibly quarried here on the farm was used to build the house. The rocks were held together by a lime mortar prepared by a formula which was peculiar to builders of stone houses in this section. We found remains of an old lime kiln not far from the house. The walls are 18 inches thick, not solid stone, but with a space between the inner and outer layers which prevents dampness often found in stone buildings. This type of construction, an innovation in its day, also helps to keep the house warm in winter and cool in summer.

Three generations of Stearns lived here with their families. The house had been rented for several years when in 1937 it was purchased for a summer home. Several changes were made, adding dormers to the back, taking out partitions and having plumbing and electricity installed. The barns were torn down and the grounds landscaped. We feel very fortunate that the changes did not destroy the charm of the original farmhouse.

We have not had to start from scratch as many do when fixing up old houses but we found that a house that is more than adequate for summer living is not a year round home today. Having been closed for several years too, the house had been damaged by dampness. Our first project was to have a heating system installed then followed by insulating, painting and papering which we tried to do ourselves. We haven't made much of a dent in the decorating but one of these years we hope to have a comfortable year round home.

In the meantime, Bob is scouting the highways and byways looking for picture possibilities. Knowing where to be at the right moment is the most important job of an outdoor photographer, it seems.

One man said to us recently, "you have found Utopia". Hardly that. We still shiver remembering the night a radiator broke with a bang and the temperature was 10 below. Then there was the time the new ceiling cracked and had to be repaired all over again. Heartbreaking after weeks of work. Or the time I nearly fell into an old well hidden below the kitchen floor. Those things are soon forgotten in the joy of skiing on our hills by the light of a full moon, the helpfulness of our neighbors, the skill of the men who maneuver the big Oshkosh up our lane to plow us out after a snowstorm, and the friendliness of the people we've met.

(end of extract)

Extract from:

Historic Sites & Structures Survey,
State of Vermont, Division of Historic Sites
Courtney Fisher, October 1973

Stearns House:

Survey Number: 1406-12
Negative File Number: 73-A-91

Location:

[on Town Highway No. ?, Approx. ?? miles
from Vermont Rte 131.
[E911 Number is 934 Atkinson Road]
[not part of survey, added 2001]
Latitude 43 degrees 25 minutes 40 seconds
Longitude 72 degrees 36 minutes 12 seconds

Condition: Excellent

Style: Greek Revival

Public access?: no

Significance: state

Construction date: c.1851

Owner: Robert Holland

General description:

Stone foundation, post and beam frame, load bearing stone exterior, wood roof structure with asphalt shingles, chimneys, wings and sheds. 1 1/2 stories, 40' x 30' gabled roof.

Entrance with attached side windows on the front (south) elevation.

Statement:

An excellent example of a 1 1/2 story, stone, Greek Revival style house with interior chimneys on the gable end elevations. Architecturally, this house is a holdover from the Federal style. The house is more common in houses of brick, load bearing construction than in houses of stone, load bearing construction.

The houses representing this house type generally measure either 36 by 28 feet (approximately) or 40 by 30 feet (approximately), are five bays across the front elevation with a center entrance, are 1 1/2-stories in height with a gable roof, which is parallel to the front elevation, are of either brick or stone load bearing construction, and sit on a rubble stone foundation. The houses are either (1) a modification of the 1 1/2 story, wood frame, center chimney, "Cape Cod" house type, the center chimney stack being replaced by a center stair hall, or (2) a 1 1/2 story version of a 2 1/2 story, Federal style house of similar design and construction. The first floor plan is either (1) the "Classic Cottage" plan; e.g., basically two rooms in the front flanking a center stair hall and a large center roof (sic) in the rear with one or two rooms flanking on each side, or (2) one of several variations of the "Georgian" plan; e.g., basically two large rooms flanking each side of a center stair hall, the variations resulting from the location of the kitchen. For practical reasons of construction, the fireplaces are located on the outside walls where the chimneys are an integral part of the load bearing wall.

Unlike most of the other houses located in the town of Cavendish which are of stone load bearing construction, this house is not of "Snecked Ashlar" construction but is of irregularly cut, coursed ashlar stone load bearing construction.

The house was erected by John Stearns.

(End of Extract)